



KILLEN, GRIFFIN
& FARRIMOND

ATTORNEYS AT LAW

ROB KILLEN
JAMES B. GRIFFIN
ASHLEY FARRIMOND

October 5, 2022

City of San Antonio Board of Adjustment
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

Re: Appeal of City Decision regarding Texas Local Government Code Section 43.002
Rights for Property Owned by 281/Overlook Partners, L.P.

To the Members of the Board of Adjustment:

Our firm represents 281/Overlook Partners, L.P. (“Owner”), the owner of approximately 57.5 acres generally located in the 25000 Block of US Hwy 281 North (“Property”), in the City of San Antonio (the “City”), Texas. The purpose of this letter is to address the City’s denial of the request for acknowledgement of the continuation of land use rights for the Property received on September 15, 2022 (the “Denial”) (“**Exhibit A**”).

Texas Local Government Code Section 43.002 (“Section 43.002”) states:

- (a) *A municipality may not, after annexing an area, prohibit a person from:*
 - (1) *continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or*
 - (2) *beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:*
 - (A) *one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and*
 - (B) *a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.*
- (b) *For purposes of this section, a completed application is filed if the application includes all documents and other information designated as required by the governmental entity in a written notice to the applicant.*
- (c) *This section does not prohibit a municipality from imposing:*

- (1) a regulation relating to the location of sexually oriented businesses, as that term is defined by Section 243.002;*
- (2) a municipal ordinance, regulation, or other requirement affecting colonias, as that term is defined by Section 2306.581, Government Code;*
- (3) a regulation relating to preventing imminent destruction of property or injury to persons;*
- (4) a regulation relating to public nuisances;*
- (5) a regulation relating to flood control;*
- (6) a regulation relating to the storage and use of hazardous substances; or*
- (7) a regulation relating to the sale and use of fireworks.*

The Owner planned a commercial project prior to annexation, and is still planning this project, and therefore continues to have rights pursuant to Section 43.002. These rights were recognized by the City in 2017, but then denied on our recent request for re-recognition. Texas Local Government Code Section 211.009 grants the Board of Adjustment (the “Board”) the authority to “hear and decide an appeal that alleges an error in ... [a] determination made by an administrative official” and make the correct determination. As such, we respectfully submit this appeal of the Denial to the Board.

I. Project History

An application for a master development plan for the Property was submitted to the City in 2014. On January 16, 2015, the City approved the Overlook Town Center Master Development Plan Number 14-00023 (“MDP”) (“**Exhibit B**”). The MDP was validated by the City in 2019 and continues to be a valid planning document for the Property (“**Exhibit C**”). The MDP clearly shows a plan for commercial development of the Property (“Project”). In anticipation of annexation by the City, a letter was sent to the City in September of 2016 notifying the City of plans for a variety of commercial uses on the Property (“**Exhibit D**”). This letter further noted the intent to register ongoing use rights with the City pursuant to Section 43.002 after annexation. The Property was then annexed by the City effective December 31, 2016 (“Annexation Date”) (City Ordinance Number 2016-12-01-0899).

Simultaneously with annexation, the Property was assigned a mixture of “C-2” Commercial District and “C-3” General Commercial District base zoning districts (City Ordinance Number 2016-12-01-0902). A portion of the Property became subject to the “GC-3” US 281 North Gateway Corridor Overlay, and the entirety of the Property became subject to the “ERZD” Edwards Recharge Zone District and the “MLOD-1 MLR” Camp Bullis Military Lighting Overlay Military Lighting Region 2 overlay district. While allowing for many of the commercial uses planned for the Property, the zoning designations given by the City did not allow for all uses proposed with the original Project plans. Please note that this initial zoning by the City did NOT impact or result in the loss of any rights for commercial uses originally proposed for the Project. Rights granted by Section 43.002 are independent of zoning. The City recognized this and confirmed and the permitted uses in a 2017 letter confirming rights under Section 43.002 (“**Exhibit E**”).

Since annexation, development of the Project has progressed, including the City's Planning Commission approval of two (2) plats ("**Exhibit F**"), utility work has been done, and a tree preservation plan (AP #2324735) completed and approved.

In 2022 the Owners requested the zoning of the Property be changed to a base designation of "MXD" Mixed Use District. "MXD" zoning allows for both residential and commercial uses. By rezoning the Property to one consistent zoning designation, the multiple commercial base zoning districts were cleaned up and residential uses (those not permitted by "C-2" or "C-3" zoning) became permitted. Due to changing markets, the Owners elected to have the option to have some traditional multi-family housing within the Project. To date, there have been no changes to the MDP, and nothing has changed regarding the pre-annexation plan to develop commercial uses on the Property.

II. City Denial of Rights

After recognizing and confirming Section 43.002 rights for commercial uses within the Project in 2017, the City elected to deny those same rights on September 15, 2022. As previously mentioned, there has been ongoing development activity for the Project since prior to annexation. The only change between the 2017 recognition and the 2022 Denial is that the zoning of the Property has changed. Section 43.002 does not mention zoning or rezoning, nor does it provide for denying or expiring the continuation of land use rights based on a requested or approved rezoning. Section 43.002 only requires the following:

- (a) A municipality may not, after annexing an area, prohibit a person from:**
 - (1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or**
 - (2) beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:**
 - (A) one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and**
 - (B) a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.**

Prior to annexation, an MDP application for commercial development was submitted to the City and approved. The Project has satisfied the requirements of Section 43.002 to establish ongoing use rights.

Please note that there is no mention in State law or any case law of rights for a planned project expiring. The City cannot arbitrarily expire Section 43.002 rights. Further, while the new MXD zoning allows for traditional multi-family use, the commercial project continues to be planned for the Property. An actual multi-family use will trigger a requirement to amend the MDP (there have been no amendments to date) and that portion of the Property will no longer have Section 43.002 rights for commercial use. MXD zoning may allow residential uses to occur alongside commercial

development; however, this does not impact the continuation of commercial use rights under Section 43.002.

Further, the City's Denial letter references UDC Section 35-703. This section states:

*(b) **Master Development Plans.** Newly annexed areas may be entitled to nonconforming rights for a master development plan upon favorable consideration by the zoning commission. The property owner must submit an application as prescribed by Appendix "B" of this chapter. The zoning commission shall conduct a public hearing on the nonconforming rights master development plan after giving notice to the owners of property within two hundred (200) feet in the manner provided in section 35-403 for a rezoning. The purpose of the public hearing shall be to ascertain (1) the extent to which development of the master development plan had progressed prior to annexation and (2) the extent to which the master plan complies with the policies and objectives of the city's land use plan. If the zoning commission approves the master development plan, construction in conformance with the plan must begin within one (1) year, with all portions of the plan either completed or under construction within five (5) years from the date of annexation. After that time, the nonconforming rights shall expire.*

The City cites this section as authority to expire Section 43.002 rights. This is in violation of State law. Please note that this UDC section was adopted by the City in Ordinance No. 65513 and predates the adoption of Section 43.002. Also, at the time this was drafted, a 'master development plan' as we know it today under the current UDC was called a Preliminary Overall Area Development Plan or POADP. The reference to master development plan was entirely different and had a different meaning when this section was adopted in 1987. This section is inapplicable to an MDP submitted prior to annexation, and cannot limit the rights granted by the State of Texas in Section 43.002.

We respectfully request that the Board reverse the denied recognition of the continuation of land use rights and confirm Section 43.002 use rights for the Property similar to the rights recognized in the 2017 letter. Thank you for your review of this request. Please contact me at ashley@kgftx.com or (210) 960-2750 if we need to discuss further.

Best Regards,

KILLEN, GRIFFIN & FARRIMOND, PLLC



Ashley Farrimond

Exhibit A

2022 Letter; Denial of Continuation of Land Use Rights



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



September 15, 2022

Emilie Weissler
10101 Reunion Place, Suite 250
San Antonio, TX 78216

RE: Overlook Town Center
Continuation of Land Use Rights
Generally located in the 25000 Block of US Hwy 281 N

Ms. Weissler,

After careful review of the information and materials presented related to your request for recognition of the continuation of land use rights dated August 15, the Development Services Department does not find evidence to support recognition and thus the request has been denied.

While you cite sections of state law related to continuation of use rights, it is important to note that Section 43.002 states "A municipality may not, after annexing an area, prohibit a person from: "...beginning to use land in the area in the manner **that was planned** for the land...". Your MDP references "Commercial" and "Open Space". Additionally, your Rights Determination Application ("RD application") references "Up to 2,800,000 ground floor sq. ft. of *non-residential use*" and "*general commercial uses*." The RD application specifically requests that the applicant specify if the project is "mixed use" but there is no specific mention of a "mixed use" involving residential in the response. As you likely are aware, our UDC states "An "MXD" [Mixed Use District] shall include both residential and commercial uses." (35-341 (b) (1)). Thus, it is not the change in zoning itself that triggered the denial but rather the change in proposed use and/or planned project (which now seems to include residential) that is applicable. This is true whether you are viewing your request through a lens of Local Government Code 43.002 or Local Government Code 245, both of which are mentioned in your letter. Additionally, you state that there is "no request for the City to confirm rights for residential uses." Based on the facts as we understand them, it would not be possible for the City to confirm residential rights prior to the recent rezoning of the properties (when the properties were changed from C-2 and C-3 to MXD). In short, change of use/project (as evidenced by the requested change in zoning) does impact a continuation of rights, including commercial, under 43.002.

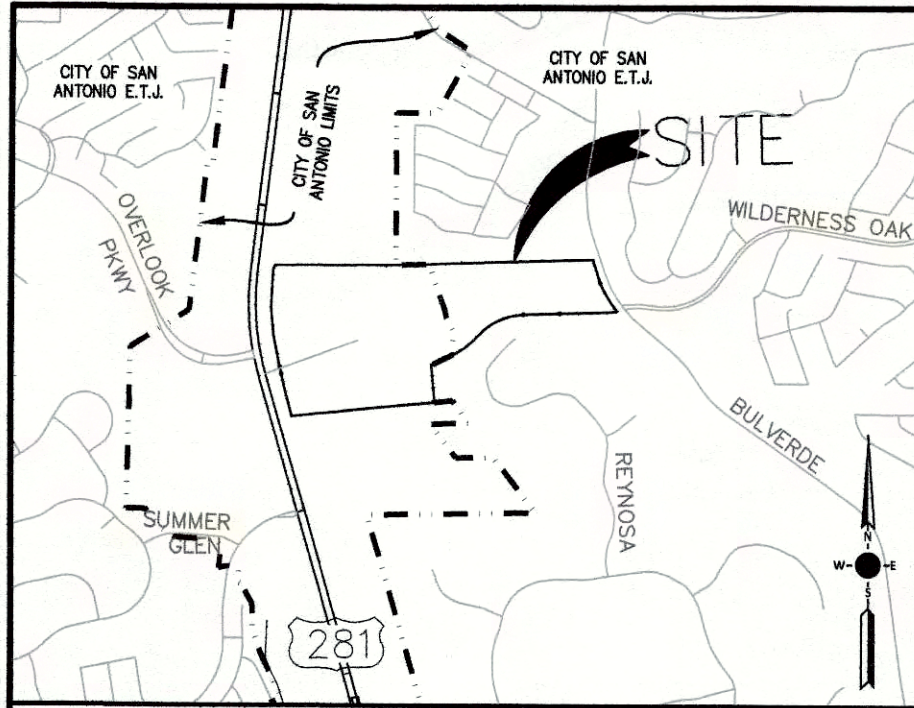
Additionally, we bring your attention to Section 35-703 (c) of the UDC which states "Newly annexed areas may be entitled to nonconforming rights for a master development plan upon favorable consideration by the zoning commission...If the zoning commission approves the master development plan, construction in conformance with the plan must begin within one (1) year, with all portions of the plan either completed or under construction within five (5) years from the date of annexation. After that time, the nonconforming rights shall expire." Per your application and city records, the properties in question were annexed into City limits effective December 31, 2016 and have not met the construction requirements of Section 35-703(c).

Sincerely,

Kristie Flores
Planning Manager
Development Services
City of San Antonio
210.207.5889 office

Exhibit B

Overlook Town Center MDP; Number 14-00023



LOCATION MAP
SCALE 1"=2000'

OWNER/DEVELOPER
281/OVERLOOK PARTNERS L.P.
5805 LONDON LN.
DALLAS, TX. 75252

CIVIL ENGINEER/DESIGNER
6S ENGINEERING, INC.
8405 COUGHRAN RD.
PLEASANTON, TX. 78064

ADJACENT LANDOWNERS

- CANTU HERLINDA G
23211 US HIGHWAY 281 N HOUSE #1
SAN ANTONIO, TX 78258-7320
(VOL. 2280, PG. 863, O.P.R.)
- BELTERRA PROPERTY OWNERS ASSOCIATION INC
1600 NE LOOP 410 SUITE 202
SAN ANTONIO, TX 78209-1613
LOT 31, BLOCK 12 - DRAINAGE EASEMENT
(VOL. 9518, PG. 27, D.P.R.)
- BELTERRA PROPERTY OWNERS ASSOCIATION INC
1600 NE LOOP 410 SUITE 202
SAN ANTONIO, TX 78209-1613
LOT 31, BLOCK 12 - DRAINAGE EASEMENT
(VOL. 9577, PG. 12-14, D.P.R.)
- HRINC JOHN A
25765 BULVERDE RD.
SAN ANTONIO, TX 78261-2310
(VOL. 5913, PG. 229, O.P.R.)
- WILBURN ROB
36 REYNOSA
SAN ANTONIO, TX 78261-2313
(VOL. 12272, PG. 1895, O.P.R.)
- POOL LEVI & CHRISTY
42 REYNOSA
SAN ANTONIO, TX 78261-2313
(VOL. 17090, PG. 1446, O.P.R.)
- BRAHIN ERIC & FREISCHLAG JACQUELINE
96 REYNOSA
SAN ANTONIO, TX 78261-2314
(VOL. 9538, PG. 146, D.P.R.)
- MOURSUND ALFRED A & ELIZABETH J
87 REYNOSA
SAN ANTONIO, TX 78261-2314
(VOL. 9538, PG. 146, D.P.R.)
- WILKINSON RAY JR & BARBARA S
5203 CASA BELLA
SAN ANTONIO, TX 78249-1758
(VOL. 9538, PG. 146, D.P.R.)
- DONAHUE PATRICK K
75 REYNOSA
SAN ANTONIO, TX 78261-2314
(VOL. 17344, PG. 2140, O.P.R.)
- DONAHUE PATRICK K
75 REYNOSA
SAN ANTONIO, TX 78261-2314
(VOL. 17342, PG. 2154, O.P.R.)
- AB CIRCLE C LTD
25390 US HIGHWAY 281 N
SAN ANTONIO, TX 78258-7280
(VOL. 8654, PG. 957, O.P.R.)
- SENDERO RANCH OWNERS ASSOCIATION
1600 NE LOOP 410 SUITE 202
SAN ANTONIO, TX 78209-1613
(VOL. 12123, PG. 1315, O.P.R.)

UTILITY PROVIDERS:

WATER SAN ANTONIO WATER SYSTEM
SEWER SAN ANTONIO WATER SYSTEM
ELECTRIC CPS ENERGY
GAS CPS ENERGY

NOTES:

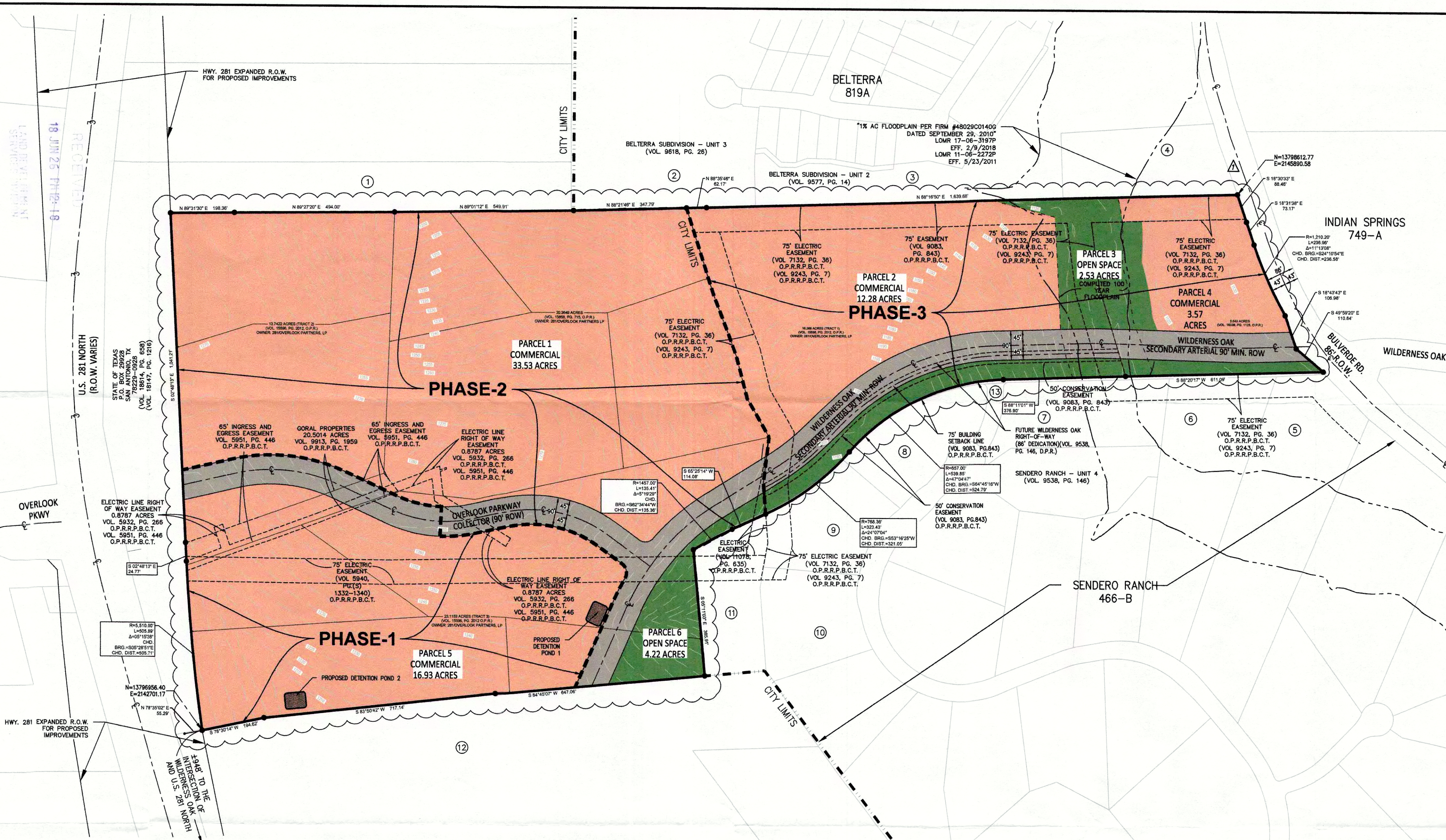
- PROJECT IS LOCATED IN THE ETJ OF THE CITY OF SAN ANTONIO & CITY OF SAN ANTONIO
- CITY LIMITS.
- GEOTECHNICAL PAVEMENT DESIGN WILL BE PERFORMED DURING PLATTING.
- SIDEWALKS WILL BE INSTALLED PER UDC 35-506(O).
- BASIS OF COORDINATES IS SOUTH CENTRAL TEXAS STATE PLANE.
- WILDERNESS OAK AND BULVERDE ROAD ARE DESIGNATED SECONDARY ARTERIAL TYPE A REQUIRING A MINIMUM 86 FEET OF RIGHT-OF-WAY IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PROJECT MANAGER-JOSE A. CANTU P.E.
(6S ENGINEERING, INC.)

WILLIAM G. JONES - OWNER/DEVELOPER



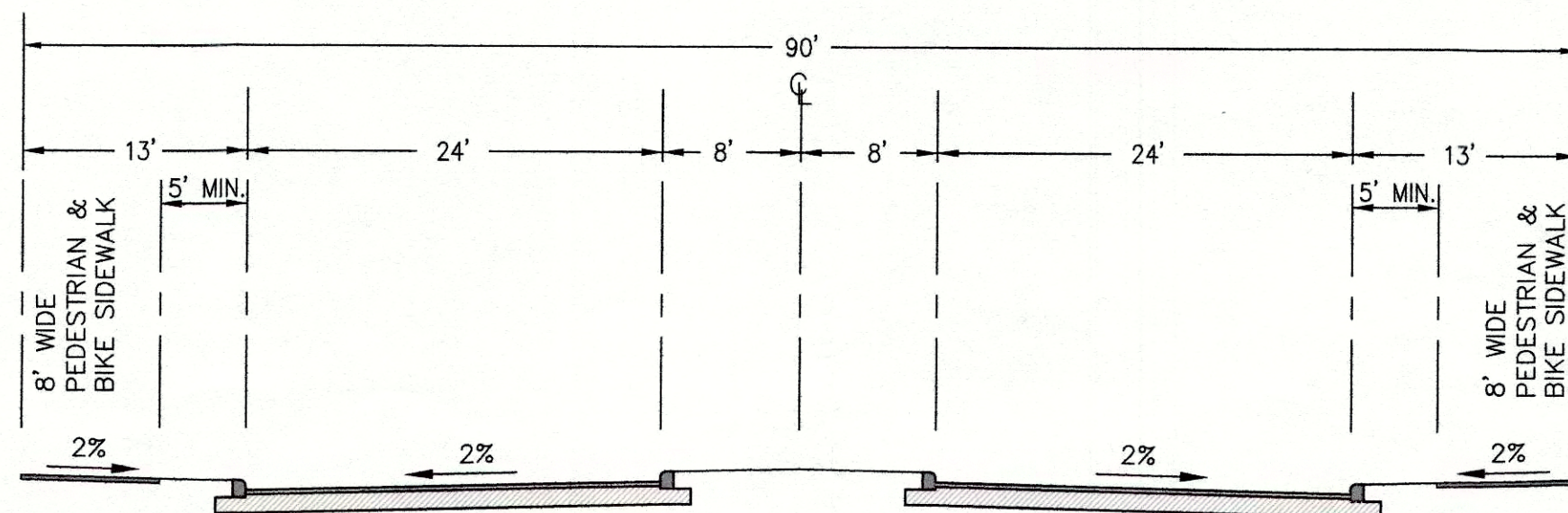
ESTIMATED DETENTION POND VOLUMES

Pond ID	Estimated Detention Volume (ac-ft)
Pond 1	0.30
Pond 2	1.50

LEGAL DESCRIPTION:

BEING A 81.5614 ACRE TRACT OF LAND OUT OF OUT OF THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 934, COUNTY BLOCK 4865, AND THE WM. BRISSIN SUR. NO. 89 1/2, ABST. NO. 54, COUNTY BLOCK 4900, AND THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 934, COUNTY BLOCK 4865, AND THE BEATY, SEALE AND FORWOOD SUR. NO. 1, ABST. NO. 113, COUNTY BLOCK 4926, SAID 81.5614 ACRES OF LAND CONSISTING OF TRACTS 1 THROUGH 4 ACCORDING TO DEED INTO 281/OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 20.478 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15859, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; AND ALSO INCLUDING A CALLED 5.643 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 16339, PAGE 1125, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

PARCEL ID	LAND USE		ROW (AC.)	TOTAL	ESTIMATED PHASING	
	COMMERCIAL(AC)	OPEN SPACE/FLOODPLAIN/TREE PRESERVATION (AC.)			SEQUENCE	
1	33.49	-	3.15	36.64	2	1/2028
2	12.28	-	-	12.28	3	1/2028
3	-	2.53	-	2.53	3	1/2028
4	3.57	-	3.65	7.22	3	1/2028
5	16.95	-	1.72	18.67	1	1/2020
6	-	4.22	-	4.22	2	1/2028
TOTAL	66.29	6.75	8.52	81.56		



TYPICAL STREET SECTION
WILDERNESS OAK
AND OVERLOOK PARKWAY

SCALE: 1"=10'

MDP # 14-00023.01
AMENDS MDP 14-00023

JOB NO.
2017-007-04

8405 Coughran Rd
Pleasanton, TX. 78064
350.570.3220
TBPE F-18435
ENGINEERING, INC.



DATE: 04-17-18
DESIGNED: J.A.C.
DRAWN BY: G.R.
CHECKED BY: J.S.
SCALE: 1"=50'
FILE NAME: Overlook MDP.dwg

REVISIONS	DESCRIPTION	NO.	DATE	BY

BASIS OF COORDINATES: SOUTH CENTRAL TEXAS STATE PLANE.

LEGEND

- PHASING LIMITS
- EXISTING CONTOURS
- PROPERTY BOUNDARY
- CITY LIMITS BOUNDARY
- ROADWAY CENTERLINE
- FLOODPLAIN
- O.P.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- COMMERCIAL
- RIGHT OF WAY
- OPEN SPACE / FLOODPLAIN / CONSERVATION ESMT./TREE PRESERVATION
- PROPOSED DETENTION POND
- PLAN REVISION
- TxDOT DISC FOUND

MDP MINOR AMENDMENT NOTE:

THIS MINOR MDP AMENDS THE PREVIOUSLY APPROVED MDP FOR OVERLOOK TOWN CENTER, MDP 14-00023, WHICH WAS APPROVED ON JANUARY 16, 2015. REASONS FOR AMENDMENTS ARE AS FOLLOWS:

- REVISED OVERALL BOUNDARY DUE TO LAND ACQUISITION BY TxDOT FOR FRONTAGE ALONG HIGHWAY 281. OVERALL ACREAGE HAS CHANGED FROM 84.907 TO 81.561.
- INTERNAL ROADWAY ALIGNMENTS OF OVERLOOK PARKWAY AND WILDERNESS OAK HAVE BEEN REVISED.
- THE LEGAL DESCRIPTION HAS BEEN UPDATED TO REFLECT THE ADJUSTMENT TO TOTAL ACREAGE.
- LAND USE TABLE HAS BEEN UPDATED.
 - PARCEL NUMBERS HAVE BEEN REVISED. ORIGINAL PARCEL NO.'S 1-7 & 12 (36.42ac), IS NOW LABELED AS PARCEL NO.1, (33.66ac).
 - ORIGINAL PARCELS 8 & 11 (12.63ac) IS NOW LABELED AS PARCEL 2 (12.33ac).
 - ORIGINAL PARCEL NO.'S 14 - 19 (17.26ac) IS NOW LABELED AS PARCEL NO. 5 (17.02ac).
 - ORIGINAL PARCEL NO. 9 (4.15ac) IS NOW LABELED AS PARCEL NO. 4 (3.59ac).
 - OPEN SPACE PARCEL'S IS NOW LABELED AS PARCEL NO.'S 3 & 6.
 - PHASING SEQUENCE HAS BEEN ADDED TO THE TABLE.
- PHASE LINE HAS BEEN ADDED TO THE PLAN.
- LEGEND HAS BEEN UPDATED.
- NAME OF ENGINEER HAS BEEN UPDATED.

PLAN HAS BEEN ACCEPTED BY
COSA
4/27/18 14-00023.01
(Date) (Number)
Note: this plan will have to comply with Section 35-112 Scope of approval for validation or plan will expire on
4/28/23
Date

OVERLOOK TOWN CENTER
SAN ANTONIO, TEXAS
MDP MINOR AMENDMENT 14-00023.01
MINOR AMENDMENT TO 14-00023

MDP NO. 14-00023.01

SHEET NO. 1 OF 1

DATE OF PREPARATION: APRIL 17, 2018

Exhibit C

2019 Letter; Validating Overlook Town Center MDP



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

November 13, 2019

Ashley Farrimond
100 West Houston Street, Suite 1250
San Antonio, Texas 78205

RE: Overlook Town Center Master Development Plan (MDP) MDP # 14-00023
Validity

To Whom it may concern,

This MDP was reviewed based on the Unified Development Code (UDC) that was in place when the MDP was accepted. The Development Services Department reviewed and evaluated the validity for Master Development Plan, **Overlook Town Center, MDP 14-00023**. The Overlook Town Center Master Development Plan was accepted on January 16, 2015 and consists of 84.907 acres of land. The applicant provided thorough documentation that project expenses exceed the requisite \$500,000.00.

Therefore, this MDP is deemed valid for five years from the date of this letter. The MDP can continue validity beyond the expiration date provided that **Section 35-412(i)(1)(B) Maintaining Validity** of the UDC has been met. If you have any questions regarding this matter, contact Logan Sparrow, Development Services Manager at (210) 207-8691, or via email Logan.Sparrow@sanantonio.gov.

Sincerely,


Melissa M. Ramirez
Assistant Director

Exhibit D

2016 Letter; Notifying City of Planned Commercial Project

Ashley Farrimond
210-448-9981
ashley@kk-lawfirm.com

September 27, 2016

Melissa Ramirez
Assistant Director
Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78204

via email @ Melissa.ramirez@sanantonio.gov

Re: Intent to Register Texas Local Government Code Chapter 43.002 Rights for
Commercial Project Located at US Highway 281 and Celebration Drive

Dear Ms. Ramirez,

Our office represents 281/Overlook Partners, LP, the owner of multiple parcels (collectively, the "Property") within the City of San Antonio ("City") US Highway 281 North Corridor annexation area. The Property is located on the east side of US Highway 281 North near the intersection of US Highway 281 and Celebration Drive. The Property is further identified by the Bexar County Appraisal District as parcel numbers 266885, 268796, 266882, 266884, 268788, 268920, 268960, and 268785. It is our understanding that while all of these parcels were previously planned for annexation by the City, some are no longer included in the US 281 North Corridor annexation area.

Texas Local Government Code Section 43.002 (titled "Continuation of Land Use") ("Section 43.002") mandates municipal recognition of non-conforming land use rights following annexation under certain conditions. Section 43.002 states the following:

- (a) A municipality may not, after annexing an area, prohibit a person from:*
- (1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or*
 - (2) beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:*

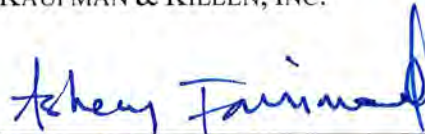
- (A) one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and*
- (B) a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.*

Multiple permits required by the City for a commercial project on the Property have been submitted and approved by the City, including the Overlook Town Center Master Development Plan #14-00023. The plan for the use of the Property includes uses permitted within the "C-3" zoning district, including, but not limited to, grocery stores, retail centers, service stations, carwashes, automotive service and sales uses, storage, nursing facilities, assisted/senior living, restaurants, bars, hotels, convenience stores, gasoline sales, hospitals, medical clinics, veterinary or animal clinics, wireless communication systems, radio or television towers, recreational uses, amusement/entertainment uses, movie theaters, nurseries, mobile food vending, and outdoor sales.

Please note that we intend to register Section 43.002 rights for a commercial project on the Property on behalf of 281/Overlook Partners, LP immediately following annexation by the City. We are not aware of an existing process under the City's Unified Development Code to register Section 43.002 rights. Please keep us informed as the City develops a policy for Section 43.002 registrations. We look forward to working with you on this matter.

Best Regards,

KAUFMAN & KILLEN, INC.



Ashley Farrimond

cc: Rob Killen, Kaufman & Killen, Inc.

attached: MDP #14-00023 (Overlook Town Center)

Exhibit E

2017 Letter; Approved Continuation of Commercial Land Use Rights



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Non-Conforming Use Notification of Decision

August 29, 2017

Kaufman & Killen, Inc. c/o Ashley Farrimond
100 West Houston Street, Suite 1250
San Antonio, Texas 78205

RE: Continuation of Land Use Rights for the Overlook Town Center, being 84.907 acres out of CB 4865, CB 4900, and CB 4926, Case NC-17-039

To whom it may concern:

This is to verify that Continuation of Land Use Rights for automobile/truck repair, service and sales, storage, nursing facilities, assisted/senior living, restaurants and/or bars, hotels, convenience stores, gasoline sales, carwashes, hospitals, medical clinic, veterinary or animal clinic, parking, wireless communication system, radio or television tower, recreational uses, amusement/entertainment, self-service storage, storage of goods/materials, movie theater, nursery, mobile food vending, and outdoor sales was **APPROVED** by the City of San Antonio for the above referenced property on August 29, 2017.

The applicant supplied evidence that the project was initiated, and that an application had been filed at least 90 days prior to the annexation of the subject property into the City Limits. Included in the application was a Rights Determination Application, which was submitted on June 10, 2016, and subsequently reviewed for all above-referenced uses. The RIGHTS Determination was approved on July 6, 2016. In accordance with Chapter 43 of the Texas Local Government Code, the project may proceed under "Continuation of Land Use Rights".

If you are interested in rezoning the property to come into compliance with the zoning code and to permit the use by right please feel free to contact me to discuss this procedure.

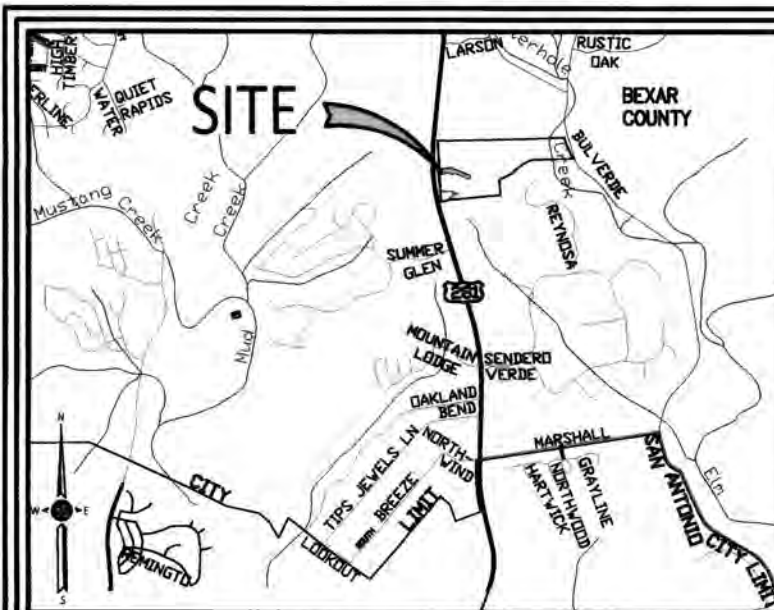
If I may be of any further assistance, please do not hesitate to contact me at (210) 207-8691 or via email at Logan.Sparrow@sanantonio.gov.

Respectfully,

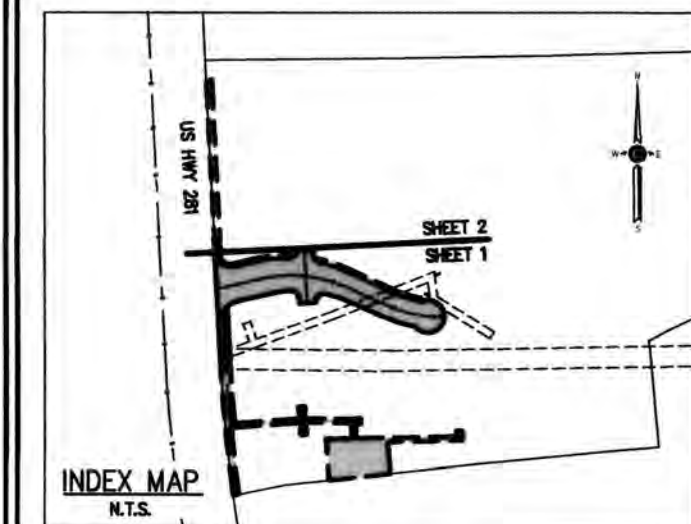
Logan Sparrow
Principal Planner

Exhibit F

Approved Plats Within the Property



- LEGEND**
- FOUND IRON ROD
 - IRON ROD TO BE SET
 - EXISTING CONTOURS MAJOR
 - EXISTING CONTOURS MAJOR
 - PROPOSED CONTOURS MAJOR
 - PROPOSED CONTOURS MAJOR
 - E.G.T. & CATV ESM* ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - N.T.S. NOT TO SCALE
 - DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RPRBC RECORDED PUBLIC RECORDS BEXAR COUNTY TEXAS
 - OPRBC OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - ℄ ROAD CENTER LINE



CPS/SAWS/COSA/UTILITY NOTE:

1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM -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 REASON 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 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, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERE ON.

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.

8/12/19
LICENSED PROFESSIONAL ENGINEER NO. 111313

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:

8/12/19
SUNDAY OF TEXAS CODE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CITY OF SAN ANTONIO NOTES:

1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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.

FLOOD VERIFICATION NOTES:

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029Q2140G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION POND NOTES:

1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. 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. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

DETENTION MAINTENANCE NOTE:

1.) THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

GENERAL PLATTING NOTES:

1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.
2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.0007.
3.) ORIGIN OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (CPS SOLUTION).
4.) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.
5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2324735) 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).

EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION 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.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1(ONE) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.96'.
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.

SAN ANTONIO WATER SYSTEM NOTES:

1.) IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.
2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

UNPLATTED
PORTION OF 15.885 ACRES (TRACT 2)
VOL. 15596, PG. 2012
AND A PORTION OF 20.479 ACRES
VOL. 15858, PG. 715
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS
OWNER: 281/OVERLOOK PARTNERS, LP

UNPLATTED
PORTION OF 24.204 ACRES
VOL. 15596, PG. 2012
AND A PORTION OF 20.479 ACRES
VOL. 15858, PG. 715
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS
OWNER: 281/OVERLOOK PARTNERS, LP

75' x 480' GAS EASEMENT
(VOL. 16405, PG. 1207) OPRBC

VARIABLE WIDTH OFF-LOT
PRIVATE DRAINAGE
EASEMENT (1.183 ACRES)

UNPLATTED
PORTION OF 24.204 ACRES
VOL. 15596, PG. 2012
AND A PORTION OF 20.479 ACRES
VOL. 15858, PG. 715
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS
OWNER: 281/OVERLOOK PARTNERS, LP

UNPLATTED
AB CIRCLE C, LTD. 45.6757 ACRES
VOL. 14315, PG. 0690
REAL PROPERTY RECORDS,
BEXAR COUNTY, TEXAS

SEE SHEET 2 OF 2 FOR LINE
AND CURVE TABLES.

