

AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 400'

THE 0.132 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS 45' DRAINAGE EASEMENT OF THE AMENDING PLAT OF WESTOVER HILLS, UNIT 3 RECORDED IN VOLUME 9518 PAGES 99-103 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
ROW	RIGHT OF WAY	○	EASEMENT PI

---	-1140-	---	EXISTING CONTOURS
—	—	—	CENTERLINE
—	—	—	LAND TIE/HOOK
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	16" SANITARY SEWER EASEMENT (DOC 20220062131, OPR)
④	5' X 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	10" SANITARY SEWER EASEMENT (VOL 9528, PG 64-69, DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	③	VARIABLE WIDTH WATER EASEMENT (VOL 9528, PG 64-69, DPR)
⑦	VARIABLE WIDTH DRAINAGE EASEMENT	④	14" ELECTRIC EASEMENT (VOL 4424, PG 1842, OPR)
⑨	16" SANITARY SEWER EASEMENT	⑤	14" ELECTRIC AND SANITARY SEWER EASEMENT (VOL 9528, PG 64-69, DPR)
⑩	10' X 10' WATER EASEMENT	⑥	45' DRAINAGE EASEMENT (VOL 9518, PG 99-103, DPR)
⑪	5' X 5' WATER EASEMENT	⑦	LOT 3, BLOCK 1, NCB 17647 SEA WORLD OF TEXAS, UNIT 2 (VOL 9528, PG 64-69, DPR)
⑫	VARIABLE WIDTH ACCESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑧	UNPLATTED REMAINDER OR A 496.18 ACRES SEA WORLD OF TEXAS, INC. (VOL 3517, PG 1736, OPR)
⑬	15' DRAINAGE EASEMENT		
⑭	16" WATER EASEMENT		
⑮	10' X 10' ELECTRIC EASEMENT		
⑯	5' X 6' ELECTRIC EASEMENT		

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.

Shauna L. Weaver
SHAUNA L. WEAVER
89512
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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

J. Buchanan 09/22/2022
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 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.

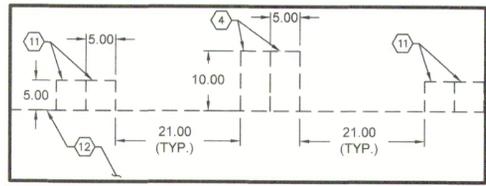
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.



5' WATER OR GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT (TYPICAL)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AMENDING PLAT OF WESTOVER HILLS WHICH IS RECORDED IN VOLUME 9518, PAGE(S) 99-103, 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.

