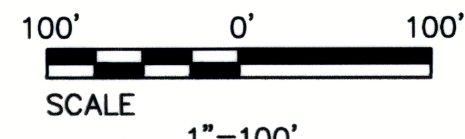


SUBDIVISION PLAT
OF
OVERLOOK TOWN CENTER, UNIT 2

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
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: 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.

William Jones
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
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 _____ DAY OF _____, A.D., 20____

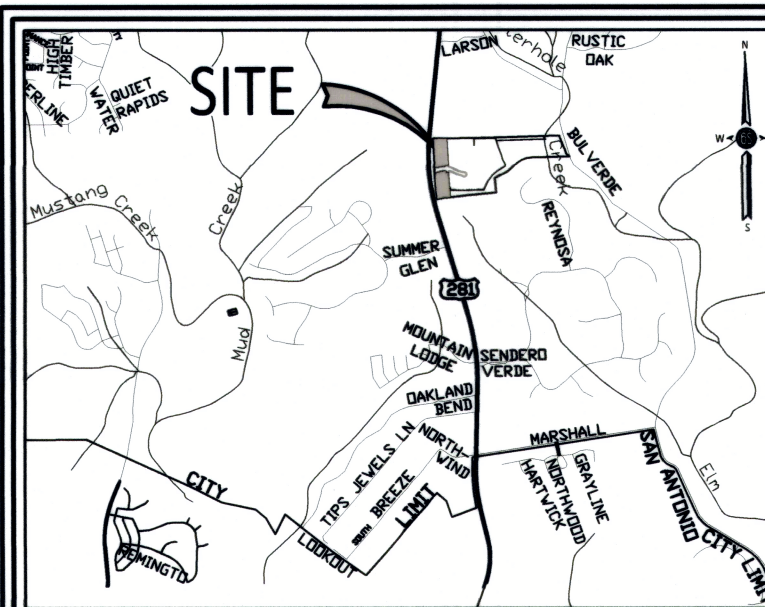
BY: _____ CHAIRMAN

BY: _____ SECRETARY

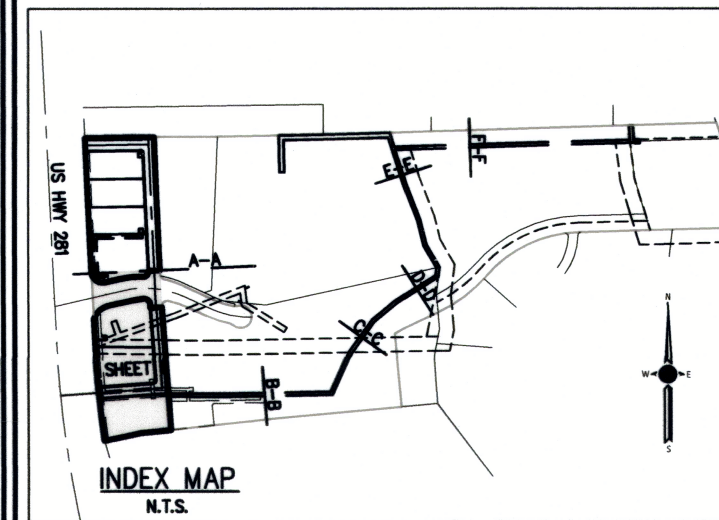
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FIELD WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



INDEX MAP
N.T.S.

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 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", "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.

