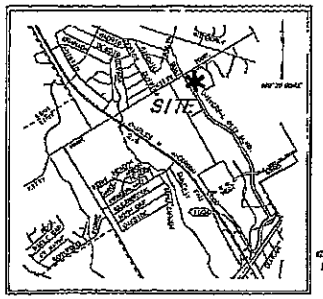
FINAL SUBDIVISION PLAT ESTABLISHING

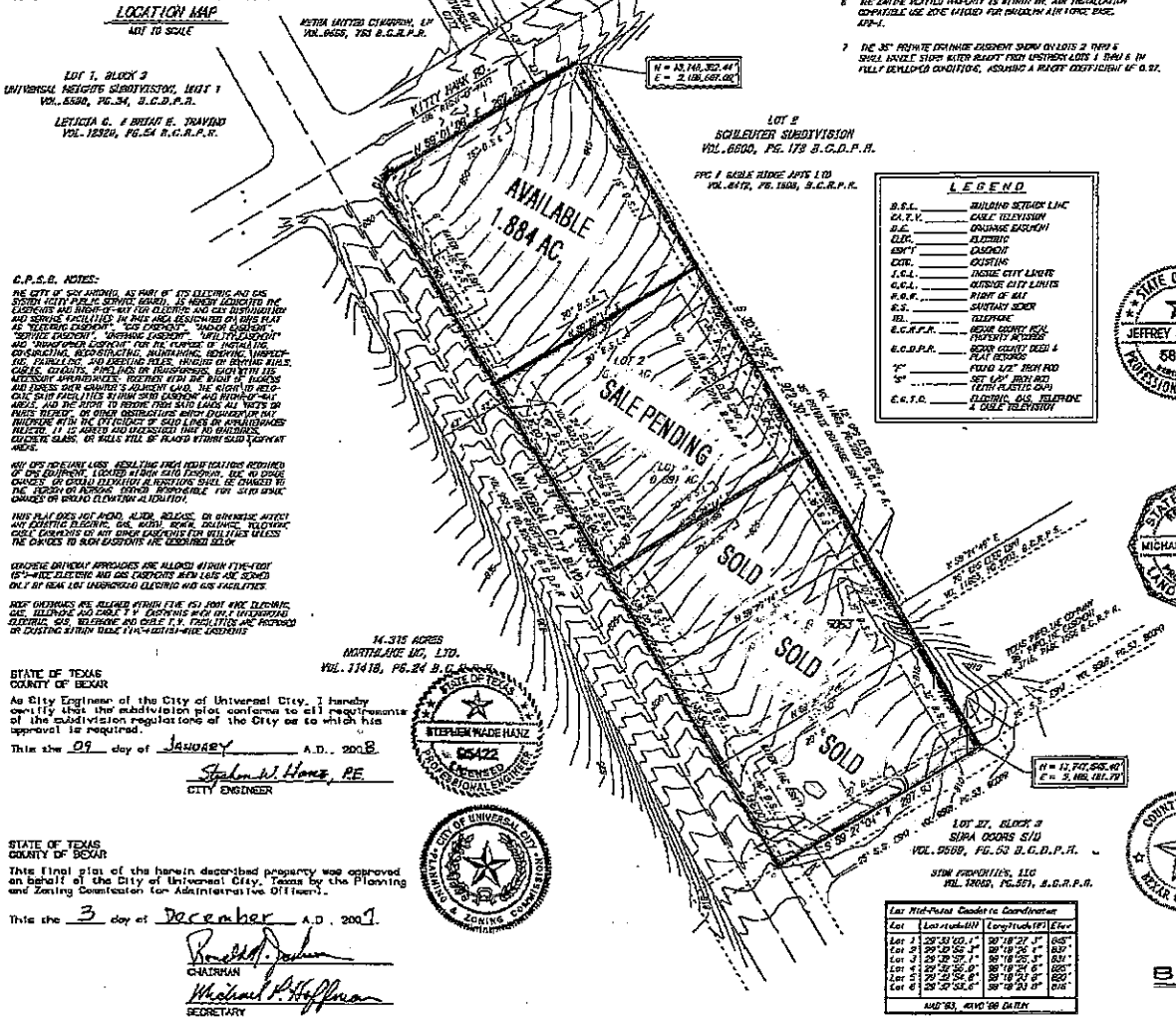
NORTHLAKE COMMERCIAL UNIT 1

BEING 6.407 ACRES OF LAND SITUATED IN THE MARIA LUCIA TORRES SURVEY NO. 81, ABSTRACT NO. 715, COUNTY BLOCK 5053, CITY OF UNIVERSAL CITY, BEXAR COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 6.407 ACRE TRACT DESCRIBED IN INSTRUMENT TO NORTHLAKE UC, LTD. RECORDED IN VOLUME 11418, PAGE 24 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP
NOT TO SCALE

CURVE DATA						
C.I.D.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	069°12'05"	35.00'	24.60'	39.97'	N 14°14'41" E	37.57'



Lot Mid-Point Centerline Coordinates		
Lot	Latitude(N)	Longitude(E)	Elev
Lot 1	29°30'00.0"	98°18'27.1"	885'
Lot 2	29°29'59.4"	98°18'26.1"	882'
Lot 3	29°29'57.1"	98°18'25.3"	881'
Lot 4	29°29'55.0"	98°18'24.6"	880'
Lot 5	29°29'54.6"	98°18'23.8"	880'
Lot 6	29°29'52.1"	98°18'23.0"	878'
NAD'83, NAVD'88 DATUM			

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE REPRESENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
2. THE UNDERSIGNED HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE REPRESENTED ON THE GROUND WITH 1/2" IRON RODS OR OTHER STABLE MATERIALS AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD INSURANCE RATE MAP, COMMUNITY PANEL 48, HOWEVER, AS REVISED BY LETTER OF MAP REVISION, CASE NO. 01-06-1210P, EFFECTIVE DATE OCTOBER 16, 2002, INDICATES THAT THIS SUBDIVISION IS LOCATED WITHIN ZONE "X" HOWEVER WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
4. THE BEARINGS SHOWN HEREON ARE BASED WITH THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. THE ENTIRE PLATTED PROPERTY IS WITHIN THE AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) FOR BROOKS AIR FORCE BASE, APP-1.
7. THE 35' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 2, TRACT 5 SERVES ENTIRE STORM WATER RUNOFF FROM UPSTREAM LOTS 1, TRACT 6 IN FULLY DEVELOPED CONDITIONS, ASSUMING A RUNOFF COEFFICIENT OF 0.97.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.E.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES, IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "ANCHOR EASEMENT", "UNDERGROUND" AND "OVERHEAD EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, PATROLLING, AND REMOVING POLES, HANGING ON SUPPORTING ARMS, CABLES, CONDUITS, PADS AND TRANSFORMERS, EQUIPMENT AND ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES TO RUN ALONG SAID EASEMENT AND ADJACENT AREAS, AND THE RIGHT TO TRIMMING SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EMANATE OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, FOUNDATIONS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS RESERVE LOSS, RESULTING FROM FOUR FEATURES REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN THIS DESIGN, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE DESIGN OR PERSONS OTHER RESPONSIBLE FOR SITE GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, AERIAL, SERVICE, DRAINAGE, VOLUMETRIC CAPACITY EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

OVERSIZE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5'1-WIDE ELECTRIC AND GAS EASEMENTS BETWEEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

NO FENCE OBSTRUCTIONS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, BUILDING AND CABLE T.V. EASEMENTS WITH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT-WIDE EASEMENTS

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

STATE OF TEXAS
COUNTY OF BEXAR

As City Engineer of the City of Universal City, I hereby certify that the subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

This the 09 day of JANUARY A.D., 2008.

Stephen W. Hanz, P.E.
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

This final plat of the herein described property was approved on behalf of the City of Universal City, Texas by the Planning and Zoning Commission for Administrative Officers.

This the 3 day of December A.D., 2007.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, (we) NORTHLAKE UC, LTD. as the owner of the land shown on the foregoing instrument, and hereby dedicate all streets, alleys, parks, water courses, drains, easements and rights-of-way to the use of the public forever and executed the same for the purposes and consideration expressed herein.

This the 7TH day of JANUARY A.D., 2008.

NORTHLAKE UC, LTD.
BY: NORTHLAKE UC GP, LLC, ITS GENERAL PARTNER
BY: J. STEVEN BROWN, MANAGER
155526 DAWN CREST
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared J. STEVEN BROWN, 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 7 day of JANUARY A.D., 2008.

LAURIE A. ROTHMAN
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 subdivision ordinance, except for those variances that may have been granted by the Planning and Zoning Commission of the City of Universal City.

1/7/08 Jeffrey J. Brown, P.E.
LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 7 day of January A.D., 2008.

LAURIE A. ROTHMAN
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision by Brown Engineering Company.

1-7-08

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 7 day of January A.D., 2008.

LAURIE A. ROTHMAN
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff, County Clerk of Bexar County, Do hereby certify this this plat was filed for record in my office, on the 22nd day of January A.D., 2008 at 10:00A M. and duly recorded the 22nd day of January A.D., 2008 at 3:11P M. in the good and plat records of Bexar County, In Book/Volume 9581 on page 147.

In testimony whereof witness my hand and official seal of office, this 22nd day of January A.D., 2008.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BROWN ENGINEERING CO.

JOB NO.: 434-001-19 R07 DATE: 11/21/2007

SHEET 1 OF 1

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5577