

PLAT NUMBER: 21-11800513

PLAT
ESTABLISHING
PINNACLE RESEARCH PARK

BEMING A TOTAL OF 6.946 ACRE TRACT OF LAND, INCLUSIVE OF 0.311 ACRES OF RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1 AND 2, BLOCK 1, CB 4372 OUT OF WARRANTY DEED WITH DOCUMENT NO. 20210059042, OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS AND WARRANTY DEED WITH DOCUMENT NO. 20210059042, OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS

MHR Engineering, LLC.

18845 Blanco Road, Suite 106, San Antonio, TX 78222
PH: (210)641-4543, FAX: (210)491-2227
www.mhreng.com

DATE OF PREPARATION: 06/27/23
THESE REGISTRATION NO. F-10189913
18845 Blanco Road, Suite 106, San Antonio, TX 78222
PH: (210)641-4543, FAX: (210)491-2227
www.mhreng.com

OWNER/DEVELOPER
I & I STAR TEXAS CHILD LLC
2047 THREE FORKS
SAN ANTONIO, TX 78258

STATE OF TEXAS
COUNTY OF BEKAR

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
BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

THIS PLAT OF "PINNACLE RESEARCH PARK" HAS BEEN SUBMITTED TO AND APPROVED BY THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS, AND APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH THE 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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEKAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS, HAS APPROVED THIS PLAT IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEKAR COUNTY, TEXAS

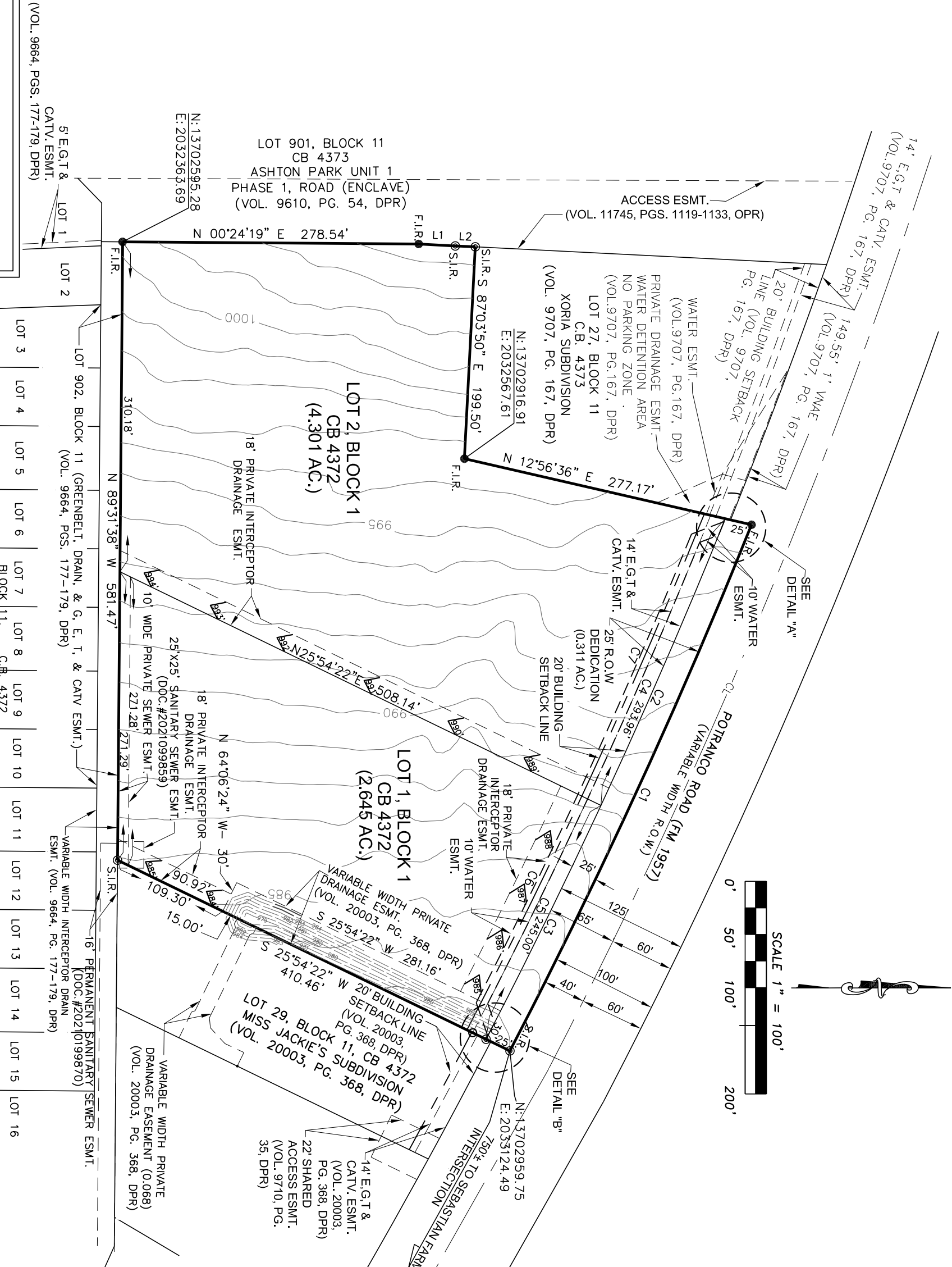
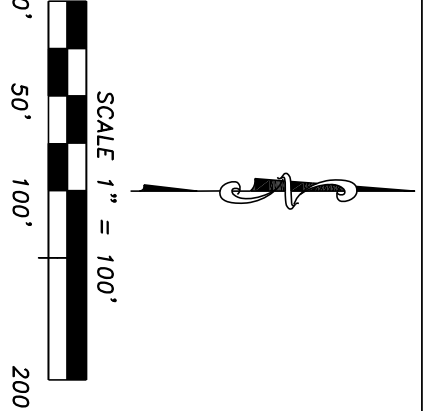
COUNTY CLERK, BEKAR COUNTY, TEXAS

DRAINAGE EASEMENT ENCROACHMENT.
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, INCLUDING BUT NOT LIMITED TO, TREES, SHRUBS, OR FENCES, SHALL BE APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO THE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF "SHAD IMPROVEMENTS" WITHIN SAID DRAINAGE EASEMENT.

COMMADE AREA MAINTENANCE.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREES, AND OTHER LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF SAID SUBDIVISION. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.

FLOODPLAIN VERIFICATION.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREES, AND OTHER LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF SAID SUBDIVISION. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.

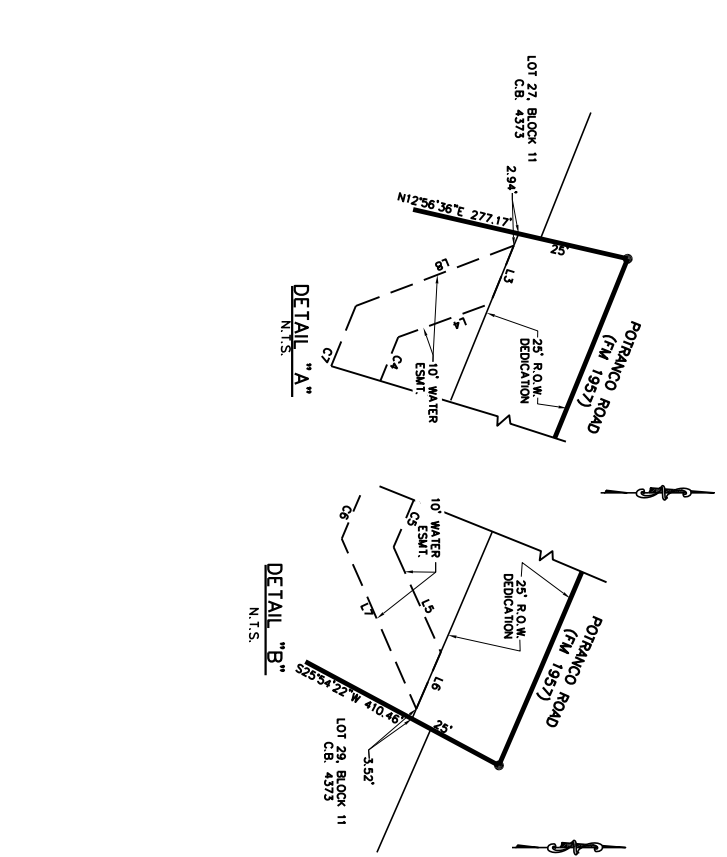
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ROAD & BUILDING BUILDING CODE (AASHTO) AND TRANSPORTATION OFFICIALS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.



Legend

- F.I.R. FOUND 1/2" IRON ROD (UNLESS OTHERWISE DESCRIBED)
- S.I.R. SET 1/2" IRON ROD (UNLESS OTHERWISE DESCRIBED)
- 995 EXISTING CONTOURS
- 0' MEASURED BEARING AND DISTANCE
- C.B. COUNTY BLOCK
- E.G.T. & TELEVISION
- CATV. EASEMENT
- VOL. VOLUME
- PG. PAGE
- DPR OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS
- R.O.W. DEED AND PUBLIC RECORDS, BEKAR COUNTY, TEXAS
- CL. CENTERLINE
- AC. ACREAGE
- VAE VEHICULAR NON-ACCESS EASEMENT
- AC. ACREAGE
- N.T.S. NOT TO SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA CHORD DIRECTION
C1	544.70'	5686.65'	529.07°
C2	293.96'	5686.50'	229.09°
C3	245.00'	5686.50'	229.22°
C4	263.38'	5656.65'	240.14°
C5	214.02'	5656.65'	210.05°
C6	485.15'	5640.65'	453.41°
C7	485.15'	5640.65'	453.41°

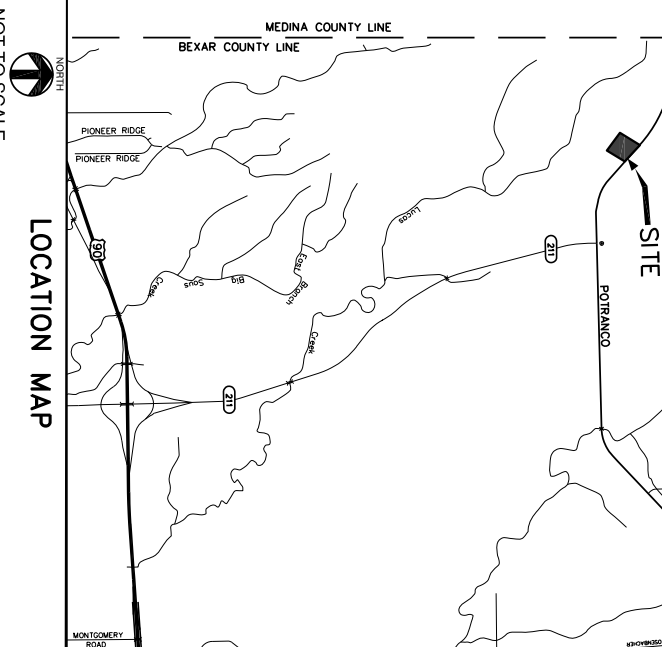


CROSSING/COASTAL UTILITY.
THE SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801439) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT WITH THE MASTER TREE PLAN. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO APPROVAL OF THE CITY ALBRIGHT OFFICE PER 35-47701.

SURVEYOR'S NOTE.
THE SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801439) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT WITH THE MASTER TREE PLAN. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO APPROVAL OF THE CITY ALBRIGHT OFFICE PER 35-47701.

NOTES.
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG PORTLAND ROAD BASED ON THE OVERALL PLATTED FRONTAGE OF 58.82'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO.

THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG PORTLAND ROAD BASED ON THE OVERALL PLATTED FRONTAGE OF 58.82'.
IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO. A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO.



STATE OF TEXAS
COUNTY OF BEKAR

OWNER/DEVELOPER
PINNACLE MONTICLOSI STORAGE LLC
811 S. CENTRAL EXPRESSWAY, STE. 306
RICHARDSON, TX 75080

STATE OF TEXAS
COUNTY OF BEKAR

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
BEKAR COUNTY, TEXAS

NAME: HARUN RASHID
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89773

DATE

STATE OF TEXAS
COUNTY OF BEKAR

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

NAME: HARUN RASHID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6411

DATE

