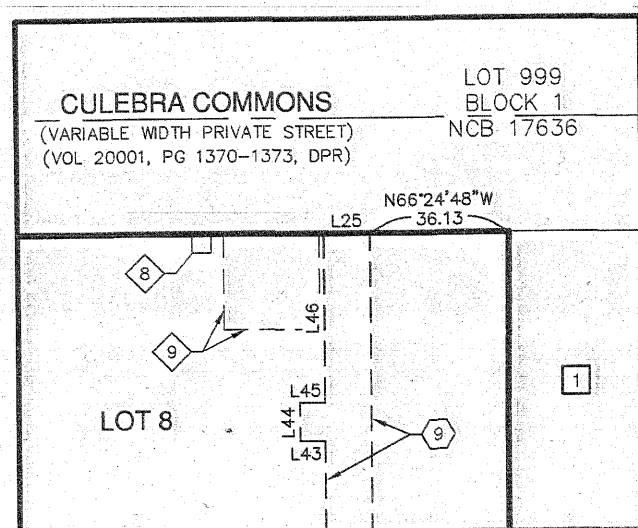


LOCATION MAP
NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL.	VOLUME
NCB	NEW CITY BLOCK	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			EASEMENT POINT OF INTERSECTION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0355G, DATED: SEPTEMBER 29, 2010)		

- | | | | |
|----|--|----|--|
| 5 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 1 | VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PG 2486-2495, OPR) |
| 9 | 16' PUBLIC SANITARY SEWER EASEMENT | 2 | 10' GAS & UNDERGROUND TELEPHONE EASEMENT (VOL 9720, PG 106-109, DPR) |
| 11 | 10' UNDERGROUND TELEPHONE EASEMENT | 3 | 20' INGRESS/EGRESS EASEMENT (VOL 9720, PG 106-109, DPR) |
| 12 | 25'x25' PUBLIC SANITARY SEWER EASEMENT | 4 | 20' INGRESS/EGRESS EASEMENT (VOL 9720, PG 106-109, DPR) |
| 13 | 12' PUBLIC WATER EASEMENT | 5 | 12' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.053 ACRE) |
| 14 | VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.053 ACRE) | 6 | 12' PUBLIC WATER EASEMENT OFF-LOT (0.065 ACRE) |
| 15 | 12' PUBLIC WATER EASEMENT OFF-LOT (0.065 ACRE) | 7 | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT OFF-LOT (0.131 ACRE) |
| 16 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT OFF-LOT (0.131 ACRE) | 8 | 14' GAS EASEMENT |
| 17 | 14' GAS EASEMENT | 9 | VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT (VOL 9720, PG 106-109, DPR) |
| 1 | UNPLATTED REMAINING PORTION OF 60.25 ACRE TRACT OWNER: SLF IV-CULEBRA 1604 INVESTORS JV, LP (VOL 17162, PG 1306-1313, OPR) | 10 | 5'x5' PUBLIC WATER EASEMENT CULEBRA COMMONS (ENCLAVE) (VOL 20001, PG 1370-1373, DPR) |
| 2 | LOT 7, BLOCK 1, NCB 17636 CULEBRA COMMONS PHASE I (VOL 9720, PG 106-109, DPR) | | 25'x25' PUBLIC SANITARY SEWER EASEMENT (VOL 20001, PG 1370-1373, DPR) |
| 3 | UNPLATTED 143.9 ACRES OWNER: CITY OF SAN ANTONIO (VOL 13639, PG 1274-1286, OPR) | | 1' NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE) CULEBRA COMMONS (ENCLAVE) (VOL 20001, PG 1370-1373, DPR) |



DETAIL "A"
WATER EASEMENT
SCALE: 1" = 50'

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. Buchanan 02/07/2020
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," "SANITARYSEWER EASEMENT AND/OR," "RECYCLEDWATER 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 BUILDINGS, STRUCTURES, 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.

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.

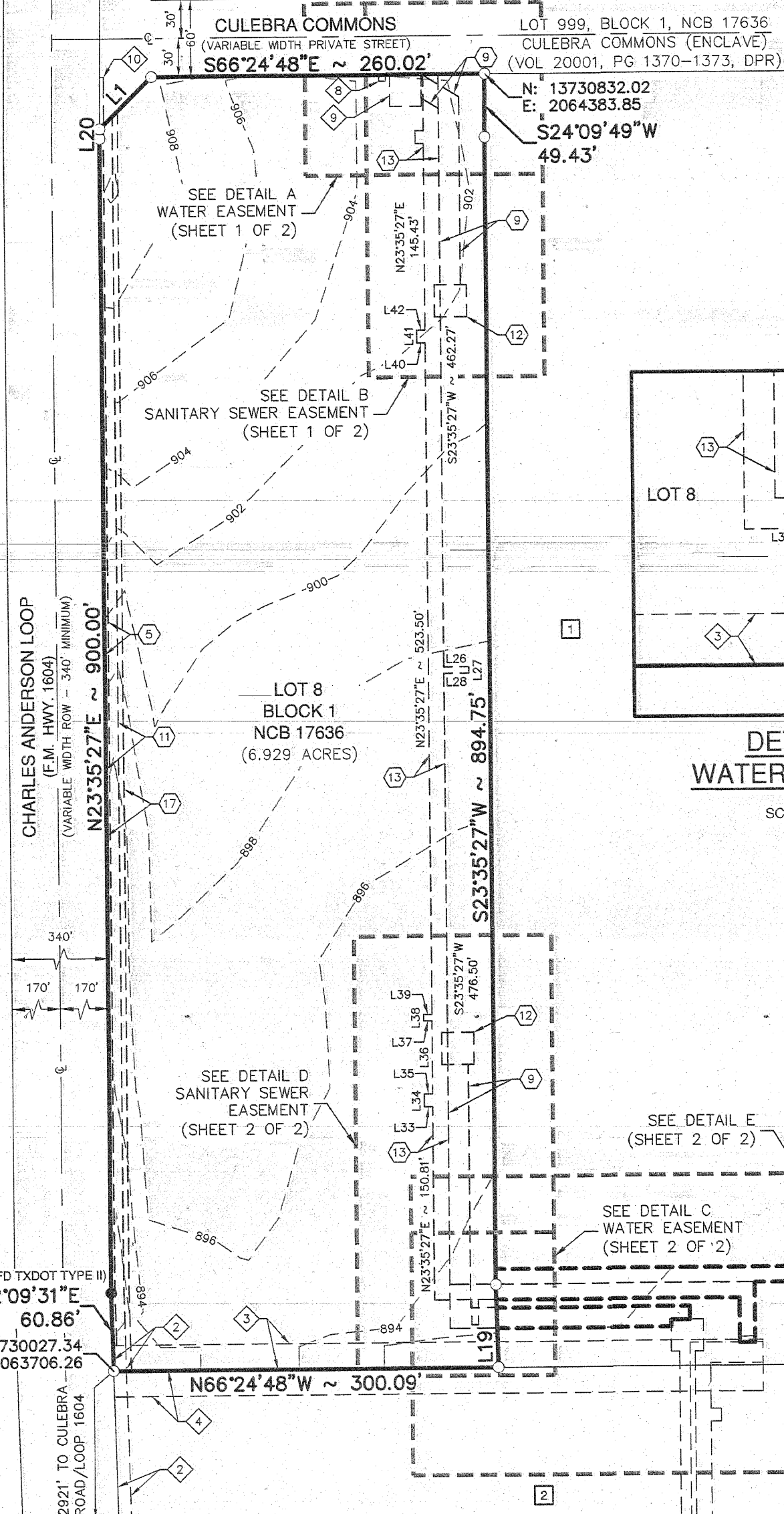
SAWS WASTEWATER EDU:

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.

SAWS HIGH PRESSURE:

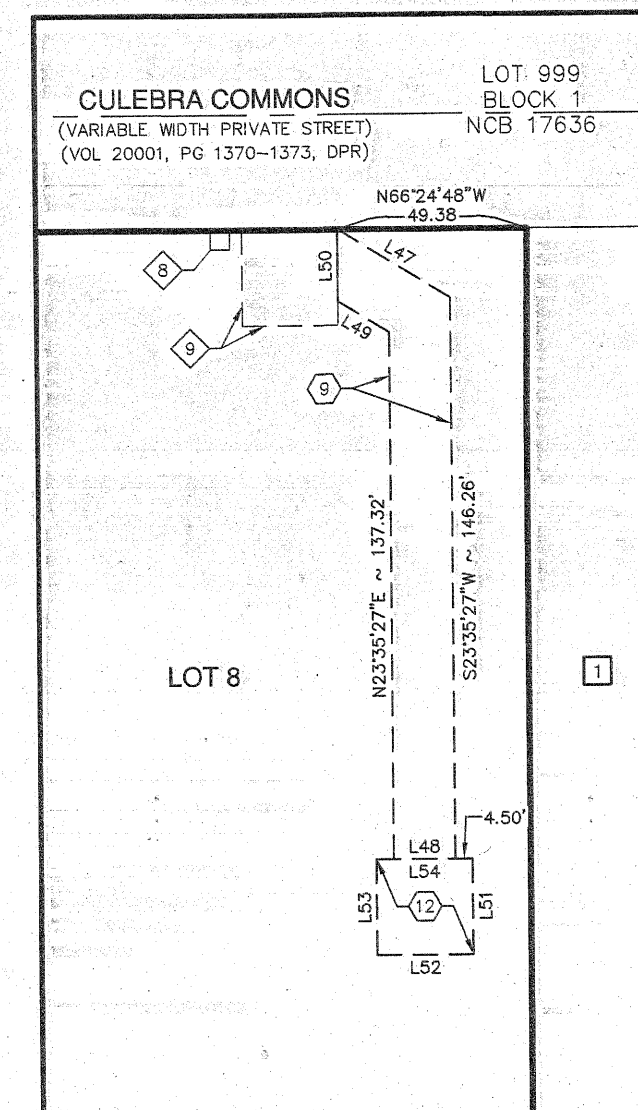
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 928 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

UNPLATTED
REMAINING PORTION OF 60.25 ACRE TRACT
SLF IV-CULEBRA 1604 INVESTORS JV, LP
(VOL 17162, PG 1306-1313, OPR)

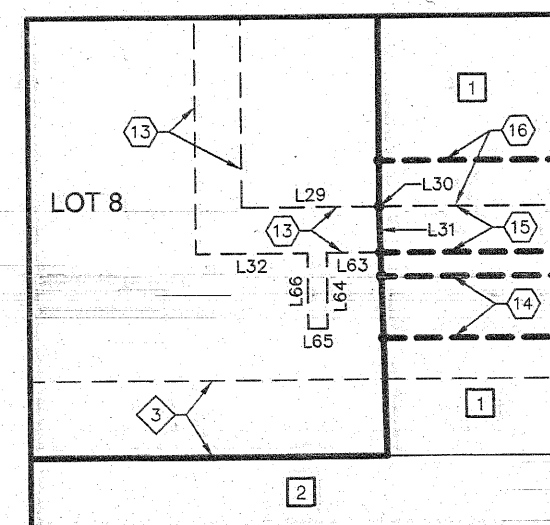


PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

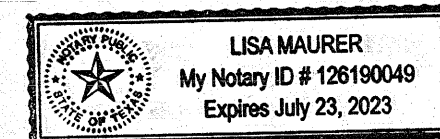
REFER TO SHEET 2 OF 2 FOR LINE
TABLE AND ADDITIONAL NOTES



DETAIL "B"
SANITARY SEWER EASEMENT
SCALE: 1" = 50'



DETAIL "C"
WATER EASEMENT
SCALE: 1" = 50'

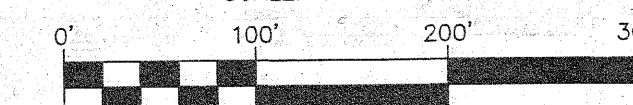


PLAT NUMBER 180574

SUBDIVISION PLAT
OF
CULEBRA COMMONS
PHASE II COMMERCIAL

BEING A TOTAL OF 7.178 ACRE TRACT OF LAND, INCLUSIVE OF 0.249 ACRE OF OFF LOT EASEMENT, OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 8, BLOCK 1, NEW CITY BLOCK 17636 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**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#S FIRM REGISTRATION #10028600

DATE OF PREPARATION: February 07, 2020

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: STEVE BRAHA
PARTNER
SLF IV CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER.
10003 NW MILITARY HWY, STE. 2205
SAN ANTONIO, TEXAS 78231
(210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 10th DAY OF February, A.D. 2020.

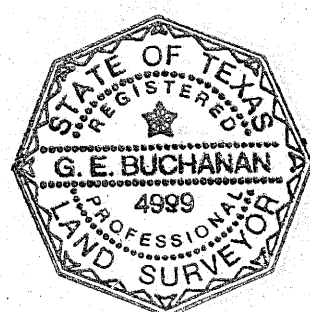
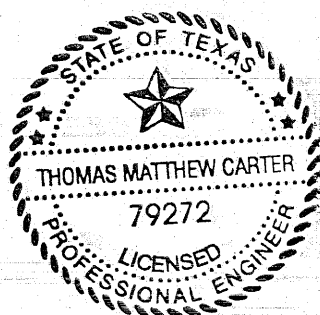
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS PHASE II COMMERCIAL 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



PLAT NUMBER 180574

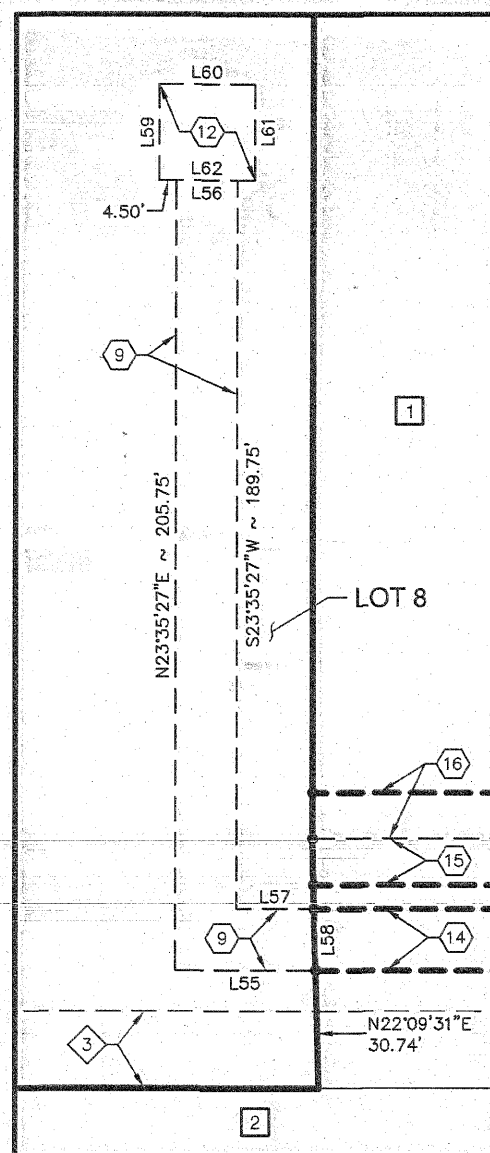
SUBDIVISION PLAT
OF
CULEBRA COMMONS
PHASE II COMMERCIAL

BEING A TOTAL OF 7.178 ACRE TRACT OF LAND, INCLUSIVE OF 0.249 ACRE OF OFF LOT EASEMENT, OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 8, BLOCK 1, NEW CITY BLOCK 17698 IN THE CITY OF SAN ANTONIO, 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 | TBPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: February 07, 2020

