

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT #2094804 WHICH REQUIRES 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).

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.

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

C.P.S. ENERGY NOTES:

1. 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 OGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID FASEMENT 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 ABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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 FLECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE FASEMENTS 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 FLECTRIC AND GAS FACILITIES

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

92590 /CENSED

JOHN G. MOSIFR

6330

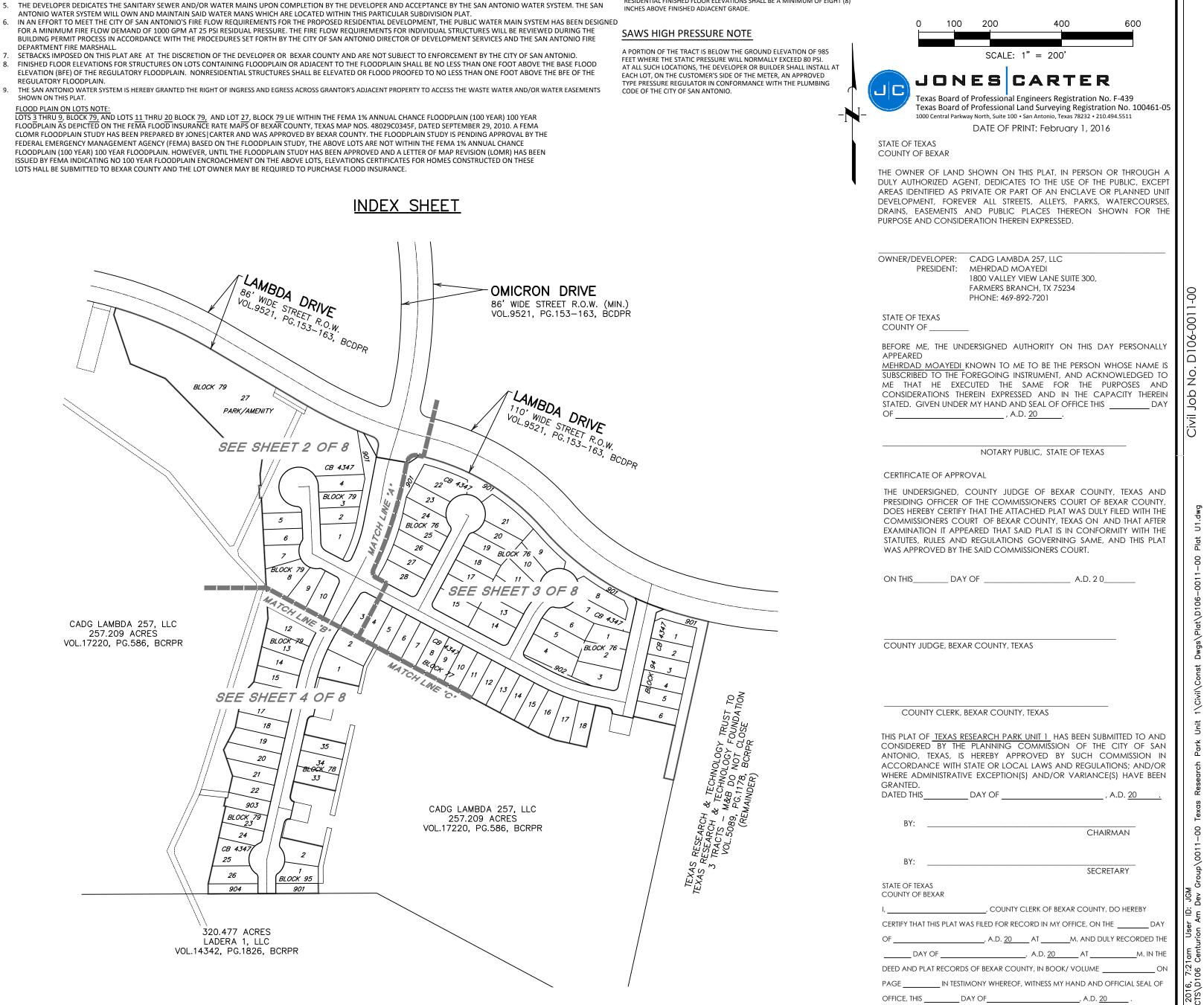
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



BEXAR COUNTY.

RODS (UNLESS OTHERWISE NOTED).

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON

2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES | CARTER AND APPROVED BY FEMA ON _____ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000135938. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE MAP BEARINGS AND DISTANCES WITH

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK DRAINAGE EASEMENTS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95.

DRAINAGE NOTES:

S CASE SHOULD RE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE CASE 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 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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8)

SHEET 1 OF 8 BY: ____

SUBDIVISION PLAT ESTABLISHING **TEXAS RESEARCH PARK UNIT 1**

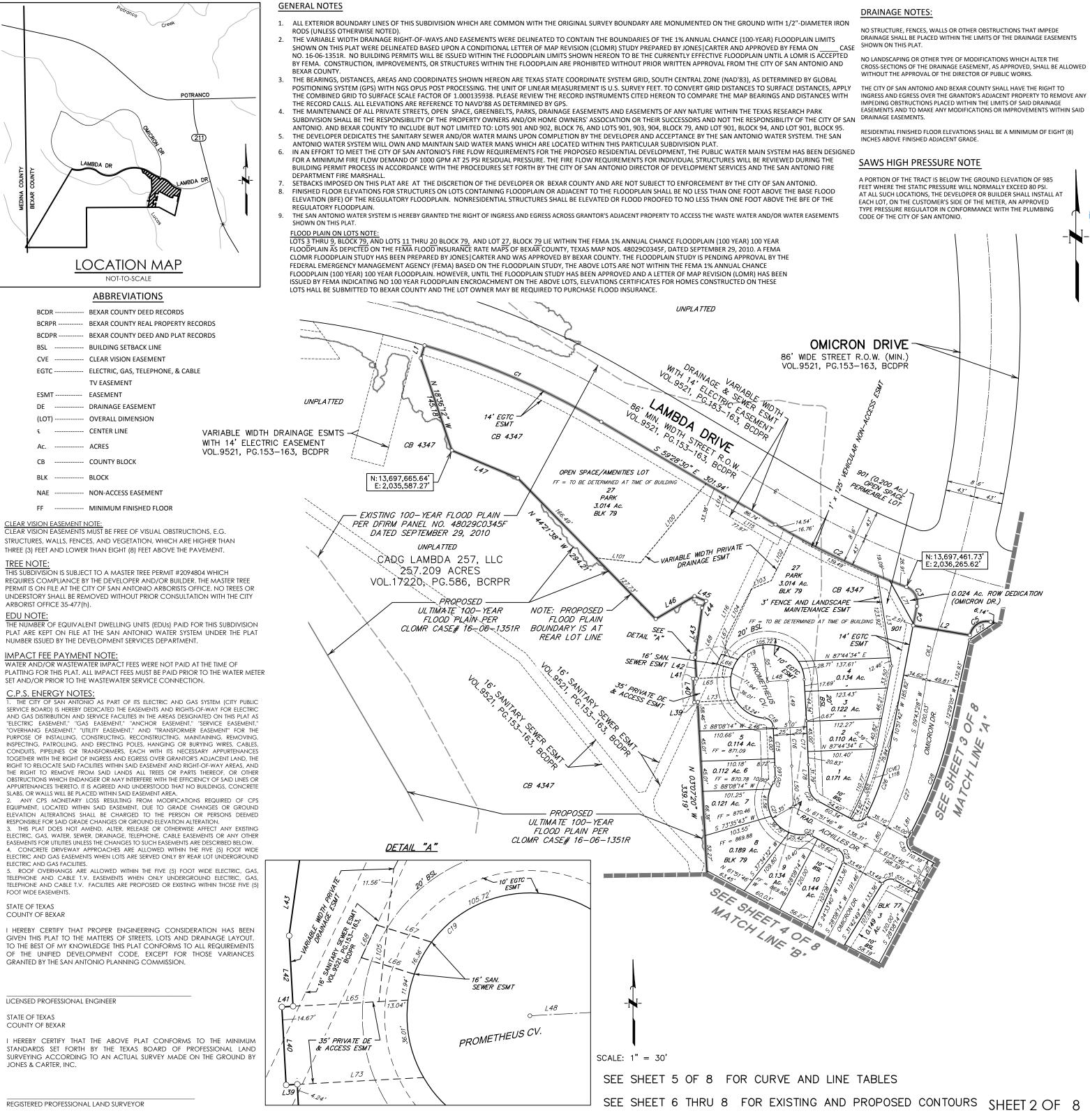
BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209 ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA 257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

PLAT NUMBER 150553

,	, COUNTY C	CLERK OF BE	XAR COUNTY, DO) HEREBY
CERTIFY THAT THIS PLAT V	VAS FILED FOR REC	ORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	_AT	M. AND DULY I	RECORDED THE
DAY OF		, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORE	DS OF BEXAR COUN	ITY, IN BOOI	VOLUME</td <td>ON</td>	ON
PAGE IN TEST	IMONY WHEREOF,	witness my	HAND AND OFF	ICIAL SEAL OF
OFFICE, THIS [DAY OF		, A.D. <u>20</u>	<u> </u>
		COUNTY O	CLERK, BEXAR CC	UNTY, TEXAS

. DEPUTY

Feb P:\Pf





JOHN G. MOSIER

6330

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8)

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING

PLAT NUMBER 150553

SUBDIVISION PLAT ESTABLISHING **TEXAS RESEARCH PARK UNIT 1** BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209 ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA 257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE BEXAR COUNTY DEED AND PLAT RECORDS 50 100 200 300 SCALE: 1'' = 100'JONES CARTER Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: February 1, 2016 STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH , 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: CADG LAMBDA 257, LLC MEHRDAD MOAYEDI PRESIDENT: 1800 VALLEY VIEW LANE SUITE 300, FARMERS BRANCH, TX 75234 PHONE: 469-892-7201 STATE OF TEXAS COUNTY OF _ BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI 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

STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY , A.D. <u>20</u>

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

NOTARY PUBLIC, STATE OF TEXAS

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 ON 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.