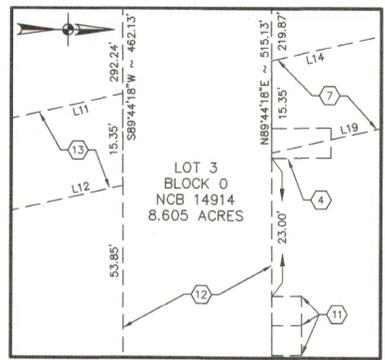
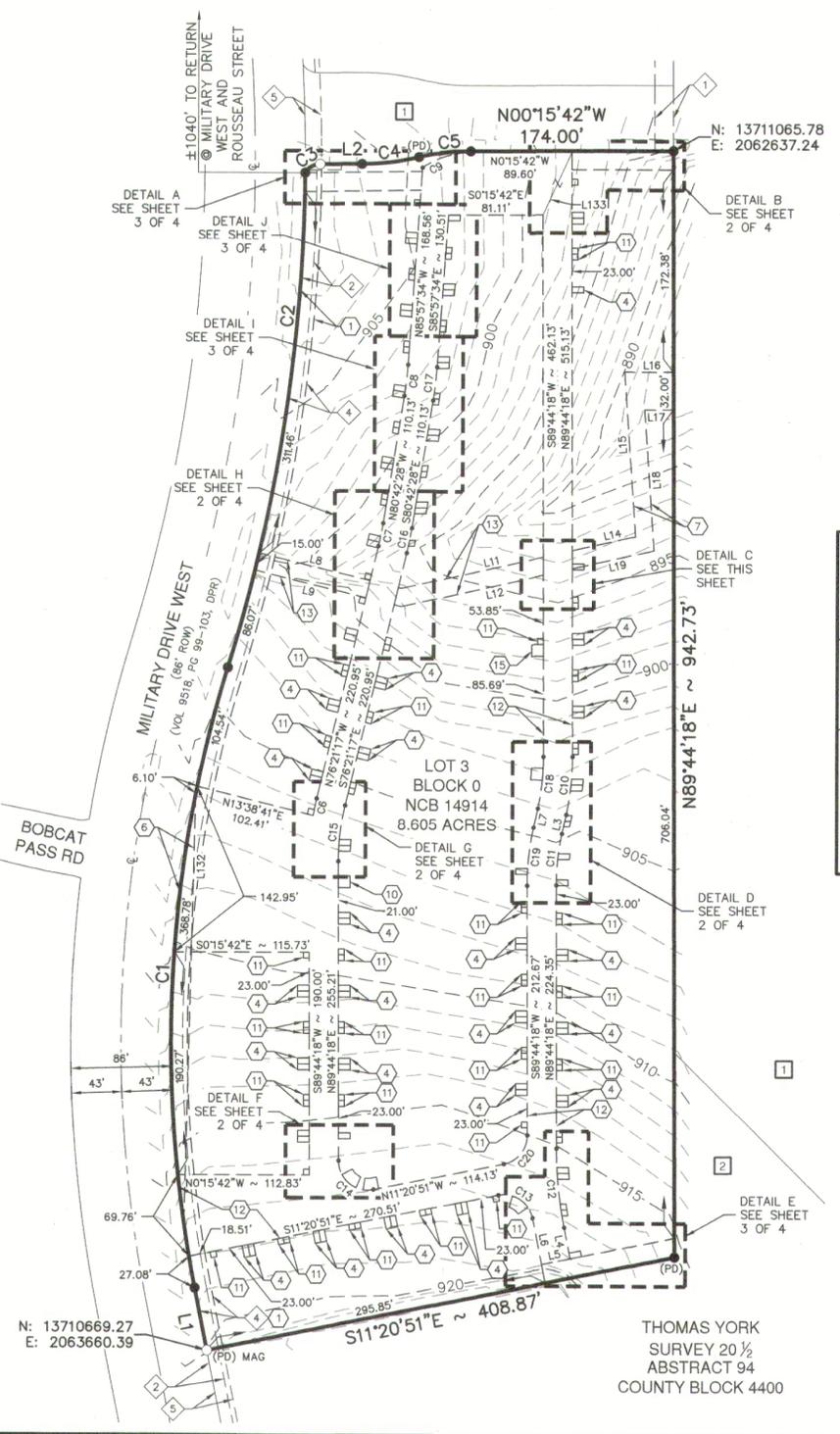
OWNER/DEVELOPER: JASON TOWNSLEY
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF September
A.D. 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-5-2026

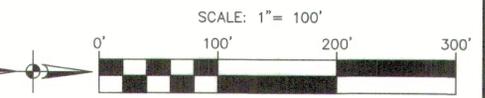


DETAIL "C"

SCALE: 1"= 20'

PLAT NO. 21-11800290
REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE COVE AT WESTOVER HILLS

BEING A TOTAL OF 8.605 ACRE TRACT OF LAND, ESTABLISHING LOT 3, BLOCK 0, NCB 14914, BEING ALL OF THAT SAME CALLED 8.605-ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022062129 OUT OF THE THOMAS YORK SURVEY 201 1/2, ABSTRACT 94, COUNTY BLOCK 4400, NOW IN NEW CITY BLOCK 14914 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: September 21, 2022

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: JASON TOWNSLEY
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 21st DAY OF September, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF THE COVE AT 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