LOCATION MAP
NOT-TO-SCALEDETAIL "D"
SANITARY SEWER EASEMENT

SCALE: 1" = 50'

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 CORRS 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 02/07/2020
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," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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 BUILDINGS, STRUCTURES, 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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) EXISTING ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 968.36'.

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.

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:

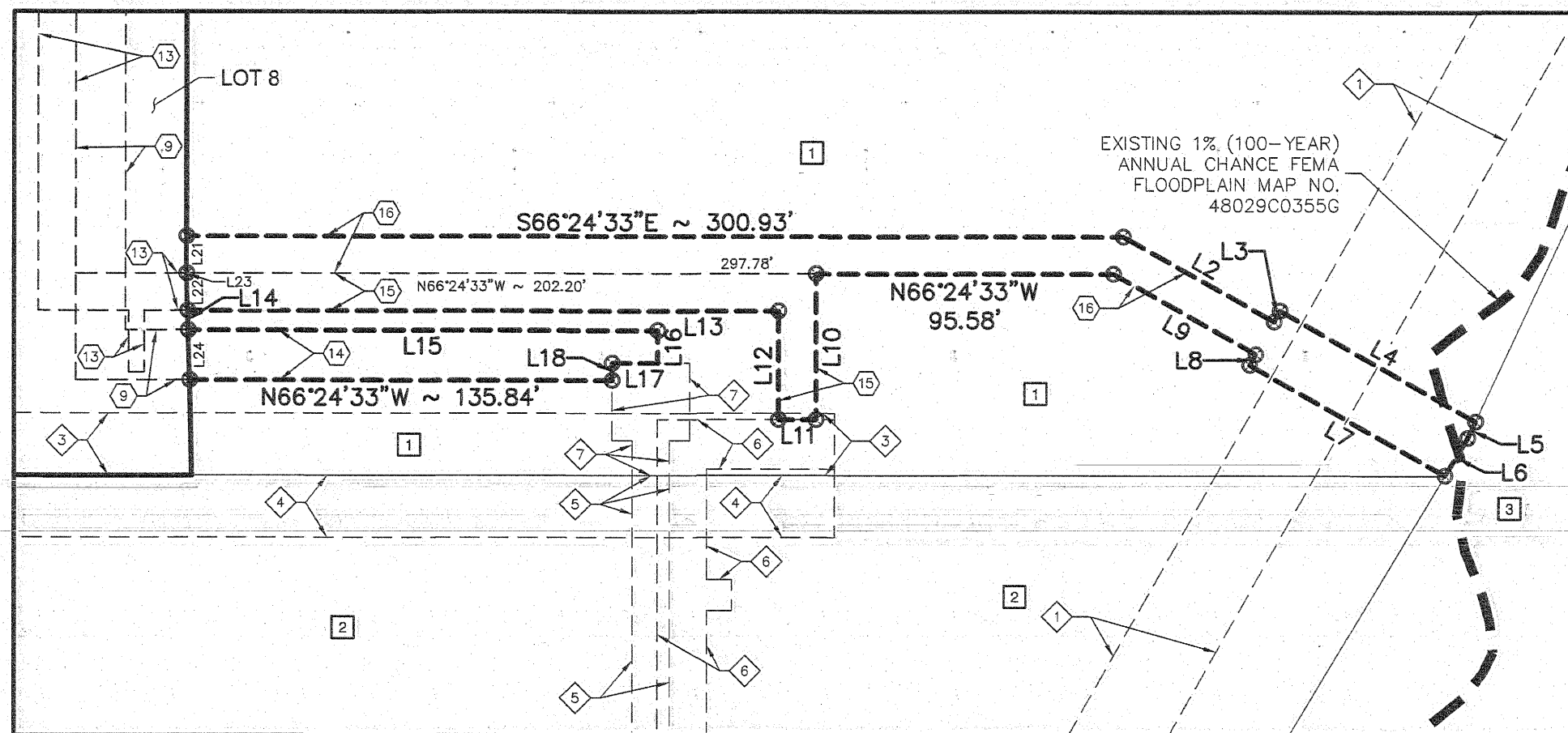
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



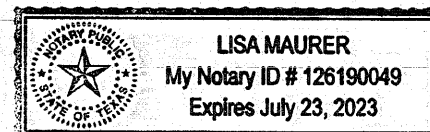
DETAIL "E"

SCALE: 1" = 50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°35'12"E	57.14'
L2	S36°58'27"E	55.70'
L3	N53°01'33"E	4.00'
L4	S36°58'27"E	72.15'
L5	S48°39'49"W	5.78'
L6	S54°31'37"W	14.24'
L7	N36°58'27"W	72.22'
L8	N53°01'33"E	4.00'
L9	N36°58'27"W	52.55'
L10	S23°35'27"W	46.98'
L11	N66°24'48"W	12.00'
L12	N23°35'27"E	34.97'
L13	N66°24'33"W	189.91'
L14	S22°09'31"W	6.25'
L15	S66°24'33"E	150.80'
L16	S23°35'27"W	10.47'
L17	N66°24'48"W	14.55'
L18	S23°35'12"W	5.53'
L19	S22°09'31"W	64.59'
L20	N24°09'49"E	7.50'
L21	S23°35'27"W	12.00'
L22	S22°09'31"W	11.59'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S23°35'27"W	0.41'
L24	S22°09'31"W	16.00'
L25	S66°24'48"E	12.00'
L26	S66°24'33"E	19.50'
L27	S23°35'27"W	5.00'
L28	N66°24'33"W	19.50'
L29	S66°24'33"E	35.64'
L30	S23°35'27"W	0.41'
L31	S22°09'31"W	11.59'
L32	N66°24'33"W	29.04'
L33	N66°24'33"W	6.50'
L34	N23°35'27"E	10.00'
L35	S66°24'33"E	6.50'
L36	N23°35'27"E	56.94'
L37	N66°24'33"W	6.50'
L38	N23°35'27"E	5.00'
L39	S66°24'33"E	6.50'
L40	N66°24'33"W	6.50'
L41	N23°35'27"E	10.00'
L42	S66°24'33"E	6.50'
L43	N66°24'33"W	6.50'
L44	N23°35'27"E	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S66°24'33"E	6.50'
L46	N23°35'27"E	44.09'
L47	S34°46'37"E	34.34'
L48	N66°24'33"W	16.00'
L49	N34°46'37"W	15.55'
L50	N23°35'12"E	18.79'
L51	S23°35'27"W	25.00'
L52	N66°24'33"W	25.00'
L53	N23°35'27"E	25.00'
L54	S66°24'33"E	25.00'
L55	N66°24'33"W	36.49'
L56	N66°24'33"W	16.00'
L57	S66°24'33"E	20.09'
L58	S22°09'31"W	16.00'
L59	N23°35'27"E	25.00'
L60	S66°24'33"E	25.00'
L61	S23°35'27"W	25.00'
L62	N66°24'33"W	25.00'
L63	N66°24'33"W	13.89'
L64	S23°35'11"W	19.70'
L65	N66°24'49"W	5.00'
L66	N23°35'11"E	19.70'

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: STEVE BRAHA
PARTNER
SLF IV CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER:
10003 NW MILITARY HWY, STE. 2205
SAN ANTONIO, TEXAS 78231
(210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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 10th DAY OF February, A.D. 2020.

Notary Public
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS PHASE II COMMERCIAL 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