

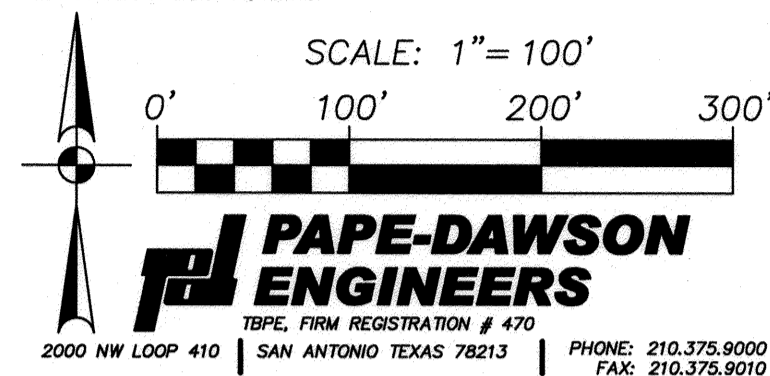
PLAT NUMBER 150107

REPLAT & SUBDIVISION PLAT

ESTABLISHING

CHAMPIONS PARK UNIT 10

A 25.949 ACRE TRACT OF LAND COMPRISED OF 0.436 OF AN ACRE OUT OF A 185.03 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9866, PAGES 1494-1499 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 25.513 ACRES OUT OF 105.572 ACRES CONVEYED TO TXBC MEADOWS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15179, PAGES 2454-2465 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. PAGE SURVEY NO. 188, ABSTRACT 594, COUNTY BLOCK 4334 OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: June 4, 2015
STATE OF ARIZONA
COUNTY OF MARICOPA

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: TXBC MEADOWS, LP
JOHN CORK
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 4th DAY OF June, A.D. 2015.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CHAMPIONS PARK UNIT 10 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

STATE OF TEXAS
COUNTY OF BEXAR
BY: _____ SECRETARY

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

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PC	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SS	SANITARY SEWER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9677, PGS 5-6 DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	②	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PGS 184-186 DPR)
⑪	36' PRIVATE DRAINAGE EASEMENT (0.102 ACRES OFF-LOT)	③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PGS 184-186 DPR)
⑫	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.434 ACRES OFF-LOT)	④	5' CLEAR VISION EASEMENT (VOL 9677, PGS 5-6 DPR)
⑬	14' SANITARY SEWER EASEMENT (0.045 ACRES OFF-LOT)	⑤	5' EASEMENT (VOL 9571, PGS 184-186 DPR)
①	UNPLATTED REMAINDER OF 105.572 ACRE TRACT TXBC MEADOWS, LP (VOL 15179, PG 2454-2465 OPR)	⑥	VARIABLE WIDTH PRIVATE DRAINAGE & ACCESS ESMT (VOL 9677, PGS 5-6 DPR)

NOTE:
SEE SHEET 3 OF 3 FOR
CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2031516) 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).

STATE OF TEXAS
COUNTY OF BEXAR

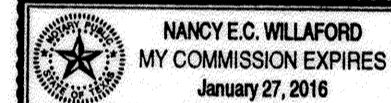
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MILESTONE POTRANCO DEVELOPMENT, LTD.
(OWNER OF 12' OF VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ON WESTERN PROPERTY LINE)
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209

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 17th DAY OF June, A.D. 2015.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



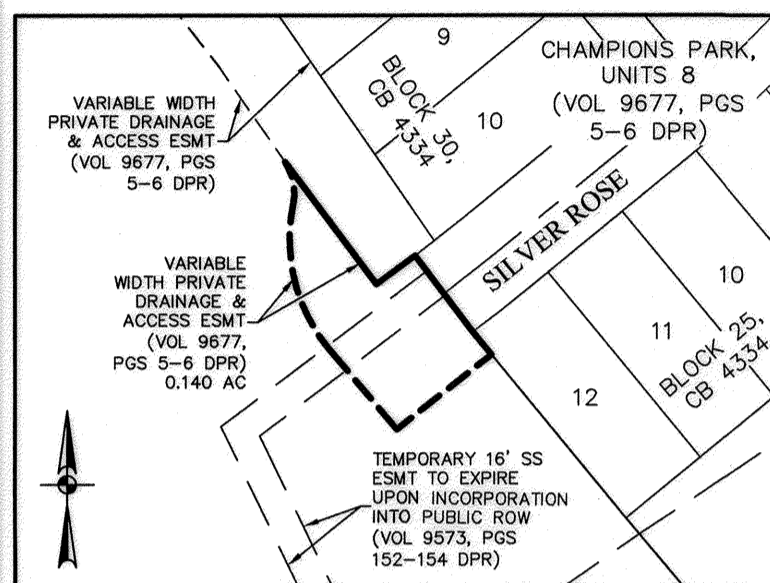
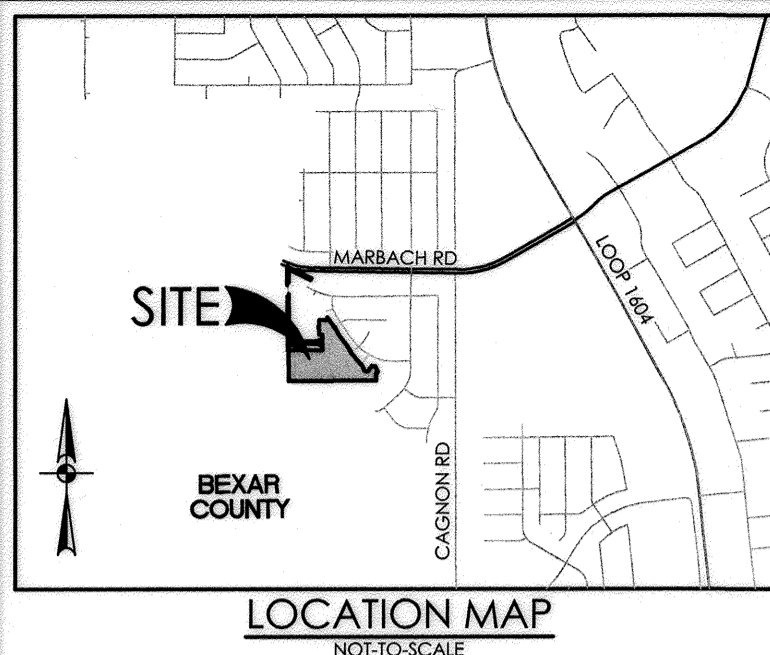
CHAMPIONS
PARK, UNITS 8
(VOL 9677, PGS
5-6 DPR)

WM. PAGE
SURVEY 188
ABSTRACT 594
COUNTY BLOCK 4334

MATCHLINE C-
SEE SHEET 3 OF 3

MATCHLINE A-
SEE SHEET 2 OF 3

SHEET 1 OF 3



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 100'

0.140 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A VARIABLE WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT OF THE CHAMPIONS PARK, UNIT-8 (PLAT NO. 130584) RECORDED IN VOLUME 9677, PAGES 5-6 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF ARIZONA
COUNTY OF MARICOPA

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CHAMPIONS PARK, UNIT-8 (PLAT NO. 130584) WHICH IS RECORDED IN VOLUME 9677, PAGES 5-6, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION, AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

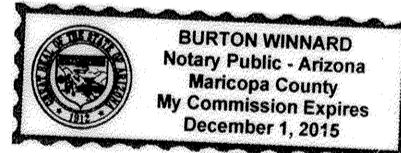
OWNER/DEVELOPER: TXBC MEADOWS LP
JOHN CORK
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF June, A.D. 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 12-1-15



SURVEYOR'S NOTES:

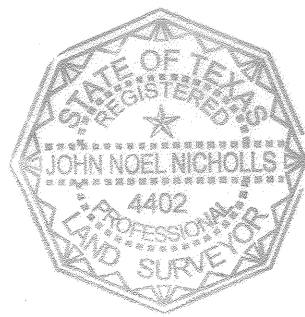
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORKS 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.

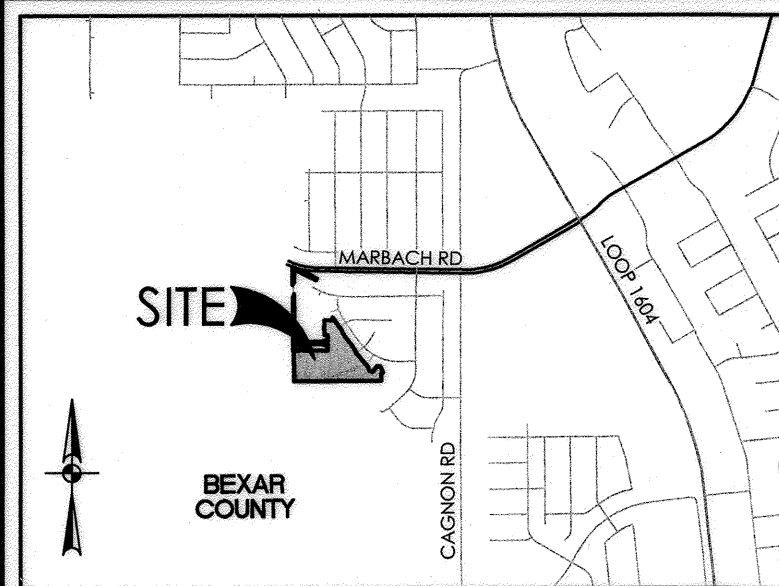
STATE OF TEXAS
COUNTY OF BEXAR

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.

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.





LOCATION MAP
NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	2°33'43"	N66°05'55"E	22.35'	22.36'
C2	675.00'	1°03'59"	S52°41'05"W	12.56'	12.56'
C3	51.00'	70°02'26"	S86°26'14"E	58.53'	62.34'
C4	50.00'	120°00'00"	N89°50'37"E	86.60'	104.72'
C5	50.00'	120°00'00"	S89°50'37"W	86.60'	104.72'
C6	525.00'	6°31'42"	S86°53'33"E	59.79'	59.82'
C7	75.00'	26°14'27"	N83°15'05"E	34.05'	34.35'
C8	450.00'	2°45'05"	N68°45'19"E	21.61'	21.61'
C9	500.00'	2°45'05"	S68°45'19"W	24.01'	24.01'
C10	125.00'	17°21'36"	S78°46'39"W	37.73'	37.87'
C11	15.00'	86°03'49"	S44°27'33"W	20.47'	22.53'
C12	225.00'	39°11'47"	S18°10'15"E	150.94'	153.92'
C13	15.00'	77°30'17"	S76°31'17"E	18.78'	20.29'
C14	175.00'	11°30'30"	N58°58'19"E	35.09'	35.15'
C15	225.00'	36°37'33"	S71°31'50"W	141.39'	143.83'
C16	15.00'	90°00'00"	S44°50'37"W	21.21'	23.56'
C17	15.00'	90°00'00"	N45°09'23"W	21.21'	23.56'
C18	15.00'	39°56'08"	S69°52'33"W	10.24'	10.46'
C19	51.00'	169°52'16"	N45°09'23"W	101.60'	151.21'
C20	15.00'	39°56'08"	N19°48'41"E	10.24'	10.46'
C21	15.00'	90°00'00"	S45°09'23"E	21.21'	23.56'
C22	15.00'	127°36'45"	N26°02'14"E	26.92'	33.41'
C23	15.00'	73°23'54"	N74°28'06"W	17.93'	19.22'
C24	125.00'	21°00'40"	S79°20'17"W	45.58'	45.84'
C25	15.00'	127°36'45"	N26°02'14"E	26.92'	33.41'
C26	275.00'	40°13'49"	N17°39'14"W	189.15'	193.09'
C27	15.00'	86°05'21"	N40°35'01"W	20.48'	22.54'
C28	475.00'	6°31'42"	N86°53'33"W	54.09'	54.12'
C29	15.00'	90°00'00"	S44°50'37"W	21.21'	23.56'
C30	15.00'	90°00'00"	N45°09'23"W	21.21'	23.56'
C31	15.00'	90°00'00"	N44°50'37"E	21.21'	23.56'
C32	25.00'	90°00'00"	S45°09'23"E	35.36'	39.27'

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER 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.

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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," "OVERHEAD 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 THEREON. 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 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. ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

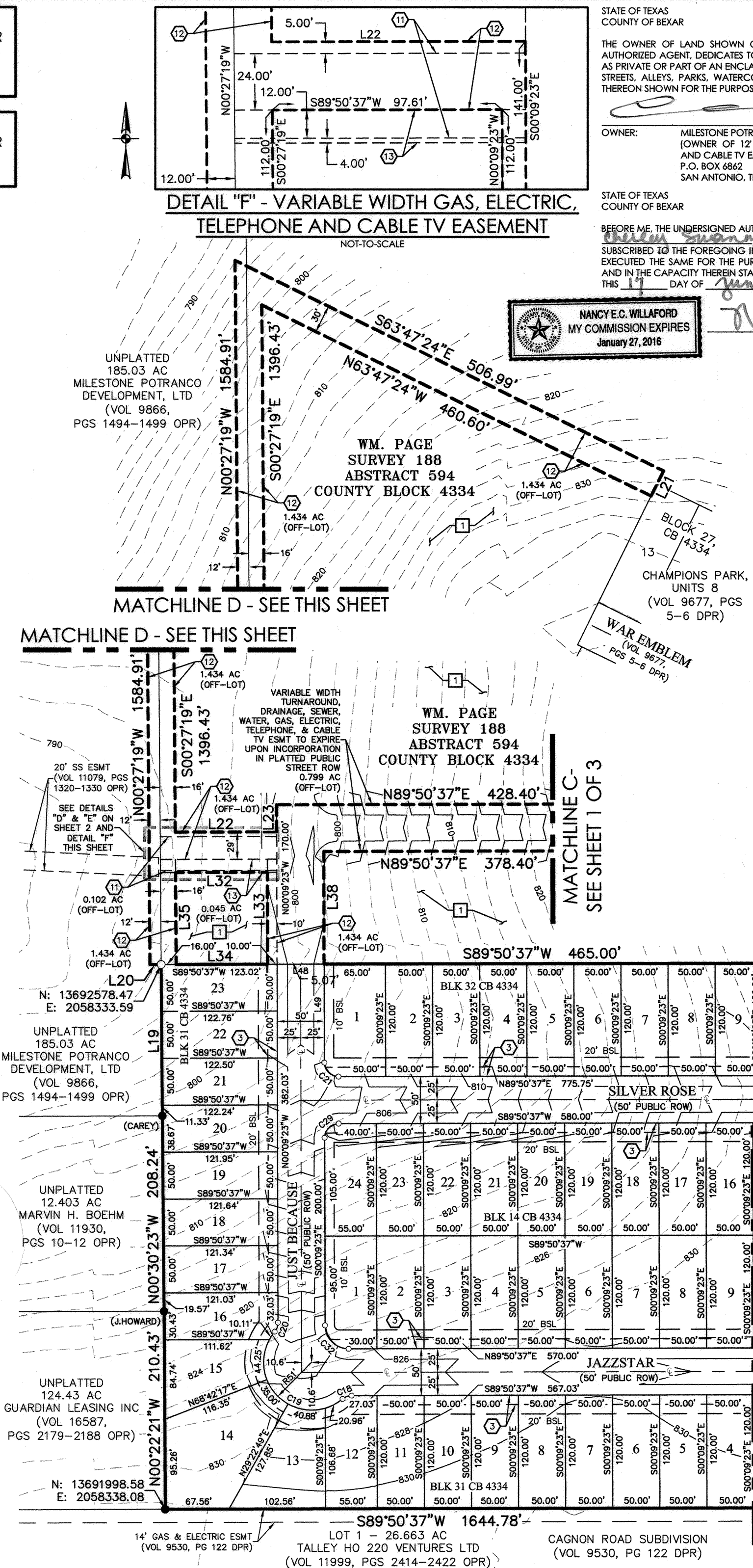
STATE OF TEXAS
COUNTY OF BEXAR

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.

NOTE:
SEE SHEET 1 OF 3 FOR
LEGEND. SEE SHEET 3
OF 3 FOR CURVE AND
LINE TABLE.

NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°50'37"E	150.00'
L2	N85°34'13"E	29.69'
L3	N34°08'22"W	55.19'
L4	N55°51'38"E	12.00'
L5	S22°37'13"E	50.00'
L6	S25°10'43"E	17.82'
L7	S34°27'04"E	139.95'
L8	S41°30'48"E	19.20'
L9	S36°46'56"E	50.00'
L10	S39°25'16"E	125.77'
L11	S40°10'02"E	181.98'
L12	S20°27'59"E	88.36'
L13	S78°42'11"E	63.19'
L14	N38°34'59"E	133.19'
L16	S24°06'33"E	126.74'
L17	S48°23'13"W	38.98'
L18	S00°06'57"E	136.59'
L19	N00°27'19"W	161.33'
L20	S89°50'37"W	12.00'
L21	S26°12'36"W	30.00'
L22	N89°50'37"E	107.76'
L23	N00°09'23"W	29.00'
L25	N00°09'23"W	117.50'
L26	S89°51'27"W	60.00'
L27	N00°09'23"W	117.51'
L28	S89°50'37"W	10.00'
L29	N00°09'23"W	50.00'
L30	N89°50'37"E	10.00'
L31	N00°09'23"W	115.00'
L32	S89°50'37"W	97.52'
L33	N00°09'23"W	96.00'
L34	N89°50'37"E	97.02'
L35	S00°27'19"E	96.00'
L37	S00°09'23"E	120.00'
L38	N00°09'23"W	120.00'
L39	N89°50'37"E	20.05'
L40	S83°37'42"E	81.56'
L41	N70°07'52"E	50.49'
L42	S70°07'52"W	50.49'
L43	N53°13'04"E	93.65'
L44	S53°13'04"W	93.65'
L45	S89°50'37"W	137.17'
L47	N00°09'23"W	105.00'
L48	N89°50'37"E	50.00'
L49	S00°09'23"E	105.00'
L50	S89°50'37"W	106.59'
L51	N00°09'23"W	50.00'
L52	N89°50'37"E	102.32'
L53	N37°46'09"W	11.60'
L54	N83°37'42"W	23.07'
L55	S89°50'37"W	20.05'
L56	N00°09'23"W	50.00'
L57	S36°46'56"E	79.82'
L58	S34°27'04"E	60.67'
L59	S26°22'58"E	67.14'
L60	S34°08'22"E	58.76'



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: MILESTONE POTRANCO DEVELOPMENT, LTD
(OWNER OF 12' OF VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ON WESTERN PROPERTY LINE)
P.O. BOX 6862
SAN ANTONIO, TEXAS 78209

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 17 DAY OF June, A.D. 2015.

NANCY E.C. WILLAFORD
MY COMMISSION EXPIRES
January 27, 2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

BURTON WINNARD
Notary Public - Arizona
Maricopa County
My Commission Expires
December 1, 2015

PLAT NUMBER 150107

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CHAMPIONS PARK UNIT 10

A 25.949-ACRE TRACT OF LAND COMPRISED OF 0.436 OF AN ACRE OUT OF A 185.03 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9866, PAGES 1494-1499 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 25.513-ACRES OUT OF 105.572 ACRES CONVEYED TO TXBC MEADOWS, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15179, PAGES 2454-2465 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. PAGE SURVEY NO. 188, ABSTRACT 594, COUNTY BLOCK 4334 OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'
PAPE-DAWSON ENGINEERS
TBE, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: June 4, 2015
STATE OF ARIZONA
COUNTY OF MARICOPA

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: TXBC MEADOWS, LP
JOHN CORK
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 4th DAY OF June, A.D. 2015.

CERTIFICATE OF APPROVAL
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ CHAMPIONS PARK UNIT 10 _____ 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

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

