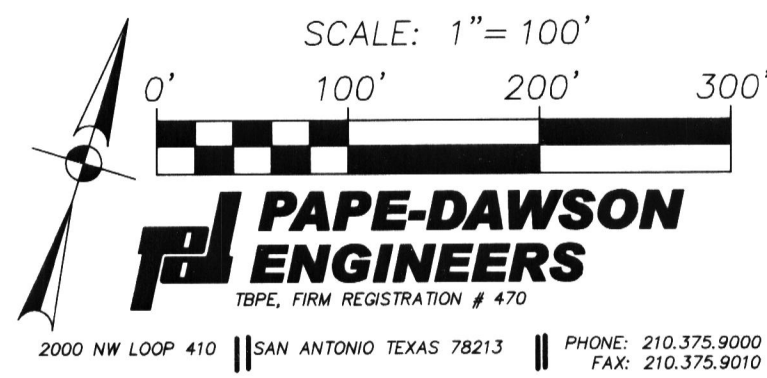


PLAT NUMBER 130280

REPLAT & SUBDIVISION PLAT ESTABLISHING BULVERDE MARKET 4

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY BLOCK 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



UNPLATTED
3.728 ACRES
DAVID NEAL PAPE ET AL
(VOL 15347, PG 383-387, OPR)

M.M. SEAY
SURVEY NUMBER 340
ABSTRACT 911
CB 4986

SEE SHEET 2 OF 3
FOR LINE &
CURVE TABLE

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: BMP 1604 DEVELOPERS, LTD.
BY: BMP 1604 GP, LLC
BY: JACQUES BRAHA, MANAGER
10003 NW MILITARY HWY, SUITE 2205
SAN ANTONIO, TEXAS 78231
(210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES BRAHA, 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 11 DAY OF February, A.D. 20 15.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BULVERDE MARKET 4 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 11 DAY OF March, A.D. 20 15.

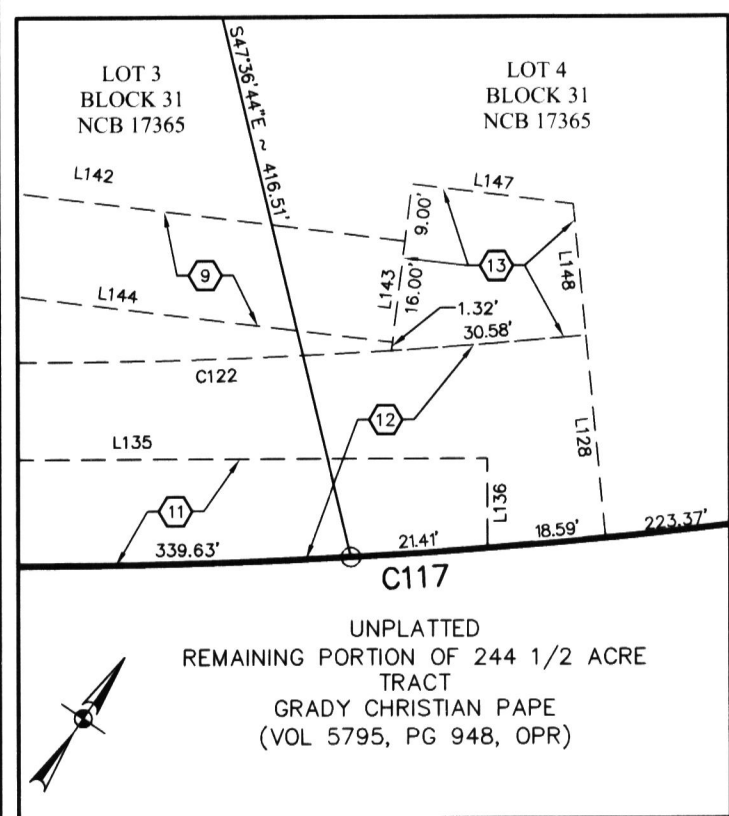
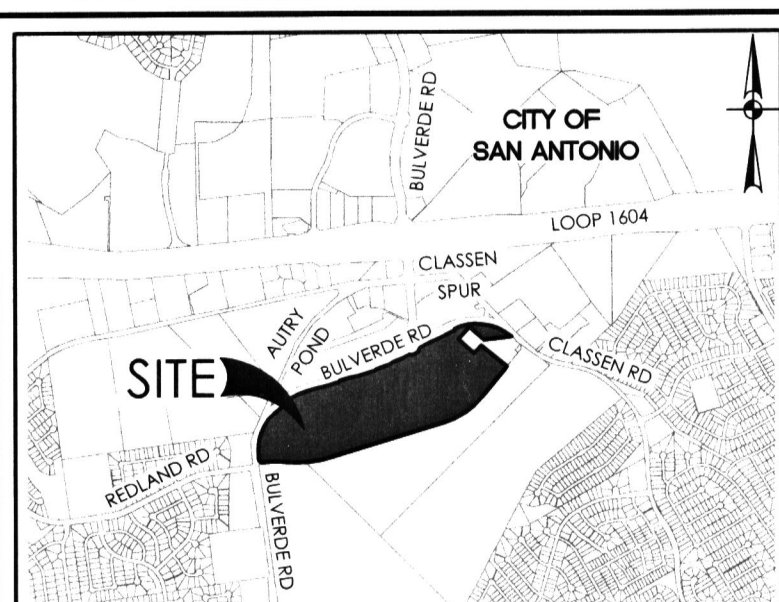
BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 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



C.P.S. 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, REPAIRING, INSPECTING, PAINTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, AND 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, HERETO, IT IS AGREED, AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CITY MONEYS LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AFFECT, 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.

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.

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

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983), 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.

Samuel Weaver
LICENSED PROFESSIONAL ENGINEER

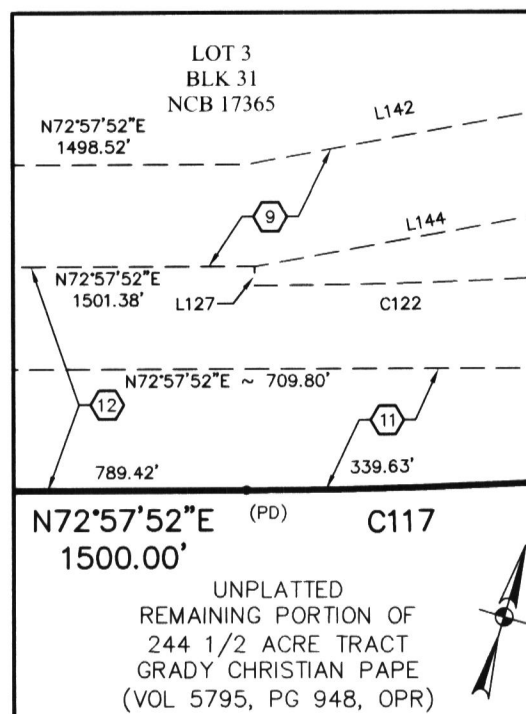
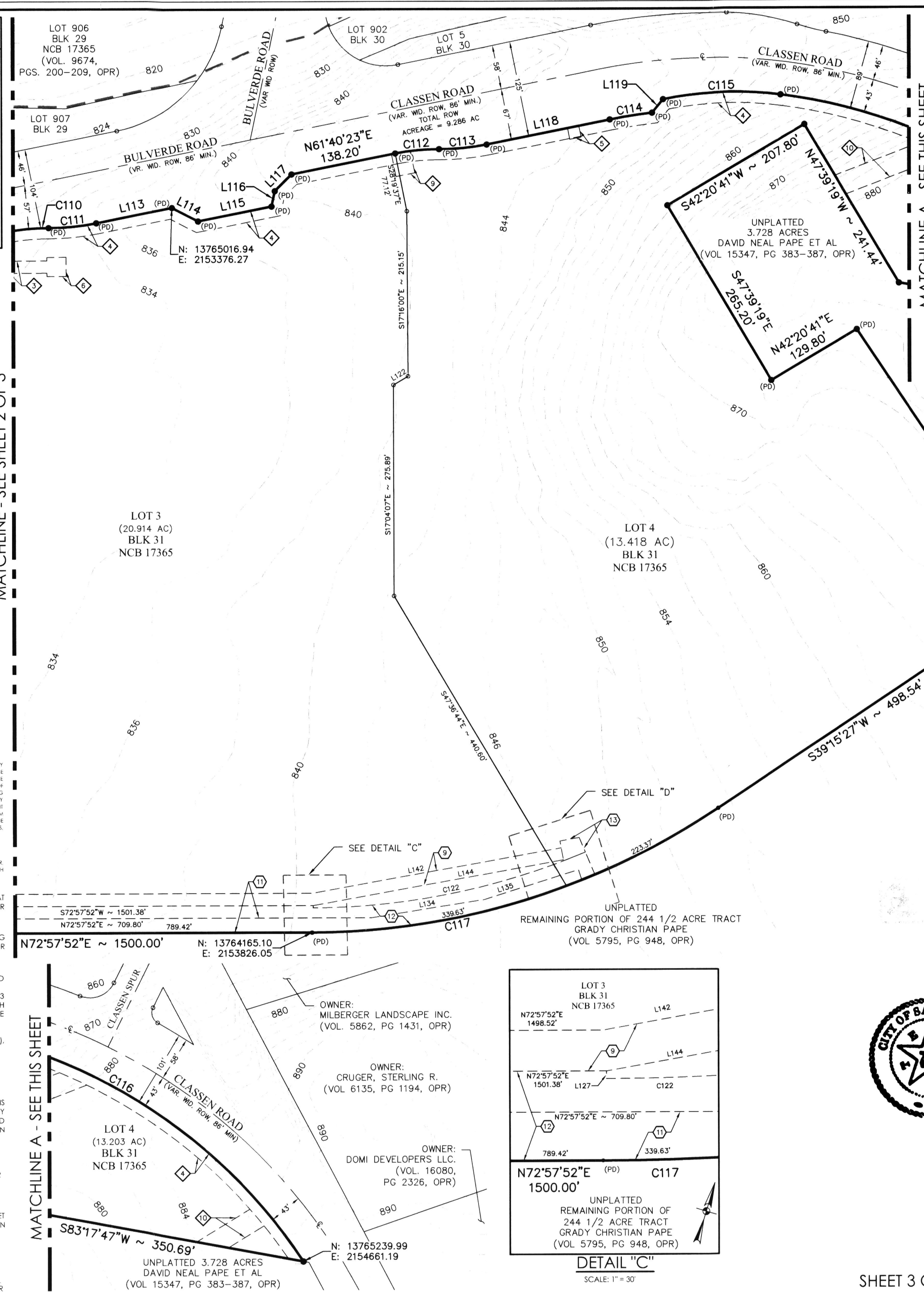
STATE OF TEXAS
COUNTY OF BEXAR

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: PAPE-DAWSON ENGINEERS, INC.