SHEET 1 OF 2

PLAT NO. 18-900078

SUBDIVISION PLAT
ESTABLISHING

OVERLOOK TOWN CENTER, UNIT 1

BEING 4.248 ACRES OF LAND, ESTABLISHING AN 2.252
ACRE ROAD RIGHT-OF-WAY TRACT, AN 1.183 ACRE
DRAINAGE EASEMENT, AN 0.144 ACRE, 0.151 ACRE,
0.388 ACRE AND 0.131 ACRE ELECTRIC, GAS
TELEPHONE AND CABLE TELEVISION EASEMENT, AND
BEING A PORTION OF A 32.153 AND ACCORDING TO
DEED INTO 281/OVERLOOK PARTNERS, LP AS
DESCRIBED IN DEED RECORDED IN VOLUME 15596,
PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR
COUNTY, TEXAS, AND ALSO INCLUDING A CALLED
9.694 ACRE TRACT OF LAND DESCRIBED IN DEED
RECORDED IN VOLUME 15858, PAGE 715, REAL
PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

100' 0' 100'
SCALE
1"=100'

ENGINEER:

PO BOX 689
Pleasanton, Tx. 78064
830.570.3220

ENGINEERING, INC.

TYPE F-18435

SURVEYOR:

12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: 08/12/2019

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: WILLIAM JONES
281/OVERLOOK PARTNERS LTD.
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED WILLIAM JONES

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 12 DAY OF August, A.D. 2019

Margreet Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF OVERLOOK SUBDIVISION, UNIT 1 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 28 DAY OF August, A.D. 2019

BY: *Christoph C. Go* CHAIRMAN

BY: *Melvin Pen* SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID
PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING
SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
ESTABLISHING

OVERLOOK TOWN CENTER, UNIT 1

BEING 4.248 ACRES OF LAND, ESTABLISHING AN 2.252 ACRE ROAD RIGHT-OF-WAY TRACT, AN 1.183 ACRE DRAINAGE EASEMENT, AN 0.144 ACRE, 0.151 ACRE, 0.388 ACRE AND 0.131 ACRE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT, AND BEING A PORTION OF A 32.153 AND ACCORDING TO DEED INTO 281/OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

100' 0' 100'
SCALE 1"=100'

ENGINEER:



PO BOX 689
Pleasanton, Tx. 78064
830.570.3220

SURVEYOR:

SurGIS of Texas

12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: 08/12/2019

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.

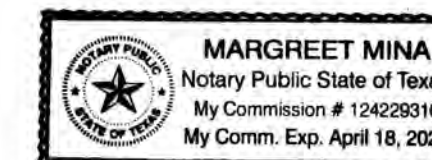
OWNER/DEVELOPER: WILLIAM JONES
281/OVERLOOK PARTNERS LTD.
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES

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 12 DAY OF August, A.D. 2019

Margaret Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF OVERLOOK SUBDIVISION, UNIT 1 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 28 DAY OF August, A.D., 2019

BY: Christopher C. Davis CHAIRMAN

BY: William Jones SECRETARY

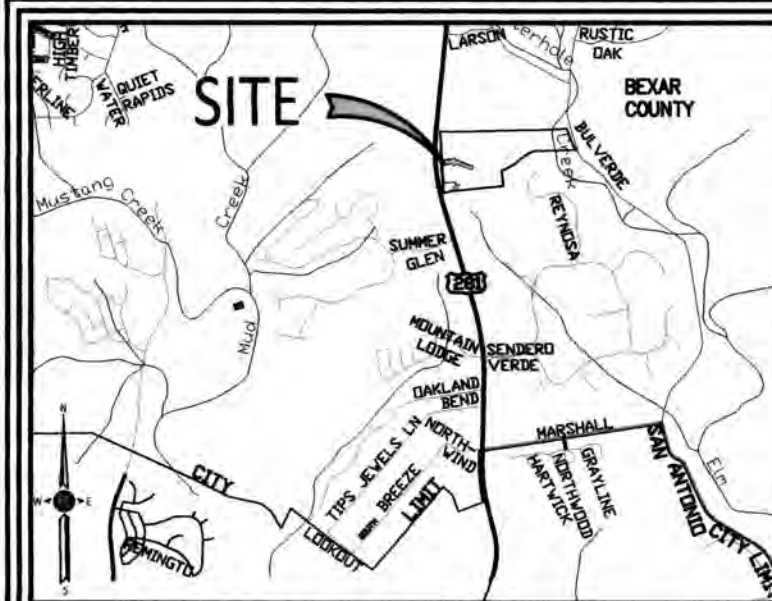
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20__

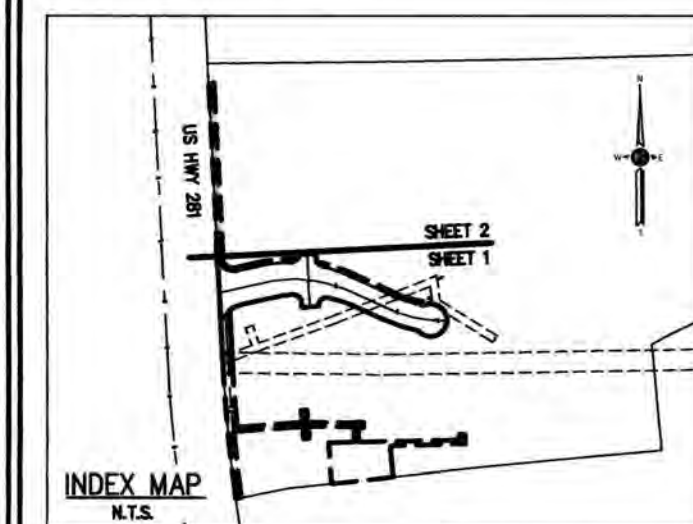
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOCATION MAP
NOT TO SCALE

LEGEND

- FOUND IRON ROD
- IRON ROD TO BE SET
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MAJOR
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MAJOR
- E, G, T & CATV ESM⁷ ELECTRIC, GAS, WATER AND CABLE TV EASEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- N.T.S. NOT TO SCALE
- DPB/C DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- RPB/C RECORDED PUBLIC RECORDS BEXAR COUNTY TEXAS
- OPB/C OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- ℄ ROAD CENTER LINE



CPS/SAWS/COSA/UTILITY NOTE:

- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM—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 REASON 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 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, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERE ON.

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.

5/12/19
LICENSED PROFESSIONAL ENGINEER NO. 111313

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:

8/12/19
SURGEON OF TEXAS CORP.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CITY OF SAN ANTONIO NOTES:

1.) DRAINAGE EASEMENT NOTES:

NO STRUCTURES, FENCE, 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.

FLOOD VERIFICATION NOTES:

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0240G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION POND NOTES:

1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. 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. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

DETENTION MAINTENANCE NOTE:

1.) THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

GENERAL PLATTING NOTES:

- 1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.
- 2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.
- 3.) ORIGIN OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).
- 4.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.
- 5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2324735) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

EDWARDS AQUIFER NOTES:

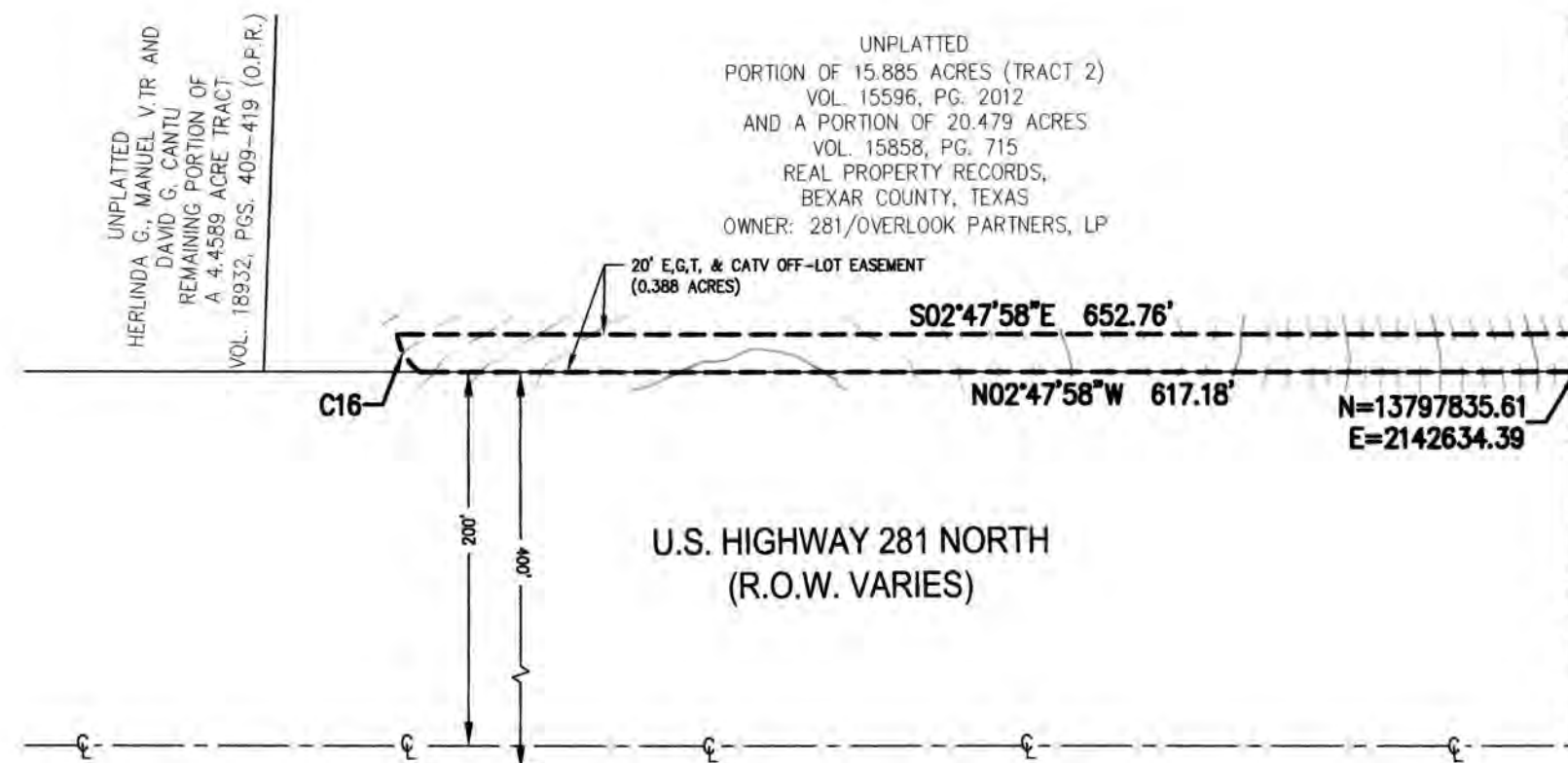
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION 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.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1(ONE) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.96'.
- 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.

SAN ANTONIO WATER SYSTEM NOTES:

- 1.) IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.
- 2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	100°00'04"	58.00'	101.23'	69.12'	S52°48'00"E	88.86'
C2	13°28'30"	525.00'	123.47'	62.02'	N83°56'13"E	123.19'
C3	93°16'00"	30.00'	48.83'	31.76'	N44°02'27"E	43.62'
C4	74°08'43"	30.00'	38.82'	22.67'	S39°39'54"E	36.17'
C5	11°20'04"	525.00'	103.86'	52.10'	S71°04'13"E	103.69'
C6	13°53'49"	449.99'	109.15'	54.84'	S72°20'10"E	108.88'
C7	31°46'27"	19.00'	10.54'	5.41'	N84°50'38"E	10.40'
C8	247°03'09"	59.00'	254.40'	89.05'	N12°28'59"E	98.37'
C9	34°52'23"	19.00'	11.56'	5.97'	N61°25'38"W	11.39'
C10	132°7'38"	543.00'	127.57'	64.08'	N72°08'00"W	127.27'
C11	12°38'00"	457.00'	100.77'	50.59'	N71°43'11"W	100.56'
C12	106°10'11"	30.00'	55.59'	39.93'	S48°52'43"W	47.97'
C13	90°08'41"	30.00'	47.20'	30.08'	N49°16'43"W	42.48'
C14	8°26'58"	460.00'	67.84'	33.98'	S81°25'27"W	67.78'
C15	56°51'45"	102.00'	101.23'	55.22'	S48°46'06"W	97.13'
C16	45°56'06"	30.00'	24.05'	12.71'	N55°52'36"E	23.41'
C17	16°08'01"	539.00'	151.77'	76.39'	N85°15'58"E	151.27'
C18	13°59'35"	539.00'	131.64'	66.15'	S72°23'59"E	131.31'
C19	13°53'49"	435.99'	105.75'	53.14'	S72°20'10"E	105.49'
C20	3°13'57"	4582.45'	258.53'	129.30'	S04°05'59"E	258.49'
C21	2°30'16"	5490.00'	239.97'	120.01'	S06°51'28"E	239.95'
C22	5°22'31"	5510.00'	516.93'	258.65'	N05°26'05"W	516.74'
C23	0°45'39"	5490.00'	72.91'	36.46'	N05°13'31"W	72.91'
C24	1°56'28"	5490.00'	185.99'	93.00'	N03°43'04"W	185.98'
C25	37°23'51"	500.00'	326.35'	169.23'	N84°06'07"W	320.59'
C26	25°20'33"	500.00'	221.16'	112.42'	S78°04'28"E	219.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°11'58"E	76.35'
L2	N87°24'28"E	60.00'
L3	S02°35'32"E	20.21'
L4	S85°47'38"W	60.00'
L5	N04°12'22"W	19.89'
L6	S52°11'35"E	35.64'
L7	N77°11'58"E	95.22'
L8	S10°42'55"W	14.00'
L9	S02°47'58"E	110.97'
L10	S02°47'58"E	57.60'
L11	N04°29'40"W	21.78'
L12	S85°30'20"W	2.00'
L13	N04°29'40"W	21.34'
L14	N85°30'20"E	21.34'
L15	S04°29'40"E	21.34'
L16	S85°30'20"W	2.00'
L17	S04°29'40"E	22.59'
L18	N00°41'52"E	2.50'
L19	S89°18'08"E	20.00'
L20	S00°41'52"W	20.00'
L21	N89°18'08"W	19.36'
L22	S01°02'51"E	51.55'
L23	N01°02'51"W	20.00'
L24	N88°57'09"E	20.00'
L25	S01°02'51"E	35.00'

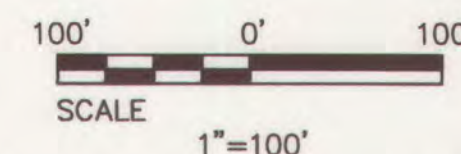
LINE TABLE		
LINE	BEARING	LENGTH
L26	S41°24'49"W	11.07'
L27	S06°07'54"E	104.67'
L28	N88°51'45"E	92.98'
L29	N01°02'51"W	54.51'
L30	S04°29'40"E	21.83'
L31	N86°16'06"E	3.17'
L32	S04°29'40"E	21.34'
L33	S85°30'20"W	21.34'
L34	N04°29'40"W	21.34'
L35	N83°22'46"E	3.17'
L36	N04°29'40"W	22.50'
L37	S85°30'20"W	20.00'
L38	N85°30'20"E	20.00'
L39	N78°30'14"E	20.03'
L40	N02°47'58"W	57.57'
L41	N02°47'58"W	67.70'
L42	N02°47'58"W	98.04'
L43	N02°47'58"W	57.59'



PLAT NO: 19-11800237

SUBDIVISION PLAT
OF
OVERLOOK TOWN CENTER, UNIT 2

BEING 13.506 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 3 BLOCK 1, LOTS 1 THROUGH 4 BLOCK 2 NEW COUNTY BLOCK 19710, LOT 908, LOT 999 AND 16'/25' OFF-LOT SANITARY SEWER EASEMENT, AND BEING A PORTION OF A 23.153 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



ENGINEER:
6S ENGINEERING, INC.
P.O. BOX 689
Pleasanton, Tx. 78064
830.570.3220

SURVEYOR:
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: APRIL 9, 2020

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: WILLIAM JONES
281 OVERLOOK PARTNERS LP
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213
(972) 620-8850

STATE OF TEXAS
COUNTY OF BEXAR

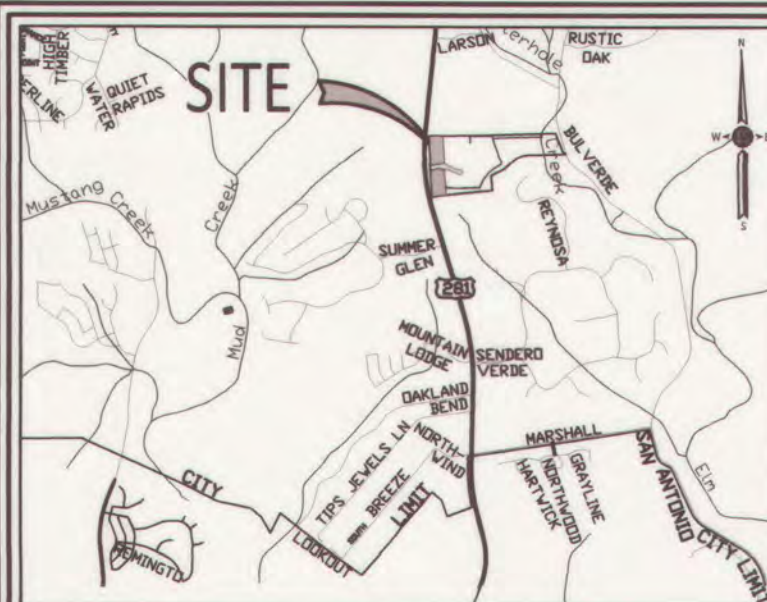
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April, A.D. 2020.

Margaret Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

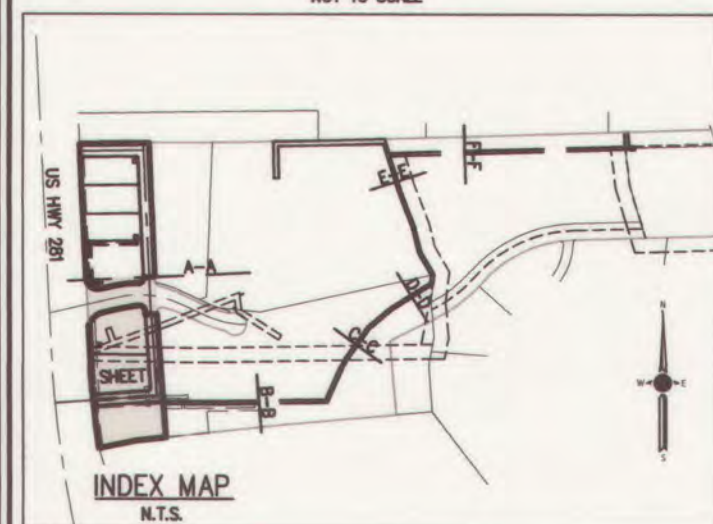
THIS PLAT OF OVERLOOK TOWN CENTER, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 13 DAY OF MAY, A.D., 2020

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY



LOCATION MAP
NOT TO SCALE



SAN ANTONIO WATER SYSTEM NOTES:

- 1.) IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.
- 2.) WASTEWATER EDU'S NOTES:
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.
- 3.) DEDICATED SANITARY SEWER MAINS:
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.
- 4.) EASEMENT NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- 5.) HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

CPS/SAWS/COSA UTILITY NOTE:

- 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 DEDICATING 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 REASON 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 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, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERE ON.

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.

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

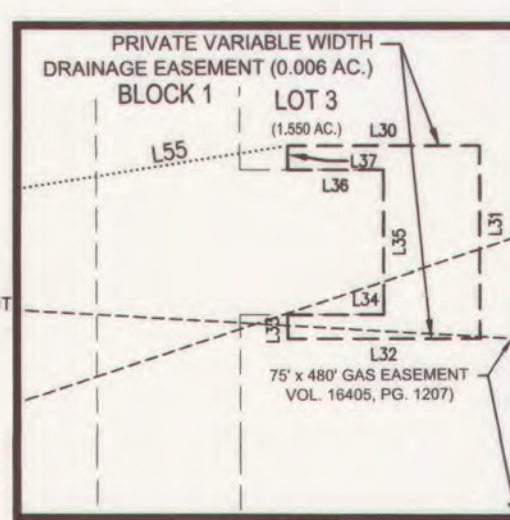
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CITY OF SAN ANTONIO NOTES:

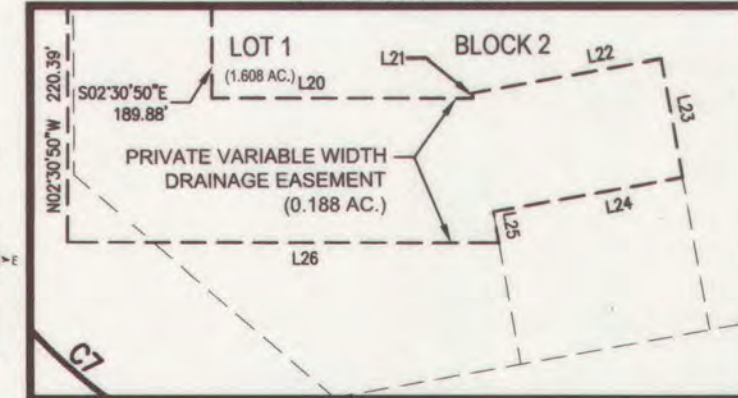
- 1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL 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.
- 2.) FLOODPLAIN EASEMENT NOTES:
NO PORTION OF FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C01406, EFFECTIVE 08/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- EDWARDS AQUIFER NOTES:
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- TEXAS DEPARTMENT OF TRANSPORTATION 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.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2(TWO) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,342.6'.
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.

LEGEND

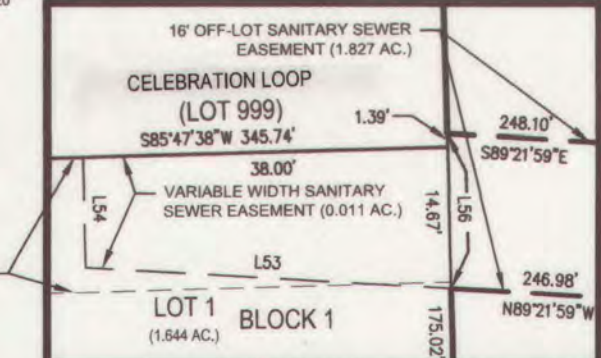
- FOUND IRON ROD
- IRON ROD WITH 5520 CAP (UNLESS NOTED)
- ⊙ MAG NAIL
- ⊙ MONUMENT
- ⊙ CENTERLINE
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- - - PROPOSED CONTOURS MAJOR
- - - PROPOSED CONTOURS MINOR
- - - E.G.T. & CATV ESM/T
- - - ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- - - R.O.W.
- - - RIGHT-OF-WAY
- - - VOL.
- - - PAGE
- - - N.T.S.
- - - NOT TO SCALE
- - - DPR
- - - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- - - RPR
- - - RECORDED PUBLIC RECORDS BEXAR COUNTY, TEXAS
- - - OPR
- - - OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- - - AC.
- - - ACRES



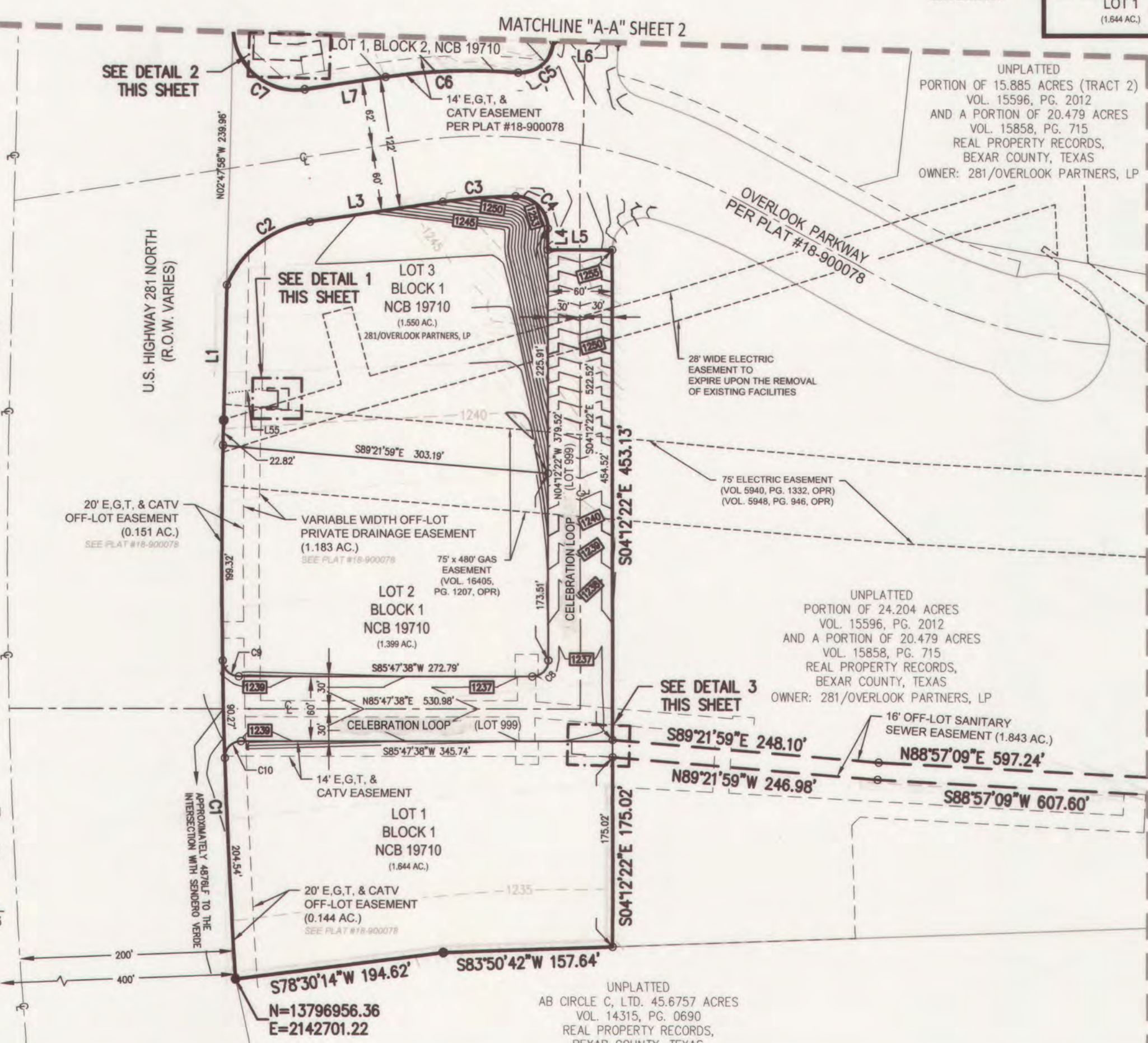
DETAIL 1
SCALE: 1" = 20'



DETAIL 2
SCALE: 1" = 20'



DETAIL 3
SCALE: 1" = 20'



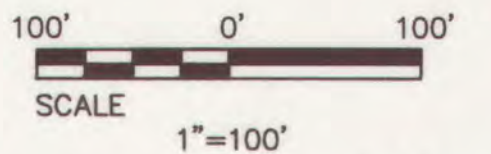
MARGREET MINA
Notary Public State of Texas
My Commission # 124229316
My Comm. Exp. April 18, 2020



PLAT NO: 19-11800237

SUBDIVISION PLAT
OF
OVERLOOK TOWN CENTER, UNIT 2

BEING 13.506 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 3 BLOCK 1, LOTS 1 THROUGH 4 BLOCK 2 NEW COUNTY BLOCK 19710, LOT 908, LOT 999 AND 16'/25' OFF-LOT SANITARY SEWER EASEMENT, AND BEING A PORTION OF A 23.153 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



ENGINEER:
6S ENGINEERING, INC.
TBPE F-18435
Pleasanton, Tx. 78064
830.570.3220

SURVEYOR:
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: APRIL 9, 2020

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: WILLIAM JONES
281/OVERLOOK PARTNERS LP
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213
(972) 620-8850

STATE OF TEXAS
COUNTY OF BEXAR

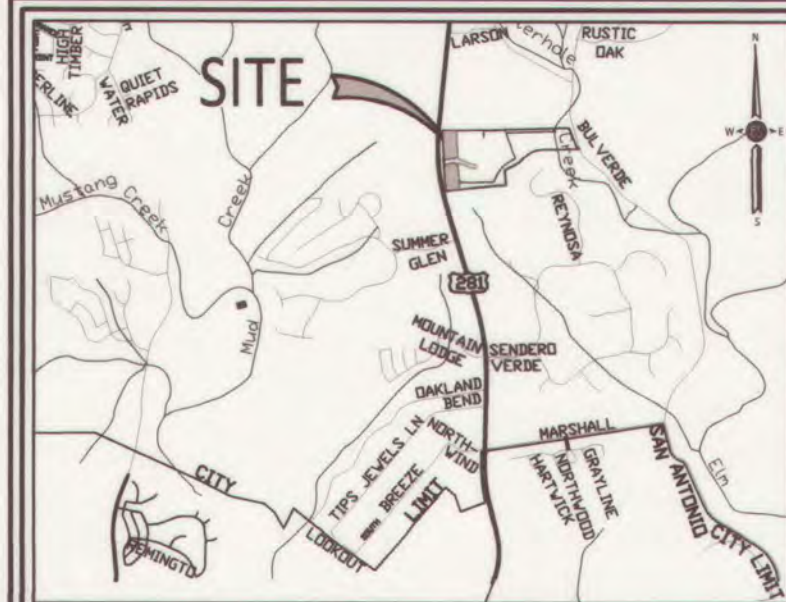
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April, A.D. 2020.

Margreet Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

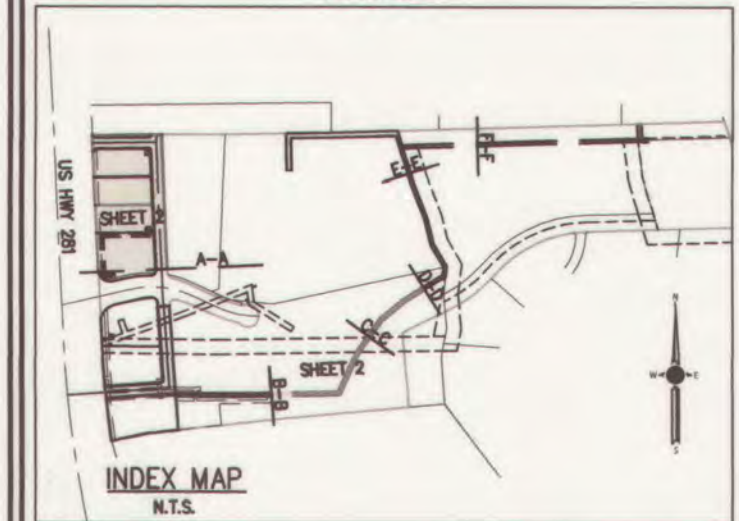
THIS PLAT OF OVERLOOK TOWN CENTER, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 13 DAY OF May, A.D., 2020

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY



LOCATION MAP
NOT TO SCALE



SAN ANTONIO WATER SYSTEM NOTES:
1.) IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2.) WASTEWATER EDU'S NOTES:
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.
3.) DEDICATED SANITARY SEWER MAIN NOTES:
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.
4.) EASEMENT NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
5.) HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

CPS/SAWS/COSA/UTILITY NOTE:
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", "OVERHEAD 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 REASON 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 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, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERE ON.

STATE OF TEXAS
COUNTY OF BEXAR

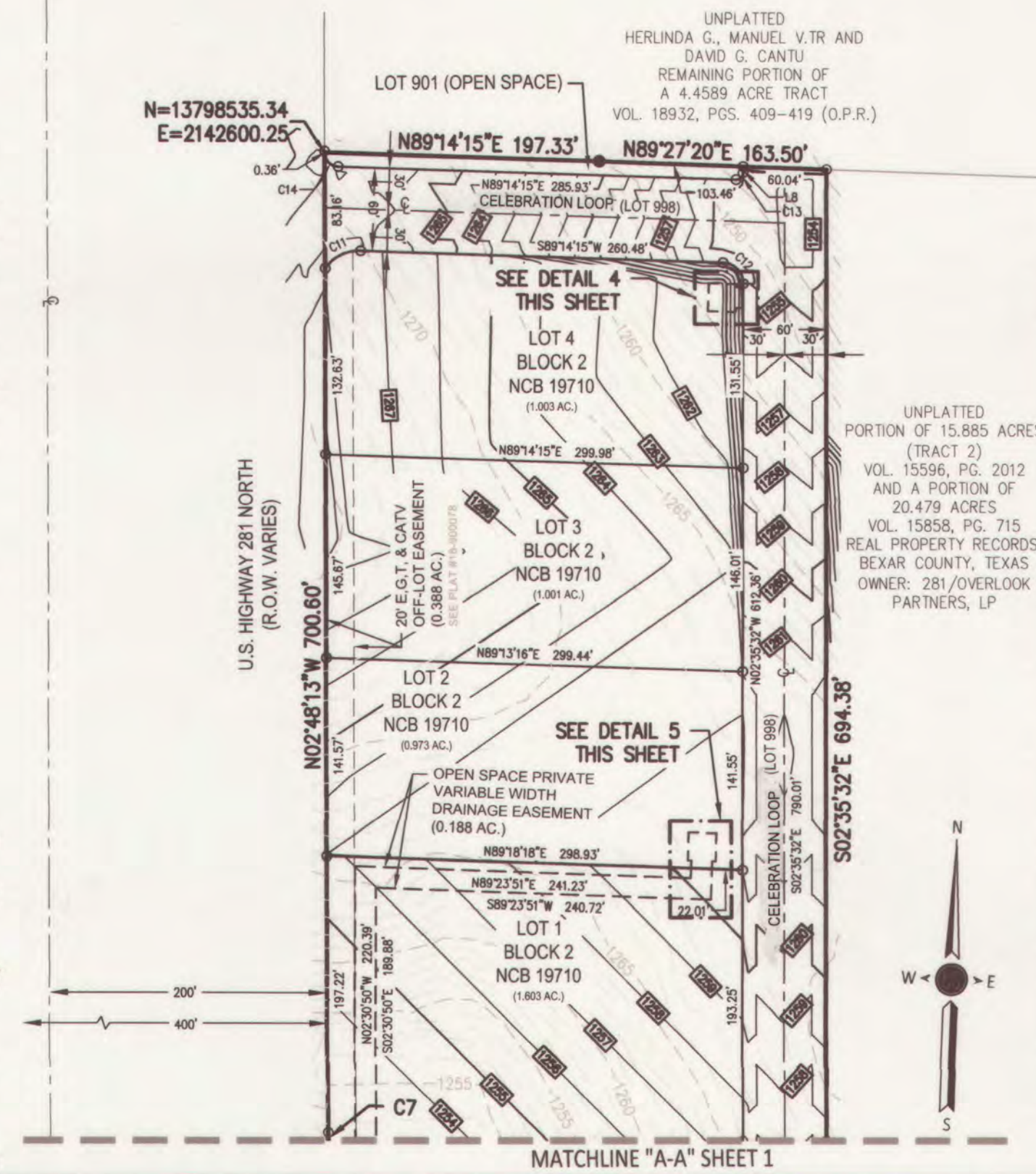
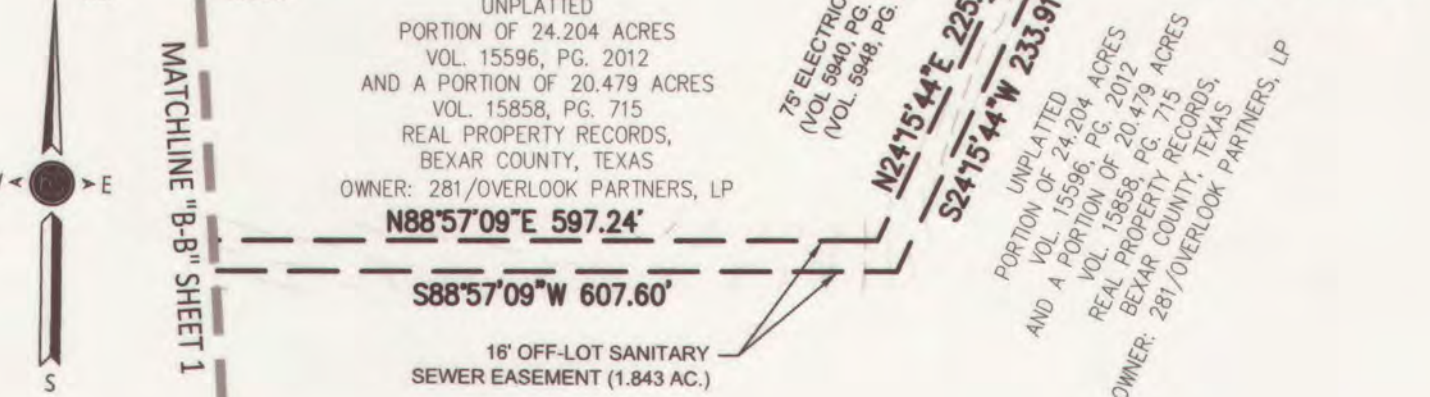
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Licensed Professional Engineer No. 111313
4-9-20
Philip W. Hampton
4/09/20
Registered Professional Land Surveyor No. 5520

