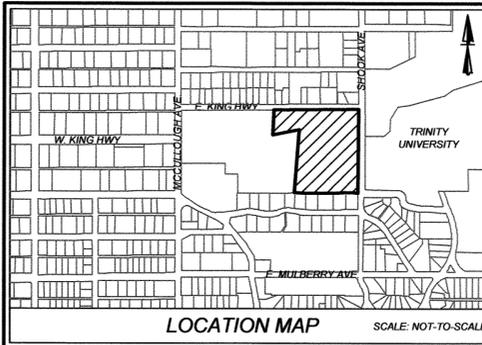
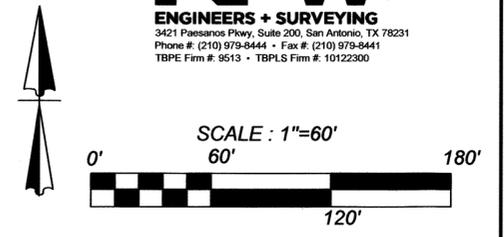


SUBDIVISION PLAT ESTABLISHING LA MARQUESA ESTATES (ENCLAVE)

BEING A TOTAL OF A 9.183 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 9.180 ACRE TRACT OF LAND CONVEYED TO OBLATE TITLE HOLDING CORPORATION OF RECORD IN VOLUME 10417 PAGE 1408 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



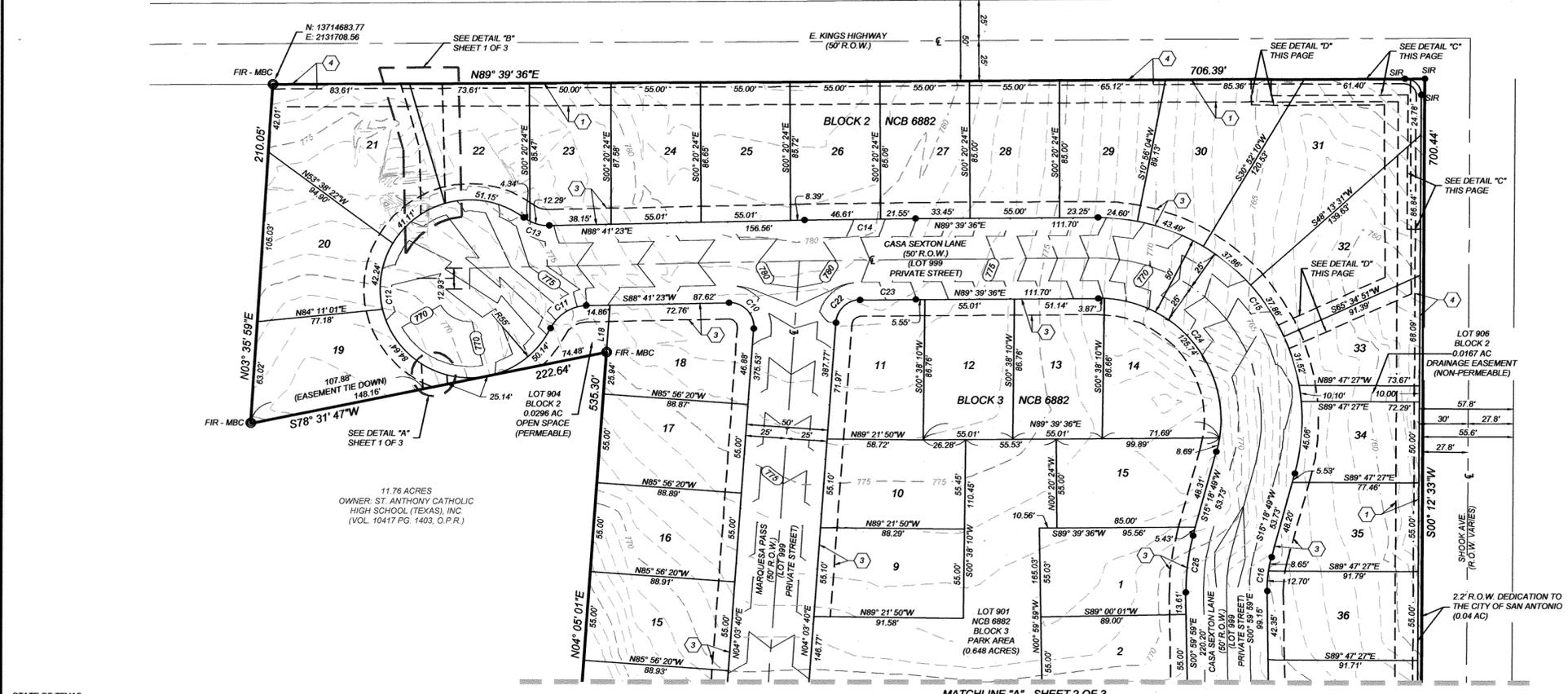
- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PLAN NO. 48029C0405G, DATED SEPTEMBER 28, 2010. 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 6. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A). 7. LOT AND R.O.W. CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF STREETS AND UTILITIES.