ON THIS_____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF	TEXAS RE	Search	PARK U	NIT 1	HAS	BEEN	SUBN	NITTED) TO	AND
CONSIDERED	BY THE	PLANNIN	IG CC	MMIS	sion	OF	THE	CITY	OF	SAN
ANTONIO, TE	EXAS, IS	HEREBY	APPRC	OVED	ΒY	SUCH	CC	ommis	IOIZ	N IN
ACCORDANC	E WITH S	TATE OR	LOCAL	LAWS	AND	REG	ULATI	ONS;	AND	D/OR
WHERE ADMI	NISTRATIV	E EXCEPT	ION(S)	AND/	OR \	VARIA	NCE((S) HA	٨VE	BEEN
GRANTED.										
DATED THIS		DAY OF					,,	A.D. <u>2</u>	20	<u> </u>
BY:									_	
						С	HAIR	MAN		

BY:	
	SECRETARY

STATE OF TEXAS

COUNT OF BEAR				
,	_, COUNTY (CLERK OF BE	XAR COUNTY, DO	O HEREBY
CERTIFY THAT THIS PLAT WAS F	FILED FOR REC	CORD IN MY	OFFICE, ON THE	DAY
OF	_, A.D. <u>20</u>	AT	_M. AND DULY I	RECORDED TH
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE
deed and plat records of	BEXAR COU	NTY, IN BOOI	VOLUME</td <td>10</td>	10
PAGE IN TESTIMOI	NY WHEREOF	, witness my	HAND AND OFF	ICIAL SEAL OF
OFFICE, THIS DAY	OF		, A.D. <u>20</u>	
		COUNTY O	CLERK, BEXAR CC	DUNTY, TEXAS

Dev Dev

7:2 06

2016, 2TS\D1

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- NON-ACCESS EASEMENT NΔF
- FF -----MINIMUM FINISHED FLOOR

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STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

92590

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JOHN G. MOSIER 6330

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REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED CADG LAMBDA 257, LLC 257.209 ACRES VOL.17220, PG.586, BCRPR

* NOTE: LOT 902, BLOCK 76 IS A CLEAR VISION EASEMENT (CVE)

12

13

0.124

Ac

BLK 7

0.124

14

0.124

SEE SHEET 5 OF 8 FOR CURVE AND LINE TABLES SEE SHEET 6 THRU 8 FOR EXISTING AND PROPOSED CONTOURS

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)

N:13,697,405.67

E: 2,036,407.76'

EGTC

0.12x

Aci

16 , 12

0.164 Ac.

20:

0.124 Ac. /

0.124 Ac.

21

0.206 Ac.

0.123

Ac

0.74> Ac. 12

0.124 Ac. 13

- 4.S. 6.S. 10

SEISING ACHILLES DR. CT

11

0.124 Ac. /

00

20

^{\$ 0,129} Ar

BLK 76

0,₁₂₉

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

0.639 /

22

0.121 Ac. 23

^{0,}1,45 Ac. 24

0.140 Ac 25

0.137

9.725

28

SOTC.

0.124

Ac.

0.124

BLK 77

0.124

Ac.

10₈

10,70

0.124

0.124

AC

INE .C.

Ac.

SEE SHEET

MATCH

RIK 76

0.210 Ac.

GENERAL NOTES

BEXAR COUNTY.

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

FLOOD PLAIN ON LOTS NOT

PART OF ROW

OF OMICRON DR.

3' FENCE AND LANDSCAPE

10' EGTC ESMI

901 (0.639 Ac.)

PERMEABLE LOT

OPEN SPACE

MAINTENANCE ESM

SHOWN ON THIS PLAT.

2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES | CARTER AND APPROVED BY FEMA ON _____ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED CASE BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND

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THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTE WATER AND/OR WATER EASEMENTS

LOTS 3 THRU 9, BLOCK 79, AND LOTS 11 THRU 20 BLOCK 79, AND LOT 27, BLOCK 79 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NOS. 48029C0345F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES CARTER AND WAS APPROVED BY BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN

ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATIONS CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

SEE AREA

DETAIL "B'

0.150

, Ac.

901 (0.639 Ac.)

PERMEABLE LOT

(AMBDA

0.159 Ac.

CB 4347

135.62

_9.6⁷ 0.203 Ac.

0.151 Ac.

0.160 Ac.

^V 0.149

Ac.

' DRIVE

SA C

0.165

Ac.

BLK 76

0.130 Ac.

77'34'38" W

118.73

0.168 Ac.

S 77'34'38'

0.168 Ac.

20.00

18

0.135 Ac.

0.067 ACRE DRAINAGE -

PLATTED STREET ROW

OFF-LOT ESMT TO EXPIRE UPON INCORPORATION INTO

10' BSL

8

7 0.167

Ac.

OPEN SPACE

· os hi

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

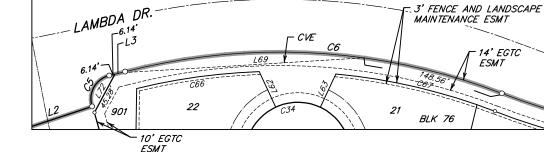
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RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

SAWS HIGH PRESSURE NOTE A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DETAIL "B" SCALE: 1" = 50'



3' FENCE AND LANDSCAPE

- 14' EGT

ESM

N:13,696,499.99'

E: 2,037,108.15

MAINTENANCE ESMT

0.156

0.124 Ac.

BLK 94

0.124 Ac.

0.124 Ac.

120.00,

Ac



TEXAS RESEARCH PARK UNIT 1

BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209 ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA 257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE BEXAR COUNTY DEED AND PLAT RECORDS 100 200 300 50

SCALE: 1'' = 100'JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: February 1, 2016

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH , 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: CADG LAMBDA 257, LLC MEHRDAD MOAYEDI PRESIDENT: 1800 VALLEY VIEW LANE SUITE 300, FARMERS BRANCH, TX 75234 PHONE: 469-892-7201

STATE OF TEXAS COUNTY OF _

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI 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

, A.D. 20

NOTARY PUBLIC, STATE OF TEXAS

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 ON 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.

ON THIS_____ DAY OF ____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT 1 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. , A.D. <u>20</u> DATED THIS DAY OF

		CHAIRMAN
BY:		

SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

BY:

l,	, COUNTY	CLERK OF BE	XAR COUNTY, DO	HEREBY
CERTIFY THAT THIS F	PLAT WAS FILED FOR RE	ECORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	AT	M. AND DULY R	ECORDED THE
DAY OF _		_, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RE	CORDS OF BEXAR CO	UNTY, IN BOOI	K/ VOLUME	ON
PAGEI	n testimony whereo	F, WITNESS MY	HAND AND OFFIC	CIAL SEAL OF
OFFICE, THIS	DAY OF		, A.D. <u>20</u>	
		COUNTY O	CLERK, BEXAR COU	JNTY, TEXAS

3' FENCE AND LANDSCAPE

MAINTENANCE ESMT

901 (0.362 Ac.)

PERMEABLE LOT

OPEN SPACE

DEPLITY

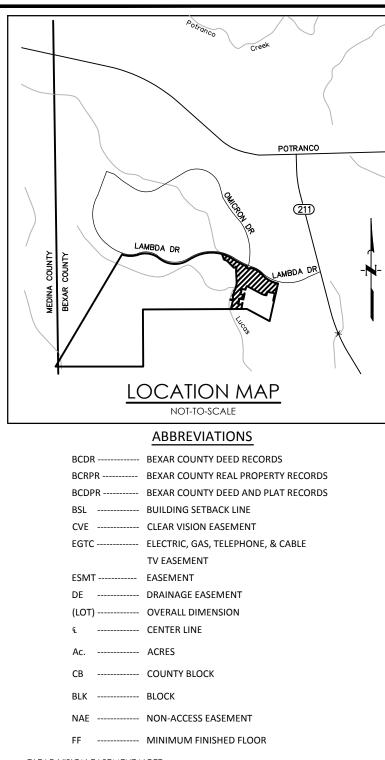
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TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT #2094804 WHICH REQUIRES 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).