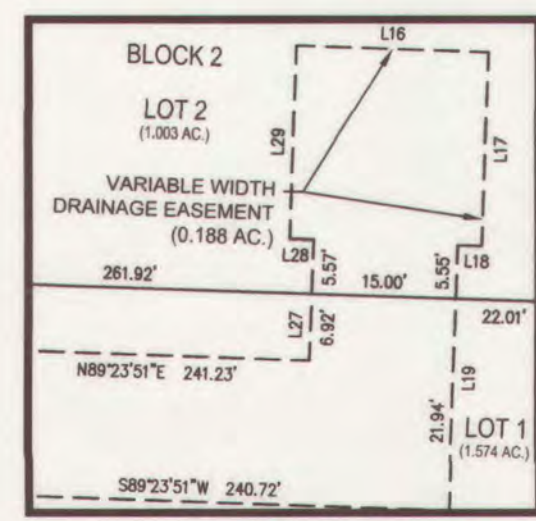
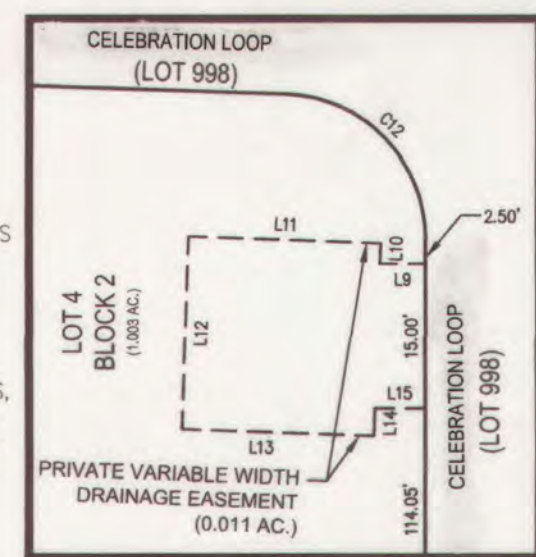
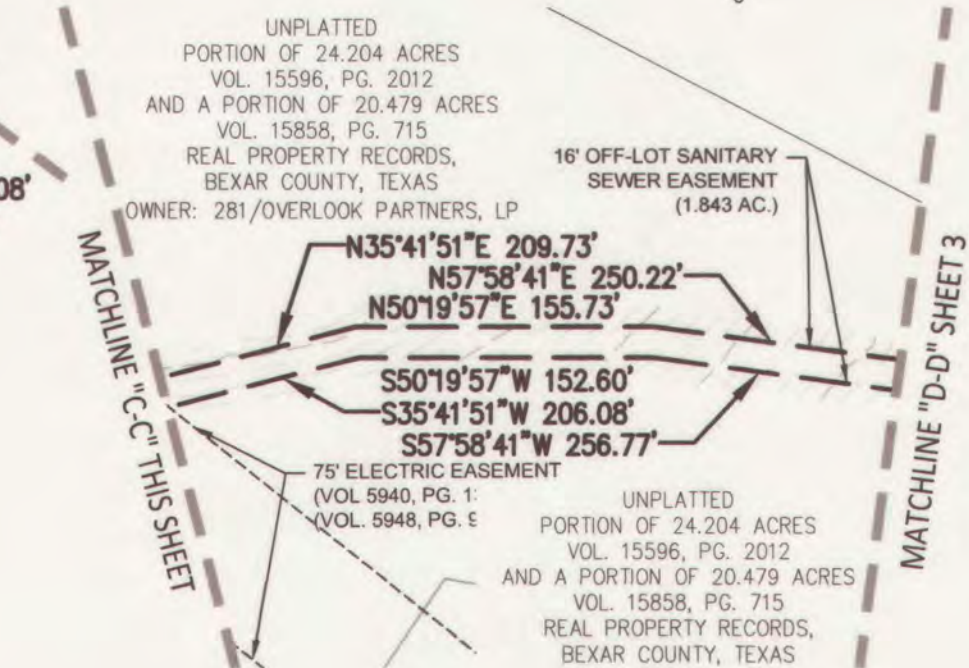
- LEGEND**
- FOUND IRON ROD
 - IRON ROD WITH 5520 CAP (UNLESS NOTED)
 - MAG NAIL
 - ⊙ MONUMENT
 - CENTERLINE
 - EXISTING CONTOURS MAJOR
 - EXISTING CONTOURS MINOR
 - PROPOSED CONTOURS MAJOR
 - PROPOSED CONTOURS MINOR
 - E.G.T. & CATV ESM/T ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
 - RIGHT-OF-WAY
 - VOLUME
 - PAGE
 - N.T.S.
 - NOT TO SCALE
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RECORDED PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - ACRES

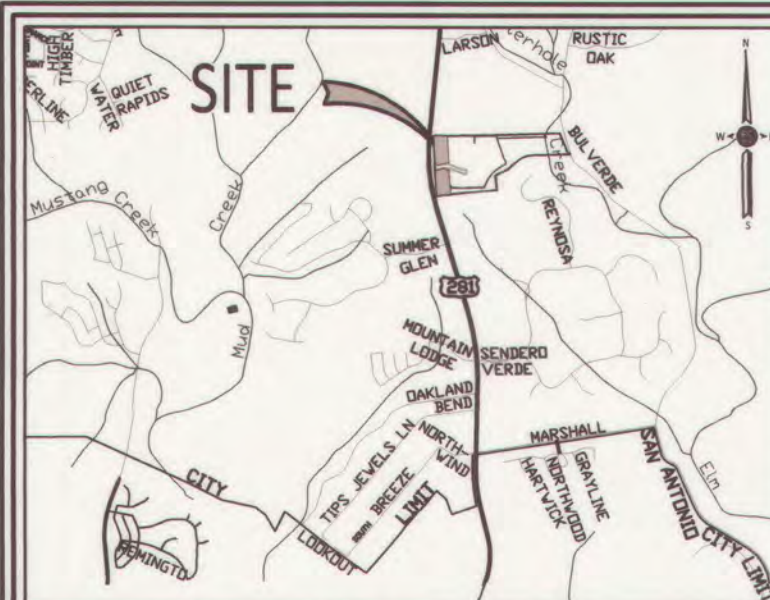


BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS, TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 1 AND LOT 902 BLOCK 3.

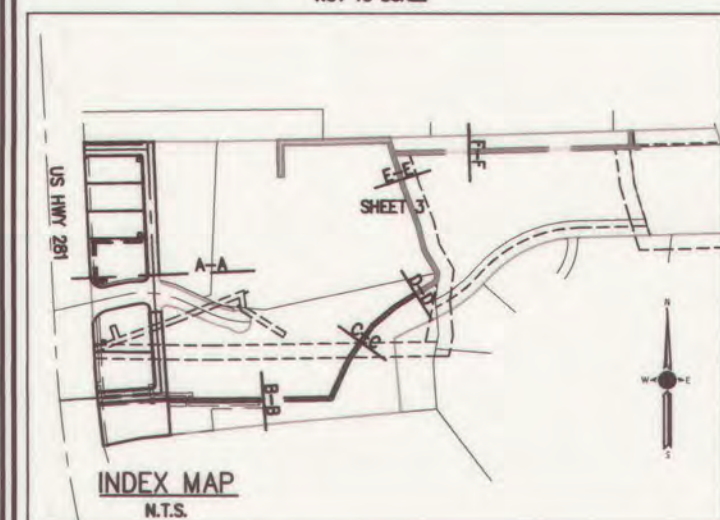
GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.
2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.
3.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).
4.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.
5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2324735) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(1).
6.) TREE SAVE AREA NOTE: LOT 801, BLOCK 3, CB OR NCB (0.068 AC.) IS DESIGNATED AS TREE SAVE AREA.
7.) LOTS 998 (1.376 AC.) & LOT 999 (1.045 AC.), ARE AN IRREVOCABLE INGRESS/EGRESS EASEMENT AND AN ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT FOR THE INSTALLATION OF THESE UTILITIES. LOTS 998 & 999 ARE ALSO A POSTAL EASEMENT.
8.) LOTS 998 & 999 ARE A COMMON USE AREA.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (R)(3).





LOCATION MAP
NOT TO SCALE



SAN ANTONIO WATER SYSTEM NOTES:

- 1.) IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.
- 2.) WASTEWATER EDU'S NOTES:
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.
- 3.) DEDICATED SANITARY SEWER MAIN NOTES:
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.
- 4.) EASEMENT NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- 5.) HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 50 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.

CPS/SAWS/COSA/UTILITY NOTE:

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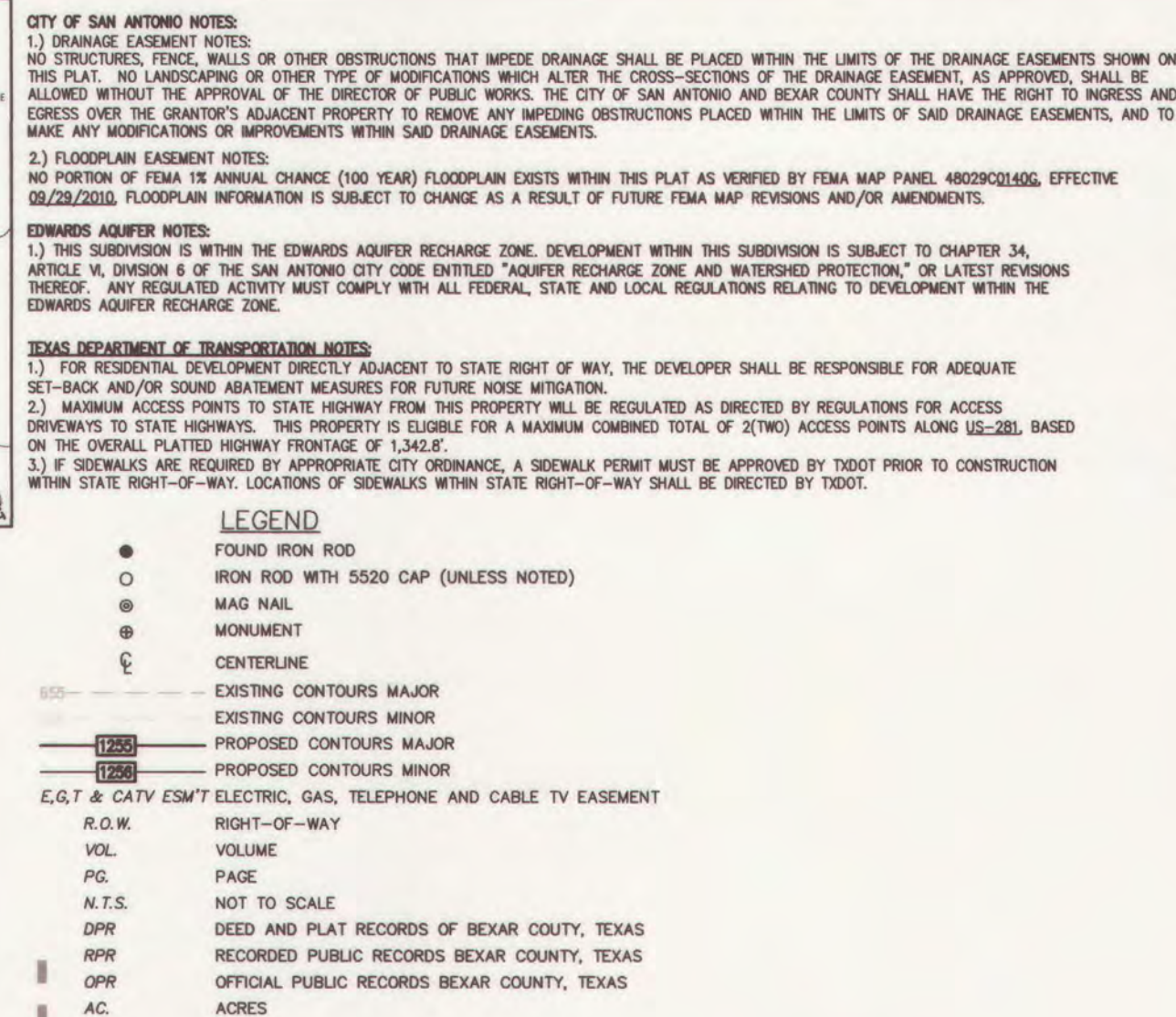
STATE OF TEXAS
COUNTY OF BEXAR

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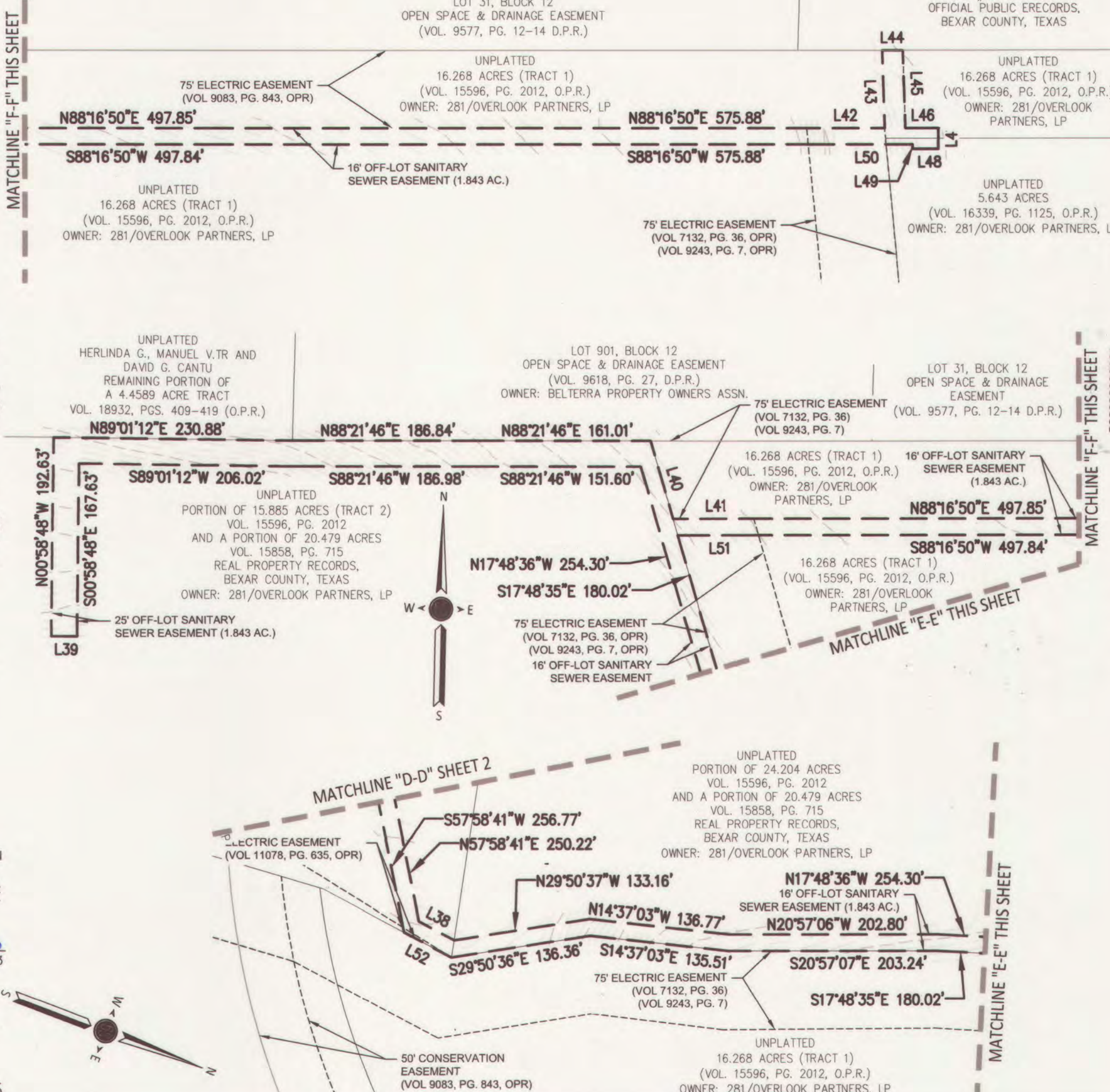
STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520



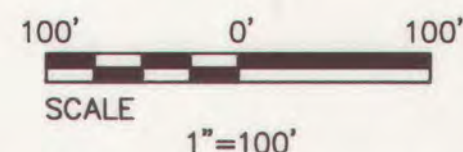
MATCHLINE "E-F" THIS SHEET



PLAT NO: 19-11800237

SUBDIVISION PLAT
OF
OVERLOOK TOWN CENTER, UNIT 2

BEING 13.506 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 3 BLOCK 1, LOTS 1 THROUGH 4 BLOCK 2 NEW COUNTY BLOCK 19710, LOT 908, LOT 999 AND 16/25' OFF-LOT SANITARY SEWER EASEMENT, AND BEING A PORTION OF A 23.153 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



ENGINEER:
TBPE F-18435
PO BOX 689
Pleasanton, Tx. 78064
830.570.3220
ENGINEERING, INC.

SURVEYOR:
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: APRIL 9, 2020

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: WILLIAM JONES
281/OVERLOOK PARTNERS LP
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213
(972) 620-8850

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES 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 14th DAY OF April, A.D. 2020

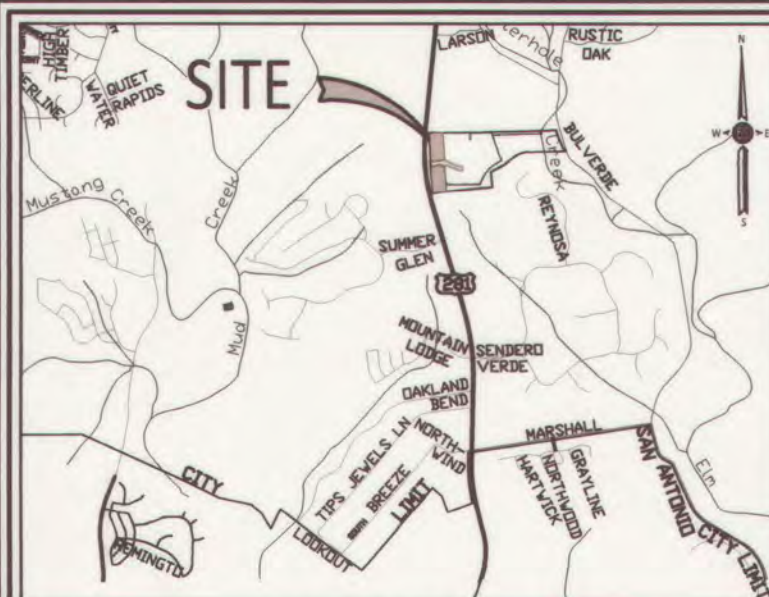
Margreet Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF OVERLOOK TOWN CENTER, UNIT 2 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 13 DAY OF MAY, A.D., 2020

BY: William Jones CHAIRMAN
BY: Melanie Papp SECRETARY





LOCATION MAP
NOT TO SCALE

CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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.
2.) FLOODPLAIN EASEMENT NOTES:
NO PORTION OF FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0140G, EFFECTIVE 09/23/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
EDWARDS AQUIFER NOTES:
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
TEXAS DEPARTMENT OF TRANSPORTATION 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.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2(TWO) ACCESS POINTS ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,342.6'.
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.

LEGEND
● FOUND IRON ROD
○ IRON ROD WITH 5520 CAP (UNLESS NOTED)
● MAG NAIL
● MONUMENT
● CENTERLINE
--- EXISTING CONTOURS MAJOR
--- EXISTING CONTOURS MINOR
--- PROPOSED CONTOURS MAJOR
--- PROPOSED CONTOURS MINOR
E, G, T & CATV ESM'T ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
N.T.S. NOT TO SCALE
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
RPR RECORDED PUBLIC RECORDS BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
AC. ACRES

SAN ANTONIO WATER SYSTEM NOTES:

1.) IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.
2.) WASTEWATER EDU'S NOTES:
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.
3.) DEDICATED SANITARY SEWER MAIN NOTES:
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.
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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.

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°48'13"E	125.41'
L3	N77°11'58"E	124.78'
L4	S04°12'22"E	19.89'
L5	N85°47'38"E	60.00'
L6	S87°24'28"W	60.00'
L7	S77°11'58"W	76.35'
L8	N02°35'32"W	4.45'
L9	N87°24'28"E	4.73'
L10	S00°36'09"E	2.15'
L11	N89°23'51"E	20.00'
L12	N00°36'09"W	20.00'
L13	S89°23'51"W	20.00'
L14	S00°36'09"E	2.84'
L15	S87°24'28"W	5.25'
L16	N89°23'51"E	20.00'
L17	S00°36'09"E	20.00'
L18	S89°23'51"W	2.50'
L19	S00°36'09"E	27.49'
L20	N87°29'10"E	27.21'
L21	N12°49'39"W	0.56'
L22	N77°10'21"E	20.00'
L23	S12°49'39"E	12.50'
L24	S77°10'21"W	20.00'
L25	S12°49'39"E	3.30'
L26	S87°29'10"W	44.93'
L27	N00°36'09"W	12.49'
L28	S89°23'51"W	2.50'
L29	N00°36'09"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N87°17'27"E	20.00'
L31	S02°42'33"E	20.00'
L32	S87°17'27"W	20.00'
L33	N02°42'33"W	2.49'
L34	S87°12'02"W	10.01'
L35	S02°47'58"E	15.00'
L36	S87°12'02"W	9.99'
L37	N02°42'33"W	2.51'
L38	N07°02'13"E	39.02'
L39	S89°01'12"W	25.00'
L40	S17°48'35"E	78.59'
L41	N88°10'00"E	78.36'
L42	N88°16'50"E	75.81'
L43	N03°29'56"W	75.18'
L44	N88°11'21"E	20.01'
L45	S03°29'56"E	75.18'
L46	N88°17'46"E	32.12'
L47	S01°44'39"E	20.32'
L48	S88°15'21"W	25.00'
L49	N01°44'39"W	4.31'
L50	S88°16'50"W	102.95'
L51	S88°10'00"W	73.77'
L52	S07°02'15"W	51.97'
L53	N89°21'59"W	38.14'
L54	N04°12'22"W	11.45'
L55	S78°20'14"W	40.42'
L56	N04°12'22"W	16.06'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°22'32"	5510.00'	516.94'	258.66'	N05°25'24"W	516.75'
C2	56°51'45"	102.00'	101.23'	55.22'	N48°46'06"E	97.13'
C3	8°26'58"	460.00'	67.84'	33.98'	N81°25'27"E	67.78'
C4	90°08'41"	30.00'	47.20'	30.08'	S49°16'43"E	42.48'
C5	93°16'00"	30.00'	48.83'	31.76'	S44°02'27"W	43.62'
C6	13°28'30"	525.00'	123.47'	62.02'	S83°56'13"W	123.19'
C7	100°00'04"	58.00'	101.23'	69.12'	N52°48'00"W	88.86'
C8	90°00'00"	15.00'	23.56'	15.00'	N40°47'38"E	21.21'
C9	89°09'27"	15.00'	23.34'	14.78'	S49°37'39"E	21.06'
C10	91°46'41"	15.00'	24.03'	15.47'	S39°54'17"W	21.54'
C11	56°33'06"	30.00'	29.61'	16.14'	S80°57'42"W	28.42'
C12	88°10'13"	15.00'	23.08'	14.53'	N46°40'39"W	20.87'
C13	91°49'47"	5.00'	8.01'	5.16'	S43°19'21"W	7.18'
C14	87°57'46"	10.00'	15.35'	9.65'	N46°46'53"W	13.89'

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS, TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 1 AND LOT 902 BLOCK 3.
GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS WITH CAPS MARKED 5520 SET AT RIGHT OF WAY CORNERS.
2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00017.
3.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).
4.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.
5.) THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2324735) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
6.) TREE SAVE AREA NOTE: LOT 901, BLOCK 3, CB OR NCB (0.068 AC.) IS DESIGNATED AS TREE SAVE AREA.
7.) LOTS 998 (1.376 AC.) & LOT 999 (1.045 AC.), ARE AN IRREVOCABLE INGRESS/EGRESS EASEMENT AND AN ELECTRIC, GAS, TELEPHONE, AND CABLE TV. EASEMENT FOR THE INSTALLATION OF THESE UTILITIES. LOTS 998 & 999 ARE ALSO A POSTAL EASEMENT.
8.) LOTS 998 & 999 ARE A COMMON USE AREA.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (R)(3).

PLAT NO: 19-11800237

SUBDIVISION PLAT
OF
OVERLOOK TOWN CENTER, UNIT 2

BEING 13.506 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 3 BLOCK 1, LOTS 1 THROUGH 4 BLOCK 2 NEW COUNTY BLOCK 19710, LOT 908, LOT 999 AND 16'/25' OFF-LOT SANITARY SEWER EASEMENT, AND BEING A PORTION OF A 23.153 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012-2024, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 9.694 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 15858, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

100' 0' 100'
SCALE
1"=100'

ENGINEER:
TBPE F-18435
PO BOX 689
Pleasanton, Tx. 78064
830.570.3220
ENGINEERING, INC.

SURVEYOR:
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

DATE OF PREPARATION: APRIL 9, 2020

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: WILLIAM JONES
281/OVERLOOK PARTNERS LP
1100 NW LOOP 410, STE. 700
SAN ANTONIO, TEXAS, 78213
(972) 620-8850

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM JONES, 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 14th DAY OF April, A.D. 2020.
Margaret Mina
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF OVERLOOK TOWN CENTER, UNIT 2 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 13 DAY OF May, A.D., 2020

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

