

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.), 12" ACCESS EASEMENT AND A 114" DRAINAGE EASEMENT ALL OUT OF THE SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT 3 RECORDED IN VOLUME 9569, PAGES 211-216 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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: 7/14/2024

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.

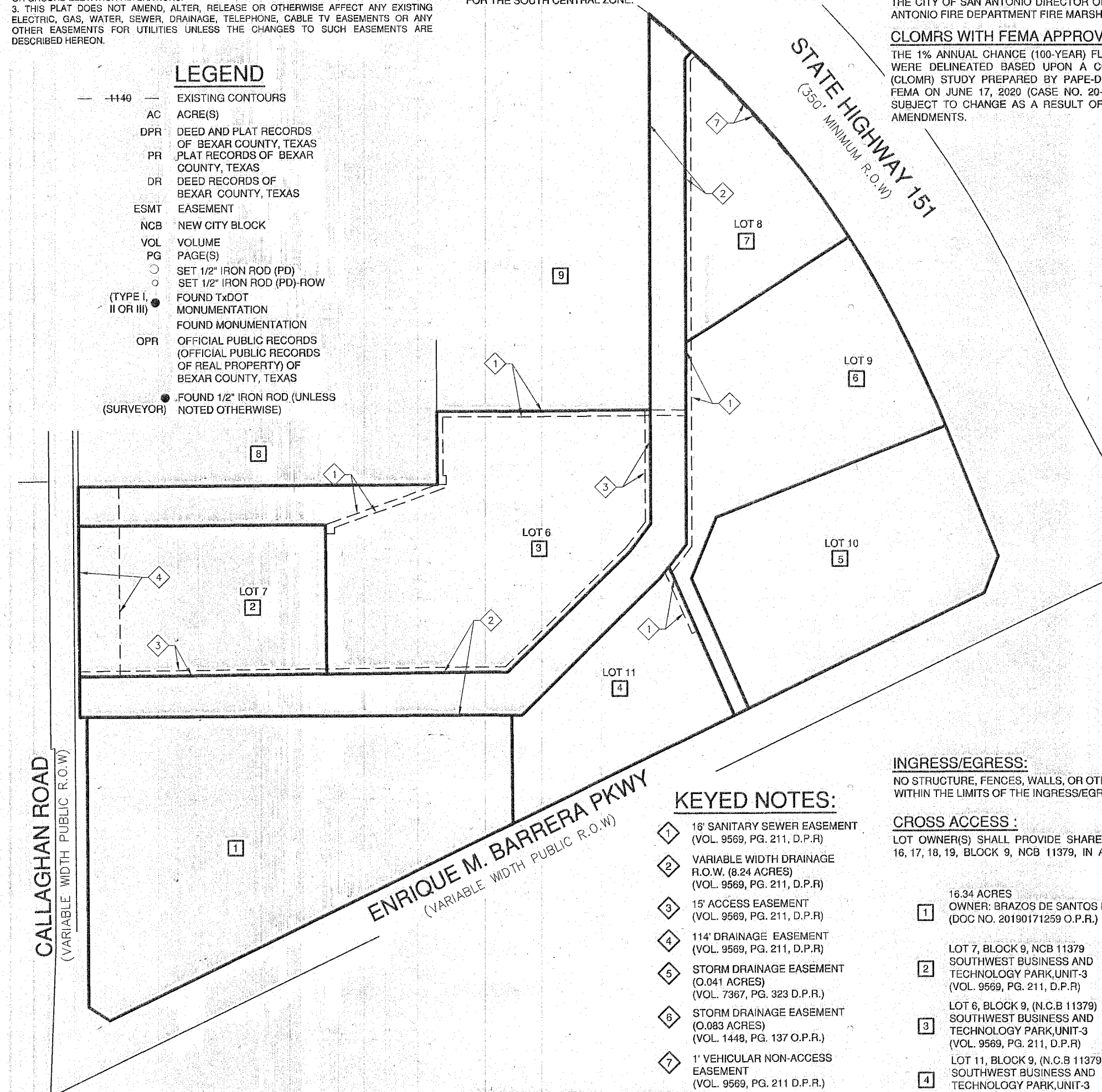
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 OR II) 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)



KEYED NOTES:

- 18" SANITARY SEWER EASEMENT (VOL. 9569, PG. 211, D.P.R.)
- VARIABLE WIDTH DRAINAGE R.O.W. (8.24 ACRES) (VOL. 9569, PG. 211, D.P.R.)
- 15' ACCESS EASEMENT (VOL. 9569, PG. 211, D.P.R.)
- 114" DRAINAGE EASEMENT (VOL. 9569, PG. 211, D.P.R.)
- STORM DRAINAGE EASEMENT (0.041 ACRES) (VOL. 7367, PG. 323 D.P.R.)
- STORM DRAINAGE EASEMENT (0.083 ACRES) (VOL. 1446, PG. 137 O.P.R.)
- 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9569, PG. 211 D.P.R.)

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. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FEO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

TxDOT NOTES:

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF TWO (2) ACCESS POINT(S) ALONG STATE HIGHWAY 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,862 LINEAR FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

FIRE:

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

CLOMRS WITH FEMA APPROVAL:

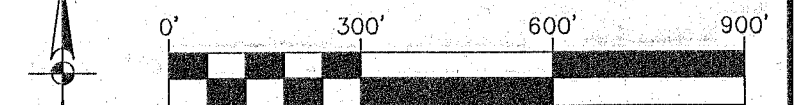
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JUNE 17, 2020 (CASE NO. 20-06-0939R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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"= 300'



**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 | TDEPLS FIRM REGISTRATION #10229900
DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

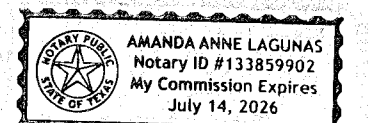
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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



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 35-506(R)(3).

16.34 ACRES
OWNER: BRAZOS DE SANTOS PARTNERS, LLC.
(DOC NO. 20190171259 O.P.R.)

LOT 7, BLOCK 9, NCB 11379
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 6, BLOCK 9, (N.C.B 11379)
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 11, BLOCK 9, (N.C.B 11379)
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 10, BLOCK 9, (N.C.B 11379)
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 9, BLOCK 9, (N.C.B 11379)
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 8, BLOCK 9, (N.C.B 11379)
SOUTHWEST BUSINESS AND TECHNOLOGY PARK UNIT-3
(VOL. 9569, PG. 211, D.P.R.)

LOT 1 MEDLINE INDUSTRIES SUBDIVISION
(VOL. 9557, PG. 68 D.P.R.)

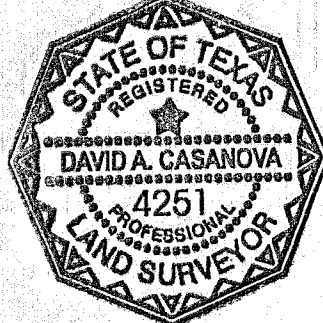
LOT 15, BLOCK 9, (N.C.B 11379)
GLAZER'S EXPANSION-MAOZ SUBDIVISION
(VOL. 9645, PG. 120, D.P.R.)

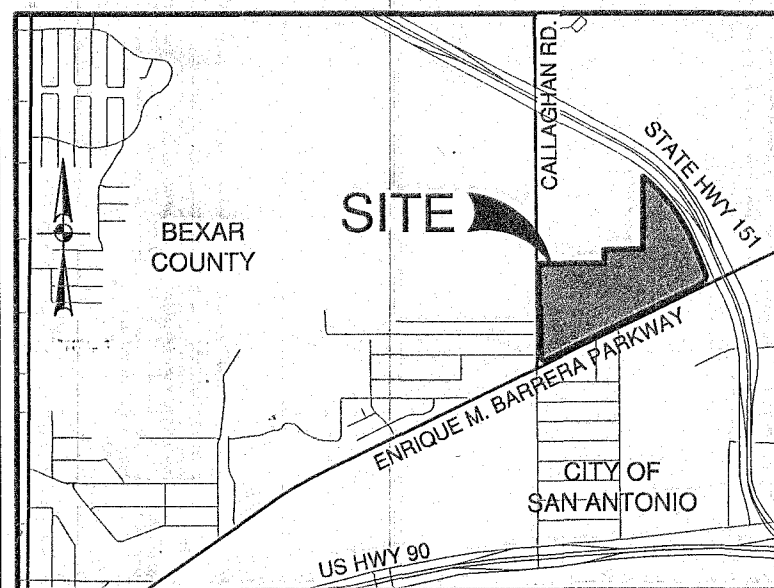
THIS PLAT OF BILL MILLER HEADQUARTERS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO SCALE

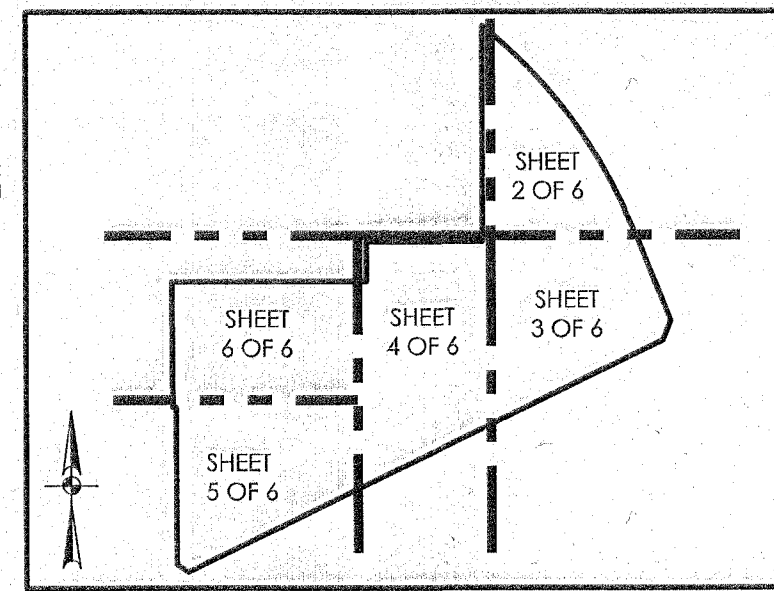
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SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

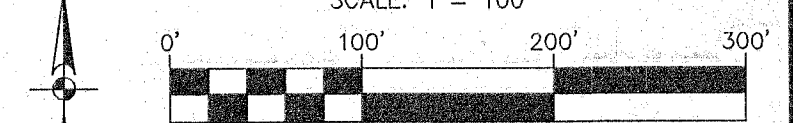


INDEX MAP
SCALE: 1"= 1000'

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SCALE: 1"= 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

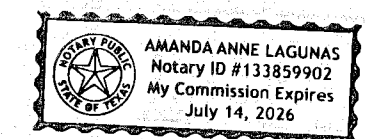
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Amanda Anne Lagunas
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____ CHAIRMAN

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COUNTY OF BEXAR

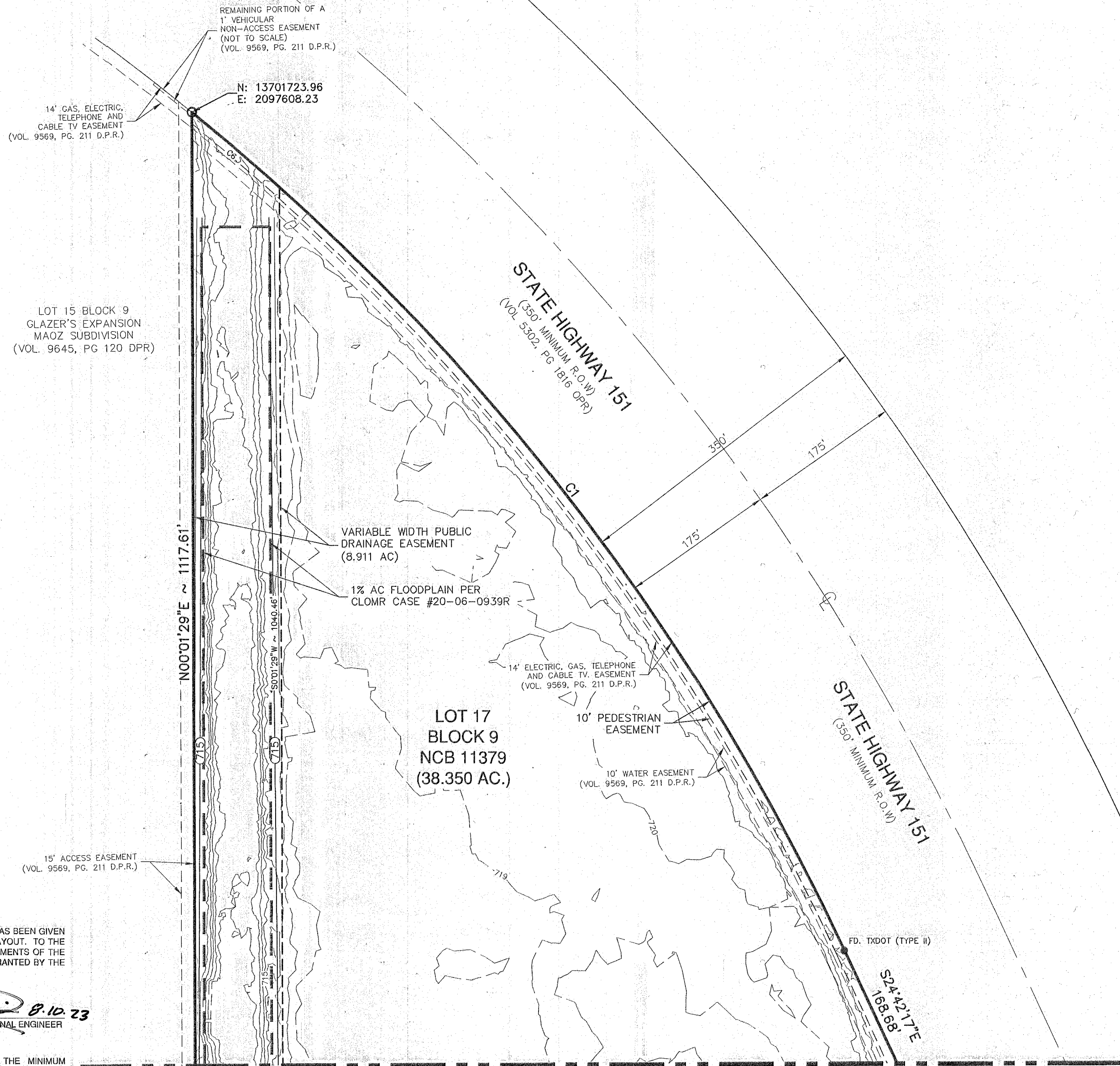
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Dennis R. Rion
Dennis R. Rion
67109
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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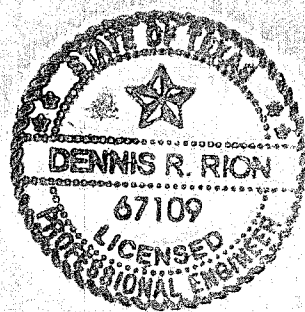
David A. Casanova
David A. Casanova
4251
REGISTERED PROFESSIONAL LAND SURVEYOR

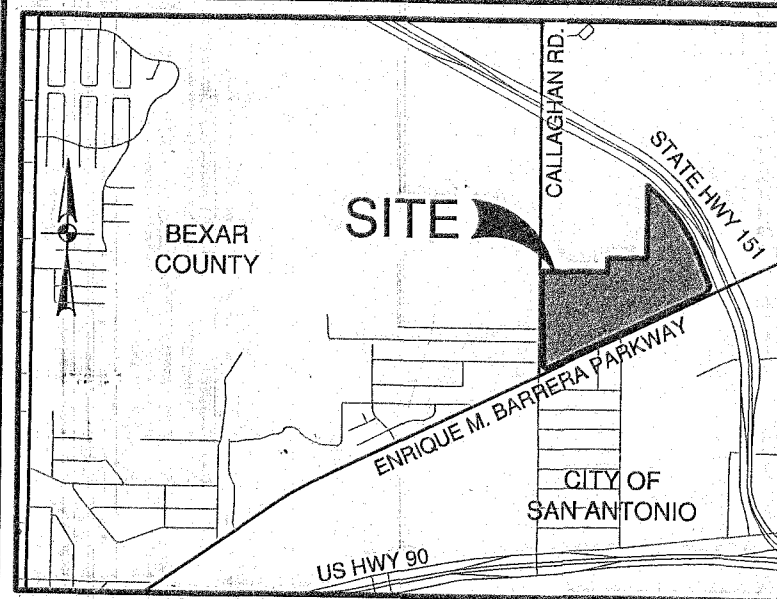


MATCHLINE -
SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 3 OF 6

SHEET 2 OF 6





LOCATION MAP
NOT-TO-SCALE

LEGEND

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- 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 (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.

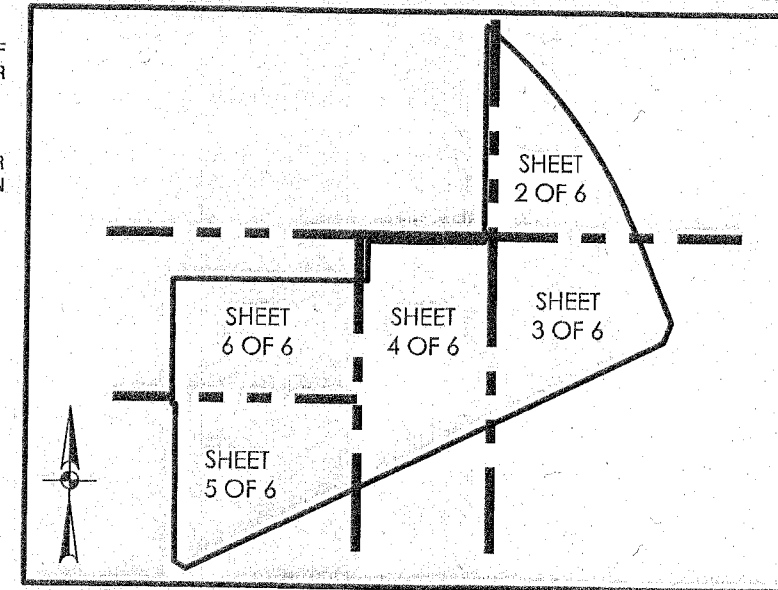
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.



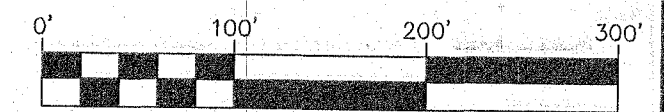
INDEX MAP
SCALE: 1"= 100'

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 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 | 210.375.0000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1002900

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

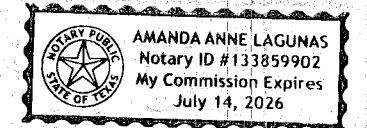
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

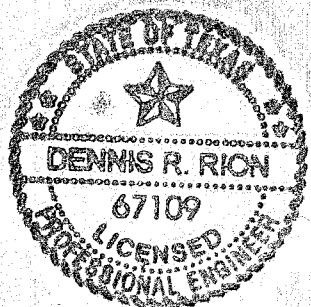
STATE OF TEXAS
COUNTY OF BEXAR

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.

STATE OF TEXAS
COUNTY OF BEXAR

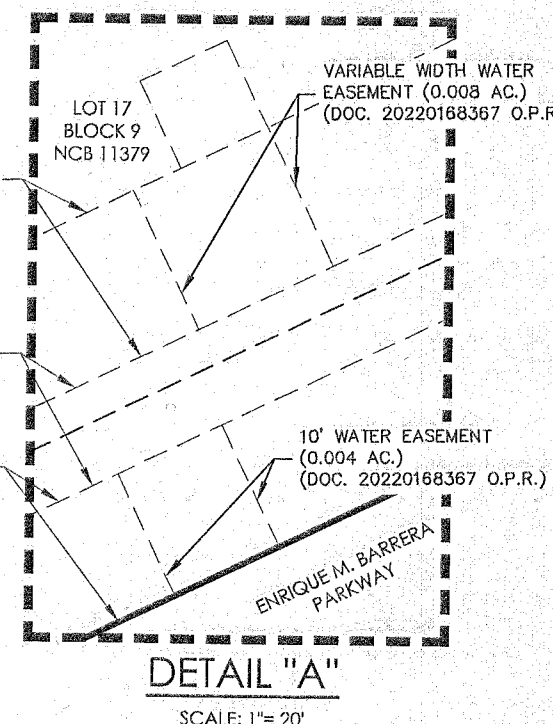
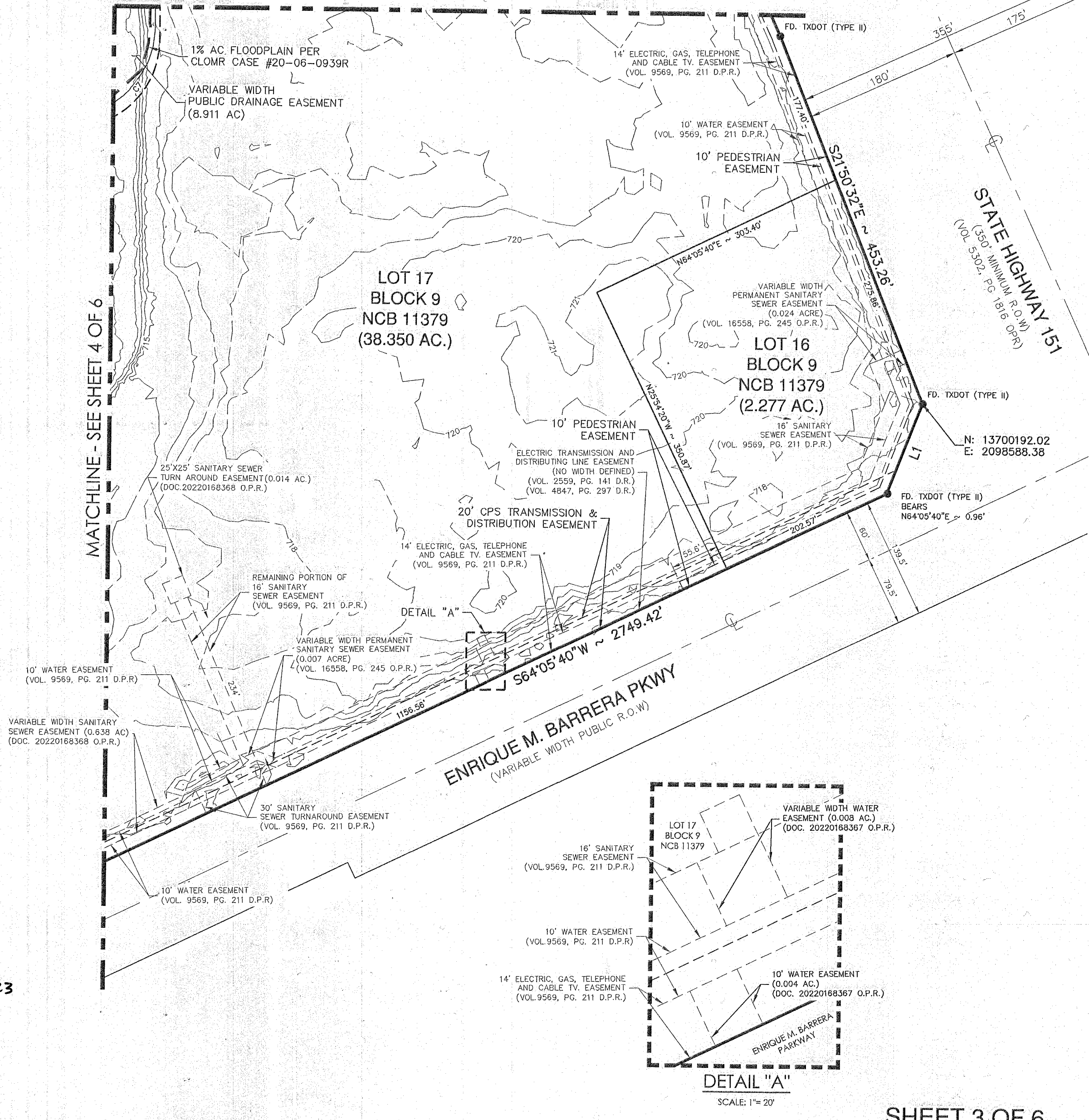
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

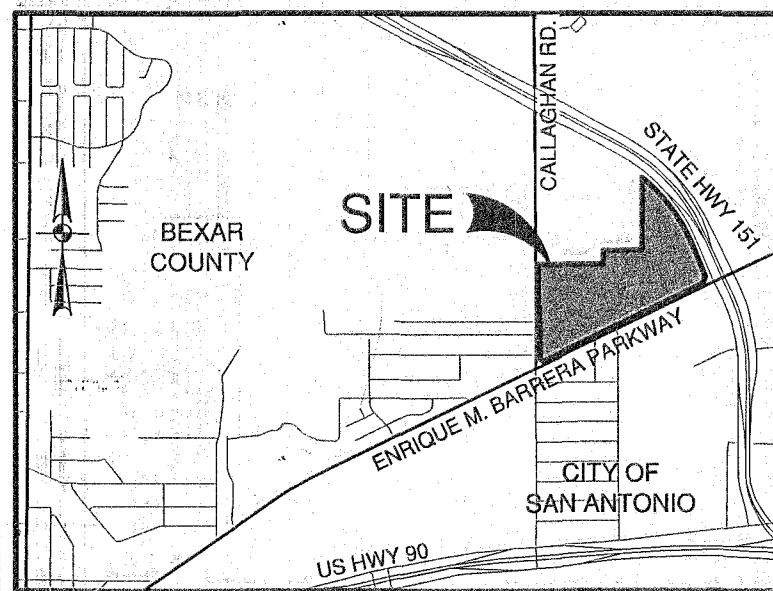


MATCHLINE - SEE SHEET 2 OF 6

MATCHLINE - SEE SHEET 4 OF 6



SHEET 3 OF 6



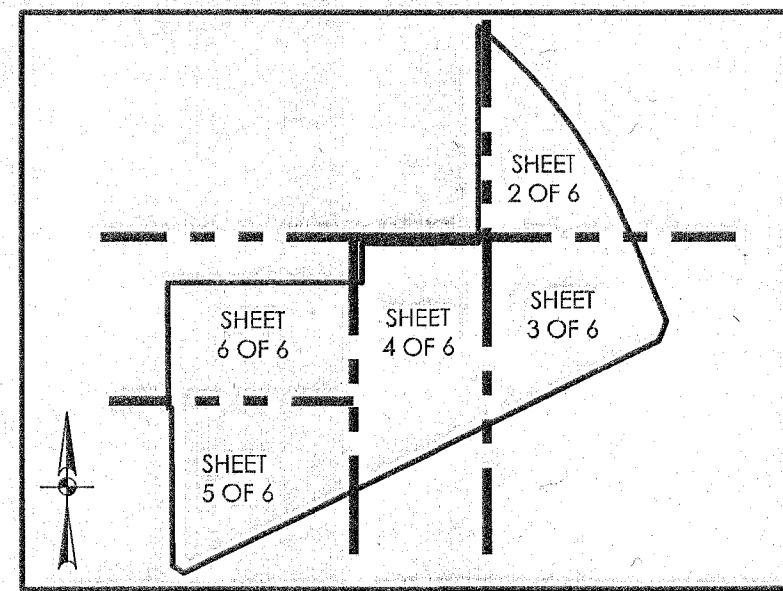
LOCATION MAP
NOT-TO-SCALE

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
- 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)

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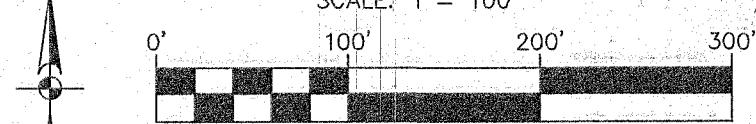
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INDEX MAP
SCALE: 1"= 100'

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PAPE-DAWSON ENGINEERS

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDPE FIRM REGISTRATION #470 | TDPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

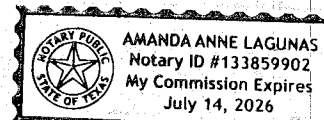
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AMANDA ANNE LAGUNAS
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

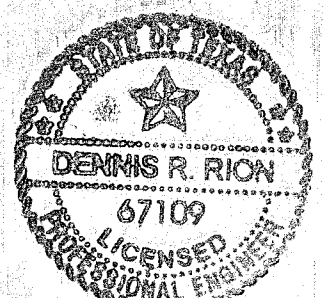
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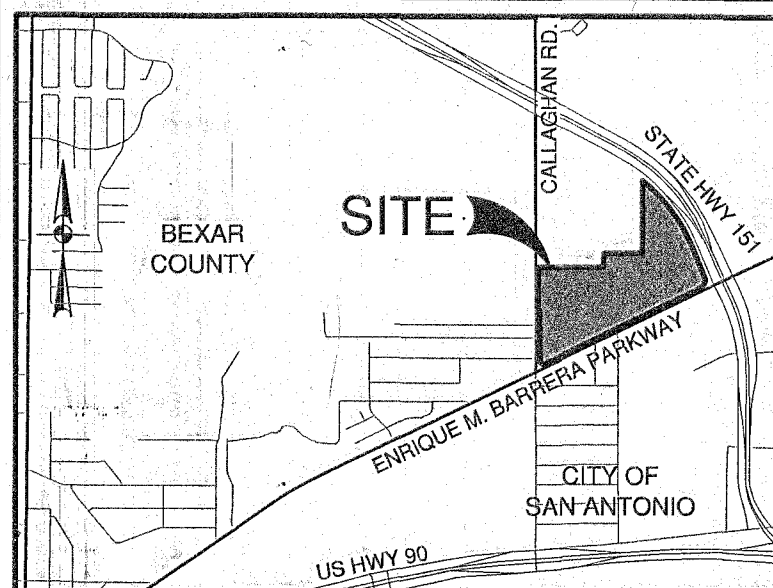
8.10.23
LICENCED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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4.11.23
REGISTERED PROFESSIONAL LAND SURVEYOR

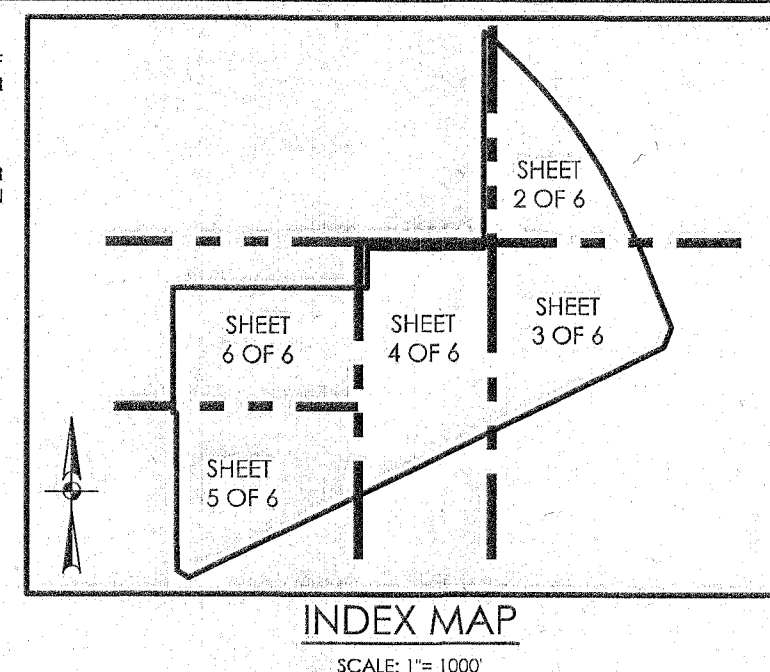




- LEGEND**
- 1140' EXISTING CONTOURS
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 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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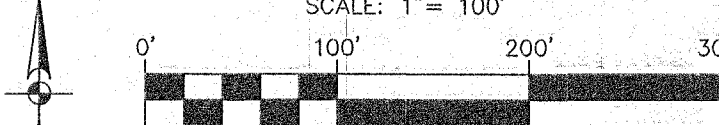
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PLAT NO. 21-11800512

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BILL MILLER HEADQUARTERS**

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TDE FIRM REGISTRATION #470 | TDEPLS FIRM REGISTRATION #10029800

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

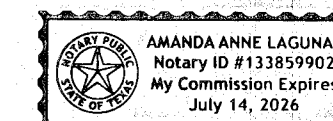
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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BY: _____ SECRETARY

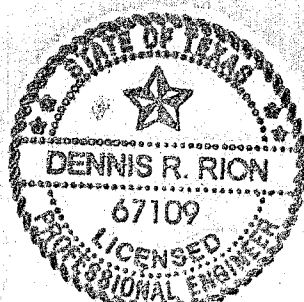
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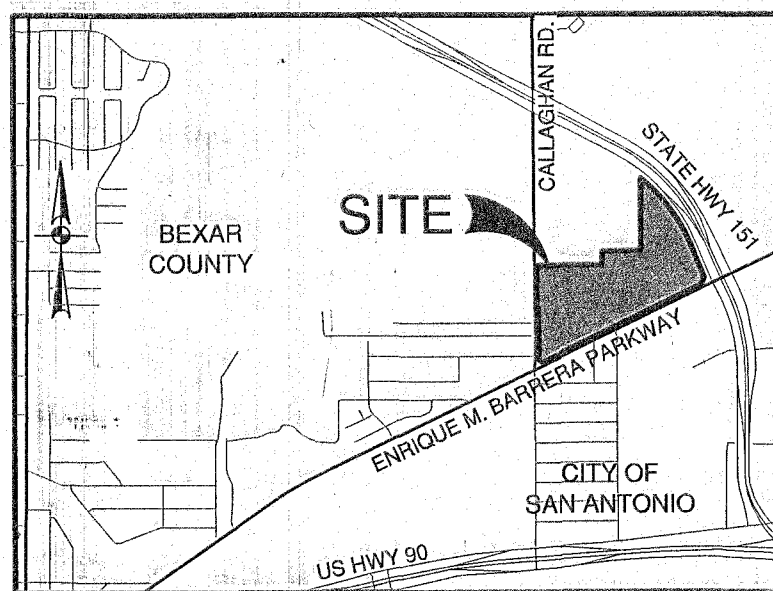


SHEET 5 OF 6

BILL MILLER HEADQUARTERS

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

Date: Aug 10, 2023, 11:45am User: d. built
File: C:\Users\LOCAL~1\Temp\Archibutler_53438_VL1177000.dwg



LOCATION MAP
NOT-TO-SCALE

LEGEND

- 1140 EXISTING CONTOURS
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- (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 (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.

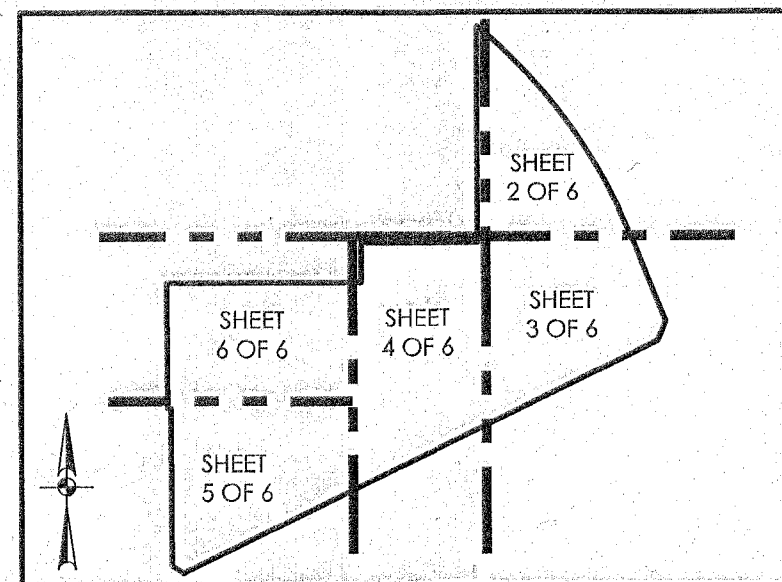
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

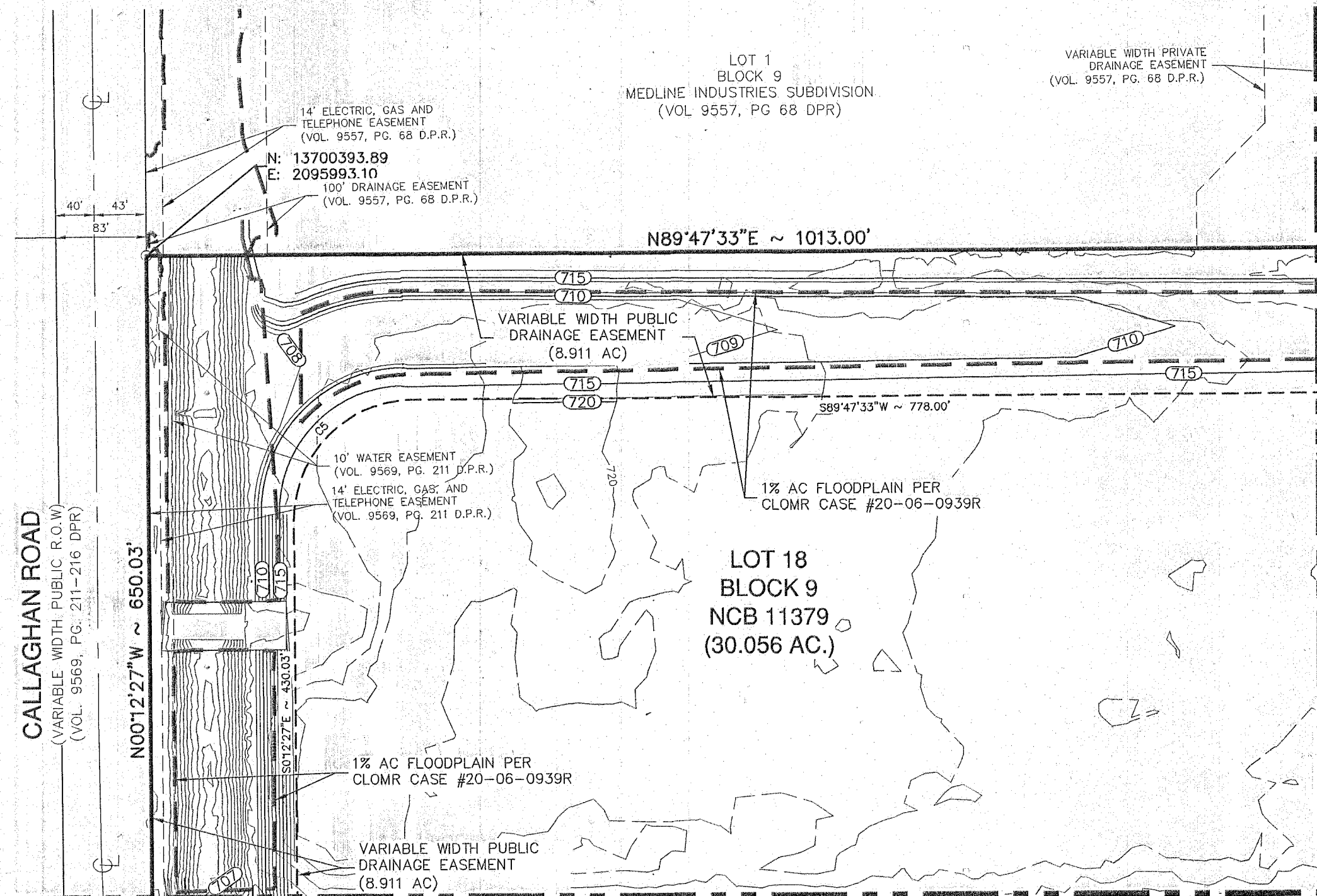
SAWS WASTEWATER EDU:

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" = 100'



MATCHLINE - SEE SHEET 5 OF 6

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°12'27"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.

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

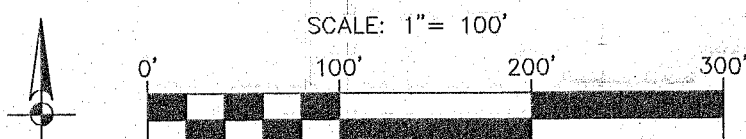
PLAT NO. 21-11800512

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 9568, 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 174, ABSTRACT 311, COUNTY BLOCK 4021 NOW IN NEW CITY BLOCK 11379 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 10, 2023

STATE OF TEXAS
COUNTY OF BEXAR

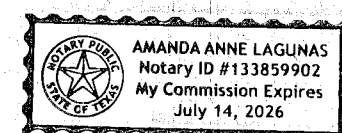
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN 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 UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF August, A.D. 2023.

Amara 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