- NOTES: 1. 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-SECTION 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 GRANTORS 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS. 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40) 3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS). 4. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2116554) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(D)(5)(C).

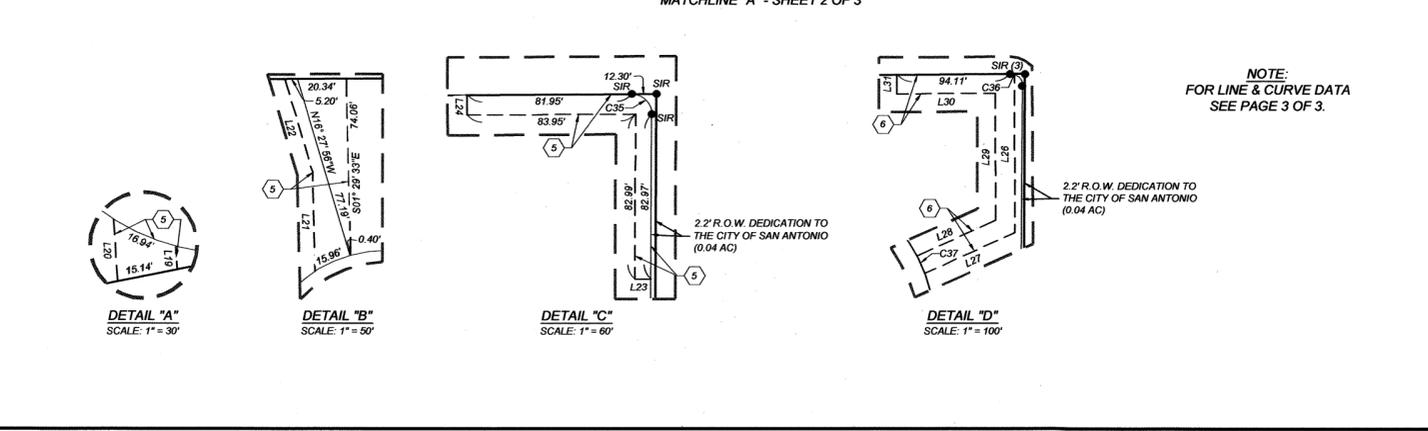
- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, ---770--- = EXISTING CONTOUR, - - - - - = PROPERTY LINE, NCB = NEW CITY BLOCK, OPR = OFFICIAL PUBLIC RECORDS. EASEMENT LEGEND: 1. 1' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 2. 12' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 3. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 4. 1' VEHICULAR NON-ACCESS EASEMENT, 5. VARIABLE WIDTH DRAINAGE EASEMENT, 6. 16' SANITARY SEWER EASEMENT.

