

LOCATION MAP NOT TO SCALE

KEY NOTES:

- VAR. WD. PRIVATE DRAINAGE ESMT.
- 25'x25' SANITARY SEWER TURNAROUND ESMT. (0.014 ACRES)
- 16' PRIVATE SAN. SWR. ESMT. (0.090 ACRES)
- 14' ELEC., GAS, TEL. & CATV ESMT.
- 10' ELEC. ESMT.
- 20' EMERGENCY INGRESS/EGRESS VEHICULAR ACCESS ESMT.
- 30' EMERGENCY INGRESS/EGRESS VEHICULAR ACCESS ESMT.
- 15' PRIVATE DRAINAGE ESMT.
- 10' DRAINAGE ESMT.
- 20' x 20' WATER ESMT.
- 14' ELEC., GAS, TEL., CATV & WATER ESMT. (VOL. 9699, PG. 113 DPR)
- VAR. WD. WATER ESMT. (VOL. 9699, PG. 113 DPR)
- 16' SAN. SWR. ESMT. (VOL. 9695, PG. 28 DPR)
- INGRESS/EGRESS ESMT. (VOL. 9699, PG. 113 DPR)
- VAR. WD. PUBLIC DRAINAGE ESMT. (VOL. 9699, PG. 113 DPR)
- VAR. WD. SAN. SWR. ESMT. (VOL. 9699, PG. 113 DPR)
- 16' OFF-LOT SAN. SWR. ESMT. (VOL. 9699, PG. 113 DPR)
- 14' ELEC., GAS, TEL. & CATV ESMT. (VOL. 9695, PG. 28 DPR)
- VAR. WD. DRAINAGE ESMT. (VOL. 9534, PG. 203 DPR)
- 25' BSL (VOL. 9541, PG. 20 DPR)
- REMAINING PORTION OF LOT 13, BLOCK 1, N.C.B. 15911 GREENTREE VILLAGE PARK MOBILE HOME PARK (VOL. 9534, PG. 203 DPR)
- OWNER: ROCKPORT FAMILY PARTNERSHIP, LTD. (VOL. 10232, PG. 859 DPR)
- PORTION OF A 16' SAN. SWR. ESMT. (0.029 AC.) (VOL. 9695, PG. 28 DPR)
- DRAINAGE ESMT. (0.0170 AC.) (VOL. 9695, PG. 28 DPR OFF-LOT)
- PRIVATE DRAINAGE ESMT. (0.5375 AC.) (VOL. 9695, PG. 28 DPR OFF-LOT)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT O'CONNOR BUSINESS PARK ONE, I.D. No. 140147 WHICH IS RECORDED IN VOLUME 9695, PAGE 28, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

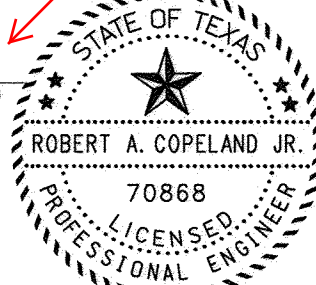
SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF October, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6/18/21

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 70868



CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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 ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

IMPACT FEE PAYMENT DUE:

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.

WASTEWATER EDU NOTE:

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

STORM WATER DETENTION NOTE:

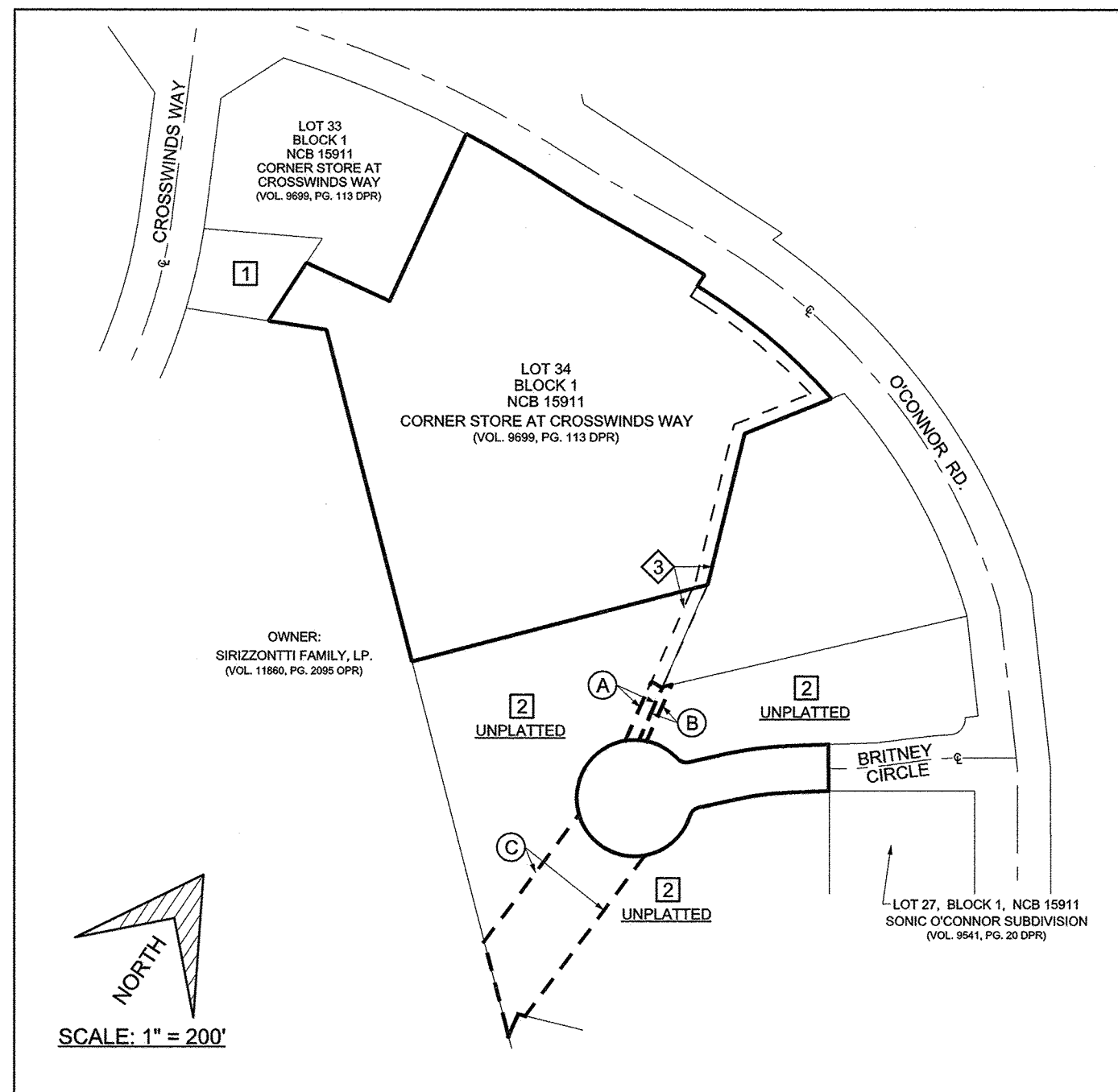
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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.

LEGEND:

- | | |
|--|--|
| ELEC. | — ELECTRIC |
| TEL. | — TELEPHONE |
| CATV | — CABLE TELEVISION |
| SAN. SWR. | — SANITARY SEWER |
| ESMT. | — EASEMENT |
| R.O.W. | — RIGHT-OF-WAY |
| N.C.B. | — NEW CITY BLOCK |
| VOL. | — VOLUME |
| PG. | — PAGE |
| VAR. WD. | — VARIABLE WIDTH |
| OPR | — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| DPR | — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| MIN. | — MINIMUM |
| 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET | |
| 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) | |
| — | — CENTERLINE |
| 840 | — CONTOUR LINE |



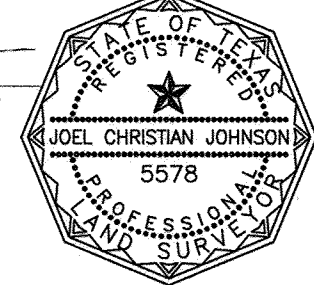
AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED IS LOT 34 (6.019 ACRES), BLOCK 1, NEW CITY BLOCK 15911, OUT OF THE CORNER STORE AT CROSSWINDS WAY SUBDIVISION, AS RECORDED IN VOLUME 9699, PAGE 113, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A DRAINAGE EASEMENT (0.0170 AC. OFF-LOT), A PRIVATE DRAINAGE EASEMENT (0.5375 AC. OFF-LOT) AND A PORTION OF A 16' SANITARY SEWER EASEMENT (0.029 AC. OFF-LOT), ALL BEING OUT OF THE O'CONNOR BUSINESS PARK ONE SUBDIVISION, AS RECORDED IN VOLUME 9695, PAGE 28, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.658 ACRE PORTION OF A STREET ROW RECORDED IN VOLUME 9695, PAGE 28, CLOSED, VACATED AND ABANDONED, A SEGMENT BRITNEY CIRCLE, IN ORDINANCE NUMBER 2017-08-31-0606, OUT OF NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 18735, PAGE 2339, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

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



PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

GENERAL NOTES:

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

SAWS HIGH PRESSURE NOTES:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

SAWS INGRESS/EGRESS NOTES:

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

SAWS INGRESS/EGRESS NOTES:

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

MAINTENANCE NOTES:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN O'CONNOR BUSINESS PARK TWO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 38, BLOCK 1.

FIRE NOTES:

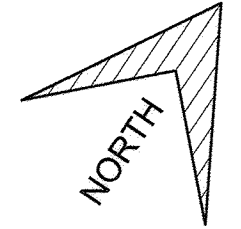
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

PLAT NO. 160166

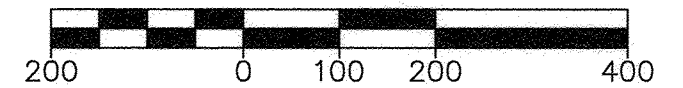
REPLAT & SUBDIVISION PLAT ESTABLISHING

O'CONNOR BUSINESS PARK TWO

BEING A TOTAL OF 12.583 ACRES, ESTABLISHING LOTS 35-39, AND LOT 901, BLOCK 1, NEW CITY BLOCK 15911, COMPRISED OF LOT 34, BLOCK 1, NEW CITY BLOCK 15911, CORNER STORE AT CROSSWINDS WAY, AS RECORDED IN VOLUME 9699, PAGE 113, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 11.349 ACRES OUT OF A TRACT OF LAND RECORDED IN VOLUME 10232, PAGE 859 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.658 ACRE TRACT, CLOSED, VACATED AND ABANDONED, IN ORDINANCE NUMBER 2017-08-31-0606, OUT OF NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 18735, PAGE 2339, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



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

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

DATE: 08/27/2016

JOB NO.: 30987/1674

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:

ROCKPORT FAMILY PARTNERSHIP, LTD.
DARREN B. CASEY
200 E. BASSE, SUITE 300
SAN ANTONIO, TEXAS 78209
TEL. NO. (210) 829-8999

OWNER

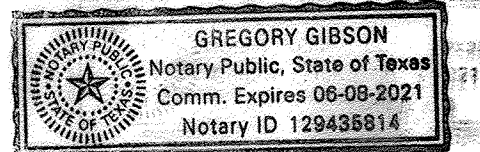
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF October, 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF O'CONNOR BUSINESS PARK TWO 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., 2017

BY:

CHAIRMAN

BY:

SECRETARY

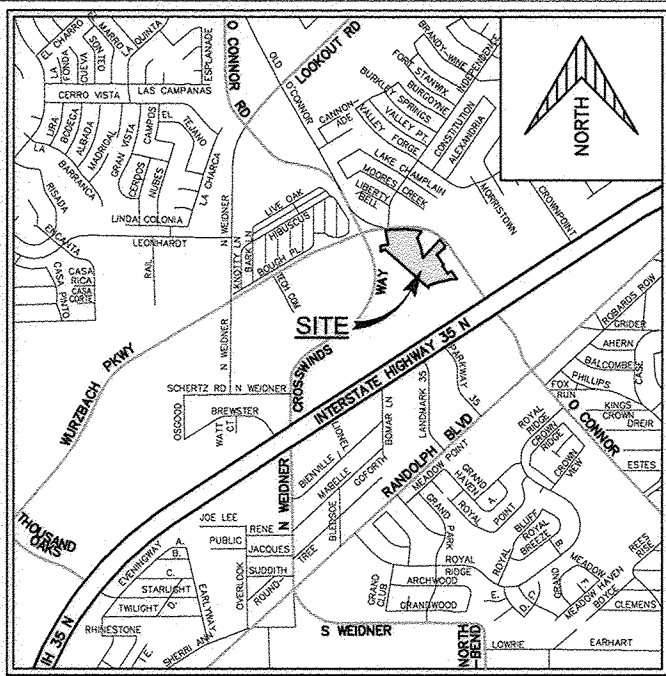
STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , A.D., 2017 AT M, AND DULY RECORDED THE DAY OF , A.D., 2017 AT M, IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE .

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: , DEPUTY



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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

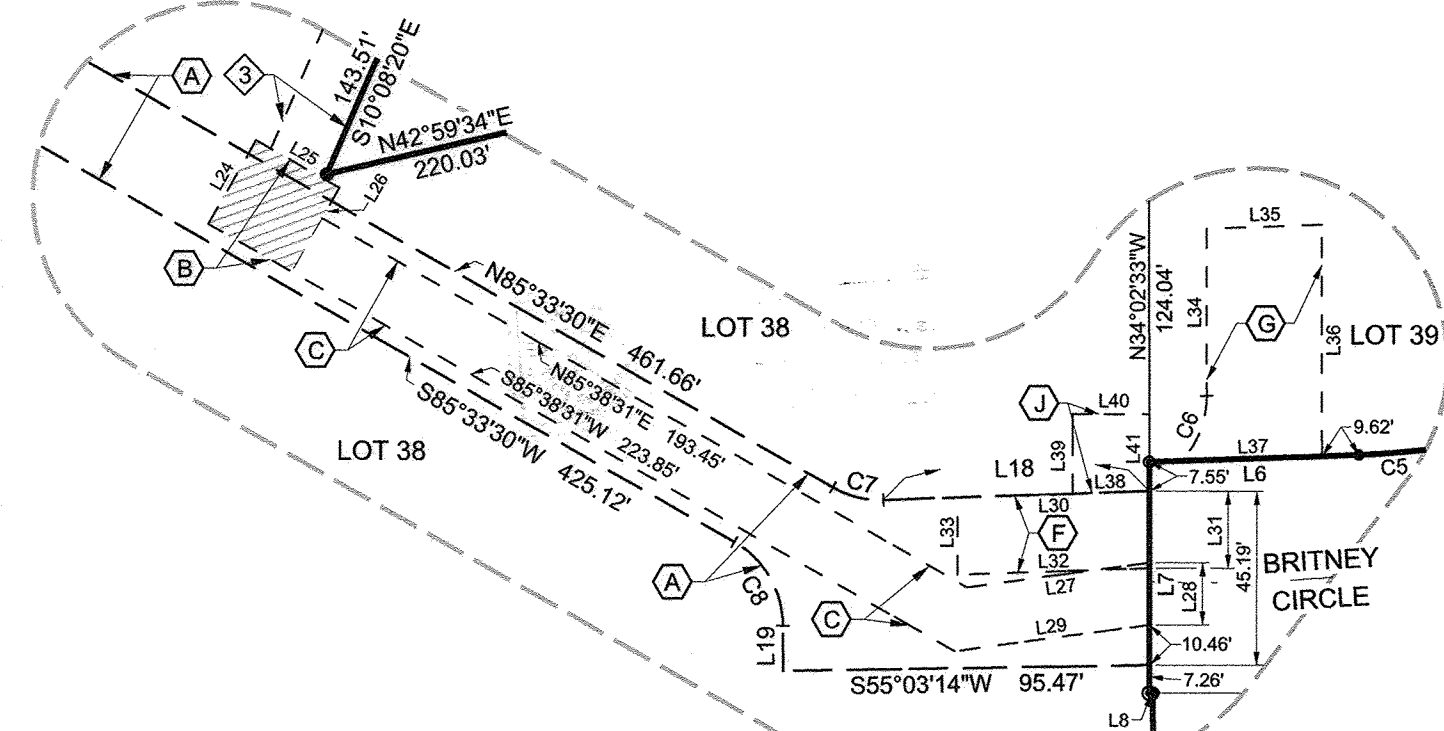
STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 70868

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	1382.50'	04°20'24"	52.38'	104.72'	N86°02'13"E	104.69'
C2	730.29'	16°32'38"	106.17'	210.87'	S83°35'15"E	210.14'
C3	20.00'	94°13'28"	21.53'	32.89'	S06°44'20"W	29.31'
C4	430.00'	05°33'56"	20.90'	41.77'	S51°04'05"W	41.75'
C5	200.00'	05°45'12"	10.05'	20.08'	S51°09'43"W	20.07'
C6	25.00'	42°22'17"	9.69'	18.49'	N12°51'25"W	18.07'
C7	25.00'	31°31'11"	7.06'	13.75'	N69°47'54"E	13.58'
C8	25.00'	60°18'56"	14.53'	26.53'	N64°17'02"W	25.12'
C9	50.00'	46°13'35"	21.34'	40.34'	N25°29'54"W	39.25'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	CHORD BRG.	LENGTH	NO.	CHORD BRG.	LENGTH	NO.	CHORD BRG.	LENGTH
L1	N88°32'35"E	36.97'	L15	S04°21'29"E	10.00'	L29	S48°18'11"W	51.24'
L2	S01°27'25"E	17.00'	L16	S85°38'31"W	48.09'	L30	N54°02'19"E	50.03'
L3	N88°32'35"E	16.05'	L17	N85°38'31"E	33.86'	L31	S34°02'33"E	20.01'
L4	S49°39'17"W	17.00'	L18	N54°02'19"E	69.31'	L32	S54°02'19"W	50.03'
L5	S48°17'07"W	41.21'	L19	N34°07'34"W	11.75'	L33	N34°02'33"W	20.01'
L6	S54°02'19"W	54.64'	L20	S41°06'38"W	10.00'	L34	N34°02'33"W	43.40'
L7	S34°02'33"E	60.00'	L21	S85°33'30"W	5.29'	L35	N54°02'19"E	30.02'
L8	N55°59'09"E	1.00'	L22	N02°23'06"W	24.16'	L36	S34°02'33"E	60.03'
L9	S55°59'09"W	24.81'	L23	S85°38'31"W	18.76'	L37	S54°02'19"W	36.55'
L10	N55°55'28"E	74.96'	L24	N04°21'29"W	25.00'	L38	S54°02'19"W	20.01'
L11	S10°17'41"E	31.00'	L25	N85°38'31"E	25.00'	L39	N34°02'33"W	20.67'
L12	N00°27'37"W	10.53'	L26	S04°21'29"E	9.00'	L40	N55°57'27"E	20.00'
L13	N00°48'49"W	79.22'	L27	N48°18'11"E	47.98'	L41	S34°02'33"E	20.00'
L14	N85°38'31"E	47.75'	L28	S34°02'33"E	16.14'			



DETAIL "A"
N.T.S.

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CPS NOTES:

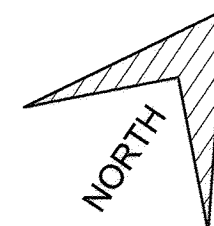
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PLAT NO. 160166

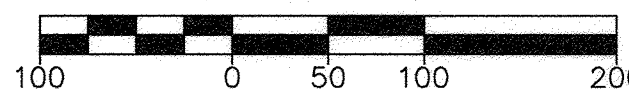
REPLAT & SUBDIVISION PLAT
ESTABLISHING

O'CONNOR BUSINESS PARK TWO

BEING A TOTAL OF 12.583 ACRES, ESTABLISHING LOTS 35-39, AND LOT 901, BLOCK 1, NEW CITY BLOCK 15911, COMPRISED OF LOT 34, BLOCK 1, NEW CITY BLOCK 15911, CORNER STORE AT CROSSWINDS WAY, AS RECORDED IN VOLUME 9699, PAGE 113, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 11.349 ACRES OUT OF A TRACT OF LAND RECORDED IN VOLUME 10232, PAGE 859 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.658 ACRE TRACT, CLOSED, VACATED AND ABANDONED, IN ORDINANCE NUMBER 2017-08-31-0606, OUT OF NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 18735, PAGE 2339, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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

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

DATE: 06/27/2016

JOB NO.: 309871674

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:

ROCKPORT FAMILY PARTNERSHIP, LTD.
DARREN B. CASEY
200 E. BASSE, SUITE 300
SAN ANTONIO, TEXAS 78209
TEL. NO. (210) 829-8999

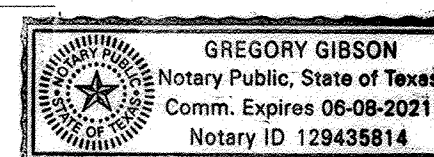
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF October, 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF O'CONNOR BUSINESS PARK TWO 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., 2017

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , A.D., 2017 AT M, AND DULY RECORDED THE DAY OF , A.D., 2017 AT M, IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE .

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY