

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: CHRISTOPHER R. DICE

SUBDIVISION PLAT
ESTABLISHING
DOVE RIVER COMMERCIAL B

11.729 ACRES OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 12350, PAGE 1707, AND ALSO RECORDED IN VOLUME 13684, PAGE 1973, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE MICHAEL RAMEL SURVEY NO. 64 1/2 ABSTRACT NO. 634, COUNTY BLOCK 4336, BEXAR COUNTY, TEXAS.

THIS PLAT OF DOVE RIVER COMMERCIAL B 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 AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
DATED THIS 24th DAY OF November A.D. 2008

BY: [Signature] P.E.
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
STATE OF TEXAS
COUNTY OF BEXAR

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW. MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES
DATED THIS 26th DAY OF November A.D. 2008

BY: [Signature]
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES
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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
DOVE CREEK RETAIL, LTD.
P.O. BOX 26312
AUSTIN, TEXAS 78755
TELE: (512) 223-4074
FAX: (512) 299-4029
CONTACT PERSON: JOHN GILMORE
OWNER
DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN GILMORE 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 17th DAY OF NOVEMBER A.D. 2008
[Signature]
NOTARY PUBLIC
IN & FOR THE STATE OF 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
I, GERARD RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF MAY A.D. 2011 AT 10:39 A.M. AND DULY RECORDED THE 20th DAY OF MAY A.D. 2011 AT 10:39 A.M. IN THE DEED AND AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME 9624 ON PAGE 25 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, DATED THIS 20th DAY OF MAY A.D. 2011

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY
NOVEMBER 2008 SHEET 1 OF 1

- TxDOT NOTES**
- 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.
 - 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 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 ONE ACCESS POINT TO LOOP 1604 BASED ON THE OVERALL HIGHWAY FRONTAGE OF 651.64.
 - 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 AS DIRECTED BY TxDOT.

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UDC 35-506 (c)(3).
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
THE CITY OF SAN ANTONIO: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

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

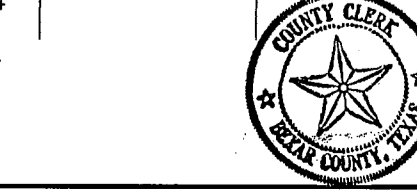
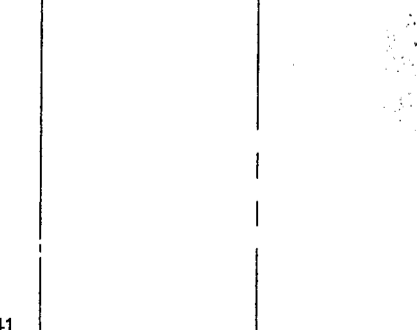
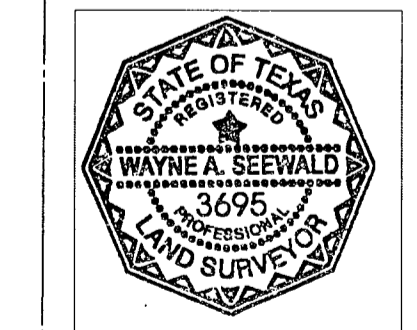
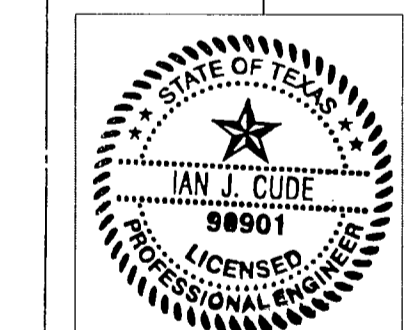
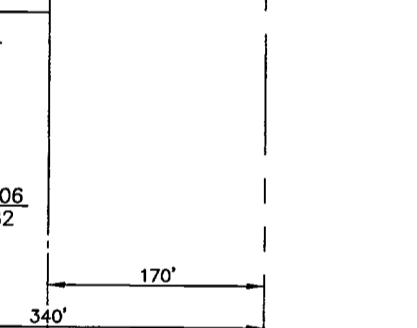
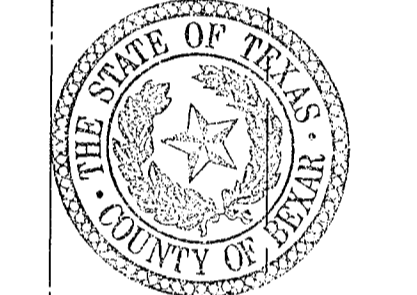
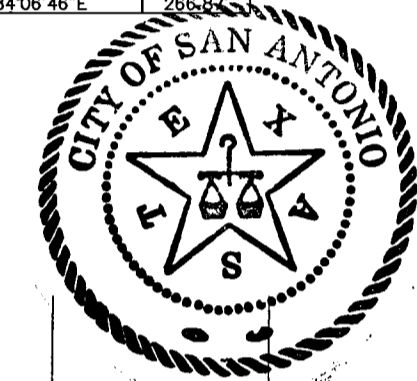
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 1 BLOCK 14). DEVELOPER/OWNER, THEIR SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (83) 93 AND TIED TO NATIONAL GEODETIC SURVEY STATION MILLER PID AY0121.
BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 11.729 ACRE TRACT (TRACT B) RECORDED IN VOLUME 12350, PAGE 1707, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH M.W. CUDE RED CAP SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	1243.00'	17°52'38"	195.51'	387.83'	S70°03'19"E	386.26'
C2	1495.50'	10°14'17"	133.97'	267.23'	S84°06'46"E	266.83'

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.87'	S45°05'52"E
L2	78.24'	N14°25'58"E
L3	57.34'	S24°31'48"E
L4	15.46'	S02°31'08"W
L5	33.76'	S45°42'57"W
L6	59.72'	S01°56'44"W
L7	58.19'	S20°12'43"W
L8	67.70'	S15°34'43"W



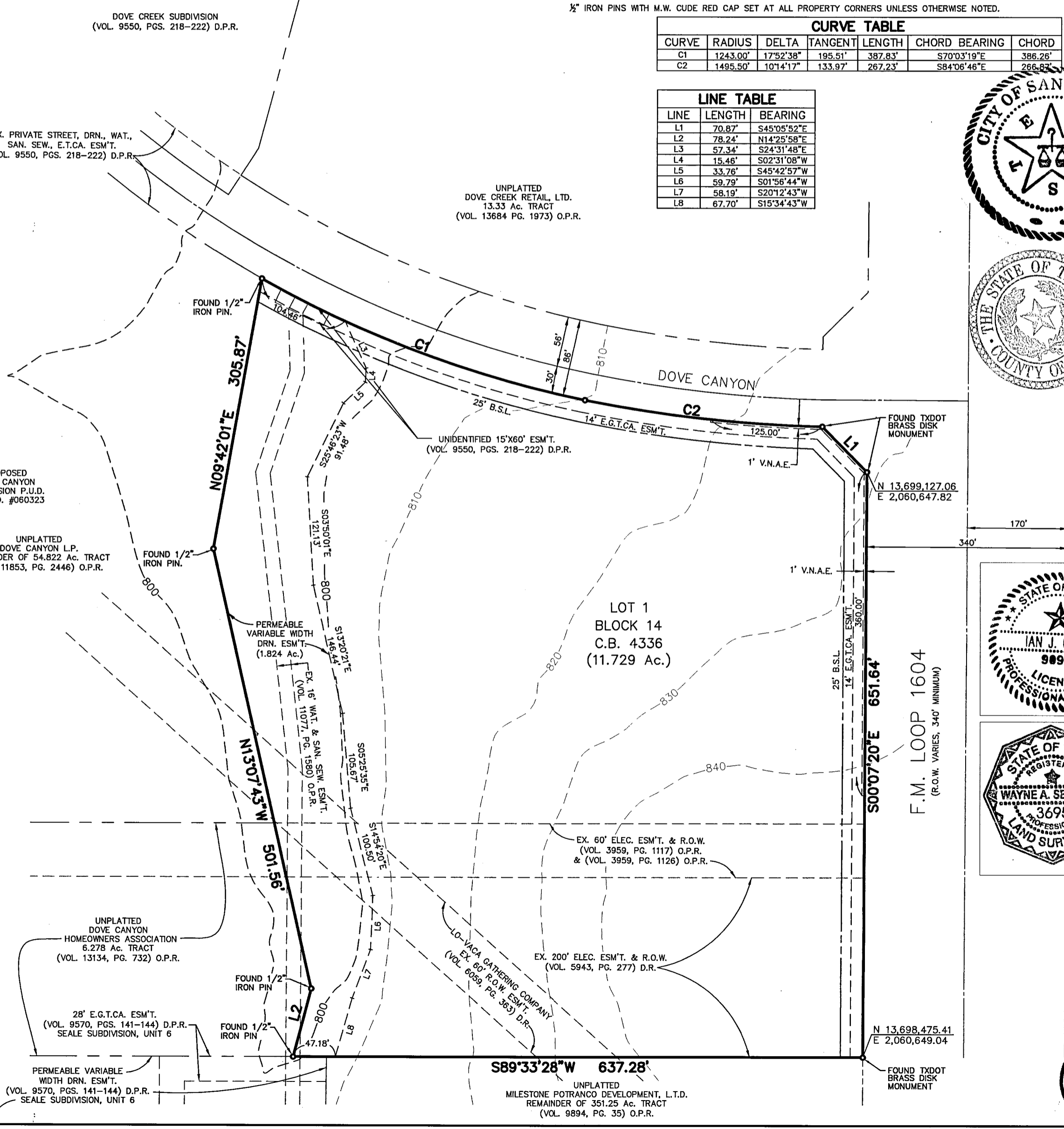
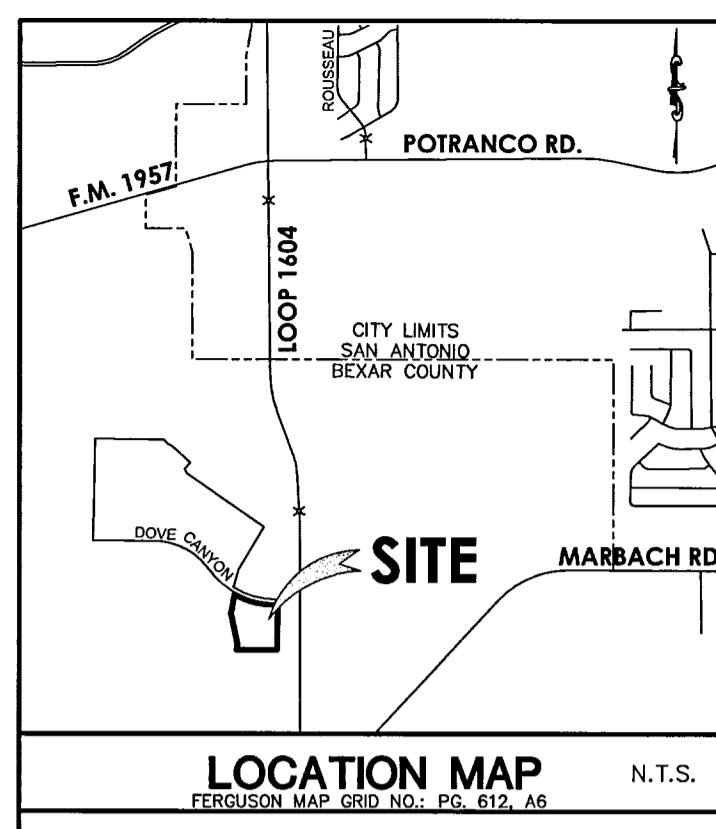
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (C.P.S. ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "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.

ANY CPS ENERGY 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 ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STREETSCAPE SHALL BE DONE AT TIME OF BUILDING CONSTRUCTION.
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 PLANNING AND DEVELOPMENT SERVICES.

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID AT TIME OF WATER METER SET.



- LEGEND**
- Ac. = ACRES
 - B.S.L. = BUILDING SETBACK LINE
 - C1 = CURVE NUMBER
 - D.R. = DEED RECORDS
 - D.P.R. = DEED & PLAT RECORDS
 - DRN. = DRAINAGE
 - EDU = EQUIVALENT DWELLING UNIT
 - E.T.C.A. = ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ELEC. = ELECTRIC
 - ESM.T. = EASEMENT
 - EX. = EXISTING
 - LI = LINE NUMBER
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PROPERTY RECORDS
 - PG. = PAGE
 - PGS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - R.P.R. = REAL PROPERTY RECORDS
 - SAN. SEW. = SANITARY SEWER
 - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - UDC = UNIFIED DEVELOPMENT CODE
 - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
 - VOL. = VOLUME
 - WAT. = WATER
 - = STREET CENTERLINE
 - 800- = MAJOR EXISTING GROUND CONTOUR
 - 810- = MINOR EXISTING GROUND CONTOUR
 - - - = EXISTING PROPERTY LINE

Deed 20110066592 Fees: \$72.00
 05/20/2011 10:39AM in Pages 3
 Filed & Recorded in the Official Public
 Records of BEXAR COUNTY
 RECORDS SECTION COUNTY CLERK
 L12-9624-25-3
 L1-81-20110066592-1

RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS REVIEWED FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

TAX CERTIFICATE

070101



DEVELOPMENT SERVICES
MAY 10 2011

2011 MAY 10 PM 3:14

SYLVIA S ROMO CPA,RTA,CTA
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950

Issued To:

STEPHEN G. COOK ENGINEERING INC.
12000 STARCREST DR STE 107
SAN ANTONIO, TX 78247

Legal Description:

CB 4336 P-1 ABS 634

Fiduciary Number: 1023829

Parcel Address: W LOOP 1604 S

Legal Acres: 11.7290

>--

Account Number: **04336-000-0015**

Certificate No: 6656798

Certificate Fee: \$10.00

Print Date : 05/03/2011

Paid Date:

Issue Date: 05/03/2011

Operator ID: LHER

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TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2010. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

DOVE CREEK RETAIL LTD
PO BOX 26312
AUSTIN, TX 78755-0312

2010 Value:	807,250
2010 Levy:	\$17,744.29
2010 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 8 FLOOD FUND
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 S A RIVER AUTHORITY
- 56 NORTHSIDE ISD
- 79 EMER.SERV.DIST. #2

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION

Reference (GF) No: N/A

Issued By: *[Signature]*
SYLVIA S ROMO CPA,RTA,CTA
BEXAR COUNTY TAX ASSESSOR-COLLECTOR

20110086592 -3 pgs.
JMARTINEZ1 9624/25

Any provision herein which restricts the sale, rental or use of the described REAL PROPERTY because of Color or Race is invalid and unenforceable under FEDERAL LAW.

STATE OF TEXAS
COUNTY OF BEXAR

Plot
I hereby Certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the RECORDS of BEXAR COUNTY, TEXAS as stamped hereon by me



Gerard Rickhoff

COUNTY CLERK
BEXAR COUNTY, TEXAS

Doc# 20110086592 Fees: \$72.00
05/20/2011 10:39AM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK