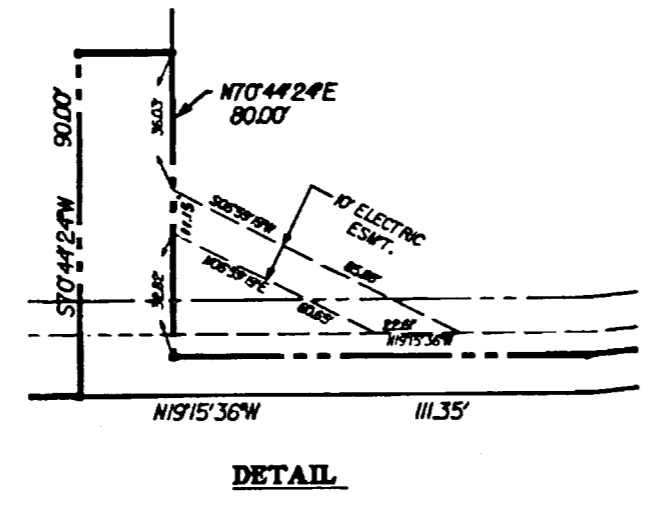
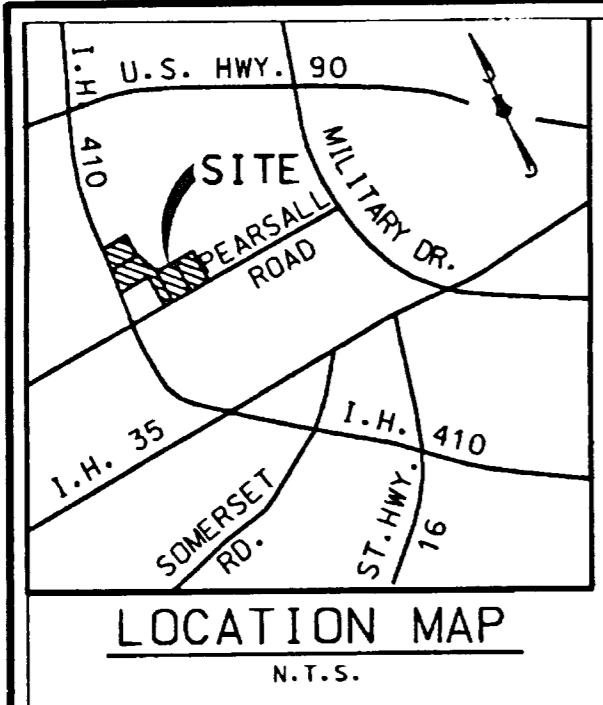
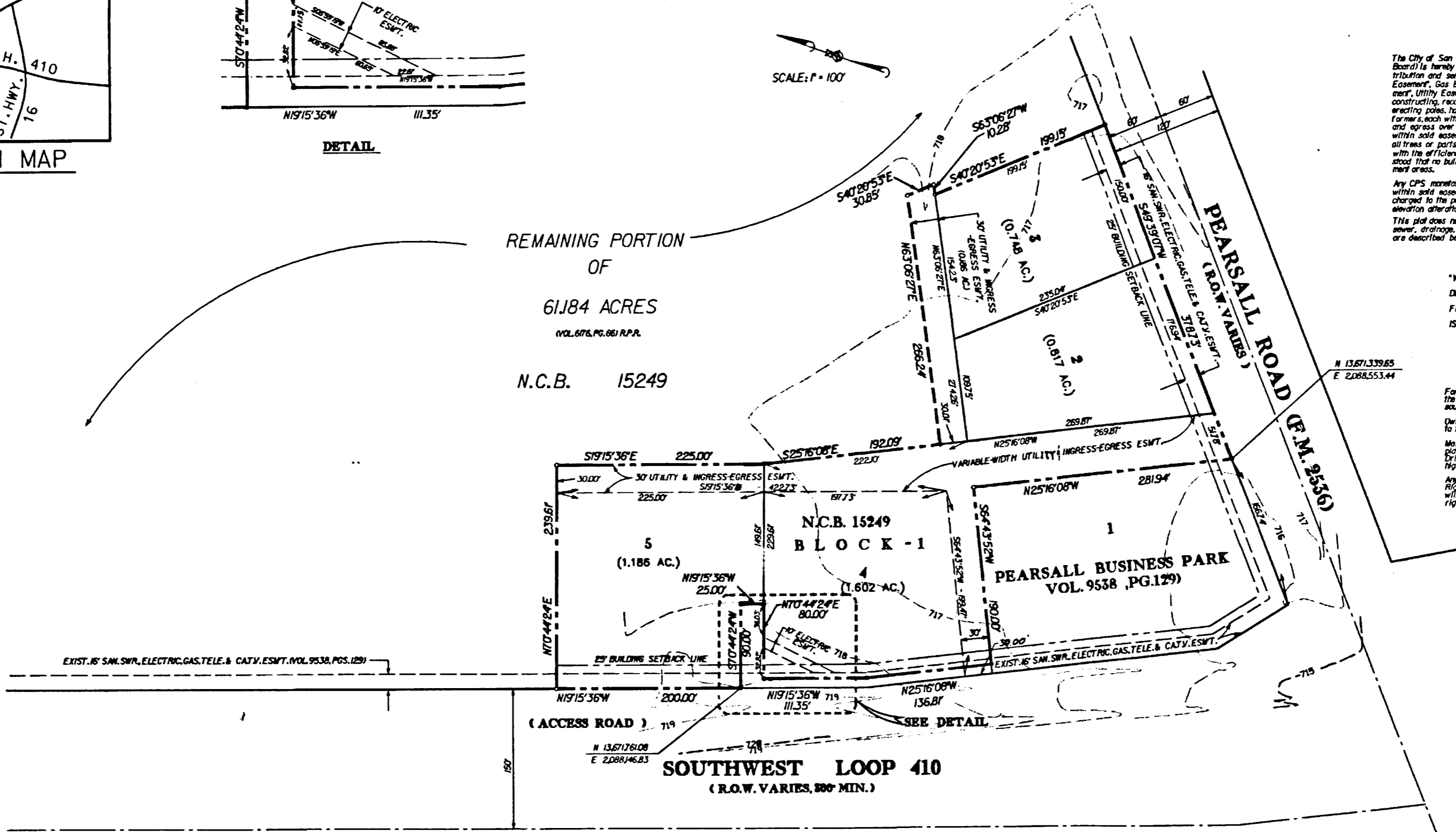


99-0073535
Book 09543 Page 93



REMAINING PORTION
OF
61.184 ACRES
VOL. 676, PG. 661 P.P.A.
N.C.B. 15249



The City of San Antonio as agent 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", "Access Easement", "Service Easement", "Overhead 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 frames and appurtenant structures 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 thereon. 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 for utilities unless the changes to such easements are described below.

*WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIPMENT 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 PLANNING DEPARTMENT.

For residential development directly adjacent to State Right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.

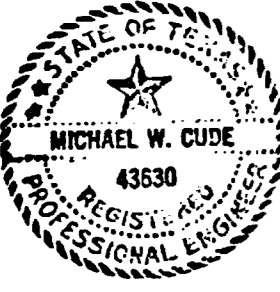
Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the Highway Right-of-way.

Maximum access points to State Highways from this property being platted will be regulated as directed by "Regulations for Access Driveways to State Highways" based upon the originally platted Highway Frontage.

Any streets to be constructed within State Right-of-way along freeway frontage roads will be located directly adjacent to the right-of-way line.

O INDICATES IRON PIN SET OR FOUND.

ORIGIN OF STATE PLANE COORDINATES:
NGS MARK MILLER PID AY0121



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 AND 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 COMMISSION OF THE CITY.

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF March, A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Alfred W. Robles III
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alfred W. Robles III 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 5 DAY OF March, A.D. 1999
Karen Robbins
NOTARY PUBLIC
BEXAR COUNTY TEXAS



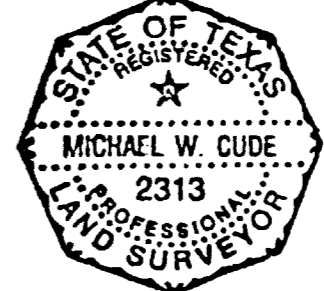
SUBDIVISION PLAT
OF
PEARSCALL BUSINESS PARK II

BEING 454 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 15249 OUT OF A 61.184 ACRE TRACT OF LAND RECORDED IN VOLUME 616, PAGE 66, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE M.F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, COUNTY BLOCK 4303, BEXAR COUNTY, TEXAS.

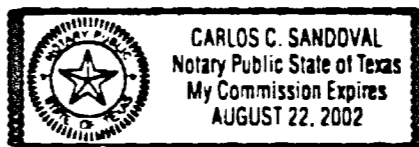


THIS PLAT OF **PEARSCALL BUSINESS PARK II** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 14TH DAY OF April, A.D. 1999

BY *Shirley K. Gielma*
CHAIRMAN
BY *[Signature]*
SECRETARY



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 UNDER MY SUPERVISION ON THE GROUND.
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R.P.L.S.
Michael W. Cude, R.P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR



SWORN TO AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF March, A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry DeKloff COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 20 DAY OF April, A.D. 1999 AT AM AND DULY RECORDED THE 21ST DAY OF April, A.D. 1999 AT AM IN THE RECORDS OF Deed and Plat OF SAID COUNTY IN BOOK VOLUME 9543 ON PAGE 93
IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 21ST DAY OF April, A.D. 1999

SHEET 1 OF 1

OCTOBER 1998

COUNTY CLERK BEXAR COUNTY TEXAS
BY *Edward L. Goff* DEPUTY

Filed for Record in Bexar County, TX
GERY DEKLOFF, COUNTY CLERK
On Apr 20 1999
At 10:24am
Receipt # 20316
Recording # 2300
Doc/Reg # 99-0073535
Doc/Map # 99-0073535
Deputy-Catherine Rowilla