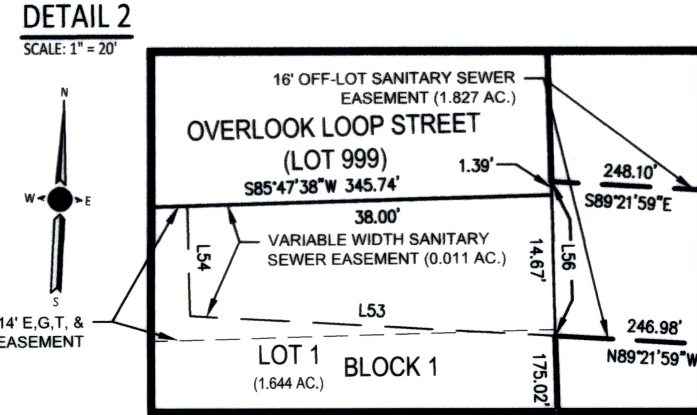
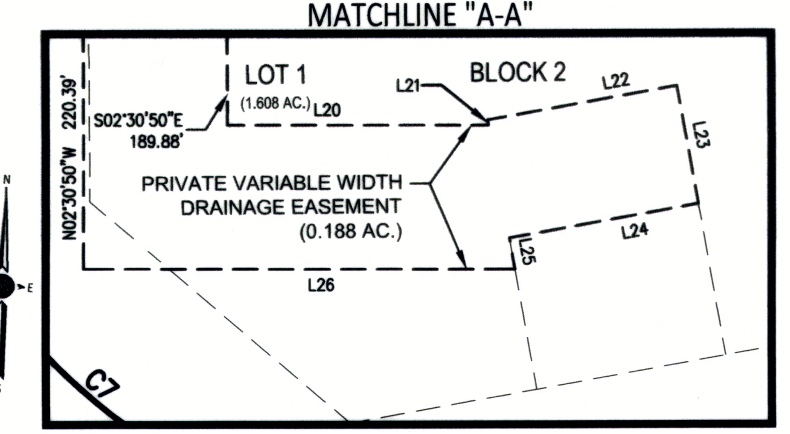
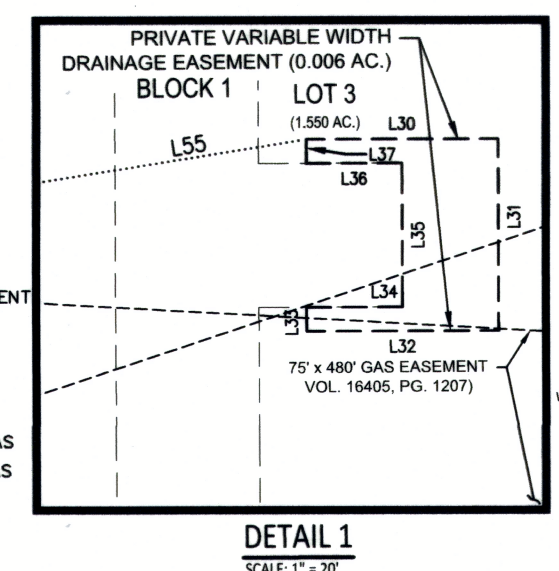
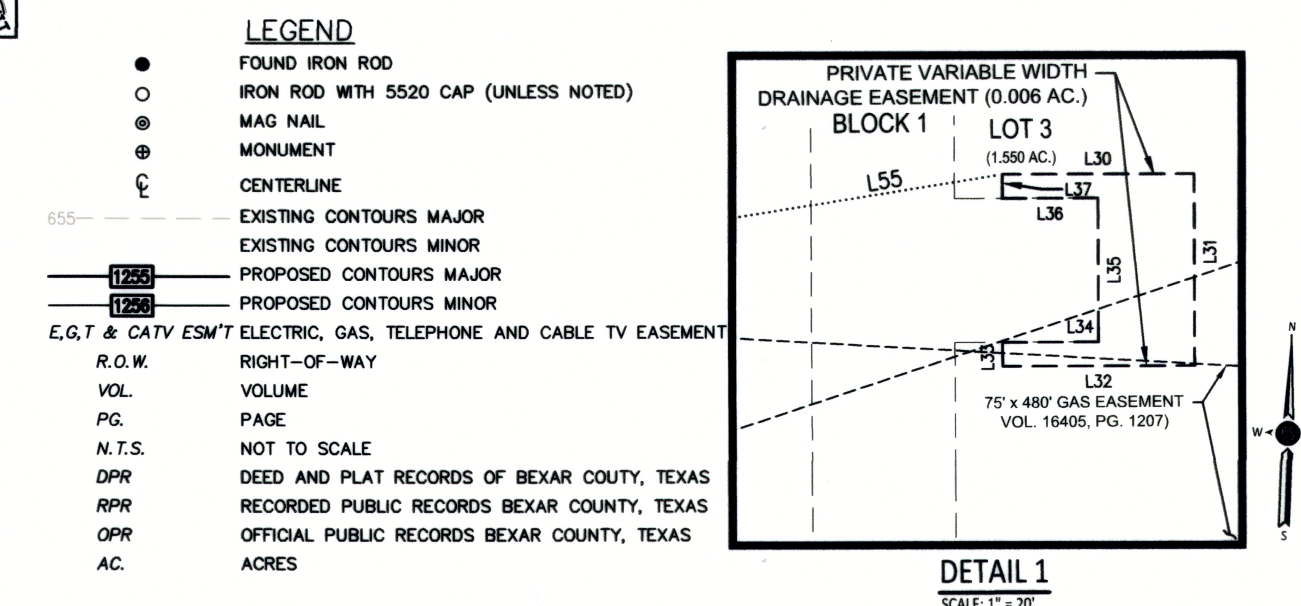
STATE OF TEXAS
COUNTY OF BEXAR