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.

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

C.P.S. ENERGY 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 OGETHER 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 E 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 ABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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 FLECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE FASEMENTS 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 FLECTRIC AND GAS FACILITIES

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. 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.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)

BEXAR COUNTY.

- 2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

FLOOD PLAIN ON LOTS NOT

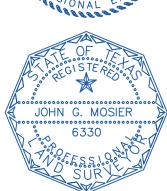
SHOWN ON THIS PLAT.

LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

- SEE SHEET 5 OF 8 FOR CURVE AND LINE TABLES

KARA J. HEASLEY 92590 CENSED. RECERCES STREET





SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES | CARTER AND APPROVED BY FEMA ON _____ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED CASE BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000135938. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE MAP BEARINGS AND DISTANCES WITH

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

6. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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

N 0307'20" N

N:13,696,951.41

E: 2.035.972.64

16' SANITARY SEWER ESMT -

CB 4347

NOTE: PROPOSED

BOUNDARY IS AT

REAR LOT LINE

FLOOD PLAIN

VOL.9521, PG.153-163, BCDPR

EXISTING 100-YEAR FLOOD -

PLAIN PER DFIRM PANEL NO.

48029C0345 F DATED

SEPTEMBER 29, 2010

PROPOSED ·

ULTIMATE 100-YEAR

FLOOD PLAIN PER

CLOMR CASE# 16-06-1351R

NOTE: LOT 903, BLOCK 79 IS A

16 FEET WIDE (0.029 ACRE)

OFF-LOT SANITÀRY SEWER ÉSMT

40' DRAINAGE AND ACCESS ESMT

UNPLATTED

CADG LAMBDA 257, LLC

257.209 ACRES

VOL.17220, PG.586, BCRPR

16' SANITARY SEWER ESMT

PROPOSED -

ULTIMATE 100-YEAR FLOOD PLAIN PER

CLOMR CASE# 16-06-1351R

- EXISTING 100-YEAR FLOOD -

PLAIN PER DFIRM PANEL NO.

48029C0345 F DATED

SEPTEMBER 29, 2010

VOL.9521, PG.153-163, BCDPR

339.19'

7.₈₂,

120.01

24 120.0

104.80

0.158 Ac. 8 18

55/

BLK 79

25

S 89*46'00" W

0.145 Ac.

S 89'46'00" W

139.34' **904**

28.00'

106.07

0.090

12' EGTG ESMT

0.121 Ac.

[,] BLK

L33

L29-

5' DE

0.003 Ac.

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

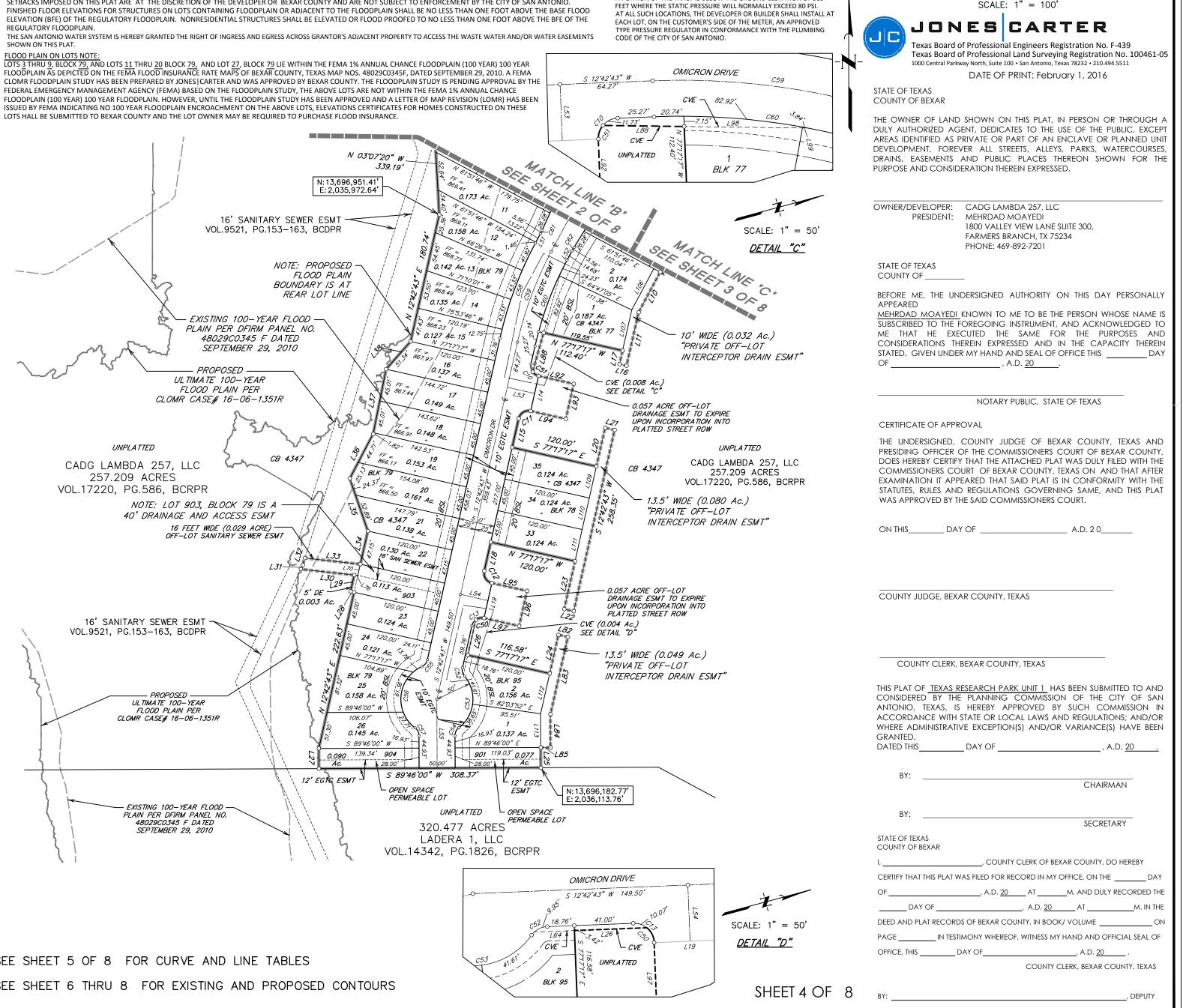
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI.



PLAT NUMBER 150553

SUBDIVISION PLAT ESTABLISHING

TEXAS RESEARCH PARK UNIT 1

BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON

SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR

COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209

ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA

257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE

BEXAR COUNTY DEED AND PLAT RECORDS

200

300

50

100



TREE NOTE

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NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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C.P.S. ENERGY NOTES:

1. 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, PATROLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES OGETHER 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 ABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT AREA

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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

