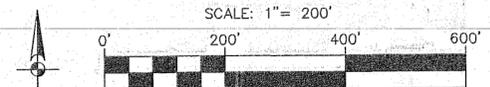


**PLAT NO. 24-11800248**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**METHODIST HOSPITAL -**  
**WESTOVER HILLS CAMPUS**  
**ENCLAVE**

BEING A TOTAL OF 81,500 ACRES, ESTABLISHING LOTS 40 AND 999, BLOCK 4, IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMPRISED OF THE FOLLOWING PARCELS: THE REMAINING PORTION OF LOT 28, BLOCK 4, METHODIST HEALTH SYSTEM CULEBRA CAMPUS RECORDED IN VOLUME 9571, PAGES 168-170 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ALL OF LOTS 38, 39, AND 901, BLOCK 4, 160 CULEBRA - A, A REPLAT RECORDED IN VOLUME 20001, PAGE 2599, A PORTION OF LOT 37, BLOCK 4, METHODIST CULEBRA FSD REPLAT RECORDED IN VOLUME 20001, PAGE 740, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF THAT 23,850 ACRE TRACT RECORDED IN VOLUME 18427, PAGES 662-671 AND ALL OF THAT 2,319 ACRE TRACT BY DEED RECORDED IN VOLUME 12227, PAGE 1079, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE B.B.B. & C.R.R. SURVEY NO. 383, ABSTRACT 95, AND THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 458, OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438, IN NEW CITY BLOCK 17640 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028900

DATE OF PREPARATION: October 28, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAN MILLER  
 METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD  
 15727 ANTHEM PARKWAY  
 SAN ANTONIO, TEXAS, 78249  
 (210) 771-6176

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31<sup>st</sup> DAY OF October, A.D. 2024

*Cynthia D. Flowers*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

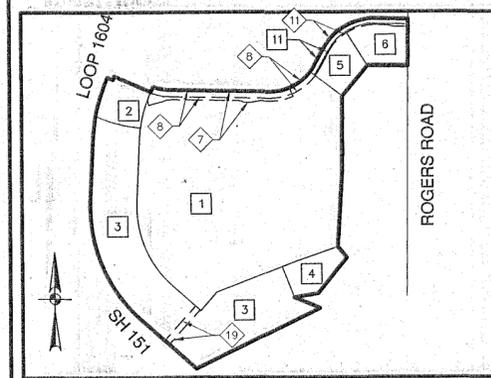
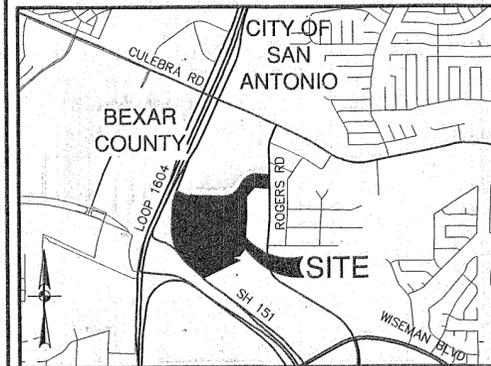


THIS PLAT OF METHODIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



**AREA BEING REPLATTED THROUGH PUBLIC HEARING**  
 SCALE: 1"=900'

57.25 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 28, BLOCK 4, N.C.B. 17640 METHODIST HEALTH SYSTEM CULEBRA-CAMPUS, A 50' ACCESS EASEMENT AND A 44' ACCESS EASEMENT VOLUME 9571, PGS. 168-170 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 37, BLOCK 4, N.C.B. 17640, METHODIST CULEBRA FSD REPLAT, VOLUME 20001, PG. 740 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOTS 38, 39 AND 901, BLOCK 4, N.C.B. 17640 OF THE REPLAT 160 CULEBRA - A, VOLUME 20001, PAGE 2599 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINDER OF A VARIABLE WIDTH GAS, WATER, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENT, OF THE REPLAT CULEBRA MARKET PHASE II, VOLUME 9586, PAGES 74-76 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, PRIVATE STORM DRAINAGE AND IRREVOCABLE ACCESS EASEMENT, OF THE PLAT 160 CULEBRA SUBDIVISION, VOLUME 9687, PAGES 127-128 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON 160 CULEBRA - A RECORDED IN VOLUME 20001, PAGE 2599, METHODIST HEALTH SYSTEM CULEBRA CAMPUS RECORDED IN VOLUME 9571, PAGES 168-170, AND METHODIST CULEBRA FSD REPLAT RECORDED IN VOLUME 20001, PAGE 740, ALL OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

