

LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR	VARIABLE WIDTH
CV	CLEAR VISION	WD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		EASEMENT P.I. POINT
			COUNTY LINE
			EXISTING CONTOURS
			ORIGINAL SURVEY LINE
			MINIMUM FINISHED FLOOR ELEVATION

- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑪ 15' BUILDING SETBACK
- ⑫ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑬ 50' WIDE CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (1.135 ACRES, OFF-LOT, PERMEABLE)
- ⑭ 35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE, OFF-LOT, PERMEABLE)
- ① 50'x50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE) (TEXAS RESEARCH PARK UNIT-5 VOL 20001, PG 8-11 PR)
- ② 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TEXAS RESEARCH PARK UNIT-5 VOL 20001, PG 8-11 PR)
- ③ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR) (VOL 18380, PG 2163-2170 OPR) (VOL 18443 PG 688-693 OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITORIOUS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED TO CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

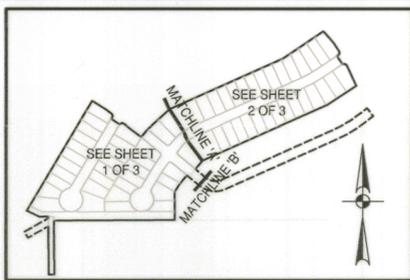
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

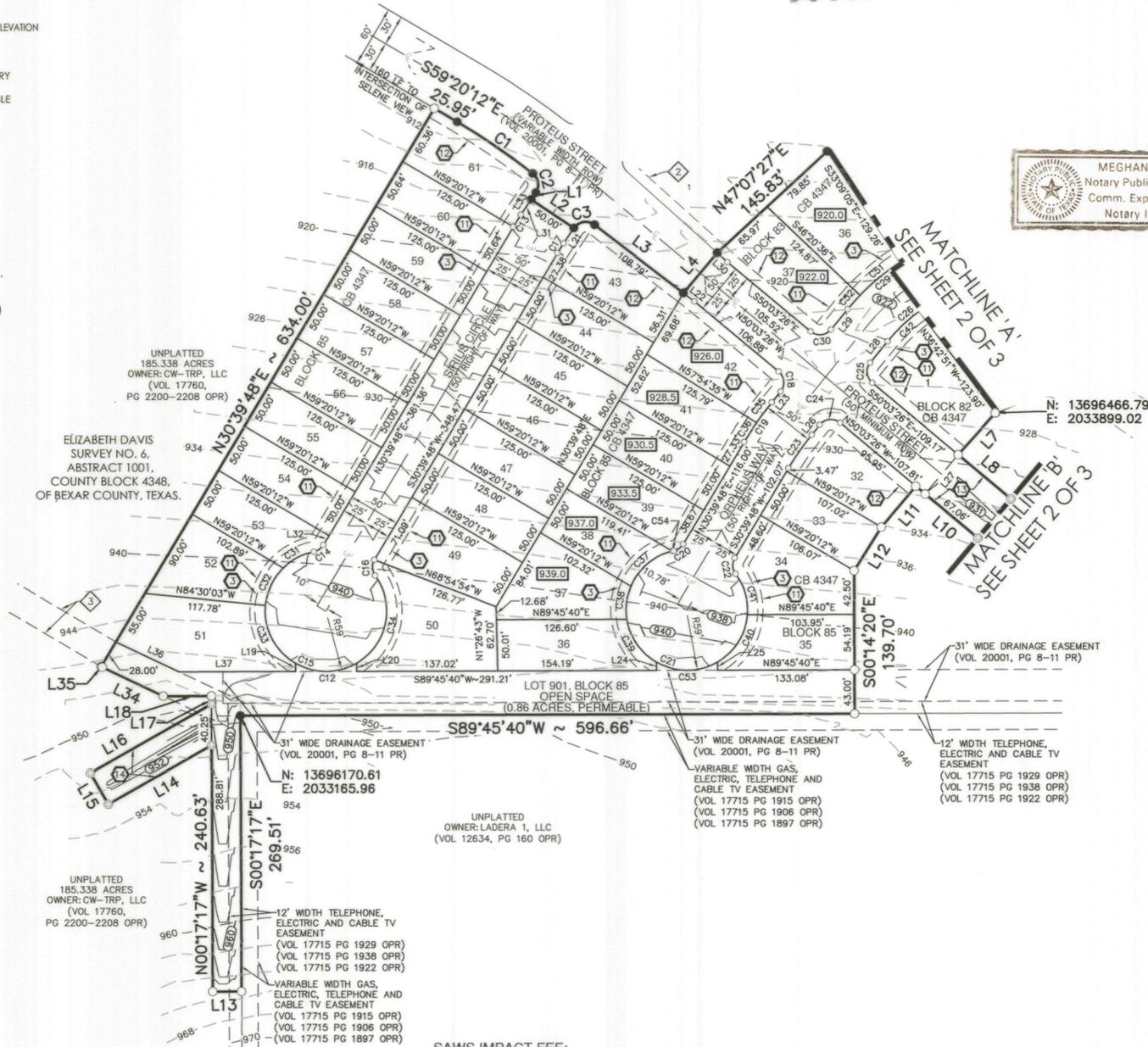
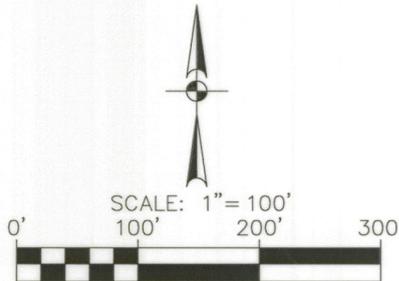
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.



INDEX MAP
NOT TO SCALE



STATE OF ARIZONA
COUNTY OF MARICOPA

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: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

OFF-LOT PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) AND A PORTION OF OPEN SPACE LOT 901, BLOCK 85 (0.18 OF AN ACRE)

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 15th DAY OF October, A.D. 2018.

Alisa R Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

Alisa R Rotundo
Notary Public
Maricopa County, Arizona
My Comm. Expires 03-07-21

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

PLAT NUMBER 180173

**SUBDIVISION PLAT
OF
TEXAS RESEARCH PARK UNIT-6A**

BEING A TOTAL OF A 14.94 ACRE TRACT OF LAND, 14.59 ACRES OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, AND 0.28 OF AN ACRE OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT BEING 1.14 OF AN ACRE TRACT OF LAND OUT OF SAID 50.880 ACRE TRACT RECORDED IN VOLUME 18740, PAGES 1369-1379, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPCE FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 9, 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/DEVELOPER: JOSE FERNANDEZ
18 HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
TEL. NO. (210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE FERNANDEZ, 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 10 DAY OF October, A.D. 2018.

Meghan J Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-6A 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



G. E. Buchanan 10/09/2018
REGISTERED PROFESSIONAL LAND SURVEYOR

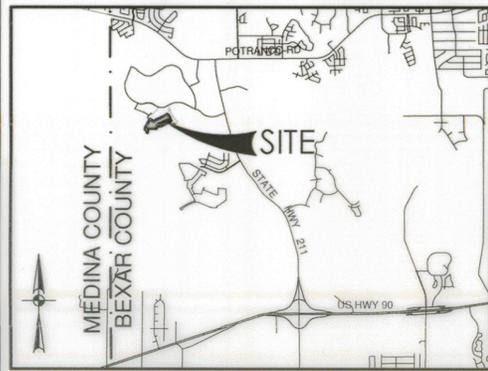
CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SAWS IMPACT FEE:
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.

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

TEXAS RESEARCH PARK UNIT-6A Civil Job No. 8946-10; Survey Job No. 8946-05



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	EASEMENT P.I. POINT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	---	COUNTY LINE
		---	EXISTING CONTOURS
		---	ORIGINAL SURVEY LINE
		---	MINIMUM FINISHED FLOOR ELEVATION

- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑪ 15' BUILDING SETBACK
- ⑫ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑬ 50' WIDE CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (1.135 ACRES, OFF-LOT, PERMEABLE)
- ⑭ 35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE, OFF-LOT, PERMEABLE)
- ① 50'x50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE)
- ② 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TEXAS RESEARCH PARK UNIT-5 VOL 20001, PG 8-11 PR)
- ④ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR)
- ⑤ TELEVISION EASEMENT (VOL 18380, PG 2163-2170 OPR)
- ⑥ TELEVISION EASEMENT (VOL 18443 PG 688-693 OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 (NAD 83) 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS
COUNTY OF BEXAR

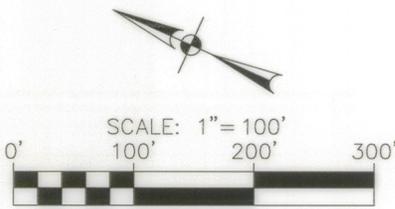
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

SAWS IMPACT FEE:

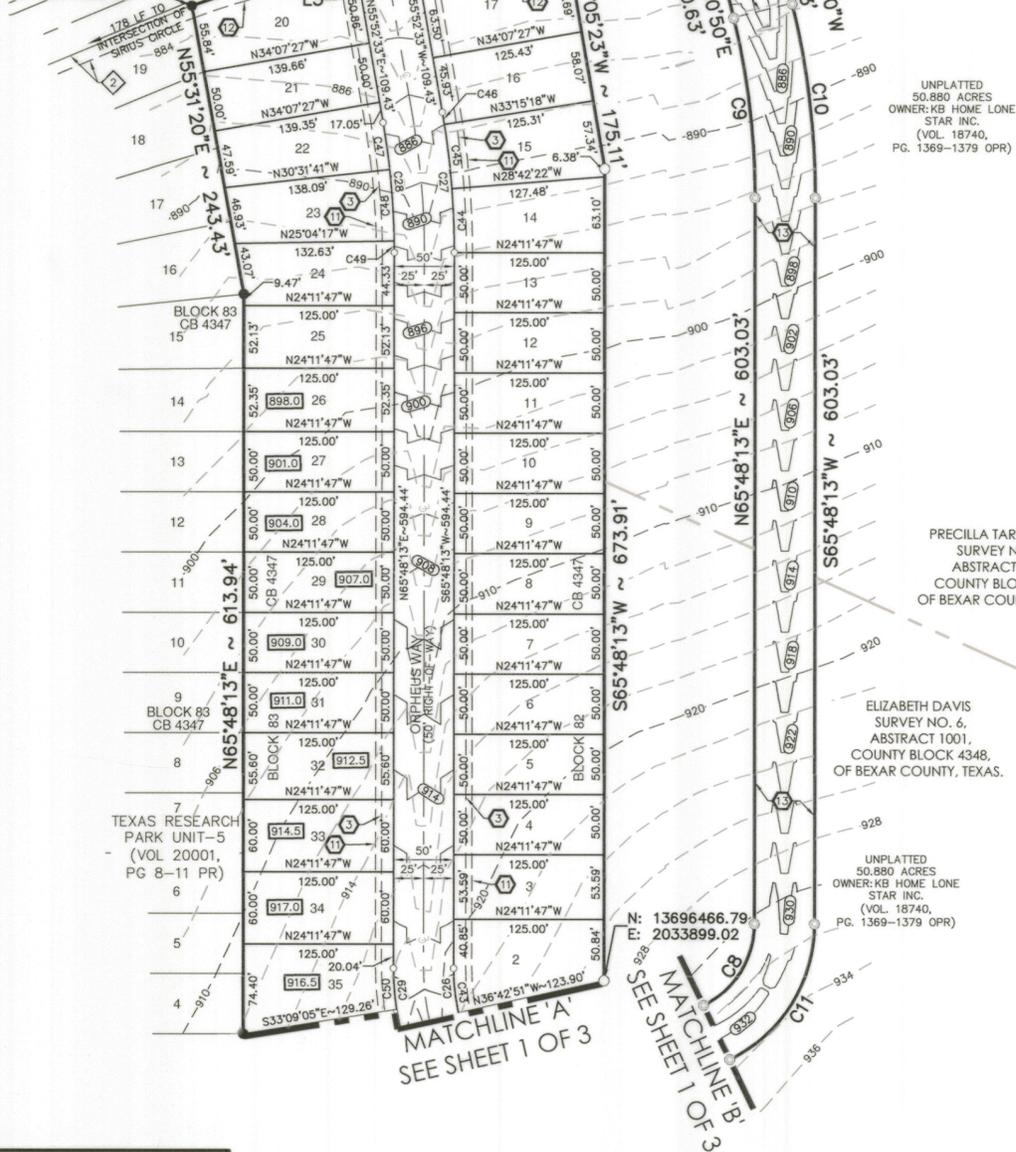
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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



N: 13697111.58
E: 2034496.16



STATE OF ARIZONA
COUNTY OF MARICOPA

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.

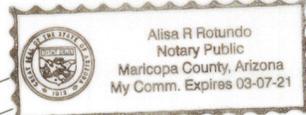
OWNER/DEVELOPER: JOHN COBK
CW-TRP, LLC
9655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

OFF-LOT PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) AND A PORTION OF OPEN SPACE LOT 901, BLOCK 85 (0.18 OF AN ACRE)

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN COBK, 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 15th DAY OF October, A.D. 2018.

Alisa R. Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



UNPLATTED
50.880 ACRES
OWNER: KB HOME LONE STAR INC.
(VOL. 18740,
PG. 1369-1379 OPR)

PRECILLA TARKINGTON
SURVEY NO. 5,
ABSTRACT 1029,
COUNTY BLOCK 4347
OF BEXAR COUNTY, TEXAS

ELIZABETH DAVIS
SURVEY NO. 6,
ABSTRACT 1001,
COUNTY BLOCK 4348,
OF BEXAR COUNTY, TEXAS.

UNPLATTED
50.880 ACRES
OWNER: KB HOME LONE STAR INC.
(VOL. 18740,
PG. 1369-1379 OPR)

N: 13696466.79
E: 2033899.02

PLAT NUMBER 180173

SUBDIVISION PLAT

OF

TEXAS RESEARCH PARK UNIT-6A

BEING A TOTAL OF A 14.94 ACRE TRACT OF LAND, 14.59 ACRES OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, AND 0.28 OF AN ACRE OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT BEING 1.14 OF AN ACRE TRACT OF LAND OUT OF SAID 50.880 ACRE TRACT RECORDED IN VOLUME 18740, PAGES 1369-1379, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 9, 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/DEVELOPER: JOE HERNANDEZ
KB HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
TEL. NO. (210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, 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 10 DAY OF October, A.D. 2018.

MEGHAN JANE GRACE
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-6A 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20____

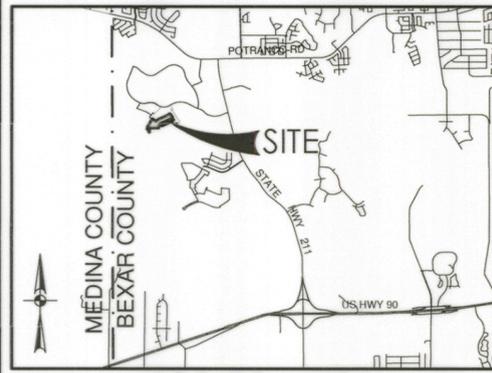
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TELE	TELEPHONE
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
CV	CLEAR VISION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	EASEMENT P.I. POINT
		---	COUNTY LINE
		---	EXISTING CONTOURS
		---	ORIGINAL SURVEY LINE
		---	MINIMUM FINISHED FLOOR ELEVATION

- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑪ 15' BUILDING SETBACK
- ⑫ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑬ 50' WIDE CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (1.135 ACRES, OFF-LOT, PERMEABLE)
- ⑭ 35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE, OFF-LOT, PERMEABLE)
- ① 50'x50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE) (TEXAS RESEARCH PARK UNIT-5 VOL 20001, PG 8-11 PR)
- ② 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TEXAS RESEARCH PARK UNIT-5 VOL 20001, PG 8-11 PR)
- ⑤ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR) (VOL 18380, PG 2163-2170 OPR) (VOL 18443 PG 688-693 OPR)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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.



G.E. Buchanan 10/09/2018
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT ENCROACHMENTS:

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SAWS UTILITY:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE:

LOT 901, BLOCK 85, CB 4347, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 85, CB 4347, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2038316) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE

LINE #	BEARING	LENGTH
L1	S33°55'25"W	7.95'
L2	S56°04'35"E	50.00'
L3	S52°22'50"E	108.79'
L4	N39°56'34"E	51.20'
L5	S55°52'33"W	8.48'
L6	S34°07'27"E	50.00'
L7	S41°30'31"W	54.38'
L8	S50°03'26"E	67.06'
L9	S37°59'10"E	50.00'
L10	N50°03'26"W	78.91'
L11	S39°56'34"W	52.28'
L12	S31°44'58"W	50.01'
L13	S89°45'42"W	28.00'
L14	S60°06'29"W	115.92'
L15	N29°53'31"W	35.00'
L16	N60°06'29"E	135.81'
L17	N01°17'17"W	7.93'
L18	S89°45'40"W	46.79'
L19	N01°14'20"W	8.00'

LINE TABLE

LINE #	BEARING	LENGTH
L20	S01°4'20"E	8.00'
L21	S33°55'25"W	17.94'
L22	N52°38'01"W	13.37'
L23	N38°56'34"E	13.68'
L24	N01°14'20"W	8.00'
L25	S01°4'20"E	8.00'
L26	S38°56'34"W	12.32'
L27	S39°56'34"W	50.00'
L28	S38°56'34"W	27.00'
L29	N38°56'34"E	25.64'
L30	S47°28'50"E	13.37'
L31	N33°55'25"E	17.94'
L32	N30°39'48"E	10.72'
L33	N33°55'25"E	25.89'
L34	N64°32'47"W	65.75'
L35	N59°20'12"W	1.27'
L36	N64°32'47"W	68.00'
L37	N89°45'40"E	113.19'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	670.00'	7°36'55"	S55°31'44"E	88.99'	89.05'
C2	14.00'	85°39'32"	S8°54'21"E	19.03'	20.93'
C3	14.00'	93°41'44"	N80°46'17"E	20.43'	22.89'
C4	575.00'	12°40'05"	S38°11'56"E	126.87'	127.13'
C5	14.00'	87°44'27"	S12°00'20"W	19.40'	21.44'
C6	14.00'	99°16'42"	S74°29'06"E	21.34'	24.26'
C7	725.00'	1°29'51"	S25°35'40"E	18.95'	18.95'
C8	75.00'	64°08'22"	S82°07'37"E	79.64'	83.96'
C9	625.00'	13°47'23"	N58°54'31"E	150.06'	150.42'
C10	675.00'	13°47'23"	S58°54'31"W	162.06'	162.45'
C11	125.00'	64°08'22"	N82°07'37"W	132.74'	139.93'
C12	59.00'	60°22'12"	S89°45'40"W	59.33'	62.17'
C13	245.00'	3°15'37"	N32°17'37"E	13.94'	13.94'
C14	14.00'	47°50'16"	N54°34'56"E	11.35'	11.69'
C15	59.00'	29°42'50"	N68°42'51"W	63.89'	303.19'
C16	14.00'	66°35'35"	S2°37'59"E	15.37'	16.27'
C17	195.00'	3°15'37"	S32°17'36"W	11.09'	11.10'
C18	14.00'	89°00'00"	N5°33'26"W	19.63'	21.75'
C19	325.00'	8°16'46"	N34°48'11"E	46.92'	46.96'
C20	14.00'	47°00'20"	N54°09'58"E	11.17'	11.49'
C21	59.00'	29°41'52"	N69°27'48"W	64.04'	303.02'
C22	14.00'	67°15'33"	S2°57'58"E	15.51'	16.43'
C23	275.00'	8°16'46"	S34°48'11"W	39.70'	39.74'
C24	14.00'	91°00'00"	S84°26'34"W	19.97'	22.24'
C25	14.00'	89°00'00"	S5°33'26"E	19.63'	21.75'
C26	170.00'	26°51'38"	S52°22'23"W	78.97'	79.70'
C27	675.00'	9°55'39"	S60°50'23"W	116.81'	116.96'
C28	625.00'	9°55'39"	N60°50'23"E	108.16'	108.29'