92590 CENSED.

ONAI

JOHN G. MOSIER 6330

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1156.84'	287.95'	287.21'	S 66'36'20" E	1475'41"
C2	1242.83'	216.79'	216.51	S 64'28'20" E	<u>9*59'39"</u>
<u>C3</u>	25.00'	35.54'	32.62'	S 28'44'13" E	81 27'53"
<u>C4</u>	742.90'	29.40'	29.40'	S 10°51'43" W	276'03"
<u>C5</u>	25.00'	41.26'	36.74'	N 57'01'09" E	94'34'50"
<u>C6</u>	644.91'	399.54'	<i>393.18'</i>	S 58'42'47" E	35'29'45"
<u>C7</u>	754.90'	398.56'	393.95'	S 56'05'25" E	3075'01"
<u>C8</u>	1254.83'	140.50'	140.43'	S 74°25'24" E	6'24'56"
<u>C9</u>	UNUSED	UNUSED	UNUSED	UNUSED	UNUSED
<u>C10</u>	14.00'	21.99'	19.80'	<u>S 32"17'17" E</u> S 57'42'43" W	<u>90'00'00"</u>
<u>C11</u> C12	14.00' 14.00'	<u>21.99'</u> 21.99'	19.80' 19.80'	S 57'42'43" W S 32'17'17" E	<u>90°00'00*</u> 90°00'00*
C12 C13	14.00	21.99	19.80'	S 57'42'43" W	<u> </u>
C14	UNUSED	UNUSED	UNUSED	UNUSED	UNUSED
C15	2975.00'	58.98'	58.98'	N 02'25'50" W	1'08'09"
C16	3000.00'	65.95'	65.94'	N 02'29'33" W	175'34"
C17	3025.00'	66.50'	66.49'	N 02'29'33" W	115'34"
C18	14.00'	20.19'	18.48'	N 4478'36" W	82'37'23"
C19	55.00'	251.98'	82.70'	N 45'37'42" E	262"29'59"
C20	14.00'	8.72'	8.58'	S 15'58'27" W	35'40'26"
C21	50.00'	114.62'	91.12'	S 31'51'46" E	131 "20'52"
C22	25.00'	26.18'	25.00'	S 31'51'46" E	60'00'00"
C23	14.00'	8.72'	8.58'	S 79'41'58" E	35'40'26"
C24	14.00'	22.31'	20.02'	N 72"29'07" E	91'18'15"
C25	14.00'	21.12'	19.17'	S 18'39'03" E	86'25'25"
C26	387.00'	107.88'	107.53'	N 18'50'51" E	15'58'17"
C27	400.00'	128.55'	127.99'	N 18'55'51" E	18'24'46"
C28	613.00'	167.47'	166.95'	N 2018'40" E	15'39'10"
C29	633.00'	172.93'	172.39'	N 2018'40" E	15 °39'10 "
C30	14.00'	21.99'	19.80'	S 16°51'46" E	90°00'00"
C31	14.00'	21.12'	19.17'	N 74°55'32" E	86"25'25"
C32	14.00'	21.99'	19.80'	N 73'08'14" E	90°00'00"
C33	14.00'	15.92 '	15.07'	N 04°26'10" W	65°08'50"
C34	55.00'	278.28'	63.17 '	S 72°03'34" E	289*54'01"
C35	14.00'	10.94'	10.66'	S 50°30'50" W	44 ° 45'12"
C36	14.00'	21.99'	19.80'	S 16'51'46" E	90°00'00"
C37	14.00'	21.99'	19.80'	N 73'08'14" E	90°00'00"
C38	225.00'	66.82'	66.58'	N 36'38'43" E	17'00'57"
C39	14.00'	12.58'	12.17'	N 19°24'03" E	<u>51°30'15"</u>
C40	55.00'	279.23'	62.39'	S 40'54'25" E	290'53'18"
C41	14.00'	14.98'	14.27'	S 73°53'17" W	6117'55"
<u>C42</u>	175.00'	46.12'	45.99'	S 35'41'17" W	15'06'05"
<u>C43</u>	14.00'	21.99'	19.80'	S 16'51'46" E	90'00'00"
<u>C44</u>	475.00'	130.28'	129.87	<u>S 69'43'12" E</u>	15*42'52"
<u>C45</u>	500.00'	<u>137.13'</u>	136.71'	S 69'43'12" E	15*42'52"
<u>C46</u>	525.00'	143.99'	143.54'	S 69'43'12" E	<u>15'42'52"</u>
<u>C47</u> C48	200.00'	<u> </u>	76.32' 19.80'	N 39'08'12" E N 57'25'22" E	<u>21°59'54"</u> 90°00'00"
<u>C48</u> C49	14.00' 14.00'	21.99	19.80 19.30'	N 372522 E N 34'00'30" W	
<u>C50</u>	14.00'		11.56'	S 7819'23" W	
C51	14.00	10.26'	10.03'	S 5617'44" E	<u>40 40 40</u> 41 <i>*</i> 59 <i>*</i> 06 <i>*</i>
C52	14.00	12.82'	12.37'	S 13'30'57" E	<u> </u>
C53	50.00'	80.26'	71.91'	S 06"14'22" W	<u> </u>
C54	14.00'	12.82'	12.37'	S 25'59'41" W	<u>52°27'20"</u>
C55	14.00'	12.82'	12.37	S 38'56'23" W	52°27'20"
C56	50.00'	102.85'	85.65'	S 06 74'22" W	117'51'24"
C57	14.00'	12.82'	12.37'	S 26'27'40" E	52"27'20"
C58	525.00'	141.34'	140.92'	S 20'25'29" W	15"25'31"
C59	500.00'	134.61'	134.21'	S 20'25'29" W	15"25'31"
C60	475.00'	127.88'	127.50'	S 20'25'29" W	15"25'31"
C61	89.00'	5.56'	5.55'	S 26'20'57" W	3'34'35"
C62	89.00'	5.56'	5.55'	S 29'55'32" W	3'34'35"
C63	680.00'	86.02'	85.96'	S 13'20'53" W	774'51"
C64	754.90'	76.28'	76.25'	S 68'19'14" E	5°47'23"
C65	367.00'	116.17'	115.68'	S 19'55'47" W	18'08'09"
C66	624.91'	129.15'	128.92'	S 69'51'40" E	11'50'27"
C67	624.91'	170.66'	170.13'	S 48'47'19" E	15'38'49"
C68	774.90'	109.19'	109.10'	S 45'00'07" E	8'04'26"
C69	774.90'	133.57'	133.41'	S 58'44'55" E	9°52'35"
C70	1274.83'	103.28'	103.25'	S 74"29'21" E	4'38'30"

GENERAL NOTES

BEXAR COUNTY.

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

FLOOD PLAIN ON LOTS NOT

SHOWN ON THIS PLAT.

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES | CARTER AND APPROVED BY FEMA ON _____ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000135938. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE MAP BEARINGS AND DISTANCES WITH

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

6. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTE WATER AND/OR WATER EASEMENTS

LOTS 3 THRU 9, BLOCK 79, AND LOTS 11 THRU 20 BLOCK 79, AND LOT 27, BLOCK 79 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NOS. 48029C0345F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES CARTER AND WAS APPROVED BY BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE

FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN

ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATIONS CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS _ CASE 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 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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

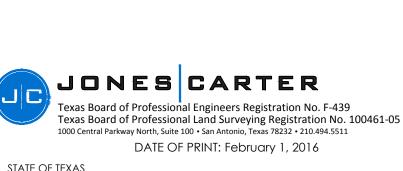
SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NUMBER 150553

SUBDIVISION PLAT ESTABLISHING **TEXAS RESEARCH PARK UNIT 1**

BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209 ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA 257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH , 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: CADG LAMBDA 257, LLC PRESIDENT:

MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TX 75234
PHONE: 469-892-7201

STATE OF TEXAS COUNTY OF ____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI 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 _ , A.D. <u>20</u>

NOTARY PUBLIC, STATE OF TEXAS

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 ON 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.

ON THIS_____ DAY OF _____ ____ A.D. 2 0_____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT 1 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. <u>20</u> BY: CHAIRMAN BY: SECRETARY STATE OF TEXAS

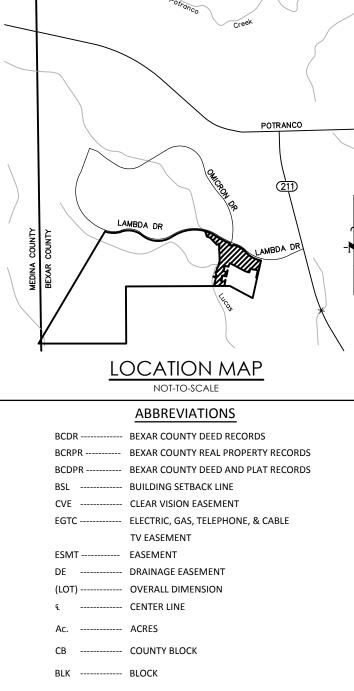
COUNTY OF BEXAR

l,	, CO	UNTY CL	ERK OF BE	KAR COUNTY, D	O HEREBY
CERTIFY THAT THI	S PLAT WAS FILED FO	OR RECC	RD IN MY	OFFICE, ON THE	DAY
OF	, A.D.	20	_AT	_M. AND DULY	RECORDED TH
DAY OF	=		A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT	RECORDS OF BEXAR	COUNT	Y, IN BOOK	K/ VOLUME	10
PAGE	IN TESTIMONY WHE	EREOF, W	vitness my	HAND AND OF	FICIAL SEAL OF
OFFICE, THIS	DAY OF			, A.D. <u>20</u>	<u> </u>
			COUNTY C	CLERK, BEXAR CO	OUNTY, TEXAS

SHEET 5 OF 8 BY: _____

L1	BEARING	DISTANCE
	N 1675'49" E	20.00'
L2	S 8076'19" E	<i>85.99'</i>
L3	S 76°D4'31" E	16.90'
L4	N 77'34'38" W	28.00'
L5	N 12"25'22" E	150.00'
16	S 12"25'22" W	5.21'
 	N 77°34'38" W	60.03'
L8	N 77°34'38" W	35.98'
L9		<u>90.00'</u>
<u></u>	S 28'08'14" W	63.65'
<u></u>	S 12'42'43" W	75.94'
L12	N 67'54'12" W	51.61'
L13	S 08'50'36" E	136.38'
L14	S 12'42'43" W	50.00'
L15	S 12'42'43" W	41.00'
L16	N 771717"W	10.00'
L17	N 12'42'43" E	19.30'
L18	S 12°42'43" W	41.00'
L19	S 12°42'43" W	50.00'
L20	N 12'42'43" E	55.00'
L21	S 7717'17" E	13.50'
L22	N 7717'17" W	13.50'
L22 L23	N 12'42'43" E	68.35'
120		
L24		55.00'
L25	S 00'14'00" E	28.00'
L26	S 12°46'13" W	50.23'
L27	N 0014'00" W	28.00'
L28	N 771717" W	5.00'
L29	N 12°42'43" E	23.33'
L30	N 83'44'20" W	74.69'
L31	N 25'01'45" E	6.31'
L32	N 17"28'45" E	10.22'
L33	S 83°44'20" E	77.51'
L34	N 12'42'43" E	47.15'
L35	N 18'59'02" W	77.26'
L36	N 27'44'31" E	69.83'
L37	N 1178'59" E	91.85'
L38	N 41'29'33" E	51.34'
	S 86'52'40" W	5.00'
L39		
<u>L40</u>		35.00'
<u>L41</u>	N 86'52'40" E	5.00'
L42	N 03°07'20" W	31.63'
L43	N 07°48'01" E	
		74.87'
L44	N 30'31'30" E	11.64'
L44 L45	N 66°54'20" W	11.64' 18.66'
L44	N 66°54'20" W S 59°30'53" W	11.64'
L44 L45	N 66°54'20" W	11.64' 18.66'
L44 L45 L46 L47	N 66'54'20" W S 59'30'53" W N 67'15'39" W	11.64' 18.66' 67.28' 106.78'
L44 L45 L46 L47 L48	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E	11.64' 18.66' 67.28' 106.78' 30.00'
L44 L45 L46 L47 L48 L48 L49	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03'
L44 L45 L46 L47 L48 L49 L50	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66'
L44 L45 L46 L47 L48 L49 L50 L50	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22'
L44 L45 L46 L47 L48 L49 L50 L51 L51	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66'
L44 L45 L46 L47 L48 L49 L50 L51 L51	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22'
L44 L45 L46 L47 L48 L49 L50 L51 L51 L52 L53	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00'
L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54	N 6654'20" W S 5930'53" W N 6775'39" W N 86'52'40" E S 0307'20" E S 0307'20" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00'
L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 00'14'00" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 95.68'
L44 L45 L46 L47 L48 L49 L50 L50 L51 L52 L53 L54 L55 L56	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 00'14'00" E N 61'51'46" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00'
L44 L45 L46 L47 L48 L50 L51 L52 L53 L54 L55 L56 L57	N 66'54'20" W S 59'30'53" W N 67'15'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 00'14'00" E N 61'51'46" W N 50'08'09" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 39.68' 10.00' 36.77'
L44 L45 L46 L47 L48 L50 L51 L52 L53 L54 L55 L56 L57 L58	N 6654'20" W S 5930'53" W N 6775'39" W N 86'52'40" E S 0307'20" E S 0307'20" E S 28'08'14" W S 28'08'14" W S 7717'17" E S 7717'17" E S 7717'17" E S 001'4'00" E N 61'51'46" W N 5008'09" E S 26'01'56" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 36.77' 12.02'
L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L55 L56 L57 L58 L59	N 66'54'20" W S 59'30'53" W N 67'5'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 00'14'00" E N 61'51'46" W N 50'08'09" E S 26'01'56" E S 66'13'24" W	11.64' 18.66' 18.66' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 36.77' 12.02' 22.48'
L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L55 L56 L57 L58 L59	N 66'54'20" W S 59'30'53" W N 67'5'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 00'14'00" E N 61'51'46" W N 50'08'09" E S 26'01'56" E S 66'13'24" W	11.64' 18.66' 18.66' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 36.77' 12.02' 22.48'
L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60	N 66'54'20" W S 59'30'53" W N 67'5'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 00'14'00" E N 61'51'46" W N 50'08'09" E S 26'01'56" E S 66'13'24" W S 01'51'46" E	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 95.68' 10.00' 12.02' 22.48' 15.84'
L44 L45 L46 L47 L48 L50 L51 L52 L53 L54 L55 L55 L55 L57 L58 L59 L60 L61	N 66'54'20" W S 59'30'53" W N 67'5'39" W N 86'52'40" E S 03'07'20" E S 01'51'46" E S 28'08'14" W S 28'08'14" W S 77'17'7" E S 00'14'00" E N 61'51'46" W N 50'08'09" E S 66'13'24" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 95.68' 10.00' 95.68' 10.00' 36.77' 12.02' 22.48' 15.84' 20.94'
L44 L45 L47 L48 L49 L50 L51 L52 L55 L55 L56 L57 L58 L59 L60 L61 L62	N 6654'20" W S 5930'53" W N 6775'39" W N 86'52'40" E S 0307'20" E S 0307'20" E S 0307'20" E S 2808'14" W S 2808'14" W S 7717'17" E S 7717'17" E S 7717'17" E S 0714'00" E N 61'51'46" W N 50'08'09" E S 26'01'56" E S 66'13'24" W S 01'51'46" E S 66'13'24" W	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 39.00' 39.68' 10.00' 36.77' 12.02' 22.48' 15.84' 20.94' 40.72'
L44 L45 L47 L48 L49 L50 L51 L52 L53 L54 L55 L55 L55 L57 L58 L59 L60 L61 L62 L63	N 6654'20" W S 5930'53" W N 6775'39" W N 86'52'40" E S 0307'20" E S 0307'20" E S 28'08'14" W S 28'08'14" W S 77'17'17" E S 77'17'17" E S 77'17'17" E S 00'14'00" E N 61'51'46" W N 5008'09" E S 66'13'24" W S 01'51'46" E S 66'13'24" W S 0308'45" W N 5030'44" E	11.64' 18.66' 18.66' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 95.68' 10.00' 22.48' 15.84' 20.94' 40.72' 38.28'
L44 L45 L47 L48 L49 L50 L51 L52 L53 L54 L55 L55 L56 L55 L56 L57 L58 L59 L60 L61 L63 L64	N 6654'20" W S 593053" W N 675'39" W N 8652'40" E S 0307'20" E S 0151'46" E S 2808'14" W S 2808'14" W S 2808'14" W S 7717'17" E S 0714'00" E N 6151'46" W N 5078'09" E S 661'3'24" W S 0151'46" E S 661'3'24" W S 0308'45" W N 5307'44" E S 12'46'13" W	11.64' 18.66' 18.66' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 95.68' 10.00' 95.68' 10.00' 22.48' 15.84' 20.94' 40.72' 38.28' 27.89'
L44 L45 L47 L47 L49 L50 L51 L52 L53 L54 L55 L55 L56 L57 L55 L56 L57 L59 L60 L61 L62 L64 L65	$\begin{array}{c} N \ 66\ 54'20''\ W\\ S \ 59\ 30'53''\ W\\ N \ 67\ 5'39''\ W\\ N \ 86\ 52'40''\ E\\ S \ 03\ 07'20''\ E\\ S \ 07'17'77''\ E\\ S \ 06'13'24''\ W\\ S \ 03\ 07'40''\ E\\ S \ 12'46'13''\ W\\ S \ 86'52'40''\ W\\ \end{array}$	11.64' 18.66' 67.28' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 95.68' 10.00' 95.68' 10.00' 36.77' 12.02' 22.48' 15.84' 20.94' 40.72' 38.28' 51.56'
L44 L45 L46 L47 L48 L49 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L65 L66	N 6654'20" W S 5930'53" W N 6775'39" W N 86'52'40" E S 0307'20" E S 0307'20" E S 0307'20" E S 2808'14" W S 2808'14" W S 7717'17" E S 7717'17" E S 7717'17" E S 0714'00" E N 61'51'46" W N 5008'09" E S 66'13'24" W S 0315'46" E S 66'13'24" W S 0315'46" E S 66'13'24" W N 5307'44" E S 12'46'13" W S 86'52'40" W	11.64' 18.66' 18.66' 106.78' 30.00' 62.03' 60.66' 13.22' 14.68' 39.00' 39.00' 39.00' 39.08' 10.00' 36.77' 12.02' 22.48' 15.84' 20.94' 40.72' 38.28' 27.89' 51.56' 24.81'
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L/2	N 300011 E	43.20
L73	S 86°52'40" W	61.66'
L74	N 12"29'05" E	45.58'
L75	N 28'43'32" E	103.82'
L76	N 83'44'20" W	5.03'
L77	S 25'54'33" E	23.53'
L78	N 01°51'46" W	31.79'
L79	N 28'08'14" E	25.32'
L80	S 28'08'14" W	39.47'
 	S 28'08'14" W	11.32'
L82	S 77"17" E	13.50'
 	S 12'42'43" W	110.85'
 	S 0074'00" E	45.47
 	S 89'46'00" W	13.50'
 	N 6513'51" W	63.39'
L87	S 13'51'13" W	21.18'
L88	N 15'43'14" E	56.48'
 	S 12"25'22" W	55.21°
 	N 77'34'38" W	57.53'
L91	N 09'33'38" E	50.06'
L92	S 77"17" E	50.00'
L93	S 12'42'43" W	50.00'
L94	N 77'17'17" W	50.00'
L95	S 77"17"17" E	50.00'
L96	S 12°42'43" W	50.00'
L97	N 77'17'17" W	50.00'
L98	N 15'43'14" E	82.08'
L99	N 15'43'14" E	3.89'
L100	S 3943'51" W	153.59'
L101	N 83°38'54" W	66.85'
L102	S 26°D3'13" W	76.65'
L103	S 66°49'33" W	32.40'
L104	S 2710'36" W	80.97'
L105	S 06"21'58" W	<i>59.87'</i>
L106	S 28'08'14" W	65.00'
L107	S 12°42'43" W	57.99 '
L108	N 63'50'11" E	21.52'
L109	S 12*42'43" W	<i>45.00'</i>
L110	S 12°42'43" W	45.00 '
L111	S 12°42'43" W	<i>45.00</i> ′
L112	S 12°42'43" W	57.38'
L113	S 00"14'00" E	47.00'
L114	S 2197'54" W	25.00'
L115	S 59°28'30" E	101.30'
L116	S 25'01'32" W	249.51
L117	S 12"25'22" W	64.66'
L118	N 1815'35" E	193.22'



- ----- NON-ACCESS EASEMENT NΔF
- FF -----MINIMUM FINISHED FLOOR
- CLEAR VISION EASEMENT NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

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EDU NOTE

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

C.P.S. ENERGY 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, PATROLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES IOGETHER 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 E 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 ABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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 FLEVATION ALTERATION THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE FASEMENTS 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 FLECTRIC AND GAS FACILITIES 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS,

TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

92590

CENSED.

ONAI

JOHN G. MOSIER 6330

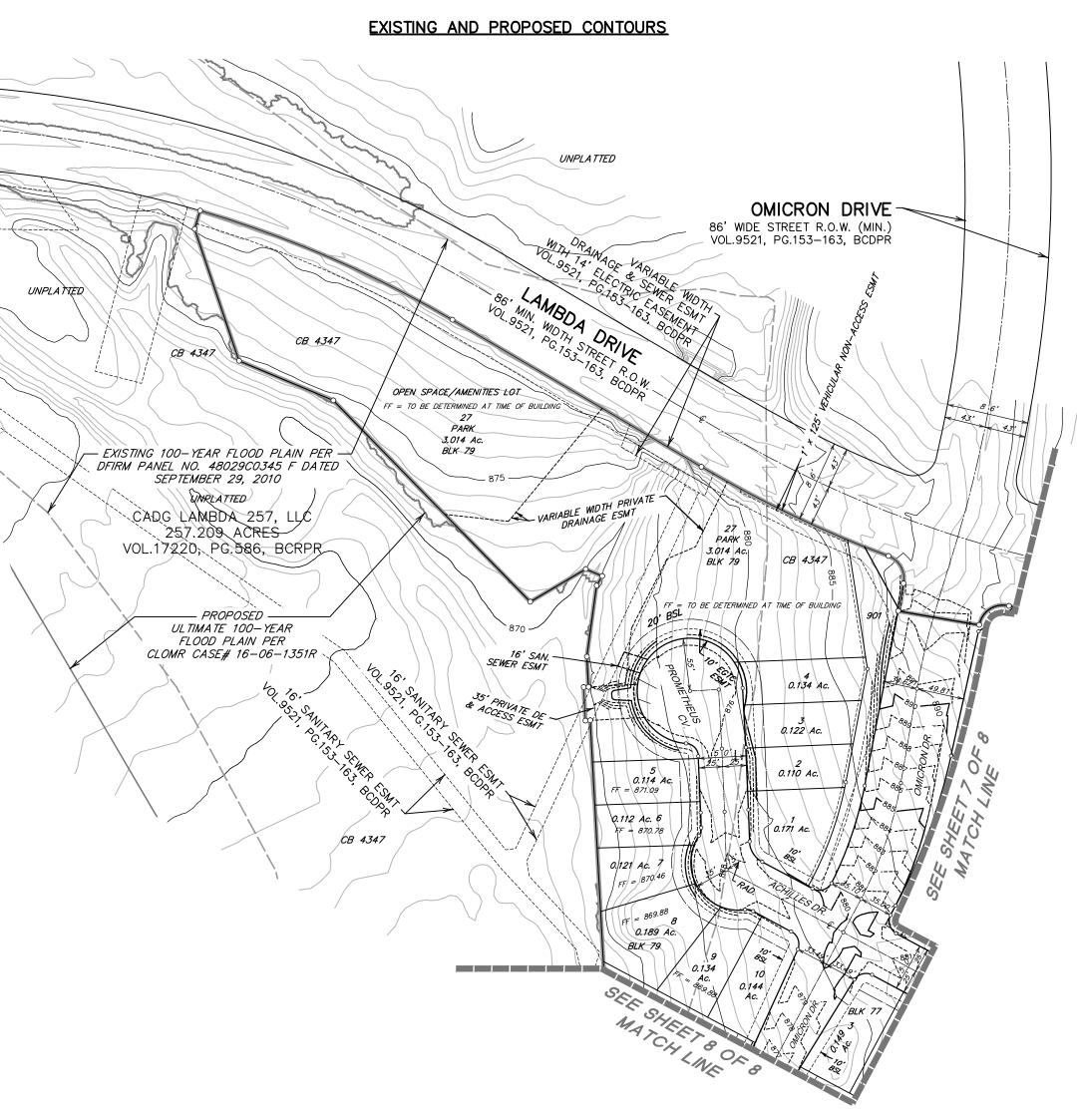
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



FLOOD PLAIN ON LOTS NOT LOTS 3 THRU 9, BLOCK 79, AND LOTS 11 THRU 20 BLOCK 79, AND LOT 27, BLOCK 79 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NOS. 48029C0345F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES CARTER AND WAS APPROVED BY BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATIONS CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

- SHOWN ON THIS PLAT.
- THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN
- BEXAR COUNTY. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000135938. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE MAP BEARINGS AND DISTANCES WITH
- SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES (CARTER AND APPROVED BY FEMA ON ______ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND
- RODS (UNLESS OTHERWISE NOTED). 2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS
- **GENERAL NOTES**

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON

DRAINAGE NOTES:

DRAINAGE EASEMENTS

INCHES ABOVE FINISHED ADJACENT GRADE

SAWS HIGH PRESSURE NOTE

CODE OF THE CITY OF SAN ANTONIO.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO

IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE

WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED

INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY

EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8)

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985

AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT

FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI.

EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED

TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING

CASE

ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

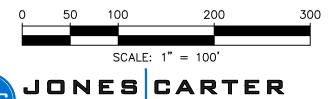
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD 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

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTE WATER AND/OR WATER EASEMENTS

PLAT NUMBER 150553

SUBDIVISION PLAT ESTABLISHING **TEXAS RESEARCH PARK UNIT 1**

BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209 ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA 257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: February 1, 2016

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH , 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: CADG LAMBDA 257, LLC

PRESIDENT: MEHRDAD MOAYEDI 1800 VALLEY VIEW LANE SUITE 300, FARMERS BRANCH, TX 75234 PHONE: 469-892-7201

STATE OF TEXAS COUNTY OF _

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI 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 , A.D. <u>20</u>

NOTARY PUBLIC, STATE OF TEXAS

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 ON 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.

ON THIS_____ DAY OF _____ _ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF 1	TEXAS RESEARCH PAR	<u>rk unit 1</u> has e	BEEN SUBMITTED T	O AND
CONSIDERED	BY THE PLANNING	COMMISSION	OF THE CITY C	of San
ANTONIO, TEX	KAS, IS HEREBY AP	PROVED BY S	SUCH COMMISSI	ON IN
ACCORDANCI	e with state or loo	CAL LAWS AND	REGULATIONS; A	ND/OR
WHERE ADMIN	IISTRATIVE EXCEPTION	N(S) AND/OR V	ARIANCE(S) HAV	E BEEN
GRANTED.				
DATED THIS	DAY OF		, A.D. <u>20</u>	<u> </u>
BY:				
			CHAIRMAN	

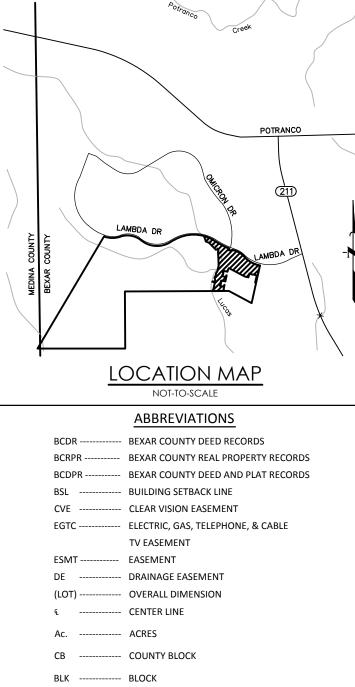
BY:				

SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

l,	, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY					
CERTIFY THAT THIS PLAT	WAS FILED FOR REC	CORD IN MY	OFFICE, ON THE	DAY		
OF	, A.D. <u>20</u>	AT	_M. AND DULY I	RECORDED THE		
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE		
DEED AND PLAT RECOR	ds of bexar cou	NTY, IN BOOI	VOLUME</td <td>ON</td>	ON		
PAGE IN TES	TIMONY WHEREOF	, witness my	' HAND AND OFF	ICIAL SEAL OF		
OFFICE, THIS	DAY OF		, A.D. <u>20</u>	<u> </u>		
		COUNTY C	CLERK, BEXAR CC	OUNTY, TEXAS		

SHEET 6 OF 8 BY: _____



GENERAL NOTES

BEXAR COUNTY.

RODS (UNLESS OTHERWISE NOTED)

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

FLOOD PLAIN ON LOTS NOT

SHOWN ON THIS PLAT.

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

- ----- NON-ACCESS EASEMENT NΔF
- FF -----MINIMUM FINISHED FLOOR

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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

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CENSED

JOHN G. MOSIER

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RECERCES STATES

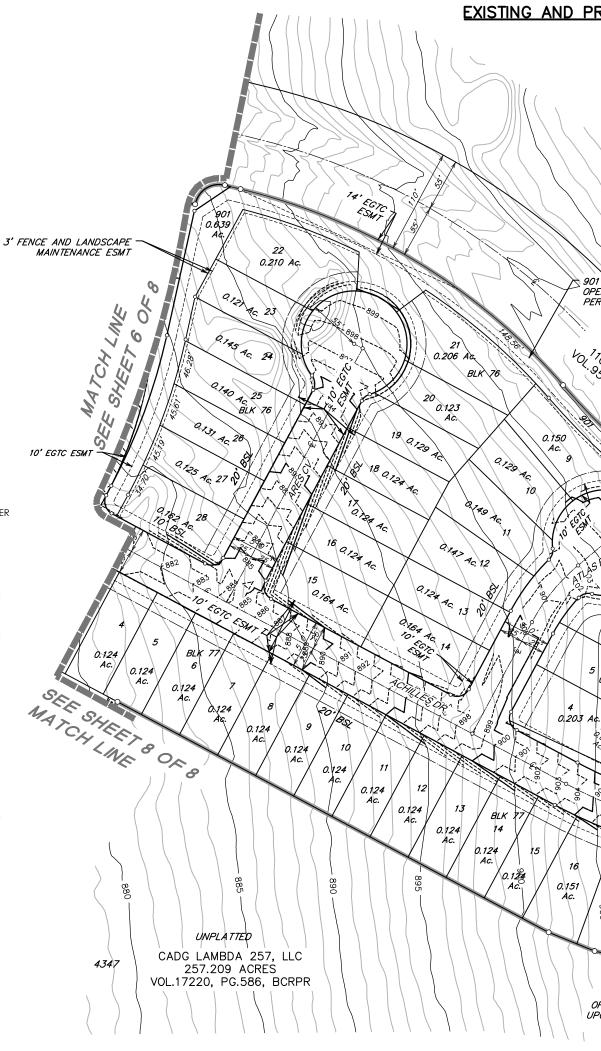
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REGISTERED PROFESSIONAL LAND SURVEYOR



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2. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY JONES | CARTER AND APPROVED BY FEMA ON _____ CAS NO. 16-06-1351R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED CASE BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE DISTANCES, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.000135938. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE MAP BEARINGS AND DISTANCES WITH

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE TEXAS RESEARCH PARK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 76, AND LOTS 901, 903, 904, BLOCK 79, AND LOT 901, BLOCK 94, AND LOT 901, BLOCK 95. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REOUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTE WATER AND/OR WATER EASEMENTS

LOTS 3 THRU 9, BLOCK 79, AND LOTS 11 THRU 20 BLOCK 79, AND LOT 27, BLOCK 79 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NOS. 48029C0345F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES CARTER AND WAS APPROVED BY BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE

FLOODPLAIN (100 YEAR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN

ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATIONS CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

901 (0.639 Ac.)

PERMEABLE LOT

LAMBDA DRIVE

0.167

0.168 Ac.

0.159 Ac.

0.160 Ac.

CAR

17

ິ0.149 ດີ Ac.

18

0.135

0.067 ACRE DRAINAGE

PLATTED STREET ROW.

OFF-LOT ESMT TO EXPIRE

UPON INCORPORATION INTO

CB 4347

OPEN SPACE

EXISTING AND PROPOSED CONTOURS



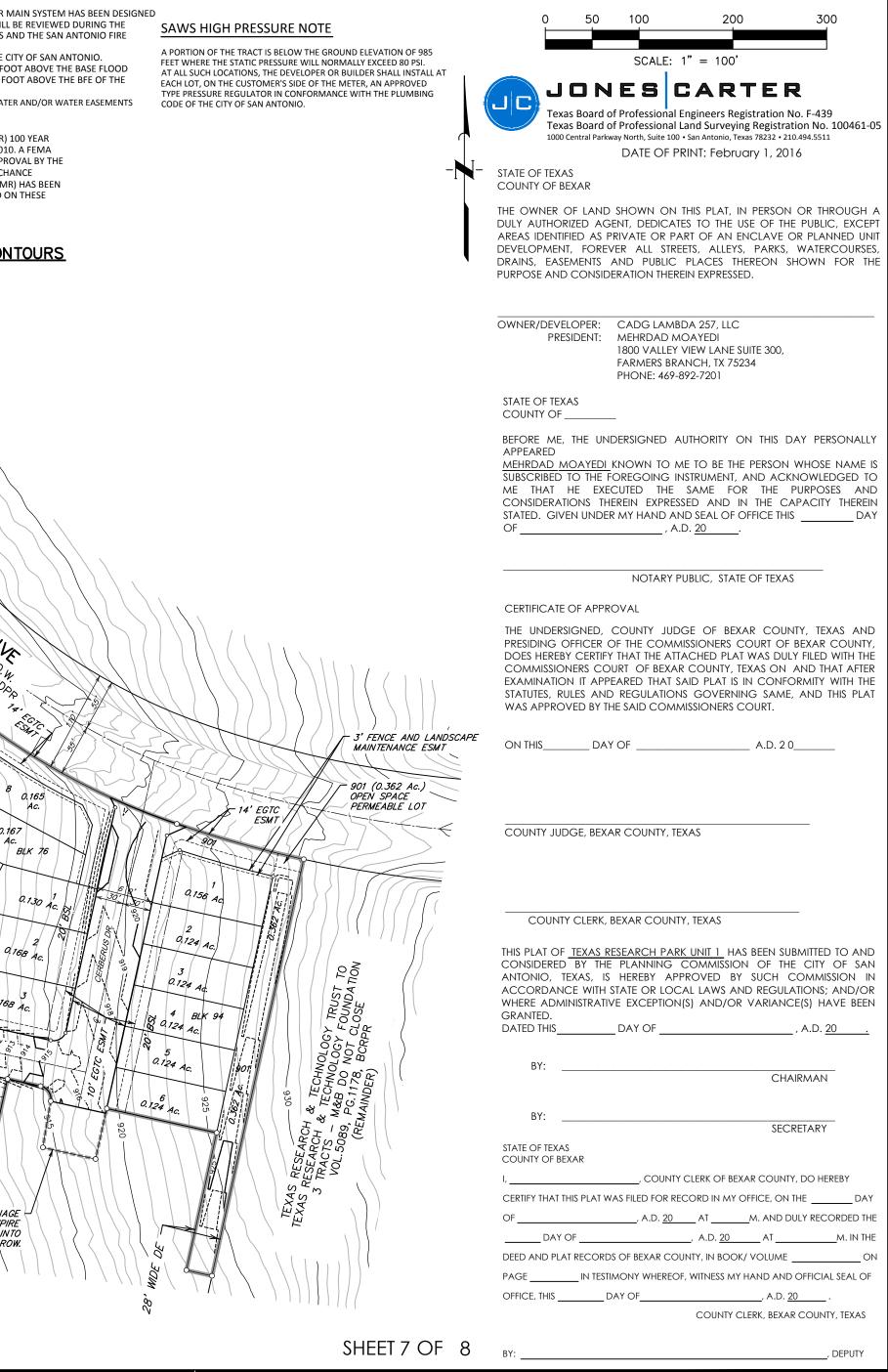
DRAINAGE EASEMENTS

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 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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE



PLAT NUMBER 150553

SUBDIVISION PLAT ESTABLISHING

TEXAS RESEARCH PARK UNIT 1

BEING 21.290 ACRES OF LAND SITUATED IN THE P. TARKINGTON

SURVEY, ABSTRACT NO.1029, COUNTY BLOCK 4347, BEXAR

COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 257.209

ACRE TRACT DESCRIBED IN INSTRUMENT TO CADG LAMBDA

257, LLC RECORDED IN VOLUME 17220, PAGE 586 OF THE

BEXAR COUNTY DEED AND PLAT RECORDS



TREE NOTE THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT #2094804 WHICH REQUIRES 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). 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.

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

C.P.S. ENERGY NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC 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 OGETHER 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 E 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 ABS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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 FLECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE FASEMENTS 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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

KARA J. HEASLEY

92590

CENSED.

JOHN G. MOSIER

6330

RECENCE ENG

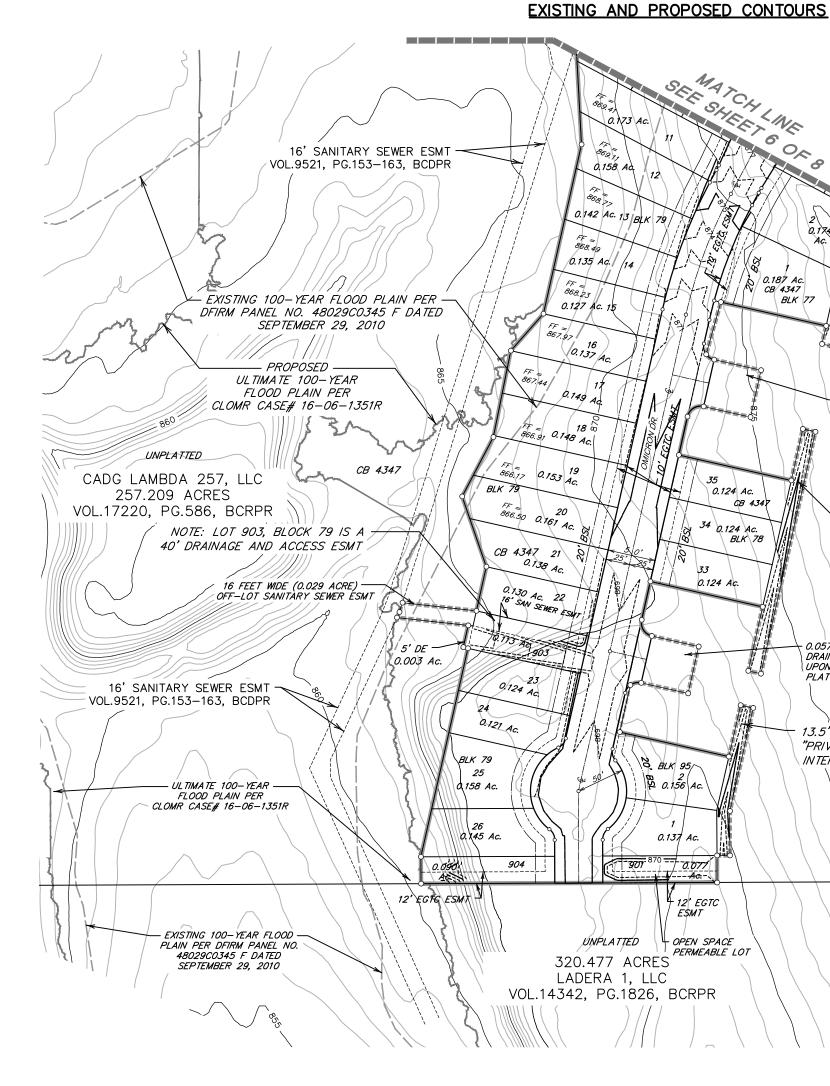
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



- **GENERAL NOTES**
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)

THE RECORD CALLS. ALL ELEVATIONS ARE REFERENCE TO NAVD'88 AS DETERMINED BY GPS.

BEXAR COUNTY.

DEPARTMENT FIRE MARSHALL

REGULATORY FLOODPLAIN

FLOOD PLAIN ON LOTS NOT

SHOWN ON THIS PLAT.

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MATCHLINE

0

0.187 Ac. R CB 4347

BLK 77

SEE SHEET 6

0.124 Ac.

³⁴ 0.124 Ac.

3.3 0.124 Ac.

19. BLK 95/~

0.156 Ac.

0.137 Ac.

770.077

+ 12' EGTC

PERMEABLE LOT

E\$M1

UNPLATTED 4 OPEN SPACE

320.477 ACRES

LADERA 1, LLC

CB 434

BLK 78

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LOTS HALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

500.7

869.7

⁸⁶8, >>

0.135 Aq. / /14

868.49

868.23

0.127 Ac. 15

10.137 Ac

0.149 Ad

18 6

0.158 Ad

0.142 Ac. 13 BLK 79

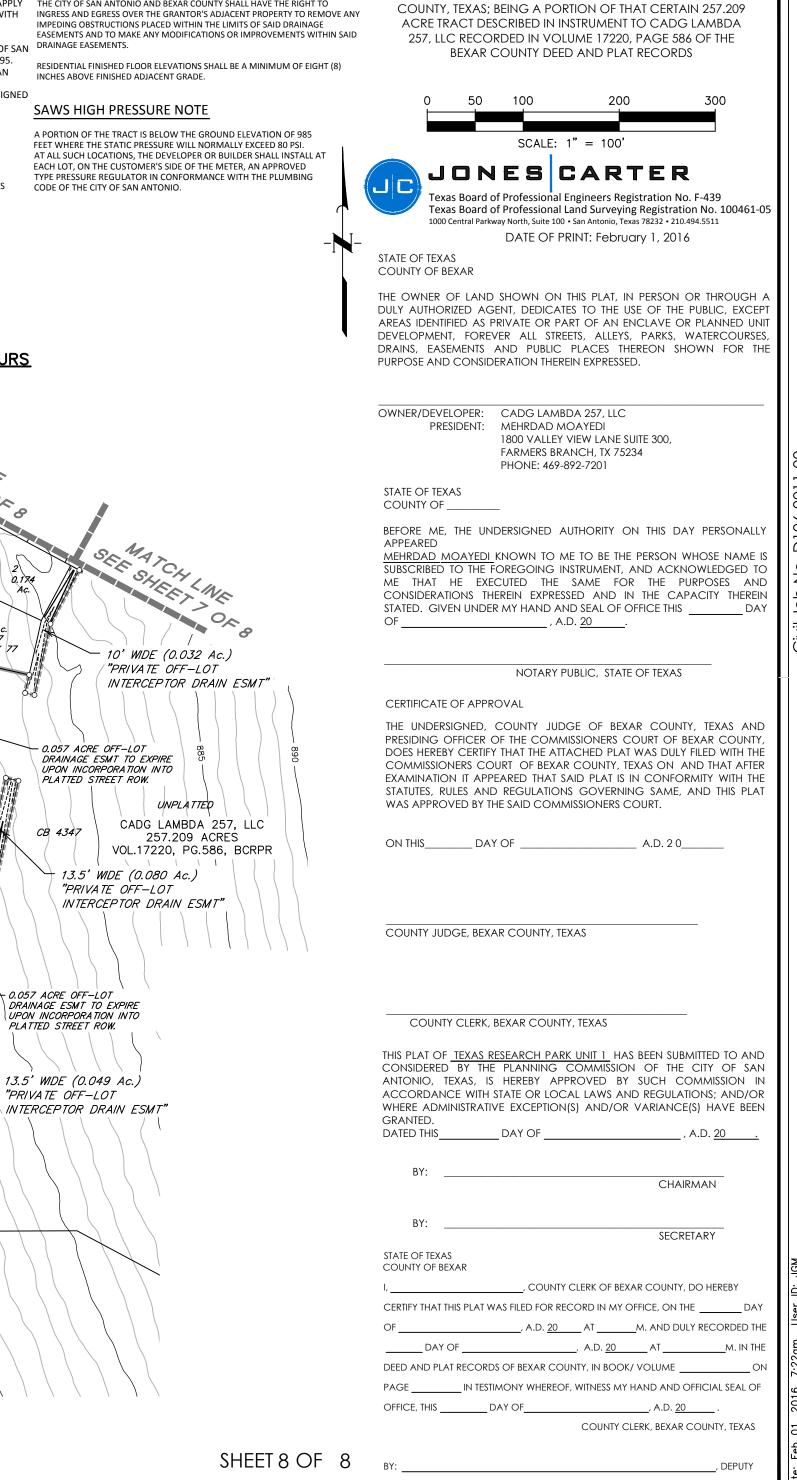
0.173 Ac.

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, DEPUTY