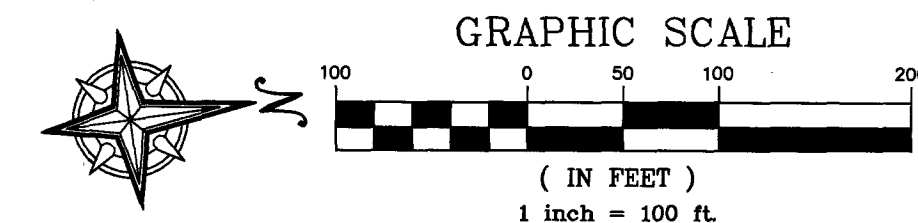


SUBDIVISION PLAT OF WOODTHORN BUSINESS PARK

BEING ALL THE 2.879 ACRE PARCEL (TRACT 2) OF LAND, ESTABLISHING LOT 2, BLOCK 22, N.C.B. 14861, AND BEING RECORDED IN VOLUME 17152, PAGE 1342, OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, N.C.B. 14861, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DEVELOPER/OWNER:
HAUSMAN/BACON, LLC
13035 HUNTERS LEDGE
SAN ANTONIO, TEXAS 78230
PHONE: (210) 570-5040

Denham-Ramones Engineering and Associates, Inc.
1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX. 78232
FRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00
(210) 495-3100 OFFICE

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: HAUSMAN/BACON, LLC
BY: ROBERT GOLDBERG, MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ROBERT GOLDBERG
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 & SEAL OF OFFICE THIS 30th DAY OF JUNE A.D., 2016.
LUIS M RAMONES
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 07-25-2017
NOTARY ID 124446840
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WOODTHORN BUSINESS PARK HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.
DATED THIS 15 DAY OF July A.D., 2016.

BY: Robert Goldberg
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF July A.D. 2016 AT 9:39A M, AND DULY RECORDED THE 22nd DAY OF July A.D. 2016 AT 9:39A M, IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9704
ON PAGE 38
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF July A.D. 2016
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Cristal Uernady DEPUTY

C.P.S. NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTES:

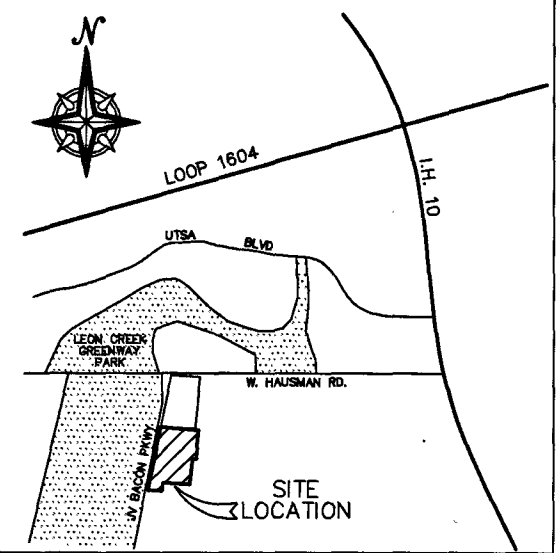
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.
- IMPACT FEE PAYMENT DUE: 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.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM.

EDU NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

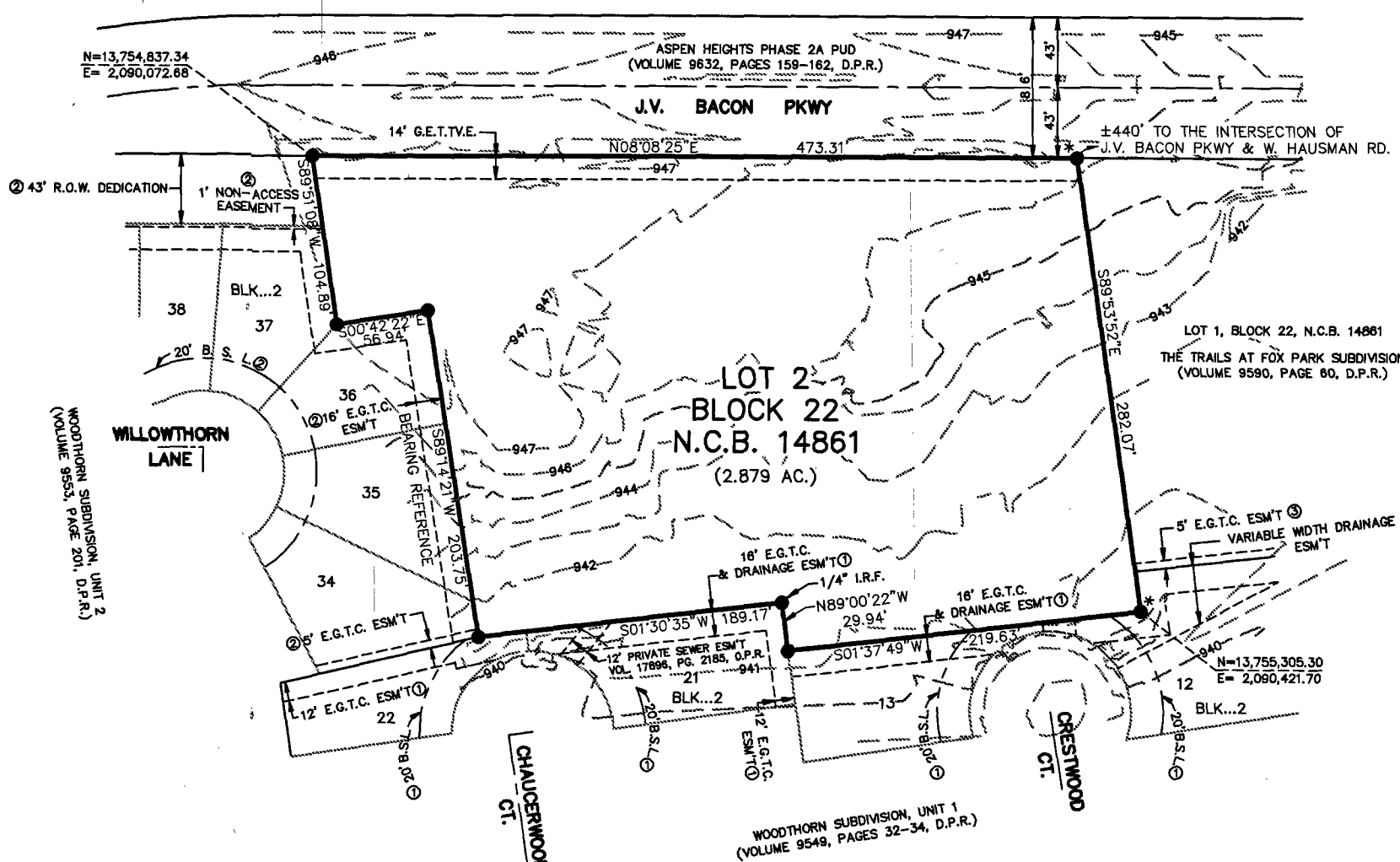


LOCATION MAP NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE ——— B.S.L.
- RIGHT-OF-WAY ——— R.O.W.
- IRON ROD FOUND ——— I.R.F.
- EASEMENT ——— ESM'T
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.G.T.C.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. ——— O.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ——— D.P.R.
- EXISTING CONTOUR ——— 5'00
- PROPOSED FINISHED CONTOUR ——— 5'00
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING SYSTEM, DATUM IS NAD 83 (2011), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 0.9998315. ROTATION GRID TO PLAT IS 00°00'0".
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE NORTH LINE OF BLOCK 2, OF THE WOODTHORN SUBDIVISION UNIT 2, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9553, PAGE 201, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND SHOWN AS S89°14'21"W AS DETERMINED BY GPS OBSERVATION BASED ON NAD 83 (2011), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

PLAT REFERENCE	
①	WOODTHORN SUBDIVISION, UNIT 1 (VOLUME 9549, PAGES 32-34, D.P.R.)
②	WOODTHORN SUBDIVISION, UNIT 2 (VOLUME 9553, PAGE 201, D.P.R.)
③	THE TRAILS AT FOX PARK SUBDIVISION (VOLUME 9590, PAGE 60, D.P.R.)



MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- * = 1/2" IRON ROD FOUND W/D-R E CAP
- * = 1/2" IRON ROD SET W/D-R E CAP

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.

Ian T. Blackmore
LICENSED PROFESSIONAL ENGINEER
IAN T. BLACKMORE

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:

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Doc# 20160140712 Fees: \$82.00
9/7/22/2016 9:39am # Pages 3
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Book 9704 Page 38 3pgs

P12-20160140712-3



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TAX CERTIFICATE

140159

09 01 01



ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

DEVELOPMENT SERVICES
RECEIVED

2016 JUL -5 PM 2:49

Issued To:

DENHAM-RAMONES ENGINEERING
AND ASSOCIATES, INC
1380 PANTHEON WAY SUITE #290
SAN ANTONIO, TX 78232

Legal Description

NCB 14861 P-21B NO LABEL# OR SERIAL#

Fiduciary Number: 1044248

Parcel Address: 6514 W HAUSMAN RD

Legal Acres: 2.8290

Account Number: 14861-000-0212

Print Date: 07/01/2016

Certificate No: 10866218

Paid Date:

Certificate Fee: \$10.00

Issue Date: 07/01/2016

Operator ID: LHER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2015. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

HAUSMAN/BACON LLC
13035 HUNTERS LEDGE
SAN ANTONIO, TX 78230-2025

2015 Value:	277,370
2015 Levy:	\$7,473.87
2015 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 8 FLOOD FUND
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 S A RIVER AUTHORITY
- 21 CITY / SAN ANTONIO
- 56 NORTHSIDE ISD

20160140712

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A



Doc# 20160140712 Fees: \$82.00
07/22/2016 9:39AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUL 22 2016



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS