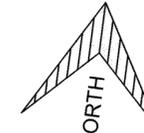
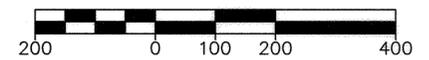


REPLAT ESTABLISHING LANDMARK ANTHEM PARKWAY MPCD

BEING A 7.8975 ACRES TRACT OF LAND, ESTABLISHING LOT 21 AND 22, BLOCK 1, NEW CITY BLOCK 14858 AND ELEVEN (11) OFF-LOT EASEMENTS, OUT OF LOT 6, BLOCK 1, NEW CITY BLOCK 14858, OF THE REGAL HILLS ENCLAVE SUBDIVISION, RECORDED IN VOLUME 9671, PAGE 141, AS RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE BBB&C RAILROAD COMPANY SURVEY NO. 21, ABSTRACT NO. 104, BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/26/2015 JOB No.: 303710576

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: I.H. 101 LOOP 1604 PARTNER, LTD. ATTN: STEVE BRAHA 10003 NW MILITARY HWY, STE 2205 SAN ANTONIO, TEXAS 78231 TEL. NO. (210) 490-6700

OWNER STEVE BRAHA, MANAGER FOR: LOT 21 AND LOT 999, BLOCK 1, N.C.B. 14858 PORTION OF LOT 6, BLOCK 1, N.C.B. 14858

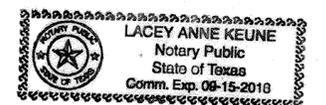
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 17th DAY OF November, 2015.

Signature of Lacey Anne Keune, Notary Public, Bexar County, Texas.



THIS PLAT OF LANDMARK ANTHEM PARKWAY MPCD 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., 2015

BY: CHAIRMAN

BY: SECRETARY

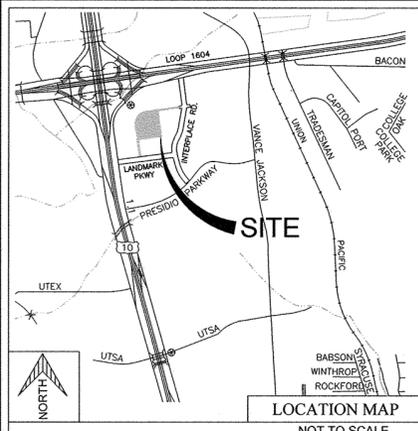
STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, A.D., 2015 AT ___ M, AND DULY RECORDED THE ___ DAY OF ___, A.D., 2015 AT ___ M, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ___ ON PAGE ___.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, A.D., 2015.

STATE OF TEXAS COUNTY OF BEXAR COUNTY, TEXAS

BY: DEPUTY



- LEGEND: ELEC. --- ELECTRIC, TEL. --- TELEPHONE, CATV --- CABLE TELEVISION, SAN. SWR. --- SANITARY SEWER, ESMT. --- EASEMENT, R.O.W. --- RIGHT-OF-WAY, N.C.B. --- NEW CITY BLOCK, VOL. --- VOLUME, PG. --- PAGE, OPR. --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, DPR. --- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, EXISTING CONTOUR, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOL. 17146, PG. 1129-1137 OPR), 14" GAS, ELEC., TEL. & CATV ESMT (VOLUME 9540, PAGE 175 DPR), LOT 999, BLOCK 1, N.C.B. 14858 REGAL HILLS ENCLAVE (VOL. 9671, PG. 141 DPR), 1/2" IRON ROD WITH 1" YELLOW PLASTIC CAP STAMPED "MBC ENGINEERS" TO BE SET (UNLESS OTHERWISE NOTED)

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT REGAL HILLS ENCLAVE SUBDIVISION AND PLAT #080586 WHICH IS RECORDED IN VOLUME 9671, PAGE 141, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

