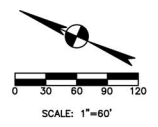
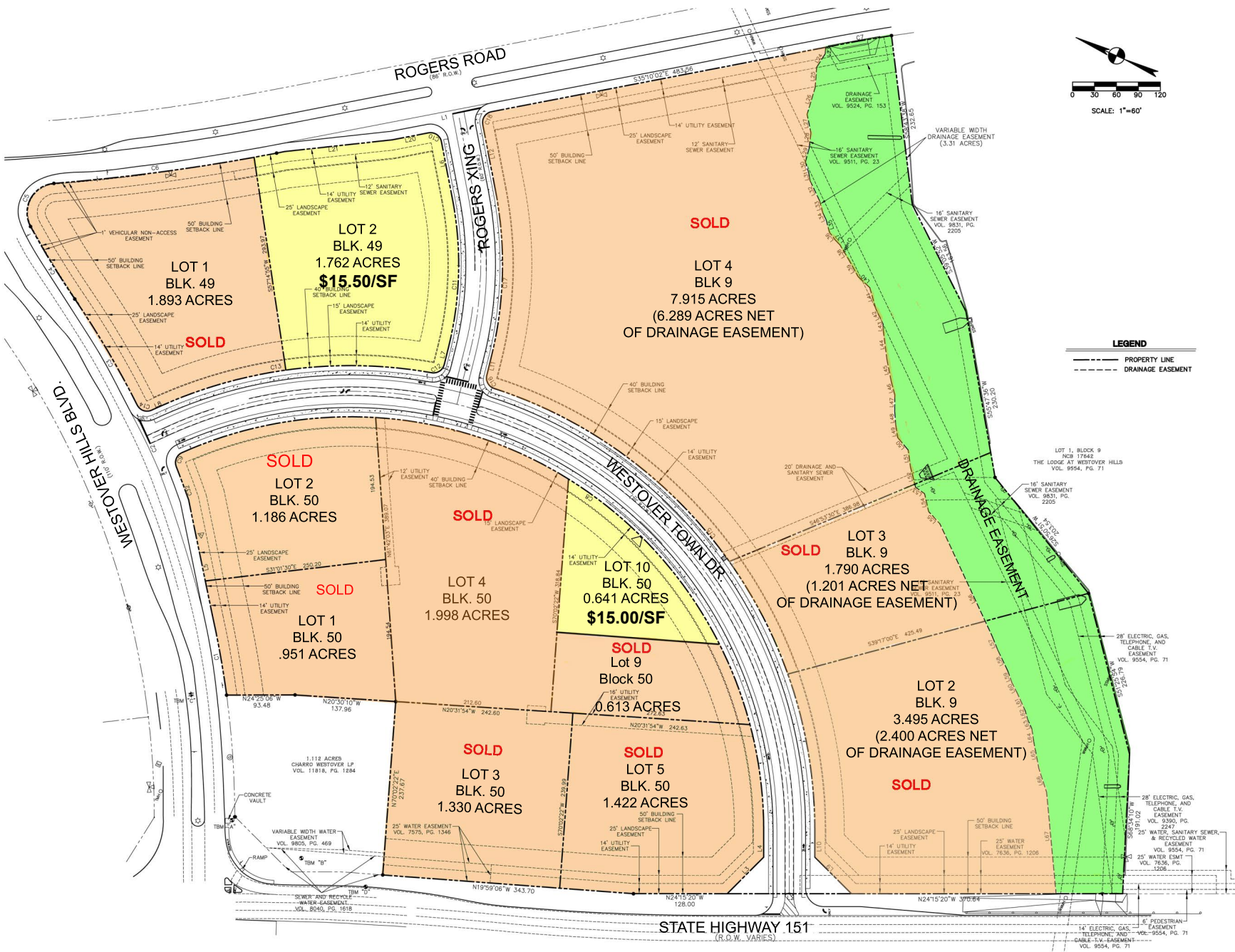


WESTOVER TOWN CENTER

Lot 2	Block 49	1.762 Acres	76,753 s.f.	\$15.50/ft
Lot 10	Block 50	0.641 Acres	27,966 s.f.	\$15.00/ft

- Note:
- 1 Lots are platted
 - 2 Water, sewer, gas, electric, telephone and cable available to each lot
 - 3 No detention is required by any lot
 - 4 Zoning is C-3 Commercial

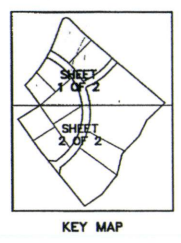
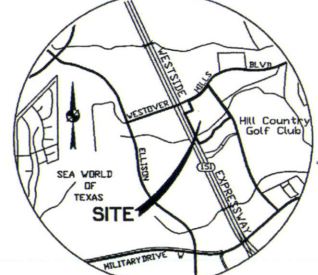


WESTOVER HILLS & HWY 151
SAN ANTONIO, TEXAS

NET ACREAGE EXHIBIT

Bury+Partners
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529
BuryPartners-SA, Inc. ©Copyright 2005

DATE: 08/09/07 SCALE: 1"=200' DRAWN BY: RG PROJECT No.: 50678-01 FILE: G:\678\01\EXHIBITS\EX-67801-NET-ACRES.DWG



- OPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT,' 'GAS EASEMENT,' 'ANCHOR EASEMENT,' 'SERVICE EASEMENT,' 'OVERHEAD EASEMENT,' 'UTILITY EASEMENT,' AND 'TRANSFORMER EASEMENT...' 2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.

- IMPACT FEE PAYMENT DUE: WATER AND 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. DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT. CLEAR VISION NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH 36-506(d)(5).

STATE OF TEXAS COUNTY OF BEKAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DILY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER: CODEVECO GROUP, INC. A TEXAS CORPORATION 8000 IH-10 WEST, SUITE 700 SAN ANTONIO, TEXAS 78230 By: Terrel Fogler, President

VICINITY MAP NOT TO SCALE SAN ANTONIO, TEXAS STREETScape NOTE: UDC 35-512 STREETScape WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

- GENERAL NOTES: 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204) 2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY + PARTNERS - S.A., INC. 922 Isom Road, Suite 100 SAN ANTONIO, TEXAS 78216 3. SHARED ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (f) (3).

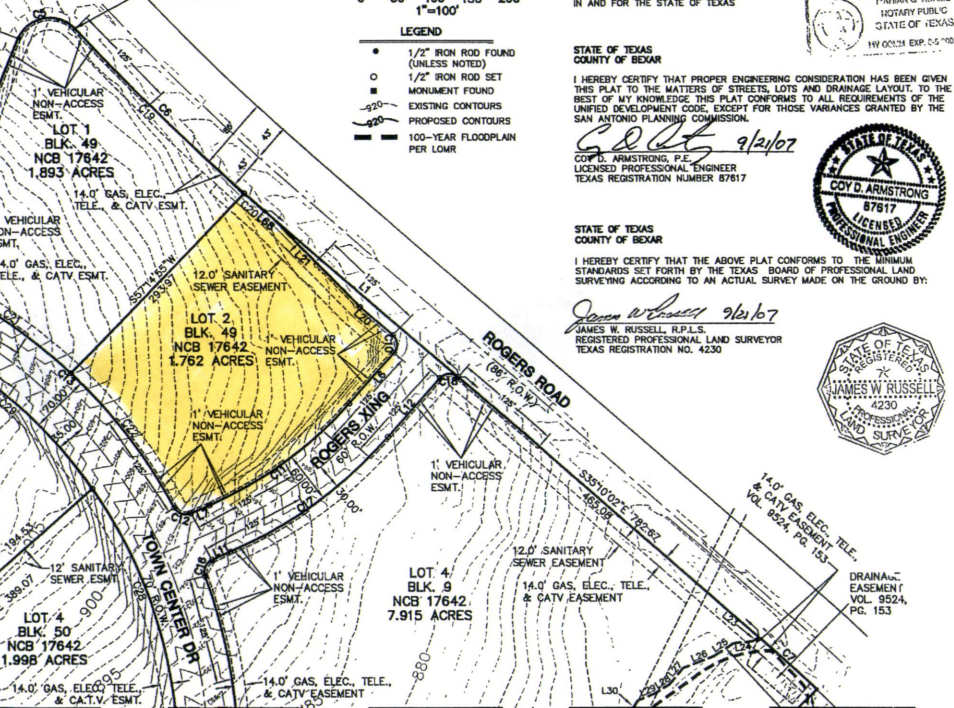
Bury+Partners ENGINEERING SOLUTIONS 922 Isom Road, Suite 100 San Antonio, TX 78216 Tel. (210)525-9090 Fax (210)525-0520 Bury+Partners-S.A., Inc. ©Copyright 2007

- OWNER/DEVELOPER: NAME: CODEVECO GROUP, INC. A TEXAS CORPORATION 8000 IH-10 WEST, SUITE 700 SAN ANTONIO, TEXAS 78230 5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT. 6. MINIMUM FINISHED FLOOR ELEVATION FOR BLOCK 9, LOT 2 IS 884.61, LOT 3 IS 877.17, AND LOT 4 IS 873.58. TxDOT 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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. 3. 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 THREE (3) MAXIMUM ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1012.34'. 4. 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 AS DIRECTED BY TxDOT.

WASTEWATER EDU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID WITH THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DIRECTION, CHORD. Lists curve data for various segments of the plat.

Table with columns: LINE, LENGTH, BEARING. Lists line data for various segments of the plat.

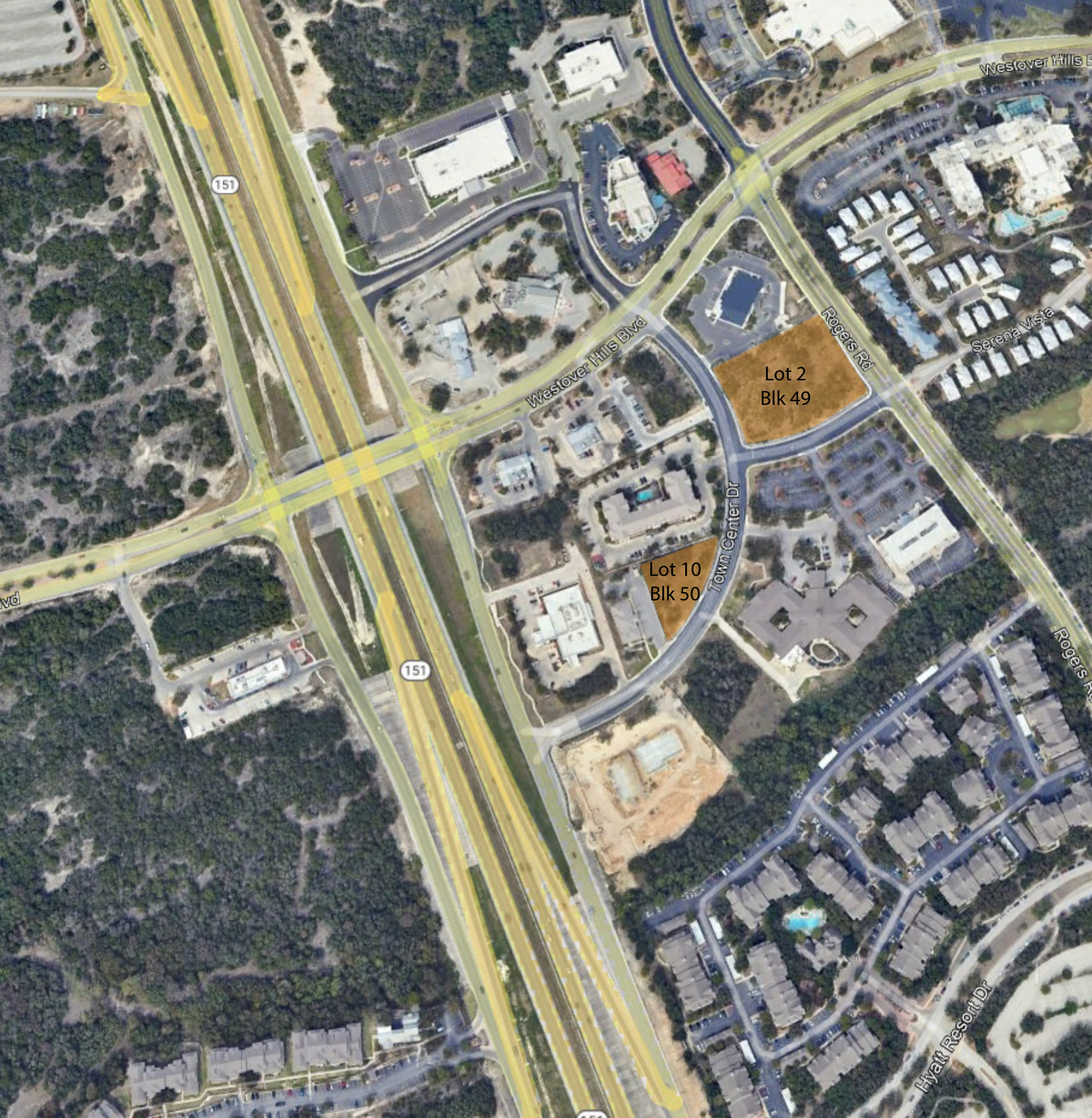


MATCHLINE SUBDIVISION PLAT ESTABLISHING WESTOVER TOWN CENTER

BEING A 27.739 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 17642, BEKAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 44.15 ACRE TRACT CONVEYED TO WESTOVER COMMERCIAL GROUP, LTD. IN VOLUME 7815, PAGE 1662 OF THE REAL PROPERTY RECORDS OF BEKAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER TOWN CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. PUBLIC HEARING PLAT APPROVED BY THE PLANNING COMMISSION. DATED THIS 10th DAY OF OCT. A.D., 2007. BY: [Signature] COUNTY CLERK BEKAR COUNTY, TEXAS

Vertical text on the left margin: Dosh 08/28/2007 Fee: \$35.00... RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION THIS DOCUMENT WAS REVIEWED TO BE ACCURATE BECAUSE OF ALLEGEDLY BEING A PHOTO COPY OF DISCLOSED PAPER ETC.



151

Westover Hills Blvd

Lot 2
Blk 49

Rogers Rd

Serena Vista

Lot 10
Blk 50

Town Center Dr

151

Hyatt Resort Dr

Rogers Rd