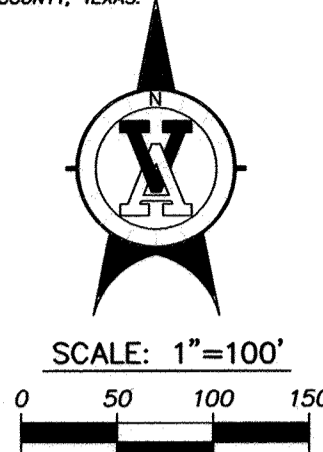


SUBDIVISION PLAT ESTABLISHING AURUM VENTURES SUBDIVISION

BEING A 4.213 ACRE TRACT OF LAND ESTABLISHING LOTS 6, 7 AND 8, BLOCK 12, N.C.B. 15825 TO INCLUDE 0.213 ACRES OF OFF-LOT EASEMENTS, OUT OF A 304.560 ACRE TRACT AS RECORDED IN VOL. 6515, PG. 927, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; BEING ALSO OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT NUMBER 574, N.C.B. 15825, SAN ANTONIO, BEAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78216 Telephone: (210)349-3271 Firm Registration No.: F-159 TBPLS Firm Registration No.: 10004100

CPS NOTES:

- 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 RIGHT-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, REMOVING, 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. 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. 3. 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.

ACCESS NOTE: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

- 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. 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 COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG U.S. INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 427.21'

IMPACT FEE NOTE: 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.

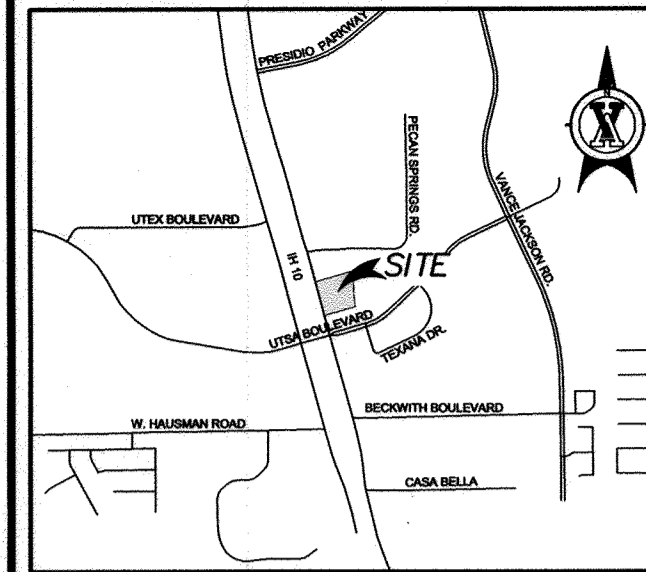
WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

LEGEND: 568 - EXISTING CONTOURS VOL. - VOLUME PG. - PAGE D.P.R. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS O.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS R.O.W. - RIGHT-OF-WAY G.E.T.CA - GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BSL - BUILDING SETBACK LINE I.R. - IRON ROD N.C.B. - NEW CITY BLOCK ESM'T - EASEMENT

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO 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: WELLS FARGO BANK, NA 609 CASTLE RIDGE ROAD, SUITE 224 AUSTIN TX 78746 DULY AUTHORIZED AGENT: CLARK LABBEY

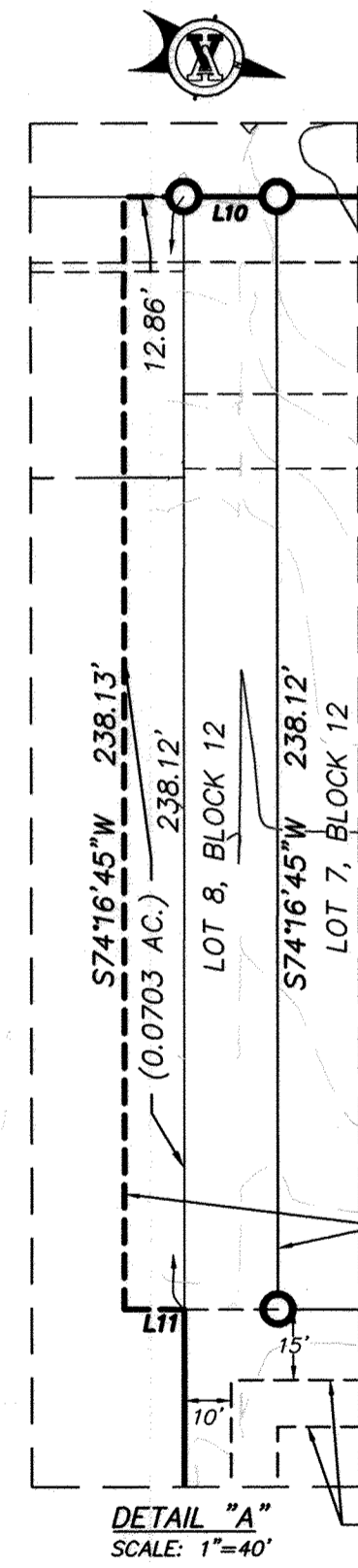
STATE OF TEXAS COUNTY OF SAN FRANCISCO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLARK LABBEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF December, A.D. 2015. KORY JOHANNING, NOTARY PUBLIC STATE OF TEXAS, MY COMM. EXP. 12/22/2019, NOTARY ID 13006305-4



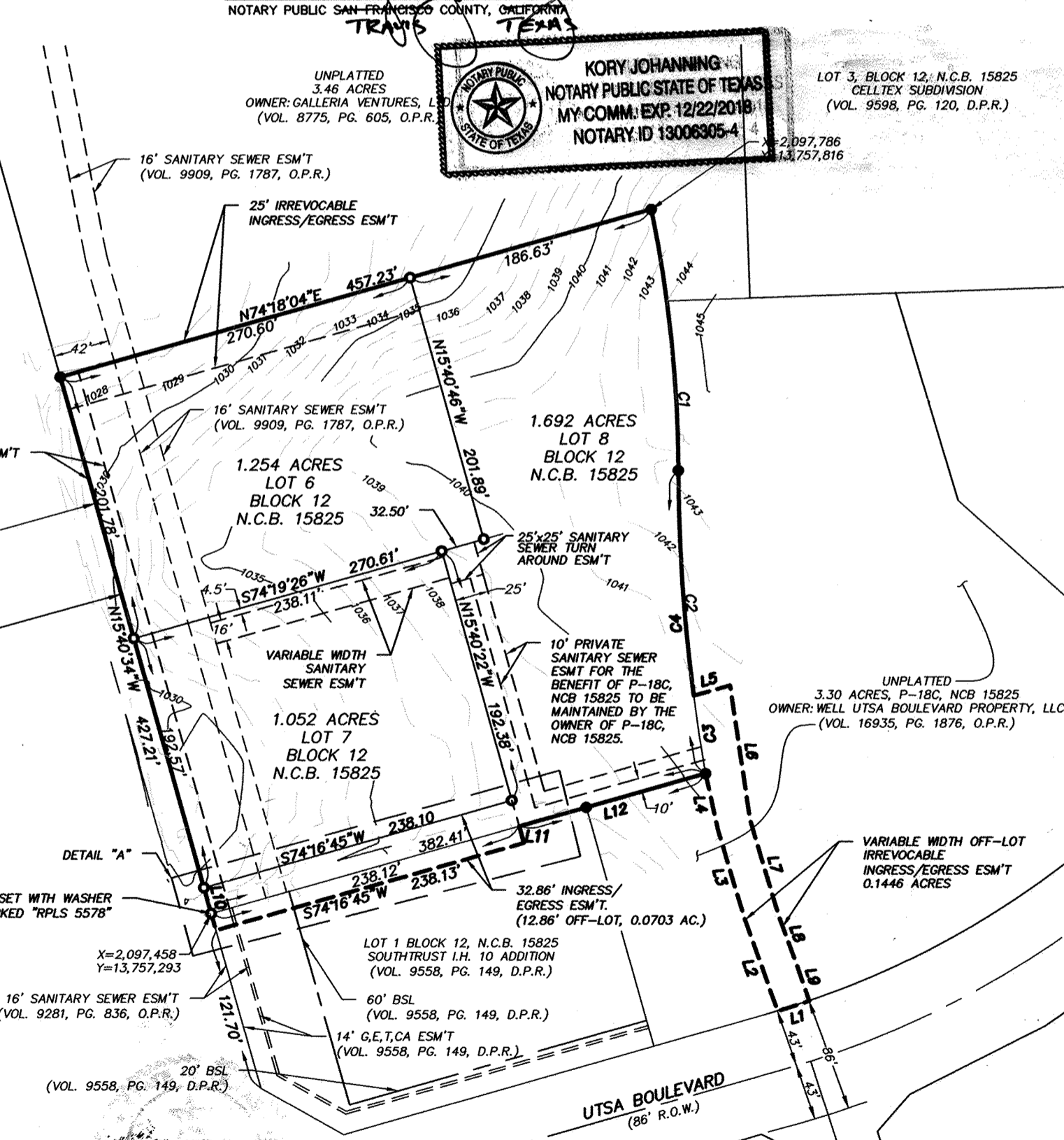
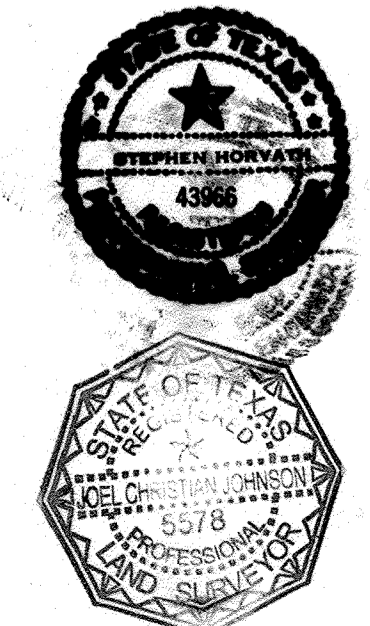
LOCATION MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Rows C1 through C4.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L12.



STATE OF TEXAS COUNTY OF BEAR 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. VICKREY & ASSOCIATES, INC. BY: STEPHEN HORVATH, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEAR 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: JOHNSON SURVEYING, INC. JOHNSON SURVEYING, INC. BY: JOEL CHRISTIAN JOHNSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR JOHNSON SURVEYING, INC. TBPLS FIRM REG. #10140500 (210) 858-9838



STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DORA MARIA ARADILLAS, 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 15th DAY OF December, A.D. 2015. DORA MARIA ARADILLAS, NOTARY PUBLIC STATE OF TEXAS, My Commission Expires 01/14/16, (01446 AS VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT) DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AIDA H JARA, 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 21st DAY OF December, A.D. 2015. AIDA H JARA, OWNER (LOTS 6, 7 & 8, BLOCK 2) DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA CLARA GARBATTI, 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 21st DAY OF December, A.D. 2015. MARIA CLARA GARBATTI, OWNER (LOTS 6, 7 & 8, BLOCK 2) DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA CLARA GARBATTI, 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 21st DAY OF December, A.D. 2015. MARIA CLARA GARBATTI, OWNER (LOTS 6, 7 & 8, BLOCK 2) DULY AUTHORIZED AGENT

THIS PLAT OF AURUM VENTURES 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 6 DAY OF January, A.D. 2016 BY: Gerry Rickhoff, DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS COUNTY OF BEAR I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF January, A.D. 2016 AT 9:05 A.M. AND DULY RECORDED THE 6th DAY OF January, A.D. 2016 AT 9:05 A.M. IN THE RECORDS OF DEED AND PLAT OF SAID COUNTY, IN BOOK VOLUME 91094 ON PAGE 213 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6th DAY OF January, A.D. 2016. COUNTY CLERK, BEAR COUNTY, TEXAS BY: Evangelina Gomez, DEPUTY

