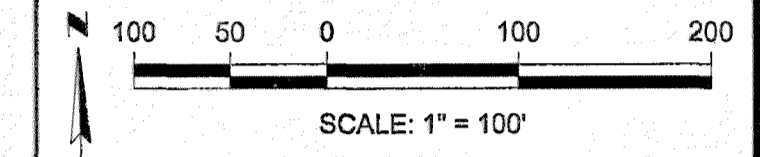


SUBDIVISION PLAT ESTABLISHING 1604 O'CONNOR MULTIFAMILY

BEING 16.53 ACRES OF LAND, MORE LESS, SITUATED IN LEWIS JONES SURVEY NO. 88, ABSTRACT NO. 375, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF CALLED 101.76 ACRE TRACT CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 20070054705, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS (O.P.R.B.C.TX)



LJA Engineering, Inc. 1100 NE Loop 410 Suite 850 San Antonio, Texas 78209 Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

LJA SURVEYING, INC. TPLS FIRM NO. 10194382 1100 NORTHEAST LOOP 410, SUITE 850 SAN ANTONIO, TX 78209 PHONE (210)5032700

STATE OF GEORGIA COUNTY OF FULTON

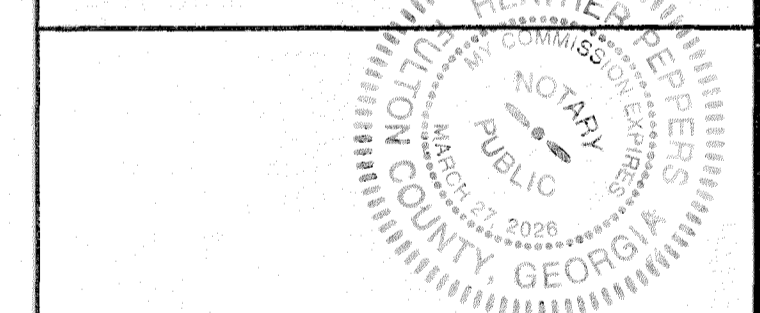
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER: O'CONNOR 1604 & O'CONNOR OWNER, L.P. 8605 GLENRIDGE DR. NE SUITE 775 ATLANTA, GA 30342 MICHAEL BLAIR

STATE OF GEORGIA COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Michael Blair 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.

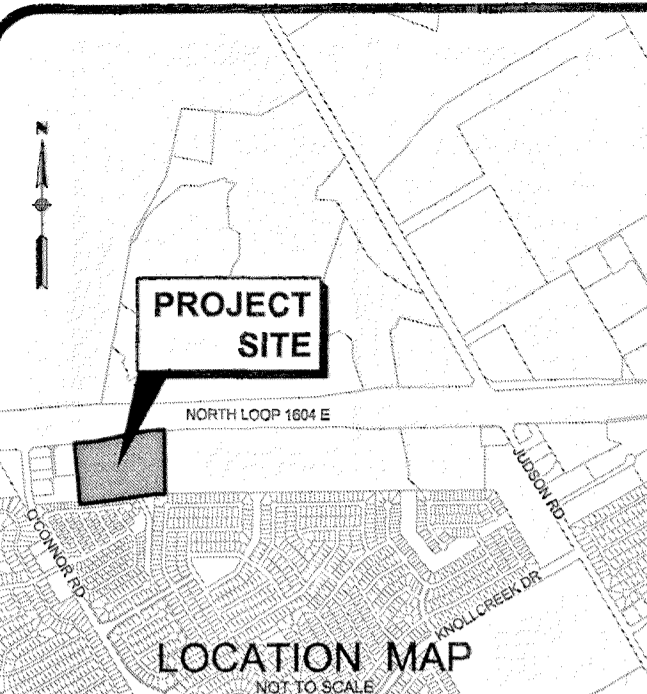
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF April 2022. Notary Public, Fulton County, Georgia



THIS PLAT OF 1604 O'CONNOR MULTIFAMILY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2022. BY: CHAIRMAN BY: SECRETARY

SHEET 1 OF 1



BEARINGS AND COORDINATES. 1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.0013.