*Dan Miller*  
 OWNER/DEVELOPER: DAN MILLER  
 METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD  
 15727 ANTHEM PARKWAY  
 SAN ANTONIO, TEXAS, 78249  
 (210) 771-6176

STATE OF TEXAS  
 COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 31<sup>st</sup> DAY OF October, A.D. 2024

*Cynthia D. Flowers*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/31/2025  
 STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*[Signature]* 10/29/24  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*[Signature]* 10/28/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

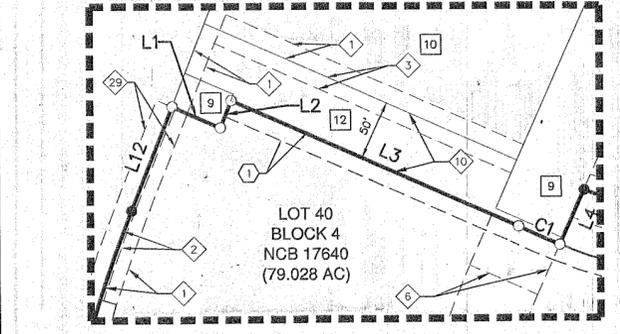
**PRIVATE STREET DESIGNATION:**  
 LOT 999, BLOCK 4, N.C.B. 17640 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, DRAINAGE, CABLE TELEVISION AND ACCESS EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, DRAINAGE, GAS, AND CABLE TELEVISION LINES AND SERVICES.

**CLEAR VISION:**  
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, PER UDC SEC. 35-514

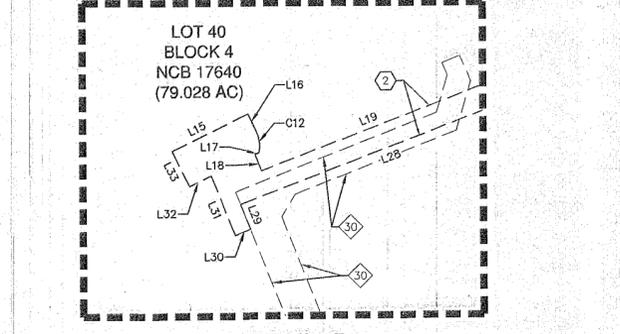
**TxDOT NOTES:**  
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINT(S) ALONG STATE HIGHWAY 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2494.99 LINEAR FT.  
 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**LEGAL INSTRUMENT:**  
 A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

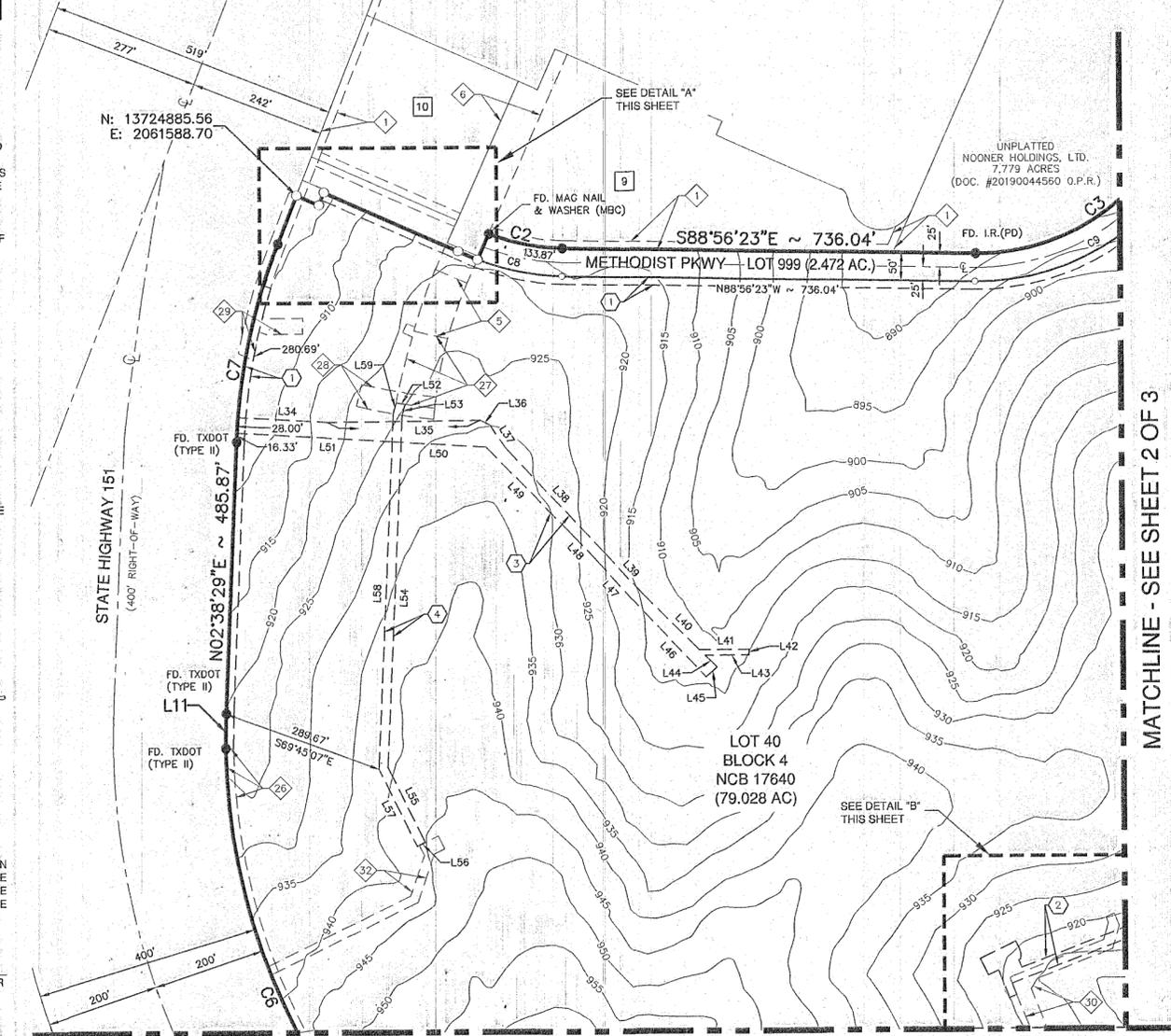
**TREE SAVE:**  
 PORTIONS OF LOT 40, BLOCK 4, NCB 17640 (79.028 AC.) HAVE BEEN DESIGNATED AS TREE SAVE AREA(S). REFER TO APPROVED TREE PRESERVATION PLAN TRE-APP-APP21-38801369.



**DETAIL "A"**  
 SCALE: 1"=100'



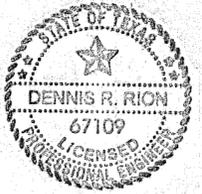
**DETAIL "B"**  
 SCALE: 1"=100'



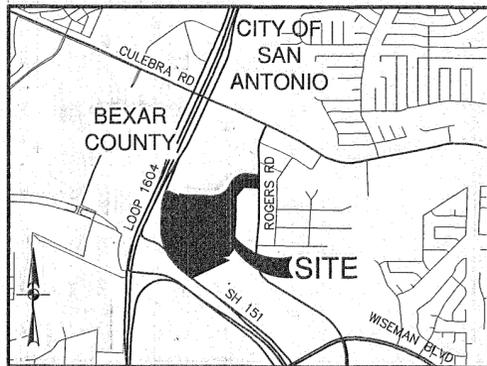
MATCHLINE - SEE SHEET 2 OF 3 (left side)  
 MATCHLINE - SEE SHEET 3 OF 3 (right side)

SEE SHEET 3 FOR LEGEND, LINE AND CURVE TABLES  
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



METHODIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE  
 Civil Job No. 8357-17; Survey Job No. 8357-11  
 Date: Oct. 28, 2024, 9:28am User ID: jacob Date: Oct. 28, 2024, 9:28am User ID: jacob File: P:\8357\17\Design\Plat\F183571.dwg



LOCATION MAP  
NOT-TO SCALE

**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**PRIVATE STREET DESIGNATION:**  
 LOT 999, BLOCK 4, N.C.B. 17640 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, DRAINAGE, CABLE TELEVISION AND ACCESS EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, DRAINAGE, GAS, AND CABLE TELEVISION LINES AND SERVICES.

**CLEAR VISION:**  
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. PER UDC SEC. 39-514

**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 40, BLOCK 4, NCB 17640, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINT(S) ALONG STATE HIGHWAY 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2494.99 LINEAR FT.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**LEGAL INSTRUMENT:**

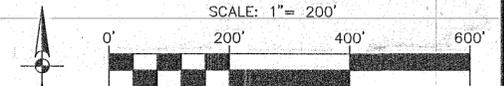
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

**DRAINAGE EASEMENT ENCROACHMENTS:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**PLAT NO. 24-11800248**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**METHODIST HOSPITAL -**  
**WESTOVER HILLS CAMPUS**  
**ENCLAVE**

BEING A TOTAL OF 81.500 ACRES, ESTABLISHING LOTS 40 AND 999, BLOCK 4, IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMPRISED OF THE FOLLOWING PARCELS: THE REMAINING PORTION OF LOT 28, BLOCK 4, METHODIST HEALTH SYSTEM CULEBRA CAMPUS RECORDED IN VOLUME 9571, PAGES 168-170 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ALL OF LOTS 38, 39, AND 901, BLOCK 4, 160 CULEBRA - A, A REPLAT RECORDED IN VOLUME 20001, PAGE 2599, A PORTION OF LOT 37, BLOCK 4, METHODIST CULEBRA FSD REPLAT RECORDED IN VOLUME 20001, PAGE 740, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS, THE REMAINING PORTION OF THAT 23.850 ACRE TRACT RECORDED IN VOLUME 18427, PAGES 662-671 AND ALL OF THAT 2.319 ACRE TRACT BY DEED RECORDED IN VOLUME 12227, PAGE 1079, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE S.B.B. & G.P.L.R. SURVEY NO. 393, ABSTRACT 95, AND THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438; OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438, IN NEW CITY BLOCK 17640 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600  
 DATE OF PREPARATION: October 28, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAN MILLER  
 METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD  
 15727 ANTHEM PARKWAY  
 SAN ANTONIO, TEXAS, 78249  
 (210) 771-6176

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF October, A.D. 2024

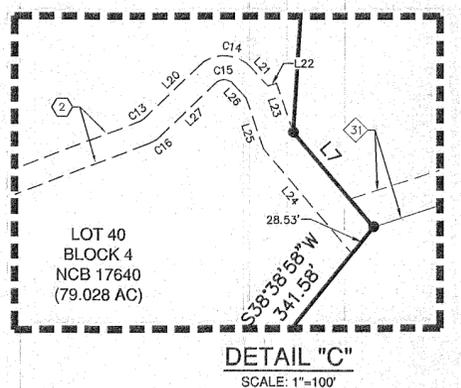
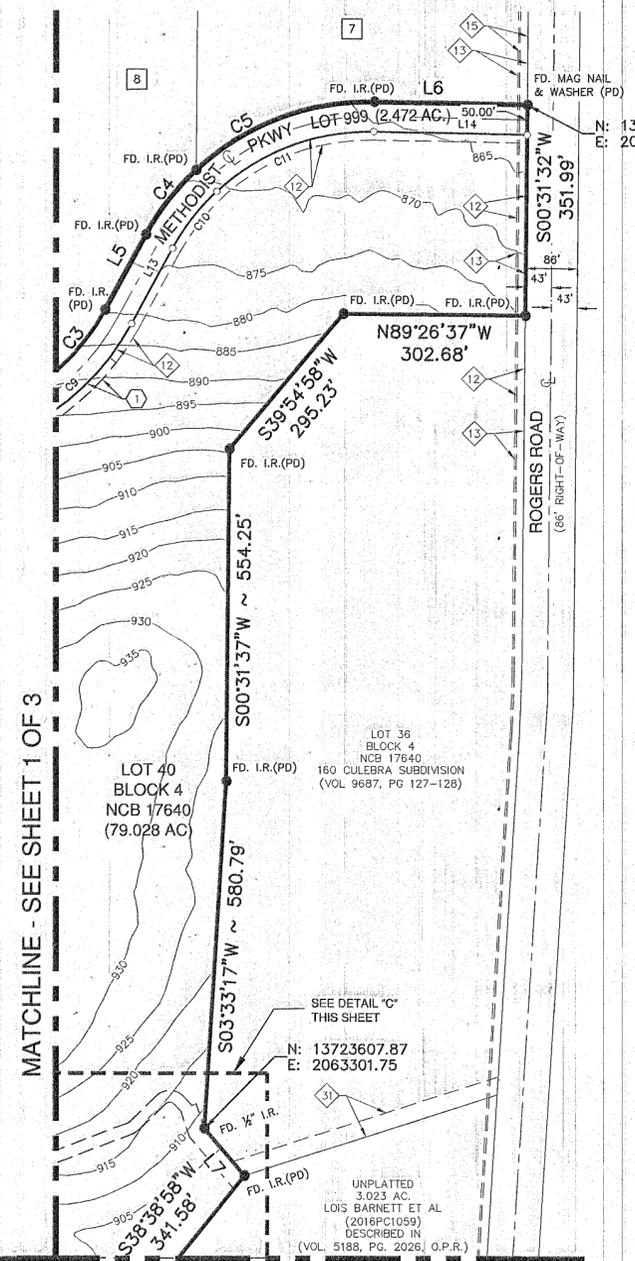
Cynthia D. Flowers  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF METHODIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY



**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR: 1.00017  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Dennis R. Rion  
 LICENSED PROFESSIONAL ENGINEER  
 10/29/24

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 10/29/24



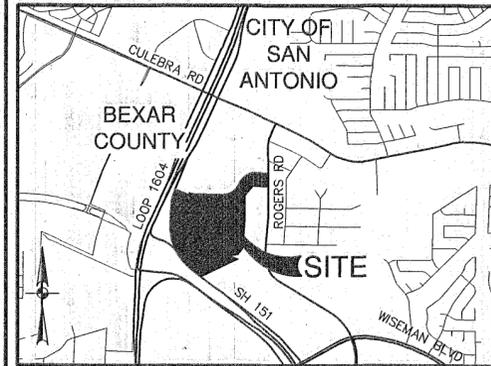
SEE SHEET 3 FOR LEGEND, LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

METHODIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE  
 Civil Job No. 8957-17; Survey Job No. 8957-11

**PLAT NO. 24-11800248**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**METHODIST HOSPITAL -**  
**WESTOVER HILLS CAMPUS**  
**ENCLAVE**

BEING A TOTAL OF 81.500 ACRES, ESTABLISHING LOTS 40 AND 999, BLOCK 4, IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMPRISED OF THE FOLLOWING PARCELS: THE REMAINING PORTION OF LOT 28, BLOCK 4, METHODIST HEALTH SYSTEM CULEBRA CAMPUS RECORDED IN VOLUME 9571, PAGES 168-170 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; ALL OF LOTS 38, 39, AND 901, BLOCK 4, 160 CULEBRA - A, A REPLAT RECORDED IN VOLUME 20001, PAGE 2599, A PORTION OF LOT 37, BLOCK 4, METHODIST CULEBRA FSD REPLAT RECORDED IN VOLUME 20001, PAGE 740, BOTH OF THE PLAT RECORDS OF BEXAR COUNTY TEXAS, THE REMAINING PORTION OF THAT 23.650 ACRE TRACT RECORDED IN VOLUME 18427, PAGES 662-671 AND ALL OF THAT 2.319 ACRE TRACT BY DEED RECORDED IN VOLUME 12227, PAGE 1079, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE B.B.B. & C.R.R. SURVEY NO. 363, ABSTRACT 95, AND THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438; OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 438, IN NEW CITY BLOCK 17640 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**LEGEND**

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② VARIABLE WIDTH ELECTRIC EASEMENT
- ③ VARIABLE WIDTH ELECTRIC AND GAS EASEMENT
- ④ 16' WATER EASEMENT
- ⑤ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 9566, PGS. 74-76 D.P.R.)
- ⑥ 1' VEHICLE NON ACCESS EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ⑦ 12' ELECTRIC EASEMENT (VOL. 20001, PG. 740 P.R.)
- ⑧ VARIABLE WIDTH ACCESS EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ⑨ 61.5' GAS, WATER, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ⑩ VARIABLE WIDTH GAS, WATER, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENT (VOL. 9566, PGS. 74-76 D.P.R.)
- ⑪ REMAINDER OF A VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9566, PGS. 74-76 D.P.R.)
- ⑫ 50' ACCESS EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ⑬ VARIABLE WIDTH ACCESS EASEMENT (VOL. 9571, PG. 168 D.P.R.)
- ⑭ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, PRIVATE STORM DRAINAGE & IRREVOCABLE ACCESS EASEMENT (VOL. 9687, PG. 127-128, D.P.R.)
- ⑮ 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9544, PG. 106, D.P.R.)
- ⑯ 16' SANITARY SEWER EASEMENT (VOL. 8922, PG. 769-775, O.P.R.)
- ⑰ VARIABLE WIDTH PRIVATE STORM DRAINAGE & ACCESS EASEMENT (VOL. 9687, PG. 127, D.P.R.)
- ⑱ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9687, PG. 127-128, D.P.R.)
- ⑲ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ⑳ 16' WATER EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ㉑ 44' ACCESS EASEMENT (VOL. 9571, PGS. 168-170 D.P.R.)
- ㉒ VARIABLE WIDTH WATER EASEMENT (VOL. 9805 PGS. 506-517, O.P.R.)
- ㉓ SANITARY SEWER EASEMENT (VOL. 18022, PG. 255, O.P.R.)
- ㉔ PRIVATE STORM DRAINAGE EASEMENT (VOL. 9633, PGS. 118-120, D.P.R.)
- ㉕ VARIABLE WIDTH PRIVATE STORM DRAINAGE EASEMENT (VOL. 9633, PGS. 118-120, D.P.R.)
- ㉖ 16' SANITARY SEWER EASEMENT (VOL. 9633, PGS. 118-120, D.P.R.)
- ㉗ VARIABLE WIDTH ACCESS EASEMENT (VOL. 9633, PGS. 118-120, D.P.R.)
- ㉘ 14' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL. 4428, PG. 1224, O.P.R.)
- ㉙ VARIABLE WIDTH GAS, WATER, SANITARY SEWER, DRAINAGE AND ACCESS EASEMENT (VOL. 20001, PG. 740, P.R.)
- ㉚ GAS RIGHT-OF-WAY AGREEMENT (DOC. NO. 20190072304, O.P.R.)
- ㉛ ELECTRIC EASEMENT (DOC. NO. 20190072309, O.P.R.)
- ㉜ EASEMENT CREATED PARTIALLY WITHIN F.M. 1804, A DEDICATED PUBLIC TXDOT RIGHT-OF-WAY AGREEMENT (VOL. 4428, PG. 1224, O.P.R.)
- ㉝ 28' ELECTRIC EASEMENT (DOC. NO. 20230127009, O.P.R.)
- ㉞ VARIABLE WIDTH WATER EASEMENT (DOC. NO. 20230178212, O.P.R.)
- 1 LOT 28 BLOCK 4 N.C.B. 17640 METHODIST HEALTH SYSTEM CULEBRA CAMPUS (VOL. 9571, PGS. 168-170 D.P.R.)
- 2 LOT 37 BLOCK 4 N.C.B. 17640 METHODIST CULEBRA FSD REPLAT (VOL. 20001, PG. 740 P.R.)
- 3 UNPLATTED REMAINING PORTION OF A 23.650 ACRE TRACT METHODIST HEALTH SYSTEM (VOL. 18427, PAGES 662-671 O.P.R.)
- 4 UNPLATTED 2.319 ACRE TRACT METHODIST HEALTH SYSTEM (VOL. 12227, PAGES 1079-1089 O.P.R.)
- 5 LOT 38 BLOCK 4 N.C.B. 17640 160 CULEBRA - A (VOL. 20001, PG. 2599 P.R.)
- 6 LOT 39 BLOCK 4 N.C.B. 17640 160 CULEBRA - A (VOL. 20001, PG. 2599 P.R.)
- 7 LOT 33 BLOCK 4 N.C.B. 17640 160 CULEBRA SUBDIVISION (VOL. 9687, PG. 127 D.P.R.)
- 8 UNPLATTED (7.779 ACRES) NOONER HOLDINGS LTD (DOC. NO. 20190044560 O.P.R.)
- 9 LOT 27 BLOCK 4 N.C.B. 17640 CULEBRA MARKET PHASE II (VOL. 9616, PG. 197 D.P.R.)
- 10 LOT 26 BLOCK 4 N.C.B. 17640 CULEBRA MARKET PHASE II (VOL. 9616, PG. 197 D.P.R.)
- 11 LOT 901, BLOCK 4, N.C.B. 17640 (VOL. 20001, PG. 2599, P.R.)
- 12 PORTION OF LOT 37, BLOCK 4 METHODIST CULEBRA FSD (VOL. 20001, PG. 740, P.R.)

**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**PRIVATE STREET DESIGNATION:**  
 LOT 999, BLOCK 4, N.C.B. 17640 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, DRAINAGE, CABLE TELEVISION AND ACCESS EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, DRAINAGE, GAS, AND CABLE TELEVISION LINES AND SERVICES.

**PUBLIC WORKS DETENTION & MAINTENANCE:**  
 STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN OFFSITE AND ONSITE DETENTION PONDS. STORM WATER DETENTION IS REQUIRED FOR DRAINAGE AREA 4A AND IS ACCOUNTED FOR IN AN ONSITE DETENTION POND LOCATED IN LOT 28, BLOCK 4, NCB 17640, METHODIST HEALTH SYSTEM CULEBRA CAMPUS, RECORDED IN VOLUME 9571, PAGES 168-170 (PLAT #950522). STORM WATER DETENTION IS REQUIRED FOR DRAINAGE AREA 3B1 & 3B3 AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 21, BLOCK 4, NCB 17640, CULEBRA MARKET PHASE II, RECORDED IN VOLUME 9566, PAGES 78-79 (PLAT #950285). STORM WATER DETENTION IS REQUIRED FOR DRAINAGE AREA 5 AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 6, BLOCK 1, NCB 17640, S.H. 151 APARTMENTS, RECORDED IN VOLUME 9633, PAGES 118-120 (PLAT #110236).

