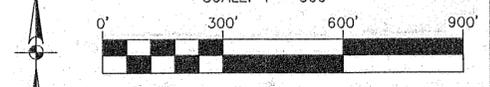


REPLAT & SUBDIVISION PLAT ESTABLISHING BILL MILLER HEADQUARTERS

BEING A TOTAL OF 73.292 ACRES, ESTABLISHING LOTS 16-19, BLOCK 9, IN NEW CITY BLOCK 11379, 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

STATE OF TEXAS COUNTY OF BEXAR

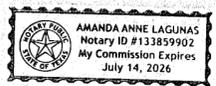
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: JIM GUY EGBERT BRAZOS DE SANTOS PARTNERS, LTD 301 S. FLORES SAN ANTONIO, TX 78204

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM GUY EGBERT 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 14 DAY OF August, A.D. 2023

Amanda Anne Lagunas NOTARY PUBLIC, BEXAR COUNTY, TEXAS

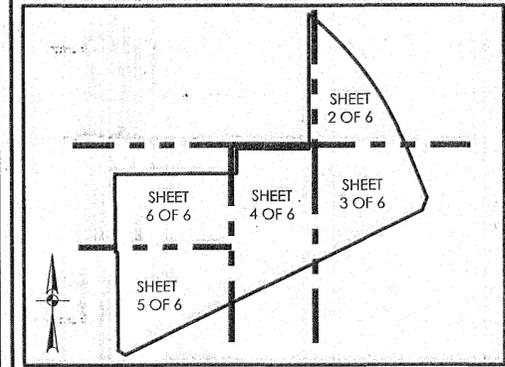
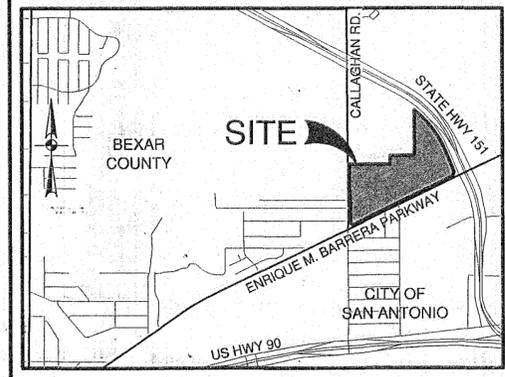


THIS PLAT OF BILL MILLER HEADQUARTERS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING SCALE: 1"= 300'

73.292 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 6-11, BLOCK 9, NCB 11379, TOGETHER WITH A 16" SANITARY SEWER EASEMENT, VARIABLE WIDTH DRAINAGE R.O.W. (8.24 AC.), 15' ACCESS EASEMENT AND A 114' DRAINAGE EASEMENT ALL OUT OF THE SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT 3...

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT 3, PLAT NO. 050432, RECORDED IN VOLUME 9569, PAGES 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: BRAZOS DE SANTOS PARTNERS, LTD 301 S. FLORES SAN ANTONIO, TX 78204

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 14 DAY OF August, A.D. 2023

Amanda Anne Lagunas NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7/14/2026

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.

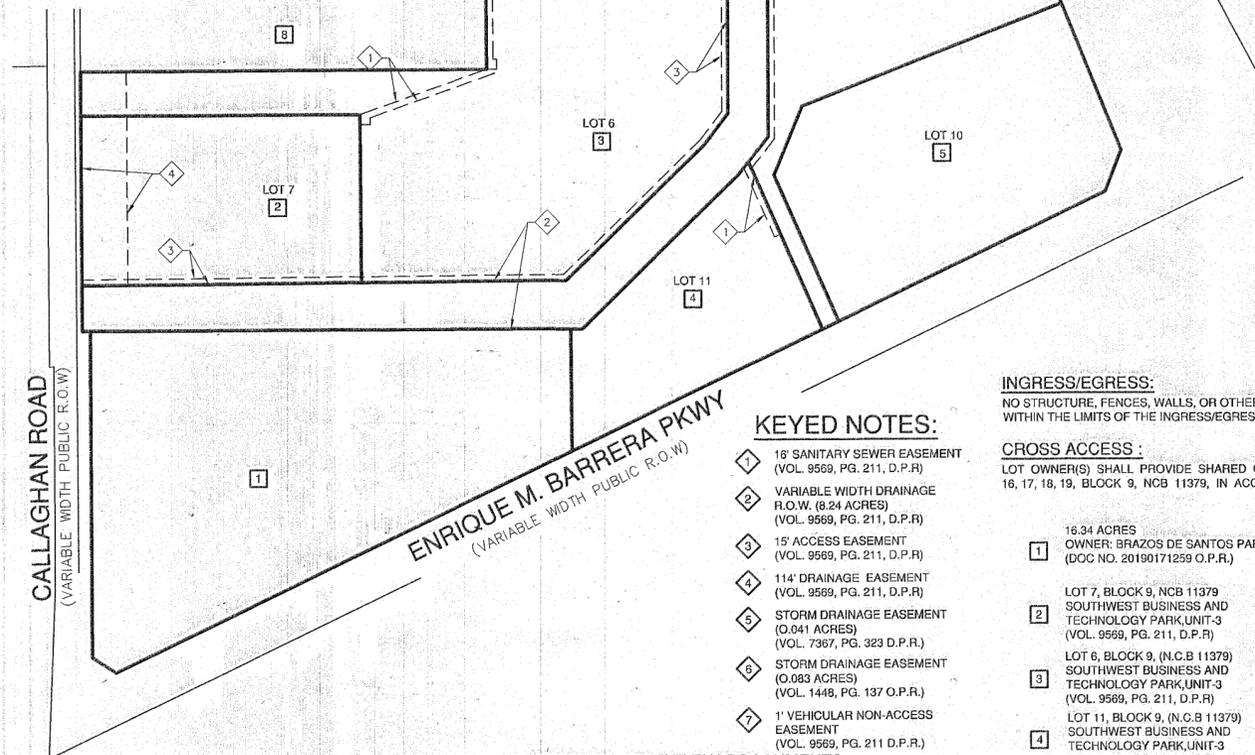
STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY: 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...

LEGEND table with symbols for existing contours, deed and plat records, easements, and monumentation.



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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE...

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. 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. CLOMRS WITH FEMA APPROVAL: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JUNE 17, 2020...

KEYED NOTES:

- 1 16" SANITARY SEWER EASEMENT (VOL. 9569, PG. 211, D.P.R.)
2 VARIABLE WIDTH DRAINAGE R.O.W. (8.24 ACRES) (VOL. 9569, PG. 211, D.P.R.)
3 15' ACCESS EASEMENT (VOL. 9569, PG. 211, D.P.R.)
4 114' DRAINAGE EASEMENT (VOL. 9569, PG. 211, D.P.R.)
5 STORM DRAINAGE EASEMENT (VOL. 7367, PG. 323 D.P.R.)
6 STORM DRAINAGE EASEMENT (0.083 ACRES) (VOL. 1446, PG. 137 O.P.R.)
7 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9569, PG. 211 D.P.R.)

INGRESS/EGRESS:

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

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 16, 17, 18, 19, BLOCK 9, NCB 11379, IN ACCORDANCE WITH UDC 35-508(R)(3).

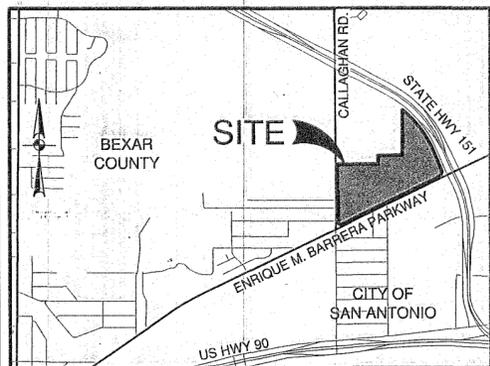
DRAINAGE EASEMENT ENCROACHMENTS: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS...

TCI DETENTION & MAINTENANCE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR...

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 16-19, BLOCK 9, NCB 11379, 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.



Civil Job No. 11770-00; Survey Job No. 11770-00

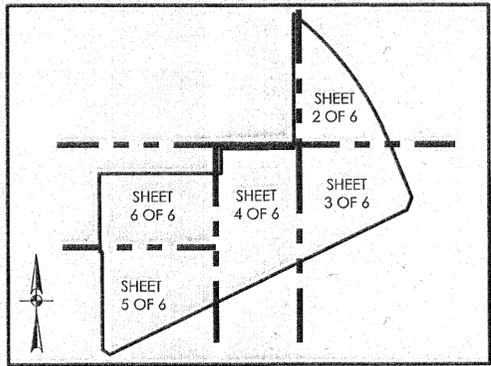


LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- 1140 --- EXISTING CONTOURS
 - AC ACRE(S)
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - VOL VOLUME
 - PG PAGE(S)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - (TYPE I, II OR III) ● FOUND TxDOT MONUMENTATION
 - FOUND MONUMENTATION
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - FOUND 1/2" IRON ROD (UNLESS SURVEYOR) NOTED OTHERWISE

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.

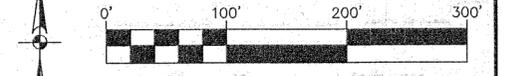
SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



INDEX MAP
SCALE: 1" = 1000'

PLAT NO. 21-11800512
REPLAT & SUBDIVISION PLAT
ESTABLISHING
BILL MILLER HEADQUARTERS

BEING A TOTAL OF 73.292 ACRES, ESTABLISHING LOTS 16-19, BLOCK 9, IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 6-11, AND A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, BLOCK 9, OF THE SOUTHWEST BUSINESS TECHNOLOGY PARK, UNIT-3 SUBDIVISION RECORDED IN VOLUME 9569, PAGE 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 20210163355 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 16.346 ACRE TRACT OF LAND OUT OF A 16.97 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190171259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4021 NOW IN NEW CITY BLOCK 11379 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
 SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028860
 DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
 COUNTY OF BEXAR

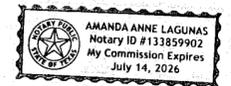
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JIM GUY EGBERT
 BRAZOS DE SANTOS PARTNERS, LTD
 301 S. FLORES
 SAN ANTONIO, TX 78204

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM GUY EGBERT, 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 SET FORTH AND UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF August, A.D. 2023.

