AL Date 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN OUNDER MY HAND & SEAL OF OFFICE THIS 9th DAY OF Septemberto.

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

ISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO NAD83 (2011) DATUM CONVERTED TO FEET.
COORDINATES ARE GRID BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE SCALE FACTOR IS: 1.00017. BEARING ROTATION FROM GRID TO PLAT IS 00"12"25"

2.) BEARING REFERENCE IS THE EASTERLY LINE OF BRADBURY COURT UNIT 2.
3.) 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.

4.) FOR PUBLIC STREETS OUTSIDE THE SAN ANTONIO CITY LIMITS AND WITHIN BEXAR COUNTY, ALL TEMPORARY TRAFFIC CONTROL DEVICES ARE TO BE PROVIDED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE. ALL PERMANENT REGULATORY AND WARNING SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPET TO CITY SPECIFICATIONS.

5.) LOTS 901, 902 & 905, BLOCK 34, ARE LANDSCAPE BUFFERS. LOTS 903 & 904, BLOCK 34 ARE DRAINAGE AREAS.

6.) PARCEL LINE TABLE AND CURVE TABLE PROVIDED ON PG. 902 OF 902

7.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.

T

LOT

5 LOT LOT

COURT SUBP PG. 64-66

S43' 03' 37"E 28.25'-

S46' 16' 00"W 27.99'-

10

N: 13,729,223.64 E: 2,178,136.63

BAIN MEDINA BAIN, INC.
ENGINERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

63

BAX

901 (0.029 ACRE)

15' B.S.L & G.E.T.TV.

LOT

REAR P

(AS INDICATED HEREON)

SARA NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS—OF—WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, PECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE—GROUND OF BELOW—GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT OF RE—LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT—OF—WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER

OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS BE PLACED WITHIN SAID EASEMENT.

SARA DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY
THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY.
THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY
SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

SETBACK NOTE:
THE 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.

SAWS IMPACT FEE NOTE:
WATER IMPACT FEES HAVE BEEN PAID AT THE TIME OF PLATTING FOR THIS
PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR
SERVICE CONNECTION.

SIGHT CLEARANCE EASEMENT NOTE:
SIGHT CLEARANCE EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G.
STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN
THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE
AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
(AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR
LATEST REVISION THEREOF.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER
SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN
ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2338771)

BLOCK35

N88' 07' 25"W 173.04'

BATTLE GROVE

N76\* 19' 09"W 166.78'

20

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.

HERITAGE OR MITIGATION TREES 35—477(b)(5)C.

C.P.S. ENERGY 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 SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OSERVICE EASEMENT," "OVERTHANG EASEMENT," "ANCHOR EASEMENT," "OVERTHANG 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 RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT—OF—WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND 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, THEREFO, THE PROPERTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION. SHALLS WILL 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.

4. CONCRETE DRIVEWAY APPOACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES.

5. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES WHEN ONLY DIDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES WHEN ONLY DIDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV. FACILITIES WHEN ONLY

MATCHLINE

INDEX MAP

1 inch = 100 ft.
AECOM TECHNICAL SERVICES, INC. 112 EAST PECAN, SUITE 400
SAN ANTONIO, TEXAS 78205
(210)296–2000
WWW.AECOM.COM REGISTRATION NO. F-3580 DRAWN BY: RJ JOB NO. 60481110 DATE: AUG 2019

SUBDIVISION PLAT

ESTABLISHING

BRADBURY COURT

SUBDIVISION UNIT 3A

BEING A TOTAL OF 17.884 ACRES OF LAND OUT

ABSTRACT 367, COUNTY BLOCK 5072 AND THE

JOSERA LEAL SURVEY NO. 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS AS

RECORDED IN VOLUME 10044, PAGE 1201 REAL

OF THE CHARLES IRWIN SURVEY NO. 43,

PROPERTY RECORDS (O.P.R.R.P.B.C.T.)

PLAT NUMBER:

180137

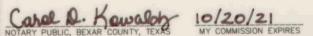
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

CAROL DIANE KOWALSKY PHONE: (210) 344-9200 FAX: (210) 344-3137 Notary Public, State of Texa Comm. Expires 10-20-2021 STATE OF TEXAS)
COUNTY OF BEXAR) Notary ID 125469376

BEFORE ME, THE UNDERSIGN

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22 DAY OF Augusta.D.



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

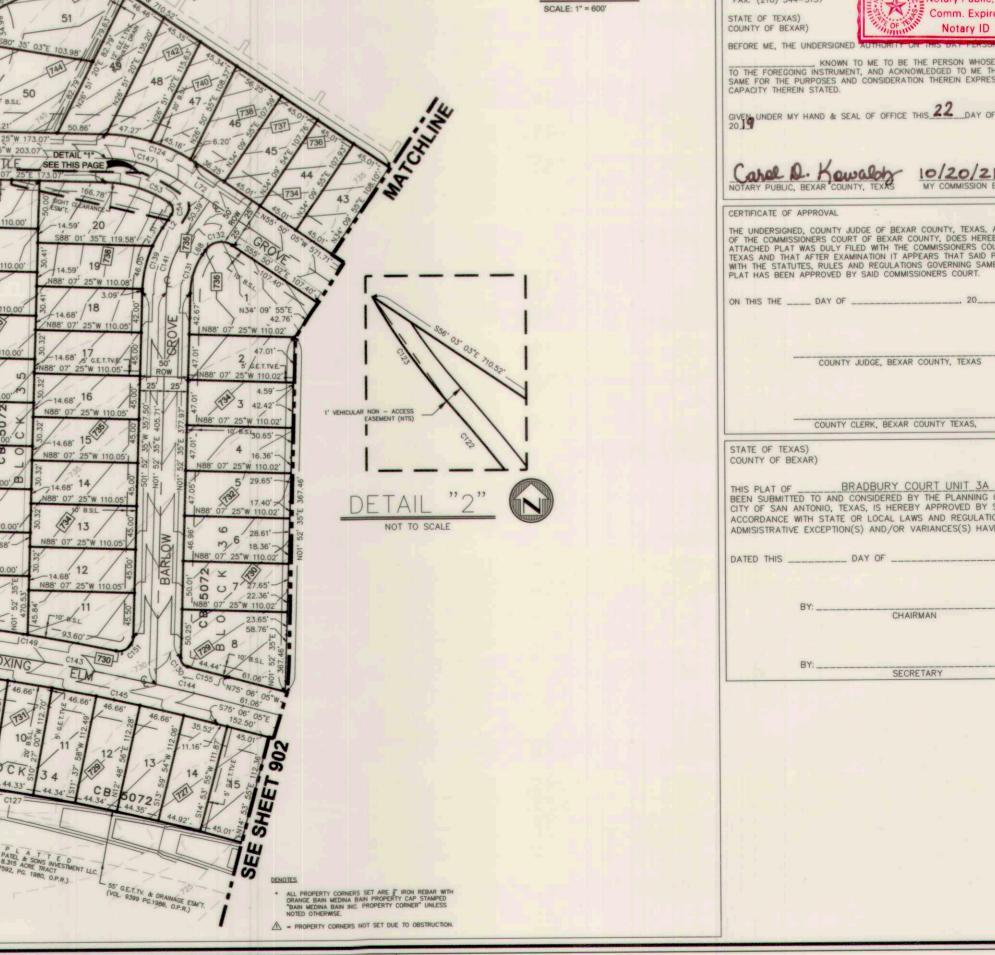
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY TEXAS,

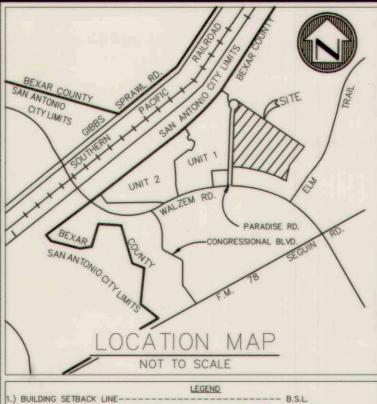
STATE OF TEXAS) COUNTY OF BEXAR)

THIS PLAT OF BRADBURY COURT UNIT 3A 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 ADMISISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

SECRETARY



Comm. Expires 08-05-2020



) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT---- E.T.TV.E. 824 ) SIGHT CLEARANCE EASEMENT-----.) EASEMENT--BLOCK---.) DEED & PLAT RECORDS OF BEXAR COUNTY TEXAS --9.) OFFICIAL PUBLIC RECORD REAL PROPERTY OF BEXAR COUNTY-O.P.R.R.P.B.C.T.
10.) OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS----- O.P.R MINIMUM FINISH FLOOR ELEVATION-----2.) CENTERLINE-----3.) VOL.----

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

IMPACT FEE NOTE:
WASTEWATER IMPACT FEES HAVE BEEN PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT NOTE:

1. 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/DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS OF ANY NATURE WITHIN THE BRADBURY COURT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HUDSON RESERVE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: BLK # 34,35,36 LOT # 1-63, 1-20, 1-15, RESPECTIVELY. ALSO TO INCLUDE BLOCK 34, LOTS 901-904.

FIRE FLOW DEMAND 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 1,000 GPM AT 25PSI 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.

FLOODPLAIN NOTES:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO FUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

STATE OF TEXAS)

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My DULY AUTHORIZED
OWNER: PATEL & SONS INVESTMENT LLC
5805 CALLAGHAN ROAD SUITE 214

PHONE: (210) 533-8300 STATE OF TEXAS)

MARIAN G ADAMS

Notary Public, State of Texas Comm. Expires 08-05-2020

Notary ID 1059986-3

TRACY B. LINDSEY

REYNLINDO J. MEDIN

FORE ME THE UNDERSIGNED AT PATEL, KNOWN TO

STATE OF TEXAS)

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COORDINATES ARE GRID BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE SCALE FACTOR IS: 1,00017. BEARING ROTATION FROM GRID TO PLAZ US ON 27.25.

STREET

5.LOT

LOT

5'

1 1-5

5' LOT

51 2

L L5 LOT

REAR E

TYPICAL GAS, ELECTRIC, TELEPHONE

& CABLE T.V. EASEMENTS

FOR SIDE PROPERTY LINES

(AS INDICATED HEREON)

LOT

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2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO 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 OT OSUCH EASEMENTS ARE DESCRIBED HEREON.

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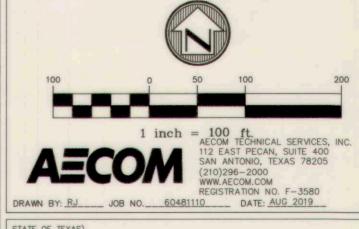
WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2338771) Parcel Line Table Curve Table Line # Length Direction Curve # Length Radius Delta Chard Direction Chard Length L2 16.38 S34' 09' 55"W C53 71.06 125.03 32.56' S71' 50' 31"E 70.10 L12 14.00 N49° 21' 10"E C54 14.09 9.00 89.73' S10° 41' 51"E 12.70 L13 18.18 N90' 00' 00"E C93 35.94 29.00 71.00' S20' 20' 01"E 33.68 L14 27.43 S43 36 12"E C96 15.71 10.00 90.00 N43 07 25"W 14.14 L15 41.48 N1 18 27"W C97 4.84 29.00 9.57 N6 39 32"E 4.84 L16 35.19 S79° 28' 07"W C98 16.21 29.00 32.03° N27° 27' 16"E 16.00 L28 26 79 N49" 07' 45"W C99 21.46 29.00 42.39" S76" 45' 30"W 20.97 L35 10.20 S39° 43' 29"W C102 25.87 29.00 51.10" N49° 32' 57"W 25.02 L36 32.82 S50° 40′ 54″E C103 36.49 35.00 59.74° S27° 59′ 42″E 34.86 L37 31.29 N49° 03' 06"W C104 42.28 75.02 32.29' S18° 01' 15"W 41.72 INDEX MAP L38 45.42 S49 36 10 E C105 14.14 9.00 90.00 S79 09 55 W 12.73 L39 45.96 S49' 36' 10"E C106 271.12 57.00 272.52' N58' 54' 22"E 78.82 L40 48.05 S49' 36' 10"E C107 6.24 29.00 12.33' S71' 11' 24"E 6.23 L44 126.59 N55' 50' 05"W C108 4.65 29.00 9.19' S60' 25' 47"E 4.65 L45 16.23 S16" 47" 36"E C112 7.85 5.00 90.00" S43" 07" 25"E 7.07 L46 37.87 N16' 47' 36"W C113 36.50 29.00 72.11' S37' 55' 55"W 34.14 L47 36.45 S49° 07' 45"E C114 10.56 29.00 20.86° N7" 04' 37"W 10.50 L51 56.24 N34\* 10' 18"E C119 175.12 1470.00 6.83" N5" 04' 21"E 175.01 L52 23.33 N34\* 10' 18"E C120 29.77 30.00 56.85' N36\* 54' 32"E 28.56 L54 1.00 S1 52 35 W C121 19.13 75.00 14.61 N58 01 39 E 19.07 L55 2.08 N49' 07' 46"W C122 120.91 75.00 92.36' N4' 32' 22"E 108.23 L56 8.26 N16" 47" 36"W C123 6.66 30.00 12.73" N35" 16' 40"W 6.65 L57 44.80 S49' 36' 10"E C124 98.64 175.03 32.29' N71' 58' 45"W 97.34 L60 15.00 N34" 09" 59"E C125 16.27 60.57 15.39" S11" 32" 22"W 16.23 L62 25.10 S56" 03" 03"E C126 100.87 2150.00 2.69" N65" 34" 57"W 100.86 N: 13,729,529.15 L63 32.52 N56 03 02 W C127 874.39 2150.00 23.30 S75 53 22 E 868.38 E: 2,179,254.37 L64 15.05 S38' 38' 42"W C130 12.26 9.00 78.08' N37' 09' 49"W 11.34 L67 95.85 N88' 07' 25"W C133 14.14 9.00 90.00' S10' 50' 03"E 12.73 L68 5.39 N34' 09' 55"E C134 44.95 25.00 103.02' S53' 23' 15"W 39.14 L70 57.14 N1 52 35 E C135 70.45 125.02 32.29 S18 01 15 W 69.52 L71 26.00 N85' 17' 55"W C136 65.34 1325.23 2.83' N3' 17' 20"E 65.34 L72 34.56 N55' 50' 35"W C139 70.45 125.02 32.29' S18' 01' 15"W 69.52 L73 26.00 N34' 09' 55"E C141 56.36 100.02 32.29' N18' 01' 15"E 55.62 L74 14.00 N75' 06' 05"W C143 272.74 2285.39 6.84' N80' 18' 45"W 272.58 L75 16.36 S7' 03' 14"E C144 71.49 2285.39 1.79' N75' 59' 51"W 71.49 L77 27.21 S34 09 55"W C145 273.95 2260.35 6.94 N78 34 24"W 273.78 29.65 13 L78 27.21 S34 09 55 W C147 84.55 150.03 32.29 N71 58 45 W 83.43 C148 56.36 100.02 32.29° S18° 01′ 15"W 55.62 C150 36.86 25.00 84.47 N40° 21' 32"W 33.61 C151 26.15 15.00 99.88 S51 48 56"W 22.96 C152 7.85 5.00 90.00' N46' 52' 35"E 7.07 C153 34.75 1350.23 1.47' N2' 36' 49"E 34.75 C155 44.44 2310.35 1.10' N75' 39' 08"W 44.44 MATCH A = PROPERTY CORNERS NOT SET DUE TO OBSTRUCTION

PLAT NUMBER: 180137

SUBDIVISION PLAT ESTABLISHING

## BRADBURY COURT SUBDIVISION UNIT 3A

BEING A TOTAL OF 17.884 ACRES OF LAND OUT OF THE CHARLES IRWIN SURVEY NO. 43, ABSTRACT 367, COUNTY BLOCK 5072 AND THE JOSERA LEAL SURVEY NO. 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 10044, PAGE 1201 REAL PROPERTY RECORDS (O.P.R.R.P.B.C.T.)



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

DULY AUTHORIZED OWNER: TENOTEX PARTNERS, 10003 N.W. Military Hwy. Si SAN ANTONIO, TEXAS 78231 CAROL DIANE KOWALSKY Notary Public, State of Texas Comm. Expires 10-20-2021 FAX: (210) 344-3137 Notary ID 125469376 COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22 DAY OF August A.D.

Catal D. Kewalory

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

IO/20/21

MY COMMISSION EXPI

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY TEXAS.

DAY OF

STATE OF TEXAS) COUNTY OF BEXAR'S

BRADBURY COURT UNIT 3A THIS PLAT OF THIS PLAT OF BRADBURY COURT UNIT 3A 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 ADMISISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

BY:		
	CHAIRMAN	
BY:	00000000	
	SECRETARY	

DATE PREPARED: AUG 22, 2019