

REPLAT & PLAT ESTABLISHING
REDWEST COMMERCIAL 2

BEING A TOTAL OF 49.817 ACRES OF LAND, CONSISTING OF A 0.2812 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.3292 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.5511 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.2290 ACRE OFF-LOT INGRESS / EGRESS EASEMENT, AND A 0.2218 ACRE OFF-LOT 25' DRAINAGE EASEMENT, AND 8.620 ACRES ESTABLISHING LOTS 3-4, BLOCK 71, N.C.B. 15248, AND 39.743 ACRES ESTABLISHING LOTS 16-23, BLOCK 72, N.C.B. 15248, AND BEING OUT OF A 138.3570 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., OF RECORD IN VOLUME 10097, PAGE 207, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE : 1"= 200'



LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIR = FOUND 1/2" IRON ROD AS NOTED
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- ◇ = CONTOURS
- ⬡ = EXISTING EASEMENT
- ⬢ = PROPOSED EASEMENT

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
HARRY B. ADAMS, IV
MCCOMBS FAMILY PARTNERS, LTD.
755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

THIS PLAT OF **REDWEST COMMERCIAL 2** 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.

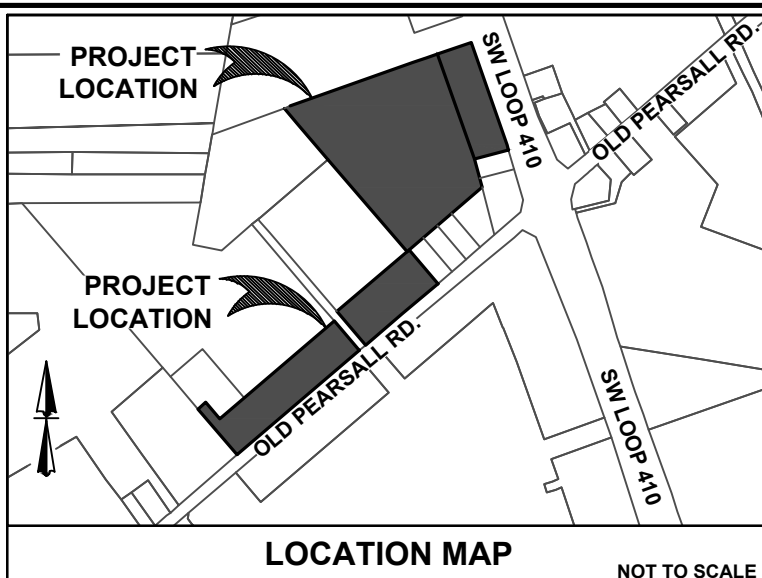
DATED THIS _____ DAY OF _____ A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

PAGE 1 OF 5



CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 3, & 4, BLOCK 71, N.C.B. 15248, LOT(S) 13, 14, 15, 17, 18, 19, 20, 21 & 22, BLOCK 72, N.C.B. 15248, IN ACCORDANCE WITH UDC 35-506(R)(3).

INGRESS / EGRESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 14, BLOCK 72, NCB 15248, 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.

CPS/SAWS/COSA/UTILITY NOTES:

- 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY 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 OTHER EASEMENTS SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SAWS IMPACT FEE NOTE:

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 HIGH PRESSURE NOTE:

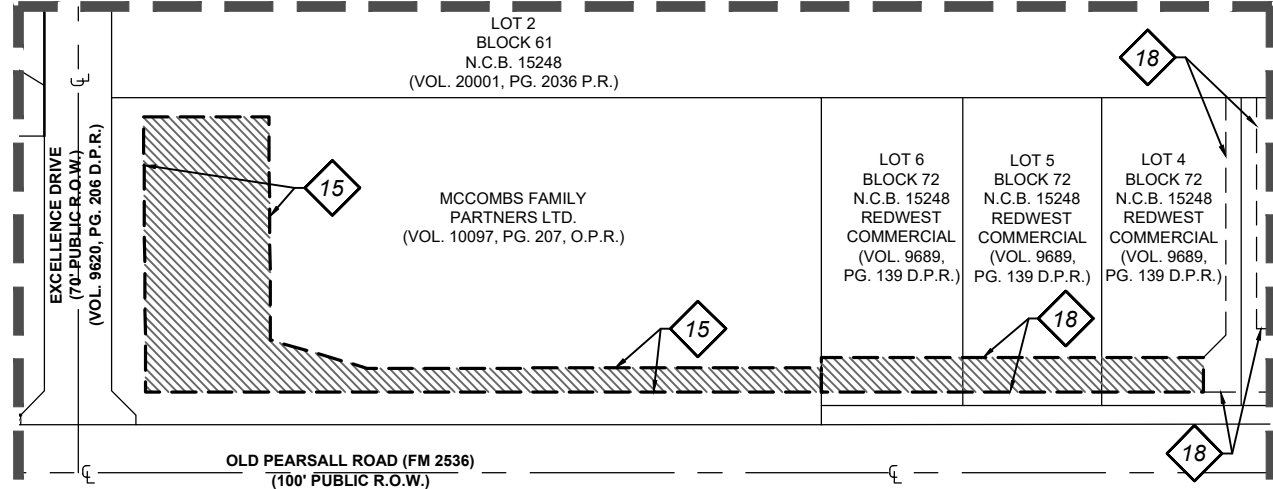
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 800 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS WASTEWATER EDU NOTE:

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.

