

PLAT NUMBER 120413**REPLAT & SUBDIVISION PLAT
ESTABLISHING
SENTRY GATEWAY,
BUILDING 300**

ESTABLISHING LOTS 6 AND 12, BLOCK 2, NEW CITY BLOCK 16955, BEING 13.456 ACRES COMPRISED OF 1.787 ACRES KNOWN AS LOT 999, BLOCK 2, NEW CITY BLOCK 16955, OF THE SENTRY GATEWAY, BUILDING 200 SUBDIVISION RECORDED IN VOLUME 9642, PAGE 10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND 11.670 ACRES OUT OF THAT 31.000 ACRE TRACT CONVEYED TO COPT SAN ANTONIO II, L.P., IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13592, PAGES 1584-1590 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, IN NEW CITY BLOCK 15329, NOW ASSIGNED TO NEW CITY BLOCK 16955 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470

555 EAST RAMEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 8, 2013

STATE OF MARYLAND
COUNTY OF HOWARD

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 CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: COPT SAN ANTONIO II, L.P.
6711 COLUMBIA GATEWAY DR., SUITE 300
COLUMBIA, MD 21046
(443) 285-5400

BY: COPT SAN ANTONIO GENERAL, LLC

BY: *Wayne Lingafelter*
WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND
COUNTY OF HOWARD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE LINGAFELTER 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 19th DAY OF March, A.D. 2013.

MONIQUE Y. JONES
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
My Commission Expires 11-21-2016

Monique Y. Jones
NOTARY PUBLIC, HOWARD COUNTY, MARYLAND

THIS PLAT OF SENTRY GATEWAY, BUILDING 300 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 12 DAY OF JUNE, A.D. 2013.

BY: *John T. R...* CHAIRMAN

BY: *JPT* SECRETARY

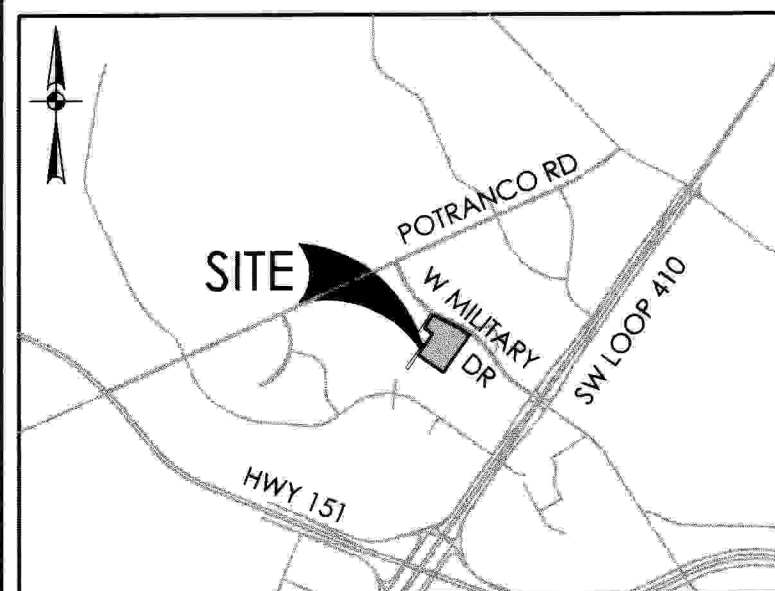
STATE OF TEXAS
COUNTY OF BEXAR

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. 2013 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 2013 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. 2013.

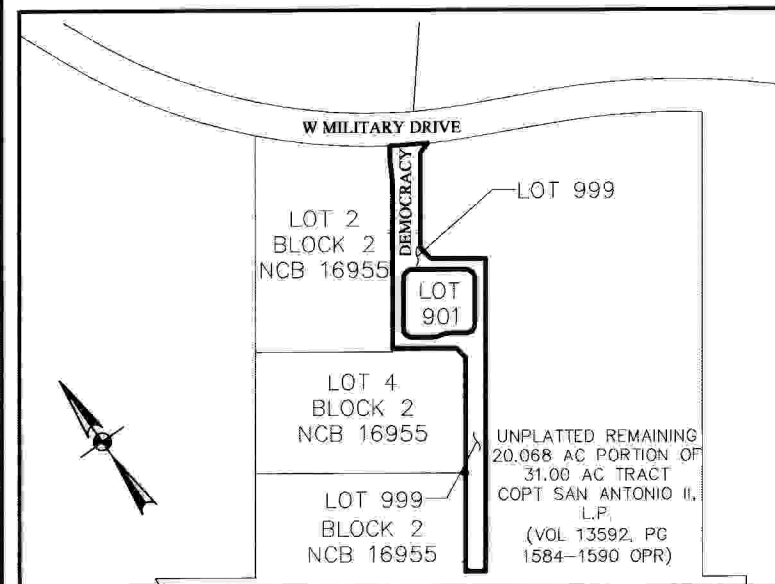
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

**LOCATION MAP**

MAPSCO MAP GRID: 613D2
NOT-TO-SCALE

**AREA BEING REPLATTED
THROUGH PUBLIC HEARING**

SCALE: 1"= 300'

1.787 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 999, BLOCK 2, NCB 16955, A VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT, OF THE SENTRY GATEWAY, BUILDING 200 SUBDIVISION RECORDED IN VOLUME 9642, PAGE 10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 (NAD 83) 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF MARYLAND
COUNTY OF HOWARD

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF SENTRY GATEWAY, BUILDING 200 (120241) WHICH IS RECORDED IN VOLUME 9642, PAGE(S) 10, 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: COPT SAN ANTONIO II, L.P.
6711 COLUMBIA GATEWAY DR., SUITE 300
COLUMBIA, MD 21046
(443) 285-5400

BY: COPT SAN ANTONIO GENERAL, LLC

BY: *Wayne Lingafelter*
WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND
COUNTY OF HOWARD

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF April, A.D. 2013.

Monique Y. Jones
NOTARY PUBLIC, AND FOR THE STATE OF MARYLAND
MY COMMISSION EXPIRES: 11-21-2016

MONIQUE Y. JONES
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
My Commission Expires 11-21-2016

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.

Matt Johnson 3/8/13
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.

Al D. L...
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. 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.
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 HEREON.

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.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1542.77'	7°58'04"	S60°45'08"E	214.37'	214.55'
C2	1957.00'	11°56'07"	S58°48'04"E	406.93'	407.66'
C3	1543.00'	3°40'57"	N58°36'36"W	99.15'	99.17'
C4	23.00'	90°00'00"	N80°14'52"E	32.53'	36.13'
C5	23.00'	90°00'00"	S09°45'08"E	32.53'	36.13'
C6	23.00'	89°59'58"	S80°14'51"W	32.53'	36.13'
C7	52.00'	2°70'36"	N68°18'58"W	24.39'	24.62'
C8	48.00'	2°70'36"	N68°18'58"W	22.51'	22.73'
C9	23.00'	89°59'57"	N09°45'06"W	32.53'	36.13'
C10	1543.00'	4°17'03"	S62°35'36"E	115.35'	115.38'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S35°15'05"W	8.48'
L2	S09°45'08"E	39.60'
L3	N35°14'52"E	29.00'
L4	N74°54'12"E	31.23'
L5	S35°14'53"W	20.00'
L6	S54°45'08"E	52.00'
L8	S54°45'08"E	140.77'
L9	S35°14'52"W	119.02'
L10	N54°45'09"W	42.67'
L11	N54°45'04"W	52.51'
L12	N35°14'52"E	130.02'
L13	N54°45'08"W	5.00'
L14	S35°14'52"W	20.00'
L15	N54°45'08"W	5.00'
L17	S35°14'52"W	189.19'
L18	N54°45'08"W	37.99'
L19	N54°45'08"W	14.00'
L20	S35°14'52"W	20.54'
L21	S35°14'52"W	170.04'
L22	N35°14'52"E	35.96'
L23	N54°45'08"W	26.31'
L24	N54°45'08"W	52.00'
L25	S35°14'52"W	190.57'
L26	N54°45'08"W	124.54'
L27	N35°14'52"E	49.96'
L28	S54°45'08"E	7.95'
L29	S62°43'21"E	2.07'
L30	S35°14'52"W	40.25'
L31	S54°45'08"E	114.54'
L32	N35°14'52"E	354.96'
L33	N09°45'08"W	32.53'
L34	N54°45'08"W	167.77'
L35	S35°14'52"W	179.19'
L36	N35°14'52"E	179.19'
L37	N28°48'08"E	62.35'
L38	N54°45'08"W	27.99'
L39	S54°45'08"E	71.00'
L40	S35°14'52"W	20.00'

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(i)(3).

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 WASTEWATER SERVICE CONNECTION.

LEGEND

- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- INT INTERSECTION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 1140--- EXISTING CONTOURS

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ 20' X 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 12' PRIVATE DRAINAGE EASEMENT
- ⑤ 16' RECYCLED WATER EASEMENT (0.067 AC OFF-LOT)
- ⑥ 10' DRAINAGE EASEMENT (0.091 OFF-LOT)
- ⑦ 20' WATER EASEMENT
- ⑧ PRIVATE VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (1.787 AC) (VOL 9642, PG 10 DPR)
- ⑨ 16' SANITARY SEWER EASEMENT
- ⑩ 15' PRIVATE DRAINAGE EASEMENT (TO SERVE LOT 901) (VOL 9642, PG 10 DPR)
- ⑪ 15' SANITARY SEWER EASEMENT (VOL 8900, PG 172-175 DPR)
- ⑫ 28' ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER EASEMENT (VOL 9517, PG 9-18 DPR)
- ⑬ 13' DRAINAGE ROW (VOL 9517, PG 9-18 DPR)
- ⑭ 14' WATER & GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL 9609, PG 117-118 DPR)
- ⑮ VARIABLE WIDTH PEDESTRIAN EASEMENT (VOL 9609, PG 117-118 DPR)

MAINTENANCE NOTE:

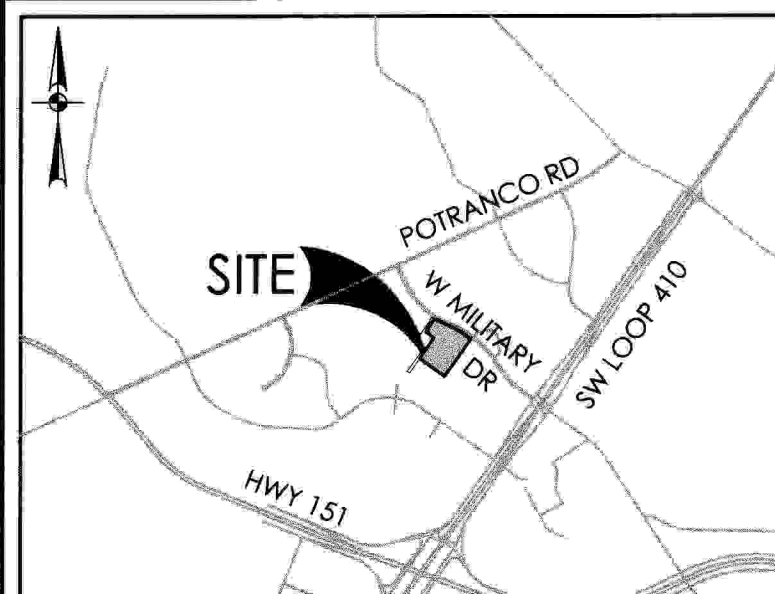
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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 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 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.

- ⑯ 20' RECYCLED WATER EASEMENT (VOL 9609, PG 117-118 DPR)
- ⑰ VARIABLE WIDTH WATER EASEMENT (VOL 9609, PG 117-118 DPR)
- ⑱ 16' X 6' WATER EASEMENT (VOL 9609, PG 117-118 DPR)
- ⑲ 25' X 25' TURNAROUND EASEMENT (VOL 9609, PG 117-118 DPR)
- ⑳ 16' SANITARY SEWER EASEMENT (VOL 9609, PG 117-118 DPR)
- ㉑ 18' STORM DRAIN EASEMENT (VOL 9609, PG 117-118 DPR)
- ㉒ 25' X 18' PRIVATE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 2 (VOL 9609, PG 117-118 DPR)
- ㉓ VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 9609, PG 117-118 DPR)
- ㉔ 20' WATER EASEMENT (VOL 9614, PG 130 DPR)
- ㉕ 25' X 25' SANITARY SEWER TURNAROUND EASEMENT (VOL 9614, PG 130 DPR)
- ㉖ VARIABLE WIDTH STORM DRAIN EASEMENT (VOL 9609, PG 117-118 DPR)
- ㉗ 16' SANITARY SEWER EASEMENT (VOL 9614, PG 130 DPR)
- ㉘ VARIABLE WIDTH ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 14679, PG 1374-1380 OPR)





LOCATION MAP
MAPSCO MAP GRID: 613D2
NOT-TO-SCALE

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 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 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.

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 HEREON.

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.

NORTHWEST CROSSROADS, UNIT 16
SUBDIVISION
LOT 11, BLK 3, NCB 18233
(VOL 9594, PG 120-122 DPR)

REMAINING PORTION OF TCC REPLAT
LOT 5, BLOCK 3, NCB 18233
(VOL 9573, PGS 191-196 DPR)

W. MILITARY DRIVE
(86' ROW)
(VOL 8900, PG 172-175-DPR)

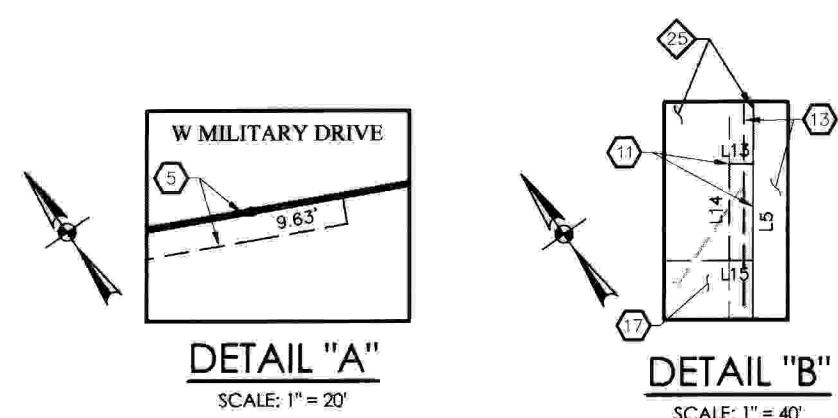
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E: 2082204.4

SCALE: 1" = 100'



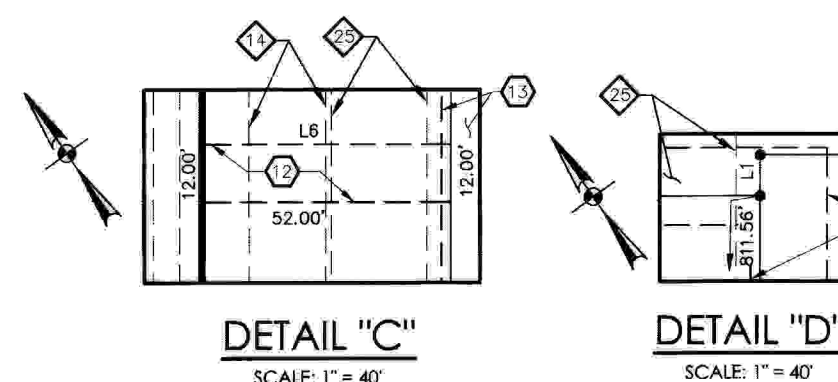
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 8, 2013



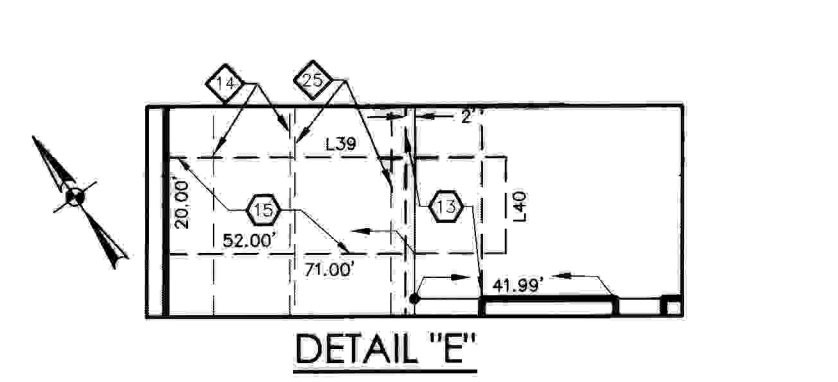
DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 40'

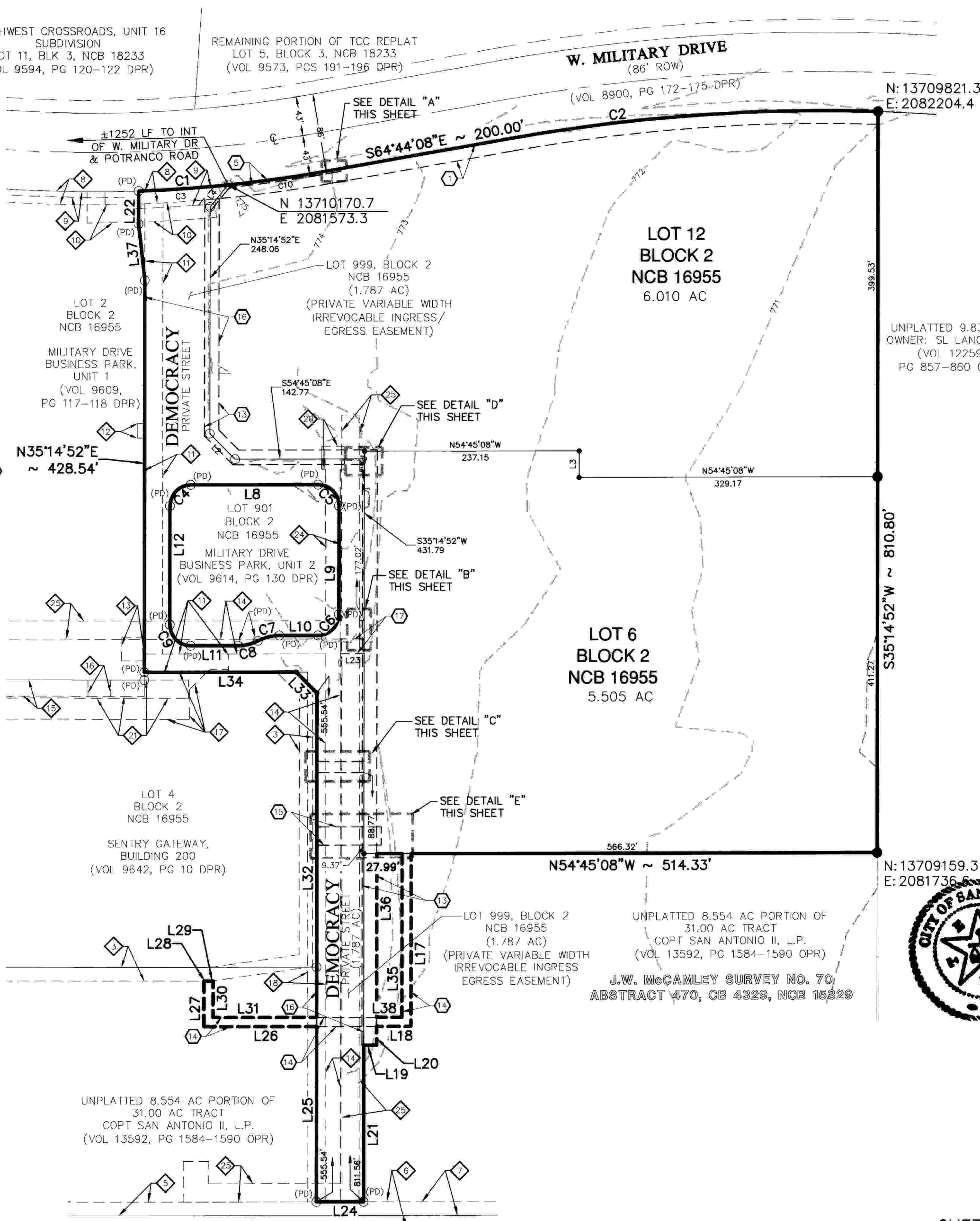


DETAIL "C"
SCALE: 1" = 40'

DETAIL "D"
SCALE: 1" = 40'



DETAIL "E"
SCALE: 1" = 40'



STATE OF MARYLAND
COUNTY OF HOWARD

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: COPT SAN ANTONIO II, L.P.
6711 COLUMBIA GATEWAY DR., SUITE 300
COLUMBIA, MD 21046
(443) 285-5400

BY: COPT SAN ANTONIO GENERAL, LLC
BY: *Wayne Lingafelter*
WAYNE LINGAFELTER, EXEC. VICE PRESIDENT

STATE OF MARYLAND
COUNTY OF HOWARD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE LINGAFELTER, 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 17th DAY OF March, A.D. 2013.

MONIQUE Y. JONES
NOTARY PUBLIC
ANNE ARUNDEL COUNTY, MD
My Commission Expires 11-21-2016

Monique Y. Jones
NOTARY PUBLIC, HOWARD COUNTY, MARYLAND

THIS PLAT OF SENTRY GATEWAY, BUILDING 300 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 12 DAY OF June, A.D. 2013.

BY: _____ CHAIRMAN

BY: *J.P.J.* 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 2

BY: _____, DEPUTY

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.

Matt Johnson 3/8/13
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 A. Johnson
REGISTERED PROFESSIONAL LAND SURVEYOR