Amanda Anne Lagunas
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF BILL MILLER HEADQUARTERS 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

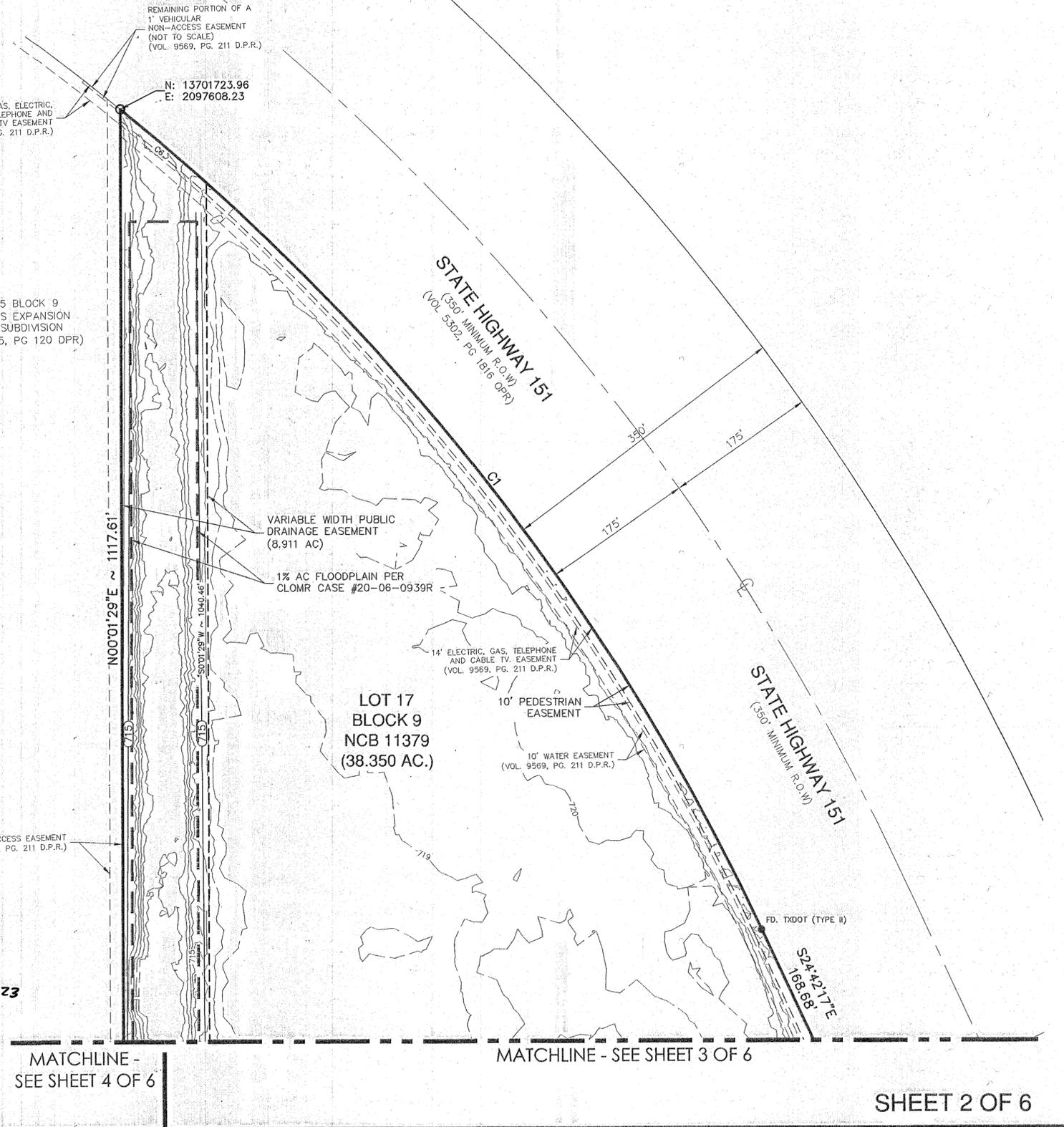
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Dennis R. Rion
 DENNIS R. RION
 67109
 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

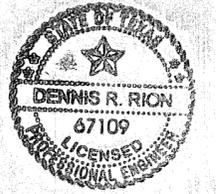
David A. Casanova
 DAVID A. CASANOVA
 4251
 LICENSED PROFESSIONAL LAND SURVEYOR



MATCHLINE -
SEE SHEET 4 OF 6

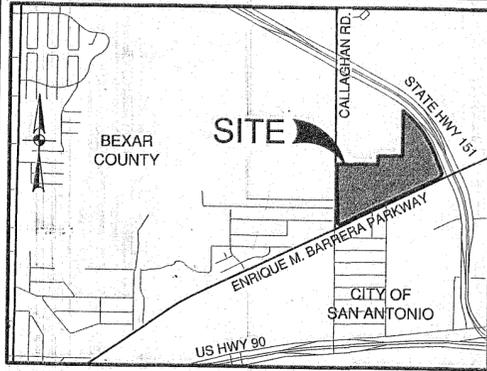
MATCHLINE - SEE SHEET 3 OF 6

SHEET 2 OF 6



Civil Job No. 11770-00; Survey Job No. 11770-00

Date: Aug 10, 2023, 11:46am User: d: batt
 File: C:\Users\LOO\OneDrive\Temp\Archives_25368\F1177000.dwg



LOCATION MAP
NOT-TO-SCALE

LEGEND

- 1140 EXISTING CONTOURS
- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG PAGE(S)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- (TYPE I, II OR III) ● FOUND TxDOT MONUMENTATION
- FOUND MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (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 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 GRANITOR'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.

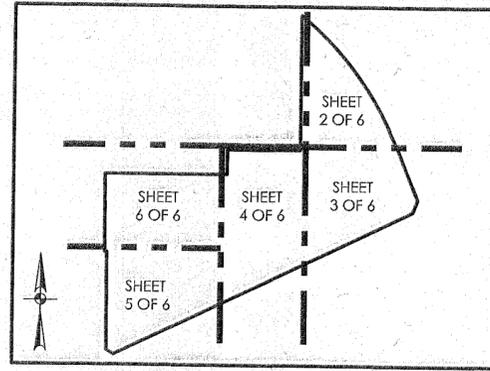
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SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

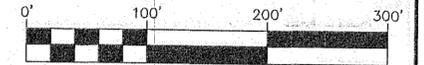


INDEX MAP
SCALE: 1" = 100'

PLAT NO. 21-11800512

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
BILL MILLER HEADQUARTERS**

BEING A TOTAL OF 73.292 ACRES, ESTABLISHING LOTS 16-19, BLOCK 9, IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 6-11, AND A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, BLOCK 9, OF THE SOUTHWEST BUSINESS TECHNOLOGY PARK, UNIT-3 SUBDIVISION RECORDED IN VOLUME 9569, PAGE 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 20210163355 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 16.346 ACRE TRACT OF LAND OUT OF A 16.87 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190171259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL HERRERA SURVEY NUMBER 174, ABSTRACT 311, COUNTY BLOCK 4021 NOW IN NEW CITY BLOCK 11379 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

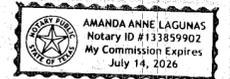
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Amanda Anne Lagunas
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



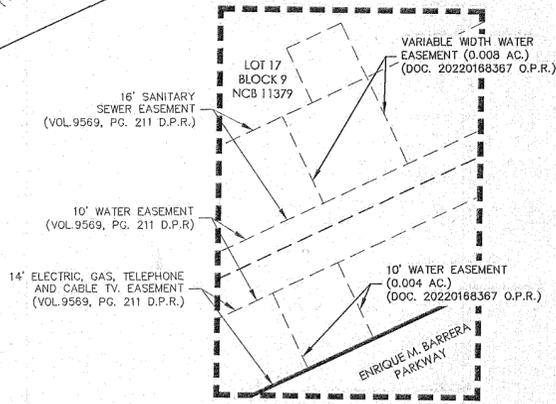
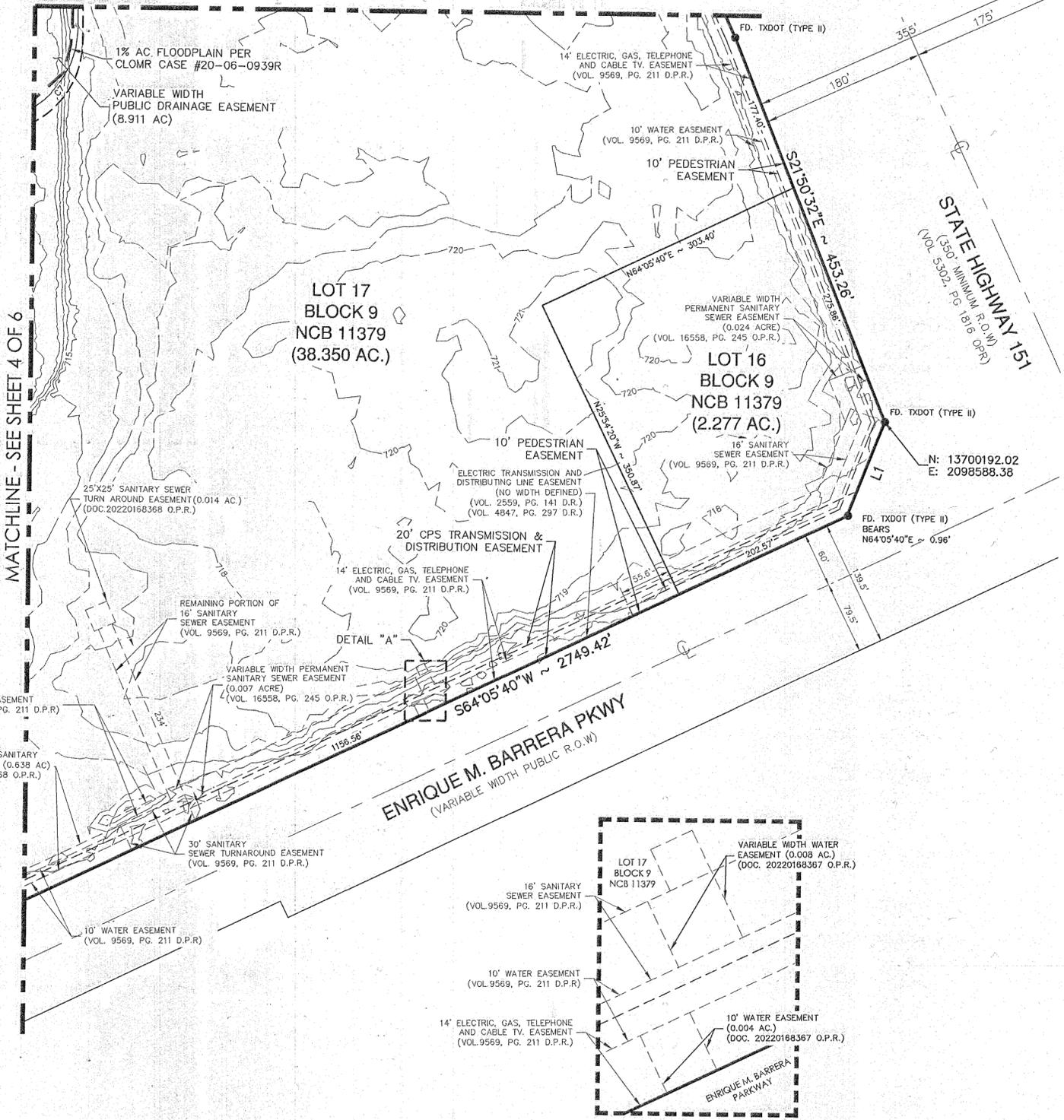
THIS PLAT OF BILL MILLER HEADQUARTERS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

MATCHLINE - SEE SHEET 2 OF 6



DETAIL "A"
SCALE: 1" = 20'

SHEET 3 OF 6



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.

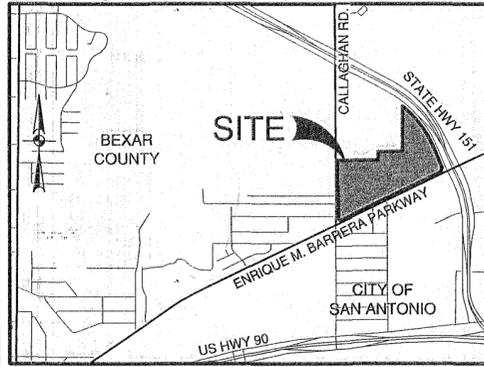
STATE OF TEXAS
COUNTY OF BEXAR

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



David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 11770-00; Survey Job No. 11770-00



LOCATION MAP
NOT-TO-SCALE

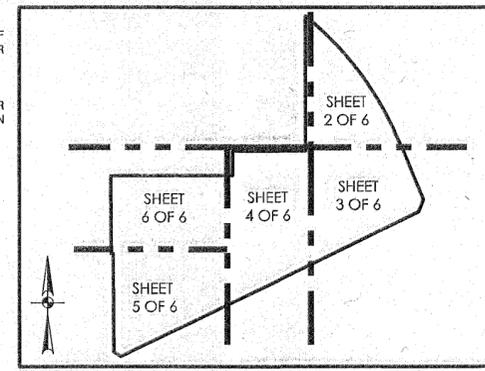
LEGEND

- 1140 — EXISTING CONTOURS
- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG PAGE(S)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- (TYPE I, II OR III) ● FOUND TxDOT MONUMENTATION
- FOUND MONUMENTATION
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)

CPS/SAWS/COSA UTILITY:
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 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.

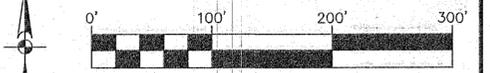
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



INDEX MAP
SCALE: 1" = 100'

PLAT NO. 21-11800512
REPLAT & SUBDIVISION PLAT
ESTABLISHING
BILL MILLER HEADQUARTERS

BEING A TOTAL OF 73.292 ACRES, ESTABLISHING LOTS 16-19, BLOCK 9, IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 6-11, AND A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, BLOCK 9, OF THE SOUTHWEST BUSINESS TECHNOLOGY PARK, UNIT-3 SUBDIVISION RECORDED IN VOLUME 9569, PAGE 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 20210163355 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 16.346 ACRE TRACT OF LAND OUT OF A 16.97 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190171259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4021 NOW IN NEW CITY BLOCK 11379 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
 SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TDPE FIRM REGISTRATION #470 | TDPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
 COUNTY OF BEXAR

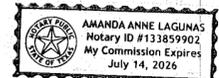
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JIM GUY EGBERT
 BRAZOS DE SANTOS PARKERS, LTD
 301 S. FLORES
 SAN ANTONIO, TX 78204

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM GUY EGBERT 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 UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF August, A.D. 2023.

AMANDA ANNE LAGUNAS
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

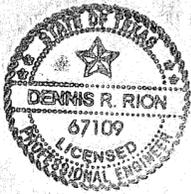
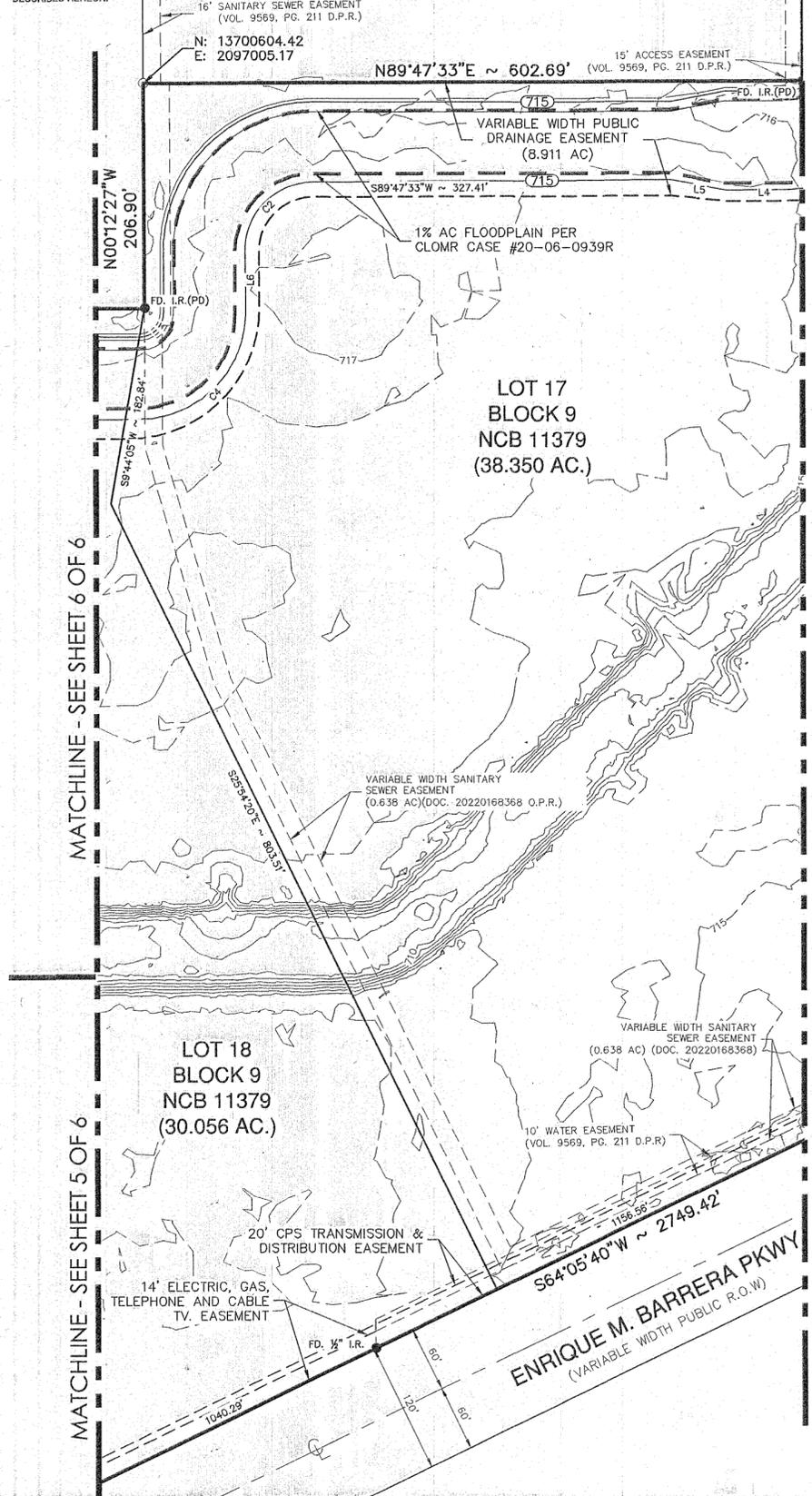
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[Signature]
 8.10.23
 LICENSED PROFESSIONAL ENGINEER

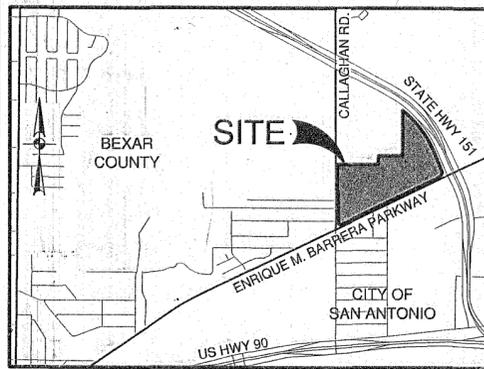
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[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 11770-00; Survey Job No. 11770-00



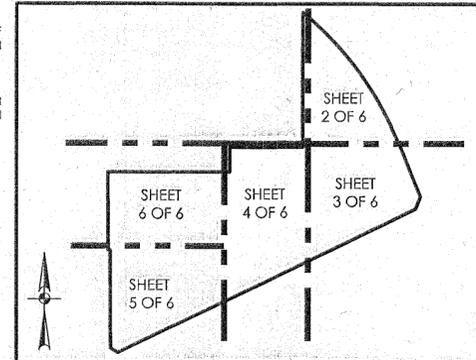
LOCATION MAP
NOT-TO-SCALE

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- 1140 — EXISTING CONTOURS
 - AC ACRE(S)
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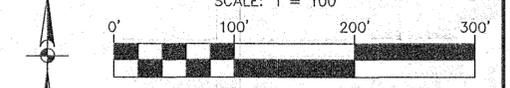


INDEX MAP
SCALE: 1" = 100'

PLAT NO. 21-11800512

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
BILL MILLER HEADQUARTERS**

BEING A TOTAL OF 73.292 ACRES, ESTABLISHING LOTS 18-19, BLOCK 9, IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 6-11, AND A VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY, BLOCK 9, OF THE SOUTHWEST BUSINESS TECHNOLOGY PARK, UNIT-3 SUBDIVISION RECORDED IN VOLUME 9569, PAGE 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 20210163955 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 16.346 ACRE TRACT OF LAND OUT OF A 15.97 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190171259 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4021 NOW IN NEW CITY BLOCK 11379 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TDE FIRM REGISTRATION #470 | TDPLS FIRM REGISTRATION #10029800
 DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

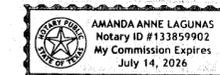
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OWNER/DEVELOPER: *Jim Guy Egbert*
 JIM GUY EGBERT
 BRAZOS DE SANTOS PARTNERS, LTD
 301 S. FLORES
 SAN ANTONIO, TX 78204

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Amanda Anne Lagunas
 AMANDA ANNE LAGUNAS
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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BY: _____ CHAIRMAN

BY: _____ SECRETARY

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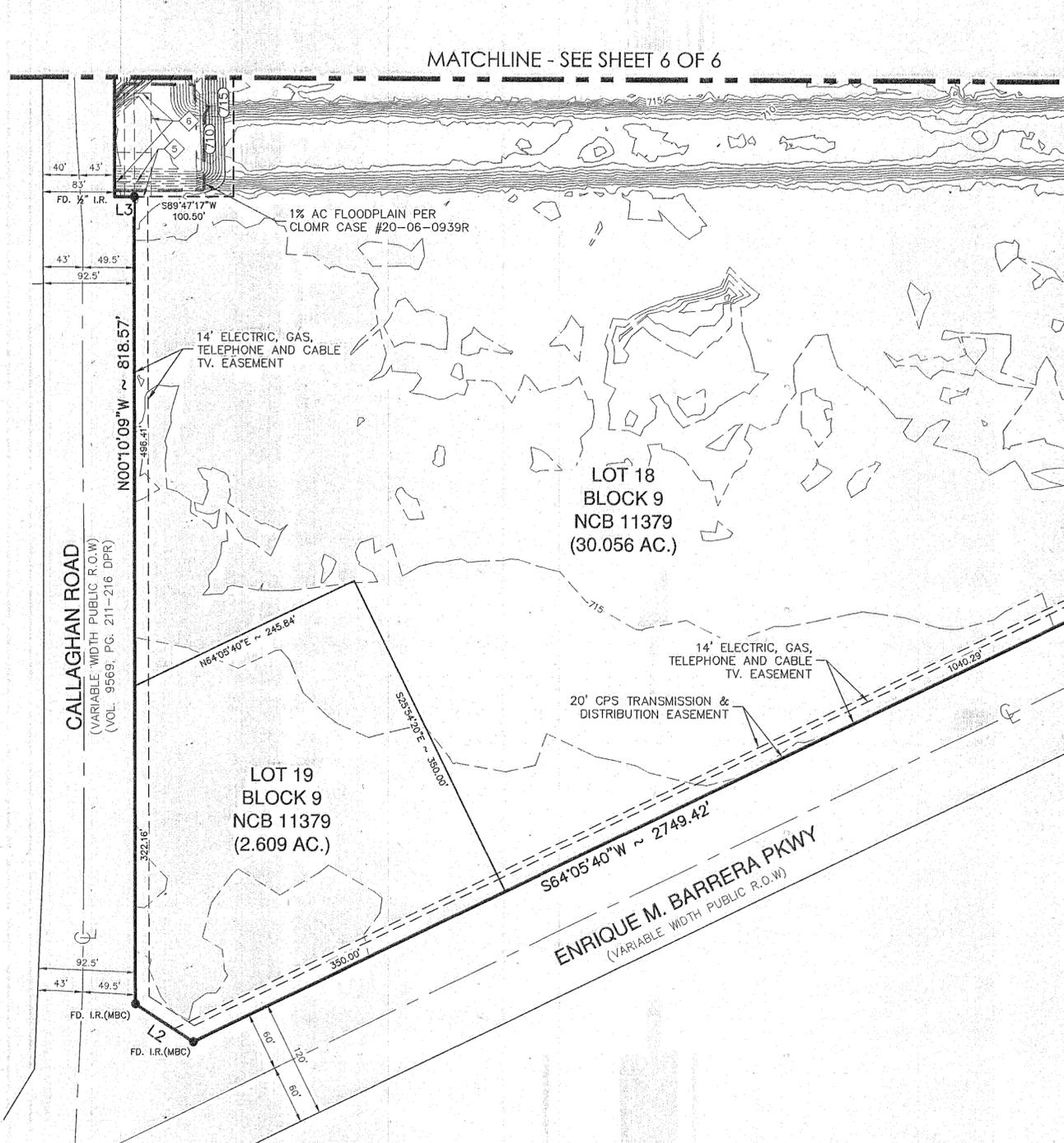
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[Signature] 8-10-23
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STATE OF TEXAS
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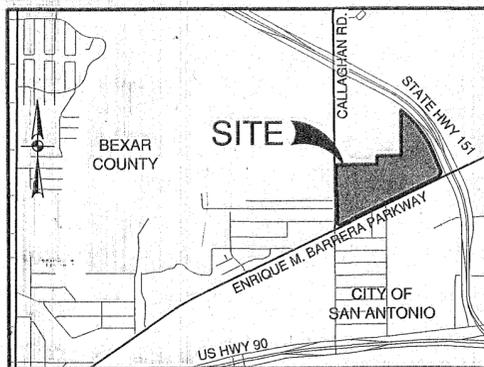
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[Signature]
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Civil Job No. 11770-00; Survey Job No. 11770-00

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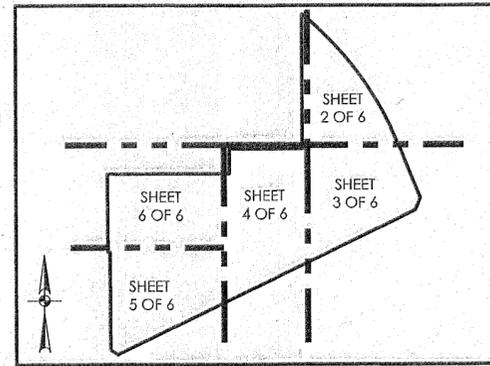
LOCATION MAP
NOT-TO-SCALE

LEGEND

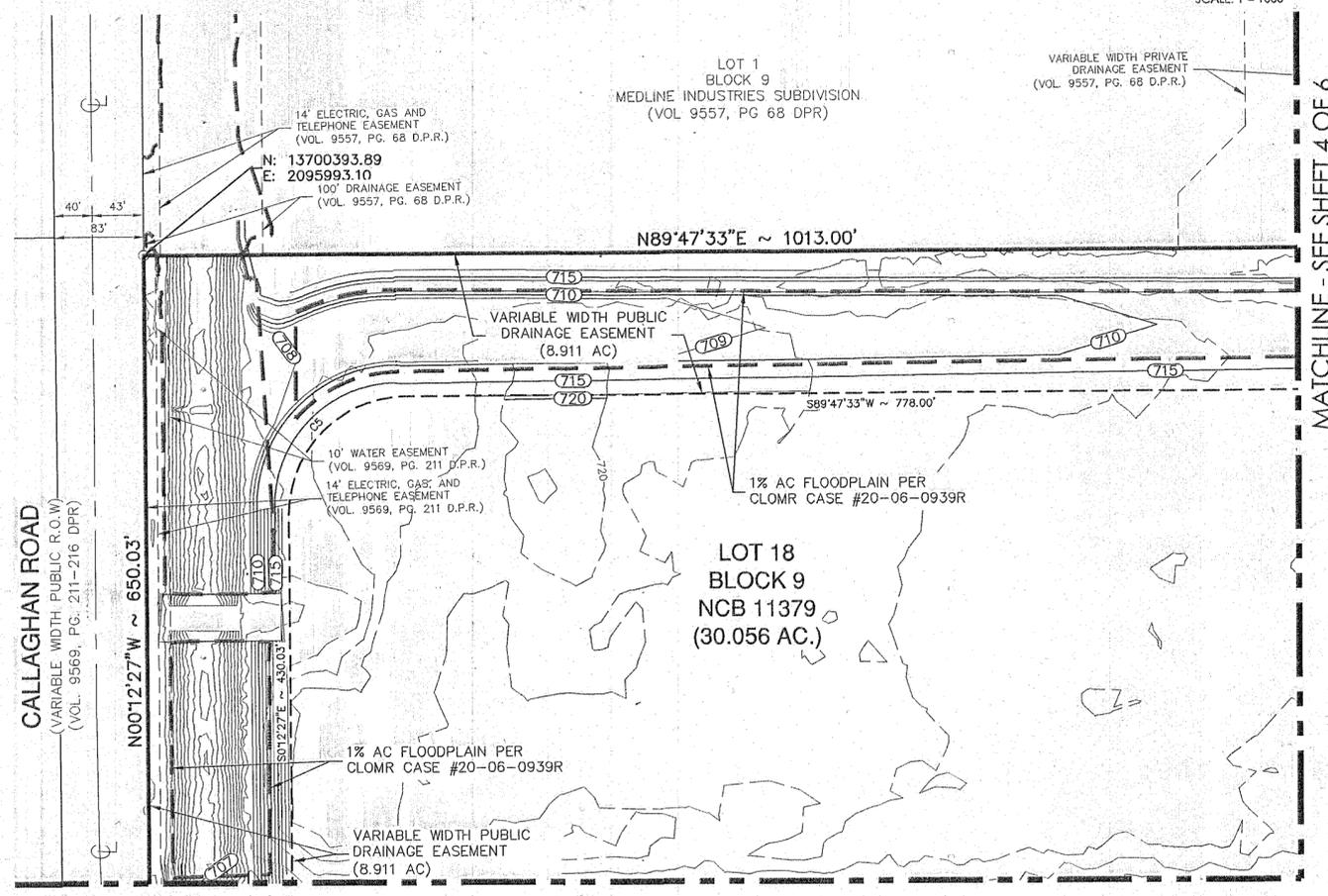
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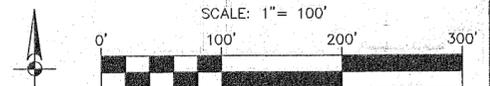
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MATCHLINE - SEE SHEET 5 OF 6

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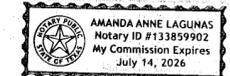
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STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL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

OWNER/DEVELOPER: JIM GUY EGBERT
 BRAZOS DE SANTOS PARTNERS, LTD
 301 S. FLORES
 SAN ANTONIO, TX 78204

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM GUY EGBERT 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 SET FORTH UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF August, A.D. 2023.

Amanda Anne Lagunas
 AMANDA ANNE LAGUNAS
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF BILL MILLER HEADQUARTERS 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

LINE TABLE

LINE #	BEARING	LENGTH
L1	S21°07'43"W	111.08'
L2	N56°45'58"W	69.86'
L3	S89°50'16"W	19.50'
L4	S89°47'33"W	70.23'
L5	N84°29'49"W	50.25'
L6	S01°22'27"E	51.31'

CURVE TABLE

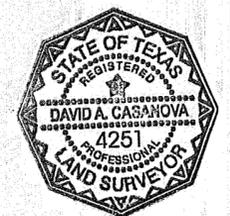
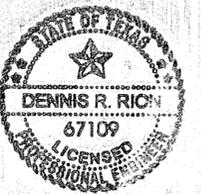
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2689.79'	26°01'45"	S37°43'09"E	1211.48'	1221.96'
C2	50.01'	90°40'15"	S44°27'25"W	71.13'	79.13'
C4	120.00'	90°00'00"	S44°47'33"W	169.71'	188.50'
C5	100.00'	90°00'00"	S44°47'33"W	141.42'	157.08'
C6	2689.79'	2°48'28"	S49°19'48"E	131.79'	131.81'
C7	100.93'	89°27'40"	S44°32'17"W	142.06'	157.59'

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.

[Signature] 8-10-23
 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 11770-00; Survey Job No. 11770-00; PAPE-DAWSON ENGINEERS