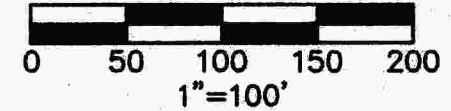


REPLAT AND SUBDIVISION PLAT ESTABLISHING CORNER STORE 1087

ESTABLISHING LOT 11, CONSISTING OF 3.584 ACRE TRACT OF LAND, AND LOT 12, CONSISTING OF 2.024 ACRE TRACT OF LAND, AND 2 FOOT DEDICATION OF RIGHT-OF-WAY ALONG STAHL ROAD (0.023 ACRE TRACT), BEING A TOTAL OF 5.631 ACRES PROPERTY CONSISTING OF THE REMAINDER OF LOT 4 AND LOT 5, BLOCK B, AND ALL OF LOT 6 AND LOT 7, BLOCK B, OF THE FERTILE VALLEY FARM SUBDIVISION RECORDED IN VOLUME 3377 PAGES 76-78 OF THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.391 ACRE TRACT OF LAND CALLED A 15' ALLEY ABANDONED BY THE CITY PER ORDINANCE No. 2015-04-30-0347 AS RECORDED AS DOCUMENT No. 20150078069 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BURY

922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE Registration Number F-1048
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STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377 PAGES 76-78, IN THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WE, BIG DIAMOND, LLC, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. 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.

Douglas M. Miller
DOUGLAS M. MILLER
VICE PRESIDENT OF BIG DIAMOND, LLC

DULY AUTHORIZED AGENT

OWNER/DEVELOPER

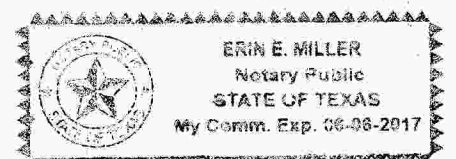
BIG DIAMOND, LLC
ONE VALERO WAY, SUITE 200
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DOUGLAS M. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 2nd DAY OF June, A.D. 2015.

Erin E. Miller
ERIN E. MILLER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS PLAT OF **CORNER STORE 1087** 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. 2015.

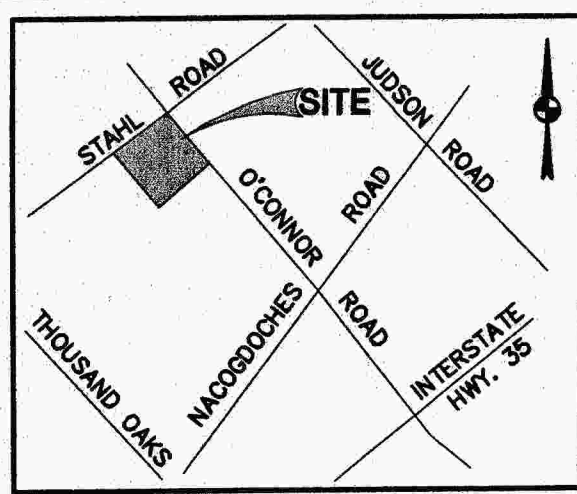
BY: _____
CHAIRMAN
BY: _____
SECRETARY

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 THE _____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

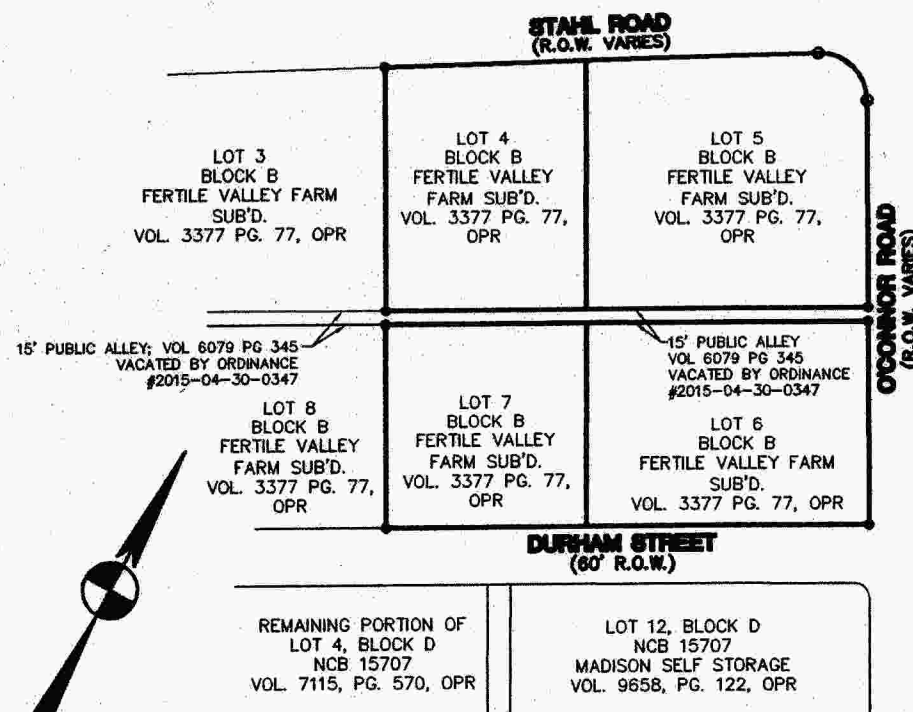
BY: _____, DEPUTY



VICINITY MAP
NOT TO SCALE
BEXAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- ⊙ BENCHMARK
- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING:

THE SUBJECT AREA BEING REPLATTED IS ALL OF LOTS 4-7, BLOCK B, OF THE FERTILE VALLEY FARMS SUBDIVISION, AS RECORDED IN VOLUME 3377, PAGES 76-78, OF THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

CPS 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, 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 LAND 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 AREAS.
- 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:

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.

Jason R. Link
JASON R. LINK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 106138

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 UNDER MY DIRECT SUPERVISION.

Hal B. Lane III
HAL B. LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690



GENERAL NOTES:

- COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY, INC.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING THE WDS STATEWIDE VRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.

FIRE:

ACCESS EASEMENT NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SHARED ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

SAWS:

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.

PUBLIC WORKS STORM WATER:

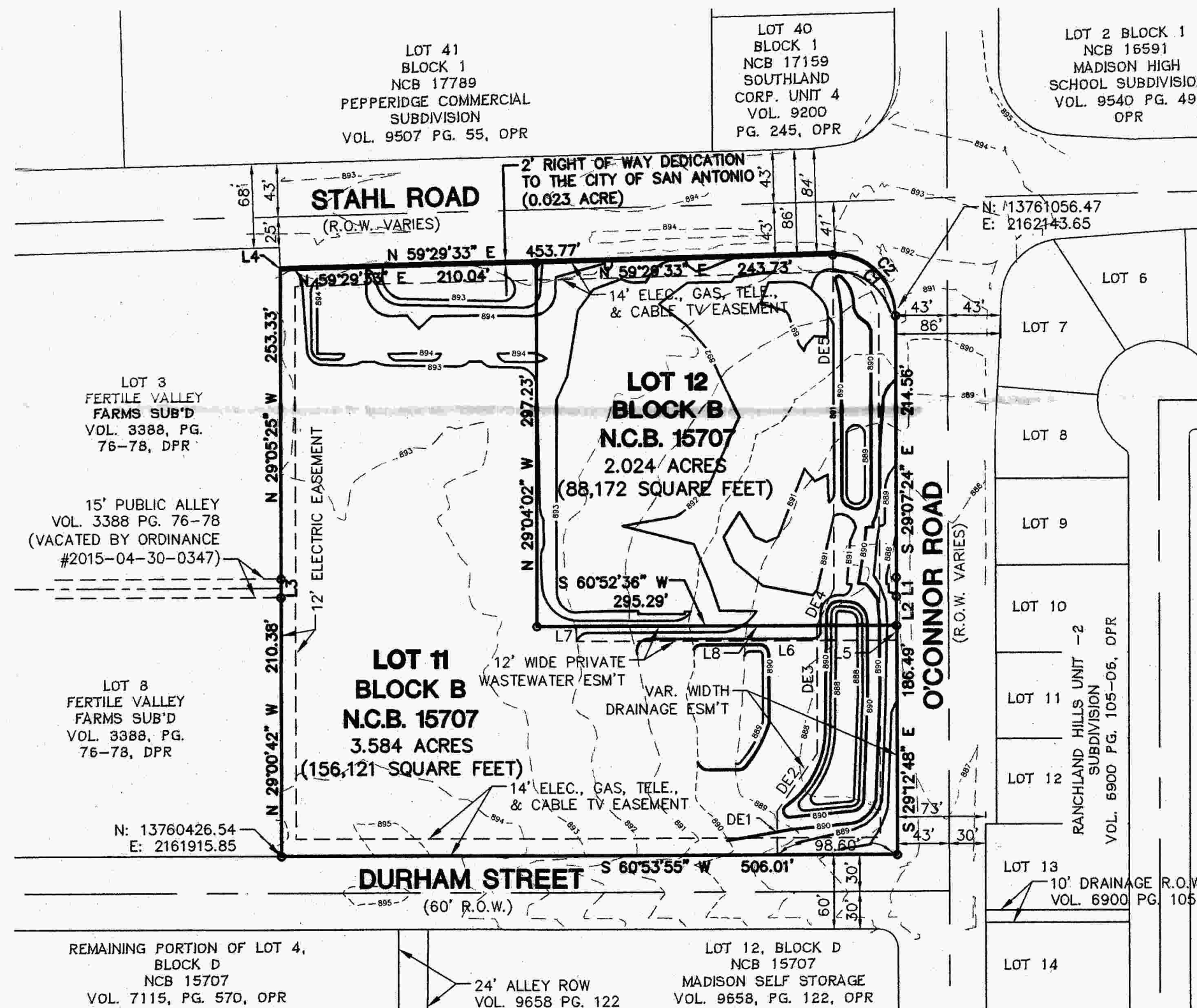
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FEO) IF OFFSITE DRAINAGE CONDITIONS ALLOW 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.

DRAINAGE 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 EASEMENT, 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 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.
- THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR LOT 11 OF THIS SUBDIVISION. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 11 UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.25 ACRES AND A VOLUME OF APPROXIMATELY 0.070 ACRE-Feet WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

IMPACT FEE PAYMENT DUE:

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.



BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 29°29'44" E	15.03'
L2	S 29°12'48" E	23.55'
L3	N 28°26'22" W	14.74'
L4	N 29°05'25" W	2.00'

DRAINAGE EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
DE1	N 29°07'24" W	35.73'
DE2	N 05°52'36" E	57.48'
DE3	N 29°07'24" W	103.64'
DE4	N 04°07'24" W	33.11'
DE5	N 29°07'24" W	273.11'

WASTEWATER EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L5	S 29°12'48" E	12.00'
L6	S 60°52'36" W	263.02'
L7	N 29°07'24" W	12.00'
L8	N 60°52'36" E	263.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	COURSE DIRECTION
C1	79.75'	50.00'	91°23'03"	51.22'	71.56'	S 74°47'18" E
C2	81.79'	50.00'	93°43'32"	53.36'	72.97'	S 73°41'31" E