

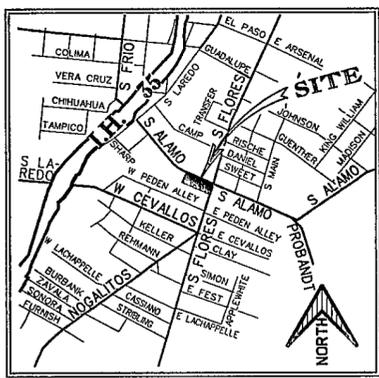
ESTABLISHING LOT 44, NEW CITY BLOCK 1009, AS DEEDED IN VOLUME 13238, PAGE 1737, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	35.00'	82°13'31"	30.55'	50.23'	S24°29'25"E	46.03'



SCALE: 1" = 50'

BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH ALAMO STREET AS BEING S65°36'10"E BETWEEN CONTROL MONUMENTS 1 AND 2.



LOCATION MAP NOT TO SCALE

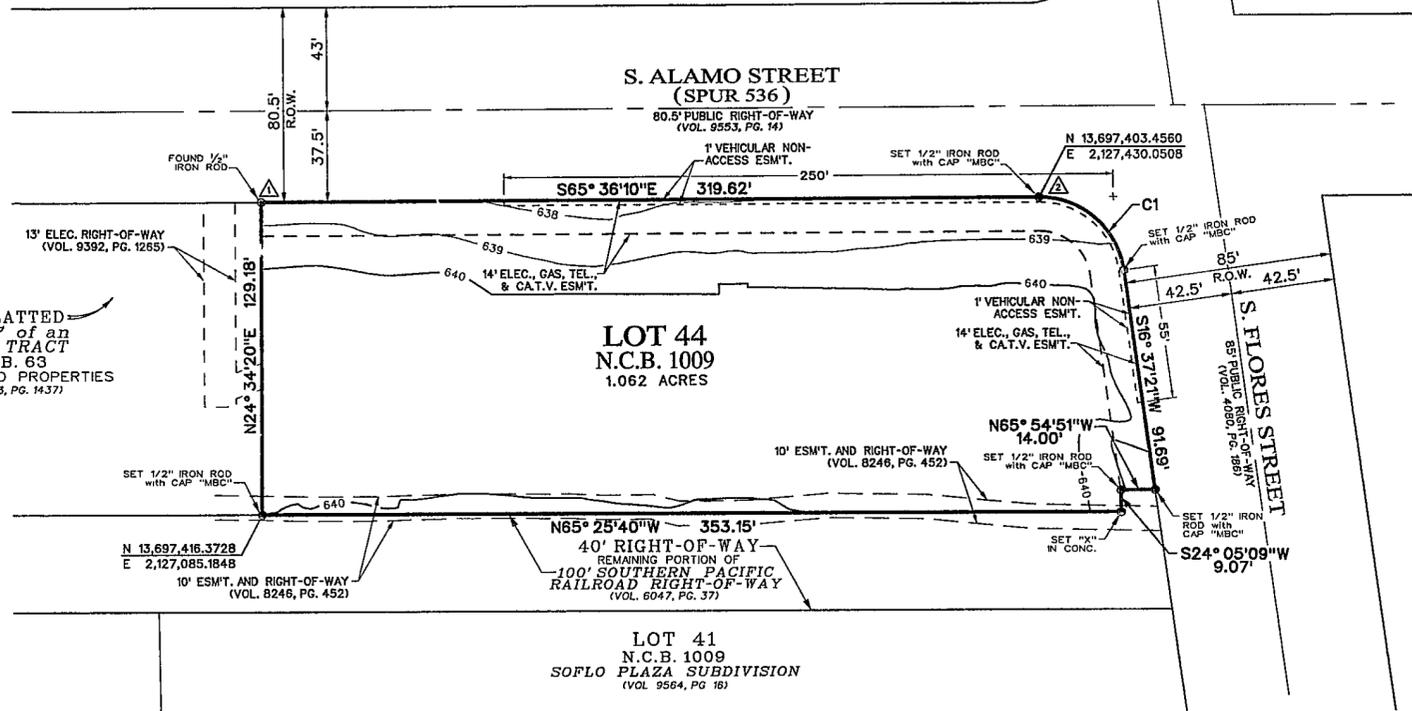
- LEGEND:**
- EXIST. ---- EXISTING
 - ELEC. ---- ELECTRIC
 - TEL. ---- TELEPHONE
 - CA.T.V. ---- CABLE TELEVISION
 - SAN. SWR. ---- SANITARY SEWER
 - ESMT. ---- EASEMENT
 - R.O.W. ---- RIGHT-OF-WAY
 - BLDG. ---- BUILDING
 - N.C.B. ---- NEW CITY BLOCK
 - BLK. ---- BLOCK
 - V.L. ---- VOLUME
 - S. ---- PAGE
 - SQ. FT. ---- SQUARE FEET
 - V.N.A.E. ---- VEHICULAR NON-ACCESS ESMT.

GENERAL NOTES:

- 1.) BASED ON A MAP-TO-MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON MAP NUMBER 48029CD445F, DATED JUNE 18, 2007, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- 2.) ZONE X (UNSHADED) - AREAS OUTSIDE 500-YEAR FLOODPLAIN.
- 3.) MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
- 4.) ROTATE BEARINGS 00°10'00" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
- 5.) OWNER SHALL PROVIDE SHARED ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-508(r)(3).
- 6.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TxDOT NOTES:

- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2.) THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAYS 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 ONE (1) ACCESS POINT TO SPUR 536, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 350.17'.
- 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.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
ALAMO CORNER, LP
P.O. BOX 460481
SAN ANTONIO, TEXAS 78248

[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID W. MONNICH** 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 CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4TH DAY OF JUNE, A.D. 2008.

[Signature]
FERNANDO SAENZ
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010

STATE OF TEXAS
COUNTY OF BEXAR

GREG C. SMITH
88645
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I. RAY INMAN
4498
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDA...R OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS, ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (E.D.U.'s) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

mac MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com
29786-1269



THIS PLAT OF **ALAMO CORNER** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25th DAY OF June, A.D. 2008.

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

STATE OF TEXAS
COUNTY OF BEXAR

Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 3 DAY OF July, A.D. 2008 AT 10:23 AM, AND DULY RECORDED THE 8 DAY OF July, A.D. 2008 AT 8:45 AM, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 4593 ON PAGE 12 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF July, A.D. 2008.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]* DEPUTY

Doc# 20080142727 Fees: \$36.00
 9/7/03/2008 10:23AM # Pages 7
 Filed & Recorded by
 GERRARD RICKHOFF COUNTY CLERK
 L12-9593-12-7
 L11-81-20080142727-1
 RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDING THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.
 8:52:23 AM 6/4/2008
 B:woerner
 P:\1265\29786-SouAlamCorner\DWMA\070713.dwg