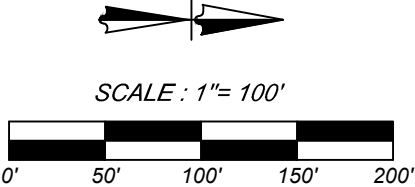


SUBDIVISION PLAT ESTABLISHING
THE PRESERVE AT RESEARCH ENCLAVE

BEING A TOTAL OF 19.94 ACRES OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF A 19.338 ACRE TRACT OF LAND AS CONVEYED TO MOSAIC LAND DEVELOPMENT AND RECORDED IN VOLUME 12838, PAGE 1848 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND OUT OF A 15.176 AC. TRACT OF LAND RECORDED IN VOLUME 980, PAGE 388 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DEVELOPER:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TEXAS 78213
PH. (210) 764-9575

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.

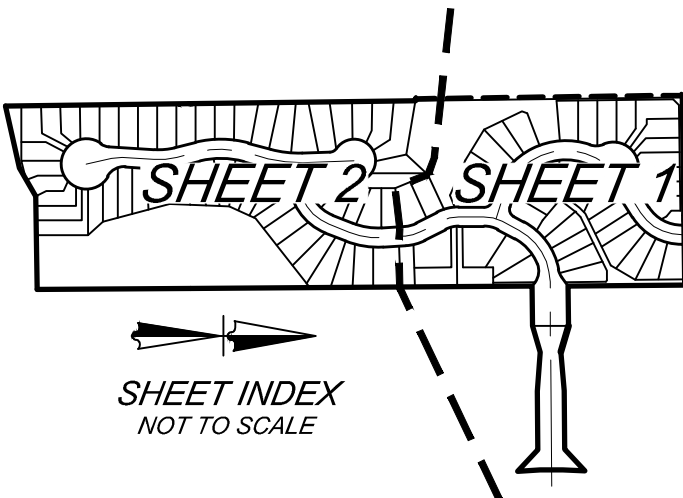
OWNER:
MOSAIC LAND DEVELOPMENT, LLC.
1802 NW MILITARY, STE. 100
SAN ANTONIO, TX 78213
PHONE: (210) 764-9575

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF THE PRESERVE AT RESEARCH 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.

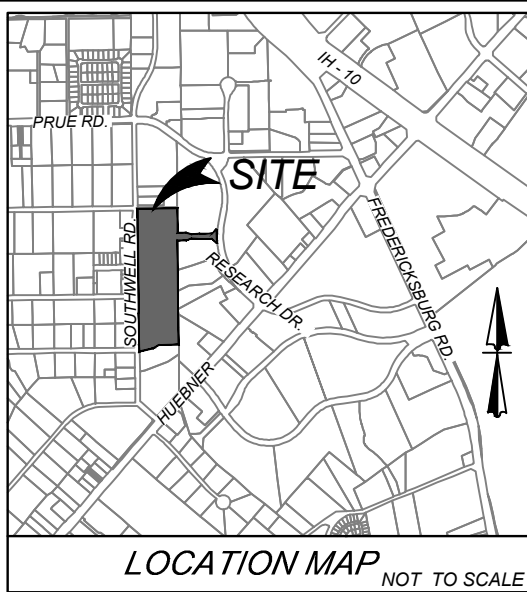
DATED THIS _____ DAY OF _____ A.D. 20 _____

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. 15
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

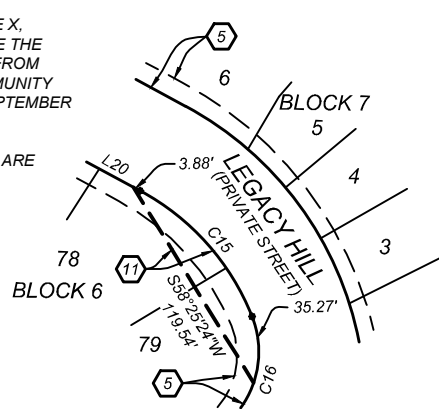
F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
740 = PROPOSED CONTOURS

KEY NOTES

- 16" SANITARY SEWER EASEMENT
- 15" PRIVATE DRAINAGE EASEMENT
- 5" PRIVATE DRAINAGE EASEMENT
- 5" PEDESTRAIN EASEMENT
- 10" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 16" WATER EASEMENT
- 5' OFF-LOT GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT (08 AC.)
- 15" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 9" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 5" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH FIRE ACCESS AND TURN AROUND EASEMENT
- 9" PRIVATE DRAINAGE EASEMENT

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OR 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 585 OF 785, COMMUNITY PANEL NO. 48029C0585H, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).



DETAIL - A
SCALE 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

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 OF 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. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40)
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PRESERVE AT RESEARCH ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PRESERVE AT RESEARCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 901, BLOCK 1, LOT 902, BLOCK 2, LOT 903, BLOCK 2, LOT 904, BLOCK 2, LOT 901, BLOCK 1, LOT 999, BLOCK 1 (LEGACY HILL, LEGACY COVE, RELIC OAKS)
4. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 2023/119) 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE 35-477(I).

SAWS WATER INGRESS / EGRESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 1, NCB 14705, IS A PRIVATE STREET AND SHALL BE DEDICATED AS A GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLES

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 THERETO. 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.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS 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 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.

GARDEN HEIGHTS SUBD.
LOTS 1 & 2, BLK B NCB 15553
OWNER: ANDRES EDUARDO
BELANDRIA OJEDA
(VOL. 15996 PG. 1671)

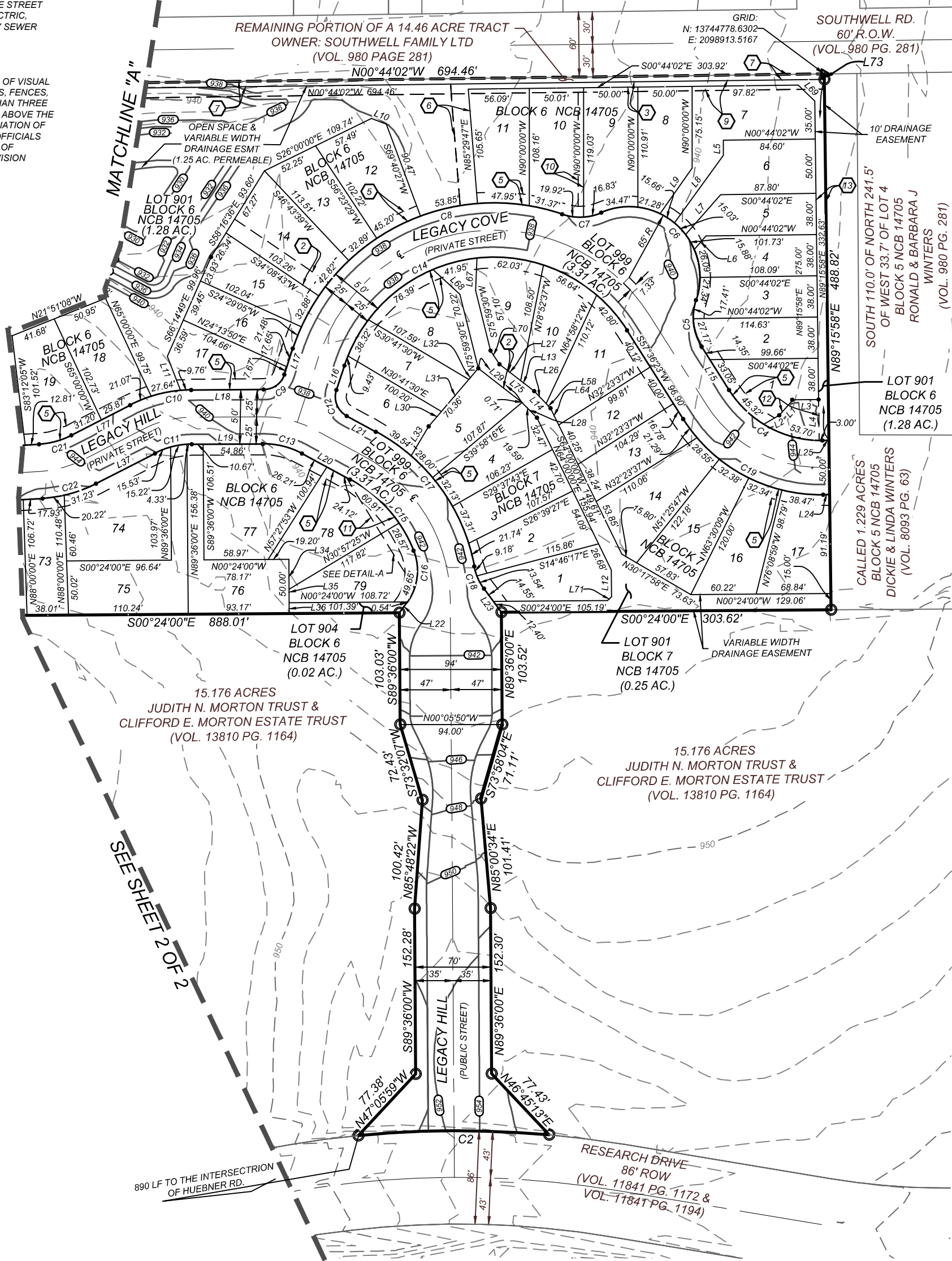
GARDEN HEIGHTS SUBDIVISION
LOT SE 150 FT X 31.5 FT STRIP OF
CLOSED STREET (GARDEN DR),
BLK B NCB 15563
OWNER: ANDRES EDUARDO
BELANDRIA OJEDA
(VOL. 15996 PG. 1671)

GRACEFUL OAKS
SUBDIVISION
LOT 22, BLOCK "B" NCB 15563
OWNER: JOANN DOMINGUEZ
GALLEGOS
(VOL. 13868 PG. 1363)

4.522 ACRES
LOT 21 BLK "A"
NCB 15562
OWNER: PEDRO
SEPULVEDA
(VOL. 7152 PG. 983)

GARDEN HEIGHTS
SUBDIVISION
LOTS 1, 2, 3, & 4, BLK "A"
NCB 15562
OWNER: ANDRES EDUARDO
BELANDRIA OJEDA
(VOL. 15996 PG. 1671)

OAKLAND ESTATES
LOT 14 BLOCK 10 N.C.B. 14710
OWNER: INVESTMENTS DE
MF GROUP, LP
(VOL. 12730 PG. 1562)



GRID:

N: 13744778.3002

E: 2098913.5167

LOT 901
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 902
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 903
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 904
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 905
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 906
BLOCK 6
NCB 14705
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LOT 907
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NCB 14705
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LOT 908
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NCB 14705
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LOT 909
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NCB 14705
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LOT 910
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 911
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 912
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 913
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 914
BLOCK 6
NCB 14705
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LOT 915
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 916
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LOT 917
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LOT 918
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LOT 919
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LOT 920
BLOCK 6
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LOT 921
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 922
BLOCK 6
NCB 14705
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LOT 923
BLOCK 6
NCB 14705
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LOT 924
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NCB 14705
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NCB 14705
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NCB 14705
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LOT 991
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 992
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 993
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 994
BLOCK 6
NCB 14705
(1.28 AC.)

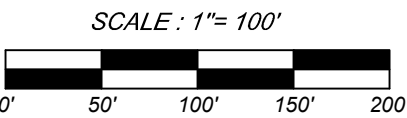
LOT 995
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 996
BLOCK 6
NCB 14705
(1.28 AC.)

LOT 997
BLOCK 6
NCB 14705
(1.28 AC.)

SUBDIVISION PLAT ESTABLISHING
THE PRESERVE AT RESEARCH ENCLAVE

BEING A TOTAL OF 19.94 ACRES OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF A 19.338 ACRE TRACT OF LAND AS CONVEYED TO MOSAIC LAND DEVELOPMENT AND RECORDED IN VOLUME 12838, PAGE 1848 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND OUT OF A 15.176 AC. TRACT OF LAND RECORDED IN VOLUME 980, PAGE 388 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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COUNTY OF BEXAR

