

REASON FOR AMENDING:
PER UDC 35-441(a)(11): TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF ALL THOSE LOTS JOIN IN THIS APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:
RELOCATING LOT LINES BETWEEN LOTS 12, 13, AND 14. REESTABLISHING INGRESS/EGRESS AND PRIVATE SANITARY SEWER EASEMENT.

TXDOT:
1. 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.
2. 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 1 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 75 LINEAR FT. OF HIGHWAY FRONTAGE.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

GENERAL NOTES:
1) BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON AS "RECORD" IN "AREA BEING AMENDED" ARE BASED ON PLAT RECORDED IN VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS.
2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
3) THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF A TITLE COMMITMENT, OTHER RESTRICTIONS MAY APPLY.
4) "EXISTING SEWER LINE WITHIN EXISTING 10' SANITARY SEWER EASEMENT TO BE PRIVATELY OWNED AND MAINTAINED BY OWNERS OF LOTS 12, 13 & 14." PER VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS.
5) THE INGRESS-EGRESS EASEMENT SHOWN HEREON REPLACES THE INGRESS-EGRESS EASEMENTS SHOWN ON LOTS 12, 13 & 14 SHOWN ON VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS.
6) THE PRIVATE SANITARY SEWER EASEMENT SHOWN HEREON REPLACES THE INGRESS-EGRESS EASEMENTS SHOWN ON LOTS 12, 13 & 14 SHOWN ON VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

STERLING NEIL MARTIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7158
DATE 10-15-2025 JOB NO: 24-320

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JAMES P. McGARR P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 108753

CPS/SAWS/COSA 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 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 BUILDINGS, STRUCTURES, 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.

CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

WASTEWATER EDU NOTE:

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 DEVELOPMENT SERVICES DEPARTMENT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02456, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY:
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 15, 19, 20, AND 21, BLOCK 23, NCB 13627, IN ACCORDANCE WITH UDC 35-506(R)(3).

INGRESS/EGRESS:

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

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.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

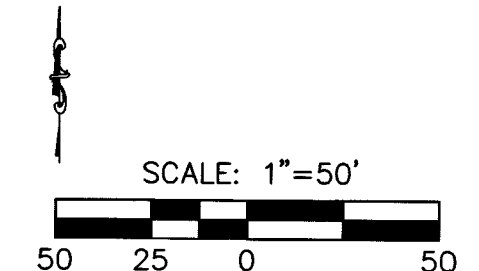
DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND RIGHTS-OF-WAY, 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

PLAT NO. 25-10200022

AMENDING PLAT OF
KCI PLAZA SUBDIVISION
AMENDING
PLAT NUMBER 030187
KCI PLAZA SUBDIVISION

THIS PLAT AMENDS LOTS 12, 13, & 14 BLOCK 23, NCB 13627, KCI PLAZA SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9557, PAGE 28, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
ESTABLISHING LOTS 19, 20, & 21



CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS

(210) 365-5029 Firm No. 13711
P.O. BOX 2203 BOERNE, TX. 78006

DATE OF PREPARATION: October 21, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON 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.

DEVELOPER/OWNER:
D&D DILLEY OF TEXAS INC
DENNIS E. DILLEY, PRESIDENT
3433 CHERRY RIDGE ST
SAN ANTONIO, TX 78230
PHONE: (210) 365-5029

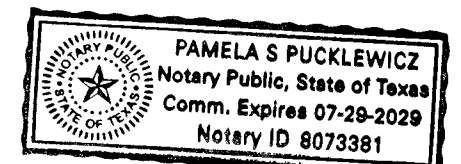
BY: DENNIS E. DILLEY, AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DENNIS E. DILLEY, AGENT 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 3 DAY OF November 2025

NOTARY PUBLIC,
MY COMMISSION EXPIRES: 12/31/2029

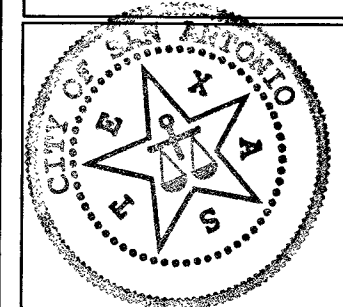


STATE OF TEXAS
COUNTY OF BEXAR

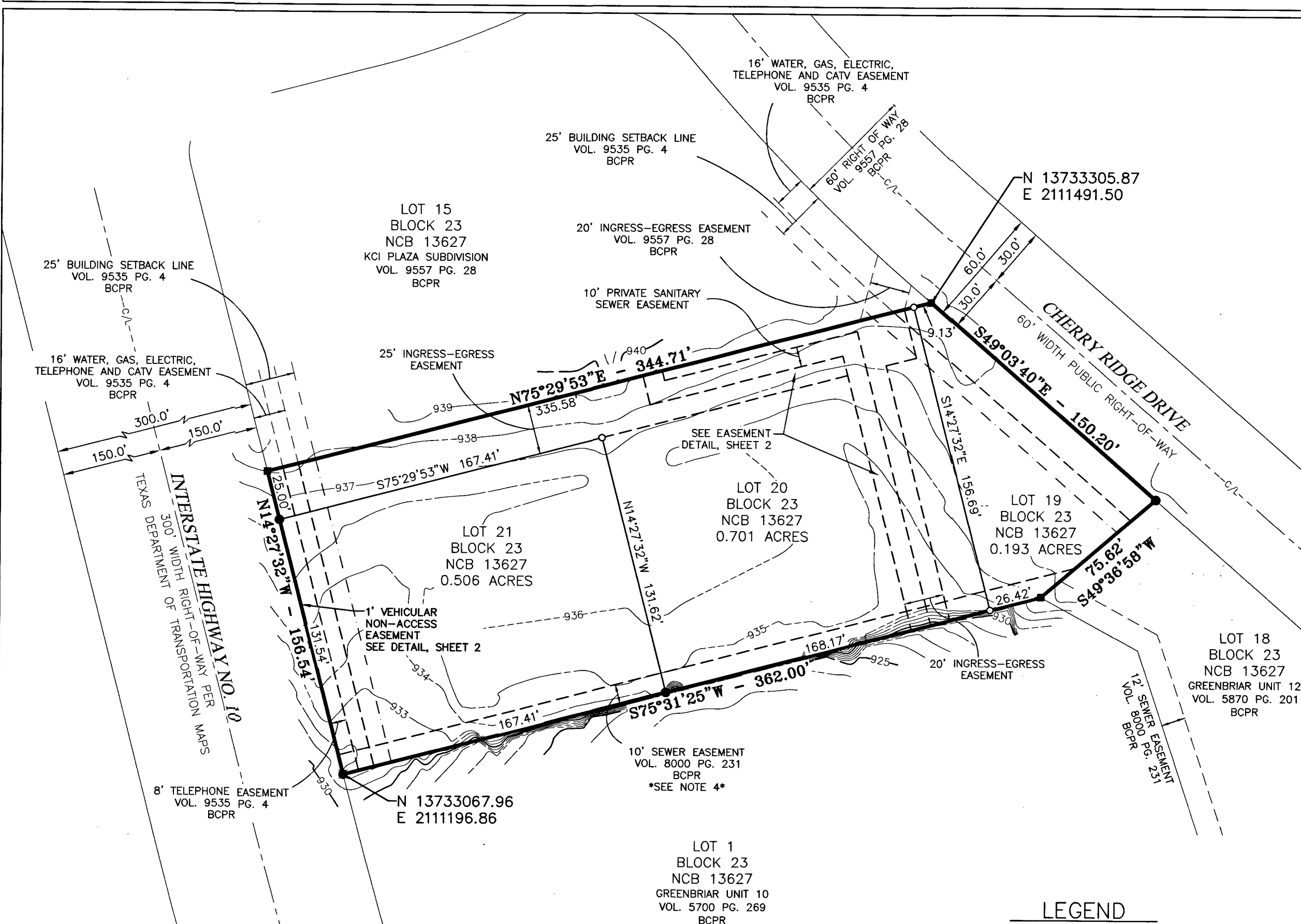
THIS PLAT OF KCI PLAZA SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 3 DAY OF November 2025

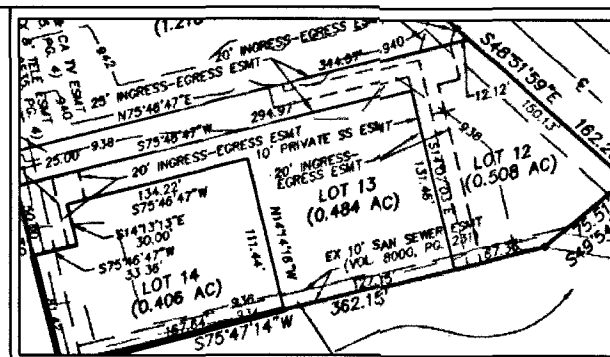
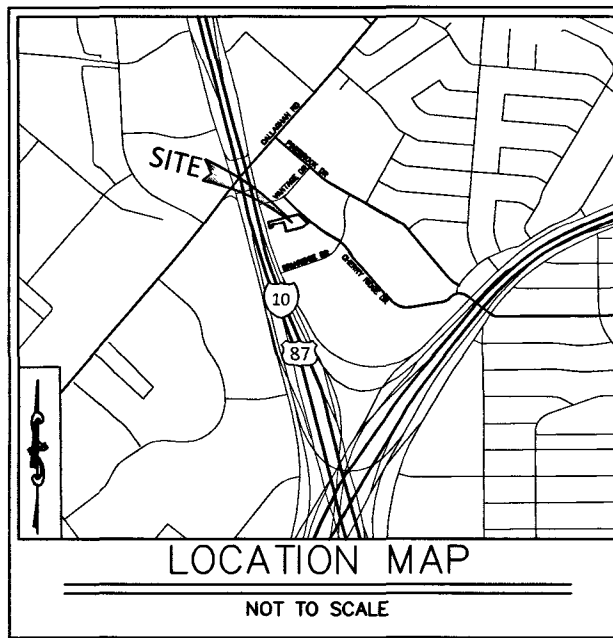
BY: DIRECTOR OF DEVELOPMENT SERVICES



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.



DONNIE BOERNER SURVEYING COMPANY L.P.
20 GEL RANCH ROAD
PH: 830-377-2492
COMFORT, TEXAS 78013 FIRM NO. 10193963



AREA BEING AMENDED

NOT TO SCALE

REASON FOR AMENDING:
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REESTABLISHING INGRESS/EGRESS AND PRIVATE SANITARY SEWER EASEMENT.

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WASTEWATER EDU NOTE:

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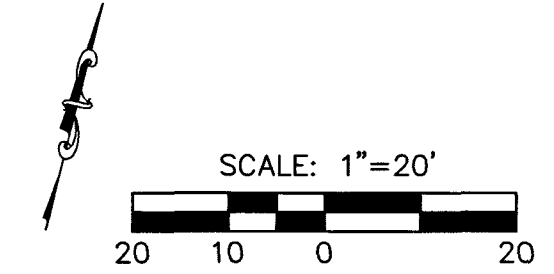
GENERAL NOTES:

- 1) BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON AS "RECORD" ARE BASED ON PLAT RECORDED IN VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 3) THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF A TITLE COMMITMENT, OTHER RESTRICTIONS MAY APPLY.
- 4) EXISTING SEWER LINE WITHIN EXISTING 10' SANITARY SEWER EASEMENT TO BE PRIVATELY OWNED AND MAINTAINED BY OWNERS OF LOTS 12, 13 & 14. "PER VOLUME 9557, PAGE 28, PLAT RECORDS, BEXAR COUNTY, TEXAS."
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PLAT NO. 25-10200022

AMENDING PLAT OF KCI PLAZA SUBDIVISION AMENDING PLAT NUMBER 030187 KCI PLAZA SUBDIVISION

THIS PLAT AMENDS LOTS 12, 13, & 14 BLOCK 23, NCB 13627, KCI PLAZA SUBDIVISION. PREVIOUSLY RECORDED IN VOLUME 9557, PAGE 28, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
ESTABLISHING LOTS 19, 20, & 21



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P.O. BOX 2203 BOERNE, TX. 78006

DATE OF PREPARATION: October 21, 2025

STATE OF TEXAS
COUNTY OF BEXAR

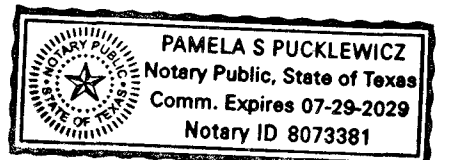
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

DEVELOPER/OWNER:
D&D DILLEY OF TEXAS INC
DENNIS E. DILLEY, PRESIDENT
3434 CHERRY RIDGE ST
SAN ANTONIO, TX 78230
PHONE:

BY: DENNIS E. DILLEY, AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DENNIS E. DILLEY, AGENT, 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 3 DAY OF October 2025
Pamela S. Pucklewicz
NOTARY PUBLIC,
MY COMMISSION EXPIRES: 7/29/29

