

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	TELE	TELEPHONE
CATV	CABLE TELEVISION	VAR WD	VARIABLE WIDTH
CB	COUNTY BLOCK	"	"
CV	CLEAR VISION	"	"
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	"
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	"	"
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(TYPE I, II OR III)	"
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	"	"
VOL	VOLUME	"	"

1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	17	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.142 ACRES, OFF-LOT)
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	18	12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.606 OF AN ACRE, OFF-LOT)
3	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	19	12' SANITARY SEWER EASEMENT (0.130 OF AN ACRE OFF-LOT)
4	VARIABLE WIDTH CLEAR VISION EASEMENT	20	20' BUILDING SETBACK
5	VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (1.918 ACRES, OFF-LOT)	21	10' BUILDING SETBACK
6	12' SANITARY SEWER EASEMENT (0.083 OF AN ACRE, OFF-LOT)	22	15' PRIVATE DRAINAGE EASEMENT
7	20' BUILDING SETBACK	23	VARIABLE WIDTH WATER EASEMENT
8	10' BUILDING SETBACK	24	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.150 OF AN ACRE, OFF-LOT)
9	15' PRIVATE DRAINAGE EASEMENT	25	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.092 OF AN ACRE, OFF-LOT)
10	VARIABLE WIDTH WATER EASEMENT	26	12' WIDTH TELEPHONE AND CABLE TV EASEMENT (VOL 17715, PG 1904-1914 OPR) (VOL 17715, PG 1938-1946 OPR)
11	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.150 OF AN ACRE, OFF-LOT)	27	16' SANITARY SEWER EASEMENT (VOL 4527, PG 1637-1658 OPR)
12	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.092 OF AN ACRE, OFF-LOT)		

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, 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 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 UTILITIES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CITY MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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, 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:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Carla C. Tackett
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.

James P. Buhner
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

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.

FIRE FLOW NOTE:

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 1500 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 DEPARTMENT FIRE MARSHAL.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER:

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 FLOOR PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

SETBACK NOTE:

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.

OPEN SPACE NOTE:

LOT 901 AND 902, BLOCK 88, CB 4347 ARE DESIGNATED AS AN OPEN SPACE AND DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS UTILITY:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION 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 AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S50°55'01"E	3.93'
L2	S63°33'48"W	43.35'
L3	S18°48'54"W	54.22'
L4	S42°47'01"E	47.58'
L5	S28°08'10"E	31.61'
L6	S24°16'53"E	54.97'
L7	S37°06'08"E	21.78'
L8	S25°01'45"W	4.05'
L9	S24°13'13"E	9.19'
L10	N37°06'08"W	23.61'
L11	S30°39'48"W	48.28'
L12	N63°06'34"W	47.48'
L13	S69°39'08"E	24.05'
L14	N30°26'43"E	18.12'
L15	S74°35'39"E	27.06'
L16	N44°48'52"W	4.52'
L17	S45°11'08"W	3.51'
L18	N51°37'18"E	45.07'
L19	N44°25'08"E	55.22'
L20	N34°24'12"E	80.94'
L21	N23°37'52"E	65.49'
L22	N07°23'07"W	35.11'
L23	N12°39'16"W	54.49'
L24	N58°32'25"W	51.27'
L25	N54°07'09"W	66.45'
L26	N52°00'25"W	45.36'
L27	N56°53'19"W	68.71'
L28	N62°56'19"W	65.76'
L29	N68°18'35"W	53.63'
L30	N72°44'51"W	45.02'
L31	N76°48'49"W	45.37'
L32	N81°31'07"W	59.22'
L33	N87°58'53"W	83.29'
L34	S85°41'08"W	58.56'
L35	S80°19'20"W	60.65'
L36	S74°57'19"W	58.64'
L37	S73°04'04"W	62.43'

LINE TABLE

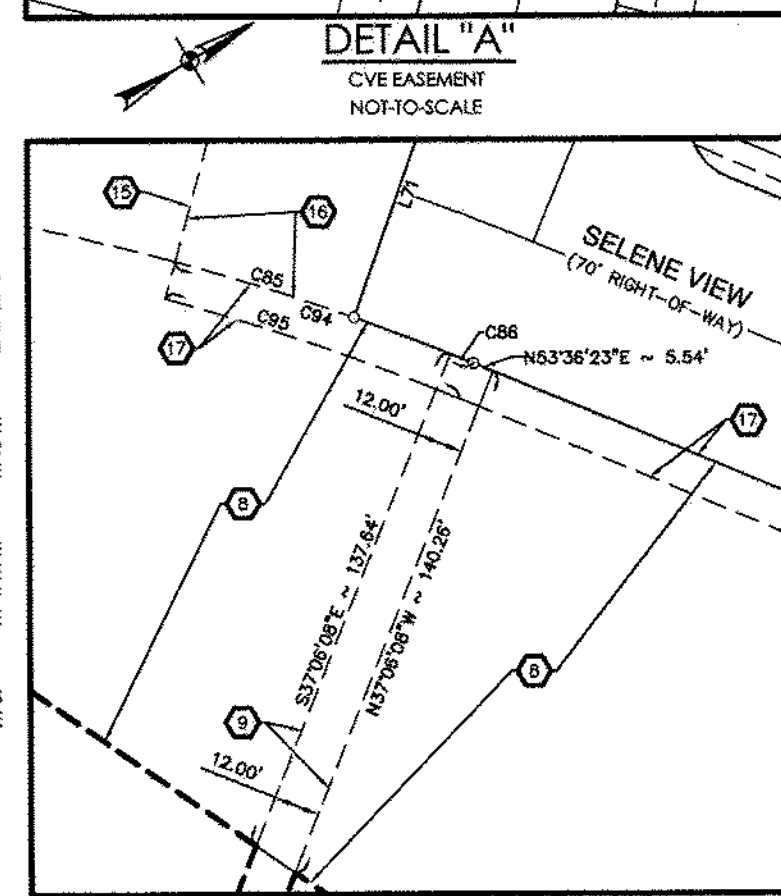
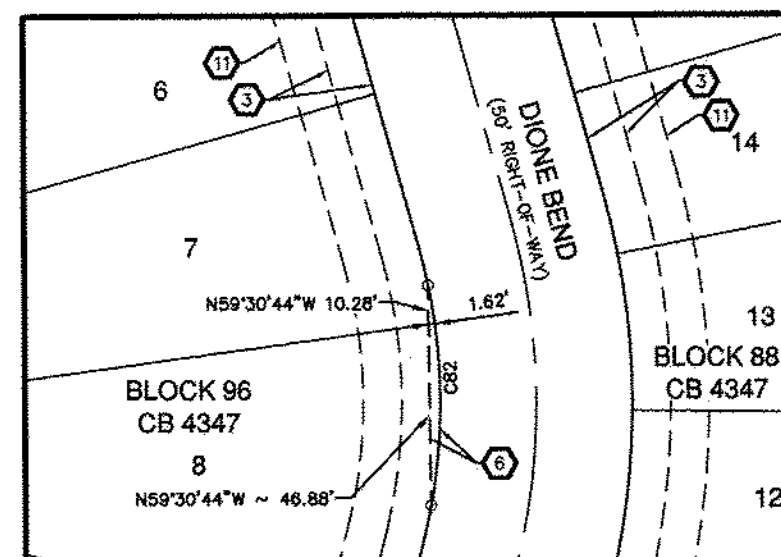
LINE #	BEARING	LENGTH
L38	S77°53'26"W	69.90'
L39	S82°25'43"W	50.93'
L40	S86°11'35"W	49.32'
L41	S89°40'20"W	43.33'
L42	N87°04'26"W	43.33'
L43	N83°25'59"W	53.62'
L44	N79°24'20"W	53.62'
L45	S14°51'33"W	12.50'
L46	S04°10'39"W	12.39'
L47	S61°48'11"E	42.57'
L48	S54°55'39"E	42.57'
L49	S48°03'07"E	42.57'
L50	S41°12'52"E	42.11'
L51	S30°26'43"W	4.23'
L52	S44°48'52"E	28.13'
L53	S44°48'52"E	25.86'
L54	S20°20'52"W	53.38'
L55	S59°42'03"W	42.38'
L56	S75°24'52"W	42.38'
L57	S89°49'20"W	17.73'
L58	S89°49'20"W	24.79'
L59	N89°49'20"E	42.52'
L60	N74°35'39"W	44.85'
L61	N74°35'39"W	48.97'
L62	N44°48'52"W	7.71'
L63	S44°48'52"E	48.24'
L64	N44°48'52"W	70.91'
L65	S44°48'52"E	30.39'
L66	S44°48'52"E	50.86'
L67	S68°14'39"E	42.80'
L68	S63°33'48"W	37.13'
L69	N21°50'04"W	27.67'
L70	N69°39'08"W	15.48'
L71	S39°20'46"E	70.00'
L72	S20°20'52"W	21.50'
L73	S14°51'33"W	20.02'

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2183603) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

IMPACT FEE NOTE:

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



STATE OF ARIZONA
COUNTY OF MARICOPA

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

OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February, A.D. 2017.

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.

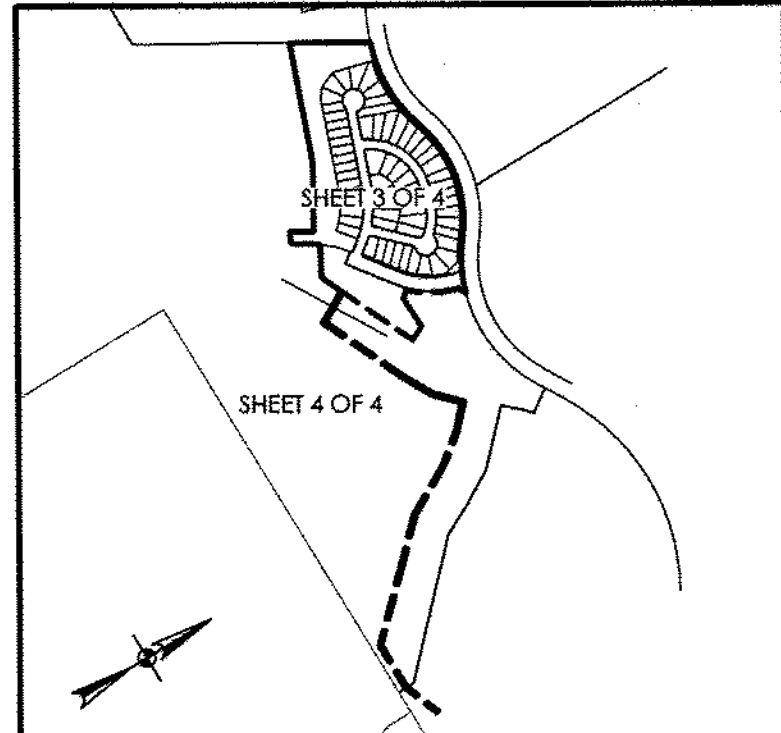
OWNER/DEVELOPER: JOE HERNANDEZ (PORTION OF OFF-SITE SEWER EASEMENT)
KB HOMES
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February, A.D. 2017.

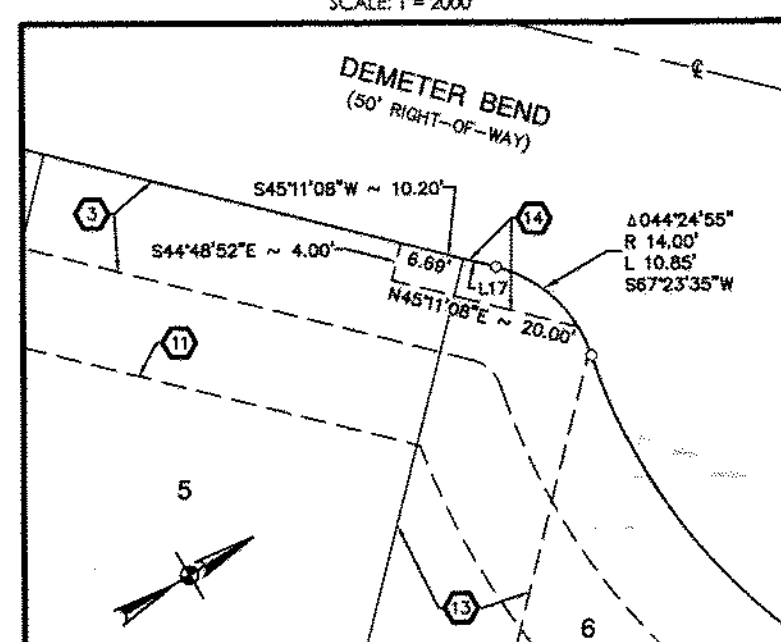
22nd

Nancy E. Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



INDEX MAP

SCALE: 1" = 2000'



DETAIL 'C'

WATER EASEMENT

NOT-TO-SCALE

PLAT NUMBER 160474

SUBDIVISION PLAT OF TEXAS RESEARCH PARK UNIT-4

BEING A TOTAL OF 21.187 ACRE TRACT OF LAND OUT OF A 185.338 ACRE TRACT OF LAND CONVEYED TO CW-TRP, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 80, OF THE TEXAS RESEARCH PARK UNIT 3 & 1A RECORDED IN VOLUME 9707, PAGE 53-58 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 20, 2017

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

THIS PLAT OF TEXAS RESEARCH PARK UNIT-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 _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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____ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON

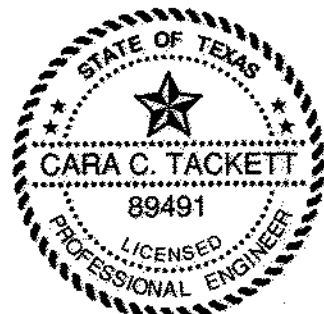
PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

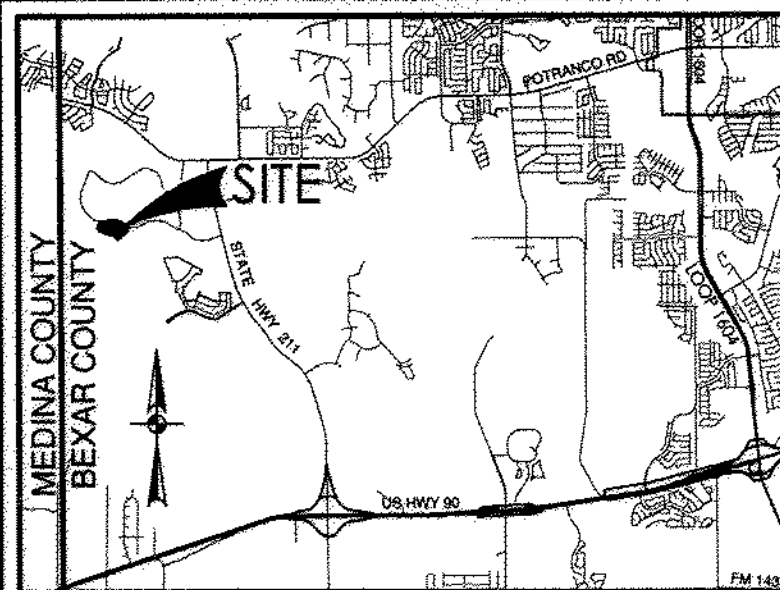
SHEET 1 OF 4

BY: _____ DEPUTY



Civil Job No. 8946-03, Survey Job No. 8946-03

DATE: 2/20/201



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	TELE	TELEPHONE
CATV	CABLE TELEVISION	VAR	VARIABLE WIDTH
CB	COUNTY BLOCK	WD	WIDTH
CV	CLEAR VISION		REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(TYPE I OR II)	FOUND 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		FOUND MONUMENTATION
VOL	VOLUME		MINIMUM FINISHED FLOOR ELEVATION
			EXISTING CONTOURS
			ORIGINAL SURVEY LINE

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- 12" SANITARY SEWER EASEMENT (0.083 OF AN ACRE, OFF-LOT)
- 20' BUILDING SETBACK
- 10' BUILDING SETBACK
- 15' PRIVATE DRAINAGE EASEMENT
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2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID UTILITIES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DERIVED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Carla C. Tackett
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.

Joe Hernandez
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:
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.

FIRE FLOW NOTE:
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 1500 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 DEPARTMENT FIRE MARSHAL.

FINISHED FLOOR ELEVATION NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER:
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 REGULATORY FLOODPLAIN.

SETBACK NOTE:
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.

OPEN SPACE NOTE:
LOT 901 AND 902, BLOCK 88, CB 4347 ARE DESIGNATED AS AN OPEN SPACE AND DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

INGRESS/EGRESS SEWER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS UTILITY:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION 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 AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

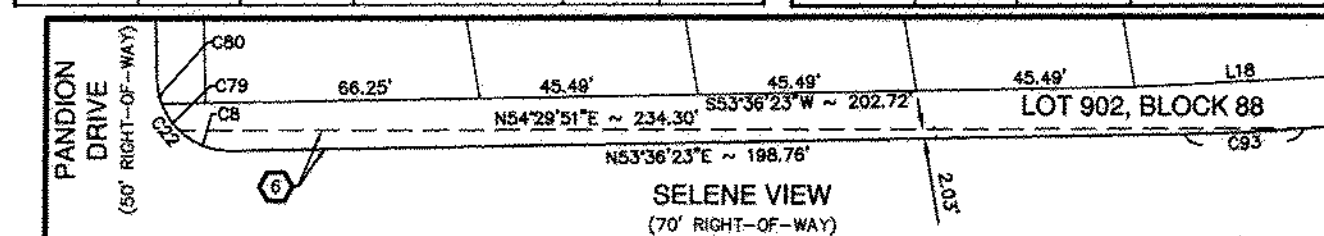
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATE PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE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

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1443.00'	000°32'19"	S70°47'08"E	13.56'	13.56'
C2	743.00'	037°35'14"	S89°48'40"E	478.73'	487.42'
C3	857.00'	057°43'35"	S79°48'48"E	634.29'	661.94'
C4	743.00'	022°00'27"	S61°55'14"E	283.64'	285.39'
C5	480.00'	026°36'23"	N32°07'06"E	220.90'	222.90'
C6	715.00'	007°16'29"	S34°19'03"W	91.14'	91.20'
C7	15.00'	085°13'38"	S73°46'37"W	20.50'	22.57'
C8	15.00'	045°08'15"	S76°10'30"W	11.51'	11.82'
C9	15.00'	083°31'27"	N09°00'25"E	19.98'	21.87'
C10	475.00'	033°15'31"	N53°01'23"W	271.87'	275.72'
C11	14.00'	034°01'18"	N86°39'47"W	8.19'	8.31'
C12	59.00'	280°09'17"	N41°24'12"E	67.55'	298.79'
C13	14.00'	076°07'59"	S31°35'09"E	17.26'	18.60'
C14	14.00'	079°54'08"	N70°23'48"E	17.98'	19.52'
C15	325.00'	074°57'37"	N87°55'32"E	395.52'	425.20'
C16	200.00'	029°46'47"	S59°42'16"E	102.78'	103.95'
C17	14.00'	057°42'26"	S73°40'09"E	13.51'	14.10'
C18	59.00'	205°24'52"	S00°11'08"W	115.11'	211.52'
C19	14.00'	057°42'26"	S74°02'21"W	13.51'	14.10'
C20	14.00'	085°51'02"	S02°15'37"W	19.07'	20.98'
C21	525.00'	004°16'17"	S38°31'46"E	39.13'	39.14'
C22	15.00'	090°00'00"	S81°23'37"E	21.21'	23.56'
C23	400.00'	034°47'29"	N36°12'38"E	239.17'	242.89'
C24	14.00'	085°51'02"	N88°06'39"E	19.07'	20.98'
C25	525.00'	020°41'19"	S59°18'29"E	188.54'	189.57'
C26	14.00'	100°05'52"	S19°36'12"E	21.46'	24.46'
C27	275.00'	074°57'38"	S67°55'32"W	334.67'	359.78'
C28	150.00'	029°46'47"	N59°42'16"W	77.09'	77.96'
C29	25.00'	090°00'00"	N00°11'08"E	35.36'	39.27'
C30	743.00'	006°25'06"	N74°14'36"W	83.19'	83.23'
C31	475.00'	001°25'15"	N37°06'15"W	11.78'	11.78'
C32	475.00'	006°47'59"	N41°12'52"W	58.34'	58.37'
C33	475.00'	006°52'32"	N48°03'07"W	56.97'	57.00'
C34	475.00'	006°52'32"	N54°55'39"W	56.97'	57.00'
C35	475.00'	006°52'32"	N61°48'11"W	56.97'	57.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C36	475.00'	004°24'42"	N67°26'47"W	36.55'	36.57'
C37	59.00'	038°41'09"	N84°19'52"W	39.08'	39.84'
C38	59.00'	028°04'07"	N50°57'14"W	28.62'	28.90'
C39	59.00'	030°05'29"	N21°52'26"W	30.63'	30.99'
C40	59.00'	030°05'29"	N08°13'03"E	30.63'	30.99'
C41	59.00'	030°05'29"	N38°18'32"E	30.63'	30.99'
C42	59.00'	030°05'29"	N68°24'01"E	30.63'	30.99'
C43	59.00'	031°41'31"	S80°42'29"E	32.22'	32.63'
C44	59.00'	053°00'45"	S38°21'22"E	52.66'	54.59'
C45	59.00'	018°19'50"	S02°41'04"E	18.80'	18.88'
C46	325.00'	004°17'42"	N32°35'34"E	24.36'	24.36'
C47	325.00'	007°28'24"	N38°28'37"E	42.36'	42.39'
C48	325.00'	007°38'56"	N46°02'17"E	43.36'	43.39'
C49	325.00'	007°28'07"	N53°35'49"E	42.33'	42.36'
C50	325.00'	007°28'42"	N61°04'13"E	42.39'	42.42'
C51	325.00'	007°17'17"	N88°27'12"E	41.31'	41.34'
C52	325.00'	007°39'31"	N75°55'36"E	43.41'	43.44'
C53	325.00'	007°28'07"	N83°29'26"E	42.33'	42.36'
C54	325.00'	010°39'20"	S87°26'52"E	60.35'	60.44'
C55	325.00'	007°31'32"	S78°21'25"E	42.66'	42.69'
C56	200.00'	004°39'58"	S72°15'40"E	16.28'	16.29'
C57	200.00'	011°43'11"	S84°04'08"E	40.84'	40.91'
C58	200.00'	011°19'02"	S52°33'00"E	39.44'	39.50'
C59	200.00'	002°04'36"	S45°51'10"E	7.25'	7.25'
C60	59.00'	057°04'07"	S73°59'14"E	56.37'	58.77'
C61	59.00'	032°47'55"	S29°03'14"E	33.31'	33.77'
C62	59.00'	032°38'13"	S03°39'50"W	33.16'	33.61'
C63	59.00'	035°10'45"	S37°34'19"W	35.66'	36.23'
C64	59.00'	047°43'52"	S79°01'37"W	47.74'	49.15'
C65	525.00'	004°09'31"	S51°02'35"E	38.10'	38.10'
C66	525.00'	004°20'27"	S55°17'34"E	39.78'	39.77'



DETAIL "D"

C/E EASEMENT
NOT-TO-SCALE

STATE OF ARIZONA
COUNTY OF MARICOPA

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

OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 823-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

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.

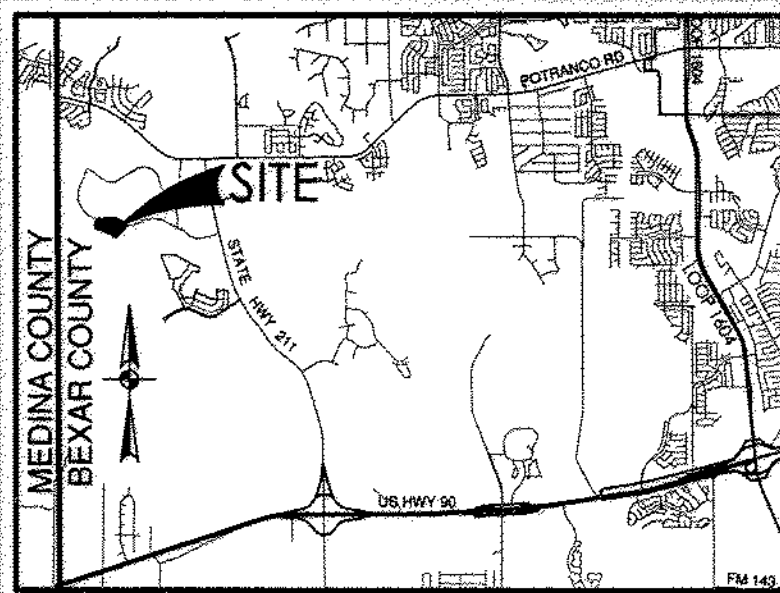
OWNER/DEVELOPER: JOE HERNANDEZ (PORTION OF OFF-SITE SEWER EASEMENT)
KB HOMES
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C67	525.00'	004°43'23"	S59°49'28"E	43.26'	43.28'
C68	525.00'	005°52'27"	S65°07'23"E	53.80'	53.82'
C69	525.00'	001°35'32"	S68°51'22"E	14.59'	14.59'
C70	275.00'	021°23'56"	N41°08'41"E	102.11'	102.71'
C71	275.00'	015°42'48"	S59°42'03"W	75.18'	75.42'
C72	275.00'	015°42'48"	S75°24'52"W	75.18'	75.42'
C73	275.00'	015°42'48"	N88°52'18"W	75.18'	75.42'
C74	275.00'	006°25'14"	N77°48'16"W	30.80'	30.82'
C75	150.00'	007°59'48"	N70°35'45"W	20.92'	20.94'
C76	150.00'	021°46'58"	N55°42'22"W	56.69'	57.03'
C77	743.00'	012°03'59"	N56°57'00"W	156.19'	156.48'
C78	743.00'	008°49'56"	S67°23'58"E	114.42'	114.53'
C79	15.00'	020°31'44"	N88°52'15"E	17.32'	18.46'
C80	15.00'	018°28'16"	S46°07'45"E	5.07'	5.10'
C81	645.00'	002°57'11"	S52°07'47"W	33.24'	33.24'
C82	150.00'	023°58'10"	S59°30'44"E	57.16'	57.52'
C83	715.00'	005°59'24"	N40°39'30"E	248.19'	249.46'
C84	715.00'	004°19'26"	N46°29'29"E	53.95'	53.96'
C85	645.00'	004°19'26"	S48°29'29"W	48.66'	48.68'
C86	645.00'	000°34'28"	S63°19'10"W	6.46'	6.46'
C87	470.00'	034°47'29"	S36°12'38"W	281.03'	285.39'
C88	480.00'	034°47'29"	N36°12'38"E	287.01'	291.47'
C89	743.00'	001°06'32"	S72°22'11"E	14.38'	14.38'
C90	470.00'	008°13'23"	N49°29'41"E	67.40'	67.45'
C91	715.00'	008°21'29"	N42°09'02"E	104.21'	104.30'
C92	645.00'	007°21'11"	N42°39'11"E	82.72'	82.78'
C93	400.00'	003°33'59"	S51°49'25"W	24.89'	24.89'
C94	645.00'	007°16'37"	N49°58'04"E	81.86'	81.92'
C95	635.00'	007°16'37"	S49°58'04"W	80.59'	80.65'
C96	743.00'	031°10'08"	S86°57'47"W	399.23'	404.19'
C97	645.00'	014°37'48"	N46°17'29"E	164.25'	164.69'



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	TELE	TELEPHONE
CATV	CABLE TELEVISION	VAR	VARIABLE WIDTH
CB	COUNTY BLOCK	WD	WIDE
CV	CLEAR VISION		REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		FOUND MONUMENTATION
VOL	VOLUME		FOUND MONUMENTATION

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (1.918 ACRES, OFF-LOT)
- 12' SANITARY SEWER EASEMENT (0.083 OF AN ACRE, OFF-LOT)
- 20' BUILDING SETBACK
- 10' BUILDING SETBACK
- 15' PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.150 OF AN ACRE, OFF-LOT)
- VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.082 OF AN ACRE, OFF-LOT)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.162 ACRES, OFF-LOT)
- 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.606 OF AN ACRE, OFF-LOT)
- 12' SANITARY SEWER EASEMENT (0.130 OF AN ACRE, OFF-LOT)
- 14' DRAINAGE AND ELECTRICAL EASEMENT (VOL 9521, PG 153-163 DPR)
- DRAINAGE EASEMENT (VOL 9521, PG 153-163 DPR)
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715, PG 1915-1921 OPR)
- 12' WIDTH TELEPHONE AND CABLE TV EASEMENT (VOL 17715, PG 1929-1937 OPR)
- 16' SANITARY SEWER EASEMENT (VOL 17715, PG 1938-1946 OPR)
- 16' SANITARY SEWER EASEMENT (VOL 4527, PG 1637-1658 OPR)

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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR SURGING WIRES, CABLES, COILS, FIBERS OR TRANSFORMERS, EACH WITH ITS NECESSARY AFFURANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH EXCHANGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR AFFURANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

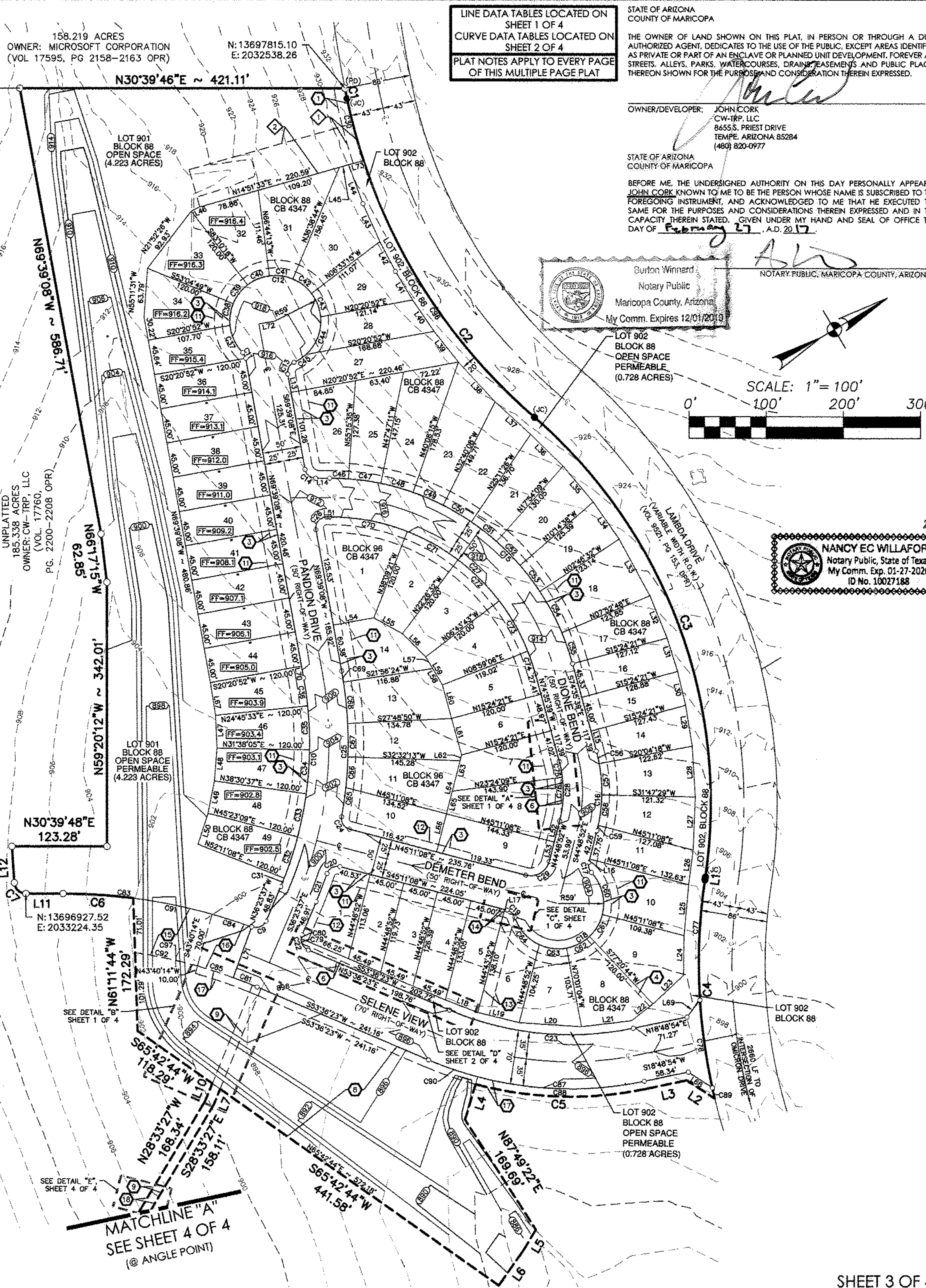
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Cara C. Tackett
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.

John C. Tackett
REGISTERED PROFESSIONAL LAND SURVEYOR



LINE DATA TABLES LOCATED ON SHEET 1 OF 4
CURVE DATA TABLES LOCATED ON SHEET 2 OF 4
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF ARIZONA
COUNTY OF MARICOPA

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

OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8455 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.

Burton Winward
Notary Public
Maricopa County, Arizona
My Comm. Expires 12/01/2019

LOT 902
BLOCK 88
OPEN SPACE
PERMEABLE
(0.728 ACRES)

NANCY EC WILLAFORD
Notary Public, State of Texas
My Comm. Exp. 01-27-2020
ID No. 10027188

PLAT NUMBER 160474

SUBDIVISION PLAT OF TEXAS RESEARCH PARK UNIT-4

BEING A TOTAL OF 21.187 ACRE TRACT OF LAND OUT OF A 185.338 ACRE TRACT OF LAND CONVEYED TO CW-TRP, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4346, AND THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 80, OF THE TEXAS RESEARCH PARK UNIT 3 & 1A RECORDED IN VOLUME 9707, PAGE 53-58 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: February 20, 2017

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOE HERNANDEZ (PORTION OF OFF-SITE SEWER EASEMENT)
K8 HOMES
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.

James E. Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-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 _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 IN THE

_____ DAY OF _____, A.D. 20 _____, AT _____ M. IN THE

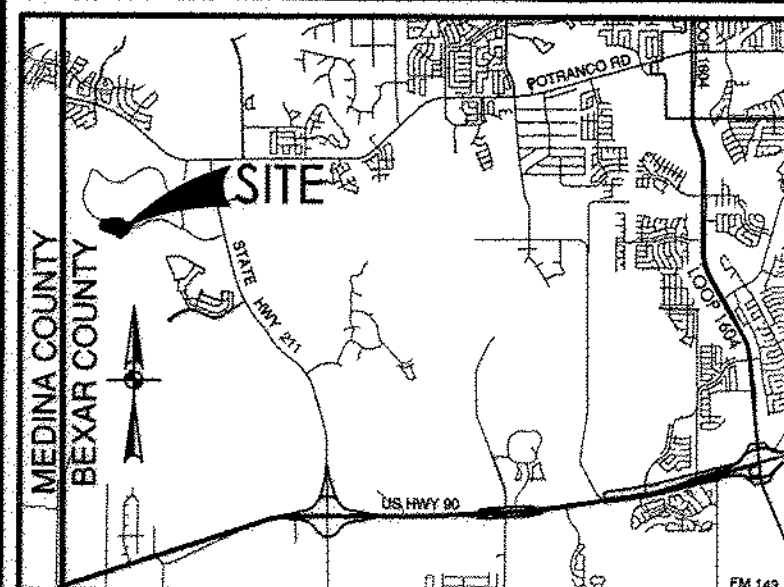
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



LOCATION MAP

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE	TELE	TELEPHONE
CATV	CABLE TELEVISION	VAR	VARIABLE WIDTH
CB	COUNTY BLOCK	"	"
CV	CLEAR VISION	"	"
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	"	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(TYPE I, II OR III)	FOUND 1/2" IRON ROD (PD) - ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	"	FOUND MONUMENTATION
VOL	VOLUME	"	FOUND MONUMENTATION
		"	MINIMUM FINISHED FLOOR ELEVATION
		"	EXISTING CONTOURS
		"	ORIGINAL SURVEY LINE

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (1.918 ACRES, OFF-LOT)
- 12' SANITARY SEWER EASEMENT (0.083 OF AN ACRE, OFF-LOT)
- 20' BUILDING SETBACK
- 10' BUILDING SETBACK
- 15' PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.150 OF AN ACRE, OFF-LOT)
- VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.082 OF AN ACRE, OFF-LOT)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.162 ACRES, OFF-LOT)
- 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED RIGHT-OF-WAY (0.606 OF AN ACRE, OFF-LOT)
- 12' SANITARY SEWER EASEMENT (0.130 OF AN ACRE OFF-LOT)
- 14' DRAINAGE AND ELECTRICAL EASEMENT (VOL 9521, PG 153-163 DPR)
- DRAINAGE EASEMENT (VOL 9521, PG 153-163 DPR)
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715, PG 1915-1921 OPR)
- 12' WIDTH TELEPHONE AND CABLE TV EASEMENT (VOL 17715, PG 1929-1937 OPR)
- 14' SANITARY SEWER EASEMENT (VOL 17715, PG 1938-1946 OPR)
- 14' SANITARY SEWER EASEMENT (VOL 4527, PG 1637-1658 OPR)

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

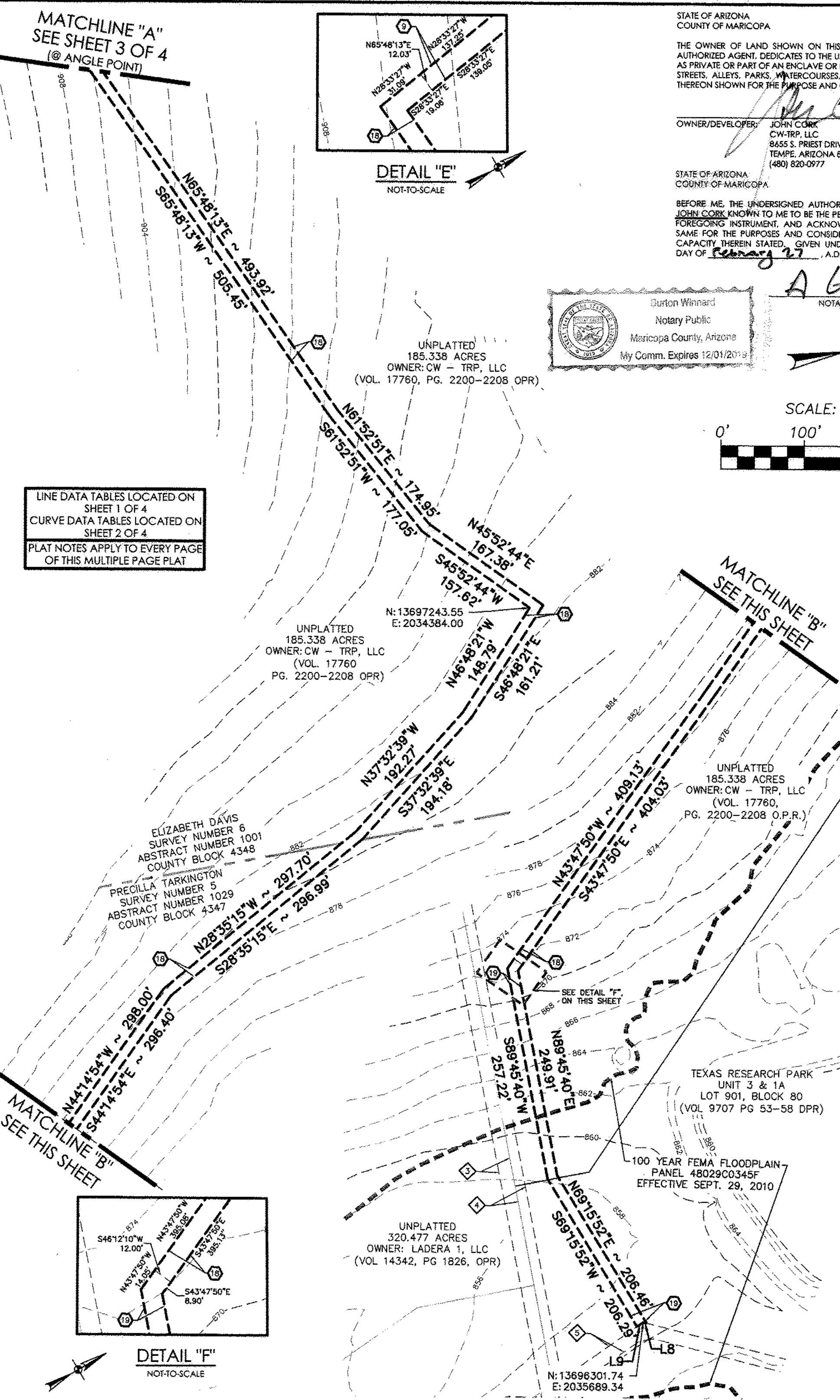
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Carla C. Tackett
LICENSED PROFESSIONAL ENGINEER

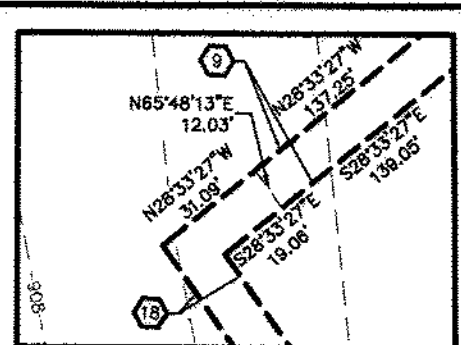
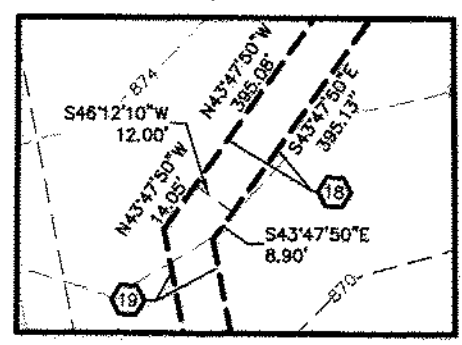
STATE OF TEXAS
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John B. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



LINE DATA TABLES LOCATED ON SHEET 1 OF 4
CURVE DATA TABLES LOCATED ON SHEET 2 OF 4
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Gurion Winnard
Notary Public
Maricopa County, Arizona
My Comm. Expires 12/01/2019

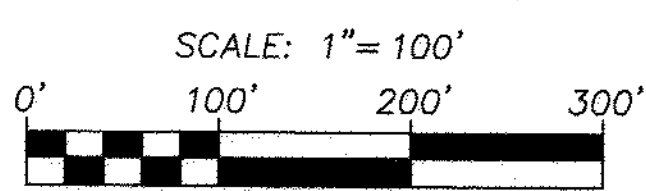
STATE OF ARIZONA
COUNTY OF MARICOPA

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OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
(480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.



NANCY EC WILLAFORD
Notary Public, State of Texas
My Comm. Exp. 01-27-2020
ID No. 15027188

PLAT NUMBER 160474

SUBDIVISION PLAT OF TEXAS RESEARCH PARK UNIT-4

BEING A TOTAL OF 21.187 ACRE TRACT OF LAND OUT OF A 185.338 ACRE TRACT OF LAND CONVEYED TO CW-TRP, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, COUNTY BLOCK 4347 OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 80, OF THE TEXAS RESEARCH PARK UNIT 3 & 1A RECORDED IN VOLUME 9707, PAGE 53-58 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028600

DATE OF PREPARATION: February 20, 2017

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: JOE HERNANDEZ (PORTION OF OFF-SITE SEWER EASEMENT)
KB HOMES
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 308-1316

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 27, A.D. 2017.

Joe Hernandez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT OF TEXAS RESEARCH PARK UNIT-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 _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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