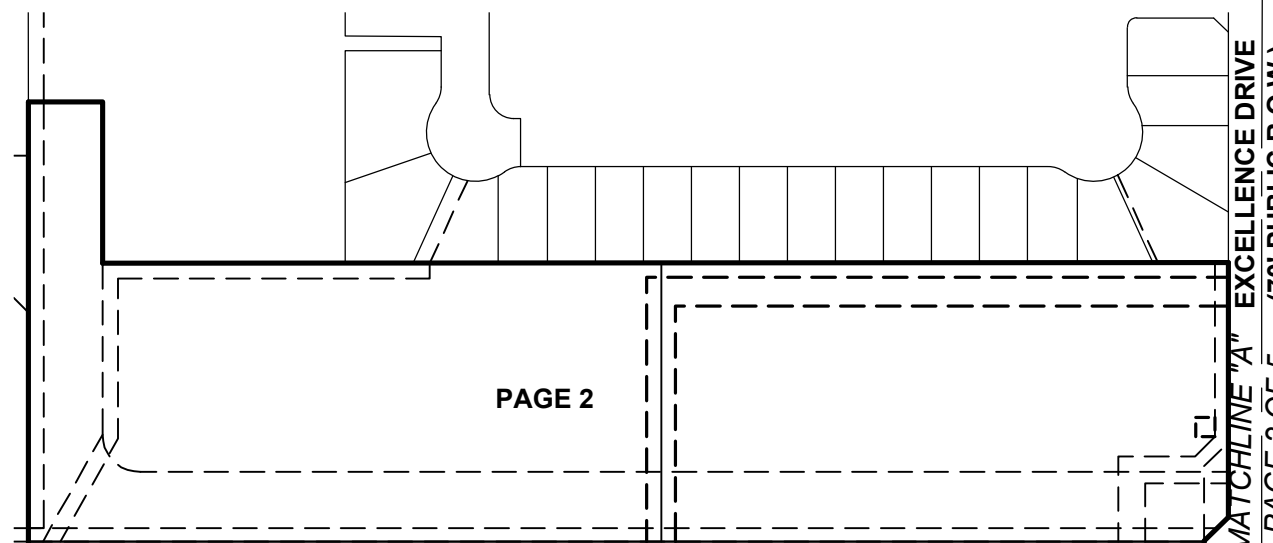
FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0339F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LEGEND
EASEMENTS BEING MODIFIED AND/OR REMOVED
SCALE: 1" = 200'
AREA BEING REPLATTED / VACATED THRU PUBLIC HEARING

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE AND A PORTION OF A VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT AS SHOWN IN THE SUBDIVISION PLAT ESTABLISHING REDWEST COMMERCIAL RECORDED IN VOLUME 9689, PAGE 139, FROM THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



OLD PEARSALL ROAD (FM 2536)
(100' PUBLIC R.O.W.)

OLD PEARSALL ROAD (FM 2536)
(100' PUBLIC R.O.W.)

OLD PEARSALL ROAD (FM 2536)
(120' PUBLIC R.O.W.)

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.

MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

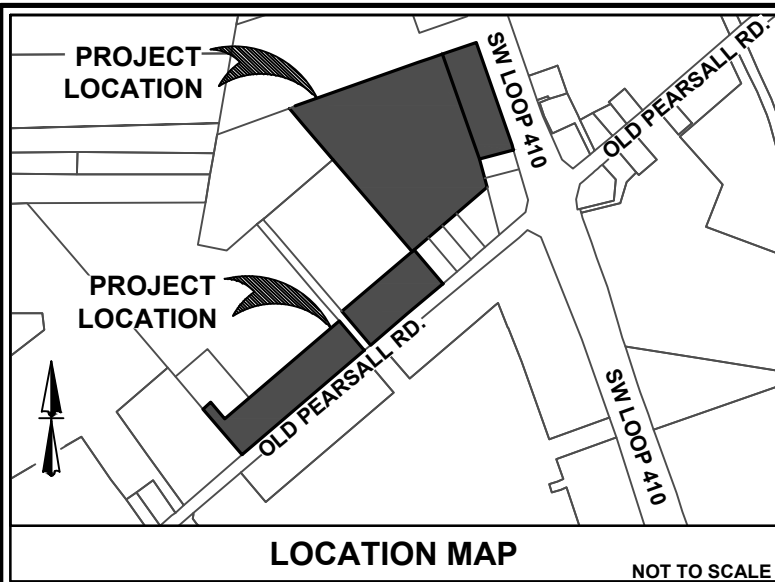
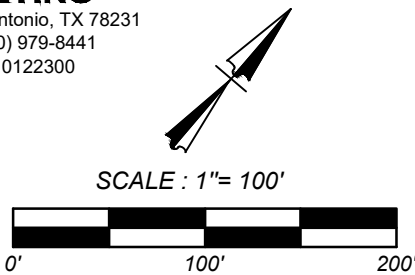
KEY NOTES

- | | | |
|---|---|--|
| 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 11 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9679 PG. 179 D.P.R.) | 21 10' SANITARY SEWER EASEMENT (VOL. 5247 PG. 264 O.P.R.) |
| 2 16' SANITARY SEWER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 12 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.) | 22 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) |
| 3 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 13 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9620 PG. 206 D.P.R.) | 23 10' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.) |
| 4 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 14 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 24 12' WATER EASEMENT (VOL. 9689 PG. 139 D.P.R.) |
| 5 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.) | 15 PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL. 9689 PG. 139 D.P.R.) | 25 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) |
| 6 VARIABLE WIDTH WATER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 16 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 26 20' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.) |
| 7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.) | 17 12' SANITARY SEWER EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 27 RIGHT-OF-WAY DEDICATION TO TXDOT 0.396 ACRES (VOL. 9689 PG. 139 D.P.R.) |
| 8 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9674 PG. 72 D.P.R.) | 18 VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (VOL. 9689 PG. 139 D.P.R.) | 28 VARIABLE WIDTH ELECTRIC EASEMENT (DOC. NO. 20200164752) |
| 9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9674 PG. 72 D.P.R.) | 19 OFF-LOT 20' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION PERMEABLE (VOL. 9689 PG. 139 D.P.R.) | 29 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 2036 P.R.) |
| 10 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 20 30' PRIVATE INGRESS/EGRESS ESMT (VOL. 20001, PG. 2036 D.P.R.) | 1 10' R.O.W. DEDICATION TO TXDOT 0.2812 ACRES |
| | | 2 30' IRREVOCABLE INGRESS/EGRESS EASEMENT |
| | | 3 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT |
| | | 4 14' ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT |
| | | 5 25' INGRESS/EGRESS EASEMENT |
| | | 6 20' R.O.W. DEDICATION TO TXDOT 0.3292 ACRES |
| | | 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT |
| | | 8 OFF-LOT 25' INGRESS / EGRESS EASEMENT 0.2290 ACRES |
| | | 9 OFF-LOT 25' DRAINAGE EASEMENT 0.2218 ACRES |
| | | 10 25' DRAINAGE EASEMENT |
| | | 11 20' SANITARY SEWER EASEMENT |
| | | 12 VARIABLE WIDTH WATER EASEMENT |
| | | 13 VARIABLE WIDTH INGRESS / EGRESS EASEMENT |
| | | 14 25' X 25' SANITARY SEWER TURN AROUND EASEMENT |
| | | 15 VARIABLE WIDTH R.O.W. DEDICATION TO TXDOT 0.5511 ACRES |
| | | 16 20' X 20' SIGN EASEMENT |
| | | 17 25' X 25' SANITARY SEWER TURN AROUND EASEMENT |

REPLAT & PLAT ESTABLISHING
REDWEST COMMERCIAL 2

BEING A TOTAL OF 49.817 ACRES OF LAND, CONSISTING OF A 0.2812 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.3292 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.5511 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.2290 ACRE OFF-LOT INGRESS / EGRESS EASEMENT, AND A 0.2218 ACRE OFF-LOT 25' DRAINAGE EASEMENT, AND 8.620 ACRES ESTABLISHING LOTS 3-4, BLOCK 71, N.C.B. 15248, AND 39.743 ACRES ESTABLISHING LOTS 16-23, BLOCK 72, N.C.B. 15248, AND BEING OUT OF A 138.3570 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., OF RECORD IN VOLUME 10097, PAGE 207, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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CPS/SAWS/COSA/ UTILITY NOTES:

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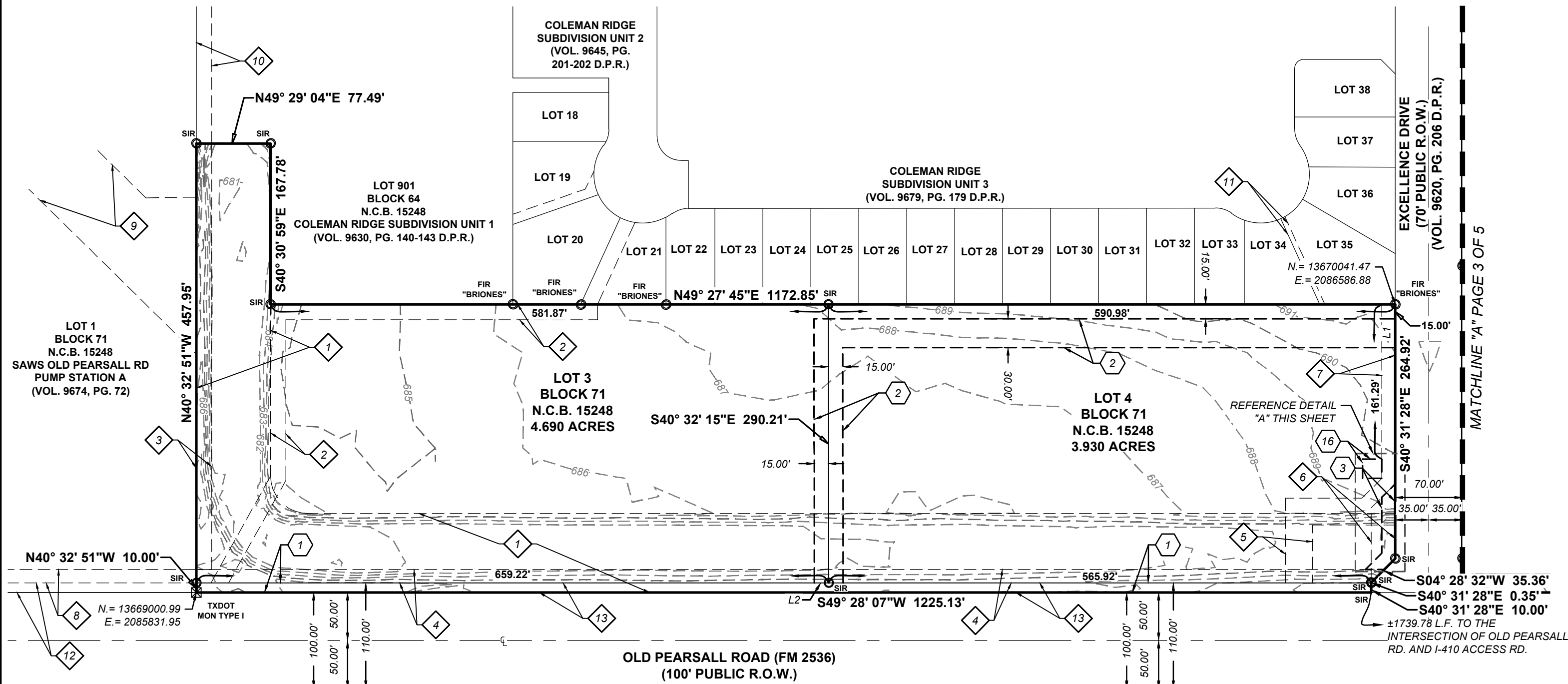
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A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 800 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS WASTEWATER EDU NOTE:
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.

Line Table		
LINE #	LENGTH	DIRECTION
L1	30.00'	S40° 31' 28"E
L2	30.00'	N49° 28' 07"E
L3	19.80'	S49° 28' 07"W
L4	24.26'	N4° 28' 32"E
L5	58.10'	N40° 31' 28"W
L6	19.80'	N4° 28' 32"E
L7	77.90'	S40° 31' 28"E
L8	16.06'	S4° 28' 32"W
L43	20.00'	S49° 28' 32"W
L44	20.00'	S40° 31' 28"E
L45	20.00'	N49° 28' 32"E
L46	20.00'	N40° 31' 28"W



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
HARRY B. ADAMS, IV
MCCOMBS FAMILY PARTNERS, LTD.
755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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 _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF REDWEST COMMERCIAL 2 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

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
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PLANNING COMMISSION.

MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 1311150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET
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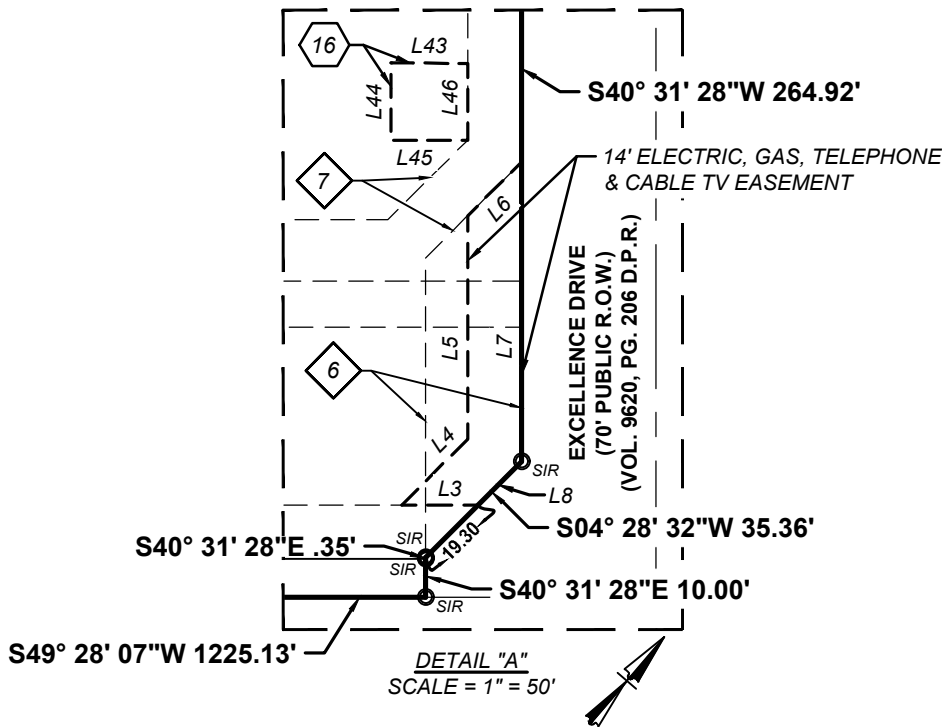
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIR = FOUND 1/2" IRON ROD AS NOTED
- TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL = VOLUME
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- R.O.W. = RIGHT-OF-WAY
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- EXISTING EASEMENT (SEE PAGE 1 FOR KEYNOTES)
- PROPOSED EASEMENT (SEE PAGE 1 FOR KEYNOTES)

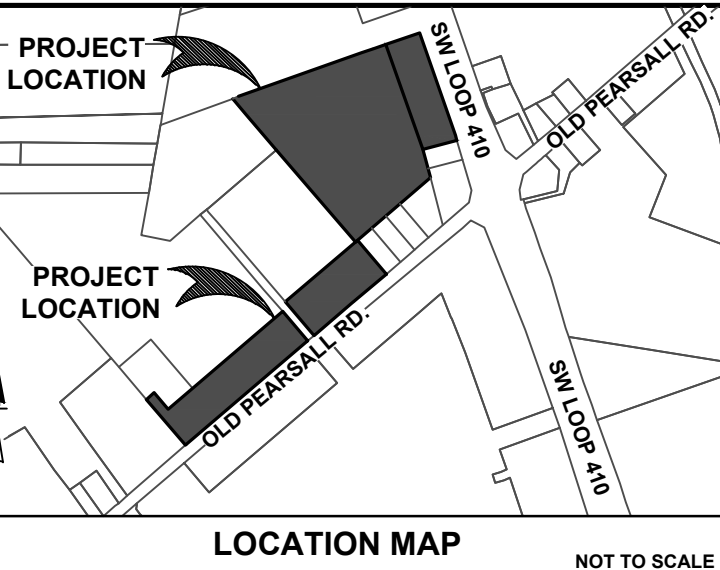
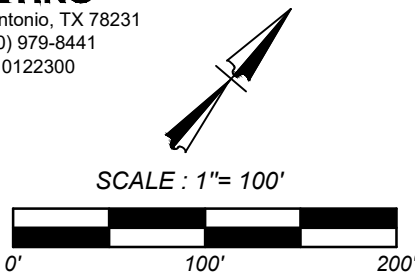


PLAT NOTES APPLY
TO EVERY PAGE
OF THIS MULTIPLE
PAGE PLAT

REPLAT & PLAT ESTABLISHING
REDWEST COMMERCIAL 2

BEING A TOTAL OF 49.817 ACRES OF LAND, CONSISTING OF A 0.2812 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.3292 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.5511 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.2290 ACRE OFF-LOT INGRESS / EGRESS EASEMENT, AND A 0.2218 ACRE OFF-LOT 25' DRAINAGE EASEMENT, AND 8.620 ACRES ESTABLISHING LOTS 3-4, BLOCK 71, N.C.B. 15248, AND 39.743 ACRES ESTABLISHING LOTS 16-23, BLOCK 72, N.C.B. 15248, AND BEING OUT OF A 138.3570 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., OF RECORD IN VOLUME 10097, PAGE 207, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



CPS/SAWS/COSA/ UTILITY NOTES:

