

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 0.5911 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.



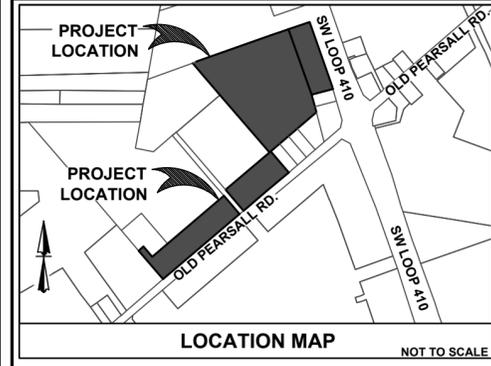
3421 Paesanos Pkwy, Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBLS Firm #: 10122300

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 = CONTOURS
EXISTING EASEMENT = EXISTING EASEMENT
PROPOSED EASEMENT = PROPOSED EASEMENT



CROSS ACCESS NOTE: LOT OWNERS 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 GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

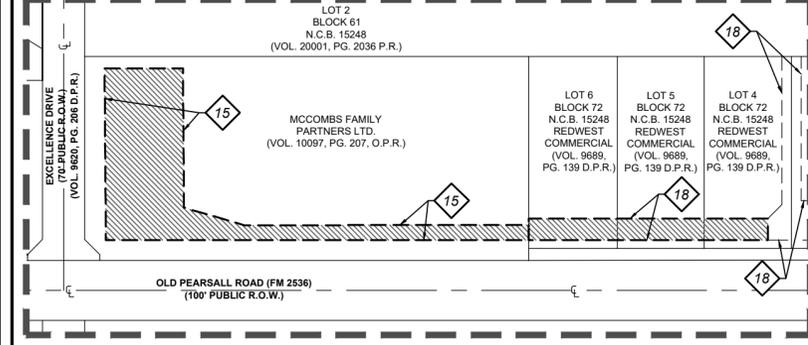
COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 14, BLOCK 72, NCB 15248, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY 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: 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.

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

DRAINAGE NOTE: 1. 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 PUBLIC WORKS.

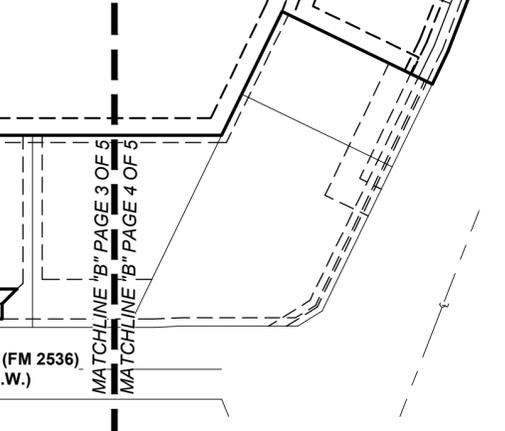
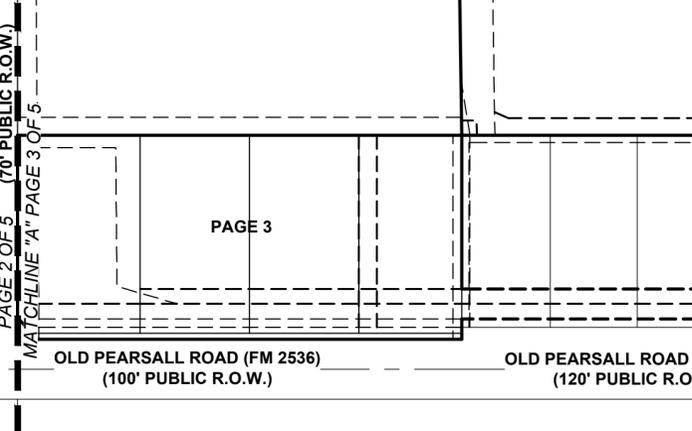
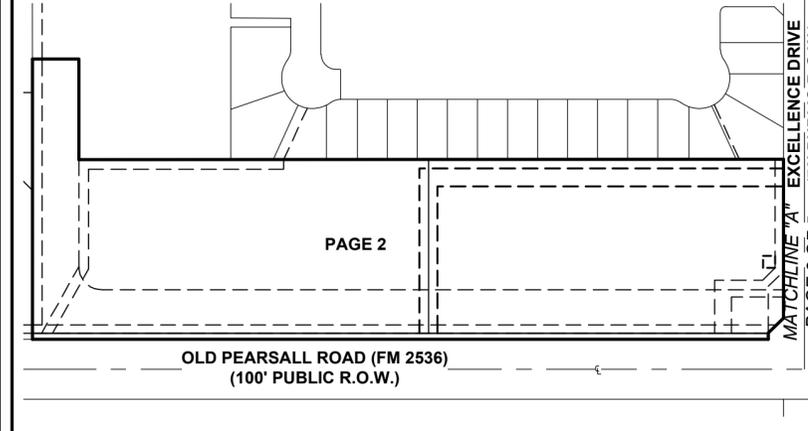
TXDOT NOTE: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL".



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 2, RECORDED IN VOLUME 9689, PAGE 139, FROM THE DEED AND PLAT 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: 48029C0335F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO 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 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

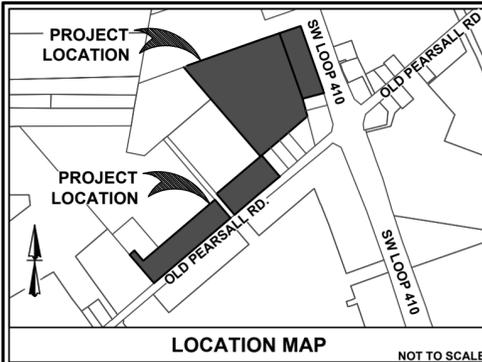
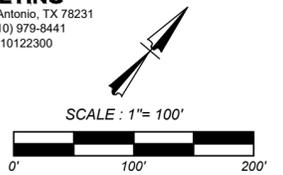
- 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)
2 16' SANITARY SEWER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
3 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
4 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
5 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)
6 VARIABLE WIDTH WATER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)
8 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9674 PG. 72 D.P.R.)
9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9674 PG. 72 D.P.R.)
10 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)
11 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9679 PG. 179 D.P.R.)
12 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.)
13 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9620 PG. 206 D.P.R.)
14 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9689 PG. 139 D.P.R.)
15 PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL. 9689 PG. 139 D.P.R.)
16 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)
17 12' SANITARY SEWER EASEMENT (VOL. 9689 PG. 139 D.P.R.)
18 VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (VOL. 9689 PG. 139 D.P.R.)
19 OFF-LOT 20' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION PERMEABLE (VOL. 9689 PG. 139 D.P.R.)
20 30' PRIVATE INGRESS/EGRESS ESMT (VOL. 20001, PG 2036 D.P.R.)
21 10' SANITARY SEWER EASEMENT (VOL. 5247 PG. 264 O.P.R.)
22 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
23 10' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)
24 12' WATER EASEMENT (VOL. 9689 PG. 139 D.P.R.)
25 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)
26 20' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)
27 RIGHT-OF-WAY DEDICATION TO TXDOT 0.396 ACRES (VOL. 9689 PG. 139 D.P.R.)
28 VARIABLE WIDTH ELECTRIC EASEMENT (DOC. NO. 20200164752)
29 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 2036 P.P.R.)
30 10' R.O.W. DEDICATION TO TXDOT 0.2812 ACRES
31 30' IRREVOCABLE INGRESS/EGRESS EASEMENT
32 VARIABLE WIDTH INGRESS / EGRESS EASEMENT
33 25' X 25' SANITARY SEWER TURN AROUND EASEMENT
34 VARIABLE WIDTH R.O.W. DEDICATION TO TXDOT 0.5511 ACRES
35 20' X 20' SIGN EASEMENT
36 25' X 25' SANITARY SEWER TURN AROUND EASEMENT
37 20' R.O.W. DEDICATION TO TXDOT 0.3292 ACRES
38 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
39 OFF-LOT 25' INGRESS / EGRESS EASEMENT 0.2290 ACRES
40 OFF-LOT 25' DRAINAGE EASEMENT 0.2218 ACRES
41 25' DRAINAGE EASEMENT
42 20' SANITARY SEWER EASEMENT
43 25' INGRESS/EGRESS EASEMENT

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 16-23, 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:

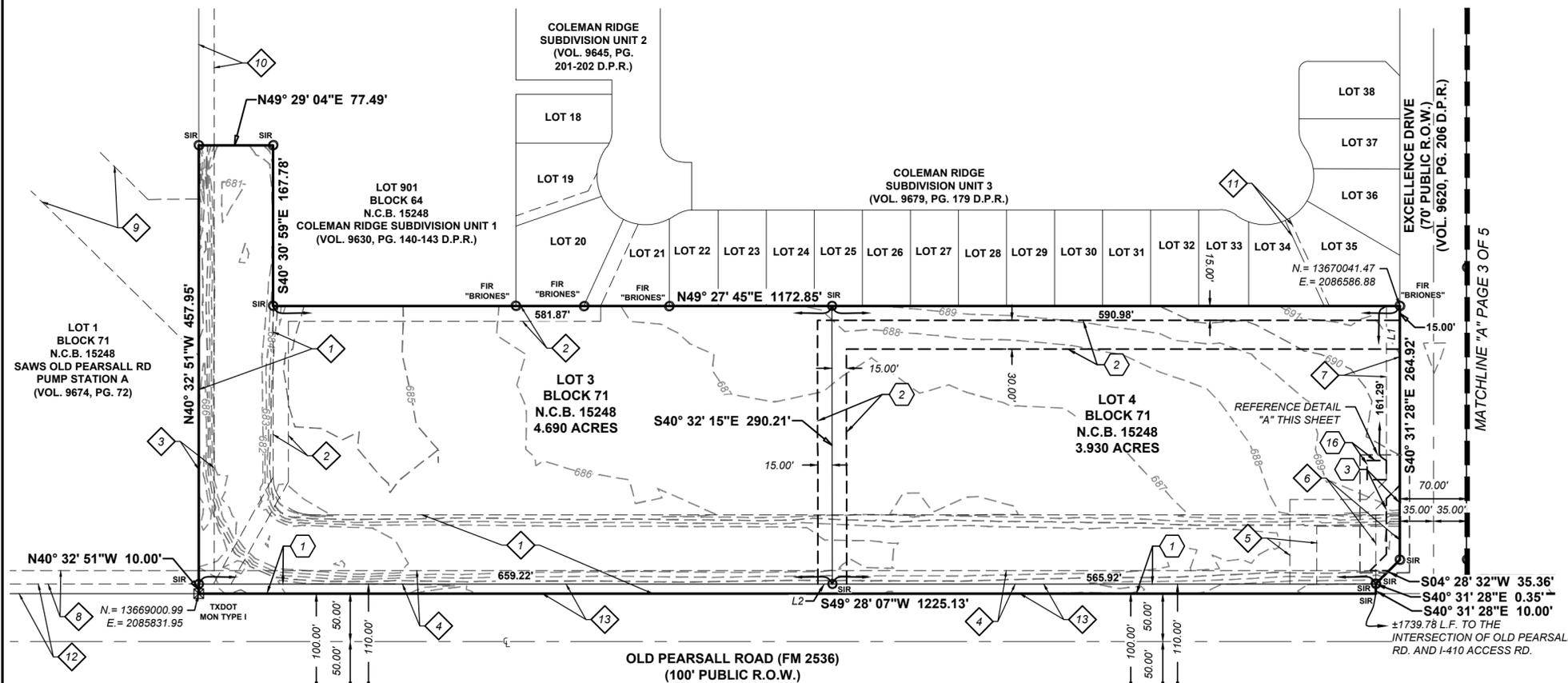
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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 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

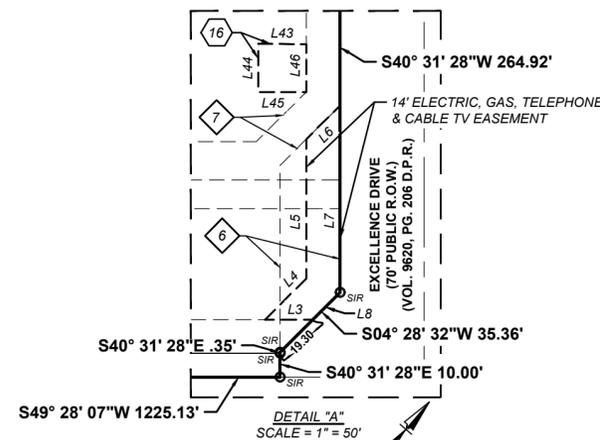
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 600--- = CONTOURS
- ◇ = EXISTING EASEMENT (SEE PAGE 1 FOR KEYNOTES)
- ◇ = PROPOSED EASEMENT (SEE PAGE 1 FOR KEYNOTES)



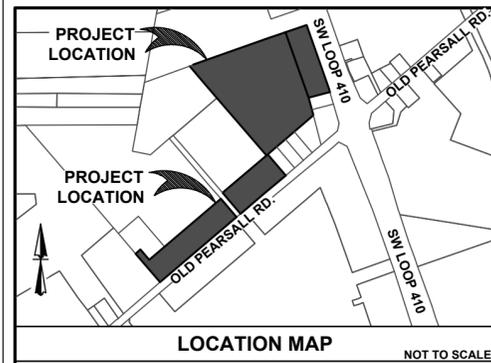
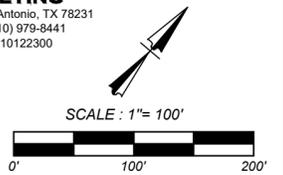
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**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 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.