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 GRANTORS 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 AREA. 2. ANY CPS ENERGY 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. 4. 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. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

- 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. MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LA MARQUESA ESTATES (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. VEHICULAR NON-ACCESS EASEMENT NOTE: THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY. FIRE FLOW DEMAND NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



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] LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT 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: [Signature] KYLE L. PRESSLER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528 KFW SURVEYING, LLC FIRM LICENSE NO. 10122300 3421 PASADENOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441



OWNER: Anthony F. Byron DULY AUTHORIZED AGENT OWNER / DEVELOPER: OBLATE TITLE HOLDING GROUP 391 MICHIGAN AVE. NE WASHINGTON, DC 20017-1516

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Anthony Byron, 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 21st DAY OF July A.D. 2016

NOTARY PUBLIC BEXAR COUNTY TEXAS JUSTIN WARREN Notary Public, State of Texas My Commission Expires April 01, 2018

THIS PLAT OF LA MARQUESA ESTATES (ENCLAVE) 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/VOL. \_\_\_ ON PG. \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

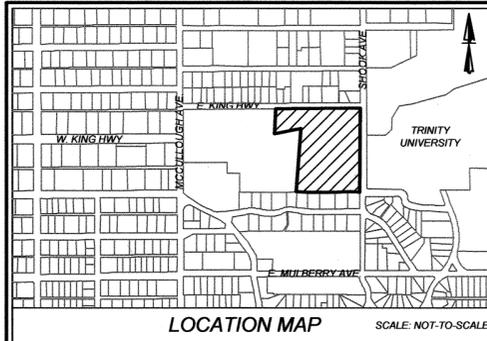
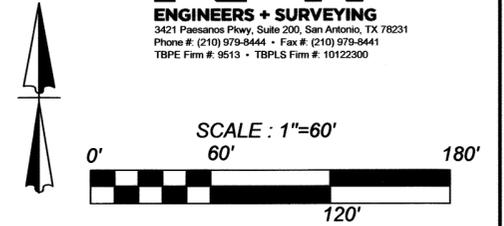
BY: \_\_\_ DEPUTY PG. 1 OF 3



SUBDIVISION PLAT ESTABLISHING

LA MARQUESA ESTATES (ENCLAVE)

BEING A TOTAL OF A 9.183 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, OUT OF THE SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 9.180 ACRE TRACT OF LAND CONVEYED TO OBLATE TITLE HOLDING CORPORATION OF RECORD IN VOLUME 10417 PAGE 1408 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PANEL NO. 4829C0465G, DATED SEPTEMBER 29, 2010. 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 6. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A). 7. LOT AND R.O.W. CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF STREETS AND UTILITIES.

- NOTES: 1. 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 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS. 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40) 3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS). 4. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 2116554) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(9)(c).

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 AREA. 2. ANY CPS ENERGY 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. 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. 4. 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. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

- 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. IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LA MARQUESA ESTATES (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. VEHICULAR NON-ACCESS EASEMENT NOTE: THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY. FIRE FLOW DEMAND NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, 770 = EXISTING CONTOUR, = PROPERTY LINE, NCB = NEW CITY BLOCK, OPR = OFFICIAL PUBLIC RECORDS. EASEMENT LEGEND: 1. 14" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 2. 12" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 3. 10" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT, 4. 1' VEHICULAR NON-ACCESS EASEMENT, 5. VARIABLE WIDTH DRAINAGE EASEMENT, 6. 16" SANITARY SEWER EASEMENT.

