

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESM.T.	-----	EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
N.C.B.	-----	NEW CITY BLOCK
VOL.	-----	VOLUME
PG.	-----	PAGE
OPR.	-----	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR.	-----	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
●	-----	1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" TO BE SET (UNLESS OTHERWISE NOTED)

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	20.00'	94°13'26"	21.53'	32.89'	N06°44'20"E	29.31'
C2	370.00'	10°36'52"	34.37'	68.55'	S48°43'53"W	68.45'
C3	15.00'	60°00'00"	8.66'	15.71'	S13°25'27"W	15.00'
C4	15.00'	60°00'00"	8.66'	15.71'	N73°25'27"E	15.00'
C5	430.00'	10°36'52"	39.94'	79.66'	N48°43'52"E	79.55'
C6	200.00'	05°45'12"	10.05'	20.08'	N51°09'43"E	20.07'
C7	430.00'	05°33'56"	20.90'	41.77'	N51°04'05"E	41.75'
C8	747.29'	16°59'16"	111.60'	221.57'	S83°18'03"E	220.76'
C9	75.00'	62°23'25"	45.41'	81.67'	S14°37'10"W	77.69'
C10	75.00'	83°59'52"	67.53'	109.95'	N87°48'48"E	100.37'
C11	75.00'	96°49'56"	84.52'	126.75'	N01°46'18"W	112.20'
C12	75.00'	13°40'33"	8.99'	17.90'	S53°28'56"W	17.86'
C13	75.00'	35°31'26"	24.02'	46.50'	N85°39'44"E	45.76'
C14	75.00'	07°34'48"	4.97'	9.92'	S64°06'37"W	9.91'
C15	730.29'	16°32'16"	106.13'	210.79'	N83°31'41"W	210.06'
C16	714.29'	14°43'15"	92.27'	183.52'	N84°26'03"W	183.02'
C17	75.00'	300°00'00"	---	392.70'	N46°34'33"W	75.00'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S69°42'37"W	9.46'
L2	S10°17'41"E	31.00'
L3	N48°32'26"W	126.00'
L4	S33°53'58"W	17.97'
L5	N10°08'34"W	75.27'
L6	N42°59'34"E	11.93'
L7	S10°08'34"E	79.74'
L8	N54°02'19"E	107.53'
L9	S40°20'43"E	72.01'
L10	S34°02'33"E	25.15'
L11	S43°25'27"W	50.48'
L12	N43°25'27"E	50.48'
L13	N48°17'07"E	41.21'
L14	S55°59'29"W	17.00'
L15	S40°20'43"E	71.06'
L16	S34°02'33"E	24.20'
L17	N49°39'17"E	17.00'

DETAIL "A"

N.T.S.

UNPLATTED
OWNER:
ROCKPORT FAMILY PARTNERSHIP, LTD.
(VOL. 10232, PG. 859, OPR)

DETAIL "A"

N 13,747,089.74
E 2,168,025.51

UNPLATTED
OWNER:
ROCKPORT FAMILY PARTNERSHIP, LTD.
(VOL. 10232, PG. 859, OPR)

LOT 12,
BLOCK 1, NCB 15911
THE CURVE SUB'D.
(VOL. 8500, PG. 131, DPR)

LOT 27,
BLOCK 1, NCB 15911
SONIC - O'CONNOR SUB'D.
(VOL. 9541, PG. 20, DPR)

LOT 25,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 24,
BLOCK 1, NCB 15911
STRASBURGER SUB'D.
(VOL. 9502, PG. 34, DPR)

LOT 23,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 22,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 21,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 20,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 19,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 18,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 17,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 16,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 15,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 14,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 13,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 12,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 11,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

LOT 10,
BLOCK 1, NCB 15911
O'CONNOR PARK I
(VOL. 9503, PG. 70, DPR)

GENERAL NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029 C.0290 G, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
3. MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
5. IRON ROD WITH "MBC" CAP, SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A 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 AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

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.

DRAINAGE EASEMENT NOTES:

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 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.

DETENTION POND MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

STORM WATER DETENTION NOTE:

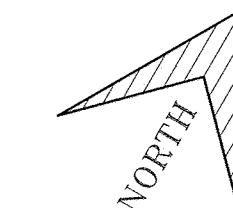
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW 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 NO. 140147

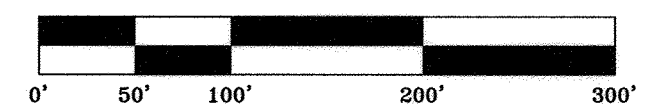
SUBDIVISION PLAT
ESTABLISHING

O'CONNOR BUSINESS PARK ONE

BEING A TOTAL OF 1.8952 ACRES ESTABLISHING A STREET RIGHT-OF-WAY (0.9360 ACRE), A SANITARY SEWER EASEMENT (0.2764 ACRE), A DRAINAGE EASEMENT (0.0170 ACRE), A PRIVATE DRAINAGE EASEMENT (0.5375 ACRE) AND A RIGHT-OF-WAY DEDICATION (0.1283 ACRE), OUT OF THE J.F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676, HYPOLYTO MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, SITUATED IN NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 1.8922 ACRES OF LAND, BEING A PART OR PORTION OF A TRACTS OF LAND, RECORDED IN VOLUME 10232, PAGE 859, OF THE OFFICIAL REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 12/17/2013

JOB NO.: 30987/1674

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/DEVELOPER: ROCKPORT FAMILY PARTNERSHIP, LTD.
814 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 829-8999

OWNER:

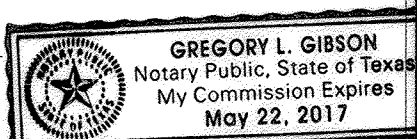
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY 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 11th DAY OF December, 20 15.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF O'CONNOR BUSINESS PARK ONE 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 SAID 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 RECORDS OF _____ AND _____ OF SAID 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

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC., UNDER MY DIRECT SUPERVISION.

JOEL CHRISTIAN JOHNSON, R.L.S. NO. 5578

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 NO. 70868