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

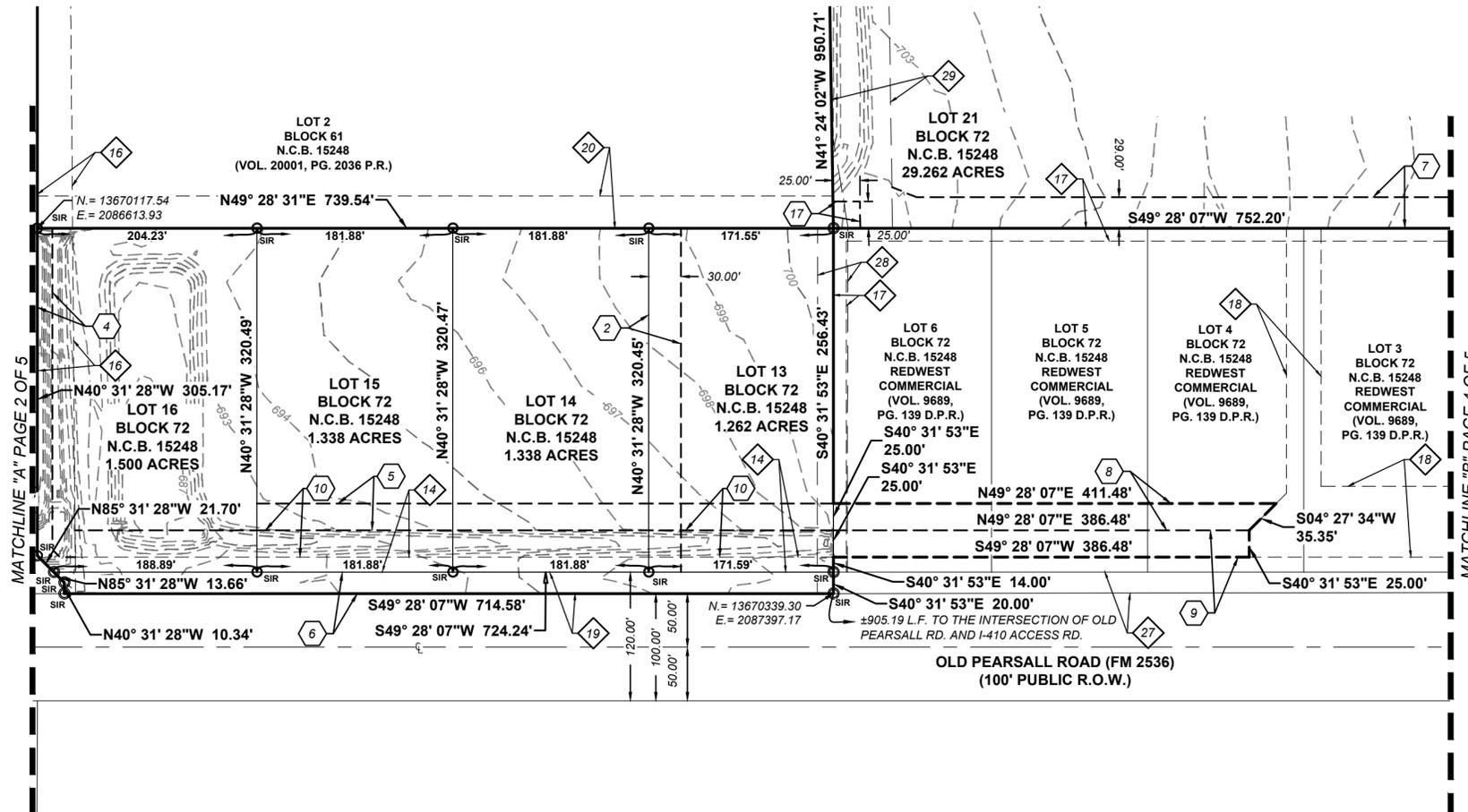


CPS/SAWS/COSA/UTILITY NOTES:

- 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/OR 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.



MATCHLINE "A" PAGE 2 OF 5

MATCHLINE "B" PAGE 4 OF 5

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 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO 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 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 NAVD88 (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
- --- = EXISTING EASEMENT (SEE PAGE 1 FOR KEYNOTES)
- --- = PROPOSED EASEMENT (SEE PAGE 1 FOR KEYNOTES)

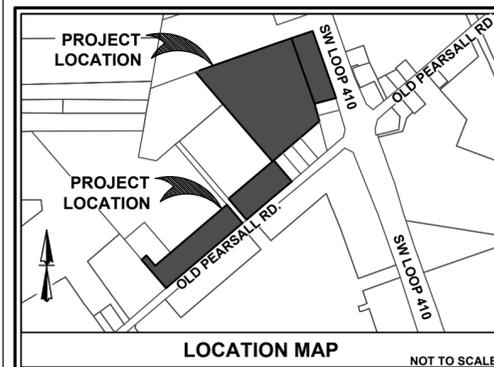
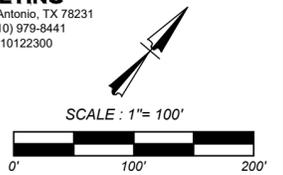
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 LOOP 410 TO TXDOT, A 0.5511 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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WATER EASEMENT LINE TABLE			INGRESS / EGRESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L9	18.90'	N14° 41' 34"W	L26	206.99'	S70° 29' 00"W
L10	19.80'	N59° 41' 34"W	L27	141.25'	S19° 31' 00"E
L11	25.53'	N14° 41' 34"W	L28	25.00'	S70° 29' 00"W
L12	472.53'	N19° 32' 21"W	L29	719.13'	N19° 31' 00"W
L13	65.19'	N23° 56' 15"W	L30	30.00'	N14° 41' 34"W
L14	196.89'	N19° 32' 21"W	L31	195.50'	S75° 18' 26"W
L15	14.00'	N70° 29' 39"E	L32	504.88'	N19° 31' 00"W
L16	10.00'	N19° 32' 21"W	L33	210.47'	N70° 29' 00"E
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			

- 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 7/8" 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
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- 600- = CONTOURS
- ◊ = EXISTING EASEMENT (SEE PAGE 1 FOR KEYNOTES)
- ◊ = PROPOSED EASEMENT (SEE PAGE 1 FOR KEYNOTES)

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.

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STATE OF TEXAS
COUNTY OF BEXAR

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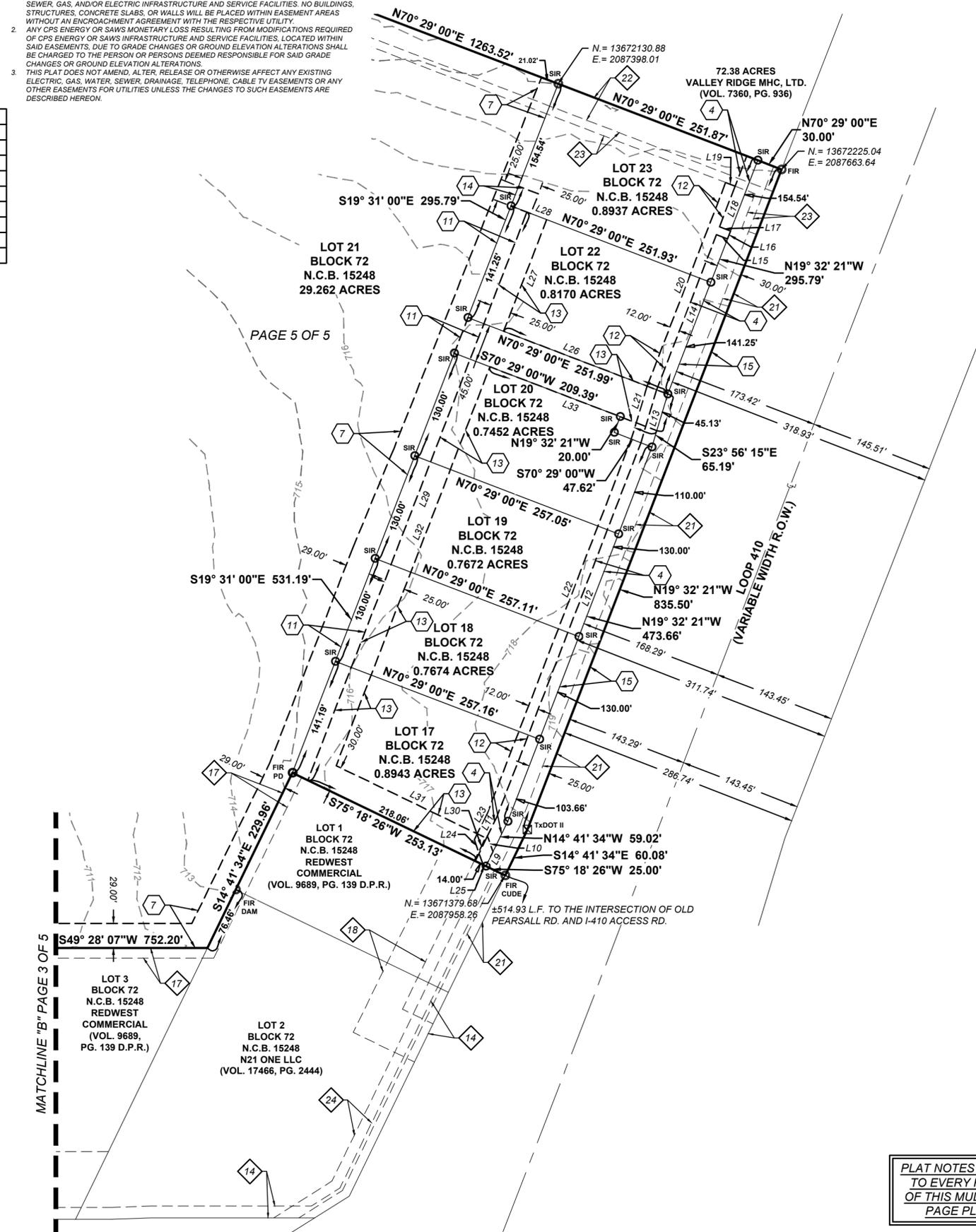
CPSS/SAWS/COSA/UTILITY NOTES:

