

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 200'

0.146 OF AN ACRE BEING REPLATTED IS PLATTED AS LOT 4, BLOCK 87, COUNTY BLOCK 4347 AND A 51'X35' FIRE APPARATUS TURNAROUND EASEMENT, OF THE TEXAS RESEARCH PARK, UNIT-7A RECORDED IN VOLUME 20001, PAGES 1428-1429 AND 0.10 OF AN ACRE BEING REPLATTED IS PLATTED AS AN OFF-LOT 35' PUBLIC DRAINAGE EASEMENT OF THE TEXAS RESEARCH PARK, UNIT-6A RECORDED IN VOLUME 20001, PAGES 1236-1238 BOTH OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF ARIZONA
COUNTY OF MARICOPA

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON TEXAS RESEARCH PARK, UNIT-7A RECORDED IN VOLUME 20001, PAGES 1428-1429 AND TEXAS RESEARCH PARK, UNIT-6A RECORDED IN VOLUME 20001, PAGES 1236-1238, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

[(WE), THE OWNERS] OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September, A.D. 2019.
Alisa R. Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

MY COMMISSION EXPIRES: March 7, 2021

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 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.

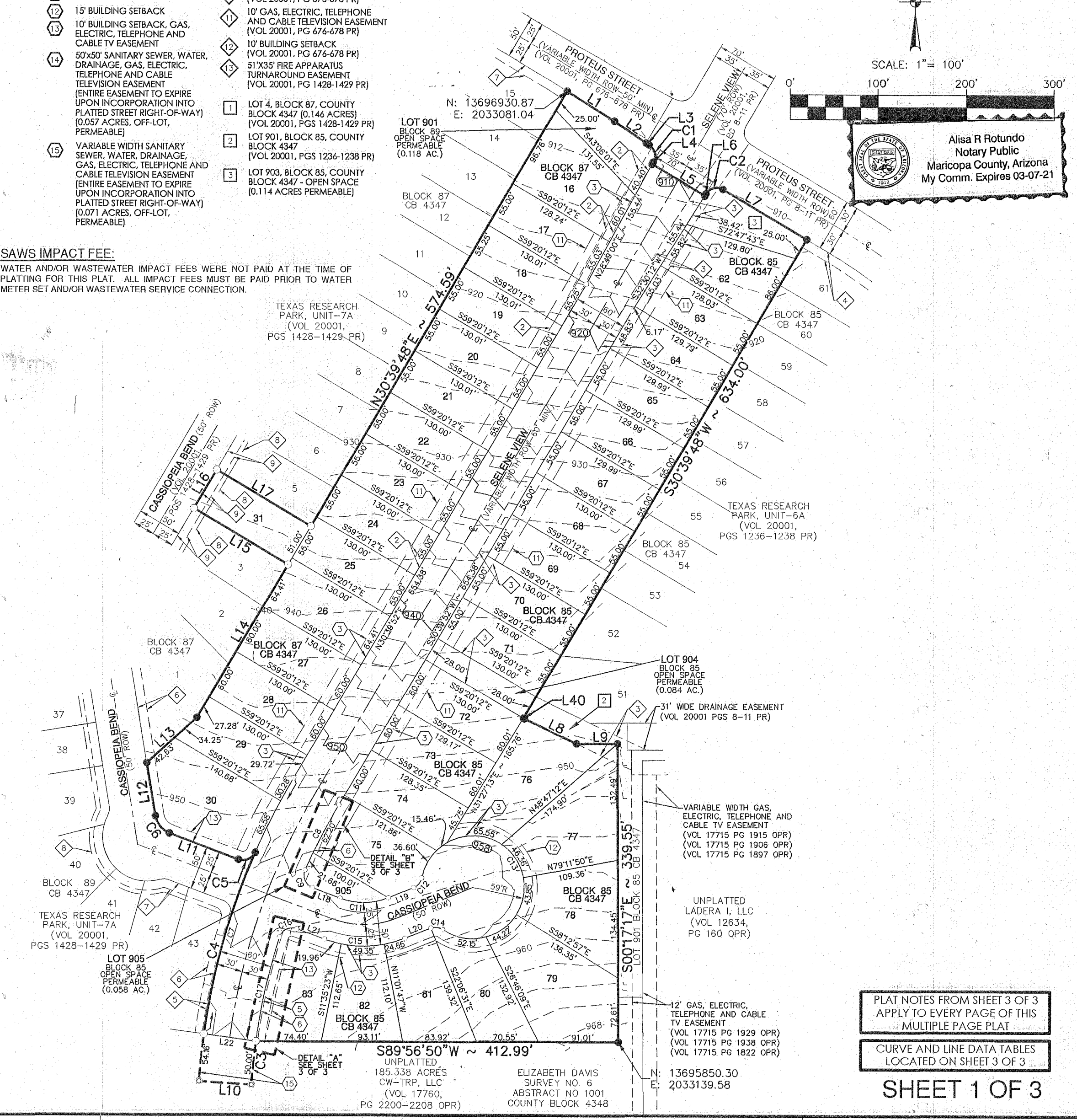
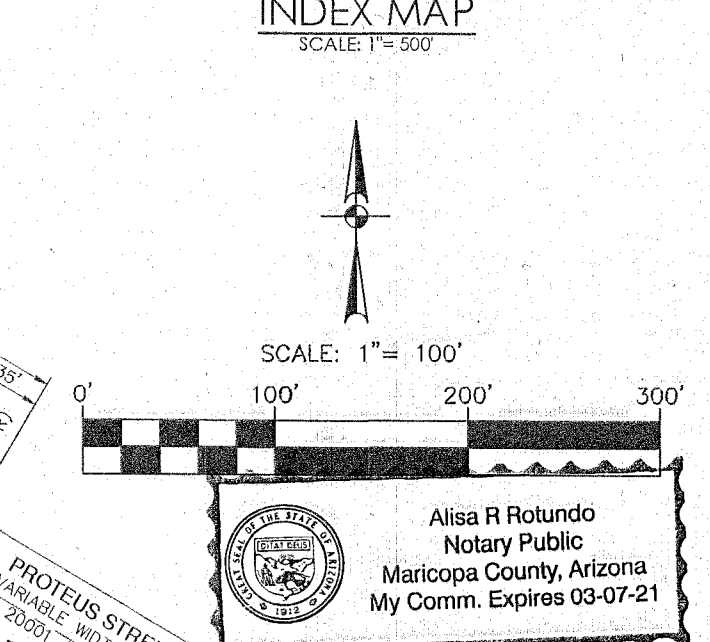
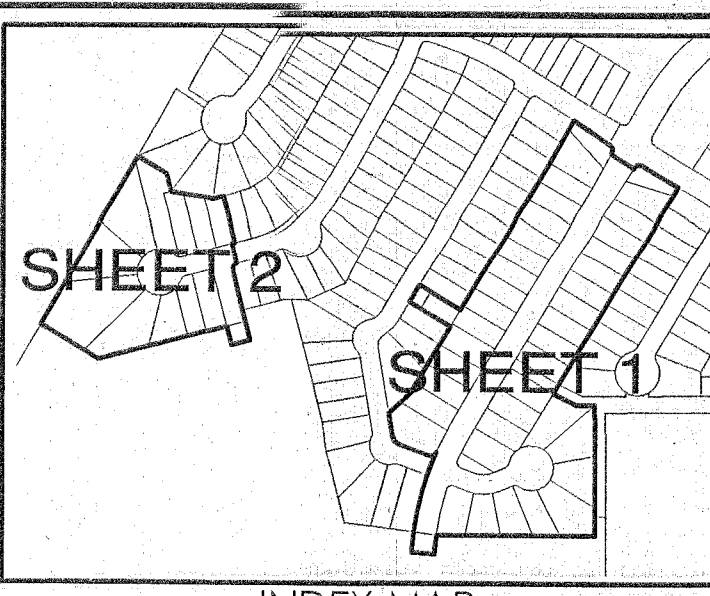
REGISTERED PROFESSIONAL LAND SURVEYOR
09/27/2019

- AC ACRE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
CB COUNTY BLOCK
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
COUNTY LINE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
CENTERLINE
EXISTING CONTOURS
ORIGINAL SURVEY LINE
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
VARIABLE WIDTH CLEAR VISION EASEMENT
20' BUILDING SETBACK
15' BUILDING SETBACK
10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
50'x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE)
VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.071 ACRES, OFF-LOT, PERMEABLE)
- 35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) (VOL 20001, PGS 1236-1238 PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PG 676-678 PR)
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR) (VOL 18380, PG 2163-2170 OPR) (VOL 18443 PG 688-693 OPR)
10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1428-1429 PR)
10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
15' BUILDING SETBACK (VOL 20001, PGS 1428-1429 PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
10' BUILDING SETBACK (VOL 20001, PG 676-678 PR)
51'X35' FIRE APPARATUS TURNAROUND EASEMENT (VOL 20001, PGS 1236-1238 PR)
15' BUILDING SETBACK (VOL 20001, PG 676-678 PR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PG 676-678 PR)
10' BUILDING SETBACK (VOL 20001, PG 676-678 PR)
51'X35' FIRE APPARATUS TURNAROUND EASEMENT (VOL 20001, PGS 1236-1238 PR)
LOT 4, BLOCK 87, COUNTY BLOCK 4347 (0.146 ACRES) (VOL 20001, PGS 1428-1429 PR)
LOT 901, BLOCK 85, COUNTY BLOCK 4347 (VOL 20001, PGS 1236-1238 PR)
LOT 903, BLOCK 85, COUNTY BLOCK 4347 - OPEN SPACE (0.114 ACRES PERMEABLE)

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.

CPS/SAWS/COSA UTILITY:
1. 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 DEDICATED 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 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 THE RESPECTIVE UTILITY.
2. 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.
3. 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.
4. 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.
5. POOF 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.

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.



PLAT NOTES FROM SHEET 3 OF 3
APPLY TO EVERY PAGE OF THIS
MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

SHEET 1 OF 3

PLAT NUMBER 19-11800079

REPLAT AND SUBDIVISION PLAT ESTABLISHING TEXAS RESEARCH PARK, UNIT-7B

BEING A TOTAL OF 13.34 ACRE TRACT OF LAND, COMPRISED OF LOT 4, BLOCK 87, COUNTY BLOCK 4347, AND 51'X35' FIRE APPARATUS TURNAROUND EASEMENT OF THE TEXAS RESEARCH PARK, UNIT-7A SUBDIVISION RECORDED IN VOLUME 20001, PAGES 1428-1429 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 13.194 ACRE, OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2206 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1028900

DATE OF PREPARATION: September 27, 2019

STATE OF ARIZONA
COUNTY OF MARICOPA

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 30th DAY OF September, A.D. 2019.

Alisa R. Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-7B, 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

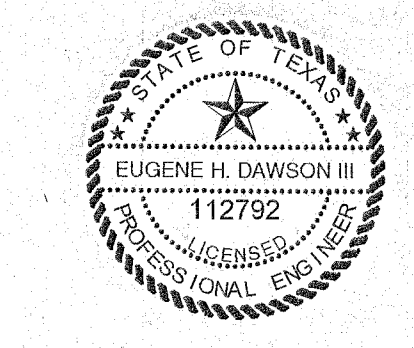
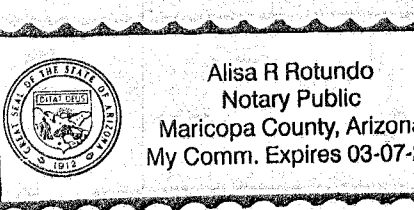
CERTIFICATE OF APPROVAL

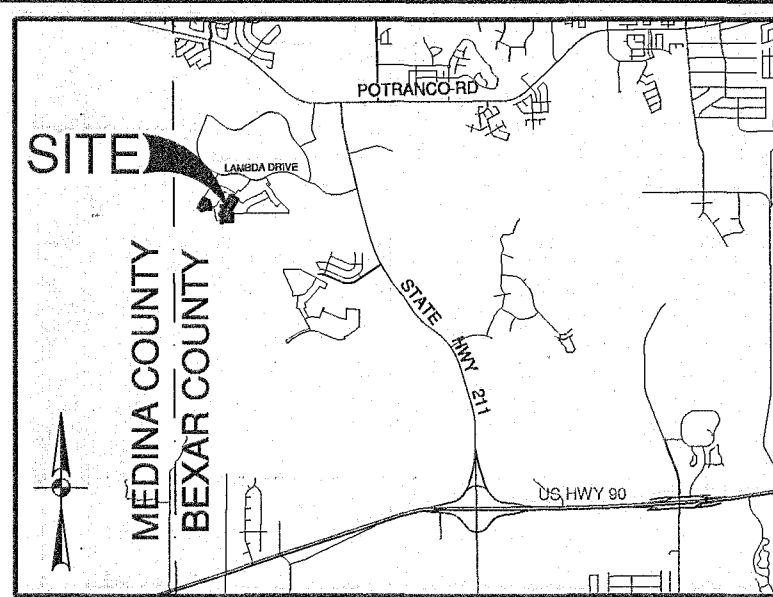
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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





LOCATION MAP
NOT-TO-SCALE

- AC ACRE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
CB COUNTY BLOCK
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
— COUNTY LINE
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
⊙ SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
--- CENTERLINE
--- EXISTING CONTOURS
--- ORIGINAL SURVEY LINE
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6 VARIABLE WIDTH CLEAR VISION EASEMENT
11 20' BUILDING SETBACK
12 15' BUILDING SETBACK
13 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14 50'x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE)
15 VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.071 ACRES, OFF-LOT, PERMEABLE)
- 1 35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) (VOL 20001, PGS 1236-1238 PR)
2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PG 676-678 PR)
3 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR) (VOL 18380, PG 2163-2170 OPR) (VOL 18443 PG 688-693 OPR)
4 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1236-1238 PR)
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1428-1429 PR)
6 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1428-1429 PR)
8 15' BUILDING SETBACK (VOL 20001, PGS 1428-1429 PR)
9 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1428-1429 PR)
10 15' BUILDING SETBACK (VOL 20001, PG 676-678 PR)
11 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
12 10' BUILDING SETBACK (VOL 20001, PG 676-678 PR)
13 51'x35' FIRE APPARATUS TURNAROUND EASEMENT (VOL 20001, PG 1428-1429 PR)
1 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1236-1238 PR)
2 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1236-1238 PR)
3 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1236-1238 PR)

CPS/SAWS/COSA UTILITY:

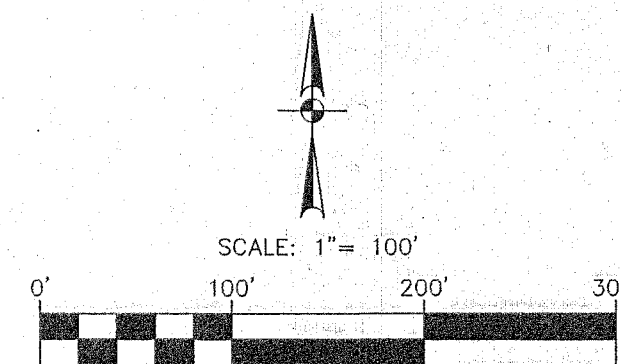
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 THE RESPECTIVE UTILITY.
2. 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.
3. 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.
4. 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.
5. 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.

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.

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.



PLAT NUMBER 19-11800079

REPLAT AND SUBDIVISION PLAT ESTABLISHING TEXAS RESEARCH PARK, UNIT-7B

BEING A TOTAL OF 13.34 ACRE TRACT OF LAND, COMPRISED OF LOT 4, BLOCK 87, COUNTY BLOCK 4347, AND 51'X35' FIRE APPARATUS TURNAROUND EASEMENT OF THE TEXAS RESEARCH PARK, UNIT-7A SUBDIVISION RECORDED IN VOLUME 20001, PAGES 1428-1429 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 13.194 ACRE, OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, 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
TDPF FIRM REGISTRATION #470 | TDPFS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 27, 2019

STATE OF ARIZONA
COUNTY OF MARICOPA

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: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 30th DAY OF September, A.D. 2019.

Alisa R. Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-7B, 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, TEXAS, 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

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

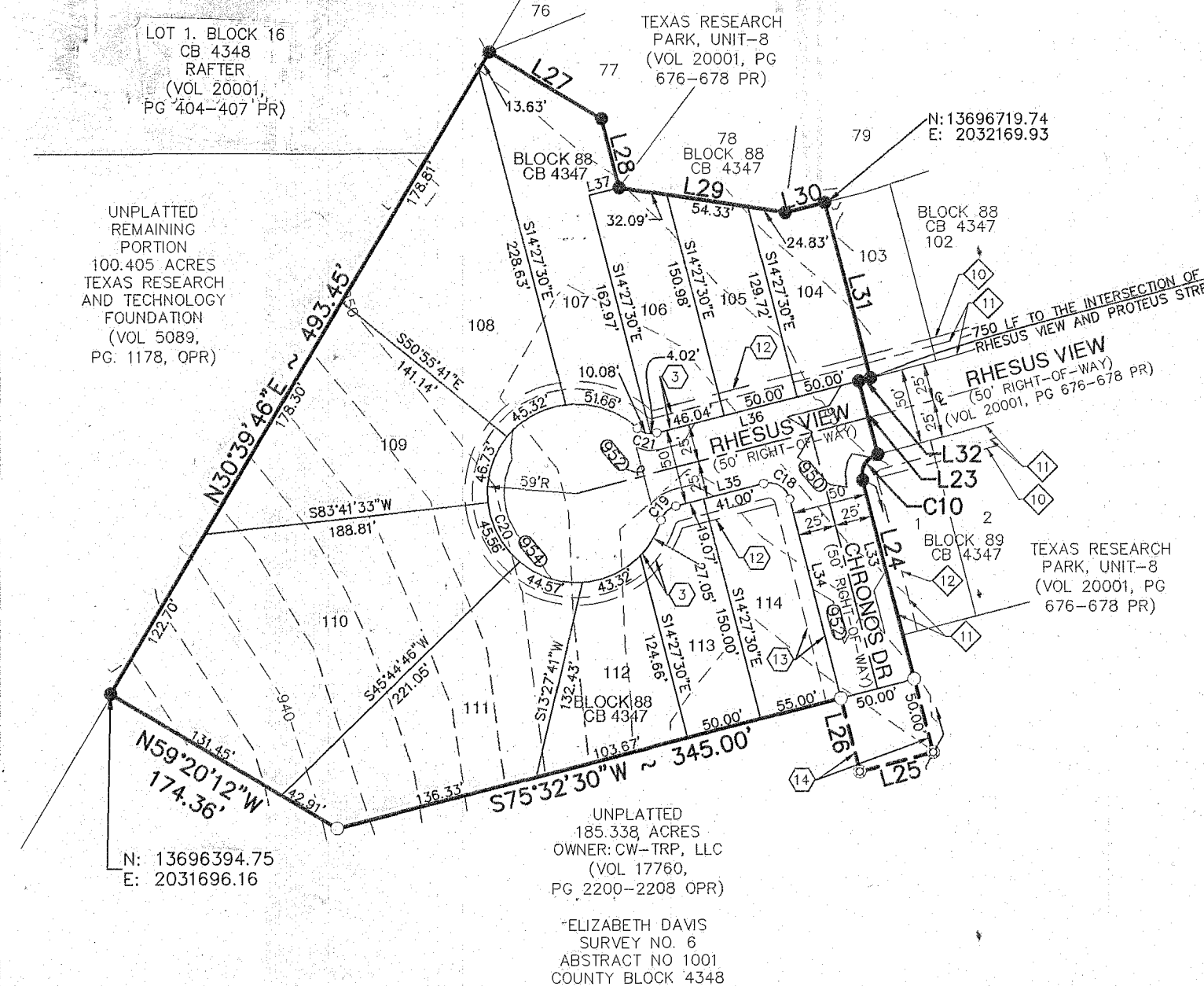
STATE OF TEXAS
COUNTY OF BEXAR

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.

G. E. Buchanan 09/27/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

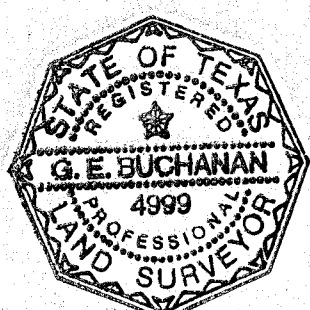
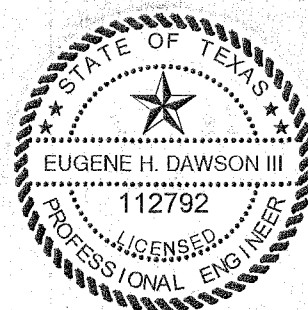


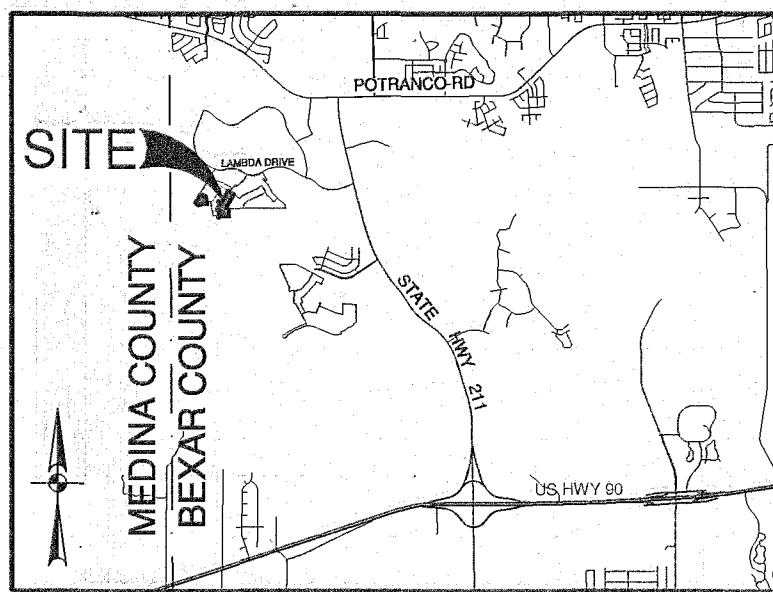
Alisa R Rotundo
Notary Public
Maricopa County, Arizona
My Comm. Expires 03-07-21

PLAT NOTES FROM SHEET 3 OF 3
APPLY TO EVERY PAGE OF THIS
MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

SHEET 2 OF 3





LOCATION MAP
NOT-TO-SCALE

AC	ACRE(S)	1	35' PUBLIC DRAINAGE EASEMENT (0.10 OF AN ACRE) (VOL 20001, PGS 1236-1238 PR)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PG 676-678 PR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	3	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 18380, PG 2173-2179 OPR) (VOL 18380, PG 2163-2170 OPR) (VOL 18443 PG 688-693 OPR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION COUNTY BLOCK	4	10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1236-1238 PR)
CB	COUNTY BLOCK	5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1428-1429 PR)
VOL	VOLUME	6	10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
PG	PAGE(S)	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 20001, PGS 1428-1429 PR)
ROW	RIGHT-OF-WAY	8	15' BUILDING SETBACK (VOL 20001, PGS 1428-1429 PR)
---	COUNTY LINE	9	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
○	SET 1/2" IRON ROD (PD)	11	10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
⊙	SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT	12	10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
---	CENTERLINE	13	10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 676-678 PR)
---	EXISTING CONTOURS	14	50'x50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.057 ACRES, OFF-LOT, PERMEABLE)
---	ORIGINAL SURVEY LINE	15	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.071 ACRES, OFF-LOT, PERMEABLE)

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, 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 09/27/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. 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 DEDICATED 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 THE RESPECTIVE UTILITY.

2. 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.

3. 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.

4. 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.

5. 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.

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.

SAWS WASTEWATER EDU:

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

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 DIRECTOR OF 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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:

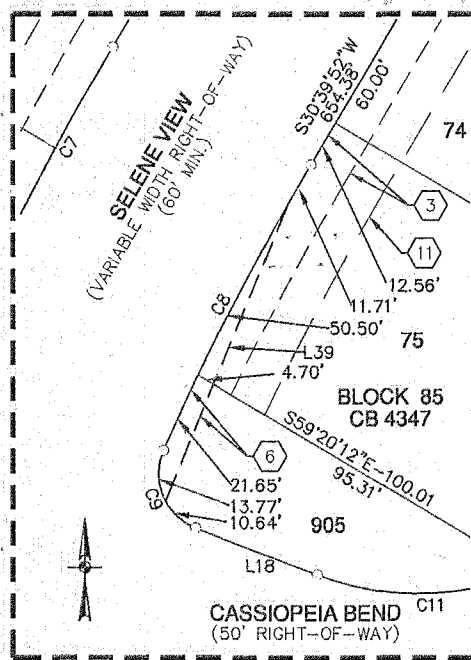
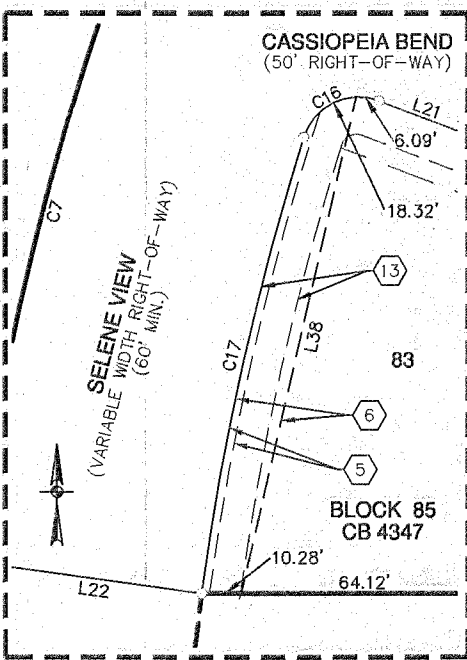
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2038316) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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.

RESIDENTIAL FINISHED FLOOR

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

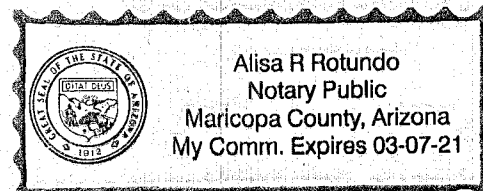


CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	14.00'	90°00'00"	S14°20'12"E	19.80'	21.99'
C2	14.00'	90°00'00"	N75°39'48"E	19.80'	21.99'
C3	720.00'	3°58'43"	S5°49'30"W	49.99'	50.00'
C4	780.00'	19°47'13"	N13°43'45"E	288.04'	289.37'
C5	15.00'	87°06'58"	S67°10'51"W	20.67'	22.81'
C6	25.00'	60°01'21"	N39°15'00"W	25.01'	26.19'
C7	780.00'	22°51'01"	N19°14'22"E	309.01'	311.07'
C8	720.00'	6°40'23"	S27°19'41"W	83.81'	83.86'
C9	15.00'	93°15'09"	S22°38'06"E	21.81'	24.41'
C10	14.00'	90°00'00"	S30°32'30"W	19.80'	21.99'
C11	75.00'	43°04'22"	N89°12'08"E	55.06'	56.38'
C12	14.00'	57°42'26"	N38°48'41"E	13.51'	14.10'
C13	59.00'	29°52'45"	S22°20'03"E	63.04'	304.20'
C14	14.00'	57°42'26"	N83°28'50"W	13.51'	14.10'
C15	125.00'	43°04'22"	S89°12'08"W	91.77'	93.97'
C16	15.00'	93°15'09"	S64°06'45"W	21.81'	24.41'
C17	720.00'	9°40'19"	S12°39'01"W	121.40'	121.54'
C18	14.00'	90°00'00"	N59°27'30"W	19.80'	21.99'
C19	14.00'	57°42'26"	S46°41'17"W	13.51'	14.10'
C20	59.00'	29°52'45"	N14°27'30"W	63.04'	304.20'
C21	14.00'	57°42'26"	S75°36'17"E	13.51'	14.10'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S58°01'19"E	63.63'
L2	S55°13'19"E	43.63'
L3	S59°20'12"E	3.88'
L4	S30°39'48"W	2.81'
L5	S59°20'12"E	70.00'
L6	N30°39'48"E	2.81'
L7	S59°20'12"E	111.00'
L8	S64°32'47"E	65.75'
L9	N89°45'40"E	46.79'
L10	N86°09'51"W	60.00'
L11	N69°15'40"W	84.55'
L12	N9°14'20"W	61.54'
L13	N47°48'47"E	76.88'
L14	N30°39'48"E	203.11'
L15	N59°20'12"W	125.00'
L16	N30°39'48"E	51.00'
L17	S59°20'12"E	125.00'
L18	S69°15'40"E	33.87'
L19	N67°39'57"E	31.73'
L20	S67°39'57"W	31.73'
L21	N69°15'40"W	33.87'
L22	N82°11'08"W	60.00'
L23	S14°27'30"E	50.00'
L24	S14°27'30"E	186.00'
L25	S75°32'30"W	50.00'
L26	N14°27'30"W	50.00'
L27	S59°20'14"E	86.17'
L28	S14°27'30"E	47.14'
L29	S81°25'15"E	111.26'
L30	N75°32'30"E	27.15'
L31	S14°27'30"E	120.00'
L32	S75°32'30"W	7.97'
L33	S14°27'30"E	136.00'
L34	N14°27'30"W	136.00'
L35	S75°32'30"W	60.07'
L36	N75°32'30"E	138.07'
L37	N75°32'30"E	20.47'
L38	S13°04'38"W	132.35'
L39	N22°26'16"E	83.98'
L40	S59°20'12"E	1.27'



PLAT NUMBER 19-11800079

REPLAT AND SUBDIVISION PLAT ESTABLISHING TEXAS RESEARCH PARK, UNIT-7B

BEING A TOTAL OF 13.34 ACRE TRACT OF LAND, COMPRISED OF LOT 4, BLOCK 87, COUNTY BLOCK 4347, AND 51'X35' FIRE APPARATUS TURNAROUND EASEMENT OF THE TEXAS RESEARCH PARK, UNIT-7A SUBDIVISION RECORDED IN VOLUME 20001, PAGES 1428-1429 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 13.194 ACRE, OUT OF A 185.338 ACRE TRACT OF LAND RECORDED IN VOLUME 17760, PAGES 2200-2208 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, 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

TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: September 27, 2019

STATE OF ARIZONA
COUNTY OF MARICOPA

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: JOHN CORK
CW-TRP, LLC
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284
TEL. NO. (480) 820-0977

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK, 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 30th DAY OF September, A.D. 2019.

Alisa R Rotundo
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

THIS PLAT OF TEXAS RESEARCH PARK, UNIT-7B, 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

