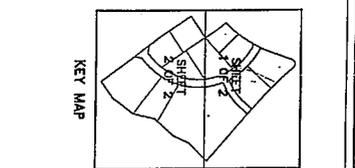
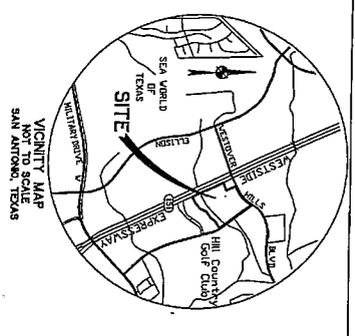


RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE IN ACCORDANCE WITH THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINITY, CARBON OR PHOTO COPY DISCOLORED PAPER ETC.

1-7-2008 020602-1

1-9-2008 020602-1

Doc# 2008020602 Fee# 0.36 00
 1-8-2008 11:11:11
 Filed & Recorded in the Official Public Records of BEAVER COUNTY TEXAS
 GERRIE RECKHOFF COUNTY CLERK



STREETScape NOTE
 UIC 35-012 STREETScape WILL BE COMPILED WITH DURING THE BIDDING STAGE.

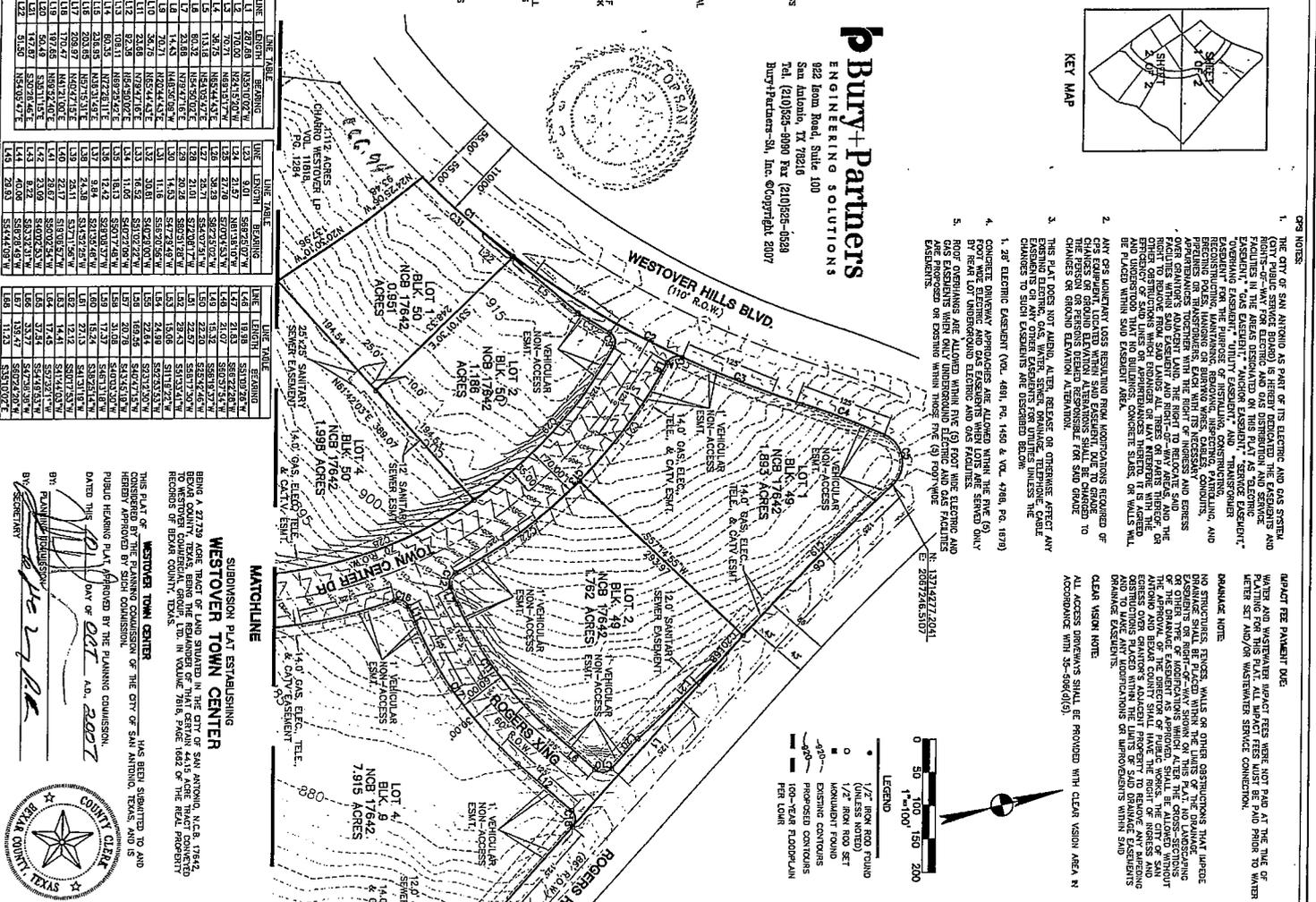
- GENERAL NOTES
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH ZONE, ZONE 16N (24N).
 2. COORDINATES SHOWN ON THIS PLAN WERE PROVIDED BY: 822 BOKA RD, SUITE 100, SAN ANTONIO, TEXAS 78218
 3. SHARED ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS TO THE PROPERTY FROM THE PROPERTY TO THE PROPERTY.
 4. OWNER/DEVELOPER: CONCRETE GROUP, INC. 6000 W. LOOP WEST, SUITE 100, SAN ANTONIO, TEXAS 78230
 5. MANUAL FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL USES SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE FINISHED FLOOR SOURCE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
 6. MANUAL FINISHED FLOOR ELEVATION FOR BLOCK 9, LOT 2 IS 884.61, LOT 3 IS 874.17, AND LOT 4 IS 872.58.

- TOOT NOTES
1. THE GENERAL DEVELOPER OR OTHER PARTY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING ANY DAMAGE TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 2. MANUAL ACCESS POINTS TO STATE HIGHWAYS FROM THIS PROPERTY WILL BE PROVIDED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY CONSTRUCTION MEASURES FOR PROTECTING THE HIGHWAY RIGHT-OF-WAY.
 3. ERECTIONS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TOOT.

THE NUMBER OF WATER AND/OR WASTEWATER EQUIPMENT UNITS (EQUIP) PAID FOR WITH THIS SUBDIVISION PLAN ARE LISTED ON THE PLAN. THE FOLLOWING TABLE SHALL BE USED TO DETERMINE THE EQUIP TO BE PAID FOR BY THE SUBDIVISION SERVICE AREA.

LINE	AREA	MANUS ELEVATION	GRID ELEVATION	EQUIP
01	435.00	1025.00	1027.27	1025.00
02	1520.72	1025.00	1028.41	1025.00
03	528.48	1145.00	1145.00	1145.00
04	11350.72	40.00	78.47	11350.72
05	818.88	2725.00	2672.43	2725.00
06	1420.00	1520.00	1520.00	1520.00
07	4724.00	1520.00	22.89	1520.00
08	8000.17	1500.00	23.59	8000.17
09	2837.14	1500.00	24.70	2837.14
10	2837.14	1500.00	24.70	2837.14
11	3100.25	3100.00	3100.00	3100.25
12	824.13	15.00	22.88	824.13
13	2837.14	15.00	22.88	2837.14
14	2837.14	15.00	22.88	2837.14
15	2837.14	15.00	22.88	2837.14
16	2837.14	15.00	22.88	2837.14
17	2837.14	15.00	22.88	2837.14
18	2837.14	15.00	22.88	2837.14
19	2837.14	15.00	22.88	2837.14
20	2837.14	15.00	22.88	2837.14
21	2837.14	15.00	22.88	2837.14
22	2837.14	15.00	22.88	2837.14
23	2837.14	15.00	22.88	2837.14
24	2837.14	15.00	22.88	2837.14
25	2837.14	15.00	22.88	2837.14
26	2837.14	15.00	22.88	2837.14
27	2837.14	15.00	22.88	2837.14
28	2837.14	15.00	22.88	2837.14
29	2837.14	15.00	22.88	2837.14
30	2837.14	15.00	22.88	2837.14
31	2837.14	15.00	22.88	2837.14
32	2837.14	15.00	22.88	2837.14

Bury+Partners
 ENGINEERING SOLUTIONS
 1622 Iron Road, Suite 100
 San Antonio, TX 78216
 Tel: (210)525-9890 Fax: (210)525-0588
 BuryPartners-SL, Inc. C03070401 2007



WESTOVER TOWN CENTER
 SUBDIVISION PLAT ESTABLISHING
 WESTOVER TOWN CENTER
 BEING A 27.729 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.E.B. 17842, WESTOVER COMMERCIAL GROUP, L.P.D. IN VALUE 7818, BEING 1622 OF THE REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS.

MATCHLINE

THE PLAT OF WESTOVER TOWN CENTER HAS BEEN SUBMITTED TO AND HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, SAUS 1622, ON THE DAY OF OCT 10, 2007.

DATED THE 10th DAY OF OCTOBER, A.D. 2007

BY: *[Signature]*
 COUNTY CLERK, BEAVER COUNTY, TEXAS

VARIABLE WIDTH DRAINAGE EASEMENT

STATE OF TEXAS
 COUNTY OF BEAVER
 I, *[Signature]*, COUNTY CLERK OF BEAVER COUNTY, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT IS IN ACCORDANCE WITH THE RECORDS OF BEAVER COUNTY, IN BOOK/VOLUME NO. 153, PAGE 153, AS THE SAME HAS BEEN FILED WITH THE COUNTY CLERK, BEAVER COUNTY, TEXAS.

BY: *[Signature]*
 DEPUTY

DRAINAGE EASEMENT
 NO. 153

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- MOULDED FOUND
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- 100-YEAR FLOODPLAIN PER LOU

DRAINAGE NOTE
 1. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE REMOVED OR MODIFIED TO ALLOW DRAINAGE TO PROCEED UNHINDERED TO THE POINT OF DISCHARGE OR TO THE POINT OF COLLECTION. THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEAVER COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO THE PROPERTY TO MAINTAIN AND IMPROVE THE DRAINAGE SYSTEM AND TO HAVE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

GLAD VISION NOTE
 ALL ACCESS DRIVERS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH 35-506(D)(1).

STATE OF TEXAS
 COUNTY OF BEAVER
 I, *[Signature]*, COUNTY CLERK OF BEAVER COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT IS IN ACCORDANCE WITH THE RECORDS OF BEAVER COUNTY, IN BOOK/VOLUME NO. 153, PAGE 153, AS THE SAME HAS BEEN FILED WITH THE COUNTY CLERK, BEAVER COUNTY, TEXAS.

BY: *[Signature]*
 DEPUTY

STATE OF TEXAS
 COUNTY OF BEAVER
 I, *[Signature]*, COUNTY CLERK OF BEAVER COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE PLAT IS IN ACCORDANCE WITH THE RECORDS OF BEAVER COUNTY, IN BOOK/VOLUME NO. 153, PAGE 153, AS THE SAME HAS BEEN FILED WITH THE COUNTY CLERK, BEAVER COUNTY, TEXAS.

BY: *[Signature]*
 DEPUTY

