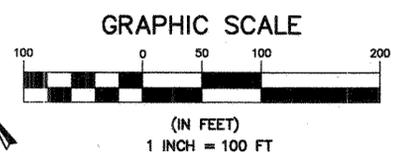


SUBDIVISION PLAT ESTABLISHING TEXAS FIRST RENTALS NW BEING A TOTAL OF 11.007 ACRES, ESTABLISHING LOTS 8 THRU 10, BLOCK 1, NCB 17645, 11.007 ACRES BEING THE REMAINDER OF A 20.50 ACRE TRACT CONVEYED TO KOPFLER DEVELOPMENT, INC., RECORDED IN RECORDED IN VOLUME 7005, PAGES 1749-1756, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. MCCAMLEY SURVEY NO. 7, ABSTRACT 470, COUNTY BLOCK 4329 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



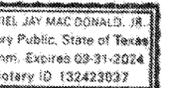
GARY HILL ENGINEERING LLC 9238 TRAILING FERN HELOTES, TEXAS 78023 210-241-8060 TBPE FIRM NO. F-16593

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MICHAEL PURYEAR OWNER/DEVELOPER PC5 PROPERTIES, LLC 5665 SE LOOP 410 SAN ANTONIO, TEXAS 78222

STATE OF TEXAS § COUNTY OF BEXAR § BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL PURYEAR, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 13th DAY OF May A.D., 2021. NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF TEXAS FIRST RENTALS NW HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

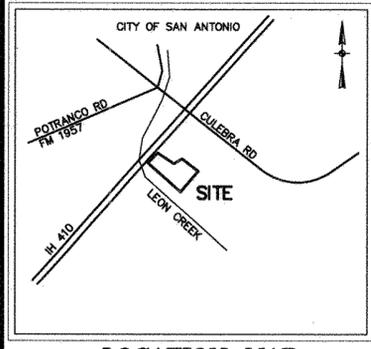
BY: CHAIRMAN BY: SECRETARY

TXDOT NOTES 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. 3. 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 ONE (1) ACCESS POINT ALONG NW LOOP 410 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 472.78 FEET. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

Cross Branch Surveying, LLC 2379 N.E. LOOP 410 #108 SAN ANTONIO, TEXAS 78217 (210) 828-1102 FIRM NO: #10180700

SAWS IMPACT FEE PAYMENT 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 THE 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. SURVEYOR'S NOTES: 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. 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 CORS 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.

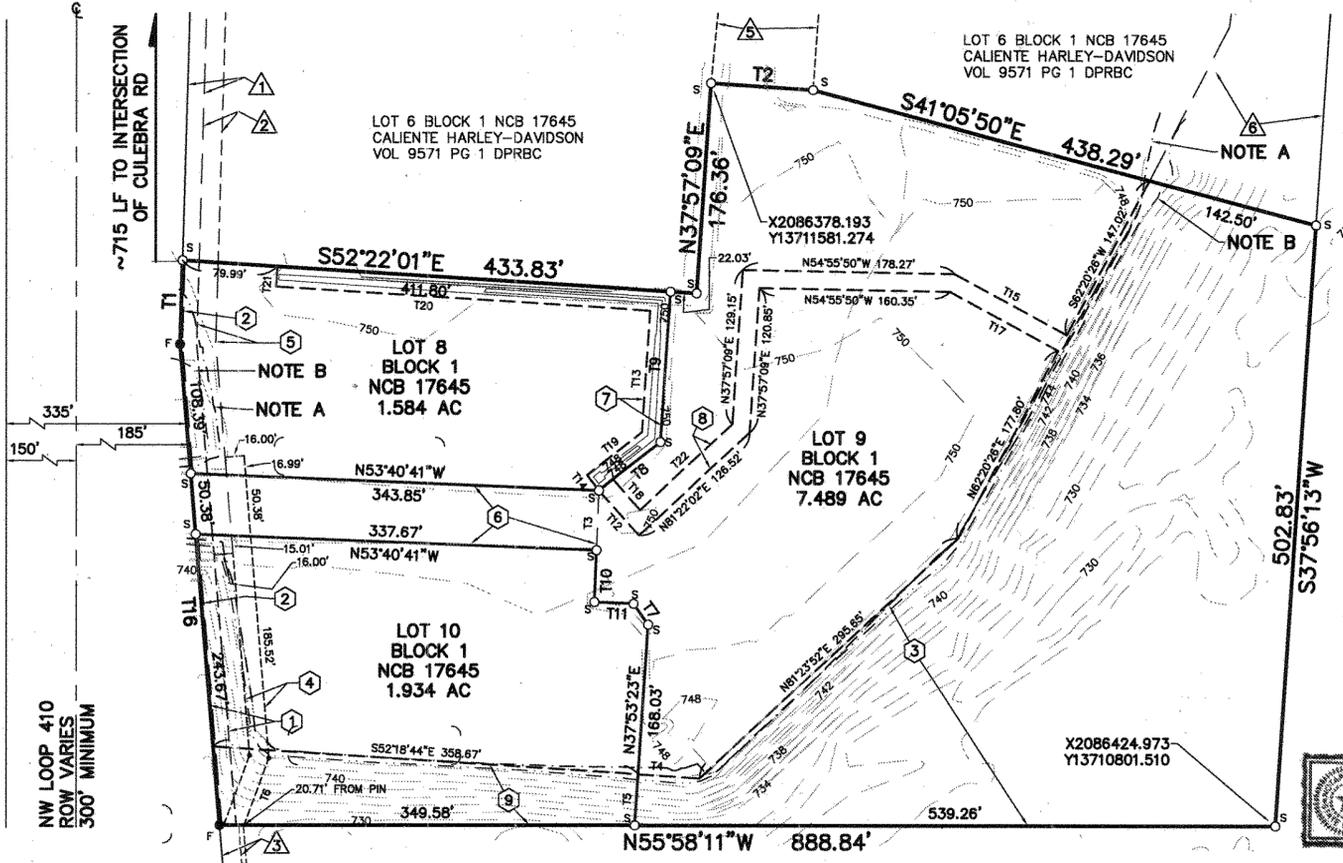
CPS/SAWS/COSA/UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY GRANTING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 PARKS 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 ENDOCRANCHMENT 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 FACILITY, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 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.



TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (TRE-APP-APP21-38800224) 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)(5)(c).

- LEGEND & ABBREVIATIONS: VOL VOLUME, PG PAGE, CATV CABLE TV, ROW RIGHT OF WAY, F FOUND 1/2" IRON PIN, S SET 1/2" IRON PIN, ELEC ELECTRIC, TELE TELEPHONE, NCB NEW COUNTY BLOCK, AC ACRES, SF SQUARE FEET, OPRBC OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SS SANITARY SEWER, DR DRIVE, AVE AVENUE, GAS NATURAL GAS. EXISTING CONTOUR 740, PROPOSED CONTOUR 812, ROW CENTERLINE & SYMBOL, LOT BOUNDARY. (NOTE B) FEMA 1% AC (100 YEAR) EXISTING FLOOD PLAIN LIMITS, (NOTE A) FEMA 1% AC (100 YEAR) ULTIMATE FLOOD PLAIN LIMITS.

- EASEMENTS: 1 14' GAS, ELEC, TELE CATV EASEMENT, 14' GAS, ELEC, TELE CATV EASEMENT, VOL 9571 PG 1 DPRBC. 2 1' NON-ACCESS EASEMENT, 16' WATER EASEMENT, VOL 9571 PG 1 DPRBC. 3 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 3.684 AC, 16' PRIVATE SANITARY SEWER EASEMENT, VOL 7005 PG 1770-1786 OPRBC. 4 16' SANITARY SEWER EASEMENT, PRIVATE VARIABLE WIDTH SANITARY SEWER EASEMENT, VOL 15140 PG 2291-2296 OPRBC. 5 16' WATER EASEMENT, PRIVATE VARIABLE WIDTH SANITARY SEWER EASEMENT, VOL 15140 PG 2291-2296 OPRBC. 6 0.391 AC VARIABLE WIDTH IRREVOCABLE SHARED INGRESS-EGRESS EASEMENT, CULEBRA ACCESS EASEMENT EXTENSION, VOL 12236 PG 1189 OPRBC. 7 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT 0.191 AC, VARIABLE WIDTH DRAINAGE EASEMENT VOL 9571 PG 1 DPRBC. 8 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT 0.192 AC. 9 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 0.440 AC.



GENERAL NOTES: 1. ALL DISTANCES SHOWN ARE IN FEET. 2. FINISH FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY 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. 4. CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE SUBDIVISION PLAT. 5. LOT OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS AS PER CITY OF SAN ANTONIO UDC 35-506(f)(3)(C). 6. 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 LAND-SCAPING 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 THE 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. 7. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH LETTER OF MAP REVISION (LOMR) CASE NO. 19-06-3670P DATED 26JAN21; OR THE 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25 YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FLOODPLAIN. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENT AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 8. THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DETERMINED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON 25JAN21 (CASE NO. 19-06-3670P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.

TANGENT TABLE with columns TANGENT, LENGTH, BEARING. Rows T1 through T12.

TANGENT TABLE with columns TANGENT, LENGTH, BEARING. Rows T13 through T22.



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.

FRANK G. HILL 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.

CAESAR A. GARCIA REGISTERED PROFESSIONAL LAND SURVEYOR