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:

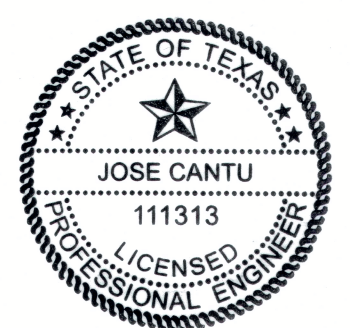
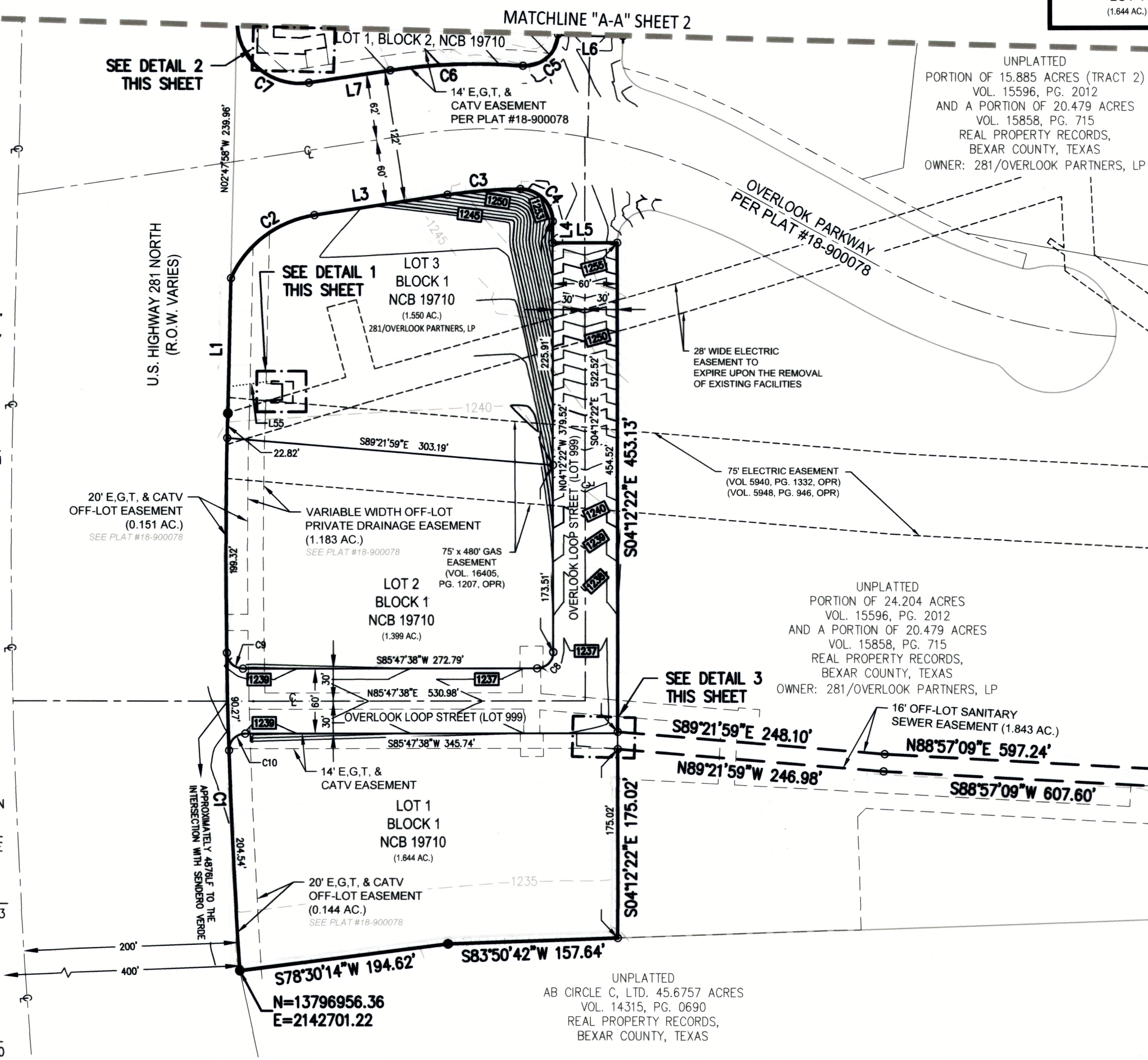
Phil V. Hampton
4-9-20
LICENSED PROFESSIONAL ENGINEER NO. 111313
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 48029C01400, EFFECTIVE 08/28/2010. 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 IV, 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 1,342.8'.
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.



DETAIL 3
SCALE: 1" = 20'



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

Pleasanton, Tx. 78064
830.570.3220

SURVEYOR:



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.

William Jones
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 _____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN

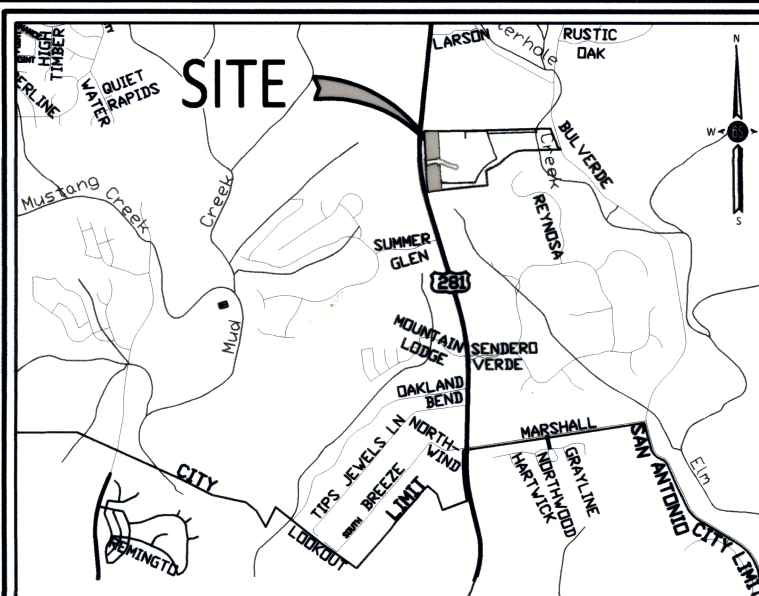
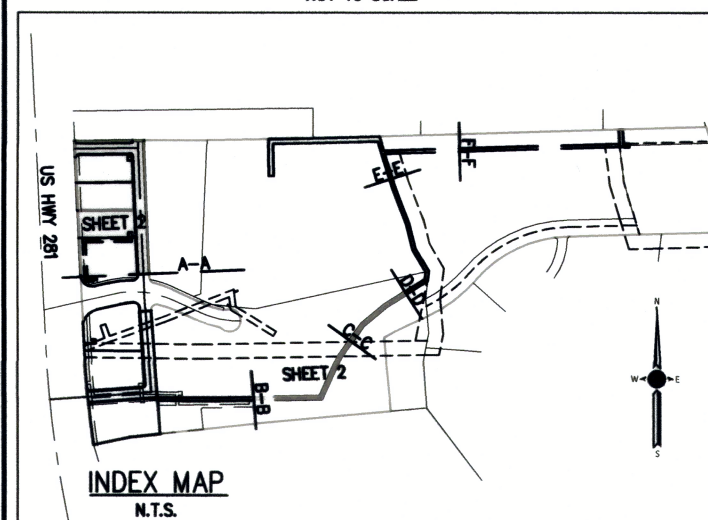
BY: _____ SECRETARY

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 FIELD WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 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", "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:

Philip Hampton 4/09/20
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 48029C0140G, EFFECTIVE 09/29/2010. 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.

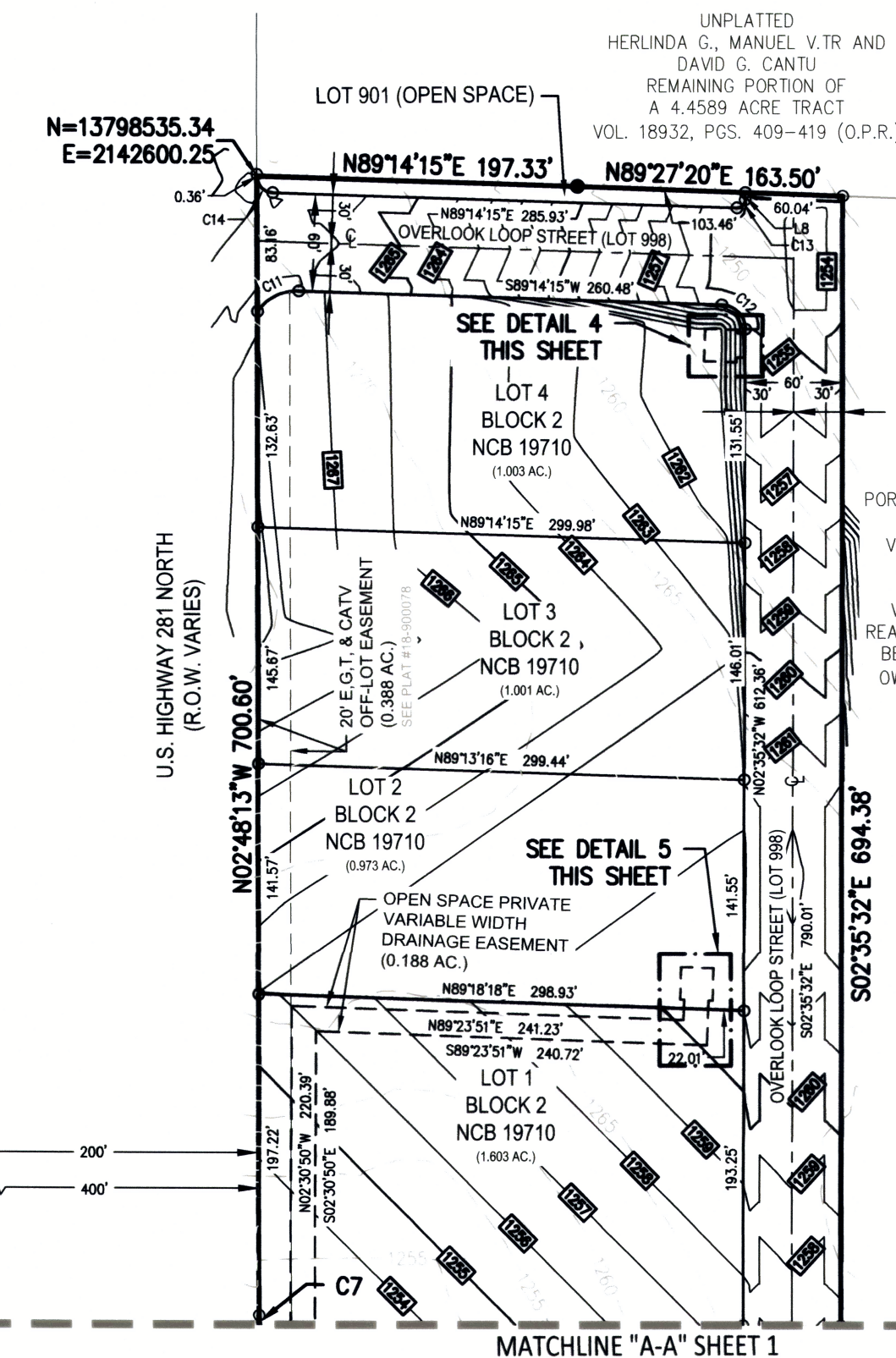
TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- 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 1,342.8'.
- 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
- RIGHT-OF-WAY
- VOLUME
- PG.
- 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

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
N88°57'09"E 597.24'
16' OFF-LOT SANITARY
SEWER EASEMENT (1.843 AC.)



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.) ORIGINATIONS 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 ARBORISTS 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).

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

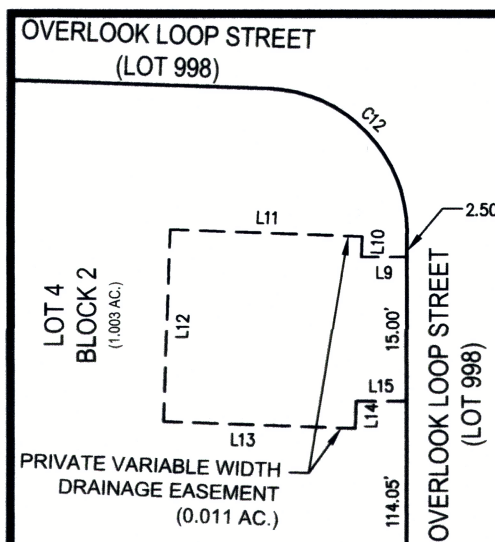
16' OFF-LOT SANITARY
SEWER EASEMENT
(1.843 AC.)

N35°41'51"E 209.73'
N57°58'41"E 250.22'
N50°19'57"E 155.73'

S50°19'57"W 152.60'
S35°41'51"W 206.08'
S57°58'41"W 256.77'

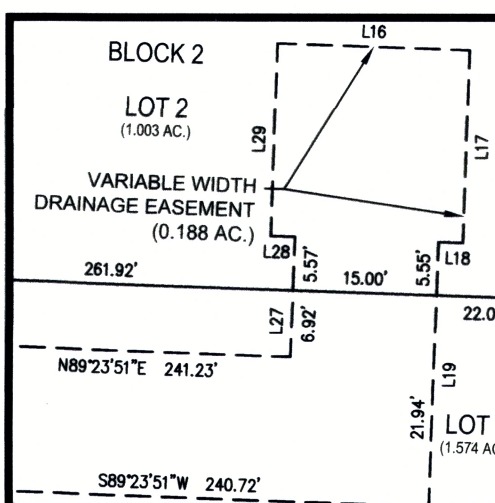
75' ELECTRIC EASEMENT
(VOL. 5940, PG. 1;
VOL. 5948, PG. 8)

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



DETAIL 4

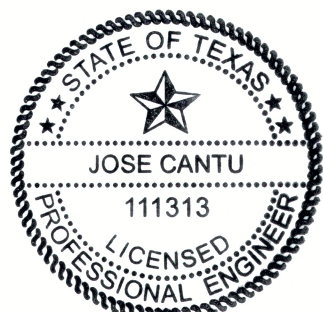
SCALE: 1" = 20'



DETAIL 5

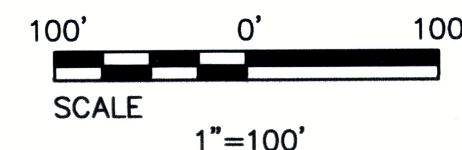
SCALE: 1" = 20'

SHEET 2 OF 4



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
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

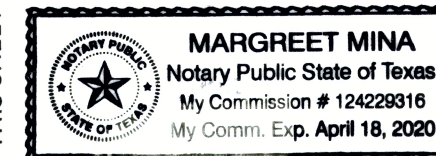
STATE OF TEXAS
COUNTY OF BEXAR

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



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 _____ DAY OF _____, A.D., 20

