



**CITY OF ALAMO HEIGHTS  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516**

**Planning & Zoning Commission  
Monday, October 04, 2021 – 5:30 P.M.**

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m. on Monday, October 04, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Per Governor’s Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited.**

**INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter the access number 89047228116#.**

Public hearing, consideration, and action will take place on **Monday, October 04, 2021 at 5:30pm** regarding a request to replat the properties currently known as **200 Grant**, identified as CB 4024, BLK 10, LOTS 11, 12, 13, 14, AND 15, **216 Grant**, identified as CB 4024, BLK 10, LOT 30 (DUPLICATE OF PID 171094), and **315 Westover**, identified as CB 4024 BLK 10, LOT 31 (DUPLICATE OF PID 171094).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, October 25, 2021 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, TX** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notice](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notice)) and at the Community Development Services Department located at 6116 Broadway St. You may contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note that floor plans will not be available online.

# **Maverick** **Land Surveying Co.**

1856 Lockhill-Selma, Suite 105, San Antonio, Texas 78213  
Phone: (210) 342-9455 Fax: (210) 342-9524

September 2, 2021

City of Alamo Heights  
6116 Broadway  
Alamo Heights, TX 78209

Attention: Lety Hernandez-Community Development Services Director

Reference: Grant Westover Estates Replat  
Owner: Lisa Nichols

Dear Mrs. Hernandez:

On behalf of the Owner, Lisa Nichols, we hereby request that the City of Alamo Heights allow the final plat of the above referenced subdivision (reduced copy attached) to be hereby be reviewed, processed and heard by the City Planning and Zoning Commission and City Council. The purpose of the replat is to reposition the lot line between Lots 30 and 31 and to remove the interior lot lines between lots 11-15 to create a single lot. In total three lots will be created out of seven lots.

Thank you for your consideration of this request. If you have any questions or need additional information, please give me a call.

Sincerely,

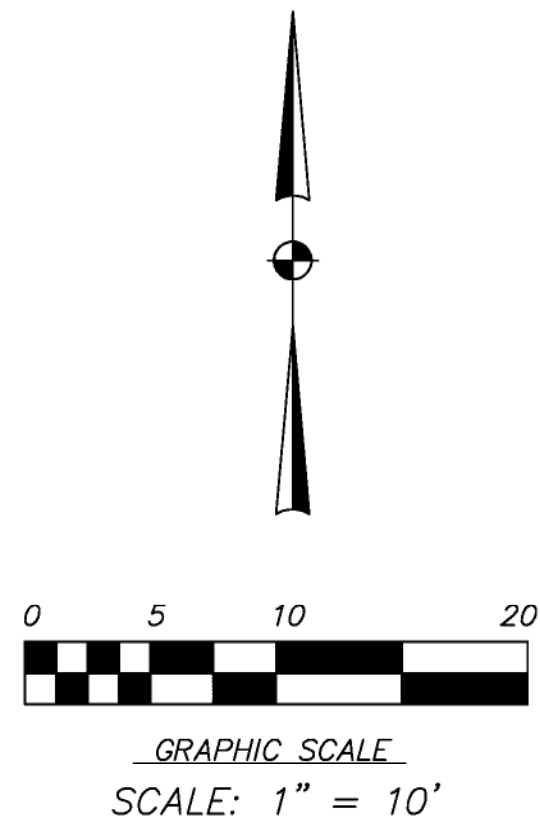
MAVERICK LAND SURVEYING CO.  
TBPLS FIRM No. 10132700



Jacob W. Oder, R.P.L.S.  
Project Manager

**Attached:**

One jump drive with PDF copy of application material and replat  
2 Plan packets: Application, existing site conditions and owners deed, Purveyor Letter, CPS Energy\SAWS LOCs  
Two full size paper copies of replat and two reduced copies  
Project Review fee for \$400.00



- LEGEND**
- EB = ELECTRIC BOX
  - GM = GAS METER
  - GV = GAS VALVE
  - WM = WATER METER
  - WV = WATER VALVE
  - SP = SIGN POST
  - UP = UTILITY POLE
  - UG = UTILITY POLE & GUY WIRE
  - CP = CONCRETE PAVEMENT
  - CHU = OVERHEAD UTILITY LINE
  - SS = UNDERGROUND SANITARY SEWER LINE (AS PER UTILITY MAP)
  - GL = UNDERGROUND GAS LINE (AS MARKED BY UTILITY)
  - WL = UNDERGROUND WATER LINE (AS PER UTILITY MAP)
  - EA = EDGE OF ASPHALT PAVEMENT
  - CC = CONCRETE CURB
  - CL = CONTOUR LINE WITH ELEVATION
  - WF = WOOD FENCE
  - WF = WIRE FENCE
  - CL = CHAIN LINK FENCE
  - 8" OAK = TREE TYPE AND SIZE WITH NUMBERED METAL TAG
  - 761.1 = SPOT ELEVATION
  - DR = DEED RECORDS
  - DPR = DEED AND PLAT RECORDS
  - OPR = OFFICIAL PUBLIC RECORDS (OPR)
  - ML = MOUNTAIN LAUREL
  - DT = DOUBLE TRUNK
  - MT = MULTIPLE TRUNK

**RESTRICTIONS:**  
VOL. 9681, PG. 91, DPR  
VOL. 118, PG. 556, DR  
VOL. 116, PG. 343, DR  
VOL. 912, PG. 510, DR  
VOL. 4251, PG. 320, DR  
VOL. 123, PG. 132, DR  
VOL. 1231, PG. 556, DR

**NOTES:**  
1. DIRECTIONAL CONTROL LINE = MONUMENTS AS FOUND.  
2. BEARING BASIS = PLAT AS REFERENCED HEREON.  
3. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.  
4. ELEVATIONS ARE BASED ON NAVD83 DATUM.

**PLAT REFERENCE:** DEED & PLAT RECORDS (DPR)  
VOL. 105, PAGE 290-296

**PLAT PREVIOUSLY RECORDED IN:**  
VOL. 105, PG. 4-10, DPR  
VOL. 105, PG. 176-182, DPR

**DEED REFERENCE:** OFFICIAL PUBLIC RECORDS (OPR)  
DOC. NO. 20210211917, DATE AUGUST 3, 2021  
UNTO: LISA NICHOLS PROPERTIES, L.P.

**ADDRESS:**  
200 GRANT AVE.  
LOT AREA = 18,581 square feet

WE, MAVERICK LAND SURVEYING COMPANY,  
HAVE MADE A SURVEY ON THE GROUND  
OF THE FOREGOING PROPERTY, AND WE  
CERTIFY THAT, EXCEPT AS SHOWN, THERE  
ARE NO VISIBLE ENCROACHMENTS.

BY: *RBB*



NO.	DATE	BY	REVISION	CKD.	APPD.
<div><div><div><b>Maverick</b> Land Surveying Co. 1856 Lockhill-Selma, Suite 105 San Antonio, Texas 78213 PH. 210-342-9455 FAX 210-342-9524 © 1990-2021, Maverick Land Surveying Co. TAPES FIRM No. 10132700</div><div><div>BOUNDARY, IMPROVEMENT, TREE &amp; TOPOGRAPHIC SURVEY REMAINING PORTION OF LOT 11, ALL OF LOTS 12 TO 15, THE NORTH PORTION OF THE ALLEY SOUTH OF LOTS 11 TO 15, BLOCK 10, COUNTY BLOCK 4024, ALAMO HEIGHTS CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS</div><div><div>DRAWN BY: J.S. F.W. BY: M.D. CHKD. &amp; APPR. BY: RBB SCALE: 1" = 10' DATE: 7-27-2021 SHEET 1 OF 1 REV. NO. JOB NO. 58567-0001</div></div></div></div></div>					



GRANT AVE.

(80' RIGHT-OF-WAY)  
(VOL. 9681, PG. 91, DPR)  
(VOL. 105, PG. 5-10, DPR)  
(VOL. 105, PG. 290-295, DPR)



GRAPHIC SCALE  
SCALE: 1" = 10'

LOT 31  
BLOCK 10  
315 WESTOVER RD.

LOT 30  
BLOCK 10

216 GRANT AVE.  
ONE STORY  
STONE & FRAME  
RESIDENCE

200 GRANT AVE.  
0.427 ACRE TRACT  
REMAINDER OF LOT 11,  
ALL OF LOTS 12-15 AND  
A PORTION OF A CLOSED ALLEY  
BLOCK 10  
(VACANT)

DEED REFERENCE:  
(VOL. 5335, PG. 811 DR)

LOT 31  
BLOCK 10  
315 WESTOVER RD.

NOTES:

1. DIRECTIONAL CONTROL LINE = MONUMENTS AS FOUND.
2. BEARING BASIS = PLAT AS REFERENCED HEREON.
3. INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
4. ELEVATIONS ARE BASED ON NAVD88 DATUM.

PLAT REFERENCE: DEED & PLAT RECORDS (D.P.R.)  
VOL. 9681, PAGE 91, DATE MAR. 19, 2015

ADDRESS:

216 GRANT AVE.  
LOT AREA = 8,480 square feet

RESTRICTIONS:  
VOL. 9681, PG. 91, DPR  
VOL. 118, PG. 556, DR  
VOL. 116, PG. 343, DR  
VOL. 912, PG. 510, DR  
VOL. 4251, PG. 320, DR  
VOL. 123, PG. 132, DR  
VOL. 1231, PG. 556, DR

LEGEND

EB ■ =ELECTRIC BOX  
GM ■ =GAS METER  
GV ■ =GAS VALVE  
WM ■ =WATER METER  
WV ■ =WATER VALVE  
● =SIGN POST  
○ =UTILITY POLE  
○ =UTILITY POLE & GUY WIRE

■ =CONCRETE PAVEMENT

--- OHU --- =OVERHEAD UTILITY LINE

--- SS --- =UNDERGROUND SANITARY SEWER LINE(AS PER UTILITY MAP)

--- G --- =UNDERGROUND GAS LINE(AS MARKED BY UTILITY)

--- W --- =UNDERGROUND WATER LINE(AS PER UTILITY MAP)

--- =EDGE OF ASPHALT PAVEMENT

--- =CONCRETE CURB

--- 765 --- =CONTOUR LINE WITH ELEVATION

--- =WOOD FENCE

--- =WIRE FENCE

--- =CHAIN LINK FENCE

8" OAK 780 =TREE TYPE AND SIZE WITH NUMBERED METAL TAG

● =SPOT ELEVATION

DR =DEED RECORDS

DPR =DEED AND PLAT RECORDS

OPR =OFFICIAL PUBLIC RECORDS

ML =MOUNTAIN LAUREL

DT =DOUBLE TRUNK

MT =MULTIPLE TRUNK

WE, MAVERICK LAND SURVEYING COMPANY,  
HAVE MADE A SURVEY ON THE GROUND  
OF THE FOREGOING PROPERTY, AND WE  
CERTIFY THAT, EXCEPT AS SHOWN, THERE  
ARE NO VISIBLE ENCROACHMENTS.

BY:



**Maverick**  
Land Surveying Co.  
1856 Lockhill-Selma, Suite 105  
San Antonio, Texas 78213

PH. 210-342-9455  
FAX 210-342-9524

©1990-2021, Maverick Land Surveying Co.  
TBPELS FIRM No. 10132700

BOUNDARY, IMPROVEMENT, TREE & TOPOGRAPHIC SURVEY

LOT 30, BLOCK 10  
COUNTY BLOCK 4024  
ALAMO HEIGHTS

CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

DRAWN BY: J.S.	F.W. BY: M.D.	CHKD. & APPR. BY: RBB
SCALE: 1" = 10'	DATE: 7-27-2021	SHEET 1 OF 1
REV. NO.	JOB NO. 58567-0002	1





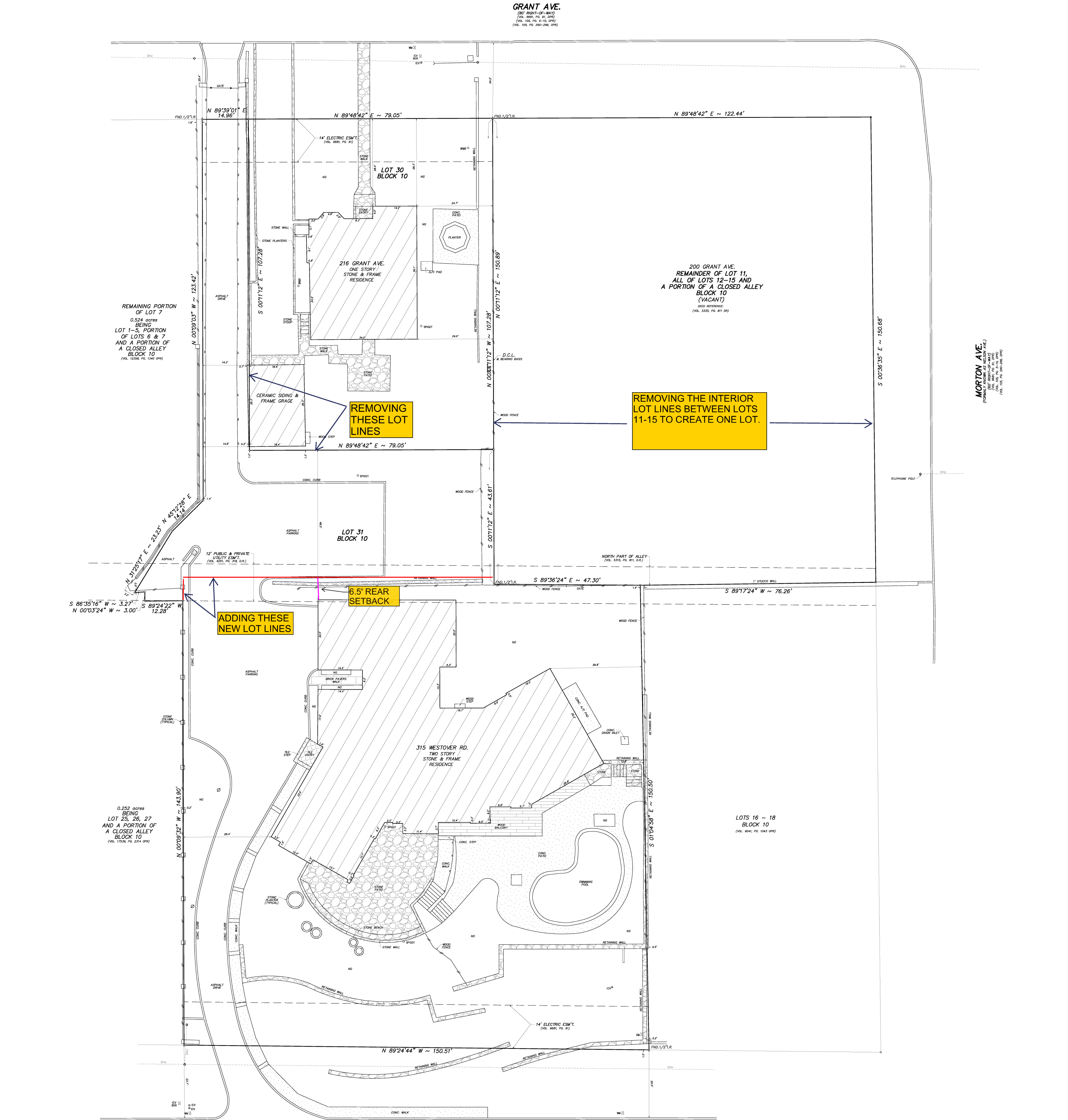
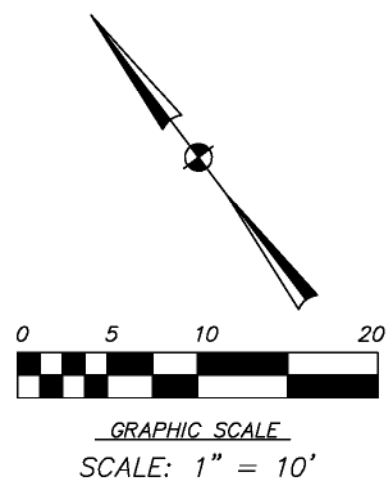


LEGEND

WM = WATER METER  
WV = WATER VALVE  
GV = GAS VALVE  
SP = SPOT  
UT = UTILITY POLE  
UTW = UTILITY POLE & GUY WIRE

CONCRETE PAVEMENT  
CHADHEAD UTILITY LINE  
UNDERGROUND SANITARY SEWER LINE (AS PER UTILITY MAP)  
UNDERGROUND GAS LINE (AS MARKED BY UTILITY)  
UNDERGROUND WATER LINE (AS PER UTILITY MAP)  
EDGE OF ASPHALT PAVEMENT  
CONCRETE CURB  
CONTOUR LINE WITH ELEVATION  
WOOD FENCE  
WIRE FENCE  
CHAIN LINK FENCE  
TREE TYPE AND SIZE WITH NUMBERED METAL TAG  
SPOT ELEVATION  
WOOD RECORDS  
DEED AND PLAT RECORDS  
OFFICIAL PUBLIC RECORDS

PROPOSED CHANGES



WESTOVER RD.  
(SUT RIGHT-OF-WAY)  
(VOL. 9881, PG. 91, DPT)  
(VOL. 102, PG. 5-10, DPT)  
(VOL. 102, PG. 290-296, DPT)

RESTRICTIONS:  
VOL. 9881, PG. 91, DPT  
VOL. 118, PG. 556, DPT  
VOL. 119, PG. 541, DPT  
VOL. 912, PG. 510, DPT  
VOL. 4251, PG. 318, DPT  
VOL. 123, PG. 132, DPT  
VOL. 123, PG. 336, DPT

NOTES:  
1. D.C.L. = DIRECTIONAL CONTROL LINE  
2. = DENOTES CONCRETE CURB  
3. BEARING BASIS = PLAT AS REFERENCED HEREON AND REFERENCED TO THE NORTHERN EAST LINE.  
4. INSET OR OFFSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.  
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48025C0401 H, DATED JUNE 18, 2020. ZONE X IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE.

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

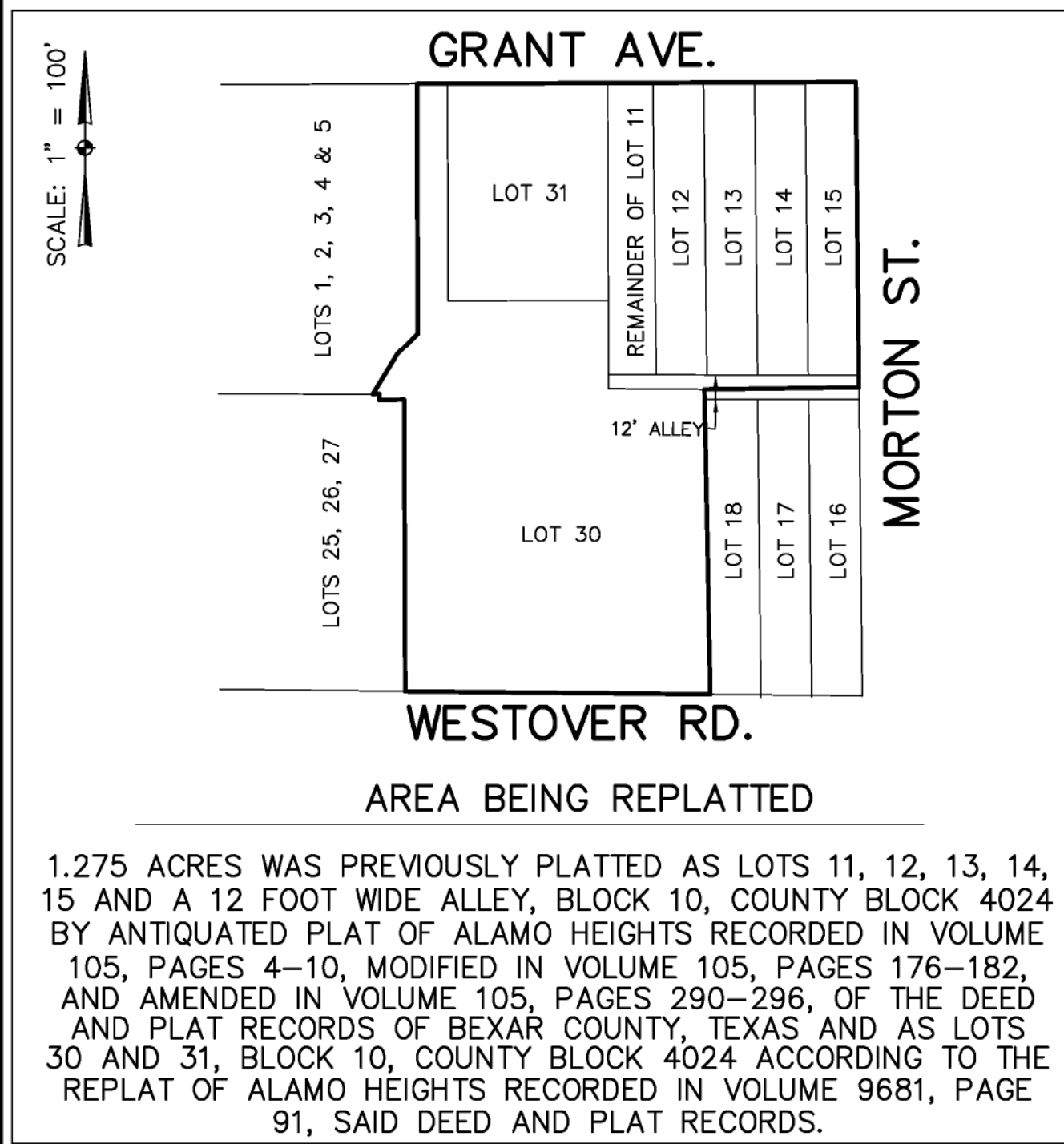
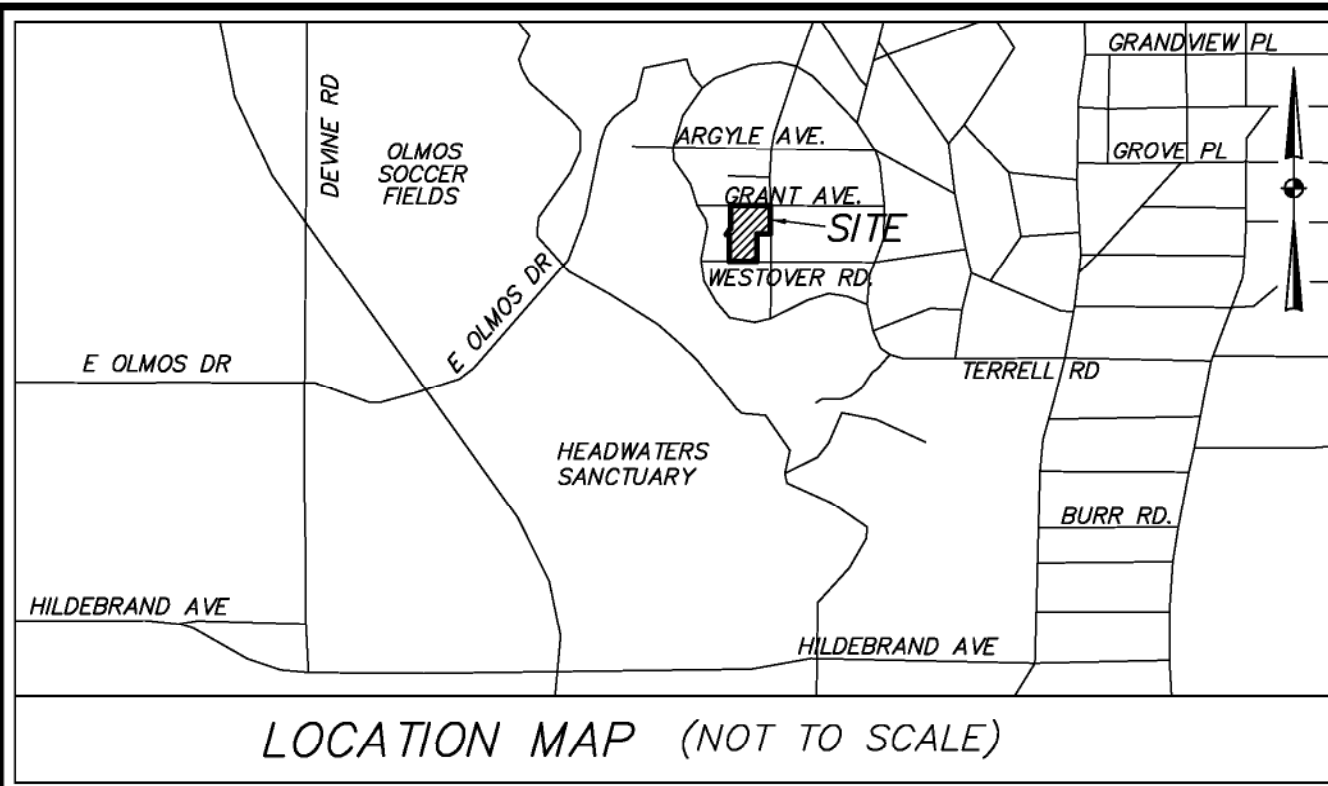
BY: *Jacob W. Cohen*



NO.	DATE	BY	REVISION	CKD.	APPD.
1	7-27-2024	J.W.C.	BOUNDARY AND IMPROVEMENT SURVEY REMAINING PORTION OF LOTS 11, ALL OF LOTS 12 TO 15, THE NORTH PORTION OF THE ALLEY SOUTH OF LOTS 11 TO 15, ALL LOT 30 AND ALL OF LOT 31, BLOCK 10, COUNTY BLOCK 4024 CITY OF ALAMO HEIGHTS, BEAR COUNTY, TEXAS		
Maverick Land Surveying Co. 1856 Lockhill-San Antonio, Suite 105 San Antonio, Texas 78213 PH: 210-342-9455 FAX: 210-342-9924 ©1995-2024, Maverick Land Surveying Co. TYPICAL STATE REV. 10/13/2020			DRAWN BY: J.S./D.D. F.W. BY: M.D. CHKD. & APPR. BY: J.W.C. SCALE: 1" = 10' DATE: 7-27-2024 SHEET 1 OF 1 REV. NO. JOB NO. 58567-0001		

ADDRESS:  
200 GRANT AVE.  
LOT AREA = 18,581 square feet  
ADDRESS:  
216 GRANT AVE.  
LOT AREA = 8,480 square feet  
ADDRESS:  
315 WESTOVER RD.  
LOT AREA = 28,471 square feet





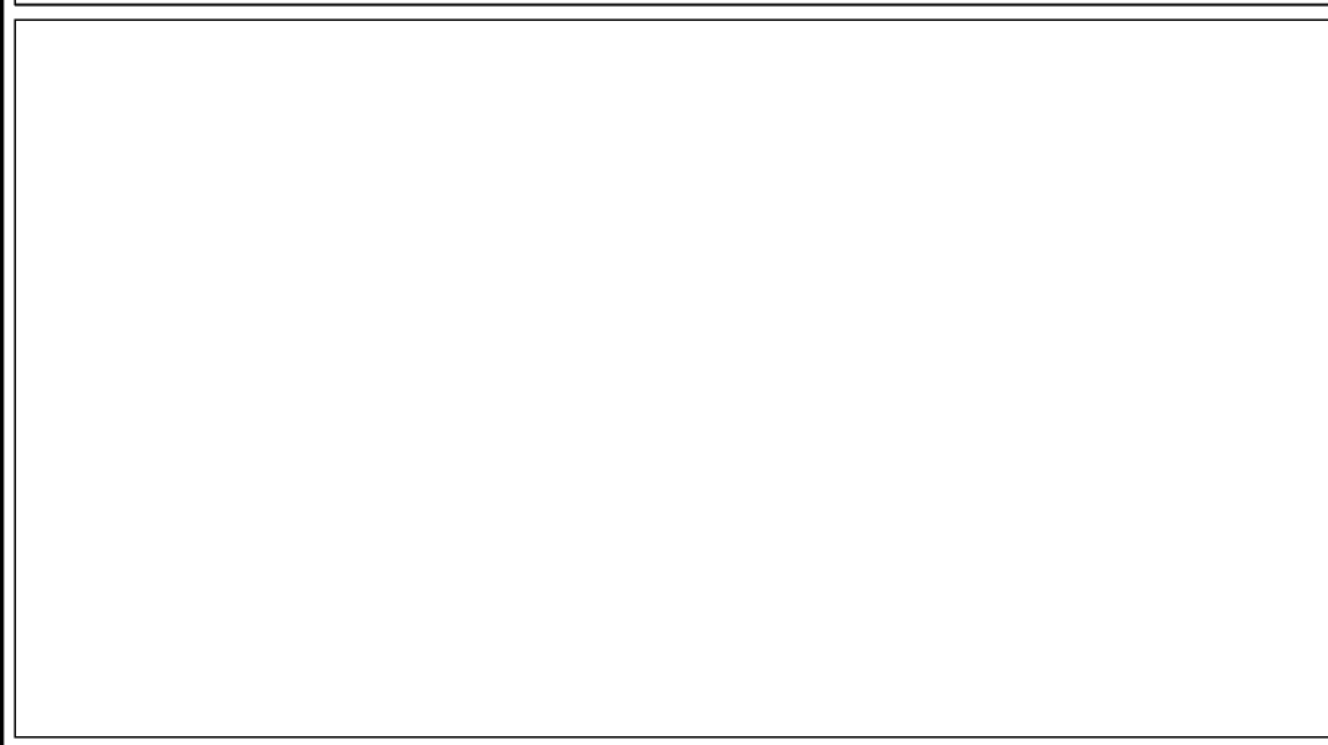
**LEGEND:**

BLDG. = BUILDING  
ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CA.T.V. = CABLE TELEVISION  
R.O.W. = RIGHT OF WAY  
ESM'T. = EASEMENT  
AC. = ACRES  
CL = CENTERLINE  
C.B. = COUNTY BLOCK  
DR = DEED RECORDS, BEXAR COUNTY, TEXAS  
DPR = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
RPR = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS  
REM. = REMAINDER  
VOL. = VOLUME  
PG. = PAGE(S)  
----- = ORIGINAL LOT LINE  
• = FOUND 1/2" IRON ROD  
○ = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY: EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846



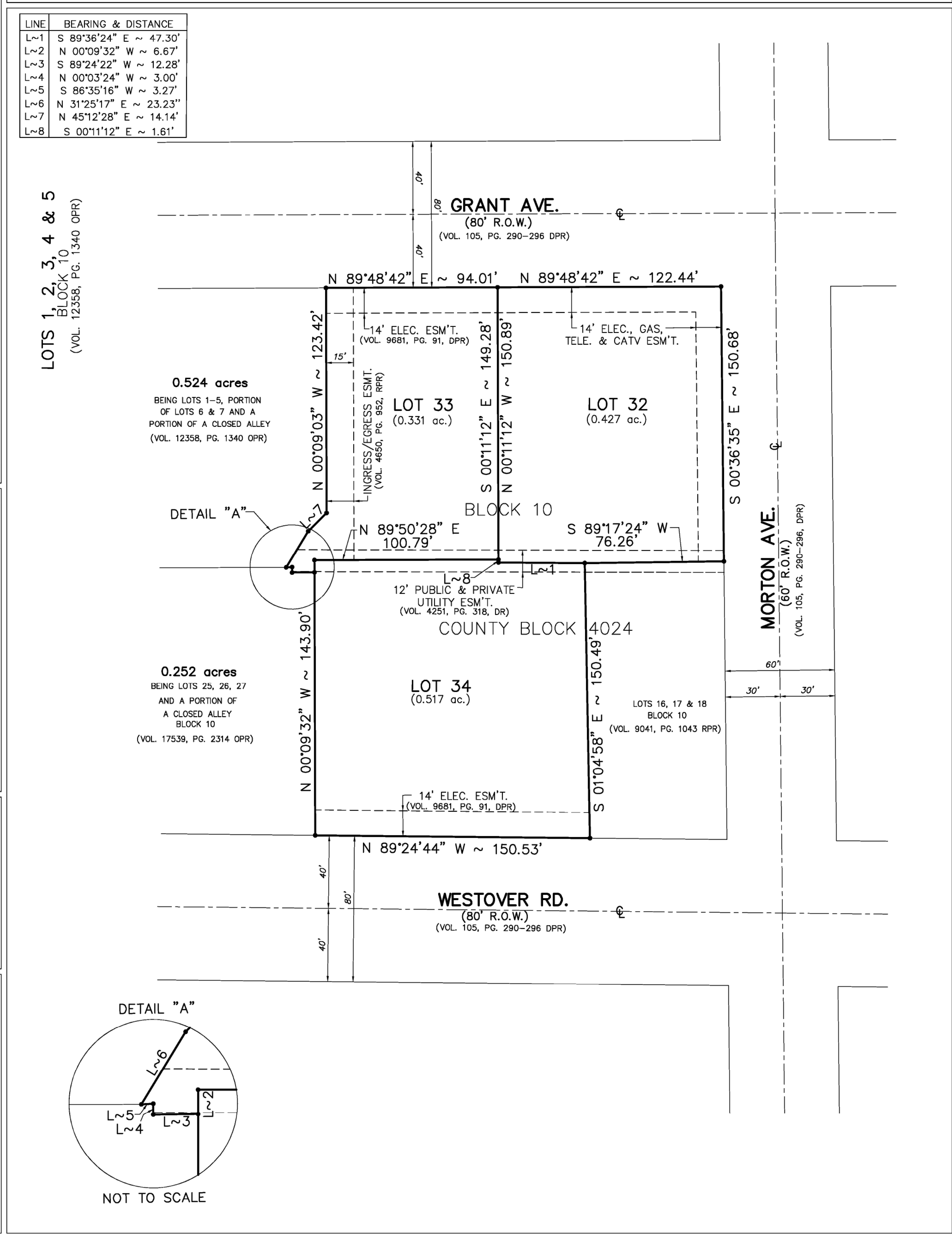
**SURVEYORS NOTES:**

- ALL LOT CORNERS FOUND OR SET AS INDICATED.
- THE BASIS OF BEARINGS IS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRANT PER REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 4612". SET MAG NAILS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 4612".

**IMPACT FEE PAYMENT DUE:**  
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.

**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 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 REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



REPLAT ESTABLISHING

**GRANT WESTOVER ESTATES**

ESTABLISHING LOT 32, 33 AND 34, BLOCK 10 COUNTY BLOCK 4024, IN THE CITY OF ALAMO HIEGHTS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'

**Maverick Land Surveying Co.**  
1856 Lockhill-Selma, Suite 105  
San Antonio, Texas 78213  
210-342-9455  
FAX-210-342-9524  
TBPLS FIRM No. 10132700

PRINT DATE: SEPTEMBER 2, 2021  
SURVEY DATE: JULY 27, 2021  
MLS JOB No.: 58567-0005

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: NIC ABBEY LUXURY HOMES  
BY: LISA NICHOLS  
507 AUSTIN HWY.  
SAN ANTONIO, TEXAS 78209  
(210)798-2272

TELEPHONE:

OWNER=LISA NICHOLS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LISA NICHOLS, KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY : \_\_\_\_\_ CHAIR

BY : \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY : \_\_\_\_\_ MAYOR



City of Alamo Heights  
**DEPARTMENT OF PUBLIC WORKS**  
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

August 16, 2021

To Whom It May Concern:

“Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property(s) at 200, and 216 Grant. Any upgrades or modifications to the existing water and sewer system, including new infrastructure and connections requested by the developer, shall be the responsibility of the developer and shall be installed according to City of Alamo Heights regulations at the developer’s expense. All such upgrades and modifications are subject to the developer’s SUP (if applicable), which also includes the acquisition of any water rights occasioned by additional consumption”.

Please feel free to contact Mark McGinnis, Utility Superintendent at 210 832-2231 if you should have any questions or further concerns with water or sewer service. For account service, disconnect or establish a new account, contact Amanda Borrego at 210 882 1507

Sincerely,

A handwritten signature in cursive script that reads "Patrick J. Sullivan".

Patrick Sullivan,  
Public Works Director

210 882 1506 office





City of Alamo Heights  
**DEPARTMENT OF PUBLIC WORKS**  
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

August 16, 2021

To Whom It May Concern:

“Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property(s) at 315 Westover. Any upgrades or modifications to the existing water and sewer system, including new infrastructure and connections requested by the developer, shall be the responsibility of the developer and shall be installed according to City of Alamo Heights regulations at the developer’s expense. All such upgrades and modifications are subject to the developer’s SUP (if applicable), which also includes the acquisition of any water rights occasioned by additional consumption”.

Please feel free to contact Mark McGinnis, Utility Superintendent at 210 832-2231 if you should have any questions or further concerns with water or sewer service. For account service, disconnect or establish a new account, contact Amanda Borrego at 210 882 1507

Sincerely,

A handwritten signature in black ink that reads "Patrick J. Sullivan". The signature is written in a cursive style with a large, stylized "P" and "S".

Patrick Sullivan,  
Public Works Director

210 882 1506 office



**SAN ANTONIO WATER SYSTEM  
INFRASTRUCTURE PLANNING DEPARTMENT**  
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

**LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS**

**Approval DATE:** 8/18/2021

**Expire Date:** 5/18/2022

**SUBDIVISION NAME:** Grant Westover Estates

**PLAT NO:** AH0032

**TO:** MAVERICK LAND SURVEYING CO.  
1856 LOCKHILL-SELMA, SUITE 105

C.O.S.A. Major Plat:

SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

**SEWER      SAWS Job Number(s):**

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 0

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate:

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: No

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

**WATER      SAWS Job Number(s):**

Water Impact Fee Required?

Water Fee/EDU:

Water EDUs:

Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate:

Main Extension Required: No

Water service is available through SAWS Counter Service Permit: No

**Remarks:** Served by Alamo Heights.

Total Improvements:

Total Impact Fees:

*Danielle Villarreal*

cc: COSA Development Services  
Consultant/Engineer

**Development Engineering Services**

**RELEASE FOR RECORDATION**





8/20/2021

Maverick Land Surveying  
Jake Oder, R.P.L.S.  
1856 Lockhill-Selma, Suit  
San Antonio, TX 78213

Re: Letter of Certification Recommending Approval

Plat No: GRANT WESTOVER ESTATES

Plat Date: 8/20/2021

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

*Jenna Keylich*

Jenna Keylich  
Customer Service Supervisor  
Customer Engineering Department