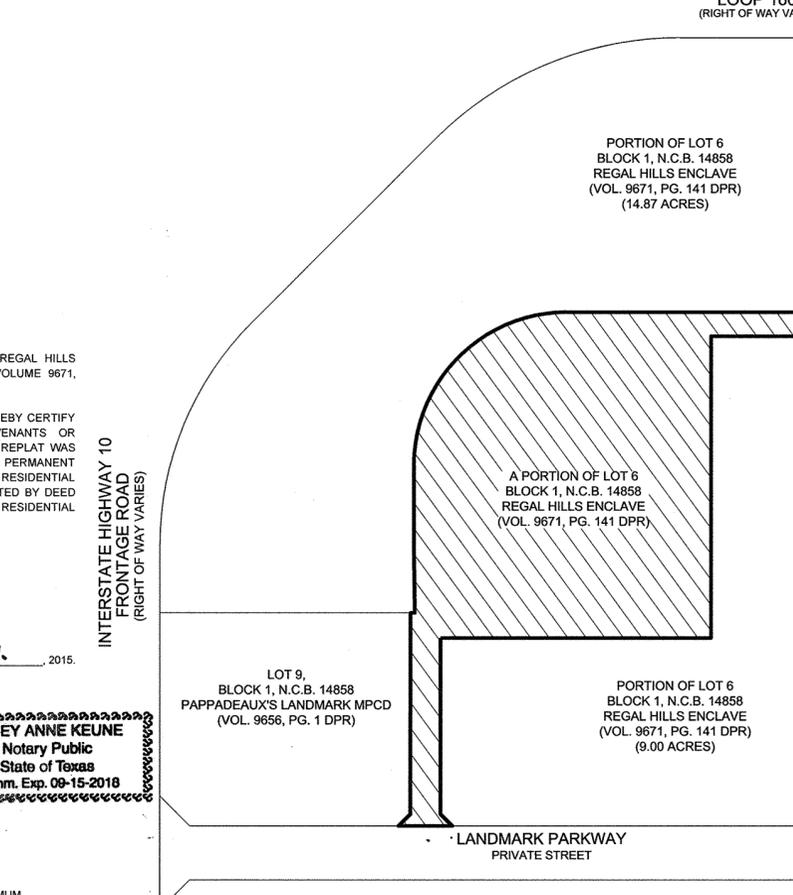
Signature of Steve Braha, OWNER STEVE BRAHA, OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF Nov., 2015. Signature of Lacey Anne Keune, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES: 9-15-18, LACEY ANNE KEUNE Notary Public State of Texas Comm. Exp. 09-15-2018

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION. Signature of Joel Christian Johnson, JOEL CHRISTIAN JOHNSON, R.P.L.S. No. 6578

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. Signature of David L. Allen, DAVID L. ALLEN 66073 LICENSED PROFESSIONAL ENGINEER No. 66073

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A 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", "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 ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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. 3. 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. 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. GENERAL NOTES: 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0230G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. 2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT. 3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83. 4. 1/2" IRON ROD WITH "MBC ENGINEERS" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED. 5. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC. 6. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. 7. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. 8. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. 9. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) ON THIS PLAT. 10. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) ON THIS PLAT. 11. LOT 999, BLOCK 1, NCB 14858 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, INGRESS/EGRESS, WATER, AND SANITARY SEWER EASEMENT.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING PLATTED IS A PORTION OF LOT 6, BLOCK 1, N.C.B. 18333, OF THE REGAL HILLS ENCLAVE SUBDIVISION, RECORDED IN VOLUME 9671, PAGE 141, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'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. 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. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG I.H. 10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 10.00'. SAWS AQUIFER NOTE: 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. DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, 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. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. SHARED ACCESS NOTE: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3). SAWS HIGH PRESSURE NOTE: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET. THE DEVELOPER 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

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: LANDMARK 1 OFFICE PARTNER, L.L.C. ATTN: STEVE BRAHA 10003 NW MILITARY HWY, STE 2205 SAN ANTONIO, TEXAS 78231 TEL. NO. (210) 490-6700

OWNER STEVE BRAHA, PRESIDENT & DIRECTOR FOR: LOT 22, BLOCK 1, N.C.B. 14858

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 17th DAY OF November, 2015.

Signature of Lacey Anne Keune, NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, A.D., 2015 AT ___ M, AND DULY RECORDED THE ___ DAY OF ___, A.D., 2015 AT ___ M, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ___ ON PAGE ___.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, A.D., 2015.