**TxDOT NOTES:**  
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINT(S) ALONG STATE HIGHWAY 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2494.99 LINEAR FT.  
 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**LEGAL INSTRUMENT:**  
 A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

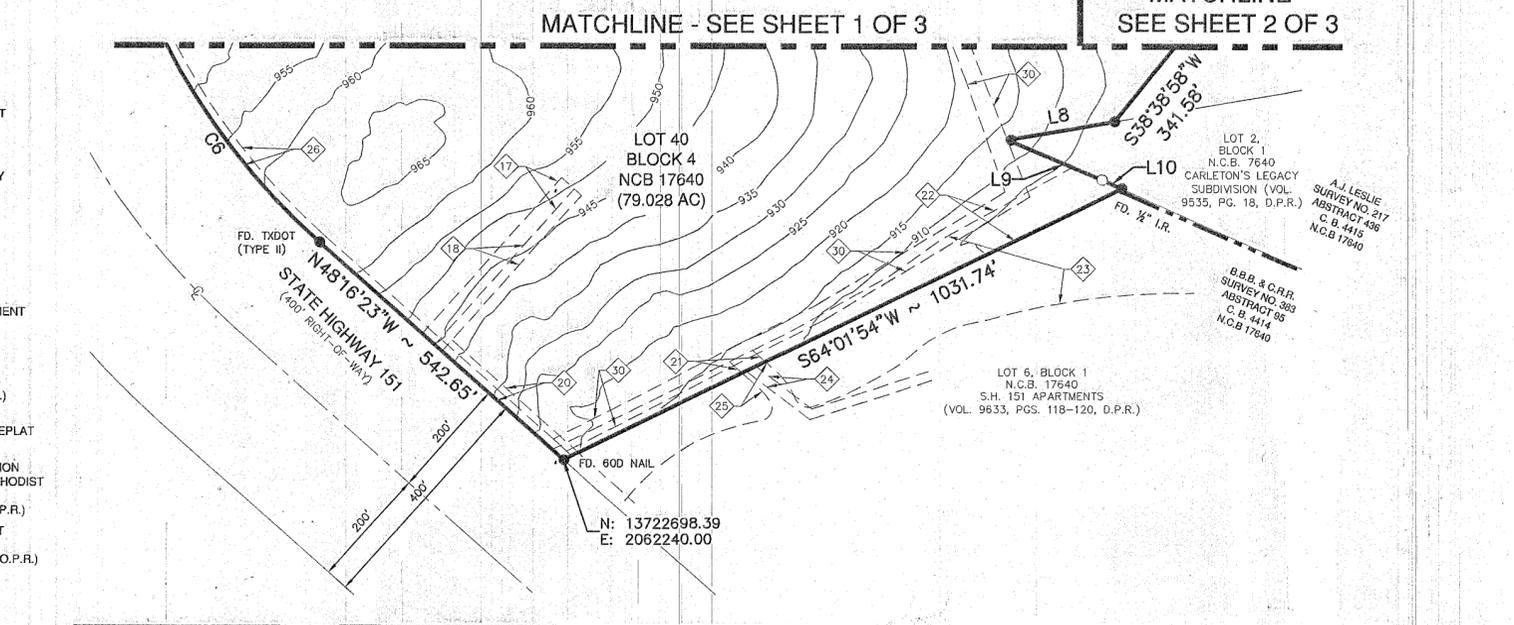
**CLEAR VISION:**  
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, PER UDC SEC. 39-514

**CROSS ACCESS:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 28, 27, 33, AND 40, BLOCK 4, CB OR NCB 17640, IN ACCORDANCE WITH UDC 39-506(R)(3).

**FLOODPLAIN VERIFICATION:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0355G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**LEGEND**

GETCTV	GAS, ELECTRIC TELEPHONE AND CABLE TELEVISION	P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
CATV	CABLE TELEVISION	VOL.	VOLUME
CB	COUNTY BLOCK	PG.	PAGE(S)
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	EASEMENT P.I.
DOC	DOCUMENT	AC	ACRE
NO	NUMBER	— 960	EXISTING CONTOURS
		— 6	CENTERLINE



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S66°01'53"E	43.70'
L2	N21°28'19"E	24.50'
L3	S66°01'53"E	260.49'
L4	S23°38'07"W	50.05'
L5	N28°20'05"E	142.91'
L6	S88°56'15"E	254.98'
L7	S401°3'56"E	103.25'
L8	S80°16'27"W	180.66'
L9	S66°54'28"E	171.22'
L10	S66°02'16"E	35.95'
L11	N0°52'04"E	62.07'
L12	N21°30'58"E	93.52'
L13	N28°20'05"E	142.91'
L14	S88°56'15"E	255.45'
L15	S63°59'57"W	70.00'
L16	N26°00'03"W	15.71'
L17	N63°59'57"E	3.67'
L18	N21°26'59"W	14.57'
L19	S68°57'48"W	326.18'
L20	S45°55'09"W	63.21'
L21	N42°37'49"W	21.15'
L22	S71°18'48"W	7.70'
L23	N18°41'12"W	43.28'
L24	S401°4'29"E	114.04'
L25	S18°41'12"E	45.06'
L26	S42°37'49"E	16.18'

**LINE TABLE**

LINE #	BEARING	LENGTH
L27	N45°55'09"E	63.21'
L28	N68°57'48"E	352.64'
L29	N21°26'59"W	22.13'
L30	N68°33'01"E	13.52'
L31	S21°26'59"E	53.32'
L32	N63°59'57"E	20.18'
L33	S26°00'03"E	32.66'
L34	S86°28'45"E	158.37'
L35	N89°31'58"E	272.97'
L36	S62°23'31"E	20.00'
L37	S33°43'10"E	48.18'
L38	S43°06'04"E	262.09'
L39	S41°41'29"E	91.66'
L40	S45°00'43"E	145.51'
L41	N89°47'30"E	89.01'
L42	S01°2'30"E	10.00'
L43	S89°47'30"W	79.08'
L44	S45°00'43"E	30.69'
L45	S48°27'05"W	26.13'
L46	N43°10'16"W	189.40'
L47	N41°41'29"W	91.99'
L48	N43°06'04"W	69.96'
L49	N44°11'30"W	216.51'
L50	N86°25'20"W	170.38'
L51	N86°28'45"W	273.63'
L52	S80°32'41"E	16.08'

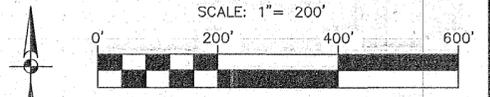
**LINE TABLE**

LINE #	BEARING	LENGTH
L53	N13°57'29"E	20.09'
L54	N2°43'21"E	629.49'
L55	N26°00'03"W	148.79'
L56	N63°59'57"E	16.00'
L57	S26°00'03"E	152.88'
L58	S2°43'21"W	635.51'
L59	N14°04'27"E	20.06'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	428.00'	5°00'59"	S65°50'01"E	37.46'	37.47'
C2	378.00'	20°17'32"	S78°47'37"E	133.18'	133.87'
C3	378.00'	62°43'33"	N59°41'51"E	393.47'	413.82'
C4	422.00'	18°37'11"	S37°39'40"W	136.54'	137.14'
C5	421.70'	44°09'19"	S68°59'32"W	317.00'	324.99'
C6	1135.00'	47°52'48"	S24°20'44"E	921.12'	948.48'
C7	1100.00'	18°52'37"	S12°06'28"W	360.78'	362.41'
C8	428.00'	20°35'53"	S78°38'27"E	153.04'	153.87'
C9	428.00'	62°43'33"	N59°41'51"E	445.51'	468.56'
C10	372.11'	18°37'11"	S37°38'50"W	120.39'	120.93'
C11	371.70'	44°09'19"	S68°59'32"W	279.42'	286.45'
C12	27.25'	38°27'15"	N6°46'25"W	17.95'	18.29'
C13	10.00'	22°53'04"	N57°21'41"E	3.97'	3.99'
C14	30.00'	91°27'02"	N86°21'20"W	42.96'	47.88'
C15	10.00'	91°27'02"	N88°21'20"W	14.32'	15.96'
C16	30.00'	22°53'07"	N57°23'42"E	11.94'	12.02'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**PAPE-DAWSON ENGINEERS**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900  
 DATE OF PREPARATION: October 28, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAN MILLER  
 METHODIST HEALTHCARE SYSTEM OF SAN ANTONIO, LTD.  
 15727 ANTHEM PARKWAY  
 SAN ANTONIO, TEXAS, 78249  
 (210) 771-6176

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31st DAY OF October, A.D. 2024

*Cynthia D. Flowers*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**Cynthia D. Flowers**  
 My Commission Expires 8/31/2025  
 Notary ID 713115

THIS PLAT OF METHODIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*[Signature]* 10/29/24  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*[Signature]* 10/28/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR



METHDIST HOSPITAL - WESTOVER HILLS CAMPUS ENCLAVE  
 Civil Job No. 8857-17; Survey Job No. 8857-11