FOR CURVE AND LINE TABLE SEE SHEET 4 OF 4

SHEET 1 OF 4



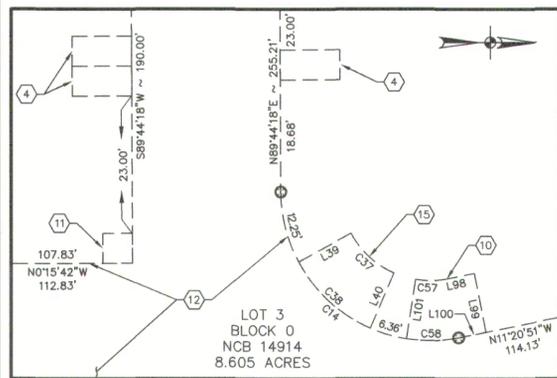
THE COVE AT WESTOVER HILLS
Civil Job No. 12115-01; Survey Job No. 12115-00



LOCATION MAP
NOT-TO-SCALE

LEGEND

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DETAIL "F"
SCALE: 1" = 20'

STATE OF TEXAS
COUNTY OF BEXAR

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Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

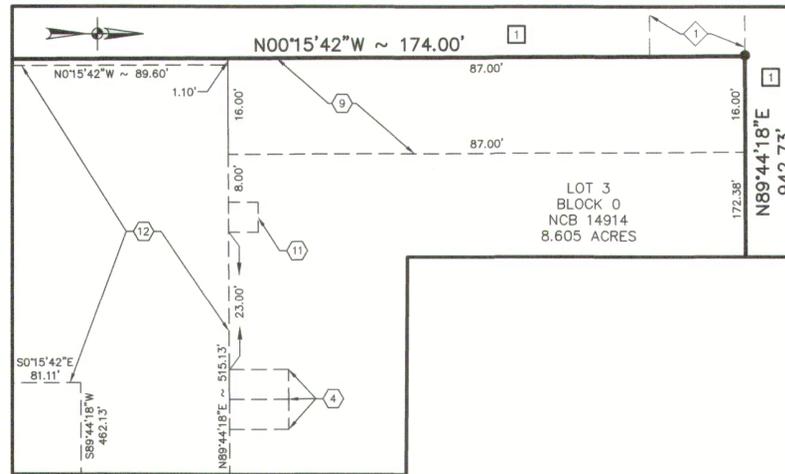
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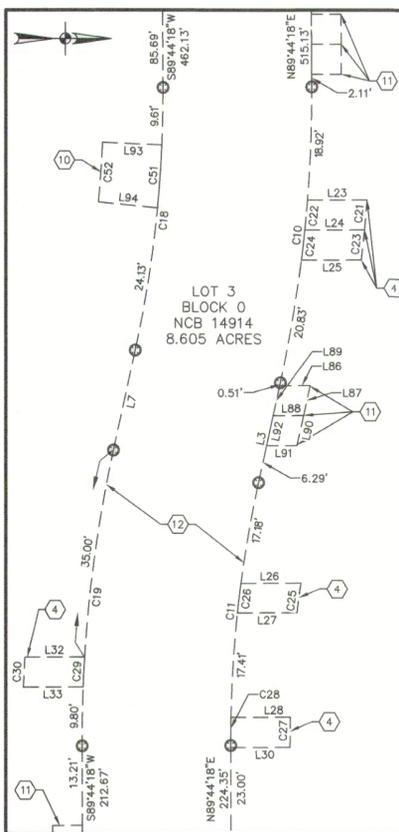
G. E. Buchanan 09/22/2022
REGISTERED PROFESSIONAL LAND SURVEYOR