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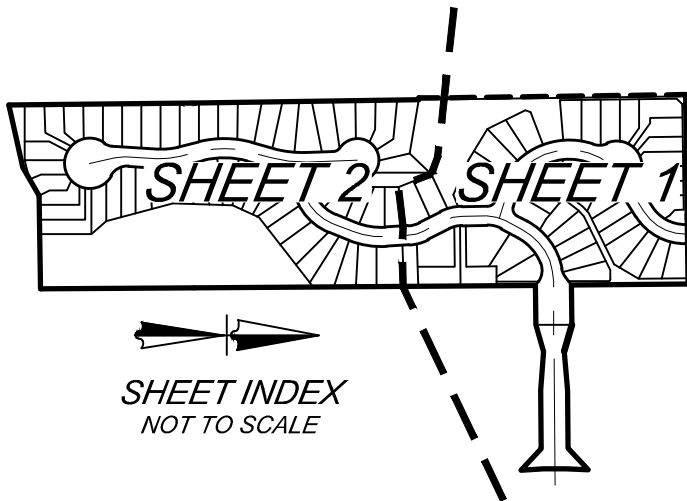
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SAN ANTONIO, TX 78213
PHONE: (210) 764-9575

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS



SHEET INDEX
NOT TO SCALE

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

BY: _____
CHAIRMAN

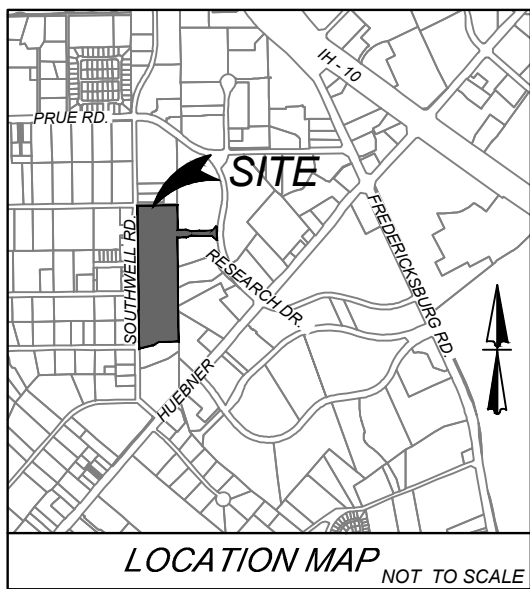
BY: _____
SECRETARY

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. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ 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. 15

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



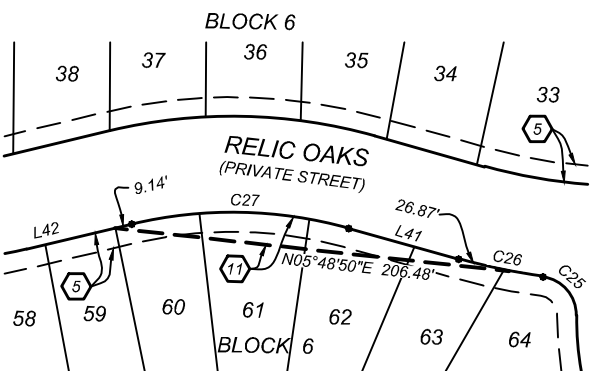
LOCATION MAP
NOT TO SCALE

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
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G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
— (740) — = PROPOSED CONTOURS

KEY NOTES

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- 15" PRIVATE DRAINAGE EASEMENT
- 5" PRIVATE DRAINAGE EASEMENT
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- 16" WATER EASEMENT
- 5" OFF-LOT GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT (08 AC.)
- 15" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT (VOL. 13144, PGS. 725-737 O.P.R.)
- 9" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 5" GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH FIRE ACCESS AND TURN AROUND EASEMENT
- 9" PRIVATE DRAINAGE EASEMENT



DETAIL - B
SCALE 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

SEE PLATTING NOTES ON PAGE 1 OF 2

CORREA ESTATES SUBDIVISION
LOT 49 BLOCK 3 N.C.B. 14703
OWNER: MICHAEL &
JACQUELINE CORONADO
(VOL. 5352 PG. 1056)

OAKLAND ESTATES
LOT 29 BLOCK 4 N.C.B. 14704
OWNER: RUSSELL J. TRACY, JR &
LEONARDA C. TRACY
(VOL. 5352 PG. 1056)

OAKLAND ESTATES
LOT 28 BLOCK 4 N.C.B. 14704
OWNER: RUSSELL J. TRACY,
JR & LEONARDA C. TRACY
(VOL. 8687 PG. 1822)

GARDEN HEIGHTS SUBDIVISION
LOT 2, BLOCK "C" NCB 15654
OWNER: WILLIAM C MCDONALD
(VOL. 16101 PG. 1764)

OAKLAND ESTATES
LOTS 3, 4, 5, & 6,
BLOCK "C" NCB 15654
OWNER: AMANDA O'CON
(VOL. 14389 PG. 2155)

GARDEN HEIGHTS SUBDIVISION
LOT 1, BLOCK "C" NCB 15654
OWNER: RONALD & HELEN BEAUDETTE &
AMANDA O'CON
(VOL. 16434 PG. 862)

GRACEFUL OAKS
SUBDIVISION
LOT 22, BLOCK "B" NCB 15653
OWNER: JOANN DOMINGUEZ
GALLEGOS
(VOL. 13868 PG. 1363)

SOUTHWELL RD.
60' R.O.W.
(VOL. 980 PG. 281)

REMAINING PORTION OF A 14.46 ACRE TRACT
OWNER: SOUTHWELL FAMILY LTD
(VOL. 980 PAGE 281)

N00°44'02"W 590.64'
N00°44'02"W 56.64'

N00°44'02"W 590.64'
N00°44'02"W 56.64'

MATCHLINE "A"

SEE SHEET 1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.98'	S48°28'29"E
L2	16.44'	S30°02'38"E
L3	23.65'	S0°44'02"E
L4	37.60'	N89°15'58"E
L5	13.87'	S90°00'00"W
L6	16.86'	N48°51'23"W
L7	49.35'	S48°51'23"E
L8	77.24'	N54°00'00"W
L9	51.76'	N55°00'00"W
L10	14.58'	S20°13'40"W
L11	33.79'	N68°27'59"E
L12	24.76'	N89°36'00"E
L13	15.69'	N37°50'56"E
L14	21.76'	S46°12'42"W
L15	47.40'	N57°36'23"E
L16	23.90'	S71°49'36"E
L17	25.32'	N71°49'36"W
L18	66.78'	N0°24'00"W
L19	65.53'	S0°24'00"E
L20	50.33'	S28°17'21"W
L21	30.49'	N28°17'21"E
L22	11.86'	N54°08'46"W
L23	26.95'	N53°20'46"E
L24	5.90'	S0°50'44"E
L25	6.00'	N0°50'44"W
L26	15.80'	N46°12'42"E
L27	24.81'	N37°50'56"E
L28	20.30'	N45°23'22"E
L29	50.52'	N37°51'01"E
L30	18.20'	N49°32'28"W
L31	38.76'	N49°32'28"W
L32	13.39'	N49°32'28"W
L33	31.76'	N59°18'30"W
L34	27.39'	N89°36'00"E
L35	12.61'	N89°36'00"E
L36	10.00'	N89°36'00"E
L37	61.07'	S27°12'07"E
L39	59.37'	S3°37'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L40	56.24'	S21°43'29"W
L41	59.47'	S15°16'14"W
L42	56.46'	S13°48'52"E
L44	73.20'	S3°22'50"W
L45	118.88'	N3°22'50"E
L46	59.47'	N15°16'14"E
L47	72.16'	N2°01'52"W
L48	38.43'	S2°01'52"E
L49	56.24'	N21°43'29"E
L50	59.37'	N3°37'14"W
L51	13.62'	N52°00'00"E
L52	82.23'	N89°57'11"E
L53	48.72'	S89°57'11"W
L54	21.76'	S65°50'03"E
L55	44.81'	S0°00'00"E
L56	30.54'	S25°32'08"E
L57	32.33'	S22°06'15"E
L58	5.96'	N46°12'42"E
L59	51.84'	S75°23'00"W
L60	54.56'	S27°42'11"W
L61	39.27'	S40°21'24"W
L62	36.39'	S65°00'00"E
L63	53.18'	N33°00'00"W
L64	17.27'	S84°00'00"W
L65	25.63'	S46°43'01"W
L66	20.86'	S89°30'51"W
L67	29.79'	N87°28'27"W
L68	33.64'	S42°59'10"W
L69	21.21'	S44°15'58"W
L70	15.00'	N56°55'13"E
L71	5.00'	S45°24'00"E
L72	5.00'	S89°15'58"W
L73	5.00'	N89°15'58"E
L75	40.50'	S37°50'56"W
L76	56.46'	N13°48'52"W
L77	61.07'	N27°12'07"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	99.53'	225.00'	50.59'	25°20'43"	98.72'	S9°03'08"W
C2	175.98'	942.64'	88.25'	10°41'48"	175.73'	S0°13'10"E
C3	119.42'	100.00'	67.99'	68°25'29"	112.45'	N55°56'14"E
C4	102.02'	100.00'	55.95'	58°27'08"	97.65'	N28°22'49"E
C5	44.58'	50.00'	23.89'	51°05'04"	43.12'	N83°08'56"E
C6	149.75'	65.00'	145.98'	131°59'47"	118.76'	N42°41'34"E
C7	36.75'	50.00'	19.25'	42°06'25"	35.92'	N2°15'07"W
C8	308.44'	195.00'	197.15'	90°37'42"	277.28'	N26°30'45"W
C9	24.93'	20.00'	14.38'	71°25'36"	23.35'	N36°06'48"W
C10	58.47'	125.00'	29.78'	26°48'07"	57.94'	N13°48'03"W
C11	35.08'	75.00'	17.87'	26°48'07"	34.76'	S13°48'03"E
C12	27.88'	20.00'	16.76'	79°53'03"	25.68'	N68°13'53"E
C13	37.55'	75.00'	19.18'	28°41'21"	37.16'	S13°56'41"W
C14	327.56'	145.00'	306.98'	129°26'00"	262.22'	S7°06'36"E
C15	89.48'	128.00'	46.65'	40°03'09"	87.67'	S48°18'56"W
C16	50.19'	50.00'	27.44'	57°30'43"	48.11'	N82°54'08"W
C17	158.73'	178.00'	85.08'	51°05'30"	153.52'	N53°50'06"E
C18	22.72'	50.00'	11.56'	26°02'05"	22.52'	N66°21'49"E
C19	153.03'	150.00'	83.92'	58°27'07"	146.48'	S28°22'50"W
C20	30.65'	20.00'	19.25'	87°49'10"	27.74'	S45°56'27"E
C21	30.87'	75.00'	15.66'	23°34'53"	30.65'	N15°24'40"W
C22	51.45'	125.00'	26.09'	23°34'53"	51.08'	S15°24'40"E
C23	77.41'	175.00'	39.35'	25°20'43"	76.78'	N9°03'08"E
C24	180.17'	150.00'	102.75'	68°49'17"	169.54'	S56°08'08"W
C25	29.05'	20.00'	17.76'	83°12'35"	26.56'	S48°56'29"W
C26	45.00'	325.00'	22.54'	7°56'03"	44.97'	S11°18'13"W
C27	114.22'	225.00'	58.37'	29°05'07"	112.99'	S0°43'41"W
C28	67.52'	225.00'	34.02'	17°11'42"	67.27'	S5°13'01"E
C29	55.17'	50.00'	30.77'	63°13'25"	52.42'	S28°13'52"E
C30	313.22'	65.00'	58.43'	276°05'32"	86.91'	S78°12'11"W
C31	22.95'	40.00'	11.80'	32°52'07"	22.63'	N19°48'54"E
C32	52.52'	175.00'	26.46'	17°11'42"	52.32'	N5°13'01"W
C33	139.60'	275.00'	71.34'	29°05'07"	138.10'	N0°43'41"E
C34	83.04'	275.00'	41.84'	17°18'06"	82.73'	N6°37'11"E
C35	18.74'	20.00'	10.12'	53°41'36"	18.06'	N28°52'40"W
C36	280.89'	56.00'	41.15'	287°23'13"	66.32'	N87°58'08"E
C37	18.74'	20.00'	10.12'	53°41'36"	18.06'	S24°48'57"W