MATCHLINE "A" - SHEET 1 OF 3

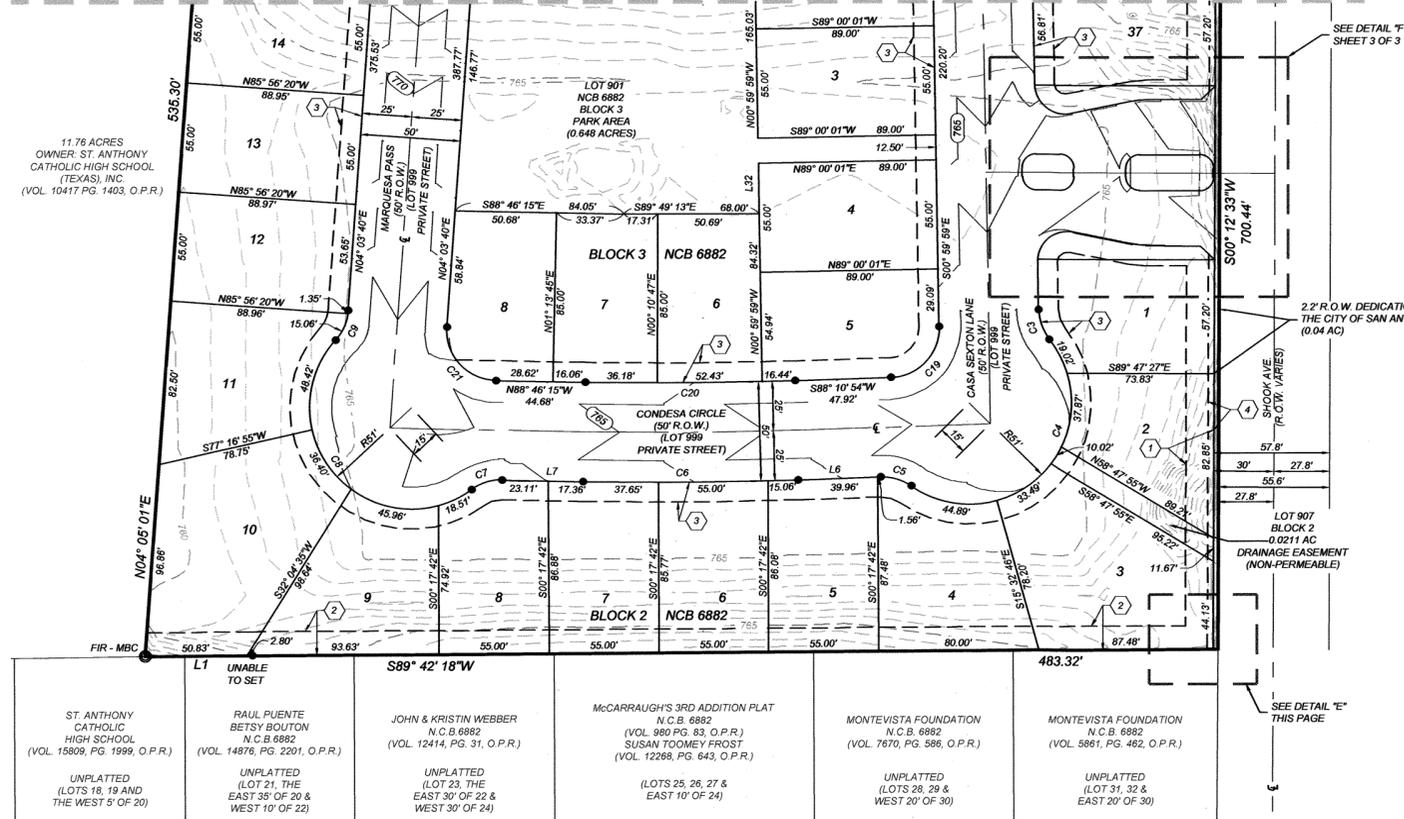


Table of adjacent property owners and their details, including names, addresses, and legal references. Includes a note for line and curve data and a detail 'E' showing a specific easement area.

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: Anthony F. Byrum, DULY AUTHORIZED AGENT. OWNER / DEVELOPER: OBLATE TITLE HOLDING GROUP, 1811 MICHIGAN AVE. NE, WASHINGTON, DC 20017-1516

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Anthony F. Byrum, 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 21st DAY OF July, A.D. 2016

NOTARY PUBLIC BEXAR COUNTY TEXAS JUSTIN WARREN Notary Public, State of Texas My Commission Expires April 01, 2018

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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/VOL. \_\_\_ ON PG. \_\_\_

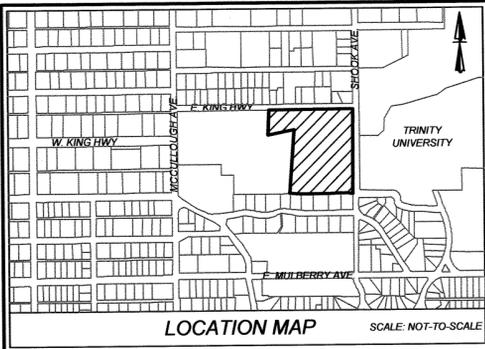
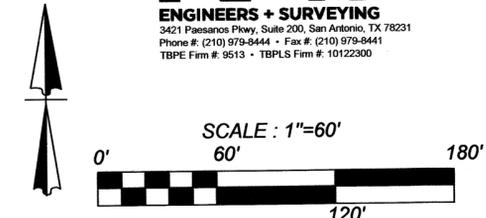
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_ DEPUTY



STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROFESSIONAL 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. [Signatures and names of Craig P. Fletcher and Kyle L. Pressler]

SUBDIVISION PLAT ESTABLISHING  
**LA MARQUESA ESTATES (ENCLAVE)**  
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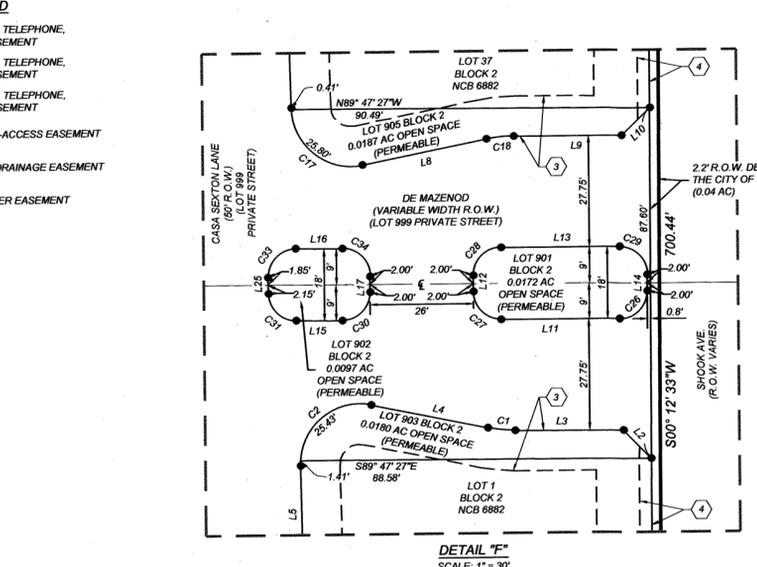


- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT 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 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
  - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504E)(2) (p 5-40)
  - MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT FLOOD. (NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS).
  - THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2116554) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER, THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(9)(c).
- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BASIS OF BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 405 OF 785, COMMUNITY PANEL NO. 48029C0405G, DATED SEPTEMBER 29, 2010.
  - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
  - LOT AND R.O.W. CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF STREETS AND UTILITIES.

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 BURFING 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS ENERGY 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, 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.
  - 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 THE 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.

- EDU NOTE:**
- THE NUMBER OF WASTEWATER 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.
- IMPACT FEE PAYMENT DUE:**
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER FEE SET AND/OR WASTEWATER SERVICE CONNECTION.
- MAINTENANCE NOTE:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LA MARQUESA ESTATES (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- VEHICULAR NON-ACCESS EASEMENT NOTE:**
- THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY.
- FIRE FLOW DEMAND NOTE:**
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- LEGAL INSTRUMENT NOTE:**
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - R.O.W. = RIGHT-OF-WAY
  - 770--- = EXISTING CONTOUR
  - P--- = PROPERTY LINE
  - NCB = NEW CITY BLOCK
  - OPR = OFFICIAL PUBLIC RECORDS
- EASEMENT LEGEND**
- 1 14" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT
  - 2 12" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT
  - 3 10" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT
  - 4 1" VEHICULAR NON-ACCESS EASEMENT
  - 5 VARIABLE WIDTH DRAINAGE EASEMENT
  - 6 16" SANITARY SEWER EASEMENT



JUSTIN WARREN  
 Notary Public, State of Texas  
 My Commission Expires  
 April 01, 2018

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: Anthony F. Byron  
 DULY AUTHORIZED AGENT

OWNER / DEVELOPER: OBLATE TITLE HOLDING GROUP  
 381 MICHIGAN AVE. NE  
 WASHINGTON, DC 20017-1516

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Anthony F. Byron, 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 21st DAY OF July, A.D. 2016  
 April 01, 2018

NOTARY PUBLIC BEXAR COUNTY TEXAS

| Curve # | Length | Radius  | Delta      | Chord Distance | Chord Bearing |
|---------|--------|---------|------------|----------------|---------------|
| C1      | 6.86   | 34.75   | 11°18'36"  | 6.85           | N84° 07' 55"W |
| C2      | 26.84  | 15.00   | 102°31'23" | 23.40          | S50° 15' 42"W |
| C3      | 16.29  | 25.00   | 37°20'07"  | 16.00          | S19° 40' 03"E |
| C4      | 145.29 | 51.00   | 163°13'20" | 100.91         | S43° 16' 34"W |
| C5      | 16.02  | 25.00   | 36°42'20"  | 15.74          | N73° 27' 56"W |
| C6      | 107.71 | 2025.00 | 3°02'52"   | 107.70         | S89° 42' 20"W |
| C7      | 16.28  | 25.00   | 37°15'51"  | 15.97          | S72° 35' 50"W |
| C8      | 149.29 | 51.00   | 167°43'07" | 101.41         | N42° 10' 32"W |
| C9      | 16.42  | 25.00   | 37°37'21"  | 16.12          | N22° 52' 21"E |
| C10     | 24.97  | 15.00   | 95°22'18"  | 22.18          | N43° 37' 28"W |
| C11     | 27.23  | 25.00   | 62°23'47"  | 25.90          | S57° 29' 29"W |
| C12     | 269.28 | 55.00   | 280°31'23" | 70.32          | N13° 26' 43"W |
| C13     | 16.64  | 25.00   | 38°07'36"  | 16.33          | S72° 14' 49"E |
| C14     | 68.17  | 4025.00 | 0°58'13"   | 68.17          | N89° 10' 29"E |
| C15     | 230.50 | 125.00  | 105°39'13" | 199.20         | S37° 30' 48"E |
| C16     | 21.35  | 75.00   | 16°18'48"  | 21.28          | S7° 09' 25"W  |
| C17     | 26.21  | 15.00   | 100°05'49" | 23.00          | S51° 02' 54"E |
| C18     | 6.86   | 34.75   | 11°18'36"  | 6.85           | S84° 33' 30"W |

| Curve # | Length | Radius  | Delta      | Chord Distance | Chord Bearing |
|---------|--------|---------|------------|----------------|---------------|
| C19     | 38.91  | 25.00   | 89°10'53"  | 35.10          | S43° 35' 27"W |
| C20     | 105.09 | 1975.00 | 3°02'52"   | 105.04         | S89° 42' 20"W |
| C21     | 40.51  | 25.00   | 92°49'55"  | 36.22          | N42° 21' 17"W |
| C22     | 22.28  | 15.00   | 85°06'16"  | 20.29          | N46° 36' 48"E |
| C23     | 34.30  | 3975.00 | 0°29'40"   | 34.30          | N89° 24' 46"E |
| C24     | 138.30 | 75.00   | 105°39'13" | 119.52         | S37° 30' 48"E |
| C25     | 35.59  | 125.00  | 16°18'48"  | 35.47          | S7° 09' 25"W  |
| C26     | 11.00  | 7.00    | 90°00'00"  | 9.90           | S45° 12' 48"W |
| C27     | 11.00  | 7.00    | 89°59'46"  | 9.90           | N44° 47' 19"W |
| C28     | 11.00  | 7.00    | 90°00'14"  | 9.90           | N45° 12' 41"E |
| C29     | 11.00  | 7.00    | 90°00'00"  | 9.90           | S44° 47' 12"E |
| C30     | 11.00  | 7.00    | 90°00'14"  | 9.90           | S45° 12' 41"W |
| C31     | 10.85  | 7.00    | 88°47'13"  | 9.79           | N45° 23' 36"W |
| C33     | 11.14  | 7.00    | 91°12'47"  | 10.00          | N44° 36' 24"E |
| C34     | 11.00  | 7.00    | 89°59'46"  | 9.90           | S44° 47' 19"E |
| C35     | 15.60  | 10.00   | 90°32'57"  | 14.21          | N45° 03' 55"W |
| C36     | 3.64   | 10.00   | 20°50'59"  | 3.62           | S79° 54' 54"E |
| C37     | 16.01  | 125.00  | 7°20'20"   | 16.00          | N24° 25' 09"W |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 53.63  | S89° 23' 19"W |
| L2     | 9.97   | N44° 47' 12"W |
| L3     | 27.39  | N89° 47' 12"W |
| L4     | 30.01  | N78° 28' 37"W |
| L5     | 24.02  | S00° 59' 59"E |
| L6     | 41.52  | S88° 10' 54"W |
| L7     | 40.47  | N88° 46' 15"W |
| L8     | 31.94  | N78° 54' 12"E |
| L9     | 27.38  | S89° 47' 12"E |
| L10    | 9.97   | N45° 12' 48"E |
| L11    | 30.00  | N89° 47' 12"W |
| L12    | 4.00   | N00° 12' 33"E |
| L13    | 30.00  | S89° 47' 12"E |
| L14    | 4.00   | S00° 12' 48"W |
| L15    | 11.73  | N89° 47' 12"W |
| L16    | 11.82  | S89° 47' 12"E |
| L17    | 4.00   | S00° 12' 33"W |
| L18    | 29.06  | N04° 05' 01"E |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L19    | 5.74   | S03° 38' 09"E |
| L20    | 15.54  | N03° 38' 09"W |
| L21    | 41.57  | N01° 29' 33"W |
| L22    | 40.78  | N16° 27' 56"W |
| L23    | 8.00   | N89° 47' 27"W |
| L24    | 10.00  | N00° 20' 24"W |
| L25    | 4.00   | N00° 59' 59"W |
| L26    | 132.22 | S00° 20' 24"E |
| L27    | 82.19  | S65° 34' 51"W |
| L28    | 71.82  | N65° 34' 51"E |
| L29    | 106.50 | N00° 20' 24"W |
| L30    | 81.67  | S89° 39' 36"W |
| L31    | 16.00  | N00° 20' 24"W |
| L32    | 25.62  | N00° 59' 59"W |

THIS PLAT OF LA MARQUESA ESTATES (ENCLAVE) 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

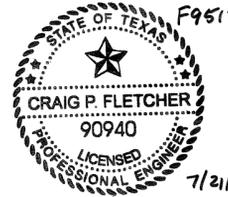
BY: \_\_\_\_\_  
 SECRETARY

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/VOL \_\_\_\_\_ ON PG. \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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.

Craig P. Fletcher  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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:

Kyle L. Pressler  
 KYLE L. PRESSLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
 KFW SURVEYING, LLC.  
 FIRM LICENSE NO. 10122300  
 3421 PASSANOS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441