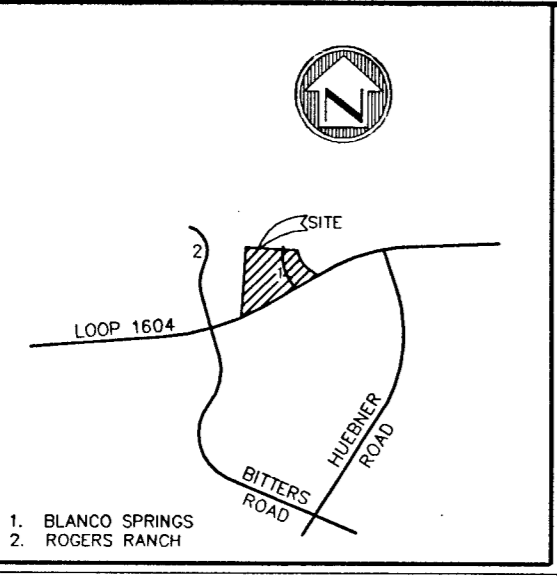


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Book: 9559
Date: 14
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COUNTY CLERK
BEAR COUNTY
RECORDING
RECORDS ARCHIVE
RECORDS MANAGER
COURTHOUSE SEC 0
25.00
5.00
1.00



1. BLANCO SPRINGS
2. ROGERS RANCH

"GENERAL NOTES"

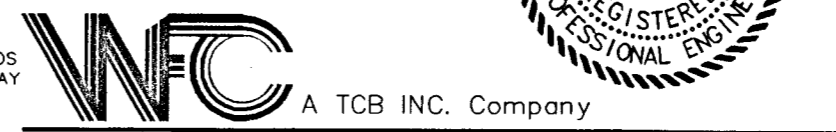
- 1) BUILDING SETBACK LINE ----- B.S.L.
2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
3) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
4) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
6) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
7) PROPOSED FINISHED CONTOUR ----- F.C.
8) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.P.P. PID# AY2157.
9) DATUM IS NAD83 (ADJUSTMENT 1983) TEXAS SOUTH CENTRAL ZONE CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID. SCALE FACTOR IS 0.999874.
10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
11) CONTROL MONUMENTS AS SHOWN, IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP. VINEYARD SPRINGS BUSINESS PARK HAS BEEN MONUMENTED AS STATED ABOVE.
12) BEARING REFERENCE SOURCE IS TEXAS DEPARTMENT OF TRANSPORTATION NORTH RIGHT-OF-WAY LINE OF LOOP 1604.

"C.P.S. NOTES AND LEGEND"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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," "SERVICING EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2) ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
3) TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 998.18 FEET.
4. 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.



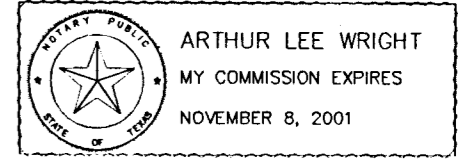
STATE OF TEXAS)
COUNTY OF BEAR)
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.



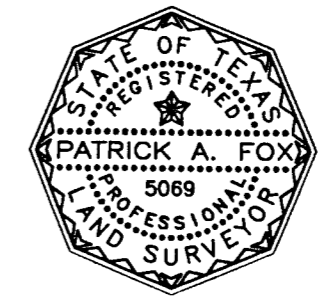
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: B.H. JOB ORDER NO. 46928.00

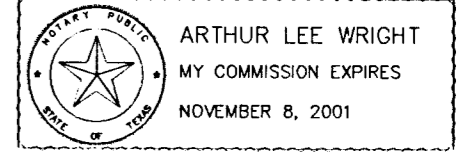
REGISTERED PROFESSIONAL ENGINEER
DAVID G. BROWN
53763
SWORN TO & SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D., 2001.



STATE OF TEXAS)
COUNTY OF BEAR)
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MAP UNDER MY SUPERVISION ON THE GROUND.



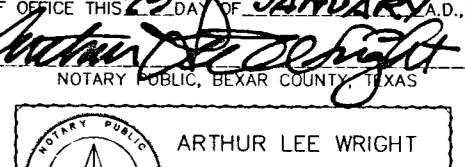
REGISTERED PROFESSIONAL LAND SURVEYOR
PATRICK A. FOX
SWORN TO & SUBSCRIBED BEFORE ME THIS 25th DAY OF JANUARY, A.D., 2001.



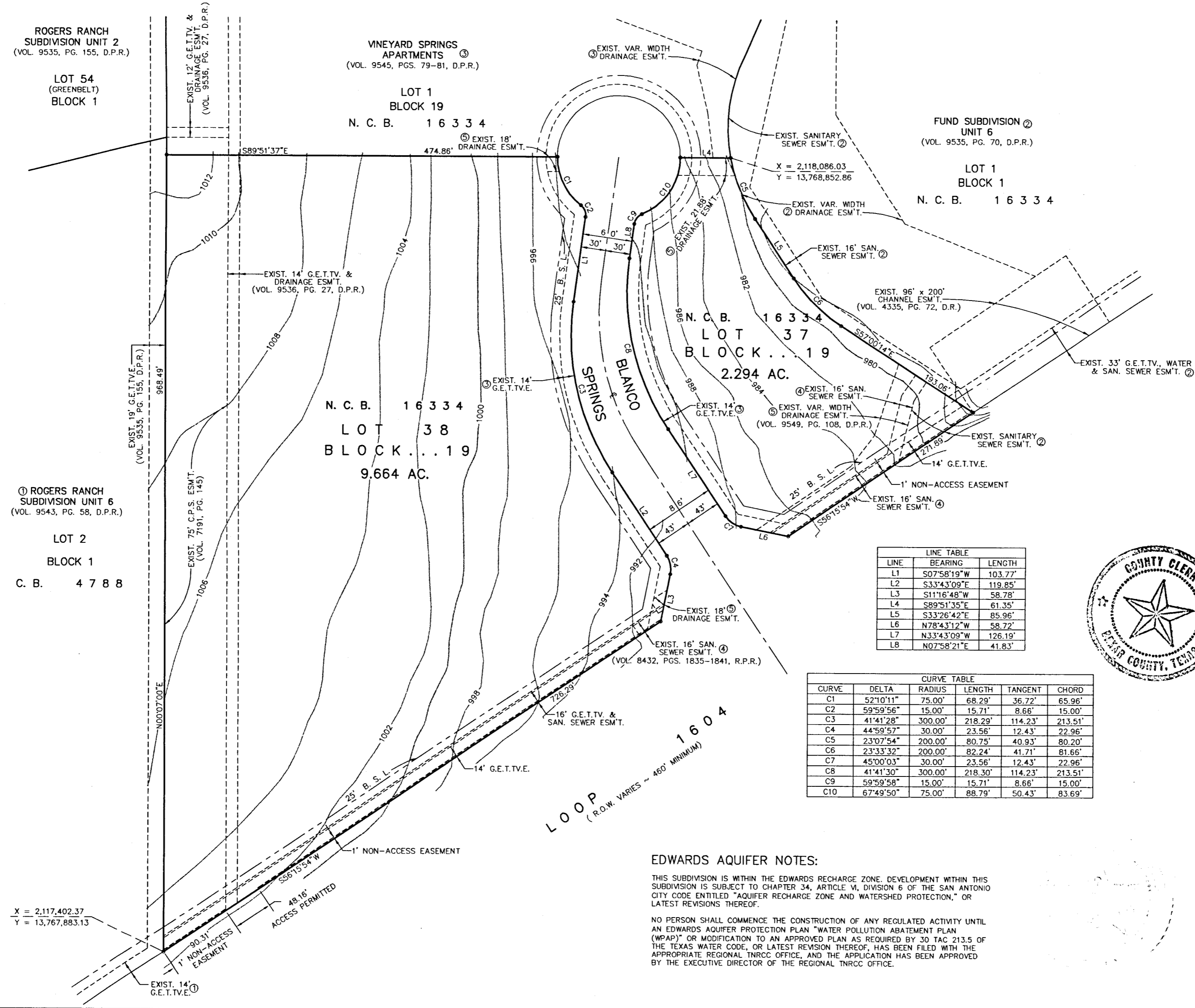
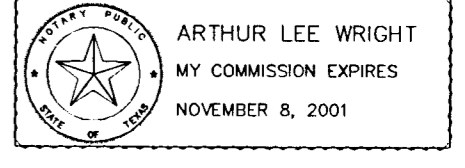
STATE OF TEXAS)
COUNTY OF BEAR)
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: Michael J. Dolan
DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL J. DOLAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

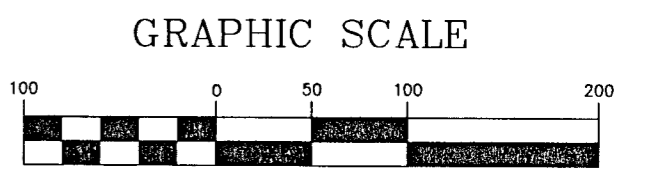


GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF JANUARY, A.D., 2001.



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L8.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD. Rows C1 through C10.



1 inch = 100 ft.
SUBDIVISION PLAT OF VINEYARD SPRINGS BUSINESS PARK

BEING 11.958 ACRES OF LAND OUT OF A 33.076 ACRE TRACT, BEXAR COUNTY, TEXAS.

THIS PLAT OF VINEYARD SPRINGS BUSINESS PARK HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.
DATED THIS 21st DAY OF February, A.D., 2001.

STATE OF TEXAS)
COUNTY OF BEAR)
GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF Oct, A.D. 2003 AT 11:16 A.M. AND DULY RECORDED THE 10th DAY OF Oct, A.D. 2003 AT 2:00 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9559 ON PAGE 14.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10th DAY OF Oct, A.D. 2003.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Quinn C. Lopez, DEPUTY