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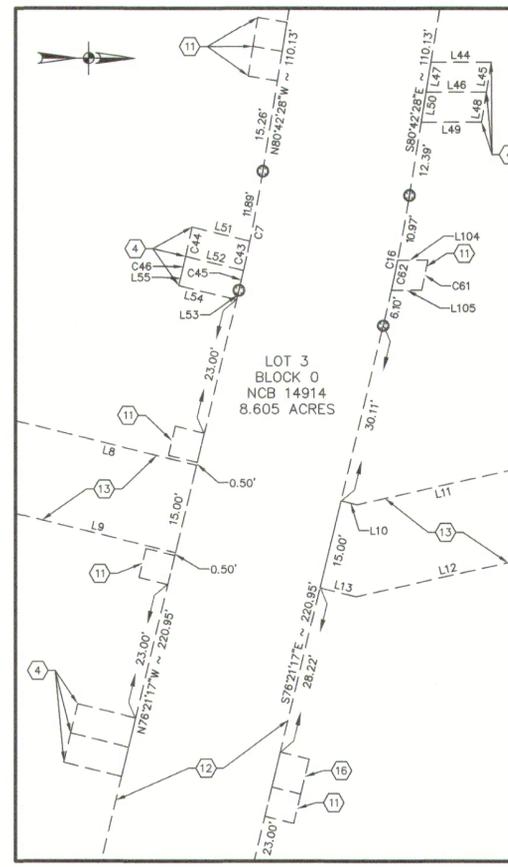
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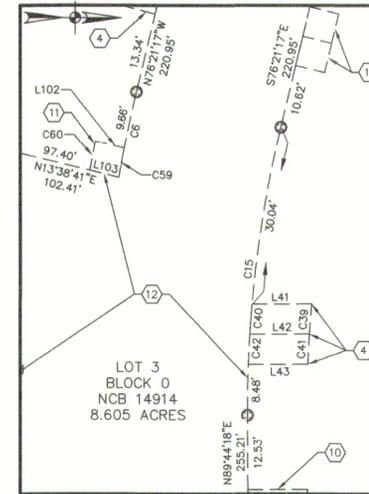
DETAIL "B"
SCALE: 1" = 20'



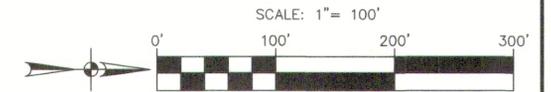
DETAIL "D"
SCALE: 1" = 20'



DETAIL "H"
SCALE: 1" = 20'



DETAIL "G"
SCALE: 1" = 20'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: September 21, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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Jason Townsley
OWNER/DEVELOPER: JASON TOWNSLEY
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

STATE OF TEXAS
COUNTY OF BEXAR

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Vanessa Klus
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