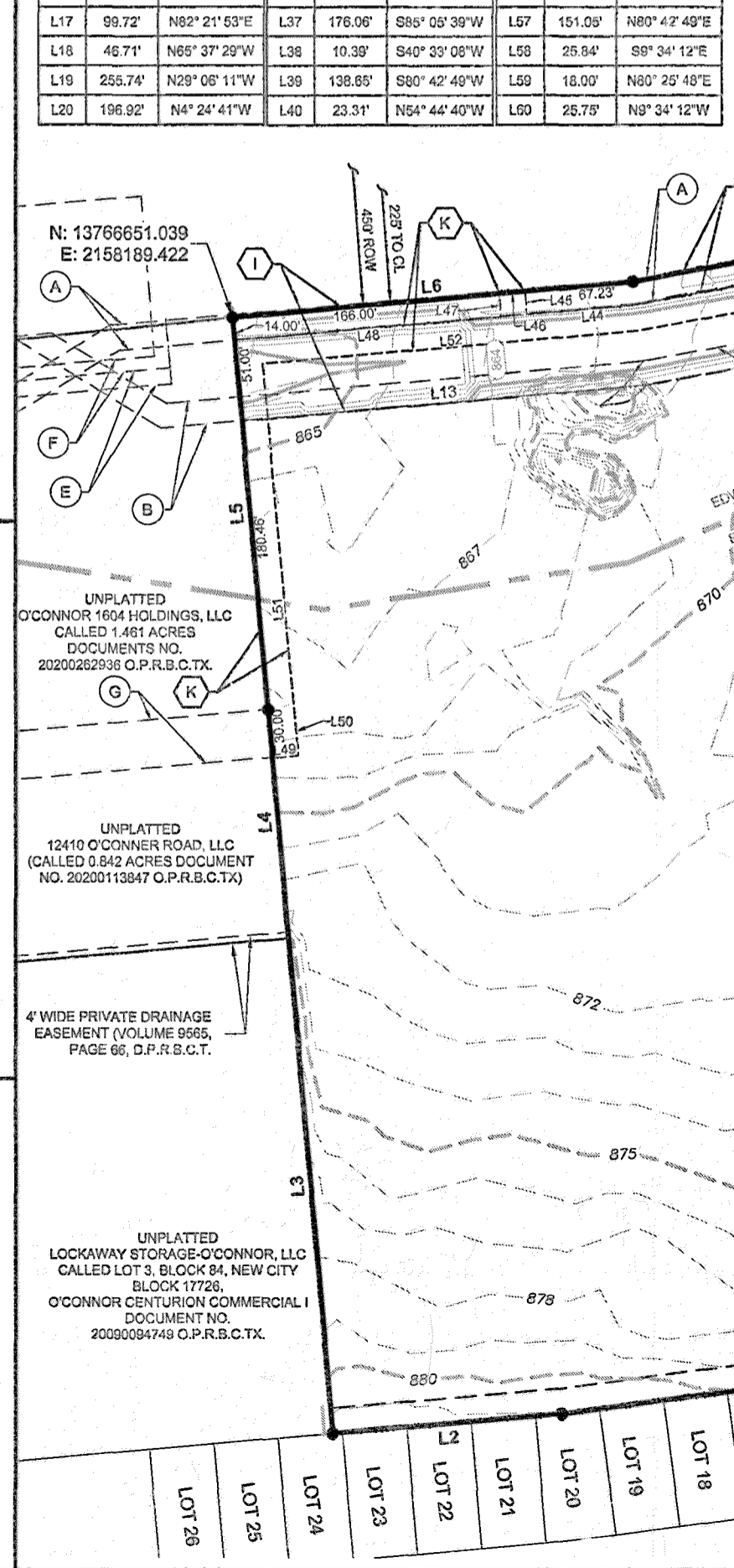
CPIS/SAWS/COGA UTILITY NOTES. 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS.

LEGEND. 1/2" IRON ROD FOUND (UNLESS NOTED). 1/2" IRON ROD SET. EXISTING CONTOURS. O.P.R.B.C.TX OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. D.P.R.B.C.TX DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. R.O.W. RIGHT-OF-WAY. VOL. VOLUME. PG. PAGE. V.N.A.E. VEHICULAR NON-ACCESS ESMT. ESMT EASEMENT. NCB NEW CITY BLOCK. BLK BLOCK. G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION.

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 OF MADE ON THE GROUND BY: Gordon Anderson, R.P.L.S. # 6617 TPLS FIRM NO. 10194382. 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.

DRAINAGE NOTES. 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TD) / DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

Table with 4 columns: LINE TABLE, LINE TABLE, LINE TABLE, CURVE TABLE. Contains line lengths, bearings, curve data (Curve #, I, Rad, Arc, Tan, Chord, Chord Bearing).



WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR WITH THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

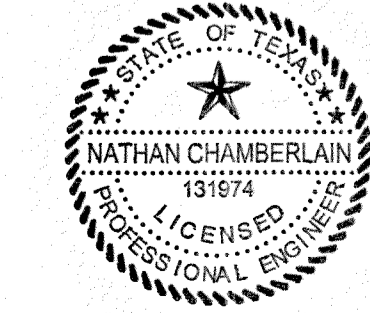
INGRESS/EGRESS. NO STRUCTURE, FENCE, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

UNPLATTED 1604 O'CONNOR HOLDINGS, LLC CALLED 1.461 ACRES DOCUMENTS NO. 20200262936 O.P.R.B.C.TX. UNPLATTED 12410 O'CONNOR ROAD, LLC (CALLED 0.842 ACRES DOCUMENT NO. 20220113847 O.P.R.B.C.TX). UNPLATTED LOCKAWAY STORAGE-O'CONNOR, LLC CALLED LOT 3, BLOCK 84, NEW CITY BLOCK 17726 O'CONNOR CENTURIUM COMMERCIAL I DOCUMENT NO. 20090084748 O.P.R.B.C.TX.

UNPLATTED 1604 O'CONNOR MULTIFAMILY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

UNPLATTED US LIVING BULVERDE OAKS, LLC CALLED 20.00 ACRES DOCUMENT NO. 20200046129 O.P.R.B.C.TX.

UNPLATTED CEDAR GROVE SUBDIVISION UNIT 2 (VOLUME 9556, PAGE 163, D.P.R.B.C.TX). UNPLATTED STEUBING RANCH SUBDIVISION UNIT 2, BLOCK 59 (VOLUME 9556, PAGE 102 D.P.R.B.C.TX).



Vertical text on the right edge: 1604 O'CONNOR MULTIFAMILY SUBDIVISION PLAT 21-11800520