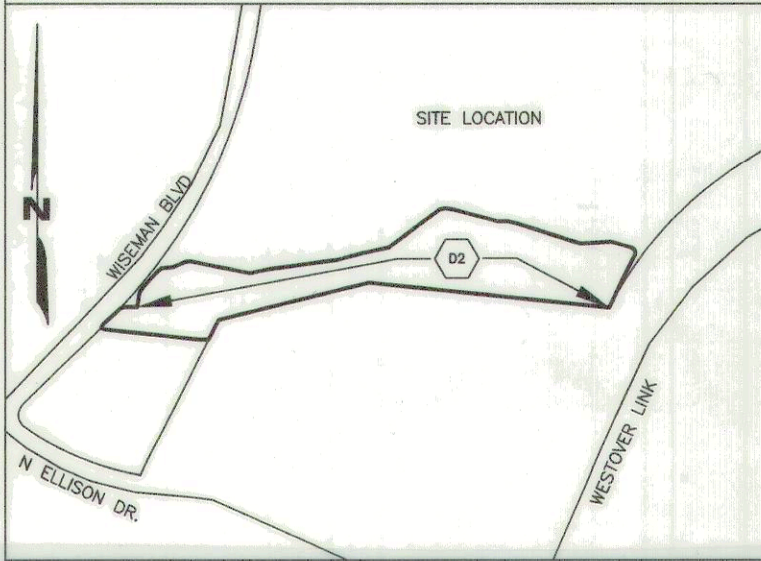


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING

4.14 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS A 3.920 ACRE OFF-LOT PUBLIC DRAINAGE EASEMENT ON REPLAT & SUBDIVISION PLAT ESTABLISHING ELLISON/WESTOVER LINK RECORDED IN VOLUME 9704, PAGE 126, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. 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.
3. 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 COMBINED TOTAL OF ZERO POINTS ALONG TX 151 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1700 FT.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "SAM" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), EPOCH 2010.00. ELEVATIONS ARE BASED ON NAD83(2011) VALUES, OF WHICH WERE DERIVED FROM STATIC AND GPS OBSERVATIONS PROCESSED USING THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN HEREON ARE SURFACE.

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.

David S. Lundberg
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY SURVEYING AND MAPPING.

Donald J. Zdancewicz
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:
NO STRUCTURES, 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 15, BLOCK CB OR NCB 17640, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN EASEMENT:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL AB029C0355G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN FLOOD ELEVATION. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION:
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

CPS/SAWS/COSA UTILITY NOTES:

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 RELOCATED 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 BUILDINGS, STRUCTURES, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE PAYMENT NOTE:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO MASTER TREE PERMIT #TRE-APP-APP22-38800017 WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(B)(5)(C).

LEGEND

- PARCEL LIMITS
- ADJOINER PROPERTY
- MAJOR CONTOUR LINE
- CENTROLINE OF EASEMENT
- FLYITE
- EASEMENT
- CALCULATED POINT
- 5/8" IRON ROD WITH "SAM" CAP SET
- MONUMENT DISK FOUND
- 1/2" IRON ROD WITH YELLOW CAP FOUND
- MAG NAIL SET
- 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FOUND
- OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- PLAT RECORDS, BEXAR COUNTY, TEXAS

O.P.R.B.C.TX.

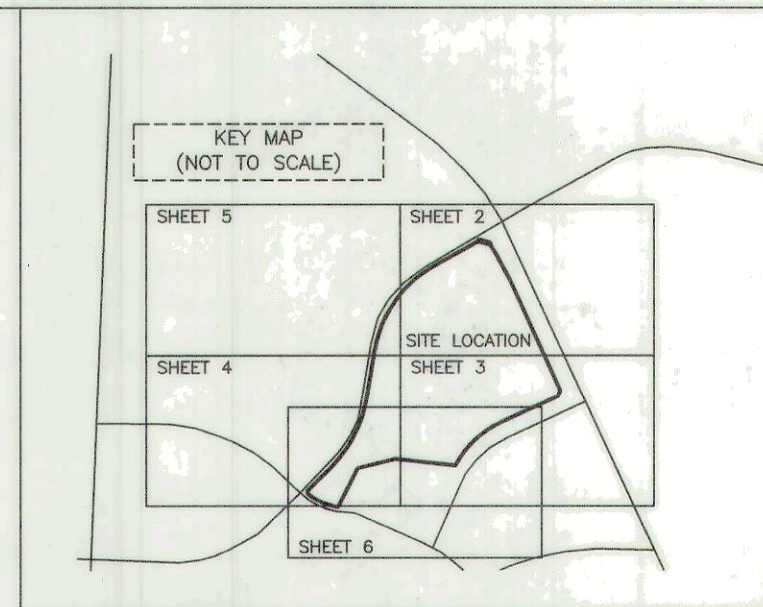
P.R.B.C.TX.

EASEMENT LEGEND

- SOUTHWESTERN TELEPHONE EASEMENT (VOL.3943, PG.651, O.P.R.B.C.TX.)
- 47'X25' DRAINAGE EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
- 14' ELECTRICAL EASEMENT (VOL.4431, PG.1511, P.R.B.C.TX.)
- 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
- VARIABLE WIDTH ELECTRIC, GAS, WATER, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
- VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, WATER, SEWER, TELEPHONE AND CATV EASEMENT (PERMEABLE) (0.1222 ACRES) VOL.9624, PG.9, P.R.B.C.TX.)
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- SANITARY SEWER EASEMENT (VOL.4477, PG.675, O.P.R.B.C.TX.)
- VACATED PER DOC. NO. 10230023849 O.P.R.B.C.TX.
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL.9704, PG.126, P.R.B.C.TX.)
- HEREBY VACATED

EASEMENT LEGEND

- 17' PUBLIC STORM SEWER EASEMENT
- 10' PUBLIC SIDEWALK WITH LANDSCAPE BUFFER
- 27' PUBLIC STORM SEWER EASEMENT
- 10' PUBLIC WATER EASEMENT
- 1X AC ULTIMATE FLOODPLAIN PER FLOOD STUDY (SEE DETAIL SHEET 5)
- 16' SANITARY SEWER EASEMENT
- ELECTRIC EASEMENT
- ELECTRIC EASEMENT FOR PROPOSED SUBSTATION
- 14' ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT



INDEX MAP
NOT-TO-SCALE

PLAT NUMBER
21-11800153

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WESTOVER HILLS

AREA BEING PLATTED:
A 75.957 ACRE TRACT OF LAND OUT OF THE THOMAS YORK SURVEY NO 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. CO. SURVEY NO. 389, ABSTRACT 96, COUNTY BLOCK 4417, N.C.B. 17640 SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAID TRACT OF LAND BEING ALL OF A 24.25 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1730 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; A PORTION OF A 31.366 ACRE TRACT RECORDED IN VOLUME 5751, PAGE 1683 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND A PORTION OF A 137.22 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 75.957 ACRES IS DESCRIBED IN DOCUMENT NO. 20200228596 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



4801 Southwest Parkway Texas Firm Registration No. 10064300
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

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.

Kraig Knight
OWNER/DEVELOPER: KRAIG KNIGHT
FOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98053

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kraig Knight* 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 22 DAY OF February, A.D. 2023.

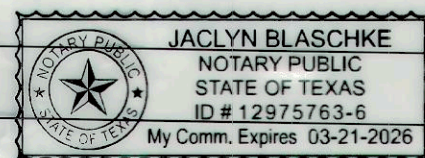
Darwin Richardson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

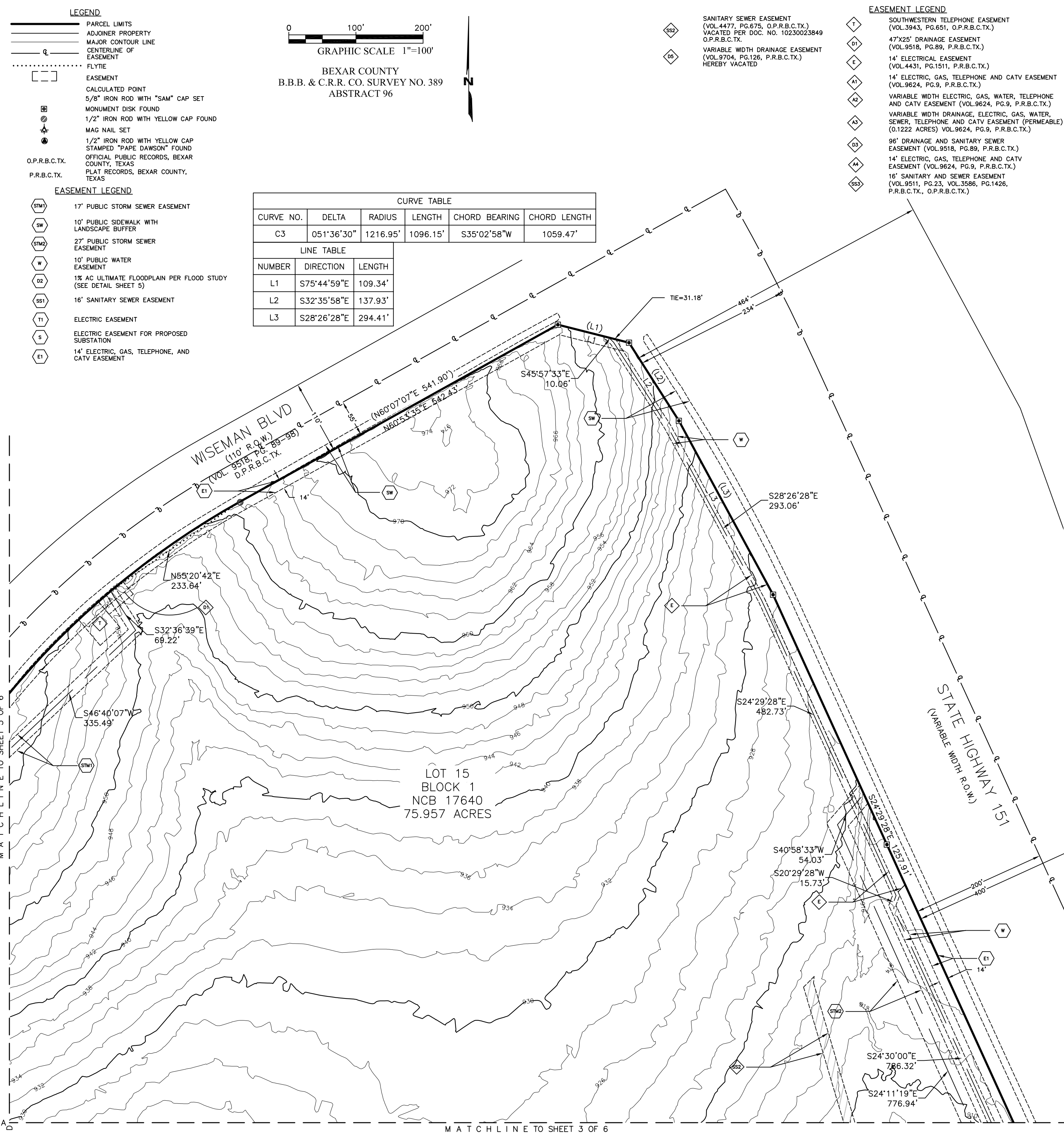
THIS PLAT OF WESTOVER HILLS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS ____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

State of Texas	X
County of Bexar	X
The area being replatted was previously platted on plat Ellison/Westover Link which is recorded in volume 9704, page 126, Bexar County plat and deed records.	
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.	
Owner	<i>Blaschke</i>
Owner's duly authorized agent	
Sworn and subscribed before me this the	13 day of March 2023
Notary Public in and for the State of Texas	<i>Jaclyn Blaschke</i>
My commission expires:	3-21-2024





- LEGEND**
- PARCEL LIMITS
 - ADJOINER PROPERTY
 - MAJOR CONTOUR LINE
 - CENTERLINE OF EASEMENT
 - FLYIE
 - EASEMENT
 - CALCULATED POINT
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- O.P.R.B.C.TX.
P.R.B.C.TX.
- EASEMENT LEGEND**
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 - (SW) 10' PUBLIC SIDEWALK WITH LANDSCAPE BUFFER
 - (STM2) 27' PUBLIC STORM SEWER EASEMENT
 - (W) 10' PUBLIC WATER EASEMENT
 - (D2) 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY (SEE DETAIL SHEET 5)
 - (SS1) 16' SANITARY SEWER EASEMENT
 - (T1) ELECTRIC EASEMENT
 - (S) ELECTRIC EASEMENT FOR PROPOSED SUBSTATION
 - (E1) 14' ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT

0 100' 200'

GRAPHIC SCALE 1"=100'

BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	051°36'30"	1216.95'	1096.15'	S35°02'58"W	1059.47'

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S75°44'59"E	109.34'
L2	S32°35'58"E	137.93'
L3	S28°26'28"E	294.41'

- (SS2) SANITARY SEWER EASEMENT (VOL.4477, PG.675, O.P.R.B.C.TX.) VACATED PER DOC. NO. 10230023849 O.P.R.B.C.TX.
- (DS) VARIABLE WIDTH DRAINAGE EASEMENT (VOL.9704, PG.126, P.R.B.C.TX.) HEREBY VACATED
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PLAT NUMBER
21-11800153

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WESTOVER HILLS

AREA BEING PLATTED:
A 75.957 ACRE TRACT OF LAND OUT OF THE THOMAS YORK SURVEY NO 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. CO. SURVEY NO. 389, ABSTRACT 96, COUNTY BLOCK 4417, N.C.B. 17640 SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAID TRACT OF LAND BEING ALL OF A 24.25 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1730 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; A PORTION OF A 31.368 ACRE TRACT RECORDED IN VOLUME 5751, PAGE 1683 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND A PORTION OF A 137.22 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SAID 75.957 ACRES IS DESCRIBED IN DOCUMENT NO. 20200228586 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96

SAM

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Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

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: KRAIG KNIGHT
FOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98053

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS 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

MATCHLINE TO SHEET 5 OF 6

MATCHLINE TO SHEET 3 OF 6

PATH-J:\1020055044\100\SURVEY\06PLATS\BEXAR COUNTY LAYOUT\55044 - SAT 15_2023-02-22.DWG

PLAT NUMBER
21-11800153
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WESTOVER HILLS

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BEXAR COUNTY
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ABSTRACT 96



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OWNER/DEVELOPER: KRAIG KNIGHT
FOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98053

STATE OF TEXAS
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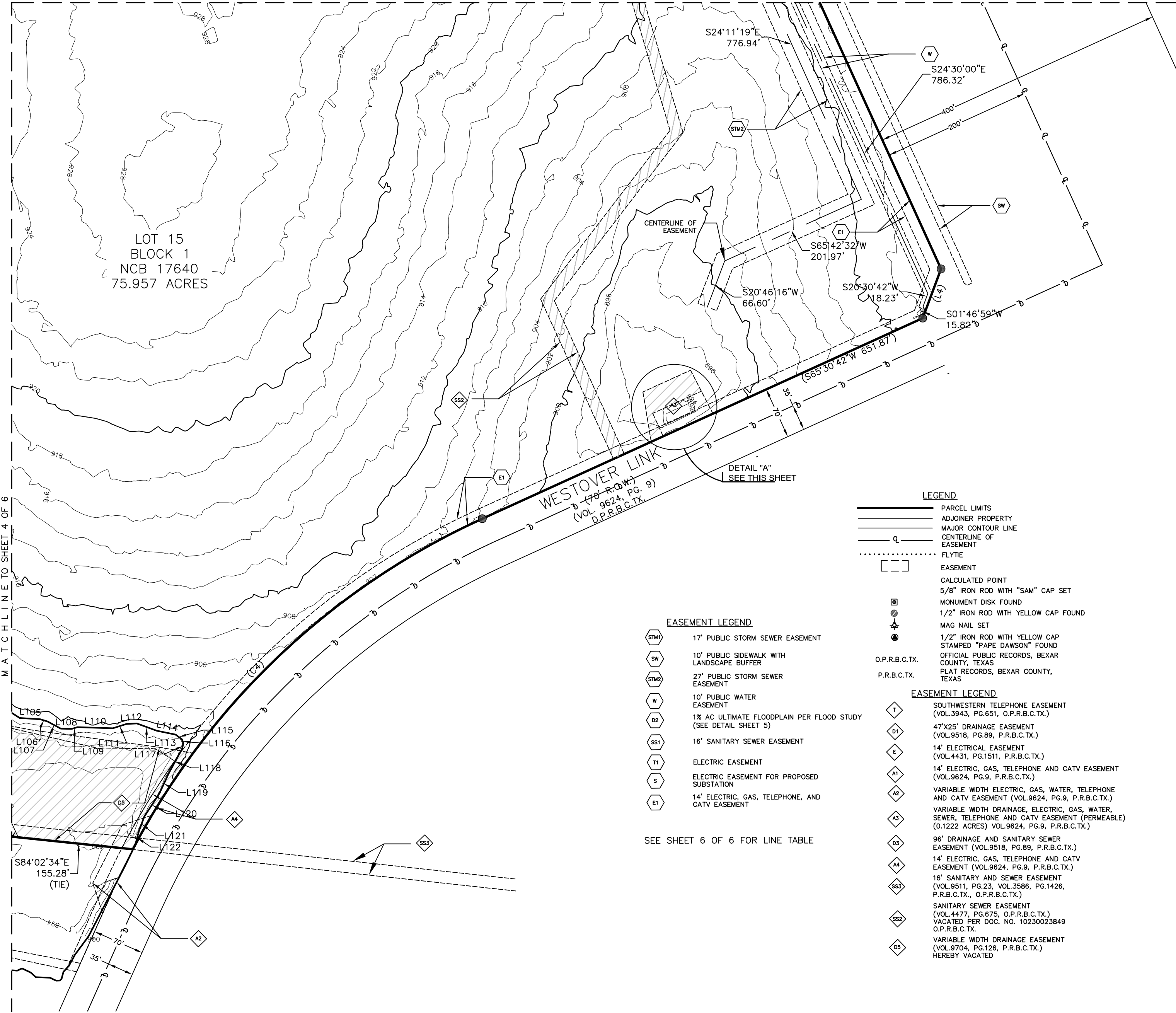
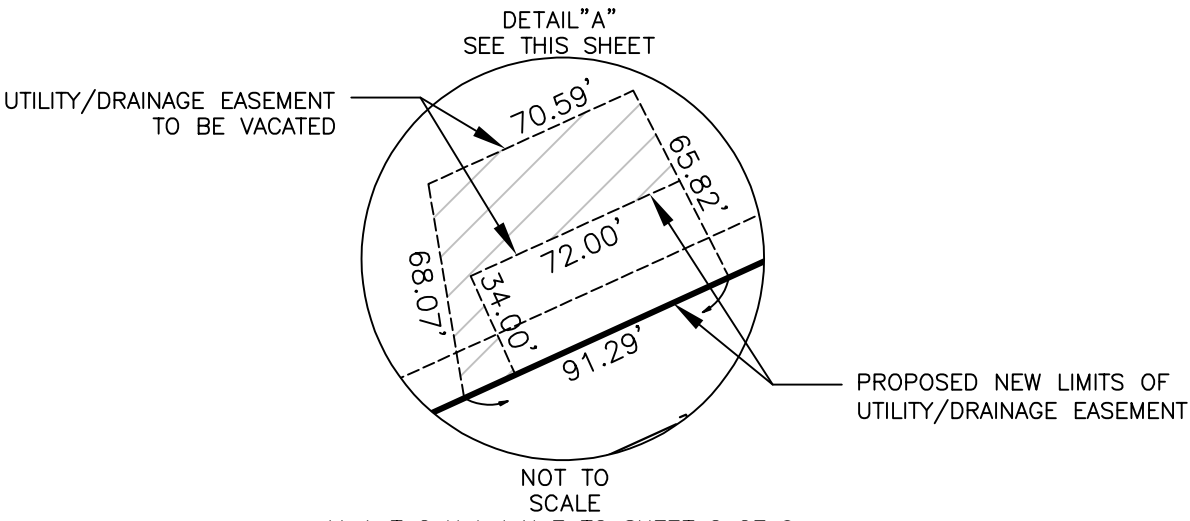
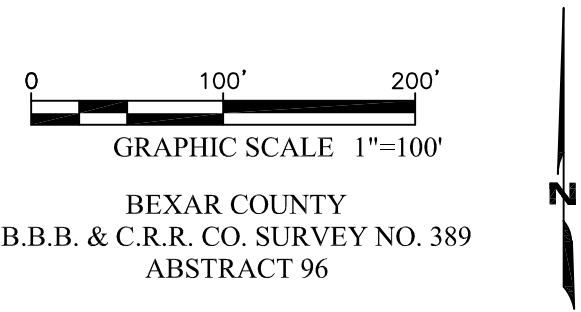
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS 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



- EASEMENT LEGEND**
- (STM1) 17' PUBLIC STORM SEWER EASEMENT
 - (SW) 10' PUBLIC SIDEWALK WITH LANDSCAPE BUFFER
 - (STM2) 27' PUBLIC STORM SEWER EASEMENT
 - (W) 10' PUBLIC WATER EASEMENT
 - (D2) 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY (SEE DETAIL SHEET 5)
 - (SS1) 16' SANITARY SEWER EASEMENT
 - (T1) ELECTRIC EASEMENT
 - (S) ELECTRIC EASEMENT FOR PROPOSED SUBSTATION
 - (E1) 14' ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT

- LEGEND**
- PARCEL LIMITS
 - ADJOINER PROPERTY
 - MAJOR CONTOUR LINE
 - CENTERLINE OF EASEMENT
 - FLYTIE
 - EASEMENT
 - CALCULATED POINT
 - 5/8" IRON ROD WITH "SAM" CAP SET
 - MONUMENT DISK FOUND
 - 1/2" IRON ROD WITH YELLOW CAP FOUND
 - MAG NAIL SET
 - 1/2" IRON ROD WITH YELLOW CAP
 - STAMPED "PAPE DAWSON" FOUND
 - OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 - PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.TX.
P.R.B.C.TX.
- EASEMENT LEGEND**
- (T) SOUTHWESTERN TELEPHONE EASEMENT (VOL.3943, PG.651, O.P.R.B.C.TX.)
 - (D1) 47'X25' DRAINAGE EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
 - (E) 14' ELECTRICAL EASEMENT (VOL.4431, PG.1511, P.R.B.C.TX.)
 - (A1) 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - (A2) VARIABLE WIDTH ELECTRIC, GAS, WATER, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - (A3) VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, WATER, SEWER, TELEPHONE AND CATV EASEMENT (PERMEABLE) (0.1222 ACRES) VOL.9624, PG.9, P.R.B.C.TX.)
 - (D3) 96' DRAINAGE AND SANITARY SEWER EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
 - (A4) 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - (SS3) 16' SANITARY AND SEWER EASEMENT (VOL.9511, PG.23, VOL.3586, PG.1426, P.R.B.C.TX., O.P.R.B.C.TX.)
 - (SS2) SANITARY SEWER EASEMENT (VOL.4477, PG.675, O.P.R.B.C.TX.) VACATED PER DOC. NO. 10230023849 O.P.R.B.C.TX.
 - (D6) VARIABLE WIDTH DRAINAGE EASEMENT (VOL.9704, PG.126, P.R.B.C.TX.) HEREBY VACATED

SEE SHEET 6 OF 6 FOR LINE TABLE

PLAT NUMBER
21-11800153
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WESTOVER HILLS

AREA BEING PLATTED:
A 75.957 ACRE TRACT OF LAND OUT OF THE THOMAS YORK SURVEY NO 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. CO. SURVEY NO. 389, ABSTRACT 96, COUNTY BLOCK 4417, N.C.B. 17640 SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAID TRACT OF LAND BEING ALL OF A 24.25 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1730 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; A PORTION OF A 31.368 ACRE TRACT RECORDED IN VOLUME 5751, PAGE 1683 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND A PORTION OF A 137.22 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5751, PAGE 1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SAID 75.957 ACRES IS DESCRIBED IN DOCUMENT NO. 20200228586 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



4801 Southwest Parkway Texas Firm Registration No. 10064300
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

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: KRAIG KNIGHT
FOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98053

STATE OF TEXAS
COUNTY OF BEXAR

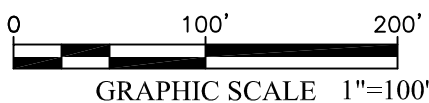
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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

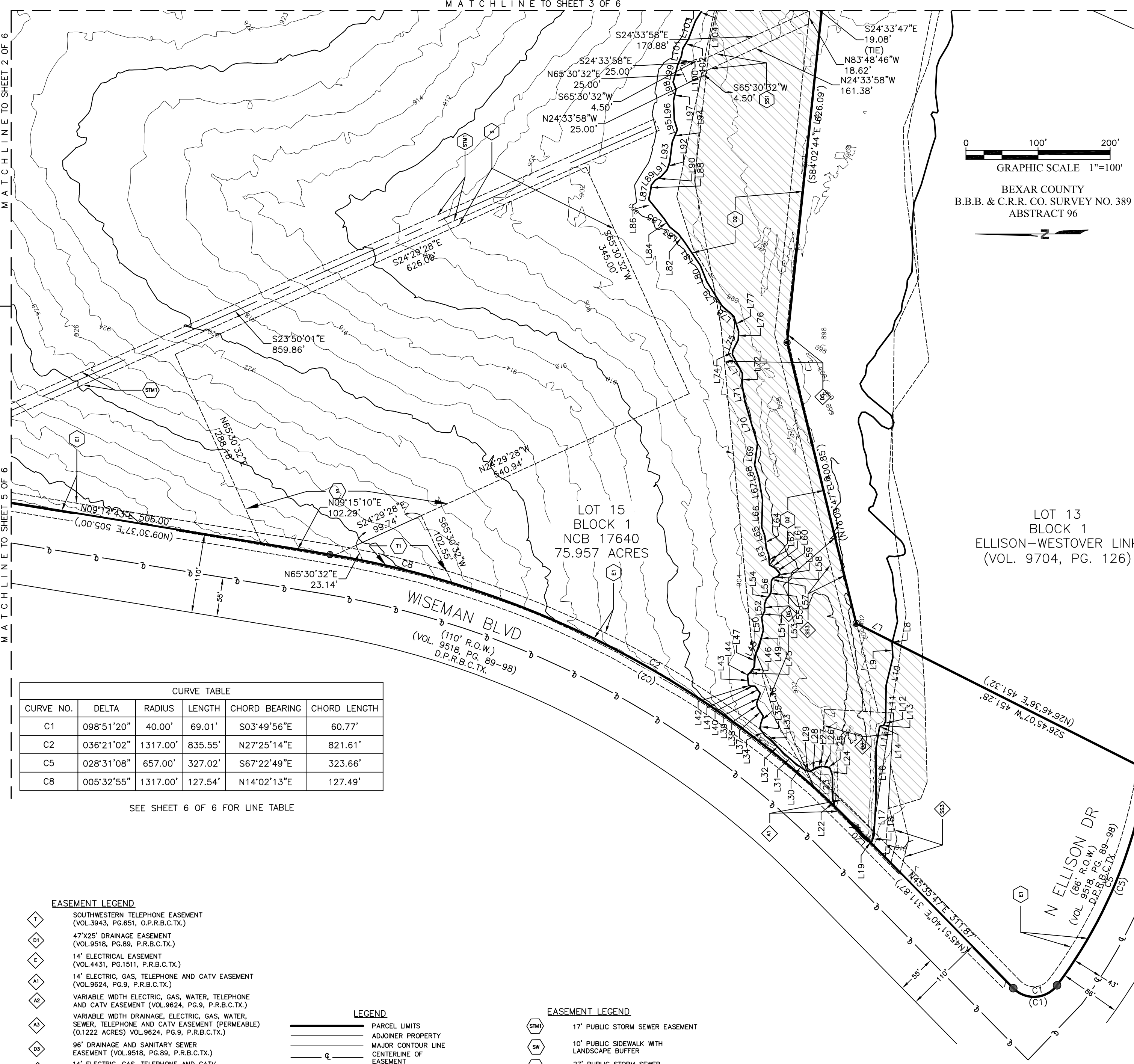


BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



LOT 13
BLOCK 1
ELLISON-WESTOVER LINK
(VOL. 9704, PG. 126)

LOT 15
BLOCK 1
NCB 17640
75.957 ACRES



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	098°51'20"	40.00'	69.01'	S03°49'56"E
C2	036°21'02"	1317.00'	835.55'	N27°25'14"E
C5	028°31'08"	657.00'	327.02'	S67°22'49"E
C8	005°32'55"	1317.00'	127.54'	N14°02'13"E

SEE SHEET 6 OF 6 FOR LINE TABLE

EASEMENT LEGEND

- T SOUTHWESTERN TELEPHONE EASEMENT (VOL.3943, PG.651, O.P.R.B.C.TX.)
- D1 47'X25' DRAINAGE EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
- E 14' ELECTRICAL EASEMENT (VOL.4431, PG.1511, P.R.B.C.TX.)
- A1 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
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- A4 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
- SS3 16' SANITARY AND SEWER EASEMENT (VOL.9511, PG.23, VOL.3586, PG.1426, P.R.B.C.TX., O.P.R.B.C.TX.)
- SS2 SANITARY SEWER EASEMENT (VOL.4477, PG.675, O.P.R.B.C.TX.) VACATED PER DOC. NO. 10230023849 O.P.R.B.C.TX.
- D5 VARIABLE WIDTH DRAINAGE EASEMENT (VOL.9704, PG.126, P.R.B.C.TX.) HEREBY VACATED

LEGEND

- Parcel Limits
- Adjoiner Property
- Major Contour Line
- Centerline of Easement
- Flytie
- Easement
- Calculated Point
- 5/8" IRON ROD WITH "SAM" CAP SET
- Monument Disk Found
- 1/2" IRON ROD WITH YELLOW CAP FOUND
- MAG NAIL SET
- 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FOUND
- Official Public Records, Bexar County, Texas
- Plat Records, Bexar County, Texas

EASEMENT LEGEND

- 17' PUBLIC STORM SEWER EASEMENT
- 10' PUBLIC SIDEWALK WITH LANDSCAPE BUFFER
- 27' PUBLIC STORM SEWER EASEMENT
- 10' PUBLIC WATER EASEMENT
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY (SEE DETAIL SHEET 5)
- 16' SANITARY SEWER EASEMENT
- ELECTRIC EASEMENT
- ELECTRIC EASEMENT FOR PROPOSED SUBSTATION
- 14' ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT

PLAT NUMBER
21-11800153
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
WESTOVER HILLS

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BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



4801 Southwest Parkway Texas Firm Registration No. 10064300
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: KRAIG KNIGHT
FOR: MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98053

STATE OF TEXAS
COUNTY OF BEXAR

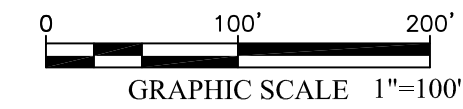
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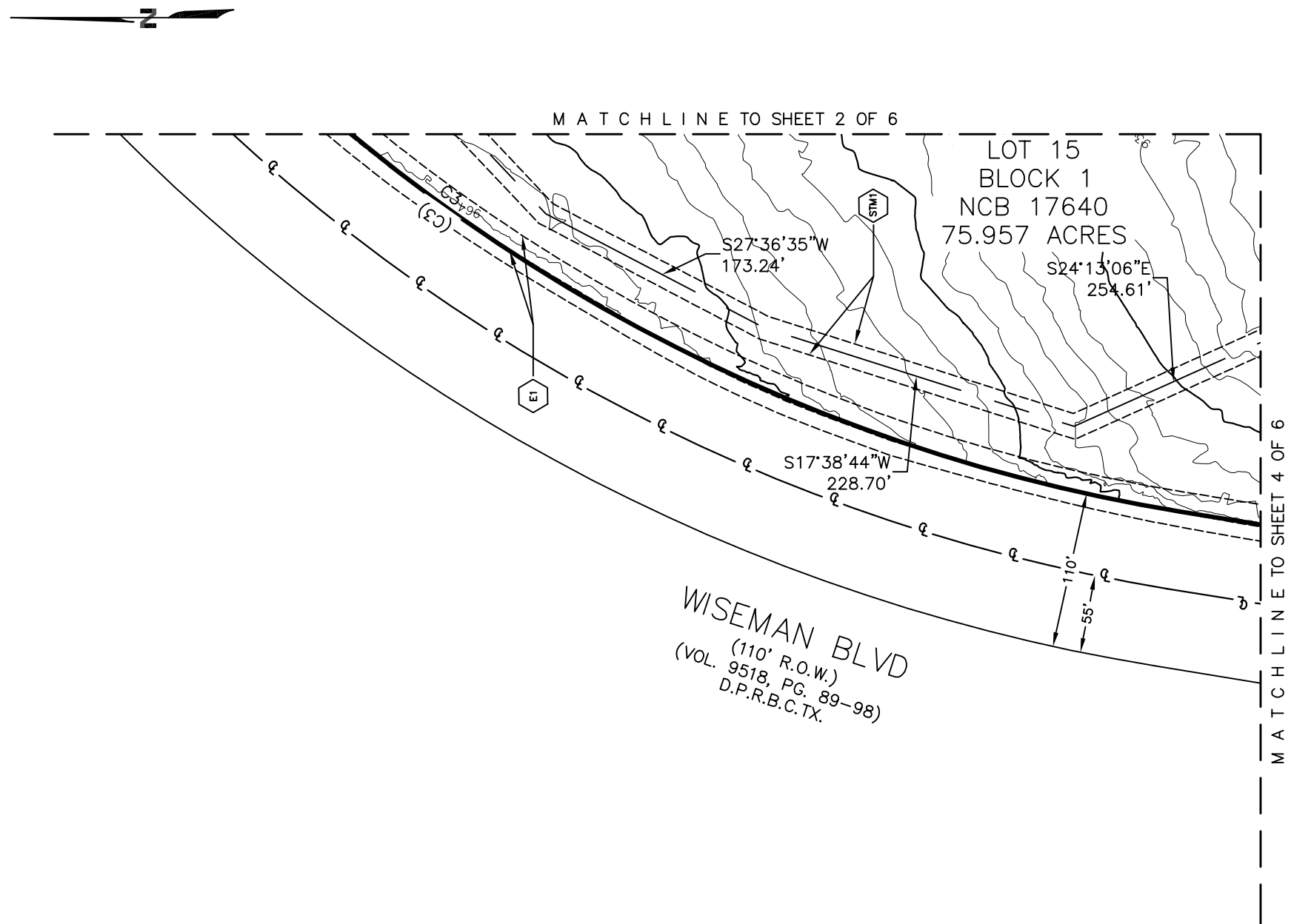
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BY: _____
CHAIRMAN

BY: _____
SECRETARY



BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



EASEMENT LEGEND	
	SOUTHWESTERN TELEPHONE EASEMENT (VOL.3943, PG.651, O.P.R.B.C.TX.)
	47'X25' DRAINAGE EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
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LEGEND	
	PARCEL LIMITS
	ADJOINER PROPERTY
	MAJOR CONTOUR LINE
	CENTERLINE OF EASEMENT
	FLYTIE
	EASEMENT
	CALCULATED POINT
	5/8" IRON ROD WITH "SAM" CAP SET
	MONUMENT DISK FOUND
	1/2" IRON ROD WITH YELLOW CAP FOUND
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	1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FOUND
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BEXAR COUNTY
B.B.B. & C.R.R. CO. SURVEY NO. 389
ABSTRACT 96



4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 Ofc: 512.447.0575 Fax: 512.326.3029 email: info@sam.biz
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STATE OF TEXAS
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DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L4	N84°02'34"W	625.89'
L6	S76°10'01"W	400.88'
L7	S26°45'07"W	56.26'
L8	N76°01'46"W	1.85'
L9	S87°09'03"W	20.49'
L10	N76°25'06"W	39.52'
L11	N89°09'44"W	49.70'
L12	N64°10'23"W	6.60'
L13	N08°04'55"W	3.59'
L14	N44°43'44"W	2.92'
L15	N80°29'54"W	28.97'
L16	N89°59'57"W	68.94'
L17	N86°55'12"W	52.92'
L18	N69°30'25"W	9.18'
L19	N11°32'11"E	2.85'
L20	N45°35'47"E	27.20'
L22	N75°51'01"E	11.37'
L23	N89°07'02"E	32.46'
L24	N71°17'52"E	10.40'
L25	N23°46'44"E	4.89'
L26	N02°38'53"E	7.29'
L27	N11°48'32"W	8.08'
L28	N35°30'50"W	9.49'
L29	N14°48'46"E	7.10'
L30	N34°43'37"E	16.13'
L31	N41°16'38"E	21.89'
L32	N46°14'08"E	24.94'
L33	N34°38'37"E	10.70'
L34	N55°08'51"E	10.90'
L35	S88°55'20"E	7.41'
L36	S72°13'46"E	11.62'
L37	N57°10'34"E	13.95'
L38	N73°35'36"E	6.10'
L39	S69°41'28"E	14.94'
L40	N53°35'24"E	12.29'
L41	N01°14'15"E	6.47'
L42	N35°58'26"E	2.93'
L43	N82°32'06"E	12.32'
L44	S70°42'17"E	2.72'
L45	S30°59'55"E	5.01'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L46	S62°07'37"E	9.75'
L47	S86°55'35"E	14.96'
L48	S65°27'26"E	13.19'
L49	S75°36'05"E	24.01'
L50	N82°28'45"E	17.24'
L51	S66°00'49"E	10.38'
L52	N87°07'22"E	8.45'
L53	S71°09'53"E	8.50'
L54	S49°05'35"E	6.68'
L55	S68°00'26"E	5.89'
L56	S88°49'30"E	14.59'
L57	S57°15'26"E	3.85'
L58	S23°40'01"E	8.91'
L59	S67°46'07"E	3.56'
L60	N51°17'22"E	9.00'
L61	N29°34'12"E	9.82'
L62	N84°57'03"E	14.10'
L63	N70°13'27"E	9.59'
L64	N83°24'18"E	17.29'
L65	N70°17'28"E	12.76'
L66	S88°18'45"E	37.92'
L67	N80°10'58"E	30.42'
L68	N72°22'10"E	19.11'
L69	S82°32'11"E	29.82'
L70	N73°24'51"E	61.13'
L71	N80°52'09"E	21.81'
L72	S89°58'13"E	17.81'
L73	N61°54'48"E	29.31'
L74	S83°51'20"E	5.67'
L75	S63°26'50"E	16.71'
L76	S87°36'41"E	11.31'
L77	N72°42'57"E	22.10'
L78	N41°48'53"E	21.88'
L79	N57°38'35"E	39.44'
L80	N68°11'10"E	24.21'
L81	N56°03'11"E	39.98'
L82	N52°56'24"E	13.21'
L83	N39°08'27"E	15.85'
L84	N55°52'48"E	14.29'
L85	N31°57'59"E	20.78'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L86	N77°24'43"E	15.27'
L87	S78°39'36"E	13.18'
L88	S82°41'39"E	7.37'
L89	S50°47'51"E	8.62'
L90	S32°00'24"E	9.56'
L91	S47°54'20"E	12.13'
L92	S70°39'34"E	11.81'
L93	S83°03'21"E	28.17'
L94	S66°49'14"E	18.18'
L95	N72°44'49"E	14.25'
L96	N87°23'10"E	26.71'
L97	S77°20'04"E	15.94'
L98	N69°11'12"E	11.05'
L99	S75°18'31"E	23.88'
L100	S67°11'46"E	13.96'
L101	S79°27'01"E	10.92'
L102	S58°33'28"E	15.42'
L103	S69°15'26"E	26.80'
L104	S58°00'34"E	28.39'
L105	S86°32'23"E	27.52'
L106	S72°41'50"E	10.34'
L107	S61°58'10"E	20.38'
L108	S88°35'40"E	14.61'
L109	N72°59'54"E	8.00'
L110	S88°10'31"E	47.82'
L111	N72°42'24"E	19.33'
L112	N86°51'38"E	13.81'
L113	S70°00'37"E	28.80'
L114	S78°19'54"E	25.73'
L115	S53°59'46"E	10.91'
L116	S16°49'18"E	5.68'
L117	S12°56'30"W	7.39'
L118	S28°40'05"W	38.38'
L119	S24°48'53"W	28.73'
L120	S32°52'26"W	37.84'
L121	S20°33'22"W	20.71'
L122	S14°30'01"W	18.37'

- LEGEND
- PARCEL LIMITS
 - ADJOINER PROPERTY
 - MAJOR CONTOUR LINE
 - CENTERLINE OF EASEMENT
 - FLYTIE
 - EASEMENT
 - CALCULATED POINT
 - 5/8" IRON ROD WITH "SAM" CAP SET
 - MONUMENT DISK FOUND
 - 1/2" IRON ROD WITH YELLOW CAP FOUND
 - MAG NAIL SET
 - 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FOUND
 - OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 - PLAT RECORDS, BEXAR COUNTY, TEXAS
 - O.P.R.B.C.TX.
 - P.R.B.C.TX.

- EASEMENT LEGEND
- 17' PUBLIC STORM SEWER EASEMENT
 - 10' PUBLIC SIDEWALK WITH LANDSCAPE BUFFER
 - 27' PUBLIC STORM SEWER EASEMENT
 - 10' PUBLIC WATER EASEMENT
 - 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY (SEE DETAIL SHEET 5)
 - 16' SANITARY SEWER EASEMENT
 - ELECTRIC EASEMENT
 - ELECTRIC EASEMENT FOR PROPOSED SUBSTATION
 - 14' ELECTRIC, GAS, TELEPHONE, AND CATV EASEMENT

- EASEMENT LEGEND
- SOUTHWESTERN TELEPHONE EASEMENT (VOL.3943, PG.651, O.P.R.B.C.TX.)
 - 47'X25' DRAINAGE EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
 - 14' ELECTRICAL EASEMENT (VOL.4431, PG.1511, P.R.B.C.TX.)
 - 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - VARIABLE WIDTH ELECTRIC, GAS, WATER, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, WATER, SEWER, TELEPHONE AND CATV EASEMENT (PERMEABLE) (0.1222 ACRES) VOL.9624, PG.9, P.R.B.C.TX.)
 - 96' DRAINAGE AND SANITARY SEWER EASEMENT (VOL.9518, PG.89, P.R.B.C.TX.)
 - 14' ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT (VOL.9624, PG.9, P.R.B.C.TX.)
 - 16' SANITARY AND SEWER EASEMENT (VOL.9511, PG.23, VOL.3586, PG.1426, P.R.B.C.TX., O.P.R.B.C.TX.)
 - SANITARY SEWER EASEMENT (VOL.4477, PG.675, O.P.R.B.C.TX.) VACATED PER DOC. NO. 10230023849 O.P.R.B.C.TX.
 - VARIABLE WIDTH DRAINAGE EASEMENT (VOL.9704, PG.126, P.R.B.C.TX.) HEREBY VACATED