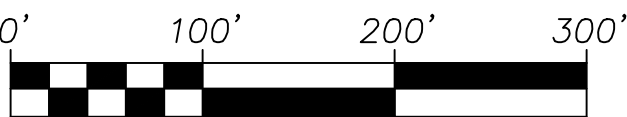


PLAT NUMBER 140542

SUBDIVISION PLAT
OF
WISEMAN 22

ESTABLISHING 3, 4, & 5, BLOCK 13, NCB 17647 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A 21.097 ACRE TRACT OF LAND OUT OF A 68.71 ACRE TRACT OF LAND RECORDED IN VOLUME 14299, PAGES 1123-1135 AND CORRECTION DEED RECORDED IN VOLUME 15014, PAGES 601-613; SAID LOT 3 BEING ALL OF THAT 5.022 ACRES DESCRIBED IN DEED TO 1604 WISEMAN PARTNERS, LLC, RECORDED IN VOLUME 16355, PAGES 1496-1502; SAID LOT 4 CONSISTING OF 0.006 ACRES OF THAT 12.730 ACRES DESCRIBED IN DEED TO SAWH 12 LLC, RECORDED IN VOLUME 16355, PAGES 1503-1509, 8.409 ACRES OUT OF THAT 10.670 ACRES DESCRIBED IN DEED TO SWANSEA INTERESTS LLC, RECORDED IN VOLUME 16355, PAGES 1510-150, AND 2.722 ACRES OUT OF THAT 5.242 ACRES DESCRIBED IN DEED TO WISE ELLIS ASSOCIATES LLC, RECORDED IN VOLUME 16355, PAGES 1517-1523; AND SAID LOT 5 CONSISTING OF THE REMAINING 2.520 ACRES OUT SAID 5.242 ACRE TRACT AND 2.417 ACRES OUT OF THAT 9.887 ACRE TRACT DESCRIBED IN DEED TO COGSWELL CORNER LLC, RECORDED IN VOLUME 16355, PAGES 1531-1537 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 ½, ABSTRACT 94, COUNTY BLOCK 4400, FORMERLY IN NEW CITY BLOCK 14915, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: April 28, 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.

MANAGER/AUTHORIZED REPRESENTATIVE: MARK S. MILAKOVICH
OWNER/DEVELOPER: 1604 WISEMAN PARTNERS, LLC, SWANSEA INTERESTS, LLC.,
WISE ELLIS ASSOCIATES, LLC., COGSWELL CORNER, LLC.,
SAWH 12, LLC,
740 E. CAMPBELL ROAD, SUITE 515
RICHARDSON, TEXAS 75081
1 (866) 878-1499 EXT. 703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK S. MILAKOVICH 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. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WISEMAN 22, 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

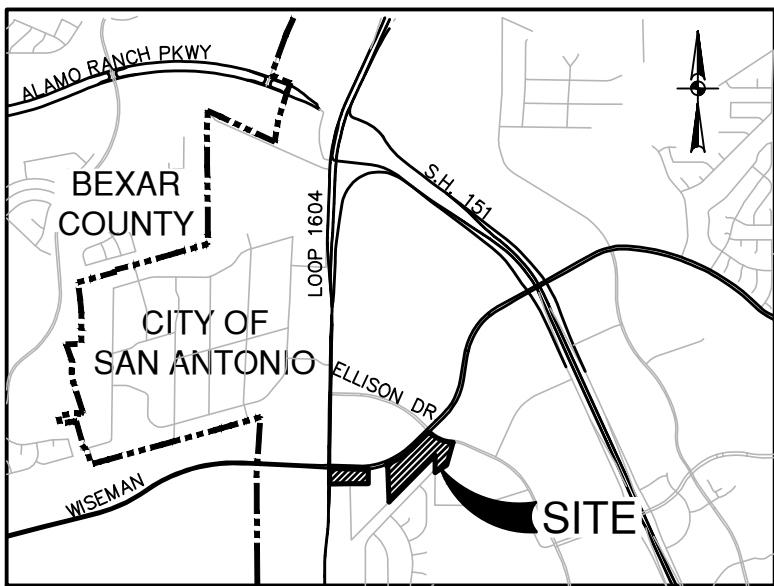
STATE OF TEXAS
COUNTY OF BEXAR

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_____.

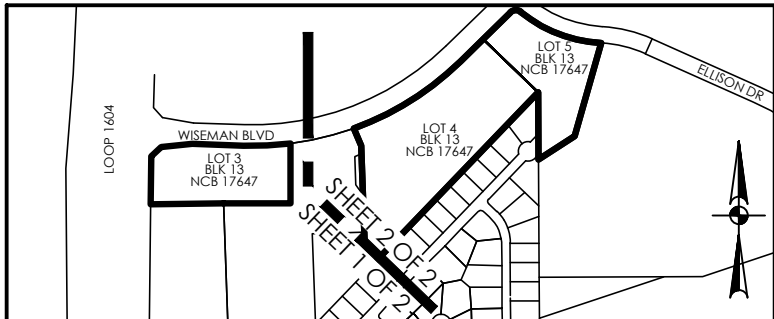
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2



LOCATION MAP



INDEX MAP

SCALE: 1"= 1000'

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
VOL	VOLUME	○	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS	1140	PROPOSED CONTOURS
11	20' PRIVATE DRAINAGE EASEMENT	1	ROAD LANDSCAPE AGREEMENT (VOL 3517, PG 1807-1819, OPR)
12	23' PRIVATE DRAINAGE EASEMENT	2	36' DRAINAGE EASEMENT (VOL 9518, PG 97, DPR)
13	28' ELECTRIC EASEMENT	3	28' DRAINAGE EASEMENT (VOL 7600, PG 230-235, DPR)
14	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT	4	10' TELEPHONE EASEMENT (VOL 7600, PG 230-235, DPR)
15	14' OVERHEAD ELECTRIC OVERHANG EASEMENT	5	16' SANITARY SEWER EASEMENT (VOL 16987, PG 1233-1268, OPR)
16	VARIABLE WIDTH WATER EASEMENT	1	LOT 4, BLOCK 13, NCB 17647 WISEMAN 22 (PLAT NO. 140542)
		2	UNPLATTED 10.670 ACRES OWNER: SWANSEA INTERESTS, LLC (VOL 16355, PG 1517-1523, OPR)

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 CORS 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.

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.

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, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 0 ACCESS POINTS ALONG LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 250.88'.

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WISEMAN 22 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WISEMAN 22 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, BLOCK #)

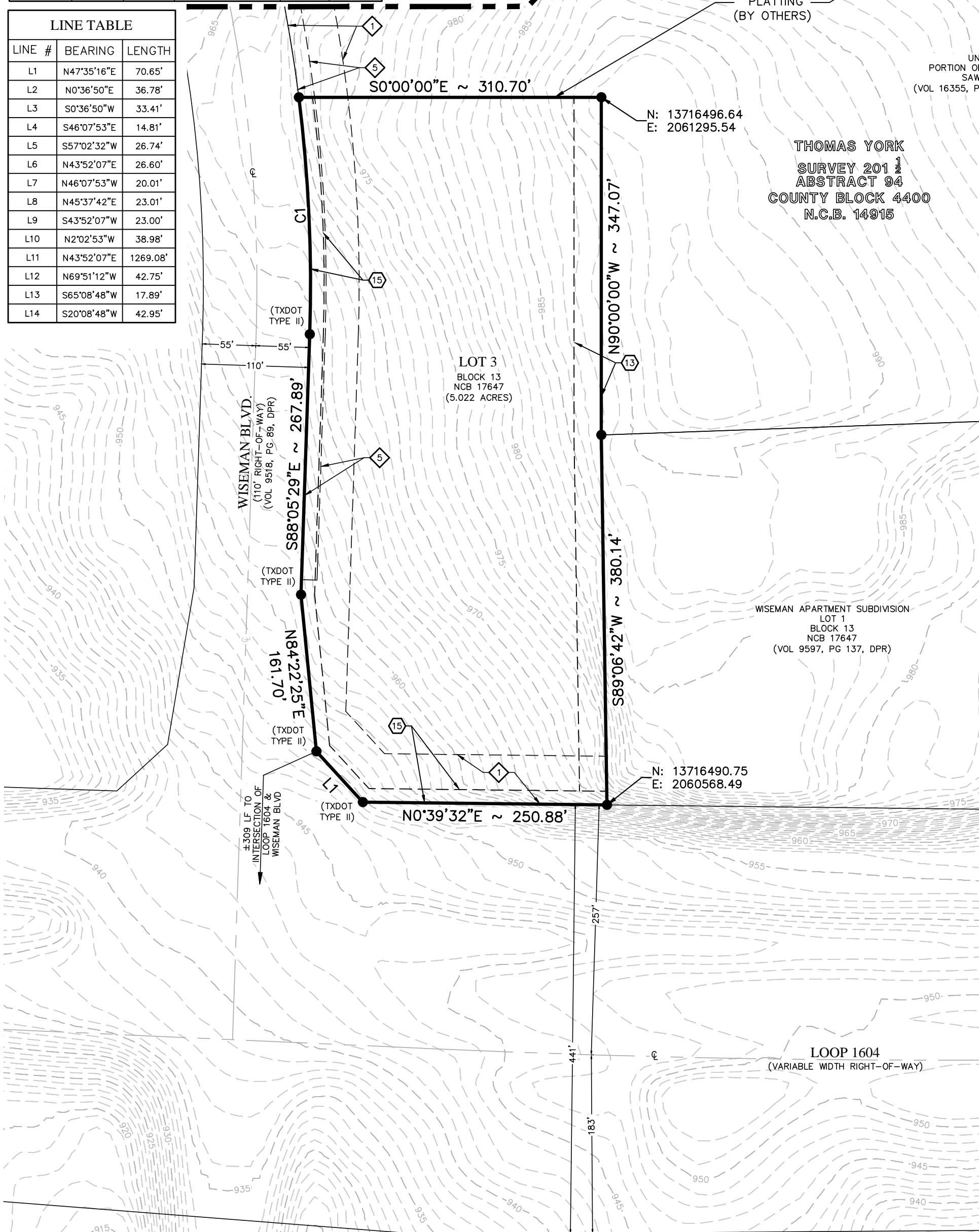
DETENTION NOTE:

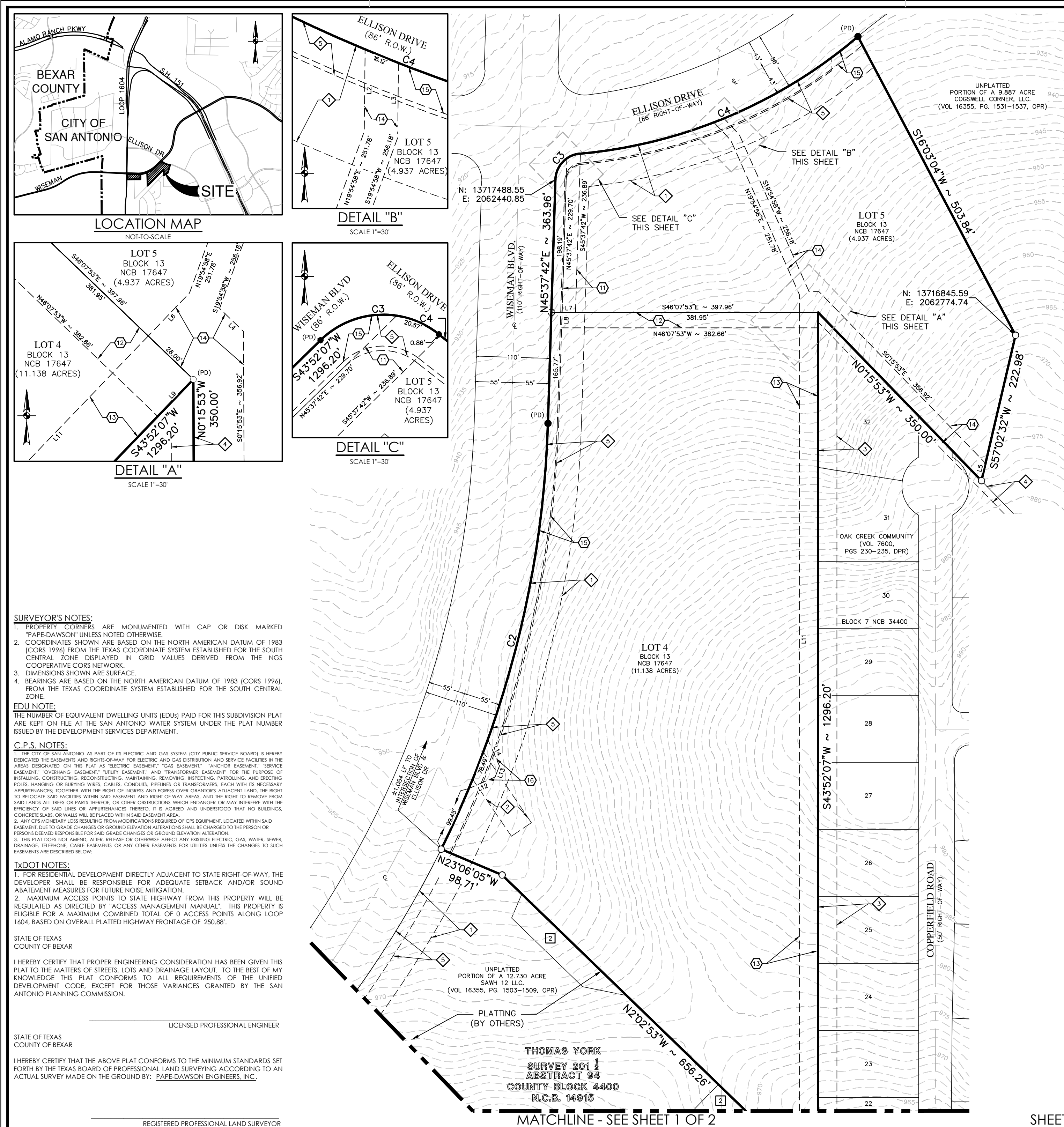
STORM WATER DETENTION IS REQUIRED FOR 0.95 ACRES OF THIS PROPERTY ON LOT 4, BLOCK 13, NCB 17647. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION POND APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1542.00'	9'03"54"	N87°22'35"E	243.71'	243.97'
C2	1542.00'	24°31'23"	N57°56'12"E	654.97'	659.99'
C3	40.00'	83°01'52"	N87°08'38"E	53.03'	57.97'
C4	743.00'	35°16'33"	S68°58'43"E	450.26'	457.45'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N47°35'16"E	70.65'
L2	N0°36'50"E	36.78'
L3	S0°36'50"W	33.41'
L4	S46°07'53"E	14.81'
L5	S57°02'32"W	26.74'
L6	N43°52'07"E	26.60'
L7	N46°07'53"W	20.01'
L8	N45°37'42"E	23.01'
L9	S43°52'07"W	23.00'
L10	N2°02'53"W	38.98'
L11	N43°52'07"E	1269.08'
L12	N69°51'12"W	42.75'
L13	S65°08'48"W	17.89'
L14	S2°08'48"W	42.95'





PLAT NUMBER 140542

SUBDIVISION PLAT OF WISEMAN 22

ESTABLISHING 3, 4, & 5, BLOCK 13, NCB 17647 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A 21.097 ACRE TRACT OF LAND OUT OF A 68.71 ACRE TRACT OF LAND RECORDED IN VOLUME 14299, PAGES 1123-1135 AND CORRECTION DEED RECORDED IN VOLUME 15014, PAGES 601-613; SAID LOT 3 BEING ALL OF THAT 5.022 ACRES DESCRIBED IN DEED TO 1604 WISEMAN PARTNERS, LLC., RECORDED IN VOLUME 16355, PAGES 1496-1502; SAID LOT 4 CONSISTING OF 0.006 ACRES OF THAT 12.730 ACRES DESCRIBED IN DEED TO SAWH 12 LLC., RECORDED IN VOLUME 16355, PAGES 1503-1509, 8.409 ACRES OUT OF THAT 10.670 ACRES DESCRIBED IN DEED TO SWANSEA INTERESTS LLC., RECORDED IN VOLUME 16355, PAGES 1510-150, AND 2.722 ACRES OUT OF THAT 5.242 ACRES DESCRIBED IN DEED TO WISE ELLIS ASSOCIATES LLC., RECORDED IN VOLUME 16355, PAGES 1517-1523; AND SAID LOT 5 CONSISTING OF THE REMAINING 2.520 ACRES OUT SAID 5.242 ACRE TRACT AND 2.417 ACRES OUT OF THAT 9.887 ACRE TRACT DESCRIBED IN DEED TO COGSWELL CORNER LLC., RECORDED IN VOLUME 16355, PAGES 1531-1537 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2 ABSTRACT 94, COUNTY BLOCK 4400, FORMERLY IN NEW CITY BLOCK 14915, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 28, 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.

MANAGER/AUTHORIZED REPRESENTATIVE: MARK S. MILAKOVICH
OWNER/DEVELOPER: 1604 WISEMAN PARTNERS, LLC., SWANSEA INTERESTS, LLC., WISE ELLIS ASSOCIATES, LLC., COGSWELL CORNER, LLC., SAWH 12, LLC., 740 E. CAMPBELL ROAD, SUITE 515 RICHARDSON, TEXAS 75081 1 (866) 878-1499 EXT. 703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK S. MILAKOVICH 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. 20____.

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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