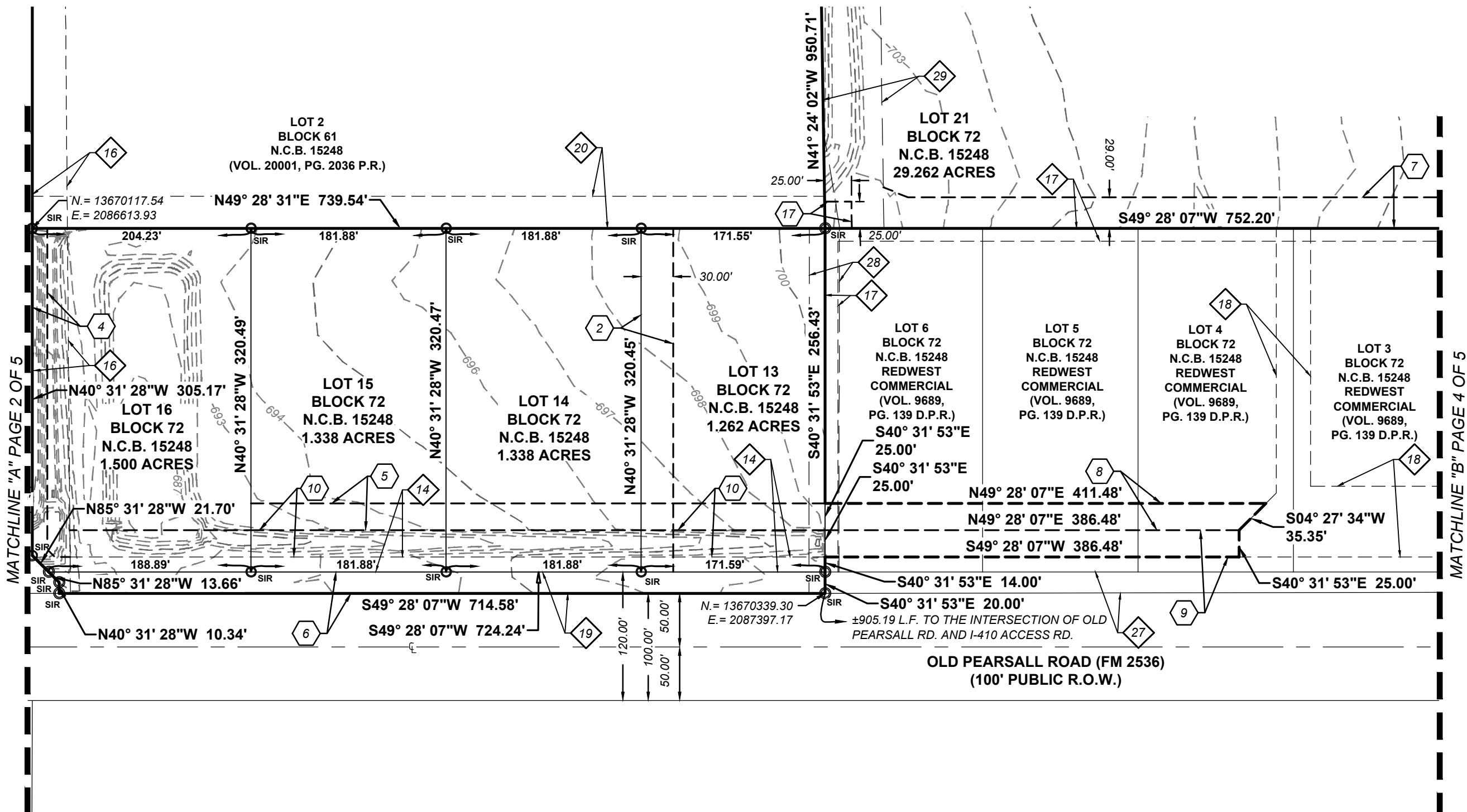
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCRoACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 NOTE:

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 HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 800 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.

SAWS WASTEWATER EDU NOTE:
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.



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.

MATTHEW M. HILBIG
LICENSED PROFESSIONAL ENGINEER NO. 131150
KFW ENGINEERS, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIR = FOUND 1/2" IRON ROD AS NOTED
- ⊗ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CL. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 600' --- = CONTOURS
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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
HARRY B. ADAMS, IV
MCCOMBS FAMILY PARTNERS, LTD.
755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

THIS PLAT OF REDWEST COMMERCIAL 2 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

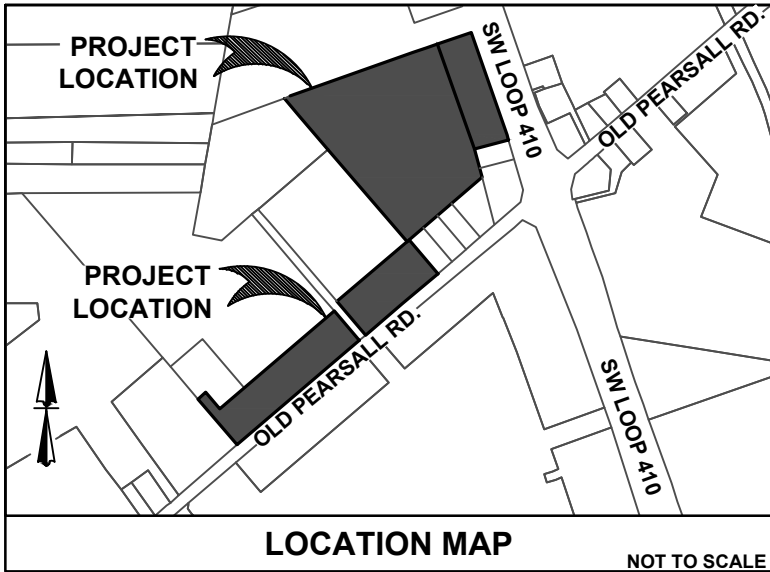
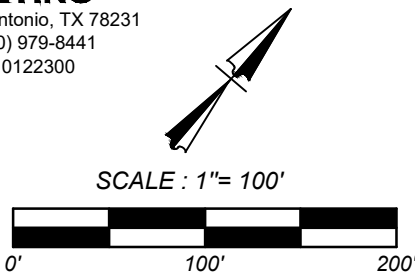
BY: _____ SECRETARY

PLAT NO. 23-11800157

REPLAT & PLAT ESTABLISHING
REDWEST COMMERCIAL 2

BEING A TOTAL OF 49.817 ACRES OF LAND, CONSISTING OF A 0.2812 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.3292 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.5511 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.2290 ACRE OFF-LOT INGRESS / EGRESS EASEMENT, AND A 0.2218 ACRE OFF-LOT 25' DRAINAGE EASEMENT, AND 8.620 ACRES ESTABLISHING LOTS 3-4, BLOCK 72, N.C.B. 15248, AND 39.743 ACRES ESTABLISHING LOTS 16-23, BLOCK 72, N.C.B. 15248, AND BEING OUT OF A 138.3570 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., OF RECORD IN VOLUME 10097, PAGE 207, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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TBPE Firm #: 9513 • TPLS Firm #: 10122300



WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	18.90'	N14° 41' 34"W
L10	19.80'	N59° 41' 34"W
L11	25.53'	N14° 41' 34"W
L12	472.53'	N19° 32' 21"W
L13	65.19'	N23° 56' 15"W
L14	196.89'	N19° 32' 21"W
L15	14.00'	N70° 27' 39"E
L16	10.00'	N19° 32' 21"W
L17	14.00'	S70° 27' 39"W
L18	51.45'	N19° 32' 21"W
L19	12.00'	S70° 29' 00"W
L20	258.80'	S19° 32' 21"E
L21	65.19'	S23° 56' 15"E
L22	471.56'	S19° 32' 21"E
L23	35.65'	S14° 41' 34"E
L24	31.50'	S59° 41' 34"E
L25	3.72'	N75° 18' 26"E

INGRESS / EGRESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	206.99'	S70° 29' 00"W
L27	141.25'	S19° 31' 00"E
L28	25.00'	S70° 29' 00"W
L29	719.13'	N19° 31' 00"W
L30	30.00'	N14° 41' 34"W
L31	195.50'	S75° 18' 26"W
L32	504.88'	N19° 31' 00"W
L33	210.47'	N70° 29' 00"E

SURVEYOR NOTES:

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STATE OF TEXAS
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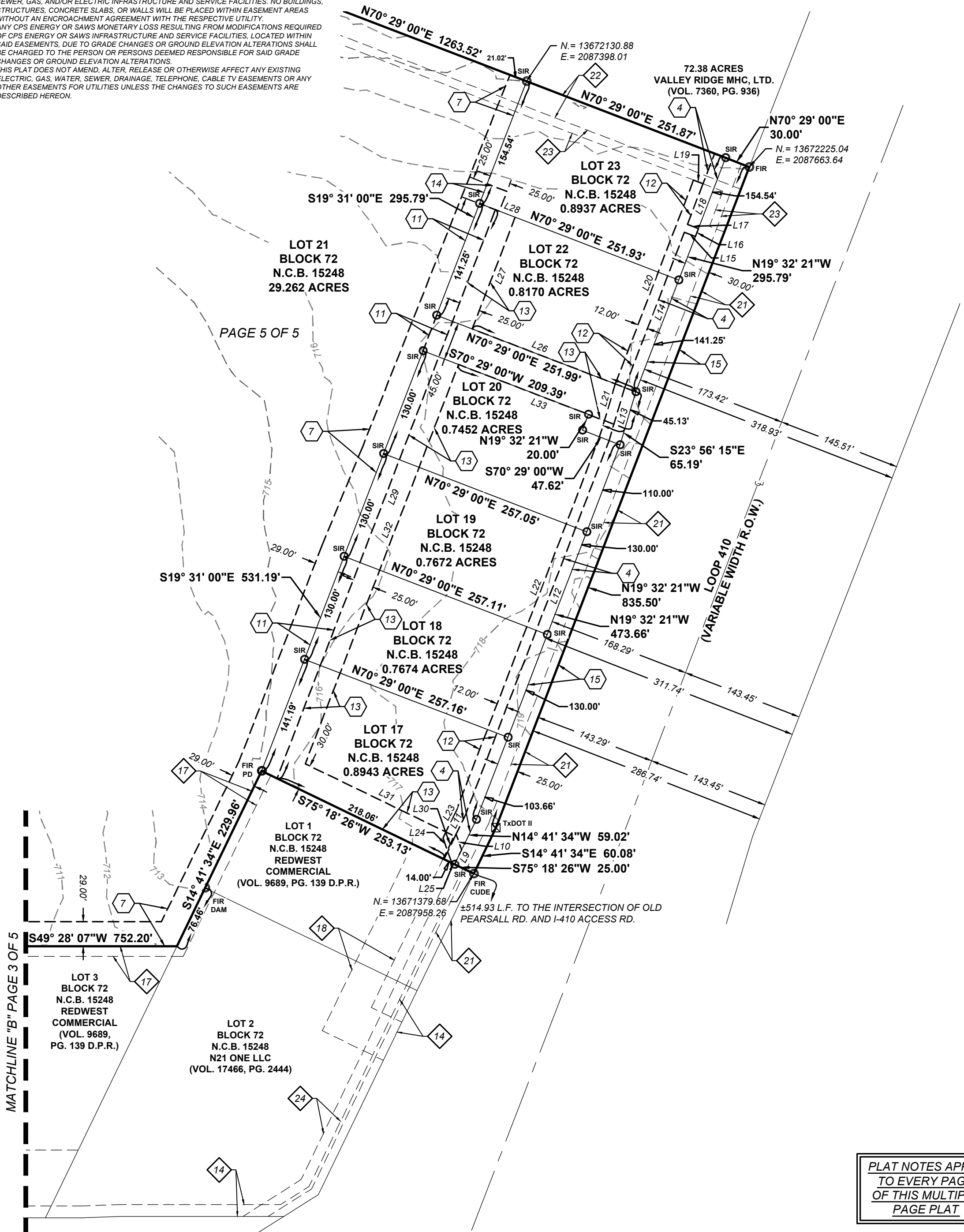
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OWNER / DEVELOPER
HARRY B. ADAMS, IV
MCCOMBS FAMILY PARTNERS, LTD.
755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

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DATED THIS _____ DAY OF _____ A.D. 20 ____

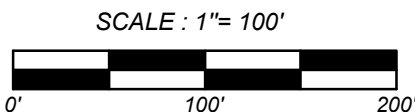
BY: _____ CHAIRMAN

BY: _____ SECRETARY

REPLAT & PLAT ESTABLISHING
REDWEST COMMERCIAL 2

BEING A TOTAL OF 49.817 ACRES OF LAND, CONSISTING OF A 0.2812 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.3292 ACRE RIGHT-OF-WAY DEDICATION ALONG FM 2536 TO TXDOT, A 0.5511 ACRE RIGHT-OF-WAY DEDICATION ALONG LOOP 410 TO TXDOT, A 0.2290 ACRE OFF-LOT INGRESS / EGRESS EASEMENT, AND A 0.2218 ACRE OFF-LOT 25' DRAINAGE EASEMENT, AND 8.620 ACRES ESTABLISHING LOTS 3-4, BLOCK 71, N.C.B. 15248, AND 39.743 ACRES ESTABLISHING LOTS 16-23, BLOCK 72, N.C.B. 15248, AND BEING OUT OF A 138.3570 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., OF RECORD IN VOLUME 10097, PAGE 207, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER / DEVELOPER
HARRY B. ADAMS, IV
MCCOMBS FAMILY PARTNERS, LTD.
755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

LOT 23
BLOCK 72
N.C.B. 15248
0.8937 ACRES

PAGE 4 OF 5

LOT 22

BLOCK 72
N.C.B. 15248
0.8170 ACRES

LOT 21

BLOCK 72
N.C.B. 15248
29.262 ACRES

LOT 20

BLOCK 72
N.C.B. 15248
0.7452 ACRES

LOT 19

BLOCK 72
N.C.B. 15248
0.7672 ACRES

LOT 18

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 17

BLOCK 72
N.C.B. 15248
0.8943 ACRES

LOT 16

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 15

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 14

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 13

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 12

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 11

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 10

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 9

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 8

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 7

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 6

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 5

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 4

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 3

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 2

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 1

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT 0

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -1

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -2

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -3

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -4

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -5

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -6

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -7

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -8

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -9

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -10

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -11

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -12

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -13

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -14

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -15

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -16

BLOCK 72
N.C.B. 15248
0.7674 ACRES

LOT -17

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