

SUBDIVISION PLAT OF UTEX BUSINESS PARK

A 66.062 ACRES, OR 2,877,673 SQUARE FEET MORE OR LESS, TRACT OF LAND ESTABLISHING LOTS 11-18 AND 901-903, BLOCK 2, NEW CITY BLOCK 14746, BEING OUT OF A 66.062 ACRE TRACT OF LAND CONVEYED TO SECURITY SERVICE FEDERAL CREDIT UNION DESCRIBED IN DEED RECORDED IN VOLUME 16505, PAGES 558-569 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 27, 2016



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- MBC MEDINA BAINES COPELAND FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- FOUND TxDOT MONUMENTATION
- CALCULATED POINT (TO BE SET AFTER CONSTRUCTION)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE)(4.743 ACRES)
- 15' DRAINAGE EASEMENT
- TREE SAVE AREA (3.257 ACRES)
- 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' OVERHANG EASEMENT
- 26' PRIVATE DRAINAGE EASEMENT (VOL 17679, PGS 1776, OPR)
- 14' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9560, PG 108, DPR)
- 16' WATER EASEMENT (VOL 9560, PG 108, DPR)
- 16' PRIVATE DRAINAGE EASEMENT (VOL 9560, PG 108, DPR)
- 100' WIDE TEXAS HWY. DEPT. CHANNEL EASEMENT (VOL 5213, PGS 285-288, DR)
- 16' SANITARY SEWER EASEMENT (VOL 6925, PGS 197-208, OPR)
- 16' PRIVATE SANITARY SEWER EASEMENT (VOL 9560, PG 108, DPR)
- UNPLATTED 0.668 ACRE OWNER: CITY OF SAN ANTONIO (VOL 14249, PGS 1283-1295, OPR)
- UNPLATTED 1.521 ACRES OWNER: CITY OF SAN ANTONIO (VOL 14249, PGS 1283-1295, OPR)

**TxDOT NOTES:**  
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 TWO (2) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 955.42'

**FIRE DEPARTMENT ACCESS EASEMENT NOTE:**  
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(f)(3).

**MAINTENANCE NOTE:**  
 THE MAINTENANCE OF LOTS 901, 902, & 903 SHALL BE THE RESPONSIBILITY OF SECURITY SERVICE FEDERAL CREDIT UNION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FEMA NOTE:**  
 THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MAY 14, 2015, CASE NO. 15-06-0641P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

**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 EASEMENTS, 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 GRANITOR'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.

**DEVELOPMENT AGREEMENT NOTE:**  
 THIS PLAT IS SUBJECT TO A REGIONAL STORMWATER MANAGEMENT PARTICIPATION DEVELOPMENT AGREEMENT WITH THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 17710, PAGE 638 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

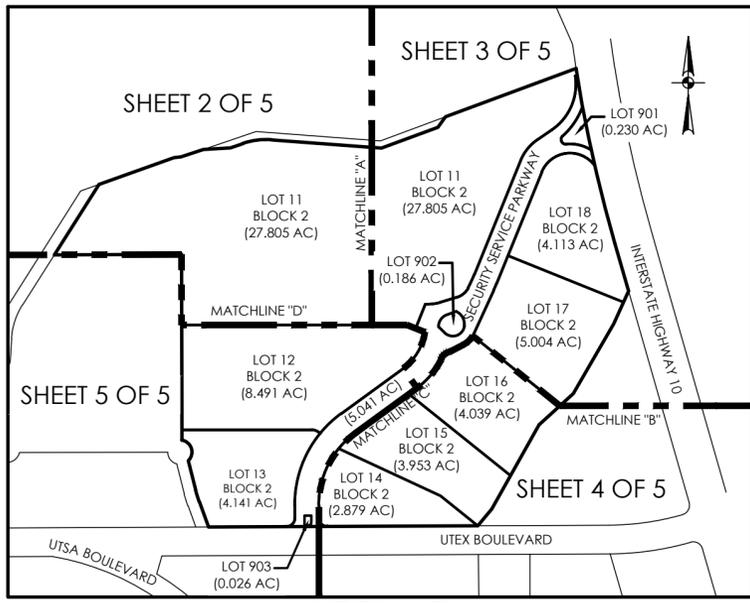
**PUBLIC WORKS STORM WATER:**  
 FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**SAWS NOTES:**  
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER & WASTEWATER EASEMENT SHOWN ON THIS PLAT.

