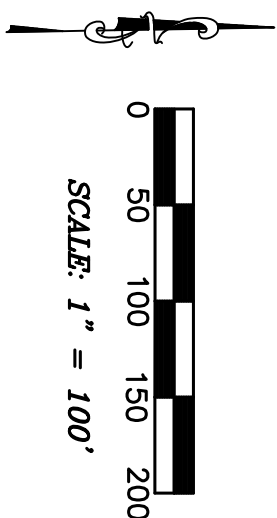


PLAT NO. 170048

Subdivision Plat
Establishing
TRUEVINE BRAUN
SUBDIVISION

BEING A TOTAL OF 4.692 ACRES
ESTABLISHING LOTS 11-13, BLOCK 12,
NCB 15663, AS DESCRIBED IN VOLUME
18157, PAGE 88, OF THE REAL
PROPERTY RECORDS OF BEXAR COUNTY,
TEXAS



RICHTER
RESOURCES, INC.

REAL PROPERTY DEVELOPMENT SERVICES
Real Estate • Site Development • Building Design
San Antonio and the Coastal Bend, Texas
(210) 832-0000 • Fax (210) 545-1439 • email: richter@rttexas.com

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC A DULY AUTHORIZED AND DEDICATED HIGHWAY OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER:
MATTHEW KERRELE
TRUEVINE ESTATES, LLC
410 CARSON HILL
SAN ANTONIO, TEXAS 78251

AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW KERRELE, 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 _____, A.D., ____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF TRUEVINE BRAUN SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AS DESCRIBED IN VOLUME 18157, PAGE 88, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: _____
DEPUTY

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

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

SAMS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 888 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTES:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS. ANY OBSTRUCTIONS SHALL BE REMOVED OR MODIFIED TO THE TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

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

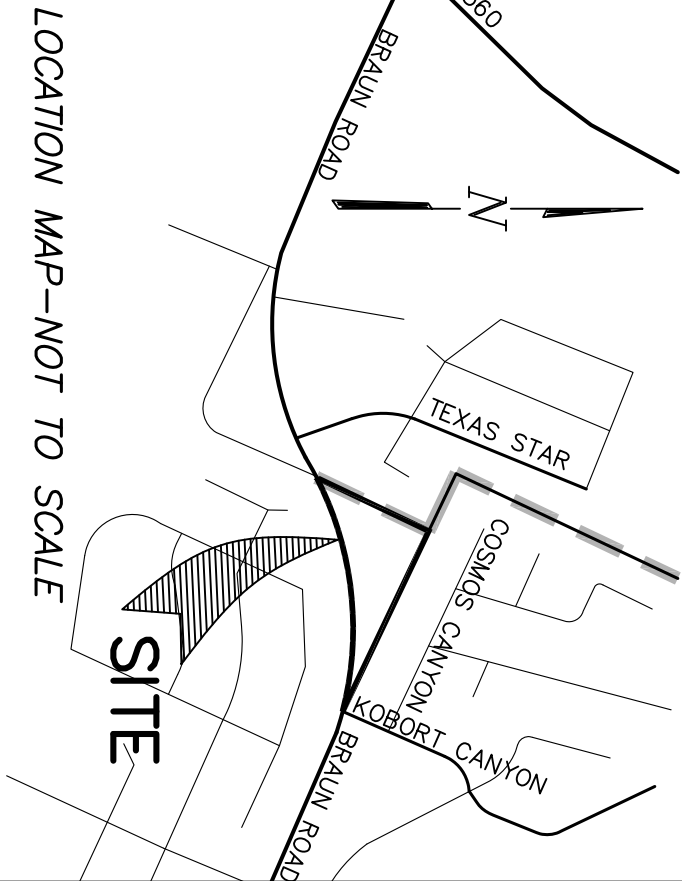
OPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PARITOLING, AND ERECTING EASING, OR PROVIDING SERVICE TO THE PUBLIC. THESE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY, TEXAS, 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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 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.

FIRE LANE EASEMENT:
THE FIRE LANE OR INGRESS/EGRESS SHARED CROSS EASEMENT MAY NOT BE REMOVED FROM THE PLAT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES AND THE FIRE MARSHAL.

SHARED ACCESS NOTE: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (f) (3).



LEGEND

- 1/2" IRON ROD FOUND AT CORNER
- 1/2" IRON ROD WITH CAP MARKED "MBC ENGINEERS" SET AT CORNER
- ⦿ TxDOT ALUM. CAP MONUMENT
- 975 — EXISTING CONTOURS
- 974 — PROPOSED CONTOURS
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- DPR. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- RPR. REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

SURVEY NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, GRID BEARING.
2. ELEVATIONS ARE BASED ON N.G.S. DATUM (NGVD 86).
3. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.

T C BAILEY ENGINEERING Inc.
SAN ANTONIO, TEXAS
828-301-8127



STATE OF TEXAS
COUNTY OF BEXAR

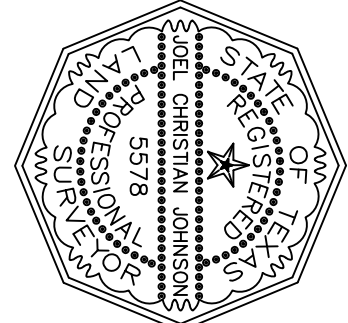
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE REQUIREMENTS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



MACHINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
11055 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. 7-784 & T.B.P.L.S. 10011700

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:



JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578

CERTIFICATE BY CITY OF HELOTES ENGINEER

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AT TO WHICH HIS APPROVAL IS REQUIRED.

CITY OF HELOTES ENGINEER

APPROVAL OF CITY OF HELOTES PLANNING AND ZONING COMMISSION:

THIS PLAT OF TRUEVINE BRAUN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

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

BY: _____
CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION

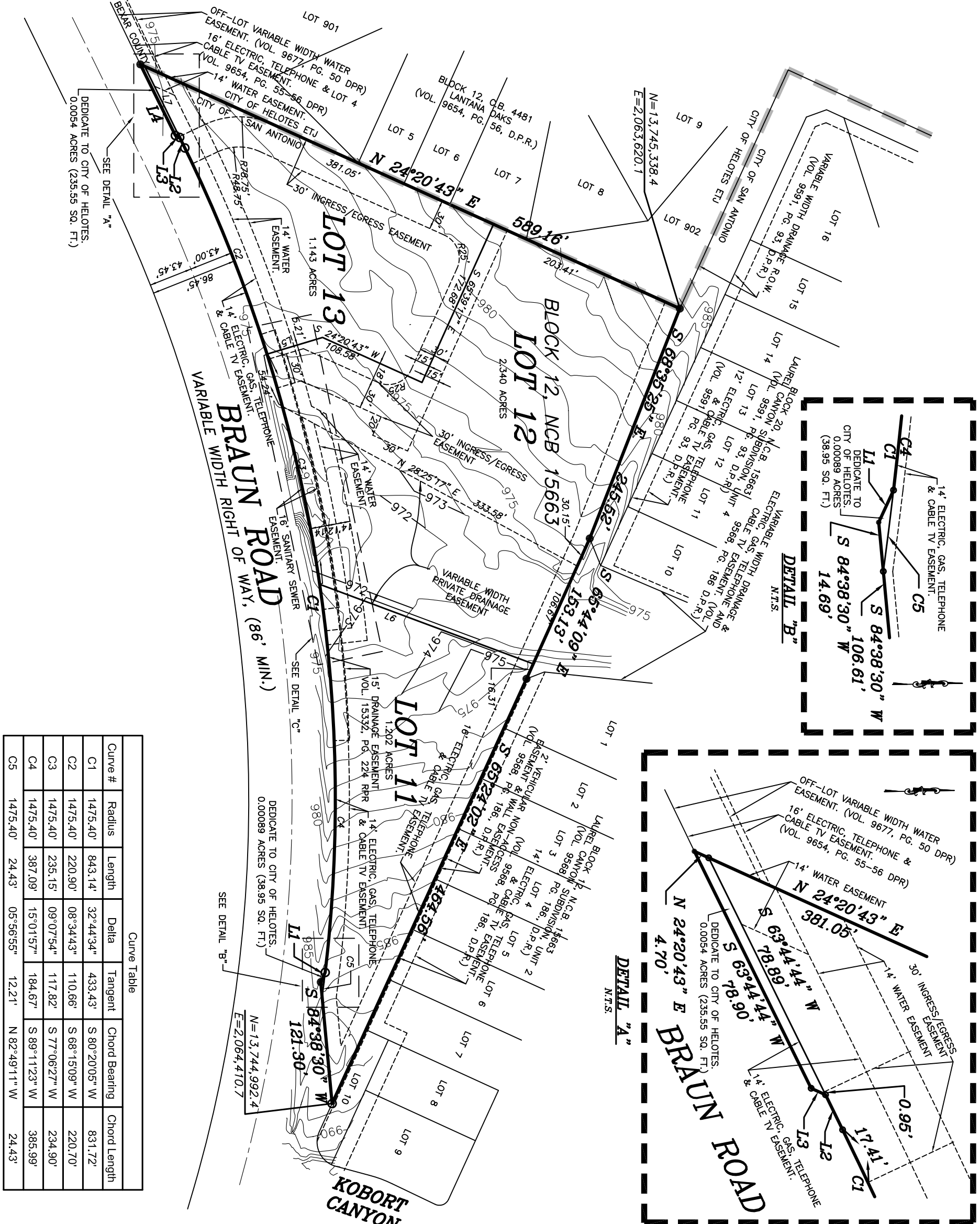
APPROVAL OF CITY OF HELOTES CITY COUNCIL:

THIS PLAT OF TRUEVINE BRAUN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
SECRETARY



Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Bearing
C1	1475.40'	843.14'	32°44'34"	433.43'	S 80°20'05" W
C2	1475.40'	220.90'	08°34'43"	110.66'	S 68°15'09" W
C3	1475.40'	235.15'	09°07'54"	117.82'	S 77°06'27" W
C4	1475.40'	387.09'	15°01'57"	194.67'	S 89°11'23" W
C5	1475.40'	24.43'	05°36'55"	12.21'	N 82°49'11" W

Line Table	
Line #	Bearing
L1	N 65°16'50" W
L2	S 63°37'48" W
L3	S 24°18'28" W
L4	S 63°44'44" W
L5	S 16°40'24" E
L6	N 20°24'46" E
L7	S 63°44'44" W

