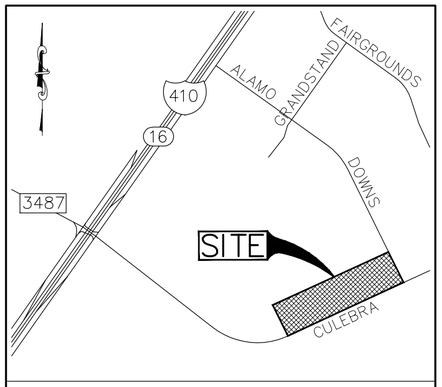


LOCATION MAP
NOT TO SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 AND 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.
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 ALTERATIONS.
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 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, GAS, TELEPHONE, AND CABLE T.V. FACILITIES WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

1. NO STRUCTURES, 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 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.
2. SAWS IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.
3. THE MAINTENANCE OF PRIVATE 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 OR BEXAR COUNTY.
4. 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 (FILO) 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. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAN AN AREA APPROXIMATELY 2.18 ACRES AND A VOLUME OF APPROXIMATELY 95,131 CUBIC–FEET WILL BE REQUIRED FOR THIS USE.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.

SURVEY CONTROL:

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "TXLMS.COM RPLS 6002".

PLAT NUMBER: 150313

SUBDIVISION PLAT
ESTABLISHING

ALAMO DOWNS INDUSTRIAL

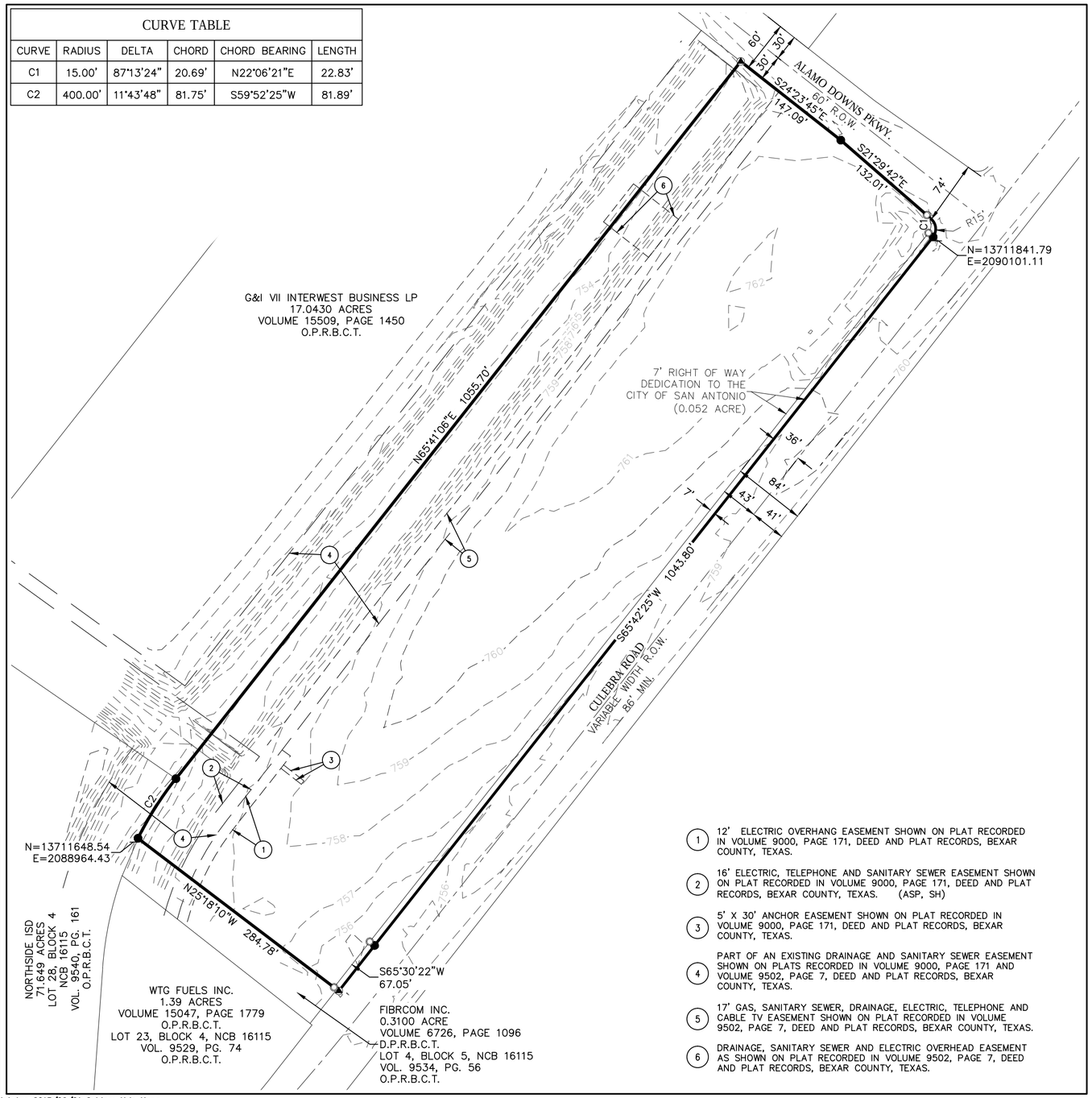
BEING 7.795 ACRES OF LAND KNOWN AS LOT 25, BLOCK 4, NCB 16115, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

210.860.9224 WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F–13647

SCALE: 1"=100'
100 50 0 100

TEXAS LANDMARK SURVEYING
26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428–0290
"Do not move the ancient landmark..." (Proverbs 22:28)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	LENGTH
C1	15.00'	87°13'24"	20.69'	N22°06'21"E	22.83'
C2	400.00'	11°43'48"	81.75'	S59°52'25"W	81.89'



1. 12' ELECTRIC OVERHANG EASEMENT SHOWN ON PLAT RECORDED IN VOLUME 9000, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
2. 16' ELECTRIC, TELEPHONE AND SANITARY SEWER EASEMENT SHOWN ON PLAT RECORDED IN VOLUME 9000, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (ASP, SH)
3. 5' X 30' ANCHOR EASEMENT SHOWN ON PLAT RECORDED IN VOLUME 9000, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4. PART OF AN EXISTING DRAINAGE AND SANITARY SEWER EASEMENT SHOWN ON PLATS RECORDED IN VOLUME 9000, PAGE 171 AND VOLUME 9502, PAGE 7, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
5. 17' GAS, SANITARY SEWER, DRAINAGE, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT SHOWN ON PLAT RECORDED IN VOLUME 9502, PAGE 7, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
6. DRAINAGE, SANITARY SEWER AND ELECTRIC OVERHEAD EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 9502, PAGE 7, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

- = PLATTED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- ● = FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ◆ = FOUND MAG NAIL
- ○ = IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- ---50--- = EXISTING CONTOUR
- = PROPOSED EASEMENT
- = EXISTING EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RYAN COMPANIES US, INC.
300 W. 6TH STREET SUITE 2275
AUSTIN, TX 78701
512–493–5900
RYAN RITCHIE

_____ DEVELOPER

_____ DULY AUTHORIZED AGENT

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. _____ .

_____
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ALAMO DOWNS INDUSTRIAL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED BY 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:_____
DIRECTOR OF DEVELOPMENT SERVICES

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.

BIG RED DOG – SAN ANTONIO, LLC
STEPHEN S. LIN, P.E.

PRELIMINARY - FOR REVIEW ONLY

_____
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

TEXAS LANDMARK SURVEYING
ROB S. RUGLOSKI, R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____,

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

MAY 2015 SHEET 1 OF 1

W:_Project Files\054 – Ryan Co\005 – Toshiba Warehouse\ACAD\PLAT\054.005 Plat.dwg 2015/06/01 2:14pm Kyle Kana