**SAWS DEDICATION OF THE SANITARY SEWER MAINS NOTE:**  
 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.

**SAWS DEDICATION OF THE WATER MAINS NOTE:**  
 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.

LINE #	BEARING	LENGTH
L1	N84°05'29"E	29.53'
L2	N71°15'09"E	98.33'
L3	N86°42'46"E	112.44'
L4	N71°19'20"E	54.98'
L5	N35°51'45"E	54.24'
L6	S15°54'29"E	208.03'
L7	S24°15'41"W	149.72'
L8	S40°14'36"W	91.51'
L9	N20°06'52"W	112.44'
L10	N14°06'52"W	126.99'
L11	N00°16'08"W	40.00'
L12	S69°38'04"W	8.27'
L13	N62°55'04"E	63.45'
L14	N50°48'05"W	6.31'
L15	N00°16'08"W	54.21'
L16	N00°16'08"W	54.21'
L17	S68°17'40"E	42.00'
L18	S80°38'51"E	31.50'
L19	N09°21'09"E	15.00'
L20	N80°38'51"W	30.10'
L21	S54°11'47"E	30.21'
L22	N35°48'13"E	15.00'



INDEX MAP SCALE: 1"= 500'

LINE #	BEARING	LENGTH
L23	N54°11'47"W	30.47'
L24	N90°00'00"W	11.05'
L25	S26°22'09"W	100.79'
L26	S44°39'33"W	102.13'
L27	N90°00'00"W	124.83'
L28	N54°11'47"W	29.73'
L29	N45°41'26"W	34.61'
L30	N69°49'30"E	39.77'
L31	N15°54'29"W	38.38'
L32	N29°43'33"E	25.18'
L33	N26°21'26"W	58.44'
L34	S89°45'28"W	171.51'
L35	N44°43'51"E	14.14'
L36	S72°22'26"E	33.36'
L37	S89°43'52"W	25.87'
L38	N00°16'08"W	24.75'
L39	S45°16'09"E	14.14'
L40	S68°17'40"E	38.93'
L41	S89°43'52"W	30.41'
L42	S15°54'29"E	20.80'
L43	S00°16'14"E	19.75'
L44	N89°43'52"E	28.50'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**C.P.S. 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, 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 GRANITOR'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 THEREON. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
 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 HEREON.

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.

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5947.65'	007°12'00"	S12°28'39"E	746.91'	747.40'
C2	475.00'	006°00'00"	N17°06'52"W	49.72'	49.74'
C3	50.00'	126°47'10"	N17°30'40"W	89.41'	110.64'
C4	300.00'	023°04'26"	N82°41'55"E	120.00'	120.81'
C5	8836.04'	0014°3'59"	N14°47'38"W	267.25'	267.26'
C6	5947.65'	000°16'30"	S09°00'54"E	28.56'	28.56'
C7	5947.65'	001°17'16"	S09°47'48"E	133.68'	133.68'
C8	305.00'	027°47'42"	N33°56'15"E	146.51'	147.96'
C9	20.00'	143°04'42"	S23°42'15"E	37.94'	49.94'
C10	470.00'	039°28'03"	N19°27'53"E	317.39'	323.75'
C11	5947.65'	000°37'54"	S12°31'59"E	65.56'	65.56'
C12	127.00'	121°22'20"	S82°41'10"W	221.48'	269.03'
C13	50.00'	039°11'55"	N70°24'03"W	33.54'	34.21'
C14	748.50'	002°38'07"	S23°19'03"W	34.42'	34.42'
C15	95.50'	038°16'58"	S43°46'35"W	62.63'	63.81'
C16	87.00'	035°26'56"	S45°11'36"W	52.97'	53.83'
C17	330.00'	026°17'42"	S40°36'59"W	150.12'	151.45'
C18	370.00'	054°01'58"	S26°44'51"W	336.14'	348.93'
C19	35.00'	089°59'59"	S45°16'07"E	49.50'	54.98'
C20	35.00'	090°00'00"	N44°43'52"E	49.50'	54.98'
C21	470.00'	054°01'58"	S26°44'51"W	426.99'	443.23'
C22	230.00'	021°41'15"	S01°58'26"W	86.54'	87.06'
C23	230.00'	003°45'13"	S14°41'41"W	15.07'	15.07'
C24	230.00'	038°51'44"	S36°00'09"W	153.03'	156.00'
C25	194.00'	018°25'25"	S46°13'19"W	62.11'	62.38'
C26	194.00'	004°25'55"	S34°47'34"W	15.00'	15.01'
C27	194.00'	010°34'36"	S27°17'18"W	35.76'	35.81'
C28	470.00'	014°33'55"	S46°28'53"W	119.16'	119.48'
C29	230.00'	045°32'16"	N30°59'42"E	178.03'	182.80'
C30	127.00'	110°57'15"	S87°53'42"W	209.27'	245.94'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	180.00'	016°57'56"	N81°31'02"E	53.10'	53.30'
C32	80.00'	045°30'56"	S50°16'36"W	61.89'	63.55'
C33	648.50'	005°31'07"	S24°45'34"W	62.44'	62.46'
C34	79.23'	014°48'23"	S07°07'58"W	20.42'	20.48'
C35	95.50'	005°08'31"	S27°12'22"W	8.57'	8.57'
C36	95.50'	033°08'26"	S46°20'51"W	54.47'	55.24'
C37	370.00'	014°35'49"	S46°27'56"W	94.01'	94.26'
C38	370.00'	039°26'09"	S19°26'57"W	249.67'	254.67'
C39	194.00'	033°26'02"	S38°43'01"W	111.61'	113.20'
C40	53.17'	068°36'28"	N35°31'16"E	59.93'	63.66'
C41	230.00'	064°18'13"	S23°16'55"W	244.80'	258.13'
C42	5947.65'	001°46'36"	S11°19'44"E	184.43'	184.44'
C43	60.00'	076°29'23"	N51°45'19"W	74.28'	80.10'
C44	165.00'	037°20'56"	N76°34'08"W	105.66'	107.56'
C45	127.00'	010°25'05"	N27°12'32"E	23.06'	23.09'
C46	48.67'	126°55'06"	S70°51'01"W	87.08'	107.80'
C47	5947.65'	003°13'43"	S14°27'47"E	335.12'	335.16'
C48	58.17'	072°43'37"	S28°58'21"E	68.98'	73.83'
C49	3.17'	044°50'20"	S87°45'20"E	2.42'	2.48'
C50	3.17'	046°54'28"	N22°14'12"W	2.52'	2.59'

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: ROBERT W. WILLIAMSON  
 SECURITY SERVICE FEDERAL CREDIT UNION  
 16211 LA CANTERA PARKWAY  
 SAN ANTONIO, TEXAS 78256  
 (210) 877-3563

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED ROBERT W. WILLIAMSON, 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF UTEX BUSINESS PARK 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. 20\_\_\_\_.

By: \_\_\_\_\_ CHAIRMAN

By: \_\_\_\_\_ SECRETARY

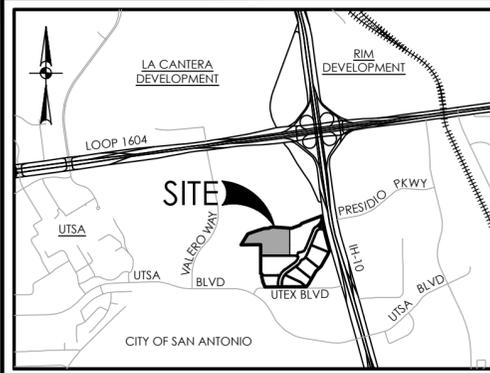
STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_, COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF UTEX BUSINESS PARK

A 66.062 ACRES, OR 2,877,673 SQUARE FEET MORE OR LESS, TRACT OF LAND ESTABLISHING LOTS 11-18 AND 901-903, BLOCK 2, NEW CITY BLOCK 14746, BEING OUT OF A 66.062 ACRE TRACT OF LAND CONVEYED TO SECURITY SERVICE FEDERAL CREDIT UNION DESCRIBED IN DEED RECORDED IN VOLUME 16505, PAGES 558-569 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



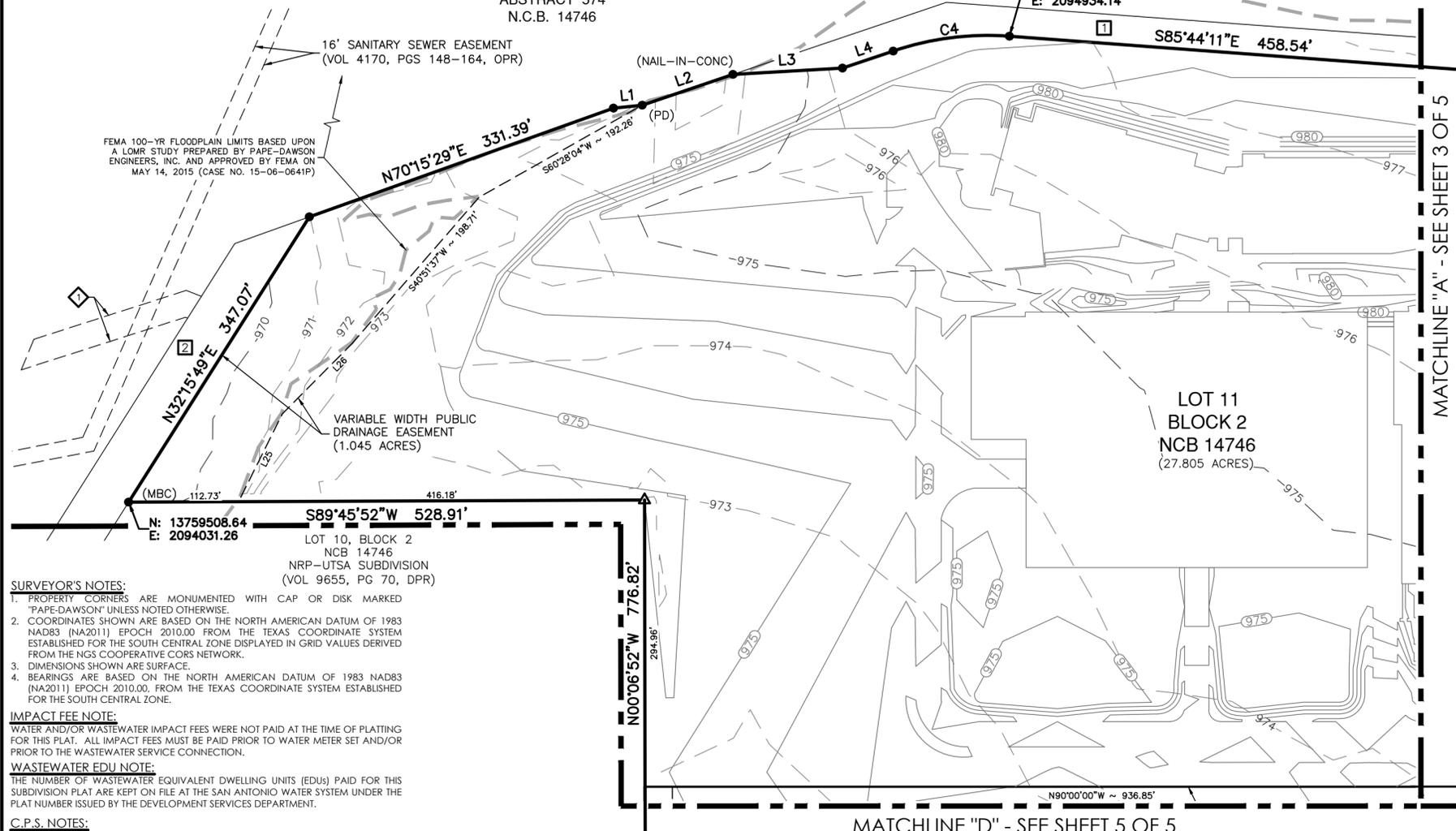
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UNPLATTED (93.379 ACRES) OWNER: DIAMOND SHAMROCK LEASING, INC. (VOLUME 7066, PAGES 990-997, OPR)

FEMA 100-YR FLOODPLAIN LIMITS BASED ON A LOMR STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MAY 14, 2015 (CASE NO. 15-06-0641P)

ANSELMO PRU SURVEY No. 20 ABSTRACT 574 N.C.B. 14746

FEMA 100-YR FLOODPLAIN LIMITS BASED ON A LOMR STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MAY 14, 2015 (CASE NO. 15-06-0641P)



PAPE-DAWSON ENGINEERS

DATE OF PRINT: April 27, 2016

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

IMPACT FEE NOTE: 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

C.P.S. 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, 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 THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WAD BE PLACED WITHIN SAID EASEMENT AREA. 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 HEREON.

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.

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR 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: PAPE-DAWSON ENGINEERS, INC.

MATCHLINE "D" - SEE SHEET 5 OF 5

LOT 12 BLOCK 2 NCB 14746

MATCHLINE "A" - SEE SHEET 3 OF 5

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: ROBERT W. WILLIAMSON SECURITY SERVICE FEDERAL CREDIT UNION 16211 LA CANTERA PARKWAY SAN ANTONIO, TEXAS 78256 (210) 877-3563

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED ROBERT W. WILLIAMSON 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. 20

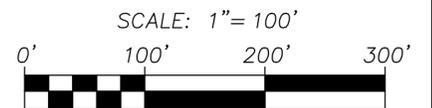
NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF UTEX BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

CHAIRMAN SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF UTEX BUSINESS PARK

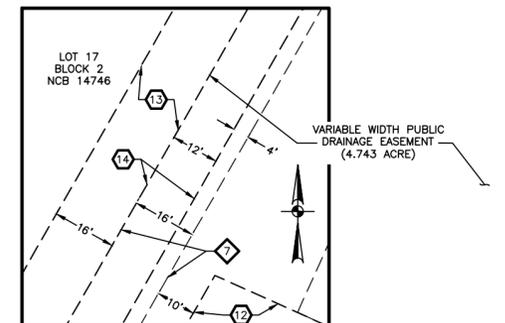
A 66.062 ACRES, OR 2,877,673 SQUARE FEET MORE OR LESS, TRACT OF LAND ESTABLISHING LOTS 11-18 AND 901-903, BLOCK 2, NEW CITY BLOCK 14746, BEING OUT OF A 66.062 ACRE TRACT OF LAND CONVEYED TO SECURITY SERVICE FEDERAL CREDIT UNION DESCRIBED IN DEED RECORDED IN VOLUME 16505, PAGES 558-569 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

TBPE, FIRM REGISTRATION # 470 TBPS, FIRM REGISTRATION # 10028800 2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 27, 2016



DETAIL "F" SCALE: 1"=30'

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: ROBERT W. WILLIAMSON SECURITY SERVICE FEDERAL CREDIT UNION 16211 LA CANTERA PARKWAY SAN ANTONIO, TEXAS 78256 (210) 877-3563

STATE OF TEXAS COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF UTEX BUSINESS PARK 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. 20\_\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

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

STATE OF TEXAS COUNTY OF BEXAR

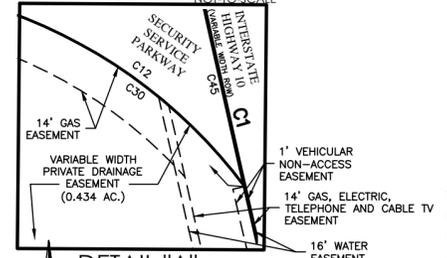
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

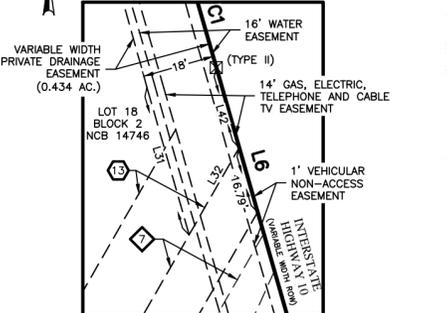
BY: \_\_\_\_\_ DEPUTY



LOCATION MAP NOT TO SCALE



DETAIL "A" SCALE: 1"=30'



DETAIL "B" SCALE: 1"=30'

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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STATE OF TEXAS COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

ANSELMO PRU SURVEY No. 20 ABSTRACT 574 N.C.B. 14746 UNPLATTED (93.379 ACRES) OWNER: DIAMOND SHAMROCK LEASING, INC. (VOLUME 7066, PAGES 990-997, OPR)

FEMA 100-YR FLOODPLAIN LIMITS BASED UPON A LOMR STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON MAY 14, 2015 (CASE NO. 15-06-0641P)

N: 13759953.84 E: 2095391.33

MATCHLINE "A" - SEE SHEET 2 OF 5

LOT 11 BLOCK 2 NCB 14746 (27.805 ACRES)

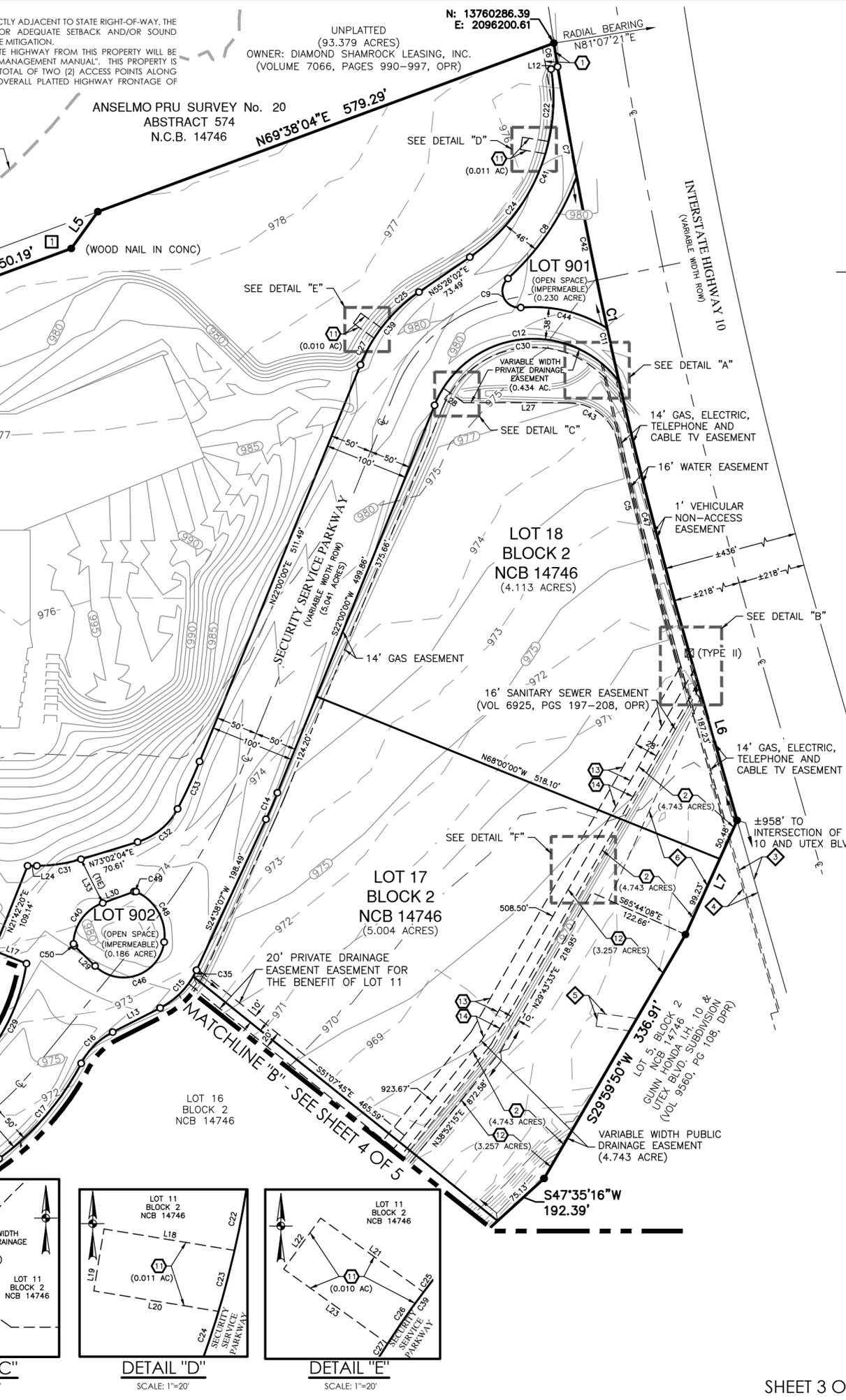
MATCHLINE "C" SEE SHEET 5 OF 5

LOT 12 BLOCK 2 NCB 14746

LOT 16 BLOCK 2 NCB 14746

LOT 11 BLOCK 2 NCB 14746

DETAIL "C" SCALE: 1"=20'



DETAIL "D" SCALE: 1"=20'

DETAIL "E" SCALE: 1"=20'

LOT 17 BLOCK 2 NCB 14746 (5.004 ACRES)

LOT 16 BLOCK 2 NCB 14746

LOT 11 BLOCK 2 NCB 14746

LOT 11 BLOCK 2 NCB 14746

DETAIL "E" SCALE: 1"=20'

N: 13760286.39 E: 2096200.61 UNPLATTED (93.379 ACRES) OWNER: DIAMOND SHAMROCK LEASING, INC. (VOLUME 7066, PAGES 990-997, OPR)

LOT 901 (OPEN SPACE) (IMPERMEABLE) (0.230 ACRE)

LOT 18 BLOCK 2 NCB 14746 (4.113 ACRES)

LOT 17 BLOCK 2 NCB 14746 (5.004 ACRES)

LOT 17 BLOCK 2 NCB 14746 (5.004 ACRES)

LOT 16 BLOCK 2 NCB 14746

LOT 16 BLOCK 2 NCB 14746

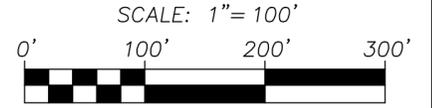
LOT 11 BLOCK 2 NCB 14746

LOT 11 BLOCK 2 NCB 14746

DETAIL "E" SCALE: 1"=20'

SUBDIVISION PLAT OF UTEX BUSINESS PARK

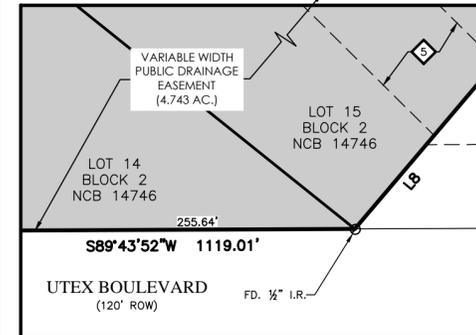
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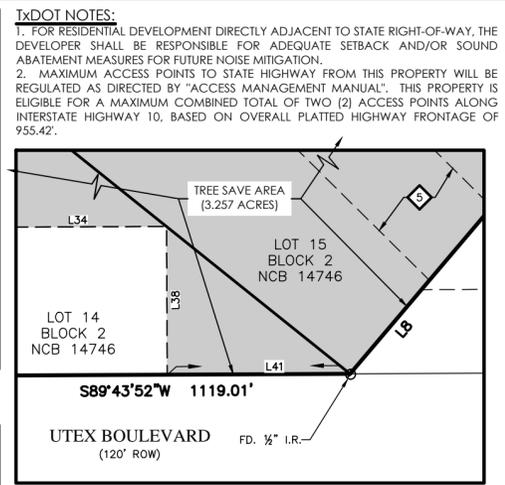
DATE OF PRINT: April 27, 2016



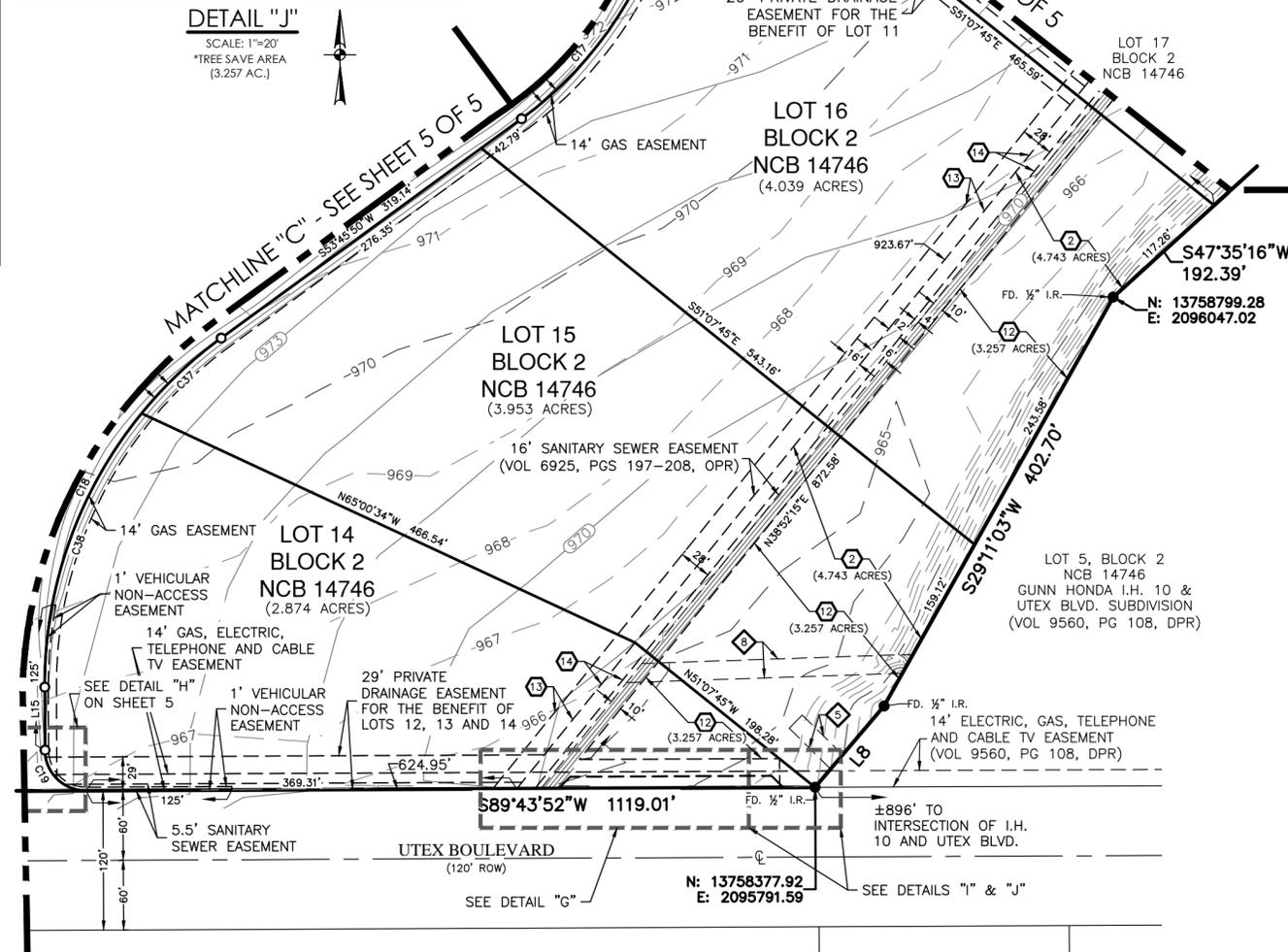
LOCATION MAP NOT-TO-SCALE



DETAIL 'I' SCALE: 1"=20' \*VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (4.743 AC.)



DETAIL 'J' SCALE: 1"=20' \*TREE SAVE AREA (3.257 AC.)



**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
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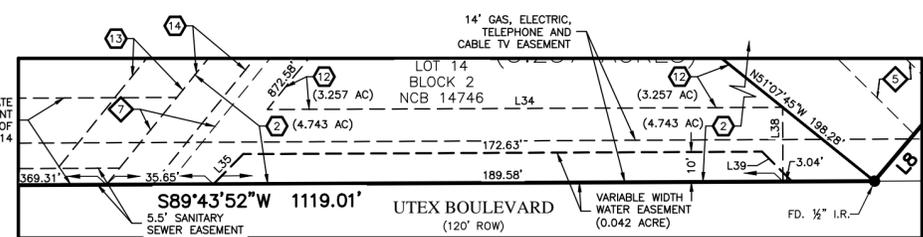
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COUNTY OF BEXAR  
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LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL 'G' SCALE: 1"=40'