STATE OF TEXAS COUNTY OF BEXAR COUNTY, TEXAS

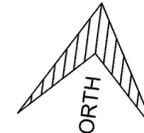
BY: DEPUTY



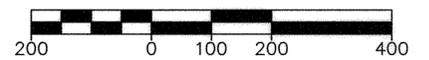
PLAT NO. 150282

REPLAT
ESTABLISHING
LANDMARK
ANTHEM PARKWAY MPCD

BEING A 7.8975 ACRES TRACT OF LAND, ESTABLISHING LOT 21 AND 22, BLOCK 1, NEW CITY BLOCK 14858 AND ELEVEN (11) OFF-LOT EASEMENTS, OUT OF LOT 6, BLOCK 1, NEW CITY BLOCK 14858, OF THE REGAL HILLS ENCLAVE SUBDIVISION, RECORDED IN VOLUME 9671, PAGE 141, AS RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE BBB&C RAILROAD COMPANY SURVEY No. 21, ABSTRACT No. 104, BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/26/2015

JOB NO.: 30371-0976

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:

I.H. 10/LOOP 1604 PARTNERS, LTD.
ATTN: STEVE BRAHA
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
TEL. NO. (210) 490-6700

OWNER: STEVE BRAHA, MANAGER
FOR: LOT 21 & LOT 999, BLOCK 1, N.C.B. 14858
PORTION OF LOT 6, BLOCK 1, N.C.B. 14858

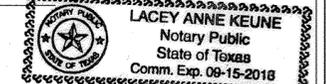
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 17th DAY OF November, 2015.

Notary Public
BEXAR COUNTY, TEXAS



THIS PLAT OF LANDMARK ANTHEM PARKWAY MPCD 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., 2015

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2015 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2015 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 2

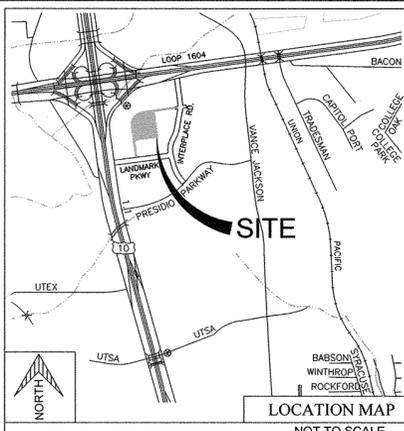
CPS NOTES:

- THE CITY OF SAN ANTONIO AS A 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," "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 ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.
- THIS PLAT DOES NOT AMEND, ALTER, REPLACE 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.

Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N 37°36'33" E	28.29'	L14	S 07°23'26" E	12.00'	L27	S 82°36'33" W	89.67'
L2	N 08°11'56" W	36.25'	L15	S 07°23'24" E	18.00'	L28	S 07°23'27" E	46.31'
L3	N 07°24'49" W	16.00'	L16	S 82°36'36" W	74.00'	L29	S 82°36'36" W	46.41'
L4	S 82°40'33" W	40.33'	L17	N 07°23'26" W	10.00'	L30	N 37°40'17" E	65.57'
L5	N 07°23'24" W	10.00'	L18	S 82°36'36" W	90.25'	L31	N 82°36'33" E	7.00'
L6	N 08°11'47" W	33.71'	L19	S 37°40'17" W	74.93'	L32	N 07°42'32" W	20.76'
L7	N 76°33'07" W	63.62'	L20	S 58°43'46" E	65.92'	L33	S 52°24'25" E	28.28'
L8	N 88°17'28" W	64.50'	L21	S 07°23'27" E	23.83'	L34	N 08°11'56" W	96.02'
L9	N 60°13'08" E	30.63'	L22	S 82°36'33" W	16.00'	L35	S 03°54'32" E	96.19'
L10	S 88°17'28" E	40.03'	L23	N 07°23'27" W	16.14'	L36	N 82°36'33" E	10.20'
L11	S 76°33'07" E	73.97'	L24	N 58°43'46" W	65.92'	L37	S 52°23'27" E	27.81'
L12	N 07°23'26" W	12.00'	L25	S 07°23'27" E	49.66'	L38	N 52°24'25" W	22.63'
L13	N 82°36'36" E	12.00'	L26	S 52°23'27" E	10.84'			

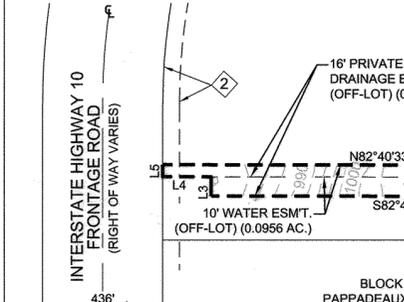
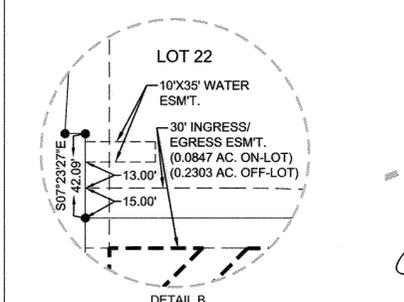
TxDOT NOTES:

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG I.H. 10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 10.00'



LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- SAN. SWR. --- SANITARY SEWER
- ESMT. --- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- N.C.B. --- NEW CITY BLOCK
- VOL. --- VOLUME
- PG. --- PAGE
- OPR --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR --- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- EXISTING CONTOUR
- 1 --- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOL. 17146, PG. 1129-1137 OPR)
- 2 --- 14" GAS, ELEC., TEL. & CATV ESMT (VOLUME 9540, PAGE 175 DPR)
- 1 --- LOT 999, BLOCK 1, N.C.B. 14858 REGAL HILLS ENCLAVE (VOL. 9671, PG. 141 DPR)
- --- 1/2" IRON ROD WITH 1" YELLOW PLASTIC CAP STAMPED "MBC ENGINEERS" TO BE SET (UNLESS OTHERWISE NOTED)



STATE OF TEXAS
COUNTY OF BEXAR

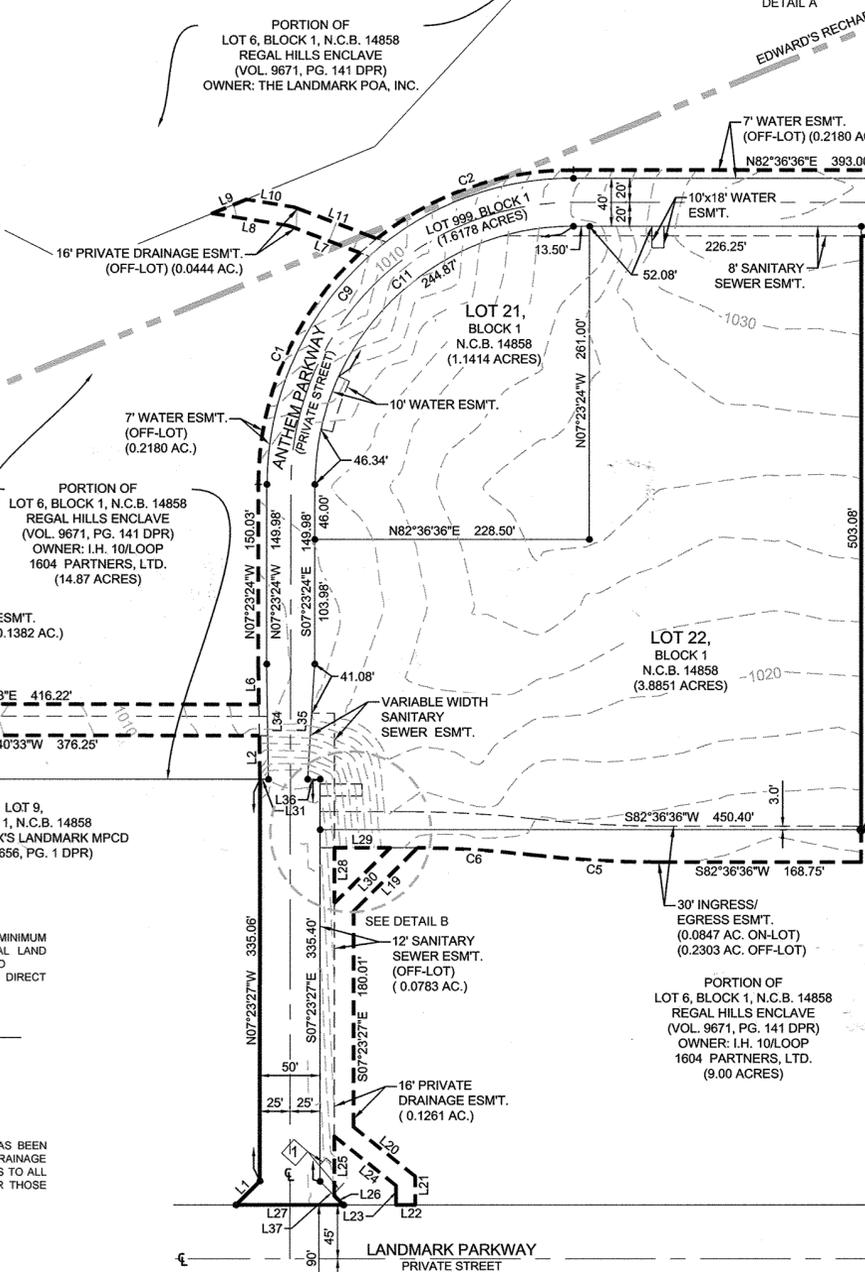
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

JOEL CHRISTIAN JOHNSON, P.L.S. No. 5578

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.

DAVID L. ALLEN, 66073
LICENSED PROFESSIONAL ENGINEER NO. 66073



LOOP 1604 (RIGHT OF WAY VARIES)

EDWARD'S RECHARGE ZONE

PORTION OF LOT 6, BLOCK 1, N.C.B. 14858 REGAL HILLS ENCLAVE (VOL. 9671, PG. 141 DPR) OWNER: THE LANDMARK POA, INC.

PORTION OF LOT 6, BLOCK 1, N.C.B. 14858 REGAL HILLS ENCLAVE (VOL. 9671, PG. 141 DPR) OWNER: I.H. 10/LOOP 1604 PARTNERS, LTD. (14.87 ACRES)

LOT 21, BLOCK 1, N.C.B. 14858 (1.1414 ACRES)

LOT 22, BLOCK 1, N.C.B. 14858 (3.8851 ACRES)

LOT 9, BLOCK 1, N.C.B. 14858 PAPPADIAUX'S LANDMARK MPCD (VOL. 9656, PG. 1 DPR)

PORTION OF LOT 6, BLOCK 1, N.C.B. 14858 REGAL HILLS ENCLAVE (VOL. 9671, PG. 141 DPR) OWNER: I.H. 10/LOOP 1604 PARTNERS, LTD. (9.00 ACRES)

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.

LANDMARK 1 OFFICE PARTNER, L.L.C.
ATTN: STEVE BRAHA
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
TEL. NO. (210) 490-6700

OWNER/DEVELOPER: [Signature]

OWNER: STEVE BRAHA, PRESIDENT & DIRECTOR
FOR: LOT 22, BLOCK 1, N.C.B. 14858

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 17th DAY OF November, 2015.

Notary Public
BEXAR COUNTY, TEXAS

LACEY ANNE KEUNE
Notary Public
State of Texas
Comm. Exp. 09-15-2018

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	216.68'	262.00'	47°23'05"	114.97'	N16°18'08"E	210.56'
C2	176.65'	262.00'	38°37'54"	91.83'	N63°17'39"E	173.33'
C3	52.32'	355.00'	8°26'42"	26.21'	S02°39'12"W	52.28'
C4	14.59'	23.00'	36°21'11"	7.55'	N79°12'49"W	14.35'
C5	105.71'	915.00'	6°37'11"	52.92'	S85°55'11"W	105.66'
C6	95.36'	885.00'	6°10'25"	47.73'	S86°08'34"W	95.31'
C7	152.05'	538.96'	16°09'49"	76.53'	S74°30'40"W	151.54'
C8	152.01'	558.96'	15°34'55"	76.48'	N74°48'07"E	151.55'
C9	400.55'	255.00'	90°00'00"	255.00'	N37°36'36"E	360.62'
C10	6.19'	23.00'	15°24'51"	3.11'	N74°54'10"E	6.17'
C11	337.72'	215.00'	90°00'00"	215.00'	S37°36'36"W	304.06'
C12	36.17'	355.00'	5°50'15"	18.10'	N04°29'17"W	36.15'