FOR CURVE AND LINE TABLE SEE SHEET 4 OF 4

SHEET 2 OF 4





LOCATION MAP
NOT-TO-SCALE

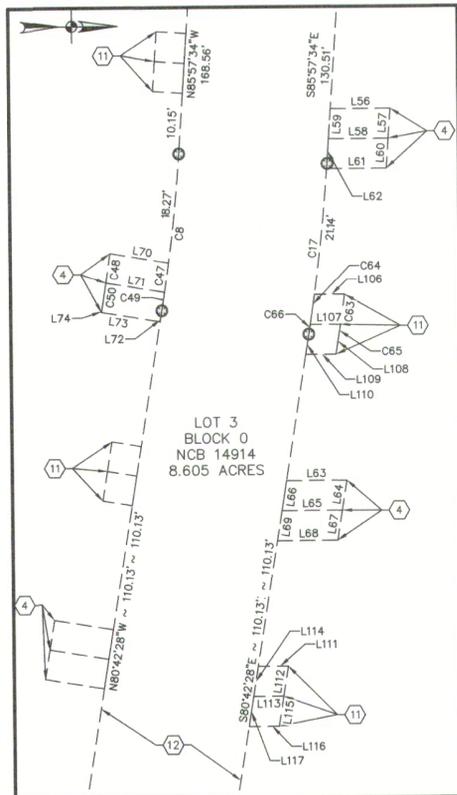
LEGEND

- | | | | |
|-----|---|-----|--|
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| ROW | RIGHT OF WAY | ○ | EASEMENT PI |
-
- | | | |
|-----|--------|-------------------|
| --- | -1140- | EXISTING CONTOURS |
| --- | 0 | CENTERLINE |
| --- | Z | LAND TIE/HOOK |
-
- | | | | |
|---|--|---|--|
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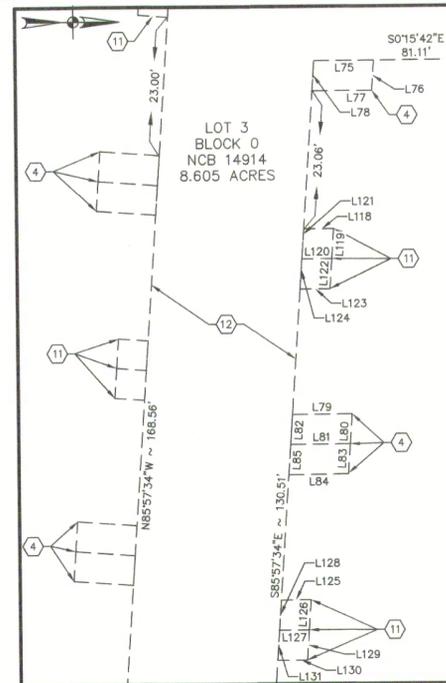
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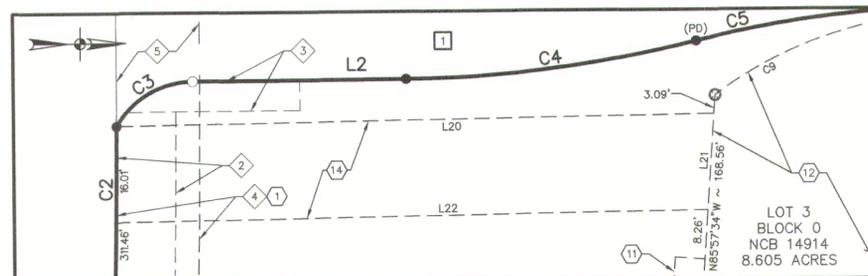
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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.



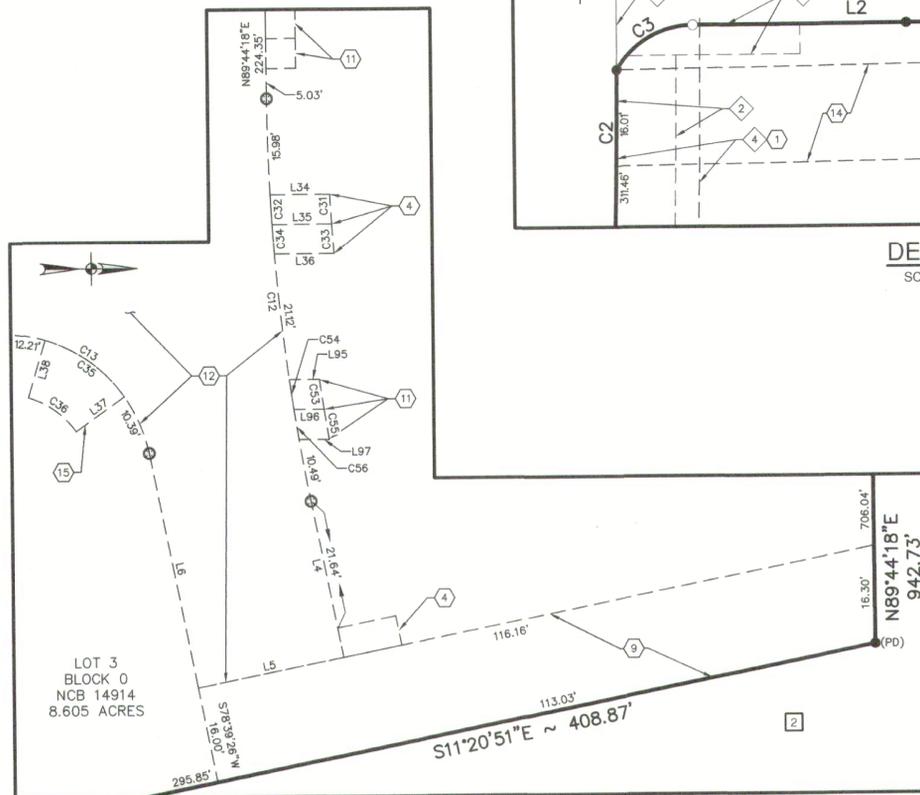
DETAIL "I"
SCALE: 1" = 20'



DETAIL "J"
SCALE: 1" = 20'



DETAIL "A"
SCALE: 1" = 20'



DETAIL "E"
SCALE: 1" = 20'