C29	220.00'	26°51'38"	N52°22'23"E	102.20'	103.14'
C30	14.00'	91°00'00"	N84°26'34"E	19.97'	22.24'
C31	59.00'	33°16'41"	N61°51'43"E	33.79'	34.27'
C32	59.00'	39°43'26"	N25°21'40"E	40.09'	40.91'
C33	59.00'	65°33'11"	N27°16'38"W	63.88'	67.50'
C34	59.00'	95°30'21"	S11°49'24"W	87.35'	98.35'
C35	325.00'	4°22'15"	N36°45'27"E	24.79'	24.79'
C36	325.00'	3°54'31"	N32°37'04"E	22.17'	22.17'
C37	59.00'	53°12'23"	N49°32'19"E	52.84'	54.79'
C38	59.00'	31°56'54"	N6°57'40"E	32.47'	32.90'
C39	59.00'	51°02'27"	N34°32'00"W	50.84'	52.56'
C40	59.00'	55°08'30"	S32°00'19"W	54.62'	56.78'
C41	59.00'	41°01'49"	S16°04'50"E	41.35'	42.25'
C42	170.00'	14°20'35"	S46°06'52"W	42.45'	42.56'
C43	170.00'	12°31'04"	S59°32'41"W	37.07'	37.14'
C44	675.00'	4°30'35"	N63°32'55"E	53.11'	53.13'
C45	675.00'	4°32'56"	S59°01'10"W	53.57'	53.59'
C46	675.00'	0°52'09"	S56°18'38"W	10.24'	10.24'
C47	625.00'	3°35'45"	N57°40'26"E	39.22'	39.23'
C48	625.00'	5°27'24"	N62°12'01"E	59.50'	59.52'
C49	625.00'	0°52'30"	N65°21'58"E	9.54'	9.54'
C50	220.00'	8°57'18"	N61°19'34"E	34.35'	34.38'
C51	220.00'	13°11'30"	N50°15'10"E	50.54'	50.65'
C52	220.00'	4°42'50"	N41°17'59"E	18.10'	18.10'
C53	59.00'	60°22'12"	S89°45'40"W	59.33'	62.17'
C54	59.00'	1°31'37"	N76°54'19"E	1.57'	1.57'

STATE OF ARIZONA
COUNTY OF MARICOPA

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.

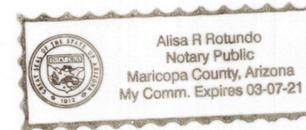
OWNER/DEVELOPER: JOHN CORK
CW-TRP, L.L.C.
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

OFF-LOT PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) AND A PORTION OF OPEN SPACE LOT 901, BLOCK 85 (0.18 OF AN ACRE)

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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 15th DAY OF October, A.D. 2018.

Alisa R Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



PLAT NUMBER 180173

SUBDIVISION PLAT

OF TEXAS RESEARCH PARK UNIT-6A

BEING A TOTAL OF A 14.94 ACRE TRACT OF LAND, 14.59 ACRES OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, AND 0.28 OF AN ACRE OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT BEING 1.14 OF AN ACRE TRACT OF LAND OUT OF SAID 50.880 ACRE TRACT RECORDED IN VOLUME 18740, PAGES 1369-1379, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBE FIRM REGISTRATION #470 | TBEPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 9, 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/DEVELOPER: JOE HERNANDEZ
18 HOME ONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
TEL. NO. (210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ 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 10 DAY OF October, A.D. 2018.

Meghan J. Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-6A 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