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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE 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.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

**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.



KFW ENGINEERS + SURVEYING
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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SCALE: 1"= 100'



STATE OF TEXAS
COUNTY OF BEXAR

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755 E. MULBERRY AVENUE, STE. 108
SAN ANTONIO, TEXAS 78212

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

**LOT 22
BLOCK 72
N.C.B. 15248
0.8170 ACRES**

PAGE 4 OF 5

**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**

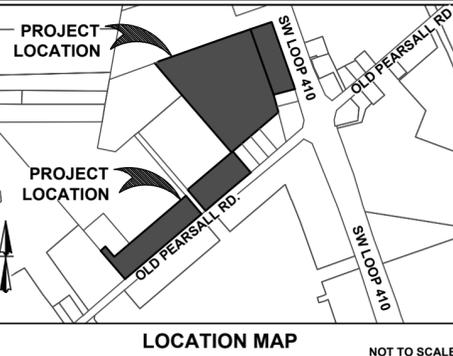
**LOT 1
BLOCK 72
N.C.B. 15248
REDWEST COMMERCIAL
(VOL. 9689, PG. 139 D.P.R.)**

**LOT 5
BLOCK 72
N.C.B. 15248
REDWEST COMMERCIAL
(VOL. 9689, PG. 139 D.P.R.)**

**LOT 4
BLOCK 72
N.C.B. 15248
REDWEST COMMERCIAL
(VOL. 9689, PG. 139 D.P.R.)**

**LOT 3
BLOCK 72
N.C.B. 15248
REDWEST COMMERCIAL
(VOL. 9689, PG. 139 D.P.R.)**

**LOT 6
BLOCK 72
N.C.B. 15248
REDWEST COMMERCIAL
(VOL. 9689, PG. 139 D.P.R.)**



LINE #	LENGTH	DIRECTION
L34	24.82'	N71° 58' 07"E
L35	656.67'	N49° 28' 07"E
L36	210.56'	N14° 41' 30"W
L37	270.18'	N19° 30' 59"W
L38	130.05'	N18° 11' 42"W
L39	470.59'	N18° 54' 37"W
L40	871.98'	S19° 31' 00"E
L41	38.50'	N41° 24' 02"W

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
 5. 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
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- ◇ = EXISTING EASEMENT (SEE PAGE 1 FOR KEYNOTES)
- = PROPOSED EASEMENT (SEE PAGE 1 FOR KEYNOTES)

STATE OF TEXAS
COUNTY OF BEXAR

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

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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.

CPS/SAWS/COSA/UTILITY NOTES:

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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT