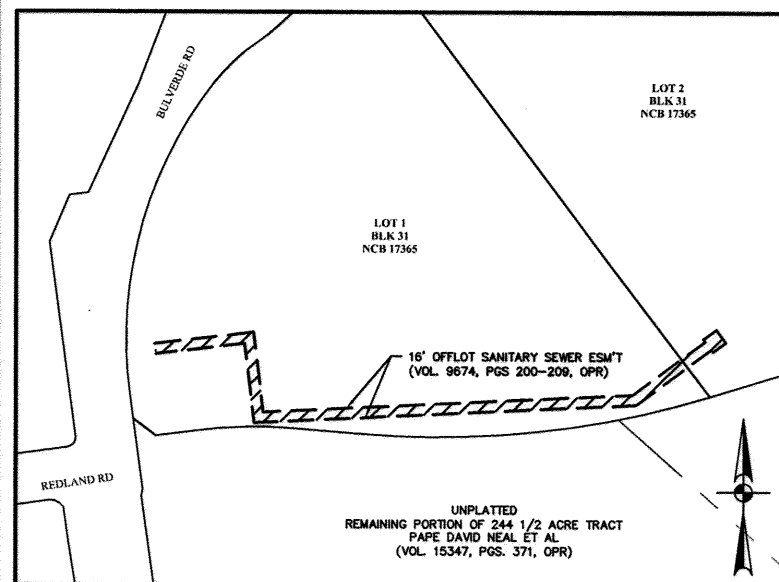




LOCATION MAP  
NOT-TO-SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

0.383 BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 1/2 OFFLOT SANITARY SEWER EASEMENT OF THE ORIGINAL RECORDED SUBDIVISION BULVERDE MARKET 3 RECORDED IN VOLUME 9674, PAGES 200-209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BULVERDE MARKET 3 WHICH IS RECORDED IN VOLUME 9674 PAGES 200-209, COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: NBMP 1604 DEVELOPERS, LTD  
BY: BMP 1604 GP, LLC  
BY: JACQUES BRAHA, MANAGER  
10003 NW MILITARY HWY, SUITE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY OF February  
A.D. 20 15

*Rhonda Yerkey*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), 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.

*Shauna L. Weaver*  
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.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**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, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY C/P/S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P/S 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:

**EDU NOTE:**

THE NUMBER OF 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.

**EDU 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**AQUIFER NOTE:**

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**DRAINAGE EASEMENT NOTE:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**SAWS DEDICATION NOTE:**

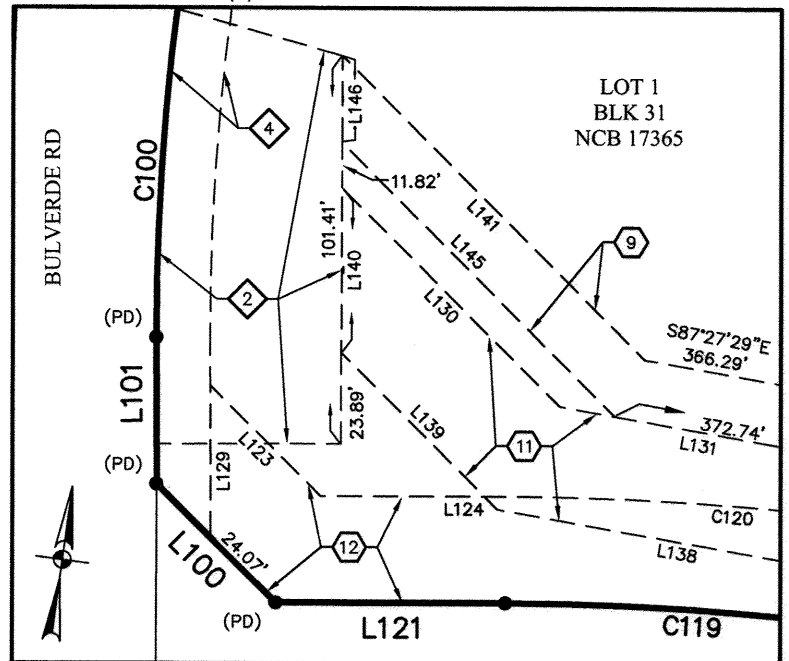
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**WATER QUALITY BASIN NOTE:**

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1446894) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).



DETAIL "A"  
SCALE: 1" = 50'

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF REAL PROPERTY) OF
DPR	DEED AND PLAT RECORDS OF		BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR		
	COUNTY, TEXAS		
ESMT	EASEMENT	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE	PG	PAGE(S)
	AND CABLE TELEVISION	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	VAR WID	VARIABLE WIDTH
		VNAE	VEHICULAR NON-ACCESS
			EASEMENT (NOT-TO-SCALE)
			FOUND 1/2" IRON ROD
			(UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE
---	(100-YR) FLOODPLAIN
---	ORIGINAL SURVEY/COUNTY LINE

9	16' SANITARY SEWER EASEMENT	14	20' ELECTRIC EASEMENT
11	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT	15	10' ELECTRIC EASEMENT
12	VARIABLE WIDTH ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT	1	CPS EASEMENT
13	VARIABLE WIDTH TURN AROUND EASEMENT	2	(VOL 5519, PG 944-948, DR)
		3	VARIABLE WIDTH WATER, STORM DRAIN & SANITARY SEWER EASEMENT
		4	(VOL. 9674, PGS. 200-209, OPR)
		5	16' SANITARY SEWER EASEMENT
		6	(VOL. 9674, PGS. 200-209, OPR)
		7	14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
		8	(VOL. 9674, PGS. 200-209, OPR)
		9	15' STORM DRAIN EASEMENT
		10	(VOL. 9674, PGS. 200-209, OPR)
		11	25'x25' SANITARY SEWER TURN-AROUND EASEMENT
		12	(VOL. 9674, PGS. 200-209, OPR)
		13	15'x20' STORM DRAIN EASEMENT
		14	(VOL. 9674, PGS. 200-209, OPR)
		15	16' STORM DRAIN EASEMENT
		16	(VOL. 9674, PGS. 200-209, OPR)
		17	25'x30' SANITARY SEWER TURN-AROUND EASEMENT
		18	(VOL. 9674, PGS. 200-209, OPR)
		19	28' ELECTRIC EASEMENT
		20	(VOL. 17074, PGS. 1802-1809, OPR)

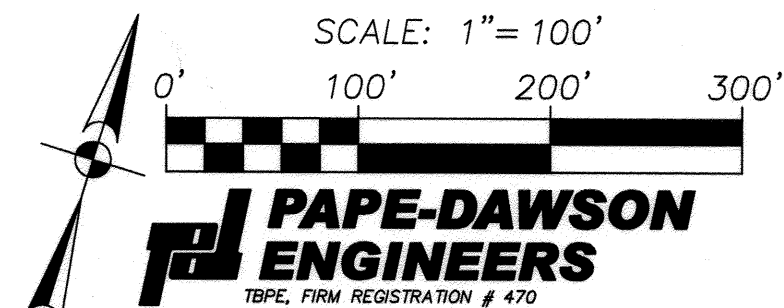
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 3  
FOR LINE &  
CURVE TABLE

PLAT NUMBER 130280

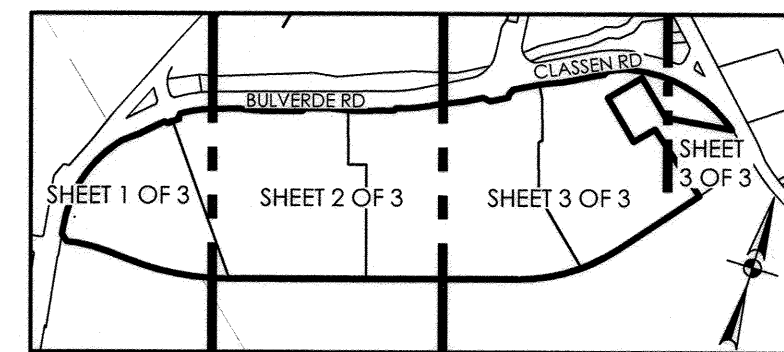
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BULVERDE MARKET 4

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY BLOCK 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

DATE OF PRINT: February 10, 2015



INDEX MAP  
SCALE: 1" = 1000'

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: BMP 1604 DEVELOPERS, LTD  
BY: BMP 1604 GP, LLC  
BY: JACQUES BRAHA, MANAGER  
10003 NW MILITARY HWY, SUITE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES BRAHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF February, A.D. 20 15.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BULVERDE MARKET 4 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

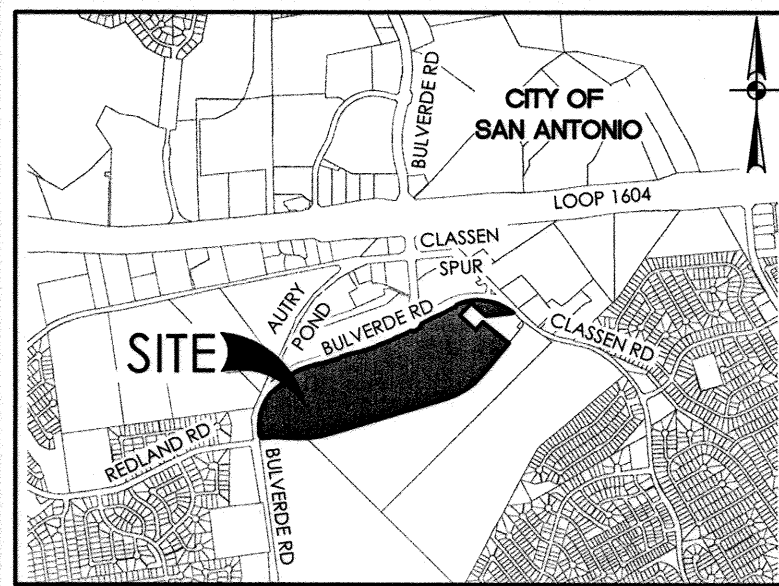
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS 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

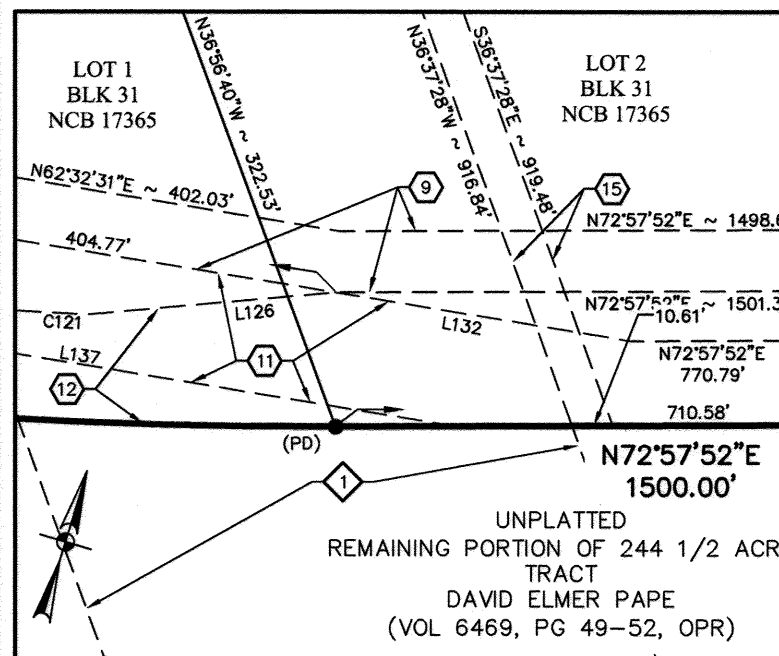
BY: \_\_\_\_\_ DEPUTY

SHEET 1 OF 3





LOCATION MAP  
NOT-TO-SCALE



DETAIL "B"  
SCALE: 1" = 50'

C.P.S. NOTES:

- 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, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS 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.
- 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.
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EDU NOTE:

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SURVEYOR'S NOTES:

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- DIMENSIONS SHOWN ARE SURFACE.
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STATE OF TEXAS  
COUNTY OF BEXAR

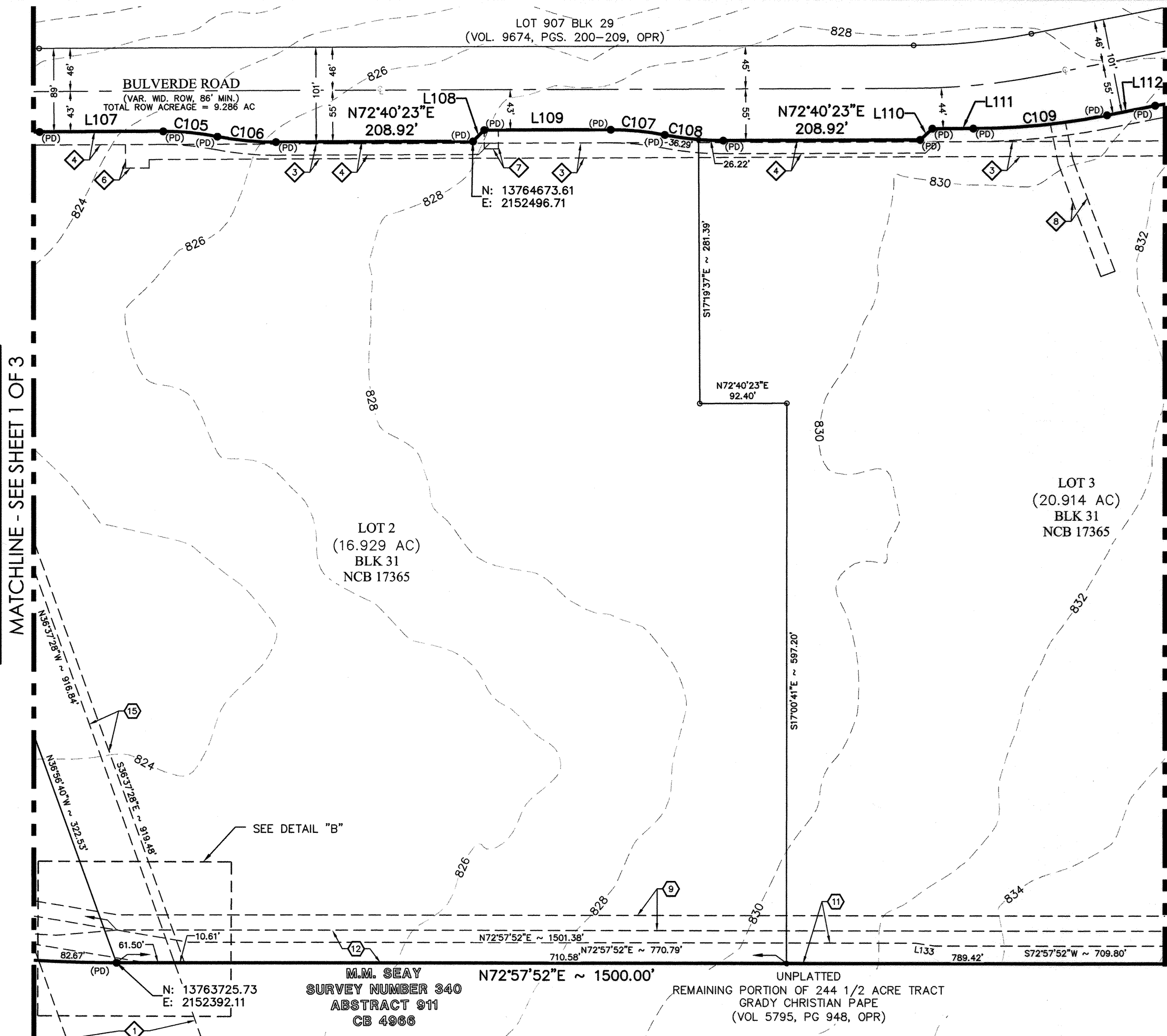
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*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

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.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



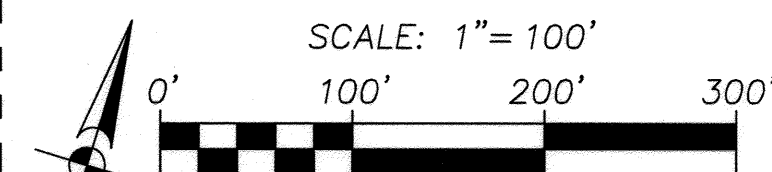
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L100	N52°34'02"E	43.95'	L125	S85°17'14"E	100.00'
L101	N07°48'56"W	38.38'	L126	N67°59'28"E	64.25'
L102	N47°07'12"E	126.26'	L127	S17°07'37"E	3.00'
L103	S83°51'02"E	19.00'	L128	S39°45'51"E	32.00'
L104	N53°06'30"E	63.00'	L129	N07°48'56"W	39.77'
L105	N36°53'30"W	11.96'	L130	S52°27'29"E	80.56'
L106	N10°06'43"E	19.02'	L131	S87°27'29"E	387.31'
L107	N72°40'23"E	131.18'	L132	N82°32'31"E	482.91'
L108	N27°24'40"E	16.89'	L133	N81°29'43"E	20.22'
L109	N72°40'23"E	134.14'	L134	N63°57'07"E	150.06'
L110	N29°57'47"E	17.69'	L135	N55°35'49"E	128.24'
L111	N72°40'23"E	43.45'	L136	S34°24'11"E	14.13'
L112	N61°40'23"E	52.06'	L137	S82°32'31"W	443.87'
L113	N61°40'23"E	100.73'	L138	N87°27'29"W	401.08'
L114	S79°41'05"E	38.43'	L139	N52°27'29"W	57.74'
L115	N61°40'23"E	97.96'	L140	N07°27'29"W	43.07'
L116	N05°04'09"W	20.74'	L141	N52°27'29"W	111.81'
L117	N28°18'07"E	30.80'	L142	S62°46'54"W	331.10'
L118	N61°40'23"E	164.03'	L143	N27°13'06"W	16.00'
L119	N22°25'25"E	22.60'	L144	S62°46'54"W	332.53'
L120	N85°17'14"W	100.00'	L145	S52°27'29"E	100.85'
L121	S82°24'42"W	59.94'	L146	S07°27'29"E	22.63'
L122	S42°23'19"W	22.21'	L147	N62°46'54"E	25.46'
L123	S52°34'02"E	40.71'	L148	S39°45'51"E	20.67'
L124	N82°24'42"E	48.33'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C100	657.00'	045°11'01"	N14°46'38"E	504.79'	518.11'
C101	288.00'	018°18'07"	N46°31'08"E	91.60'	92.00'
C102	312.00'	008°33'00"	N51°23'42"E	46.52'	46.56'
C103	645.00'	001°59'52"	N48°07'08"E	22.49'	22.49'
C104	657.00'	015°33'28"	N64°53'39"E	177.85'	178.40'
C105	288.00'	011°28'42"	N78°24'44"E	57.60'	57.70'
C106	312.00'	011°28'42"	N78°24'44"E	62.40'	62.50'
C107	288.00'	011°28'42"	N78°24'44"E	57.60'	57.70'
C108	312.00'	011°28'42"	N78°24'44"E	62.40'	62.50'
C109	743.00'	011°00'00"	N67°10'23"E	142.43'	142.65'
C110	288.00'	011°28'42"	N67°24'44"E	57.60'	57.70'
C111	312.00'	011°28'42"	N67°24'44"E	62.40'	62.50'
C112	288.00'	011°28'42"	N67°24'44"E	57.60'	57.70'
C113	312.00'	011°28'42"	N67°24'44"E	62.40'	62.50'
C114	683.00'	004°42'06"	N64°01'26"E	56.03'	56.05'
C115	476.00'	018°32'56"	N70°56'51"E	153.43'	154.10'
C116	707.00'	049°02'15"	S75°15'33"E	586.80'	605.10'
C117	957.00'	033°42'25"	S56°06'40"W	554.92'	563.00'
C118	1457.00'	021°44'54"	S83°50'19"W	549.74'	553.05'
C119	743.00'	012°18'05"	S88°33'44"W	159.21'	159.52'
C120	771.00'	012°18'05"	N88°33'44"E	165.21'	165.53'
C121	1429.00'	019°11'05"	N85°07'14"E	476.25'	478.48'
C122	925.00'	022°38'14"	N61°33'16"E	363.09'	365.46'

PLAT NUMBER 130280

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BULVERDE MARKET 4

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF J.M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY BLOCK 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

2000 NW LOOP 410 || SAN ANTONIO TEXAS 78213 || PHONE: 210.375.9000  
DATE OF PRINT: February 10, 2015

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: BMP 1604 DEVELOPERS, LTD  
BY: BMP 1604 GP, LLC  
BY: JACQUES BRAHA, MANAGER  
10003 NW MILITARY HWY, SUITE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES BRAHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF February, A.D. 2015.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BULVERDE MARKET 4 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

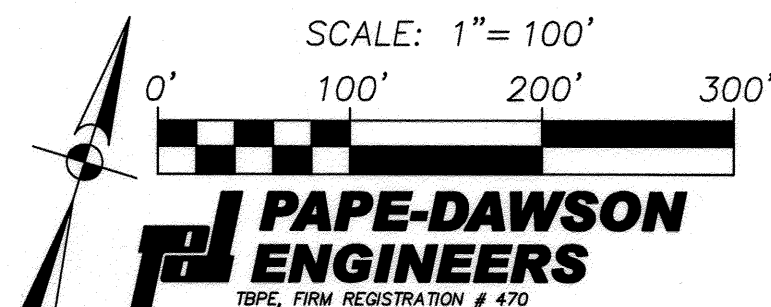
BY: \_\_\_\_\_ DEPUTY



PLAT NUMBER 130280

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BULVERDE MARKET 4

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF J.M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY BLOCK 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: February 10, 2015

UNPLATTED  
3.728 ACRES  
DAVID NEAL PAPE ET AL  
(VOL 15347, PG 383-387, OPR)

M.M. SEAY  
SURVEY NUMBER 340  
ABSTRACT 911  
CB 4966

SEE SHEET 2 OF 3  
FOR LINE &  
CURVE TABLESTATE 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: BMP 1604 DEVELOPERS, LTD  
BY: BMP 1604 GP, LLC  
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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

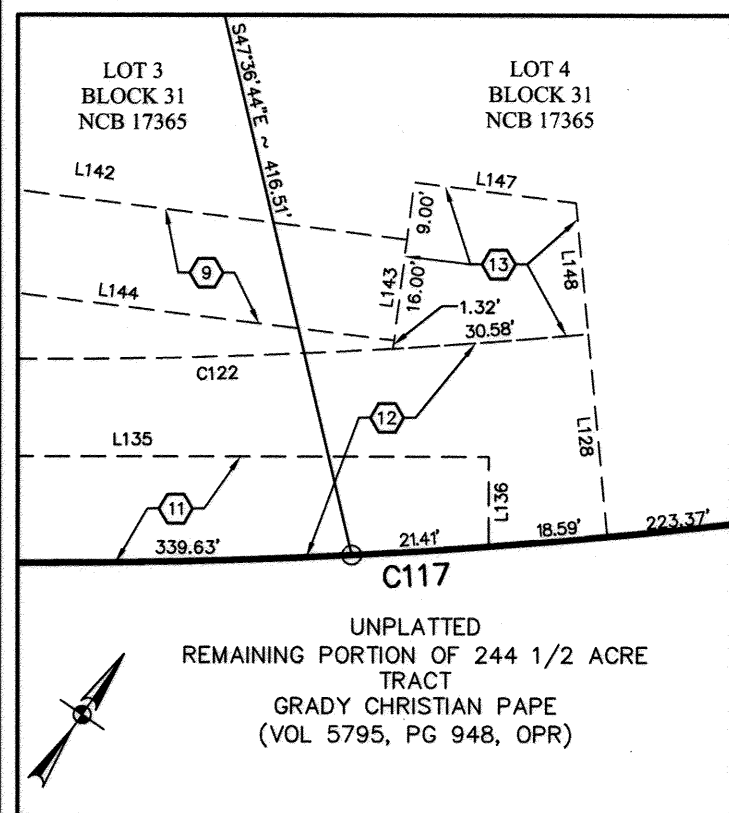
STATE OF TEXAS  
COUNTY OF BEXAR

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-SCALEDETAIL "D"  
SCALE: 1" = 30'

## 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, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS 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 BELOW.

## EDU NOTE:

THE NUMBER OF 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 WASTEWATER SERVICES DEPARTMENT.

## EDU 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

## 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 (CORS 1996) 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 (CORS 1996), 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.

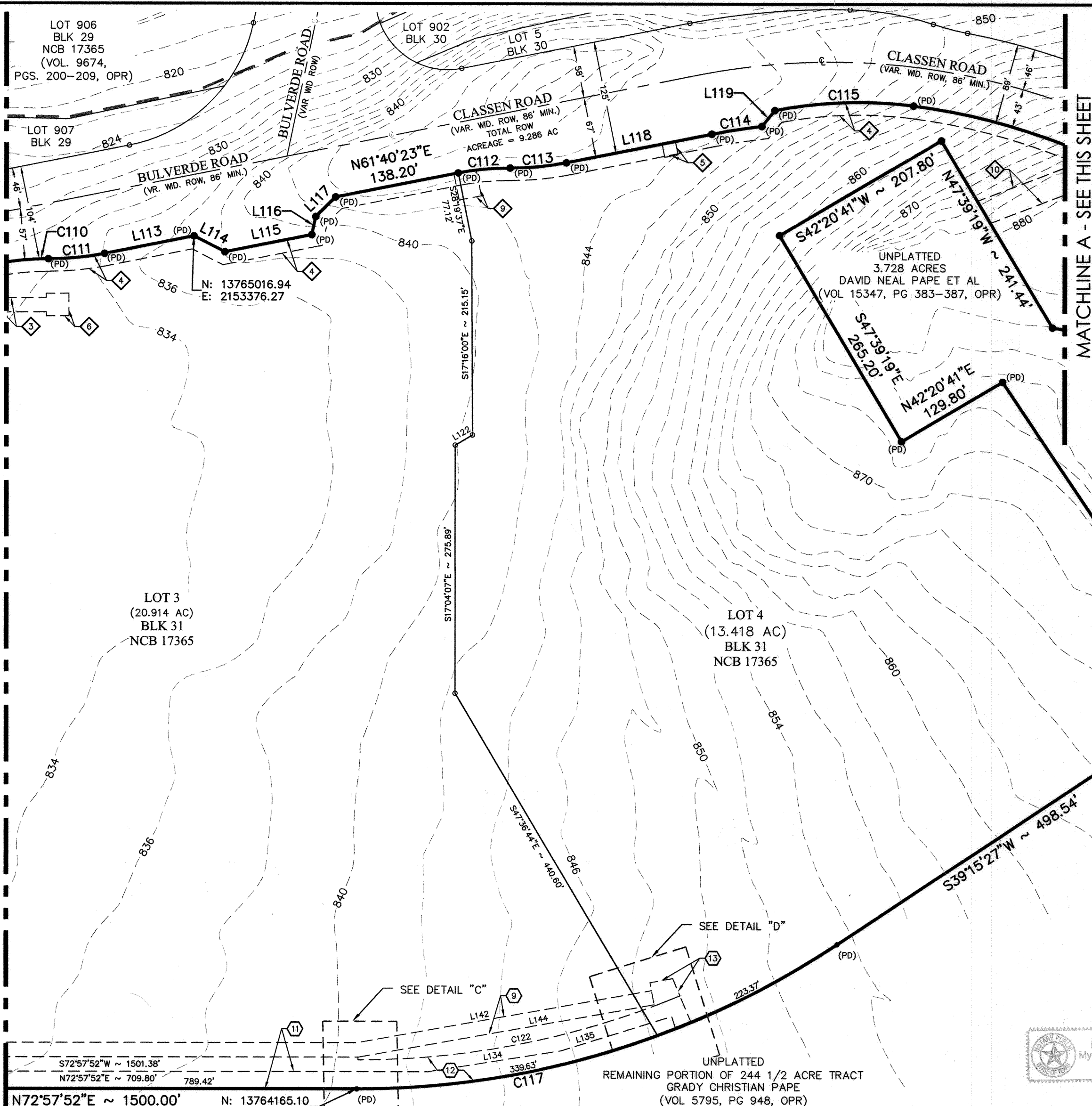
Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

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.

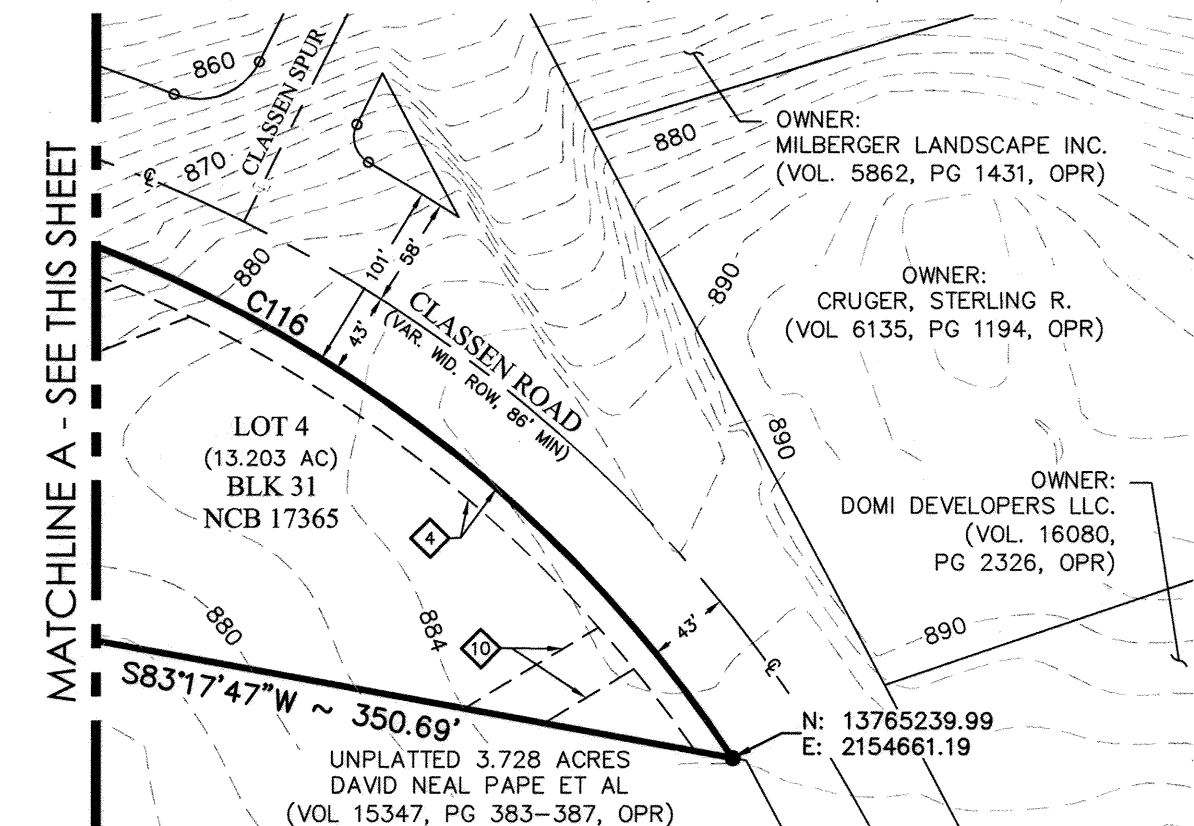
David A. Casanova  
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 2 OF 3



MATCHLINE A - SEE THIS SHEET

MATCHLINE A - SEE THIS SHEET

DETAIL "C"  
SCALE: 1" = 30'

SHEET 3 OF 3

