

LOCATION MAP

LEGEND

AC	ACRE(S)	FOUND 1/2" IRON ROD (SURVEYOR)
CB	COUNTY BLOCK	(UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	EASEMENT P.I. POINT
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	COUNTY LINE
VOL	VOLUME	EXISTING CONTOURS
PG	PAGE(S)	ORIGINAL SURVEY LINE
ROW	RIGHT-OF-WAY	MINIMUM FINISHED FLOOR ELEVATION FOR SEWER
		SEE COUNTY FINISHED FLOOR ELEVATION NOTE FOR LOTS ADJACENT TO FLOODPLAIN
		100 YEAR FEMA FLOODPLAIN PER PANEL 48029C0345F EFFECTIVE SEPTEMBER 29, 2010
		100 YEAR FLOODPLAIN PER LOMR CASE #18-06-0652P
		10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
		10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
		10' BUILDING SETBACK
		10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
		50'X20' DRAINAGE AND GRADING EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY) (OFF-LOT 0.02 AC, PERMEABLE)
		10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001 PG 8-11 PR)
		15' BUILDING SETBACK (VOL 20001 PG 8-11 PR)
		10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001 PG 1236-1238 PR)
		12' SANITARY SEWER EASEMENT (VOL 9718 PG 190-193 DPR)
		12' WIDTH TELEPHONE, ELECTRIC AND CABLE TV EASEMENT (VOL 17715 PG 1929-1937 OPR)
		(VOL 17715 PG 1938-1946 OPR)
		(VOL 17715 PG 1908-1914 OPR)
		(VOL 17715 PG 1922-1928 OPR)
		VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1915-1921 OPR)
		(VOL 17715 PG 1908-1914 OPR)
		(VOL 17715 PG 1897-1905 OPR)

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: LADERA I, LLC (50'X20' DRAINAGE AND GRADING EASEMENT)  
BY: CRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, VICE PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 1 DAY OF July, A.D. 2019.

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 CORS 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.

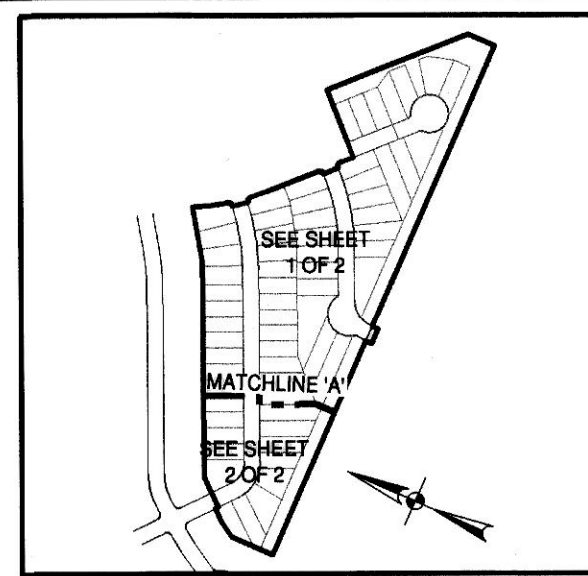
STATE OF TEXAS  
COUNTY OF BEXAR

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.

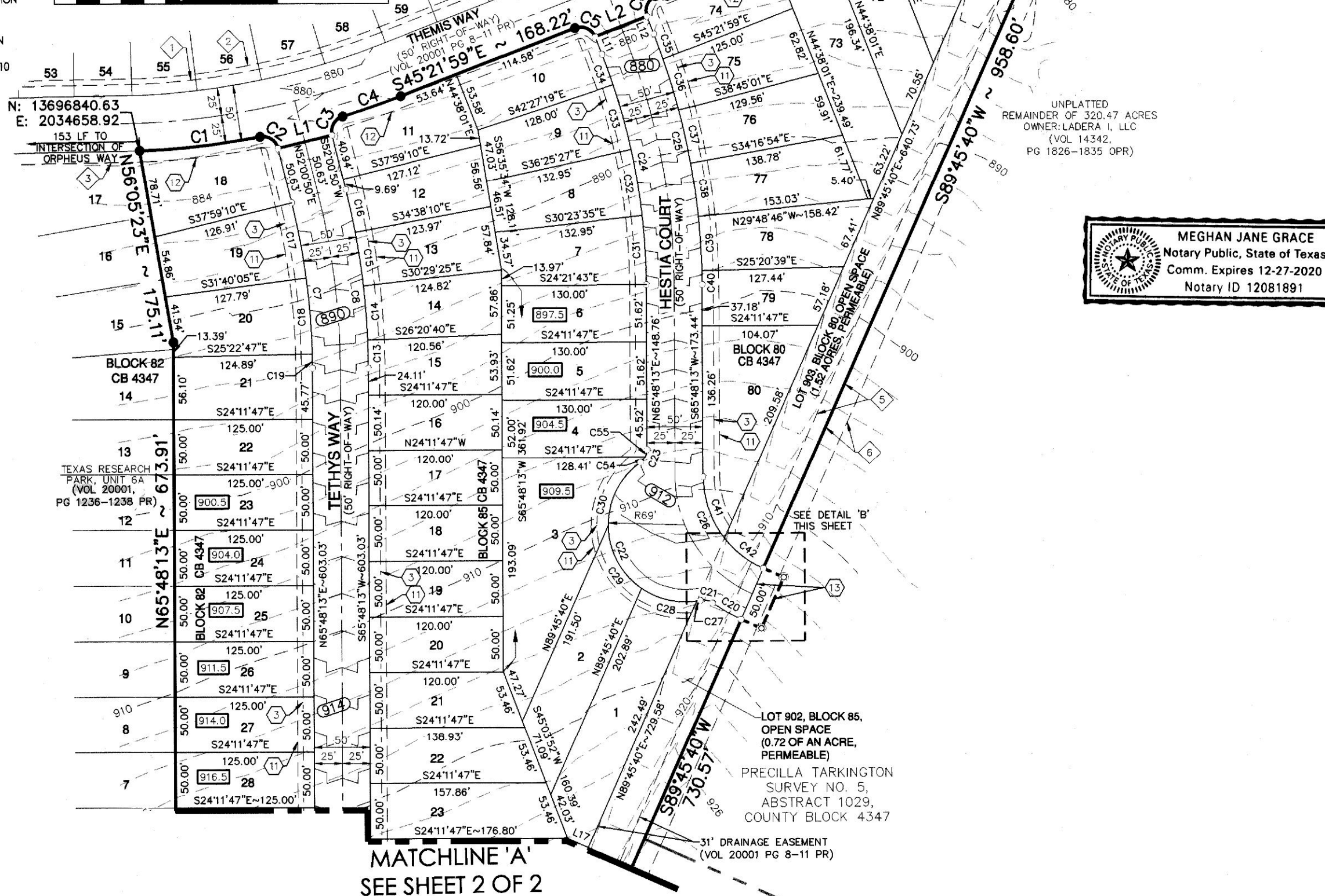
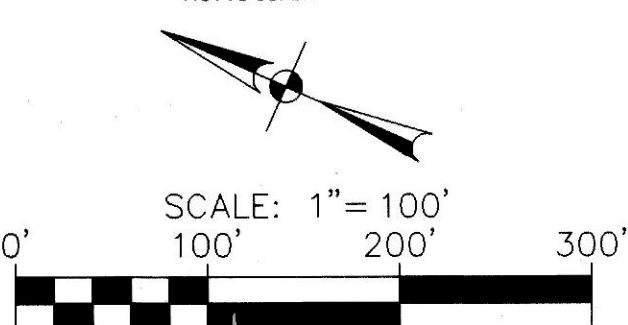
STATE OF TEXAS  
COUNTY OF BEXAR

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.

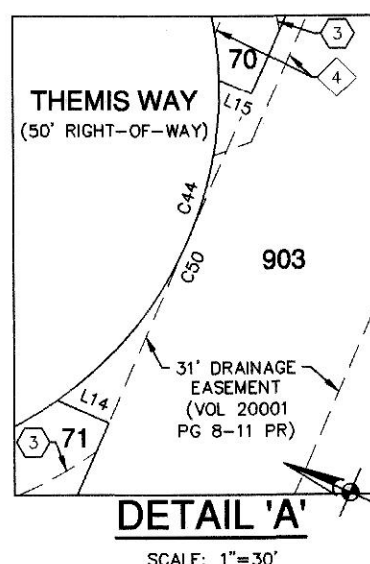
*J. Buchanan* 08/08/2019  
REGISTERED PROFESSIONAL LAND SURVEYOR



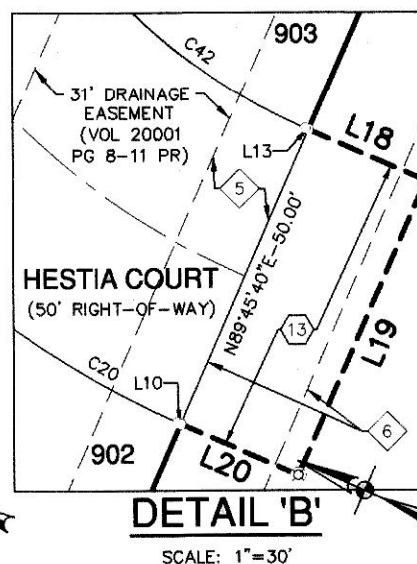
INDEX MAP



MATCHLINE 'A'  
SEE SHEET 2 OF 2



DETAIL 'A'



DETAIL 'B'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 2 OF 2

SHEET 1 OF 2

PLAT NUMBER 180615  
SUBDIVISION PLAT  
OF  
TEXAS RESEARCH PARK UNIT-6B

BEING A TOTAL OF A 15.57 ACRE TRACT OF LAND OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, OUT OF A 320.477 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGES 1826-1835, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 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  
TXPE FIRM REGISTRATION #470 | TDEPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 3, 2019

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  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
TEL. NO. (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 17 DAY OF July, A.D. 2019.

*Meghan Jane Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-6B 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

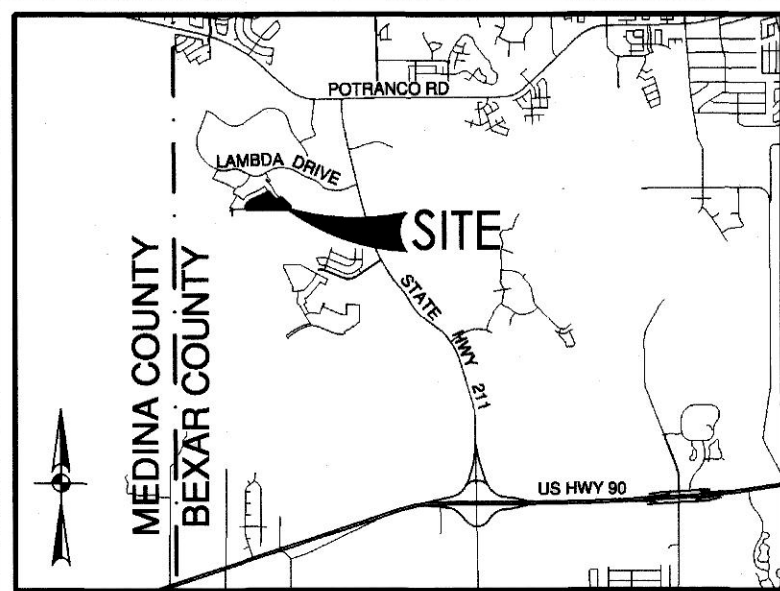
COUNTY CLERK, BEXAR COUNTY, TEXAS

TEXAS RESEARCH PARK UNIT-6B

Civil Job No. 8946-11; Survey Job No. 8946-05

DATE: 7/3/2019 12:41 PM USER: jh.dawson  
FILE: N894611.Dwg (Plat) 894611.dwg





### LOCATION MAP

NOT-TO-SCALE

### LEGEND

- AC ACRE(S)  
CB COUNTY BLOCK  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL VOLUME  
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ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD (PD)  
EASEMENT P.I. POINT  
COUNTY LINE  
EXISTING CONTOURS  
ORIGINAL SURVEY LINE  
MINIMUM FINISHED FLOOR ELEVATION FOR SEWER  
SEE COUNTY FINISHED FLOOR ELEVATION NOTE FOR LOTS ADJACENT TO FLOODPLAIN
- 100 YEAR FEMA FLOODPLAIN PER PANEL 48029C0345F EFFECTIVE SEPTEMBER 29, 2010  
100 YEAR FLOODPLAIN PER LOMR CASE #18-06-0652P
- PROPOSED MINOR CONTOURS  
PROPOSED MAJOR CONTOURS  
EXISTING MINOR CONTOURS  
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CENTERLINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
15' BUILDING SETBACK  
10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
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VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1915-1921 OPR) (VOL 17715 PG 1906-1914 OPR) (VOL 17715 PG 1887-1905 OPR)

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: LADERA I, LLC (50'X20' DRAINAGE AND GRADING EASEMENT) BY: CIR LAND DEVELOPMENT COMPANY ITS SOLE MEMBER  
CHAD NUGENT, VICE PRESIDENT  
725 E. FREWEN LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 9 DAY OF July, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

### SURVEYOR'S NOTES:

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL. IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO FIRE DEPARTMENT DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### SAWS DEDICATION:

THE OWNER 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.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

### SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

### OPEN SPACE:

LOT 902, BLOCK 85, AND LOT 903, BLOCK 80, CB 4347, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 85, AND LOT 903, BLOCK 80, CB 4347, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2038316) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

### DRAINAGE EASEMENT ENCROACHMENTS:

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

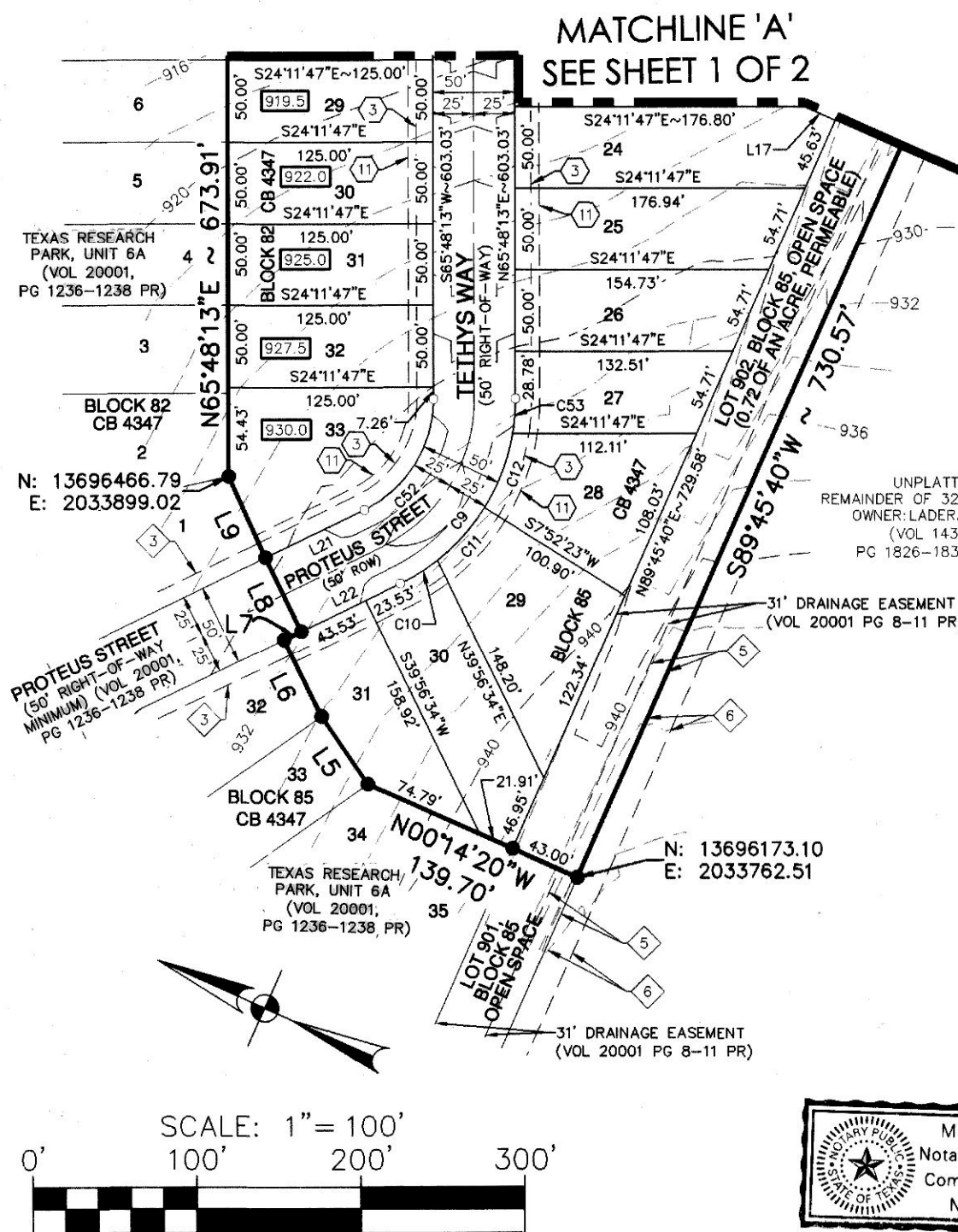
COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)  
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

### SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	725.00'	8'37"04"	S30°39'07"E	108.94'	109.05'
C2	14.00'	86°58'30"	S8°31'35"W	19.27'	21.25'
C3	14.00'	86°58'30"	S84°29'55"E	19.27'	21.25'
C4	725.00'	4°21'19"	S43°11'20"E	55.10'	55.11'
C5	14.00'	90°00'00"	S0°21'59"E	19.80'	21.99'
C6	14.00'	90°00'00"	N89°38'01"E	19.80'	21.99'
C7	625.00'	13°47'23"	N58°54'31"E	150.06'	150.42'
C8	675.00'	13°47'23"	S58°54'31"W	162.06'	162.45'
C9	125.00'	64°08'22"	S82°07'37"E	132.74'	139.93'
C10	125.00'	121°3'30"	N56°10'11"W	26.62'	26.67'
C11	125.00'	19°50'41"	N72°12'16"W	43.08'	43.29'
C12	125.00'	22°17'47"	S86°43'30"W	48.34'	48.64'
C13	675.00'	2°08'52"	S64°43'46"W	25.30'	25.30'
C14	675.00'	4°08'45"	S61°34'58"W	48.83'	48.84'
C15	675.00'	4°08'45"	S57°26'13"W	48.83'	48.84'
C16	675.00'	3°21'00"	N53°41'20"E	39.46'	39.47'
C17	625.00'	6°19'05"	N55°10'23"E	68.89'	68.92'
C18	625.00'	6°17'17"	N61°28'34"E	68.56'	68.59'
C19	625.00'	1°11'00"	N65°12'43"E	12.91'	12.91'
C20	140.00'	11°55'12"	N5°43'16"E	29.07'	29.13'
C21	14.00'	47°10'02"	N11°54'08"W	11.20'	11.53'
C22	69.00'	156°22'50"	N42°42'16"E	135.08'	188.33'
C23	14.00'	55°05'28"	S86°39'03"E	12.95'	13.46'
C24	575.00'	2°10'12"	N55°13'07"E	21.25'	21.45'
C25	625.00'	2°10'12"	S55°13'07"W	229.62'	230.93'
C26	90.00'	66°02'32"	S32°40'50"W	98.09'	103.74'
C27	69.00'	2°35'16"	S34°11'31"E	3.12'	3.12'
C28	69.00'	4°31'13"	N11°41'17"W	50.94'	52.17'
C29	69.00'	5°47'38"	N37°49'08"E	63.50'	65.99'
C30	69.00'	5°54'43"	S86°56'41"E	64.45'	67.05'
C31	575.00'	6°11'47"	N62°42'19"E	62.16'	62.19'
C32	575.00'	6°01'52"	N56°35'29"E	60.50'	60.53'
C33	575.00'	6°01'52"	N50°33'37"E	60.50'	60.53'
C34	575.00'	2°54'40"	N46°05'21"E	29.21'	29.22'
C35	625.00'	2°12'44"	S45°44'23"W	24.13'	24.13'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



MEGHAN JANE GRACE  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891

### SAWS IMPACT FEE:

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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C36	625.00'	4°24'15"	N49°02'52"E	48.03'	48.04'
C37	625.00'	4°28'07"	N53°29'03"E	48.73'	48.75'
C38	625.00'	4°28'07"	N57°57'10"E	48.73'	48.75'
C39	625.00'	4°28'07"	S62°25'17"W	48.73'	48.75'
C40	625.00'	1°08'52"	S65°13'47"W	12.52'	12.52'
C41	90.00'	37°53'01"	S46°51'42"W	58.43'	59.51'
C42	90.00'	28°09'31"	N13°50'26"E	43.79'	44.23'
C43	14.00'	69°58'22"	S80°21'10"E	16.05'	17.10'
C44	59.00'	29°32'06"	S31°22'12"W	64.77'	302.15'
C45	14.00'	43°26'44"	N23°38'37"W	10.36'	10.62'
C46	59.00'	56°00'49"	S87°19'57"E	55.41'	57.68'
C47	59.00'	25°19'13"	N46°39'56"W	25.86'	26.07'
C48	59.00'	37°48'52"	S15°05'54"E	38.24'	38.94'
C49	59.00'	60°52'55"	S34°15'00"W	59.78'	62.69'
C50	59.00'	56°46'01"	S56°55'32"E	56.09'	58.46'
C51	59.00'	56°37'16"	N30°13'53"W	55.96'	58.31'
C52	75.00'	64°08'22"	N82°07'37"W	79.64'	83.96'
C53	125.00'	9°46'24"	S70°41'25"W	21.30'	21.32'
C54	14.00'	27°31'03"	S72°51'51"E	6.66'	6.72'
C55	14.00'	27°34'25"	N79°35'25"E	6.67'	6.74'

### CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S37°59'10"E	50.00'
L2	S45°21'59"E	50.00'
L3	S45°21'59"E	42.53'
L4	N46°14'13"E	50.02'
L5	N31°44'58"E	50.01'
L6	N39°56'34"E	52.28'
L7	S50°03'26"E	11.86'
L8	N39°56'34"E	50.00'
L9	N41°30'31"E	54.38'
L10	N01°42'20"W	0.53'
L11	N44°38'01"E	16.88'
L12	S44°38'01"W	16.88'
L13	S01°42'20"E	0.53'
L14	N01°42'20"W	8.76'
L15	S01°42'20"E	5.52'
L16	N45°21'59"W	28.17'
L17	S01°42'20"E	20.44'
L18	S01°42'20"E	20.00'
L19	S89°45'40"W	50.00'
L20	N01°42'20"W	20.00'
L21	N50°03'26"W	67.06'
L22	S50°03'26"E	67.06'

### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

### LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY JONES AND CARTER AND APPROVED BY FEMA ON JULY 3, 2018 (CASE NO. 18-06-0652P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SHEET 2 OF 2

PLAT NUMBER 180615

SUBDIVISION PLAT

OF  
TEXAS RESEARCH PARK UNIT-6B

BEING A TOTAL OF A 15.57 ACRE TRACT OF LAND OUT OF A 50.880 ACRE TRACT OF LAND RECORDED IN VOLUME 18740, PAGES 1369-1379, OUT OF A 320.477 ACRE TRACT OF LAND RECORDED IN VOLUME 14342, PAGES 1826-1835, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347 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  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028600  
DATE OF PREPARATION: July 3, 2019

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  
KB HOME LONE STAR INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
TEL. NO. (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 13 DAY OF July, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TEXAS RESEARCH PARK UNIT-6B 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