PLAT NO. 21-11800290

REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE COVE AT WESTOVER HILLS

BEING A TOTAL OF 8.605 ACRE TRACT OF LAND, ESTABLISHING LOT 3, BLOCK 0, NCB 14914, BEING ALL OF THAT SAME CALLED 8.605-ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20220062129 OUT OF THE THOMAS YORK SURVEY 201 1/2, ABSTRACT 94, COUNTY BLOCK 4400, NOW IN NEW CITY BLOCK 14914 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 21, 2022

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: JASON TOWNSLEY
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 21st DAY OF September, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF THE COVE AT 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

FOR CURVE AND LINE TABLE SEE SHEET 4 OF 4

SHEET 3 OF 4



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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

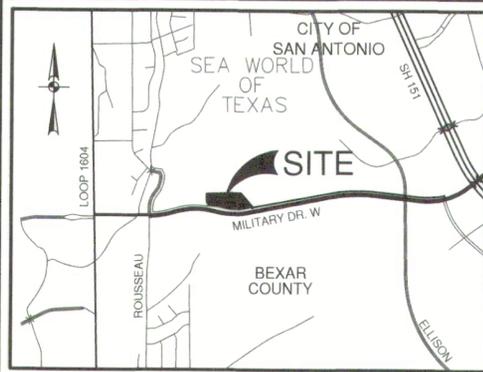
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan 09/22/2022
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 12115-01; Survey Job No. 12115-00

DATE: 09/21/2022, 11:49 AM - USER: J. AMATEL
FILE: P:\12115\12115-01\Survey\12115-01.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, REPLACING, 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 PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TCI 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.

SAWS HIGH PRESSURE:

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 OWNER 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.

SAWS DEDICATION:

THE OWNER 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (COM-PRJ-APP21-38802202) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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 TCI OR 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.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PLAT NO. 21-11800290
REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE COVE AT WESTOVER HILLS

BEING A TOTAL OF 8.605 ACRE TRACT OF LAND, ESTABLISHING LOT 3, BLOCK 0, NCB 14914, BEING ALL OF THAT SAME CALLED 8.605-ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20220062129 OUT OF THE THOMAS YORK SURVEY 201 1/2, ABSTRACT 94, COUNTY BLOCK 4400, NOW IN NEW CITY BLOCK 14914 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 21, 2022

