

LOCATION MAP

LEGEND

TEXAS DEPARTMENT OF

TRANSPORTATION

FOUND 1/2" IRON ROD

OTHERWISE) SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD

EASEMENT POINT OF

14' GAS, ELECTRIC, TELEPHONE,

REMAINING PORTION OF A 14' GAS,

(8) ELECTRIC, TELEPHONE, AND CABLE

INTERSECTION

6 AND CABLE TV EASEMENT

TV EASEMENT

(VOL 9543, PG 172, DPR)

25' BUILDING SET BACK

(VOL 9543, PG 172, DPR)

(VOL 9543, PG 172, DPR)

REMAINING PORTION OF

A 25' BUILDING SET BACK

(VOL 9543, PG 172, DPR)

(VOL 18238, PG 2185, OPR)

2 ACRES BASS BULVERDE, L.P.

(VOL 16331, PG 696, OPR)

UNPLATTED PORTION OF 1.465

(VOL 9780, PGS. 1575-1577 OPR)

UNPLATTED PORTION OF

281 PARTNERS LTD

8.00 ACRES

UNPLATTED

0.983 ACRES

(UNLESS NOTED

VOLUME

PAGE(S)

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER DEED AND PLAT RECORDS **ROW HIGHT-OF-WAY** OF BEXAR COUNTY, TEXAS (SURVEYOR) LOT NUMBER OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS 140 -- EXISTING CONTOURS --- 1140 -- PROPOSED CONTOURS

(TYPE I, X FOUND TXDOT ORIGINAL SURVEY

MONUMENTATION € CENTERLINE FOUND MONUMENTATION COSA CITY LIMITS KEY NOTES

0

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT 10 WATER EASEMENT (OFF-LOT) PERMEABLE) (0.04 AC) 16' SANITARY SEWER EASEMENT (OFF-LOT) (PERMEABLE)

100 ELECTRIC EASEMENT (VOL 17507, PG 2192-2204, OPR) 28' ELECTRIC, TELEPHONE,

AND CABLE TV EASEMENT (VOL 9538, PG 82, DPR) 28' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9532, PG 2, DPR)

VARIABLE WITH DRAINAGE EASEMENT (VOL 5354, PG 1708, OPR)

VARIABLE WIDTH WATER EASEMENT (OFF-LOT) (PERMEABLE) (0.557 AC) 3 JUST BLEURAYNE LLC (DOC# 20190187597)

CPS/SAWS/COSA UTILITY: (VOL 16331, PG 696, OPA)

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, TRANSMISSIO (AAWS) - IS HEREBY-DEDICATED EASEMENTS AND HIGHTS-OF-WAY FOR DITELTY, 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," "SANTARY 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 OF 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 R 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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO T SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 COMM

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM COUNTY OF BEXAR STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

DRAINAGE EASEMENT NOTE

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,

PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 3, CB 4864, 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2514996) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANGE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TXDOT NOTES 1. 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. 2. 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 ACCESS POINT ALONG BULVERDE ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 75' OF HIGHWAY 281 FRONTAGE ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG BULVERDE ROAD. 3. 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

SURVEYOR'S NOTES:

DIRECTED BY TXDOT.

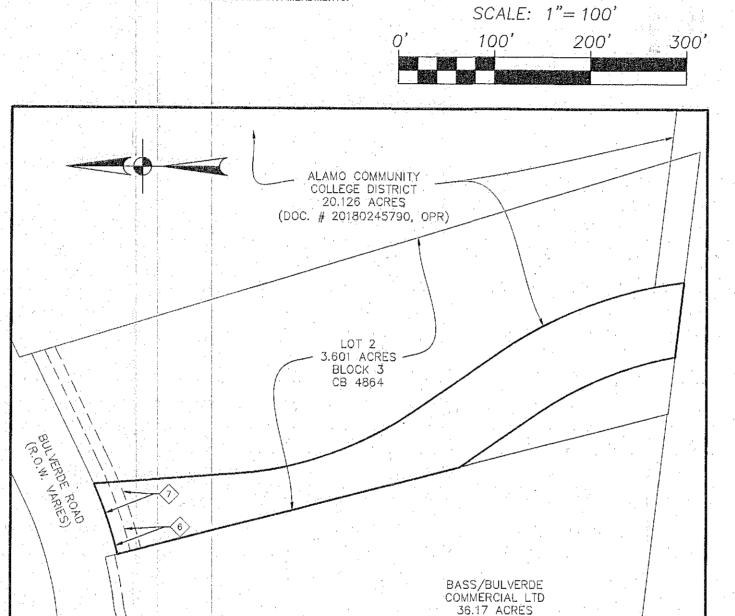
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

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 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

OPEN SPACE:

LOT 901, BLOCK 3, CB OR NCB 4864, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=100"

THE 0.953 OF AN ACRE BEING REPLATTED IS A PORTION OF LOT 2, BLOCK 3, CB 4864 AND A PORTION OF A 14' GETCTY EASEMENT AND A PORTION OF A 25' BSL OF THE NORTH CENTRAL BUSINESS PARK RECORDED IN VOLUME 9543, PAGES 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (NORTH CENTRAL BUSINESS PARK 980235) WHICH IS RECORDED IN VOLUME 9543, PAGE(S) 172, COUNTY PLAT AND DEED RECORDS

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

LLOYD A. DENTON, JR. BASS BULVERDE COMMERCIAL, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TX 78218

SWORN AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF

(210) 828-6131

, A.D. 20 A.D BRENDA ARMSTRONG Notary Public, State of Texas A COMM. Expires 01-29-2021 Notary ID 12227048 MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF BEXAR

(VOL. 12220, PG. 2205-2211 OPR)

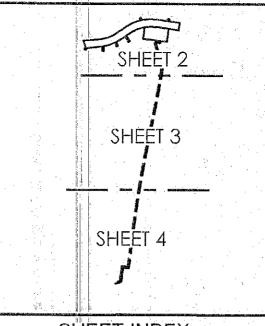
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

ALAMO COMMUNITY COLLEGE DISTRICT 2222 N ALAMO ST SAN ANTONIO, TX 78215

STATE OF TEXAS (210) 485-0702 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED. BASS BULVERDE COMMERCIAL, LTD 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 DAY OF AND THE SEAL OF THE SEAL OF OFFICE THIS DAY OF THE SEAL OF OFFICE THE SEAL OF OFFICE THIS DAY OF THE SEAL OF THE SEAL OF OFFICE THE SEAL OF THE SEAL OF OFFICE THE SEAL OF THE S

TARY PUBLIC, BEXAR COUNTY, TEXAS



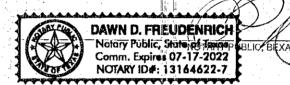
SHEET INDEX

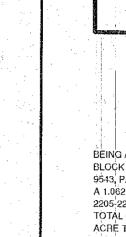
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS

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

27605 BULVÉRDE ROAD SAN ANTONIO, TX 78260 (830) 980-7600





NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE

SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE

AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 24 DAY OF 2 NUMBER OF 2020



REPLAT & SUBDIVISION PLAT BASS BULVERDE COMMERCIAL

BEING A TOTAL OF 3.239 ACRES TRACT, COMPRISED OF 0,955 ACRES OUT OF LOT 2, BLOCK 3, NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 1.062 ACRES OUT OF 36.17 ACRE TRACT RECORDED IN VOLUME 12220, PAGE 2205-2211 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A TOTAL OF 1.222 OFFSITE EASEMENTS LOCATED ON SAID LOT 2, BLOCK 2, SAID 36,17 ACRE TRACT AND LOT 1, BLOCK 3, US BRICK/US 281 SUBDIVISION RECORDED IN 9538, PAGE 82 AND LOT 4, BLOCK 1, BASS BULVERDE UNIT 3 RECORDED IN VOLUME 9549, PAGE 172, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS, AN 8.00 ACRE TRACT RECORDED IN VOLUME 18238, PAGE 2185, A 3,5480 ACRE TRACT AND A 19.363 ACRE TRACT BOTH RECORDED IN VOLUME 5354, PAGE 1706-1707, A 1.465 ACRE TRACT RECORDED IN VOLUME 9780, PAGE 1575-1577, AND / 1.8880 ACRE TRACT RECORDED IN VOLUME 8707, PAGE 663, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864 AND OUT OF THE H. PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863, NOW IN NEW CITY BLOCK 18232 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210,375.9000 TEPE FIRM REGISTRATION #470 | TEPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 23, 2020 STATE OF TEXAS COUNTY OF BEXAS

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 THERETHEXPRESSED

OWNER/DEVELOPER: LLOYD A, DENTON JA BASS BULVERDE COMMERCIAL, LTD 11 LYNN BATTS LANE, SUITE 100

SAN ANTONIO, TX 78218 STATE OF TEXAS (210) 828-6131

COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 24 DAY OF 3 A A 44 Y, A.D. 20 20.



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, BEXA	R COUNTY, TEXAS	

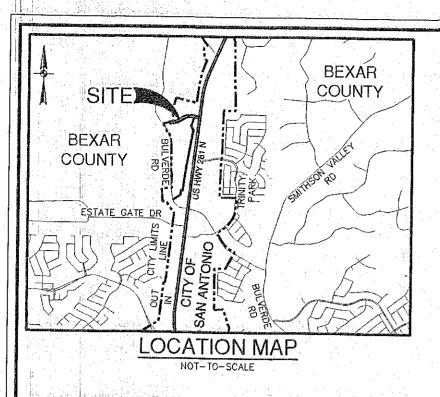
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BASS BULVERDE 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:			
BY:			CHAIRMAN
			SECRETARY

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

SHEET 1 OF 4



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," THE PROPOSE OF THE FASEMENT AND COR "DECYCLED WATER EASEMENT," TO THE 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 PIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS 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 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 INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID CF OPS 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.

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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

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, PRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

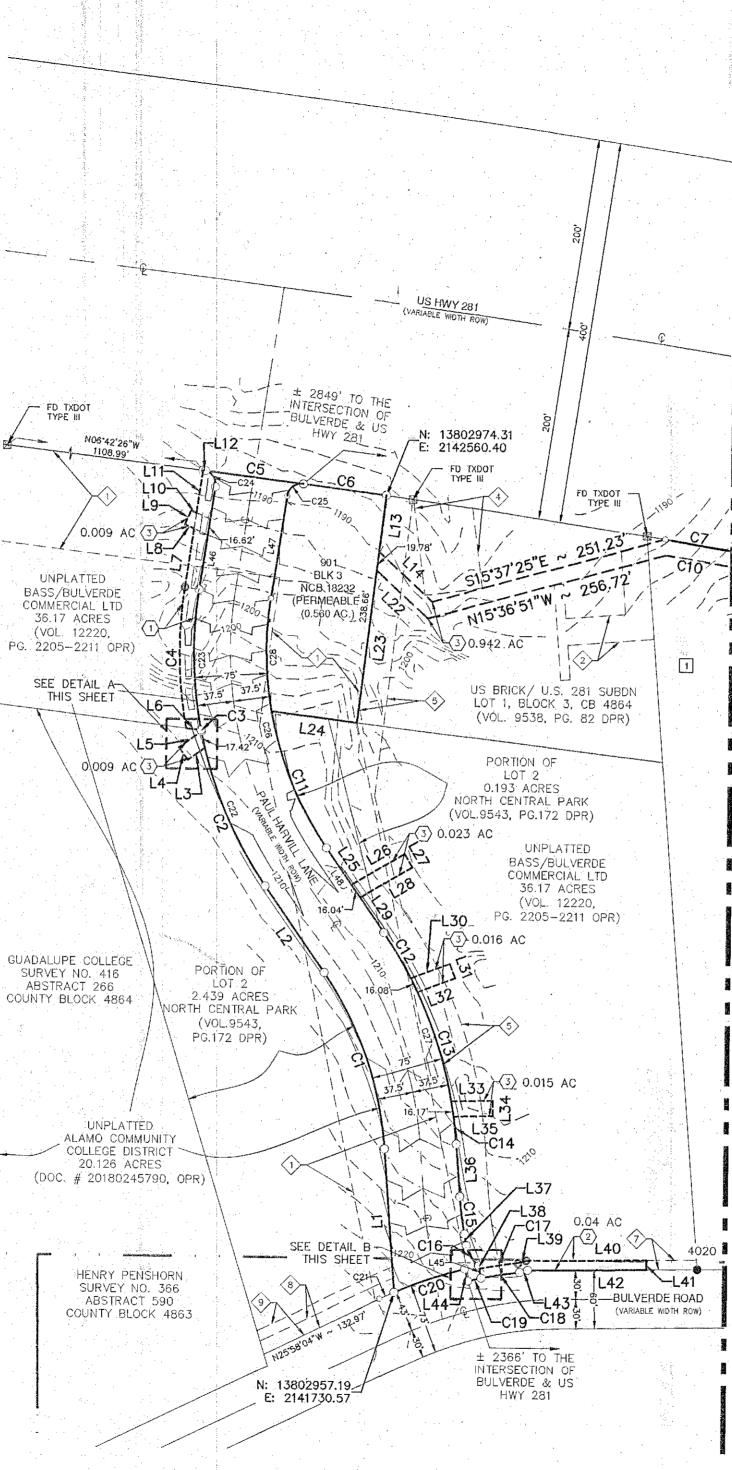
ALAMO COMMUNITY COLLEGE DISTRICT

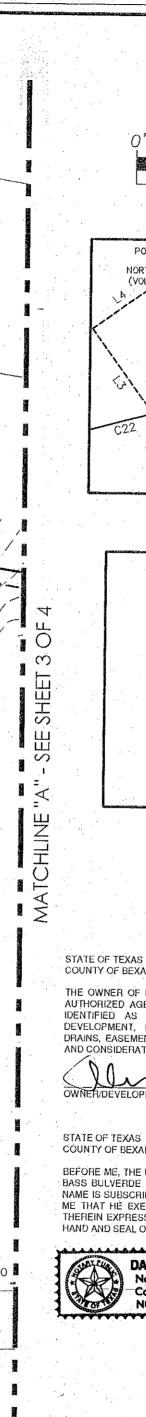
SAN ANTONIO, TX 78215 (210) 485-0702

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 THERE HAND AND SEAL OF OFFICE THIS DAY OF (Y THERE'N STATED. GIVEN UNDER MY DAY OF ACTUAL (, A.D. 20)

ROFESSIONAL LAND SURVEYOR

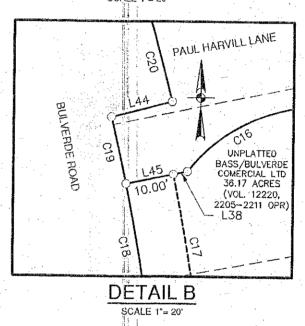




PORTION OF LOT 2 2.439 ACRES NORTH CENTRAL PARK BASS/BULVERDE COMERCIAL LTD 36.17 ACRES (VOL. 9543, PG. 172) (VOL. 12220. 2205-2211 OPR PAUL HARVILL LANE **DETAIL A** SCALE 1"= 20" PAUL HARVILL LANE

SCALE: 1"= 100'

200'



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.

27605 BULVERDE ROAD SAN ANTONIO, TX 78260 (830) 980-7600

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO MAME IS SUBSCHIBED TO THE POREGOING 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

DAY OF DEVICE OF A DOLLAR OF THE POREGOING INSTRUMENT, AND ACKNOWLEDGED TO
COUNTY CLERK, BEXAR COUNTY, TEXAS

DAWN D. FREUDENRICH Notary Public, State of Texas Comm. Expires 07-17-2022 NOTARY ID#: 13164622-7

BASS PROPERTIES, L.P.

PLAT NO. 19-11800201

REPLAT & SUBDIVISION PLAT

OF BASS BULVERDE COMMERCIAL

BEING A TOTAL OF 3.239 ACRES TRACT, COMPRISED OF 0.955 ACRES OUT OF LOT 2, BLOCK 3, NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 1.062 ACRES OUT OF 36.17 ACRE TRACT RECORDED IN VOLUME 12220, PAGE 2205-2211 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A TOTAL OF 1.222 OFFSITE EASEMENTS LOCATED ON SAID LOT 2, BLOCK 2, SAID 36.17 ACRE TRACT AND LOT 1, BLOCK 3, US BRICK/US 281 SUBDIVISION RECORDED IN 9538, PAGE 82 AND LOT 4, BLOCK 1, BASS BULVERDE UNIT 3 RECORDED IN VOLUME 9549, PAGE 172, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, AN 8.00 ACRE TRACT RECORDED IN VOLUME 18238, PAGE 2185, A 3.5480 ACRE TRACT AND A 19.363 ACRE TRACT BOTH RECORDED IN VOLUME 5354, PAGE 1706-1707, A 1.465 ACRE TRACT RECORDED IN VOLUME 9780, PAGE 1575-1577, AND A 1.8880 ACRE TRACT RECORDED IN VOLUME 8707, PAGE 663, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864 AND OUT OF THE H PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863, NOW IN NEW CITY BLOCK 18232 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 23, 2020

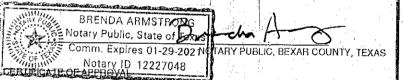
STATE OF TEXAS COUNTY OF BEXAR

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 EXPRES

DWONER/BEVELOPER: LLOYD A. DENTON, JR. BASS BULVERDE COMMERCIAL, LTD 11 LYNN BATTS LANE, SUITE 100 SAMANTONIO, TX 78218 (210) 828-6131

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 24 DAY OF January , A.D. 20 20



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

Ξ	DATED THIS	DAY OF				. A.D. 20	
							
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COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF BASS BULYERDE 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 BEXAR COUNTY, TEXÁS EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THE	S	DAY OF		, A.D. 20
BY:				
· · · · · · · · · · · · · · · · · · ·				CHAIRMAN
BY:	·.		<u>. </u>	a de la companya de
· ·				SECRETARY

COUNTY OF BEXAF HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN W.R. WOOD 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 65364 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. BREEFERS PROFESSIONAL ENGINEER STATE OF TEXAS E OF TEX COUNTY OF BEXAR HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM PLAT NOTES APPLY TO EVERY PAGE STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY OF THIS MULTIPLE PAGE PLAT DAVID A. CASANOVA <u>4251</u> NOTE: SEE SHEET 1 OF 4 FOR LEGEND SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE

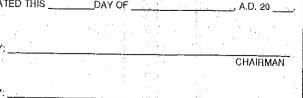
SHEET 2 OF 4

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891



W.R. WOOD 65364 YONAL

DAVID A. CASANOVA 4251

BEXAR COUNTY BEXAR COUNTY ESTATE GATE D LOCATION MAP

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 "FASEMENT" AND OR "RECYCLED WATER EASEMENT," "WATER EASEMENT, "VIIITY EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "WATER 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 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 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

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 HESEON.

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

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

ALAMO COMMUNITY COLLEGE DISTRICT

2222 N ALAMO ST SAN ANTONIO, TX 78215 (210) 485-0702

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 APACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF MANUAL, A.D. 2010.

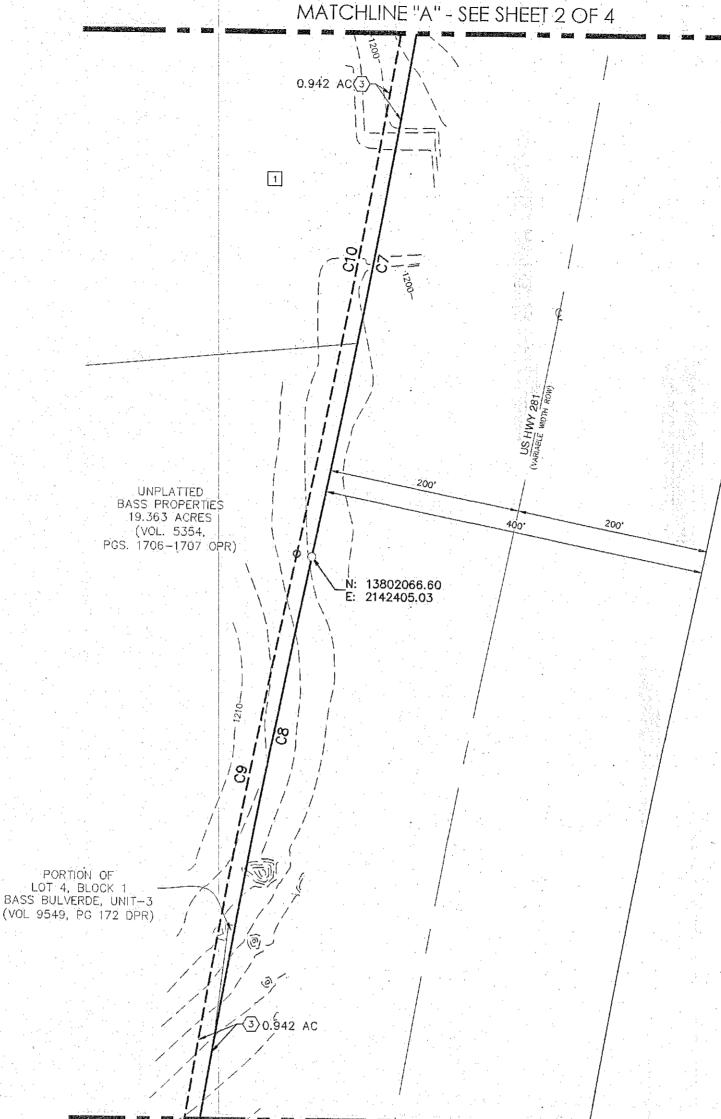
Y PUBLIC, BEXAR COUNTY, TEXAS COUNTY OF BEXAR

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

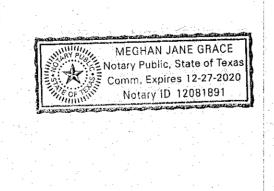
STATE OF TEXAS

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:

> 23-2020 REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "B" - SEE SHEET 4 OF 4



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 1 OF 4 FOR LEGEND SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE.

SHEET 3 OF 4

PLAT NO. 19-11800201 REPLAT & SUBDIVISION PLAT

OF BASS BULVERDE COMMERCIAL

BEING A TOTAL OF 3,239 ACRES TRACT, COMPRISED OF 0,955 ACRES OUT OF LOT 2, BLOCK 3, NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 1.062 ACRES OUT OF 36.17 ACRE TRACT RECORDED IN VOLUME 12220, PAGE 2205-2211 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND INCLUDING A TOTAL OF 1.222 OFFSITE EASEMENTS LOCATED ON SAID LOT 2, BLOCK 2, SAID 36.17 ACRE TRACT AND LOT 1, BLOCK 3, US BRICK/US 281 SUBDIVISION RECORDED IN 9538, PAGE 82 AND LOT 4, BLOCK 1, BASS BULVERDE UNIT 3 RECORDED IN VOLUME 9549, PAGE 172, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. ACRE TRACT AND A 19.363 ACRE TRACT BOTH RECORDED IN VOLUME 18238, PAGE 2165, A 3.5460 ACRE TRACT AND A 19.363 ACRE TRACT BOTH RECORDED IN VOLUME 5354, PAGE 1706-1707, A 1.465 ACRE TRACT RECORDED IN VOLUME 9780, PAGE 1575-1577, AND A 1.8880 ACRE TRACT RECORDED IN VOLUME 8707, PAGE 663, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864 AND OUT OF THE H. PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863, NOW IN NEW CITY BLOCK 18232 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 THPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 23, 2020 STATE OF TEXAS

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 OF PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DHAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNEH/DEVELOPER LEOYD A. DENTON, JR. BASS BULVERDE COMMERCIAL, LTD 11 LYNN BATES LANE, SUITE 100 SAN ANTONIO, TX 78218

STATE OF TEXAS

COUNTY OF BEXAR

SCALE: 1"= 100'

STATE OF TEXAS

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 DAY OF CIVILIZATION, A.D. 2000.

NOTARY ID#: 1316462Re TA SY PUBLIC, BEXAR COUNTY, TEXAS

ALAN BASS

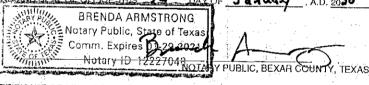
(830) 980-7600

DAWN D. FREUDENRICH

Notary Public, State of Texas Comm. Expires 07-17-2022

BASS PROPERTIES, L.P. 27605 BULVERDE ROAD SAN ANTONIO, TX 78260 200'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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.



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.

ED THIS	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

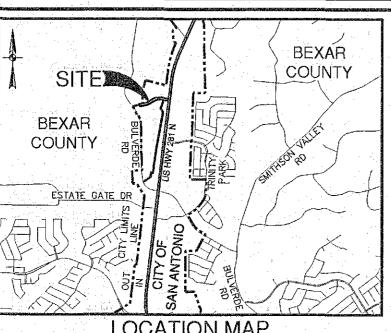
COUNTY CLERK, BEXAR COUNTY, TEXAS

OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS	DAY OF _	1. v		, A.D. 20
BY:				
	-		· · · · · ·	CHAIRMAN
		V* 15		٠.
BY:				
			•	SECRETARY

THE PERSON

JBLIC, BEXAR COUNTY, TEXAS



LOCATION MAP

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ELECRGY) 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," "OVERHAND 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 ENGROACHMENT 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 (EDU'S) PAID FOR
THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

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

ALAMO COMMUNITY COLLEGE DISTRICT SAN ANTONIO, TX 78215

(210) 485-0702

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

X

W.R. WOOD

65364

CENSED.

SYONAL EN

E OF TEN

A...

DAVID A. CASANOVA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 SPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ALL, 20.3

NOTARY PUBLIC, BEXAR COUNTY, TEXAS STATE OF TEXA

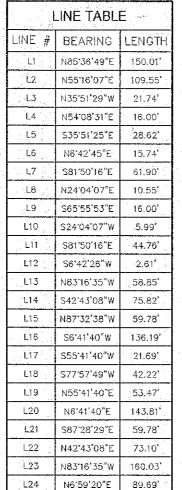
COUNTY OF BEXAR THEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC

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:

REGISTERED PROFESSIONAL LAND SURVEYOR



LINE	LINE # BEARING LENGTH				
L2	5 .	S55'16'07"W	46.37		
L2	6 .	S30'51'29"E	64.08	:	
L2	7	S59'08'31"W	16.00'		
L2	8	N30'51'29"W	63.00'		
L2	9	S55'16'07"W	44.18'		
L3	0	S20'51'29"E	43.19		
. L3	1.	S69'08'31",W	16.00'		
: L3	2	N20'51'29"W	41.59		
L3	3 :	50'51'29"E	42.93'		
L3	4	S89'08'31"W	16.00'		
L3	5	N0'51'29"W	40.60		
L3	6 .	S85'36'42"W	54.85	-	
L3	7	S79°23'55"W	12.31		
1.3	8	S78'09'02"W	3.01		
L3	9	S15'12'02"E	9.05	1.	
L4	0 :	S0'54'54"E	124.77		
L4	t	S89'05'06"W	10.00'		
L4	2	N0'54'51"W	123.52'		
L4	3	N15'12'02"W	8.56		
L4	4	N75'28'57"E	13.00'		
L4	5	S78'09'02"W	13.00		
L4	6	S81'38'11"E	108.31		
L4	7	N81'38'11"W	107.96		
L4	8	S5516'07"W	106.58		

			25 Sept. 1997 -		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	370.00'	30'20'35"	N70'26'25"E	193.66	195.95'
C2	430.00'	20'58'05"	N65'45'10"E	156.49'	157.36'
C3	430.00	0'11'41"	N78'39'16"E	1,46	1.46
C4	445.00	18*59'12"	N88'52'13"E	146.79	147.46
C5	12400.00	0°28'24"	S6'56'38"W	102.41	102.41
C6	12400.00	0'24'15"	S7'22'57"W	87.44	87.44'
C7	12400.00	2'53'57"	S10'23'31"W	627.40'	627.47
C8	12800.00	5'08'03"	S9'16'28"W	1146.60	1146.98
C9	12816.00	5'08'03"	N9'16'28"E	1148.03	1148.42
C10	12384.00	2'52'59"	N10'24'00"E	623.08'	623,15
C11	362.50	24'23'14"	S67'27'44"W	153,13	154.29
, C12	445.00	7'07'40"	\$58'49'57"W	55.32	55,36'
C13	445.00'	15'21'20"	572'08'41"W	118.91	119.26
C14 .	445.00'	3'42'26"	\$83'45'29"W	28.79	28.79
C15	362.50'	61247	S82'30'19"W	39.29	39.31
C16	35.00′	41'46'46"	S58'29'25"W	24.96	25.52
C17	440.00'	519'09"	S9'11'21"E	40.83	40.85'
C18	430.00'	5'25'10"	N9*07'25"W	40.66	40.67
C19	430.00	1*54'05"	N12 47 57 W	14.27	14.27
. C20	443.00'	10'02'43"	N18'47'43"W	77.57.	77.67
C21	443.00'	2'08'47"	N24'53'31"W	16.59	16.59
C22	430.00	23'17'19"	N66°54'47"E	173.58	174.78
C23	430.00	19'48'23"	N88'27'37"E	147.91	148.65
C24	15.00	91'39'20"	N52'32'09"E	21.52	24.00*
C25	15.00	88'19'03"	N37'28'39"W	20.90	23.12
C26	362.50	43'05'42"	S76'48'58"W	266.27	272.65
C27	445.00	30'20'35"	S70°26′25″W	232.92'	235.67'
C28	362.50'	18'42'27"	S89 00'35"W	117.83'.	118.36'

CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 1 OF 4 FOR LEGEND SCALE: 1"= 100'

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.

SAN ANTONIO, TX 78260 STATE OF TEXAS (830) 980-7600

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD, 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 MHAND AND SEAL OF OFFICE THIS DAY OF AND AND ALL 2000

DAWN D. FREUDENRICH Notary Public, State of Tetro UBLIC, BEXAR COUNTY, TEXAS Comm. Expires 07-17-2022 NOTARY ID#: 13164622-7

BRENDA ARMSTRONG Notary Public, Sade of Texas Comm. Expires 1992011 Notary ID 12227048T

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

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.