BY: _____ CHAIRMAN

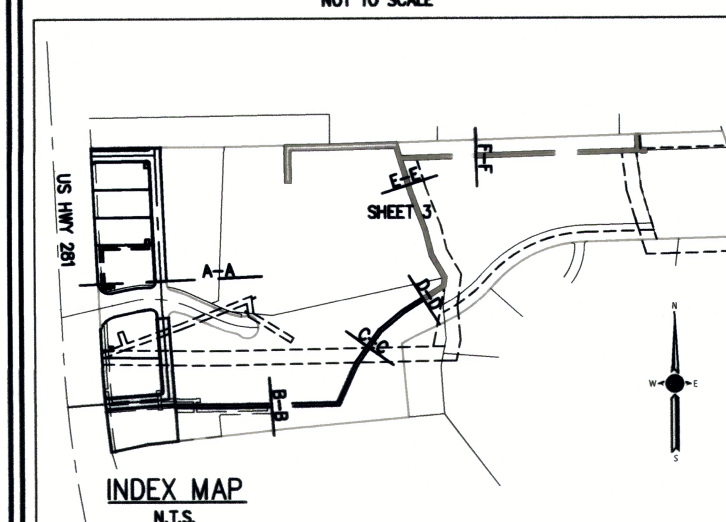
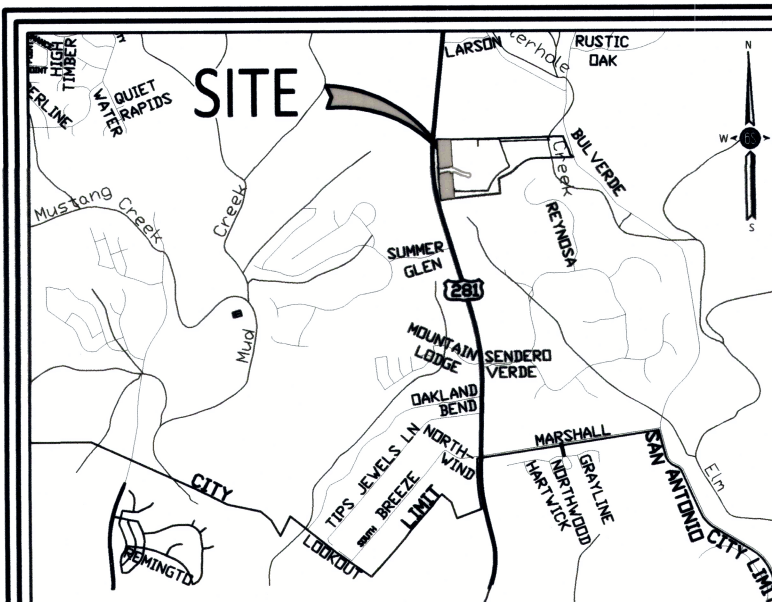
BY: _____ SECRETARY

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 FIELD WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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 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", "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.

LICENSED PROFESSIONAL ENGINEER NO. 111313

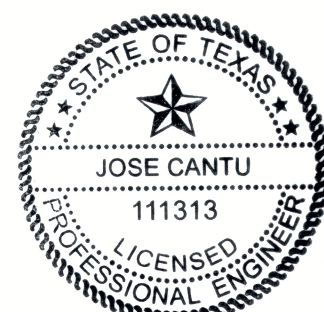
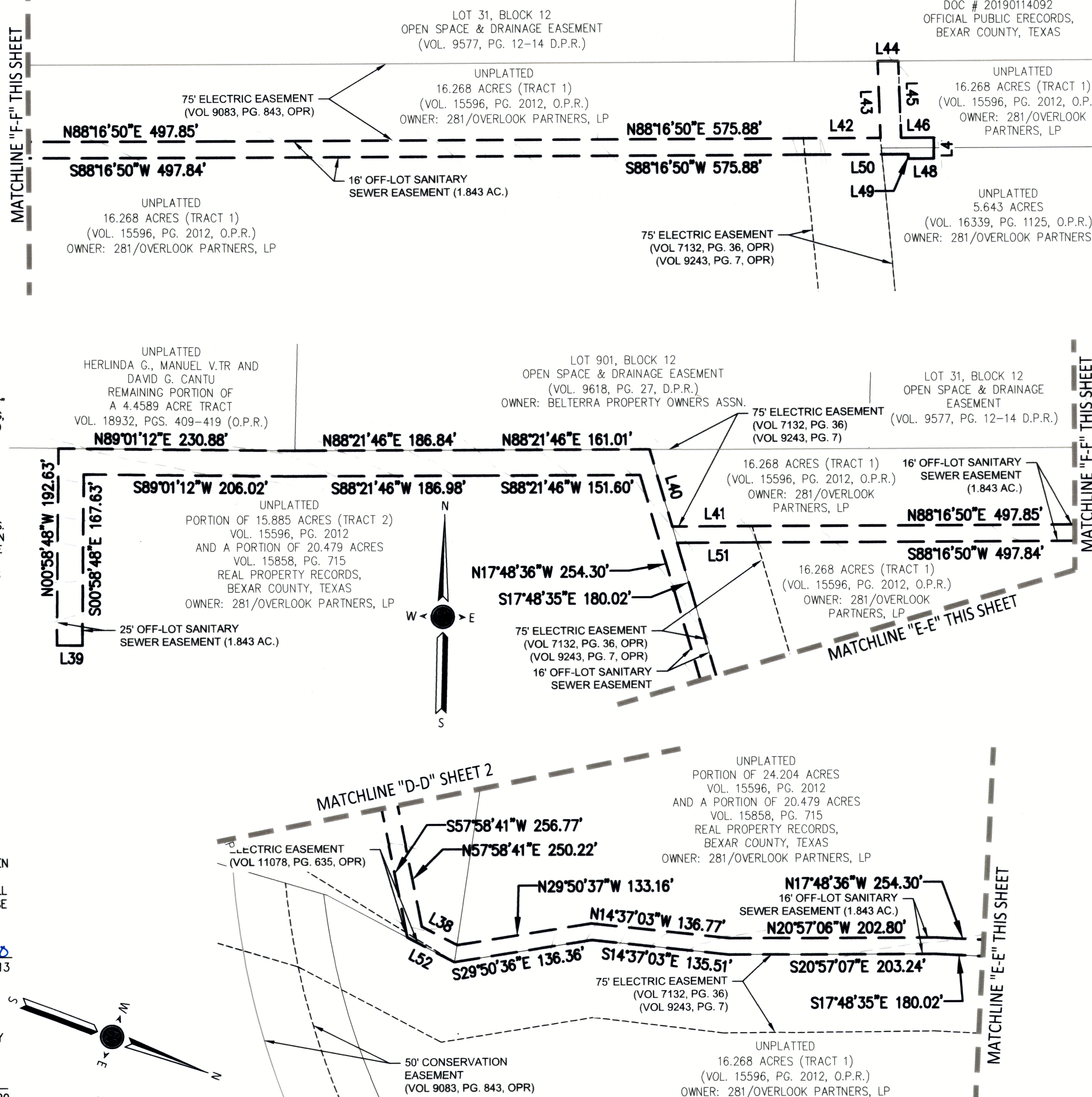
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

MATCHLINE "F-F" THIS SHEET

- 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



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

ENGINEERING, INC.

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: 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.

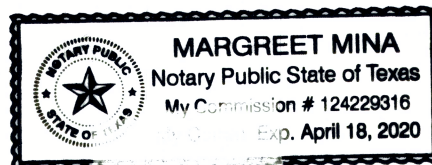
William Jones
OWNER/DEVELOPER: WILLIAM JONES

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

BY: _____ CHAIRMAN

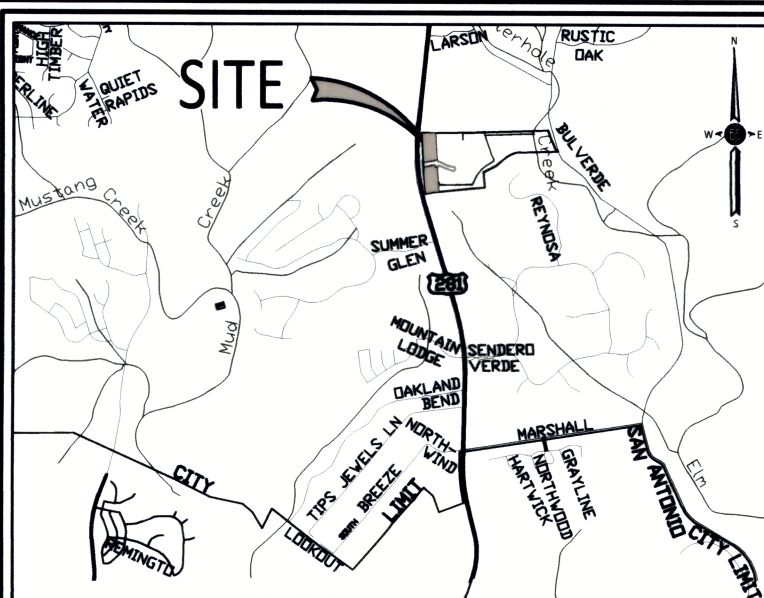
BY: _____ SECRETARY

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 FIELD WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 08/28/2010. 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 IV, 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 1,342.8'.
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

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	N87°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'	S60°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'	9.85'	N46°46'53"W	13.89'

SAN ANTONIO WATER SYSTEM NOTES:

- 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.
- 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.
- 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.
- 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.
- 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:

- 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 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 ENDOACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.

Jose Cantu 4-9-20
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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Philip V. Hampton 4/09/20
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