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: JASON TOWNSLEY
KB HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 HIS CAPACITY THEREIN STATED, (GIVEN UNDER MY HAND AND SEAL OF OFFICE) THIS 21st DAY OF September, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1076.53'	28°27'09"	N87°07'39"W	529.12'	534.59'
C2	1468.25'	16°43'21"	N81°16'08"W	427.01'	428.53'
C3	15.00'	59°16'52"	N29°54'08"W	14.84'	15.52'
C4	210.00'	13°28'05"	N6°59'45"W	49.25'	49.36'
C5	190.00'	13°28'05"	N6°59'45"W	44.56'	44.66'
C6	225.00'	3°44'06"	N78°13'20"W	14.66'	14.67'
C7	267.00'	4°21'11"	N78°31'53"W	20.28'	20.29'
C8	288.00'	5°15'06"	N83°20'01"W	26.39'	26.40'
C9	70.00'	33°51'38"	N19°07'43"W	40.77'	41.37'
C10	225.00'	12°40'53"	S83°55'16"E	49.70'	49.80'
C11	200.00'	12°40'53"	S83°55'16"E	44.18'	44.27'
C12	350.00'	11°05'08"	N84°11'44"E	67.61'	67.72'
C13	25.00'	90°00'00"	S33°39'09"W	35.36'	39.27'
C14	25.00'	101°05'09"	N39°11'44"E	38.61'	44.11'
C15	200.00'	13°54'25"	S83°18'30"E	48.43'	48.54'
C16	292.00'	4°21'11"	S78°31'53"E	22.18'	22.19'
C17	313.00'	5°15'06"	S83°20'01"E	28.68'	28.69'
C18	200.00'	12°40'53"	N83°55'16"W	44.18'	44.27'
C19	225.00'	12°40'53"	N83°55'16"W	49.70'	49.80'
C20	25.00'	78°54'55"	N50°48'16"W	31.78'	34.43'
C21	235.00'	1°13'27"	S85°02'16"E	5.02'	5.02'
C22	225.00'	1°16'45"	N84°48'18"W	5.02'	5.02'
C23	235.00'	1°13'37"	S83°48'45"E	5.03'	5.03'
C24	225.00'	1°16'56"	N83°31'28"W	5.03'	5.03'
C25	190.00'	1°31'14"	S82°50'20"E	5.04'	5.04'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	200.00'	1°26'36"	N83°12'43"W	5.04'	5.04'
C27	190.00'	1°30'29"	S89°36'15"E	5.00'	5.00'
C28	200.00'	1°25'57"	N89°38'13"W	5.00'	5.00'
C29	225.00'	1°16'31"	S87°07'46"E	5.01'	5.01'
C30	235.00'	1°13'15"	S87°15'46"E	5.01'	5.01'
C31	340.00'	0°50'38"	N86°37'25"E	5.01'	5.01'
C32	350.00'	0°49'11"	S86°42'45"W	5.01'	5.01'
C33	340.00'	0°50'41"	N85°46'46"E	5.01'	5.01'
C34	350.00'	0°49'13"	S85°53'34"W	5.01'	5.01'
C35	25.00'	38°11'50"	N35°43'51"E	16.36'	16.67'
C36	15.00'	38°11'50"	S35°43'51"W	9.82'	10.00'
C37	15.00'	38°11'50"	N42°33'43"E	9.82'	10.00'
C38	25.00'	38°11'50"	S42°33'43"W	16.36'	16.67'
C39	190.00'	1°30'47"	S85°26'18"E	5.02'	5.02'
C40	200.00'	1°26'13"	N85°40'49"W	5.02'	5.02'
C41	190.00'	1°30'37"	S86°57'01"E	5.01'	5.01'
C42	200.00'	1°26'05"	N87°06'58"W	5.01'	5.01'
C43	267.00'	1°04'24"	N77°37'09"W	5.00'	5.00'
C44	257.00'	1°06'54"	N77°40'07"W	5.00'	5.00'
C45	267.00'	0°43'41"	N76°43'07"W	3.39'	3.39'
C46	257.00'	0°45'23"	N76°43'58"W	3.39'	3.39'
C47	288.00'	0°59'42"	S81°49'38"E	5.00'	5.00'
C48	278.00'	1°01'51"	N81°52'03"W	5.00'	5.00'
C49	288.00'	0°37'19"	S81°01'08"E	3.13'	3.13'
C50	278.00'	0°38'39"	N81°01'48"W	3.13'	3.13'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	200.00'	3°00'54"	S85°59'59"E	10.52'	10.52'
C52	190.00'	3°00'54"	N85°59'59"W	10.00'	10.00'
C53	345.00'	0°50'21"	N81°29'36"E	5.05'	5.05'
C54	350.00'	0°49'37"	S81°36'43"W	5.05'	5.05'
C55	345.00'	0°50'27"	N80°39'12"E	5.06'	5.06'
C56	350.00'	0°49'43"	S80°47'03"W	5.06'	5.06'
C57	15.00'	201°34'11"	N114°00"W	5.27'	5.30'
C58	25.00'	201°35'7"	S113°52"E	8.78'	8.83'
C59	225.00'	1°16'30"	S79°27'08"E	5.01'	5.01'
C60	230.00'	1°14'50"	N79°23'05"W	5.01'	5.01'
C61	297.00'	0°59'10"	S78°15'45"E	5.11'	5.11'
C62	292.00'	1°00'14"	N78°03'14"W	5.12'	5.12'
C63	318.00'	0°54'41"	S81°36'35"E	5.06'	5.06'
C64	313.00'	0°55'34"	N81°28'14"W	5.06'	5.06'
C65	318.00'	0°26'32"	S80°55'59"E	2.45'	2.45'
C66	313.00'	0°17'58"	N80°51'27"W	1.64'	1.64'

LINE #	BEARING	LENGTH
L1	S78°39'09"W	53.92'
L2	N01°5'42"W	35.88'
L3	S77°34'49"E	17.05'
L4	N78°39'10"E	26.64'
L5	S11°20'51"E	25.00'
L6	S78°39'09"W	40.00'
L7	N77°34'49"W	17.05'
L8	N13°38'41"E	98.12'
L9	S13°38'41"W	98.05'
L10	N13°38'42"E	2.75'
L11	N12°35'03"W	124.58'
L12	S12°35'03"E	124.80'
L13	S13°38'42"W	6.25'
L14	N12°35'03"W	55.42'
L15	S86°01'25"W	140.96'
L16	N01°5'42"W	41.99'
L17	S01°5'42"E	24.86'
L18	N86°02'00"E	120.82'
L19	S12°35'03"E	71.59'
L20	N0°49'09"W	100.53'
L21	S85°57'34"E	16.06'
L22	S0°49'09"E	99.59'
L23	N01°5'42"W	10.03'
L24	S01°5'42"E	10.05'
L25	S01°5'42"E	10.08'
L26	N01°5'42"W	10.10'
L27	S01°5'42"E	10.06'

LINE #	BEARING	LENGTH
L28	N01°5'42"W	10.00'
L30	S01°5'42"E	10.00'
L32	N01°5'42"W	10.02'
L33	S01°5'42"E	10.01'
L34	N01°5'42"W	10.01'
L35	S01°5'42"E	10.02'
L36	S01°5'42"E	10.03'
L37	S35°10'14"E	10.00'
L38	N73°22'04"W	10.00'
L39	N28°20'22"W	10.00'
L40	S66°32'12"E	10.00'
L41	N01°5'42"W	10.05'
L42	S01°5'42"E	10.02'
L43	S01°5'42"E	10.01'
L44	N01°5'42"W	10.14'
L45	S80°42'28"E	5.07'
L46	S01°5'42"E	10.14'
L47	N80°42'28"W	5.07'
L48	S80°42'28"E	5.07'
L49	S01°5'42"E	10.14'
L50	N80°42'28"W	5.07'
L51	N13°38'41"E	10.01'
L52	S13°38'41"W	10.00'
L53	S76°21'17"E	1.61'
L54	S13°38'41"W	10.00'
L55	N76°21'17"W	1.61'
L56	N01°5'42"W	10.03'

LINE #	BEARING	LENGTH
L57	S85°57'34"E	5.01'
L58	S01°5'42"E	10.03'
L59	N85°57'34"W	5.01'
L60	S85°57'34"E	5.01'
L61	S01°5'42"E	10.03'
L62	N85°57'34"W	5.01'
L63	N01°5'42"W	10.14'
L64	S80°42'28"E	5.07'
L65	S01°5'42"E	10.14'
L66	N80°42'28"W	5.07'
L67	S80°42'28"E	5.07'
L68	S01°5'42"E	10.14'
L69	N80°42'28"W	5.07'
L70	N91°7'32"E	10.00'
L71	S91°7'32"W	10.00'
L72	S80°42'28"E	1.87'
L73	S91°7'32"W	10.00'
L74	N80°42'28"W	1.87'
L75	N01°5'42"W	10.03'
L76	S85°57'34"E	5.01'
L77	S01°5'42"E	10.03'
L78	N85°57'34"W	5.01'
L79	N01°5'42"W	10.03'
L80	S85°57'34"E	5.01'
L81	S01°5'42"E	10.03'
L82	N85°57'34"W	5.01'
L83	S85°57'34"E	5.01'

LINE #	BEARING	LENGTH
L84	S01°5'42"E	10.03'
L85	N85°57'34"W	5.01'
L86	N01°5'42"W	5.13'
L87	S77°34'49"E	5.13'
L88	N01°5'42"W	5.13'
L89	N77°34'49"W	5.13'
L90	S77°34'49"E	5.13'
L91	S01°5'42"E	5.13'
L92	N77°34'49"W	5.13'
L93	N22°29'34"E	10.00'
L94	S5°30'28"W	10.00'
L95	N01°5'42"W	5.05'
L96	S01°5'42"E	5.06'
L97	S01°5'42"E	5.07'
L98	N11°20'51"W	4.70'
L99	N78°39'09"E	10.00'
L100	S11°20'51"E	4.70'
L101	N81°06'29"W	10.00'