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: ROBERT W. WILLIAMSON  
SECURITY SERVICE FEDERAL CREDIT UNION  
16211 LA CANTERA PARKWAY  
SAN ANTONIO, TEXAS 78256  
(210) 877-3563  
STATE OF TEXAS  
COUNTY OF BEXAR

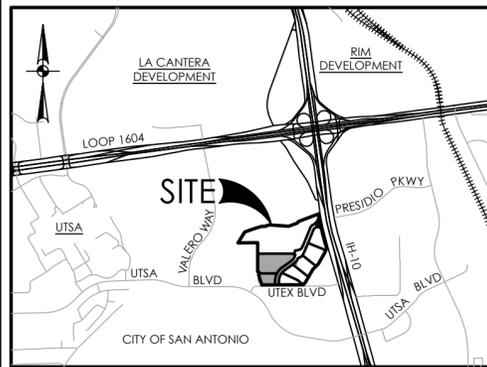
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

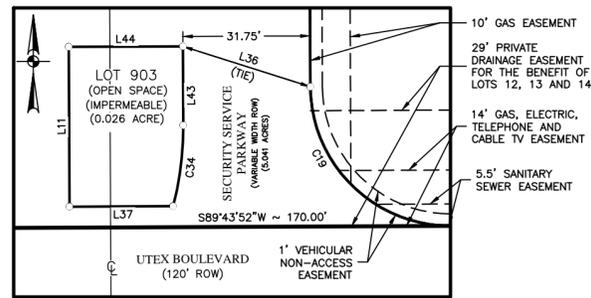
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



**LOCATION MAP**  
NOT-TO-SCALE

**TXDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 TWO (2) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 955.42'.



**DETAIL "H"**  
SCALE: 1"=40'

**PLAT NUMBER 150022**

**SUBDIVISION PLAT  
OF  
UTEX BUSINESS PARK**

A 66.062 ACRES, OR 2,877,673 SQUARE FEET MORE OR LESS, TRACT OF LAND ESTABLISHING LOTS 11-18 AND 901-903, BLOCK 2, NEW CITY BLOCK 14746, BEING OUT OF A 66.062 ACRE TRACT OF LAND CONVEYED TO SECURITY SERVICE FEDERAL CREDIT UNION DESCRIBED IN DEED RECORDED IN VOLUME 16505, PAGES 558-569 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470  
TBPS, FIRM REGISTRATION # 10028800

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: April 27, 2016

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**IMPACT FEE NOTE:**

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

**C.P.S. 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, 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 AREA.
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 HEREON.

N: 13758734.13  
E: 2094561.63

ANSELMO PRU SURVEY No. 20  
ABSTRACT 574  
N.C.B. 14746

UNPLATTED  
(PORTION OF 90.801 ACRES)  
OWNER: JOHN L. SANTIKOS  
(VOL 3172, PGS  
2092-2100, OPR)

INGRESS/EGRESS EASEMENT  
(VOL 9655, PG 70, DPR)

28' ELECTRIC EASEMENT  
(VOL 9655, PG 70, DPR)

±825' TO  
INTERSECTION OF UTXA  
BLVD. AND UTEX BLVD.  
S89°43'52"W 1119.01'  
N: 13758372.67  
E: 2094672.78

UTEX BOULEVARD  
(120' ROW)

LOT 903  
(OPEN SPACE)  
(IMPERMEABLE)  
(0.026 ACRE)

LOT 10, BLOCK 2  
NCB 14746  
NRP-UTSA SUBDIVISION  
(VOL 9655, PG 70, DPR)

N00°06'52"W 776.82'  
N00°06'52"W ~ 438.00'

LOT 11  
BLOCK 2  
NCB 14746

MATCHLINE "D" - SEE SHEET 2 OF 5

MATCHLINE "C"  
SEE SHEET 3 OF 5

LOT 12  
BLOCK 2  
NCB 14746  
(8.491 ACRES)

16' PRIVATE DRAINAGE  
EASEMENT FOR THE BENEFIT  
OF LOTS 12 & 13

28' GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT

14' GAS, TELEPHONE AND  
CABLE TV EASEMENT

LOT 13  
BLOCK 2  
NCB 14746  
(4.141 ACRES)

14' GAS, ELECTRIC,  
TELEPHONE AND CABLE  
TV EASEMENT

1' VEHICULAR  
NON-ACCESS  
EASEMENT

LOT 14  
BLOCK 2  
NCB 14746

LOT 15  
BLOCK 2  
NCB 14746

LOT 16  
BLOCK 2  
NCB 14746

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.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

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: ROBERT W. WILLIAMSON  
SECURITY SERVICE FEDERAL CREDIT UNION  
16211 LA CANTERA PARKWAY  
SAN ANTONIO, TEXAS 78256  
(210) 877-3563

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED ROBERT W. WILLIAMSON, 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. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF UTEX BUSINESS PARK 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. 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 5

BY: \_\_\_\_\_, DEPUTY