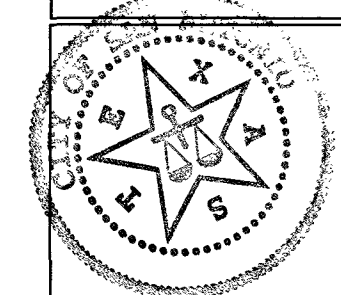


STATE OF TEXAS
COUNTY OF BEXAR

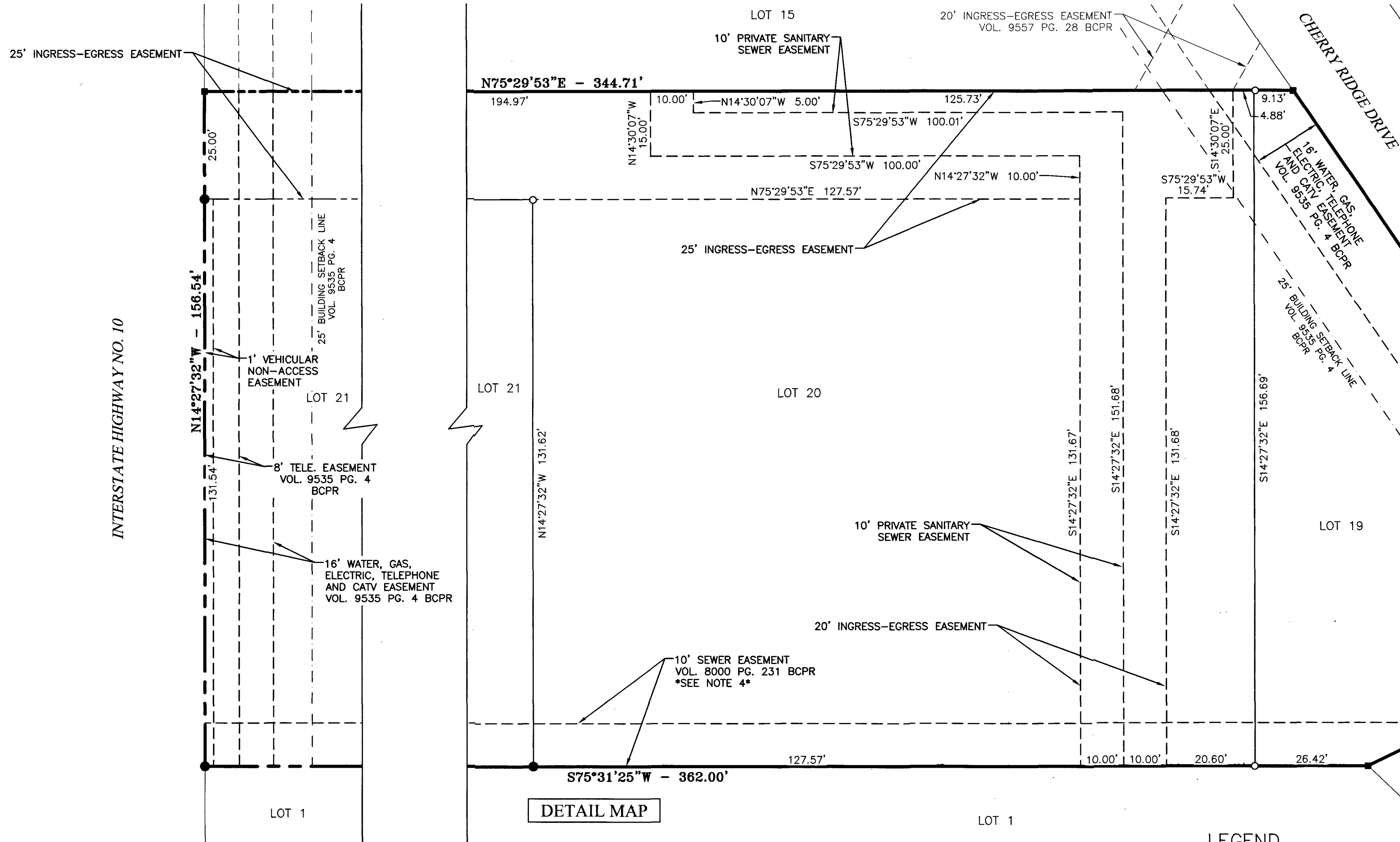
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DATED THIS 3 DAY OF November A.D., 2025

BY: DIRECTOR OF DEVELOPMENT SERVICES



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



LEGEND

- SET 1/2" IRON ROD WITH AN "RPLS 5207" PLASTIC CAP
- FOUND STEEL ROD WITH A RED "VICKERY PROP COR" PLASTIC CAP
- FOUND 1/2" IRON ROD
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG. PAGE
- BCPR BEXAR COUNTY PLAT RECORDS
- C/L- CENTER LINE

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

STERLING NEIL MARTIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7158
DATE 10-16-2025 JOB NO: 24-320

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

James McGarr P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 108753
DATE 10-16-2025

DONNIE BOERNER SURVEYING COMPANY L.P.
20 GEL RANCH ROAD
PH: 830-377-2492
COMFORT, TEXAS 78013 FIRM NO. 10193963

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 11/07/2025 8:52:46 AM
PLAT VOLUME: 20004 PAGE: 459
AMOUNT: \$81.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS
Lucy Adame-Clark
DEPUTY

DOC. NUMBER: 20250207964