REPLAT & SUBDIVISION PLAT

OF

BASS BULVERDE

TOTAL OF 1,222 OFFSITE EASEMENTS LOCATED ON SAID LOT 2, BLOCK 2, SAID 36.17 ACRE TRACT AND LOT 1, BLOCK 3, US BRICK/US 281 SUBDIVISION RECORDED IN

9538, PAGE 82 AND LOT 4, BLOCK 1, BASS BULVERDE UNIT 3 RECORDED IN VOLUME

9549, PAGE 172, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY

TEXAS, AN 8.00 ACRE TRACT RECORDED IN VOLUME 18238, PAGE 2185, A 3.5460 ACRE TRACT AND A 19.363 ACRE TRACT BOTH RECORDED IN VOLUME 5354, PAGE 1706-1707, A 1.465 ACRE TRACT RECORDED IN VOLUME 9780, PAGE 1575-1577, AND A

1.8860 ACRE TRACT RECORDED IN VOLUME 8707, PAGE 663, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, COUNTY BLOCK 4864 AND OUT OF THE H

PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863, NOW IN NEW

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 #10028800

DATE OF PREPARATION: January 23, 2020

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

DENTIFIED 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

BASS BULVÉRDE COMMERCIAL, LTD 11 LYNN BATTS LANE, SUITE 100

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BASS BULVERDE COMMERCIAL, LTD 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 27 DAY OF January, A.D. 2020

LLOYD A. DENTON. JE

SAN ANTONIÓ, TX 78218

PAPE-DAWSON

CITY BLOCK 18232 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

指出 ENGINEERS

DATED THIS	_DAY OF	<u>anning day (dayan a</u>	A.D. 20
COUNTY JUDGE, BEXA	COUNTY.	TEXAS	
SSS.T. TODOC, DENG	,	· ·	
John, Jobac, Deva			

THIS PLAT OF BASS BULVERDE 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 _	DA'	OF	<u> </u>	, A.D. 20	
		•			
100		٠.	4.0		
BY:				<u> </u>	_
				CHAIRMAN	
			•		
BY:		1			
				SECRETAR	ī١

SHEET 4 OF 4

UNPLATTED BASS PROPERTIES 3.1340 ACRES (VOL.13214, PG. 0436 OPR) UNPLATTED BASS PROPERTIES 3.5480 ACRES (VOL.5354, PG. 1706 OPR) UNPLATTED BASS PROPERTIES 1.8880 ACRES (VOL.8707, PG. 0663 OPR) N06'42'26"E --N77'57'49"E ~ 25.91 N: 13800551.06__ / E: 2142058.40\

MATCHLINE "B" - SEE SHEET 3 OF 4

(3)0.942 AC

BASS PROPERTIES 19.363 ACRES

-(VOL. 5354, PGS. 1706-1707 OPR)

إ	INE TABL	E			LINE T
#	BEARING	LENGTH	4 1 N	LINE #	BEAR
	N85'36'49"E	150.01		L25	S55'16'
	N5516'07"E	109.55	¥.	L26	S30'51'
	N35'51'29"W	21.74'		L27	S59'08'
1,5	N54'08'31"E	16.00'		L28	N30'51'
:	S35'51'25"E	28.62		L29	S55'16'
	N6'42'45"E	15.74		L30	S20′51′
	S81'50'16"E	61,90		L31	269,08,
	N24'04'07"E	10.55		L32	N20'51'
	S65'55'53"E	16.00'		L33	50'51'3
-	S24'04'07"W	5.99		L34	289'08'
1	S81'50'16"E	44.76		L35	N0'51'2
	S6'42'26"W	2.61		L36	S85'36'
	N8316'35"W	58.85		L37	S79°23'
	S42'43'08"W	75.82		138	S78°09'
	N87'32'38"W	59.78		L39	S15'12'
:	S6'41'40"W	136,19	1.	L40	S0°54'5
	S55'41'40"W	21.69'		L41	S89'05'
	S77'57'49"W	42.22		L42	N0'54'
٠.	N55'41'40"E	53.47		L43	N15'12'
	N6'41'40"E	143,81		L44	N75'28'
	S87'28'29"E	59.78		L45	S78'09'
	N42'43'08"E	73.10′		L46	S81°38'
	N83'16'35"W	160.03		L47	N81 38