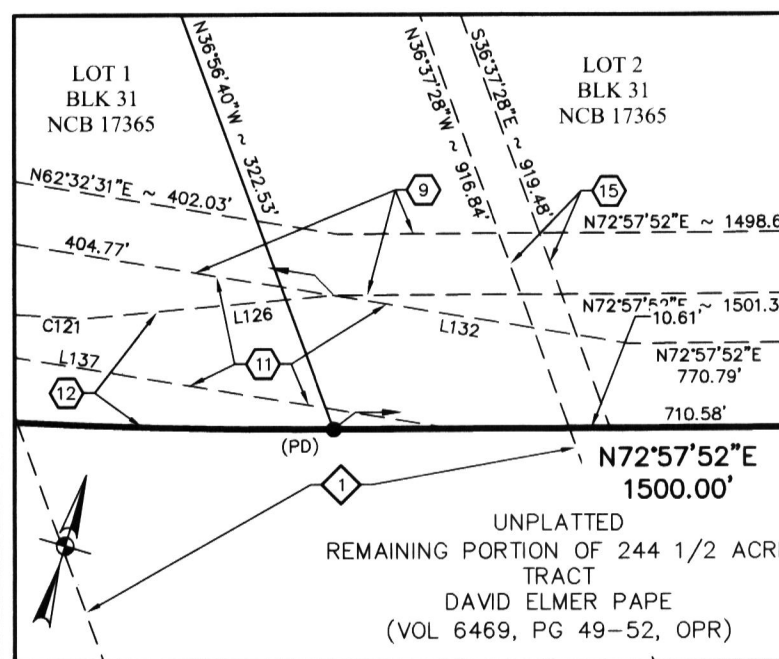
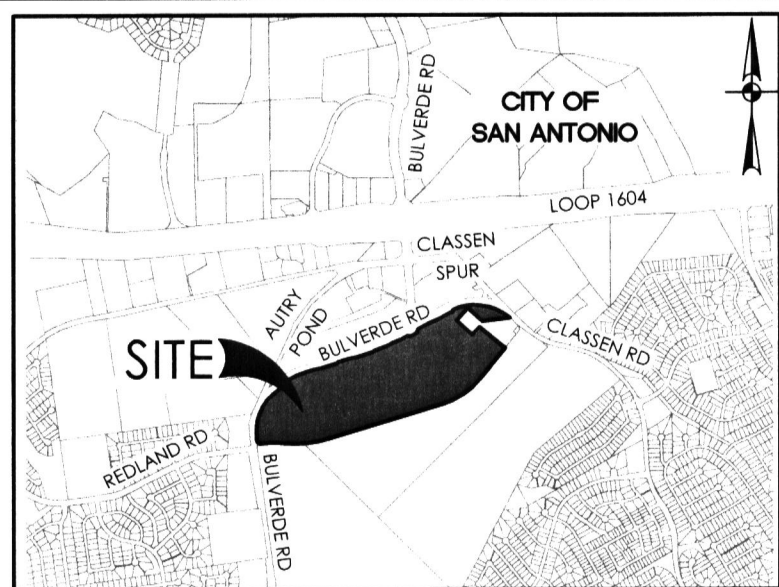
Samuel Weaver
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 2 OF 3

MATCHLINE A - SEE THIS SHEET



SHEET 3 OF 3



C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED 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, REPAIRING, INSPECTING, PAROLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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, THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY COSTS INCURRED BY THE CITY OF SAN ANTONIO FOR THE RELOCATION OF ANY OF THE CITY'S EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALIENATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALIENATIONS.
- THIS PLAT DOES NOT AFFECT, 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.

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.

EDU PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 (NAD 83) (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS 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

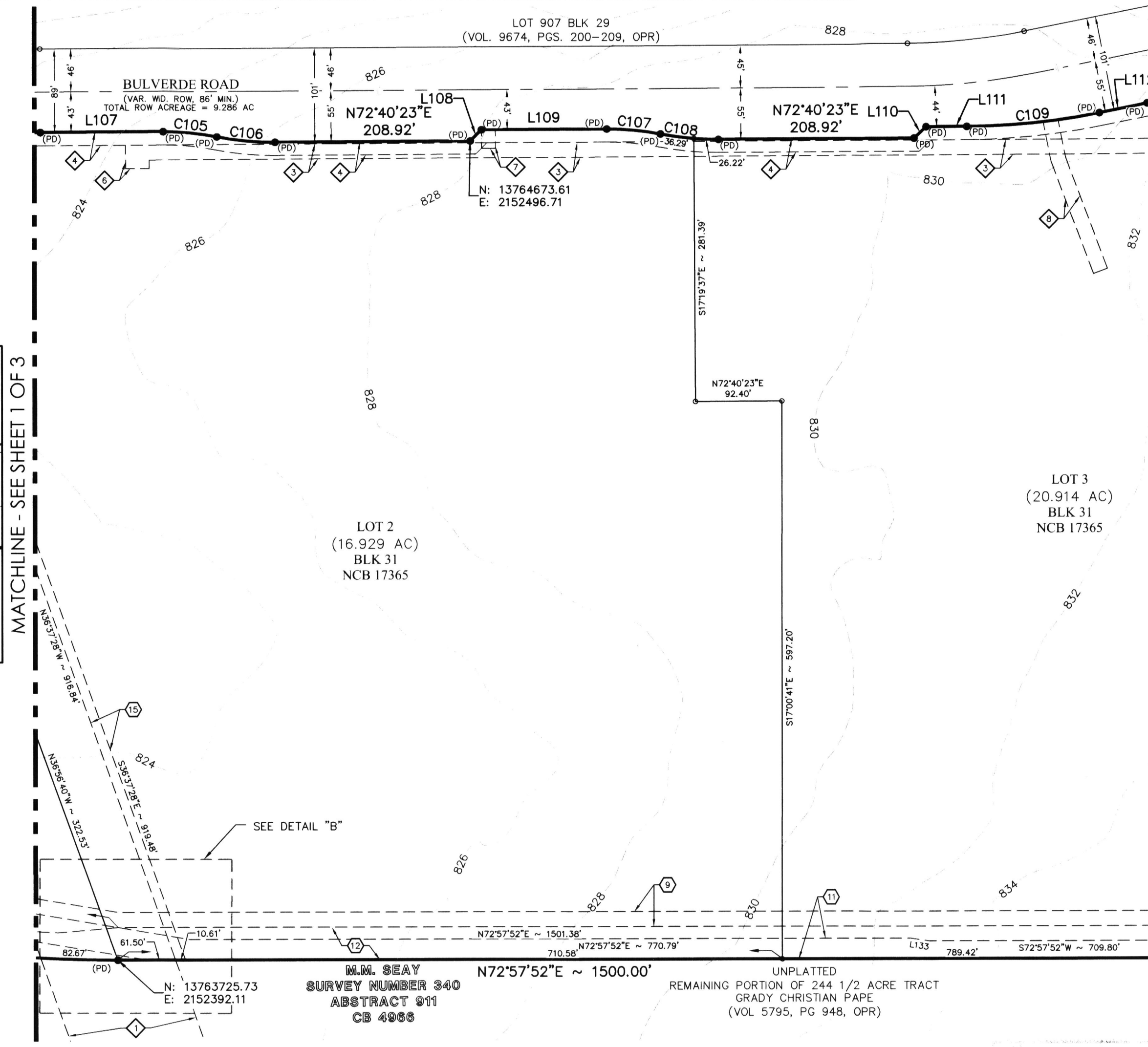
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
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: PAPE-DAWSON ENGINEERS, INC.

David Elmer Pape
REGISTERED PROFESSIONAL LAND SURVEYOR



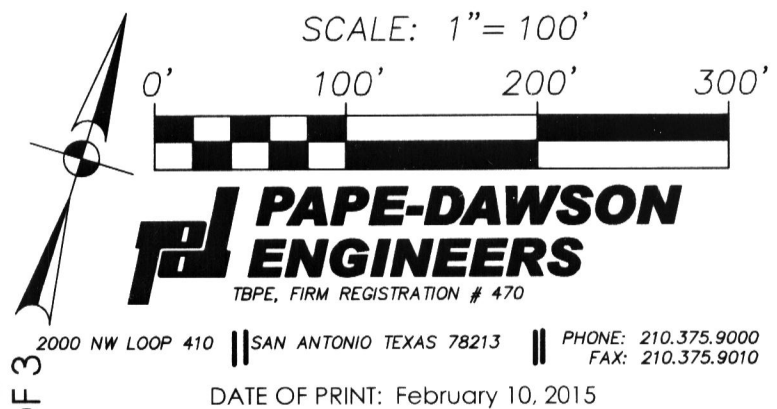
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L100	N52°34'02"W	43.95'	L125	S85°17'14"E	100.00'
L101	N07°48'56"W	38.38'	L126	N67°59'28"E	64.25'
L102	N47°07'12"E	126.26'	L127	S17°07'37"E	3.00'
L103	S83°51'02"E	19.00'	L128	S39°45'51"E	32.00'
L104	N53°06'30"E	63.00'	L129	N07°48'56"W	39.77'
L105	N36°53'30"W	11.96'	L130	S52°27'29"E	80.56'
L106	N10°06'43"E	19.02'	L131	S87°27'29"E	387.31'
L107	N72°40'23"E	131.18'	L132	N82°32'31"E	482.91'
L108	N27°24'40"E	16.89'	L133	N81°29'43"E	20.22'
L109	N72°40'23"E	134.14'	L134	N63°57'07"E	150.06'
L110	N29°57'47"E	17.69'	L135	N55°35'49"E	128.24'
L111	N72°40'23"E	43.45'	L136	S34°24'11"E	14.13'
L112	N61°40'23"E	52.06'	L137	S82°32'31"W	443.87'
L113	N61°40'23"E	100.73'	L138	N87°27'29"W	401.08'
L114	S79°41'05"E	38.43'	L139	N52°27'29"W	57.74'
L115	N61°40'23"E	97.96'	L140	N07°27'29"W	43.07'
L116	N05°04'09"W	20.74'	L141	N52°27'29"W	111.81'
L117	N28°18'07"E	30.80'	L142	S62°46'54"W	331.10'
L118	N61°40'23"E	164.03'	L143	N27°13'06"W	16.00'
L119	N22°25'25"E	22.60'	L144	S62°46'54"W	332.53'
L120	N85°17'14"W	100.00'	L145	S52°27'29"E	100.85'
L121	S82°24'42"W	59.94'	L146	S07°27'29"E	22.63'
L122	S42°23'19"W	22.21'	L147	N62°46'54"E	25.46'
L123	S52°34'02"E	40.71'	L148	S39°45'51"E	20.67'
L124	N82°24'42"E	48.33'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C100	657.00'	045°11'01"	N14°46'35"E	504.79'	518.11'
C101	288.00'	018°18'07"	N46°31'08"E	91.60'	92.00'
C102	312.00'	008°33'00"	N51°23'42"E	46.52'	46.56'
C103	645.00'	001°59'52"	N48°07'08"E	22.49'	22.49'
C104	657.00'	015°33'28"	N64°53'39"E	177.85'	178.40'
C105	288.00'	011°28'42"	N78°24'44"E	57.60'	57.70'
C106	312.00'	011°28'42"	N78°24'44"E	62.40'	62.50'
C107	288.00'	011°28'42"	N78°24'44"E	57.60'	57.70'
C108	312.00'	011°28'42"	N78°24'44"E	62.40'	62.50'
C109	743.00'	011°00'00"	N67°10'23"E	142.43'	142.65'
C110	288.00'	011°28'42"	N78°24'44"E	57.60'	57.70'
C111	312.00'	011°28'42"	N67°24'44"E	62.40'	62.50'
C112	288.00'	011°28'42"	N67°24'44"E	57.60'	57.70'
C113	312.00'	011°28'42"	N67°24'44"E	62.40'	62.50'
C114	683.00'	004°42'06"	N64°01'26"E	56.03'	56.05'
C115	476.00'	018°32'56"	N70°56'51"E	153.43'	154.10'
C116	707.00'	049°02'15"	S75°51'33"E	586.80'	605.10'
C117	957.00'	033°42'25"	S56°06'40"W	554.92'	563.00'
C118	1457.00'	021°44'54"	S83°50'19"W	549.74'	553.05'
C119	743.00'	012°18'05"	S88°33'44"W	159.21'	159.52'
C120	771.00'	012°18'05"	N88°33'44"E	165.21'	165.53'
C121	1429.00'	019°11'05"	N85°07'14"E	476.25'	478.48'
C122	925.00'	022°38'14"	N61°33'16"E	363.09'	365.46'

PLAT NUMBER 130280

REPLAT & SUBDIVISION PLAT ESTABLISHING BULVERDE MARKET 4

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY BLOCK 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: February 10, 2015

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: BMP 1604 DEVELOPERS, LTD.
BY: BMP 1604 GP, LLC
BY: JACQUES BRAHA, MANAGER
10023 NW MILITARY HWY, SUITE 2205
SAN ANTONIO, TEXAS 78231
(210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES BRAHA, 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 11 DAY OF February, A.D. 20 15.

Rhonda Yearby
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BULVERDE MARKET 4 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 11 DAY OF March, A.D. 20 15.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 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

SHEET 2 OF 3

BY: _____ DEPUTY

