





PLAT NO. 22-11800706  
REPLAT AND SUBDIVISION PLAT  
OF  
BULVERDE COMMERCIAL

BEING A TOTAL OF 19.791 ACRE TRACT OF LAND, ESTABLISHING LOTS 2-7 & BLOCK 3, OUT OF A 19.791 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDING PLAT OF BASS SUBDIVISION UNIT 2 RECORDED IN VOLUME 9532, PAGE 2, LOT 4, BLOCK 1, BASS SUBDIVISION, UNIT-3 RECORDED IN VOLUME 9549, PAGE 172, LOT 2, BLOCK 1, BASS SUBDIVISION UNIT 1 RECORDED IN VOLUME 9524, PAGE 58, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING THE REMAINING PORTION OF A 1.916 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 8707, PAGE 663, A 3.134 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 13214, PAGE 436, THE REMAINING PORTION OF A 1.465 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 9780, PAGE 1575, A 1.540 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 15223, PAGE 1479, AND THE REMAINING PORTION OF A 19.363 ACRE TRACT CONVEYED TO BASS PROPERTIES BY DEED RECORDED IN VOLUME 5354, PAGES 1706, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 19.791 ACRE TRACT BEING SITUATED IN THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, THE H.J. HUPPERTZ SURVEY NO. 417A, ABSTRACT 934, AND THE HENRY PENSCHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4864, 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 #10028800  
DATE OF PREPARATION: September 10, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

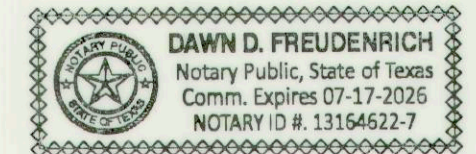
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER: LLOYD A DENTON JR.  
2021 FII BULVERDE LLC  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A DENTON JR., 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 16 DAY OF September, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

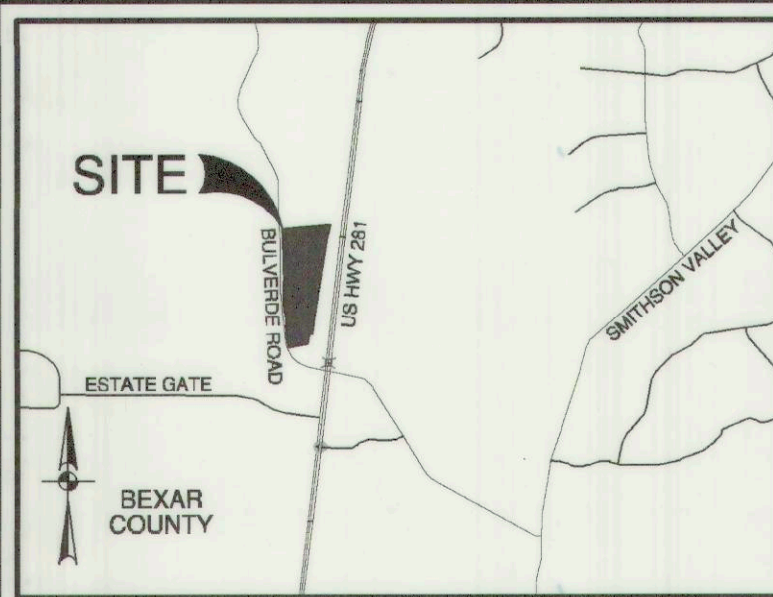


THIS PLAT OF BULVERDE COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

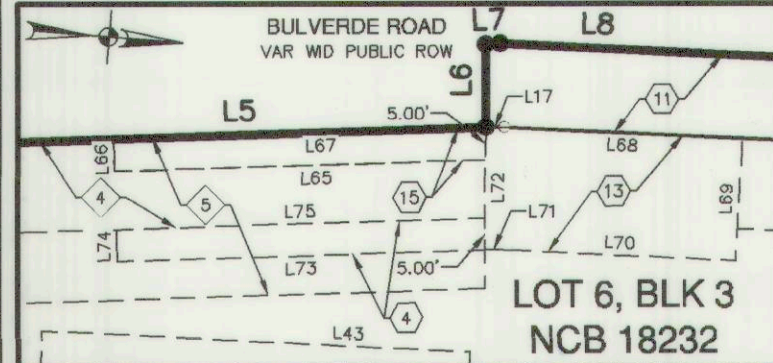
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

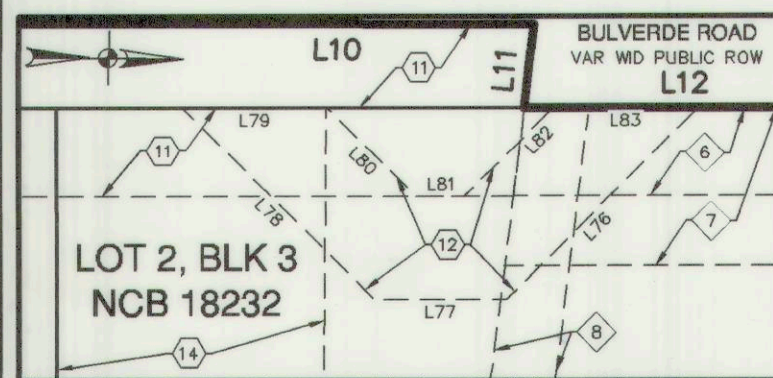
BY: \_\_\_\_\_ SECRETARY



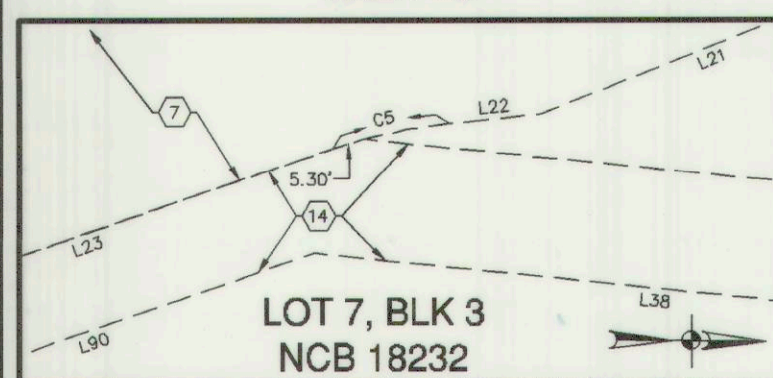
LOCATION MAP  
NOT-TO-SCALE



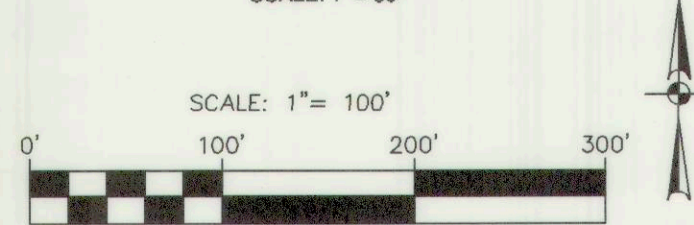
DETAIL "A"  
SCALE: 1" = 30'



DETAIL "B"  
SCALE: 1" = 30'



DETAIL "C"  
SCALE: 1" = 30'



**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 U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

**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.

**SAWS IMPACT FEE:**

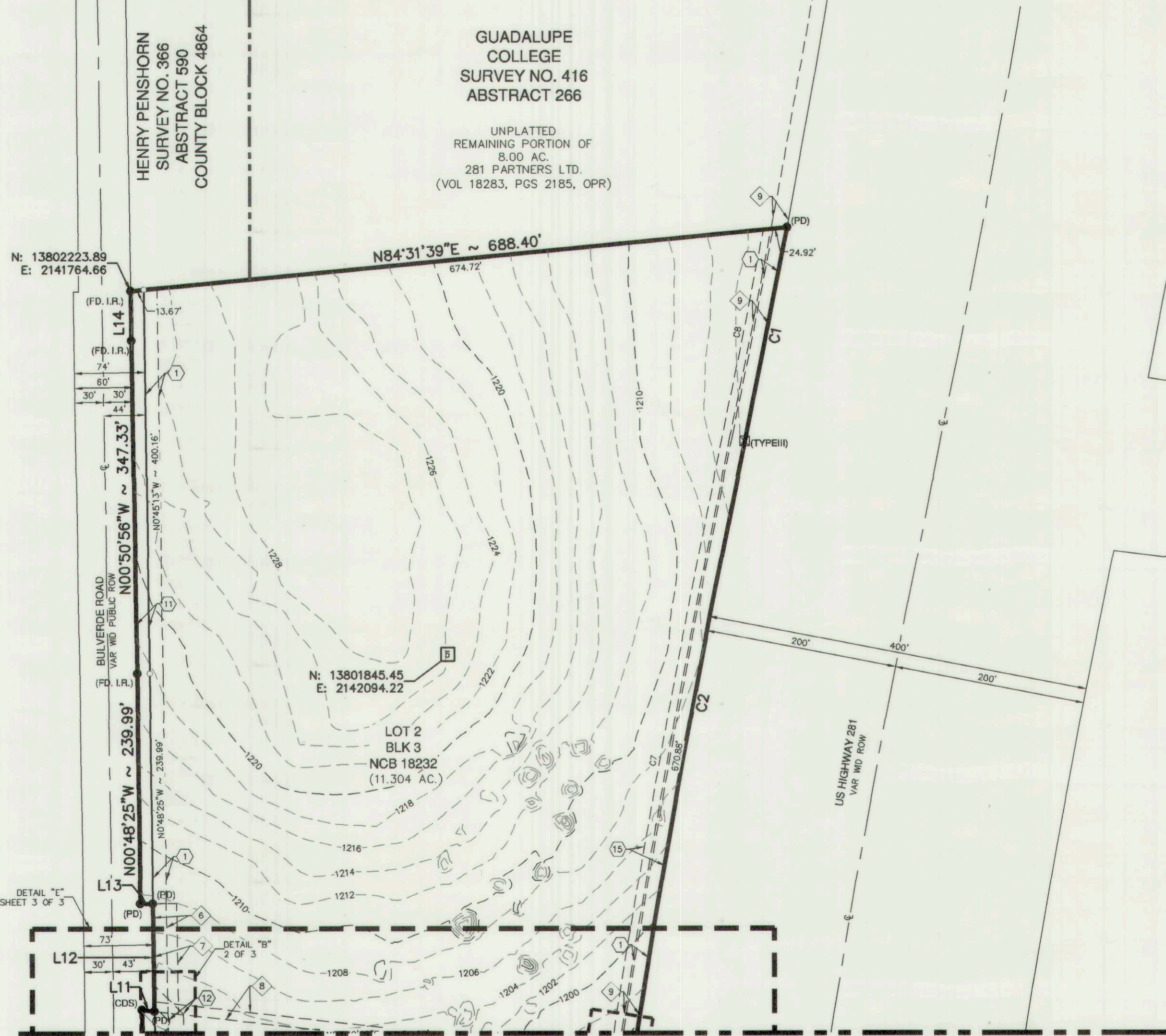
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.

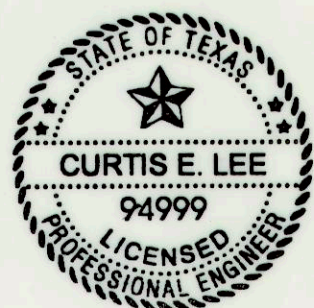
PLAT NOTES APPLY TO EVERY  
PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3  
FOR LEGEND, LINE &  
CURVE TABLE

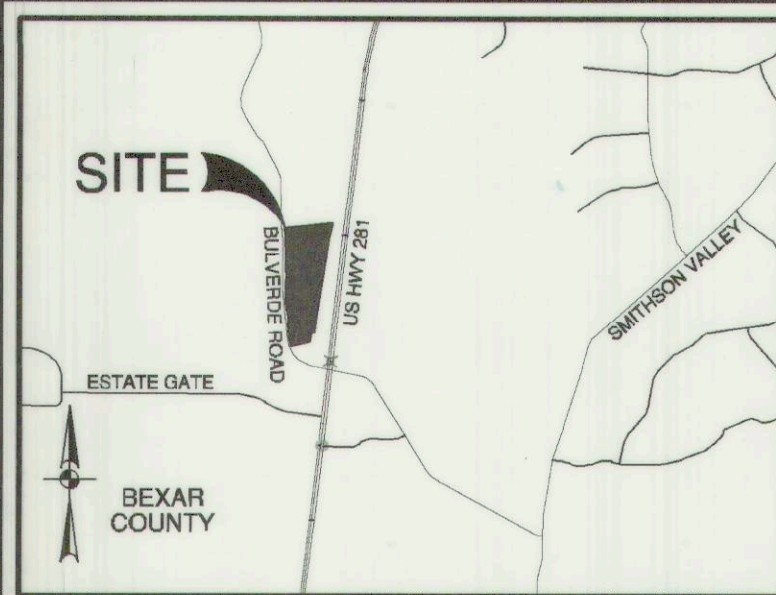


MATCHLINE - SEE SHEET 1 OF 3

SHEET 2 OF 3







### LOCATION MAP NOT-TO-SCALE LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	PAGE(S)	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	NCB	NEW CITY BLOCK
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)		
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS		
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		EASEMENT POINT OF INTERSECTION
		1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS
			ORIGINAL SURVEY/COUNTY LINE
			EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH CITY OF SAN ANTONIO RIGHT-OF-WAY DEDICATION (0.426 AC. TOTAL)
- 16" WATER EASEMENT
- 19" GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- REMAINING PORTION OF 0.983 ACRES JUST BLUERAYNE, LLC (VOL. 16331, PG. 696, OPR)
- LOT 2, BLOCK 3, NEW CITY BLOCK 18232
- BASS SUBDIVISION UNIT 1 (VOL. 9524, PG. 58, DPR)
- REMAINING PORTION OF LOT 4, BLOCK 1
- BASS SUBDIVISION, UNIT-3 (VOL. 9549, PG. 172, DPR)
- WELL (NON-POTABLE)
- REMAINING PORTION OF LOT 3, BLOCK 1
- LOT 3, BLOCK 3, NCB 18232 (0.679 AC)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 17113, PG. 2324, OPR)
- SEPTIC DRAIN FIELD SETBACK (VOL. 9532, PG. 2, DPR)
- 28" ELECTRIC EASEMENT (VOL. 9532, PG. 2, DPR)
- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9532, PG. 2, DPR)
- 25" BUILDING SETBACK (VOL. 9532, PG. 2, DPR)
- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9524, PG. 58, DPR)
- 25" BUILDING SETBACK (VOL. 9524, PG. 58, DPR)
- 10" TELEPHONE EASEMENT (VOL. 6518, PG. 1295, OPR)
- 16" SANITARY SEWER EASEMENT (VOL. 20002, PG. 696-699, PR)

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0130G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**INGRESS/EGRESS:**  
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**SAWS HIGH PRESSURE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

**CLEAR VISION:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**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 U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017  
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.

*Curtis E. Lee* 9/11/24  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*G. E. Buchanan* 09/11/2024  
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 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.

**COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 2-9, BLOCK 3, NCB 18232, 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.

**TCI DETENTION & MAINTENANCE:**  
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN A PORTION OF LOT 2, BLOCK 3, NCB 18232. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (F.L.O.) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNER ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**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.

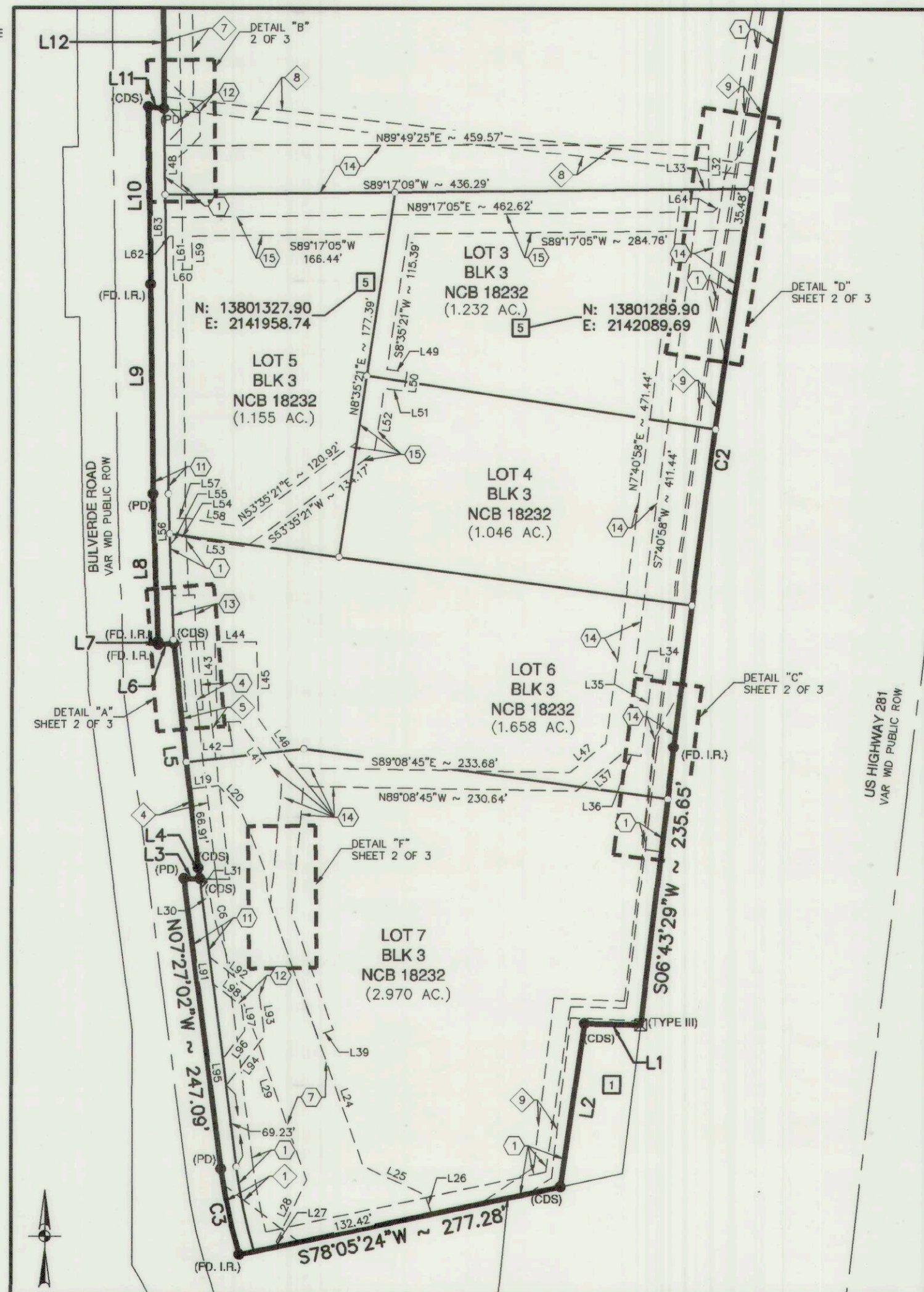
**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 TOI 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.

**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 THREE (3) ACCESS POINTS ALONG US HIGHWAY 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1610.06'.  
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 DIRECTED BY TxDOT.

**CROSS ACCESS:**  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 2-7, BLOCK 3, NCB 18232, IN ACCORDANCE WITH UDC 35-506(R)(3).

**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.



**DETAIL "E"**  
SCALE: 1" = 100'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	12400.00'	1'03.04"	S11°17'04"W	227.46'	227.46'
C2	12800.00'	5'08.02"	S9°17'54"W	1146.57'	1146.95'
C3	441.58'	9'30.53"	N11°56'17"W	73.25'	73.33'
C4	455.00'	9'06.18"	S12°00'11"E	72.23'	72.31'
C5	82.00'	13'07.44"	S13°07'13"E	18.75'	18.79'
C6	131.00'	12'14.06"	N13°34'03"W	27.92'	27.97'
C7	12824.00'	3'05.02"	N10°19'19"E	690.13'	690.21'
C8	12376.00'	1'01.06"	N11°17'51"E	219.94'	219.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°44'39"W	47.59'
L2	S8°15'44"W	139.10'
L3	S89°01'45"E	13.21'
L4	N7°23'22"W	9.14'
L5	N6°24'34"W	190.87'
L6	S85°31'41"W	13.06'
L7	N6°38'27"W	2.23'
L8	N1°48'37"W	124.39'
L9	N0°53'47"W	177.23'
L10	N0°42'00"W	149.78'
L11	S84°12'57"E	13.05'
L12	N0°45'30"W	111.63'
L13	S89°14'30"W	13.00'
L14	N0°48'32"W	51.72'
L15	N0°48'48"W	325.47'
L16	S1°48'37"E	122.90'
L17	S6°24'34"E	2.93'
L18	S83°35'26"W	99.77'
L19	N83°26'39"E	24.54'
L20	S41°55'52"E	27.97'
L21	S22°26'02"E	55.76'
L22	S6°33'21"E	14.37'
L23	S19°41'06"E	112.03'
L24	S19°41'06"E	117.30'
L25	S65°27'43"E	57.35'
L26	S19°41'06"E	16.82'
L27	N19°41'06"W	4.39'
L28	N26°05'32"E	57.35'
L29	N19°41'06"W	223.85'
L30	S83°26'39"W	6.78'
L31	N7°27'02"W	16.82'
L32	S0°42'51"E	37.78'
L33	S89°17'09"W	7.52'
L34	S82°19'02"E	15.70'
L35	S7°40'58"W	69.30'
L36	N82°19'02"W	16.58'
L37	S50°27'04"W	49.87'
L38	S5°06'21"W	107.33'
L39	S70°18'54"W	14.50'
L40	N5°06'21"E	103.98'
L41	N34°48'11"W	61.86'
L42	S88°11'23"W	19.39'
L43	N1°48'15"W	66.91'
L44	N88°11'23"E	35.11'
L45	S1°48'37"E	64.50'
L46	S34°48'11"E	51.43'
L47	N50°27'04"E	39.38'
L48	N0°48'48"W	42.09'
L49	S81°24'39"E	17.00'
L50	S8°35'21"W	16.00'
L51	N81°24'39"W	17.00'
L52	S8°35'21"W	55.24'
L53	N81°24'39"W	50.19'
L54	N89°48'37"W	9.12'
L55	S45°11'23"W	7.94'
L56	N1°48'37"W	21.63'
L57	S89°48'37"E	16.66'
L58	S81°24'39"E	44.74'
L59	S0°42'51"E	28.00'
L60	S89°17'09"W	16.00'
L61	N0°42'51"W	28.00'
L62	S89°17'05"W	6.02'
L63	N0°48'46"W	16.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L64	N48°58'28"E	8.07'
L65	S6°24'34"E	57.96'
L66	S83°35'26"W	5.00'
L67	N6°24'34"W	58.13'
L68	N1°48'37"W	37.17'
L69	N88°11'23"E	19.00'
L70	S1°48'37"E	36.41'
L71	S6°24'34"E	2.81'
L72	S85°31'41"W	9.01'
L73	S6°24'34"E	57.49'
L74	S83°35'26"W	5.00'
L75	N6°24'34"W	57.66'
L76	S45°48'25"E	42.40'
L77	S0°48'46"E	20.58'
L78	S44°11'35"W	42.42'
L79	N0°48'46"W	22.63'
L80	N44°11'35"E	19.80'
L81	N0°48'46"W	7.32'
L82	N45°48'25"W	19.80'
L83	N0°45'30"W	22.61'
L84	N83°08'22"W	17.16'
L85	N6°51'39"E	93.67'
L86	N27°26'16"E	48.17'
L87	N15°26'39"W	59.45'
L88	N8°41'57"E	96.12'
L89	N34°30'30"E	55.64'
L90	S19°41'06"E	104.23'
L91	N7°27'02"W	22.63'
L92	S52°27'02"E	52.83'
L93	S7°27'02"E	34.63'
L94	S37°32'58"W	52.83'
L95	N7°27'02"W	22.63'
L96	N37°32'58"E	30.20'
L97	N7°27'02"W	21.37'
L98	N52°27'02"W	30.20'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	12400.00'	1'03.04"	S11°17'04"W	227.46'	227.46'
C2	12800.00'	5'08.02"	S9°17'54"W	1146.57'	1146.95'
C3	441.58'	9'30.53"	N11°56'17"W	73.25'	73.33'
C4	455.00'	9'06.18"	S12°00'11"E	72.23'	72.31'
C5	82.00'	13'07.44"	S13°07'13"E	18.75'	18.79'
C6	131.00'	12'14.06"	N13°34'03"W	27.92'	27.97'
C7	12824.00'	3'05.02"	N10°19'19"E	690.13'	690.21'
C8	12376.00'	1'01.06"	N11°17'51"E	219.94'	219.94'

### PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**FIRE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## PLAT NO. 22-11800706

### REPLAT AND SUBDIVISION PLAT OF BULVERDE COMMERCIAL

BEING A TOTAL OF 19.721 ACRE TRACT OF LAND, ESTABLISHING LOTS 2-7 & BLOCK 3, OUT OF A 19.721 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AMENDING PLAT OF BASS SUBDIVISION UNIT 2 RECORDED IN VOLUME 9532, PAGE 2; LOT 4, BLOCK 1, BASS SUBDIVISION, UNIT-3 RECORDED IN VOLUME 9549, PAGE 172; LOT 2, BLOCK 1, BASS SUBDIVISION UNIT 1 RECORDED IN VOLUME 9524, PAGE 58; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING THE REMAINING PORTION OF A 1.918 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 8707, PAGE 663; A 3.134 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 13214, PAGE 438; THE REMAINING PORTION OF A 1.485 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 9780, PAGE 1575; A 1.540 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. BY DEED RECORDED IN VOLUME 15223, PAGE 1473; AND THE REMAINING PORTION OF A 19.363 ACRE TRACT CONVEYED TO BASS PROPERTIES BY DEED RECORDED IN VOLUME 5354, PAGES 1706, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 19.791 ACRE TRACT BEING SITUATED IN THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266, THE H.J. HUPPERT SURVEY NO. 417A, ABSTRACT 934, AND THE HENRY PENSIONER SURVEY NO. 368, ABSTRACT 550, COUNTY BLOCK 4864, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPL FIRM REGISTRATION #470 | TBPL FIRM REGISTRATION #10028900  
DATE OF PREPARATION: September 10, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

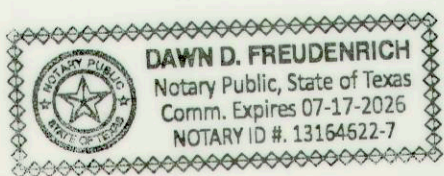
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER: LLOYD A. DENTON JR.  
2021 FIRM BULVERDE LLC  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON JR., 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 16th DAY OF September, A.D. 2024.

*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF 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: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

