

SUBDIVISION PLAT ESTABLISHING A-AAA MINI-STORAGE SUBDIVISION

BEING A 6.000 ACRE TRACT OF LAND OLT OF THE JUAN ESCAMIA SURVEY NO. 356 1/2, ABSTRACT NO. 218, AND PARTIALLY OLT OF NEW CITY BLOCK 15675 AND PARTIALLY OUT OF NEW CITY BLOCK 17338, AS RECORDED IN VOLUME 5454-PAGE 356-366, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 ATTENUATION 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 THREE ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 573.24'.
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 AS DIRECTED BY TxDOT.
STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSE OF TREATING STORM WATER RUN-OFF FROM ADJACENT PROPERTY

LEGEND:

- EXIST'G. ELECT. (DASHED LINE) EXISTING ELECTRIC
TEL. (DASHED LINE) EXISTING TELEPHONE
CATV (DASHED LINE) EXISTING CABLE TELEVISION
SAN. SW. (DASHED LINE) SANITARY SEWER
EASMT. (DASHED LINE) EASEMENT
R.O.W. (DASHED LINE) RIGHT-OF-WAY
BLDG. (DASHED LINE) BUILDING
N.C.B. (DASHED LINE) NEW CITY BLOCK
BLK. (DASHED LINE) BLOCK
E.T. & CATV ESM'T. (DASHED LINE) ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
FOUND 1/2" IRON ROD (UNLESS OTHERWISE INDICATED) (CIRCLE WITH DOT) FOUND 1/2" IRON ROD AND CAP "M.B.C." (CIRCLE WITH DOT AND LINE) FOUND CONCRETE MONUMENT

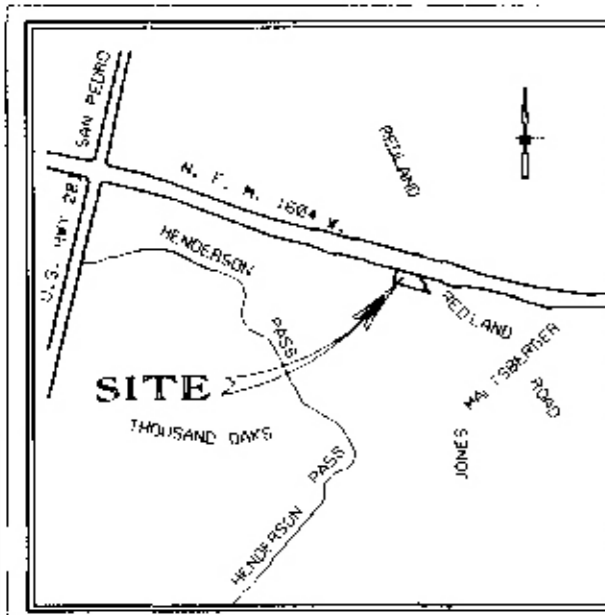


SCALE: 1" = 100'

BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 1604 AS BEING S 74° 48' 40" E.

Table with 7 columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG, CHD. DIST. It contains three rows of curve data.

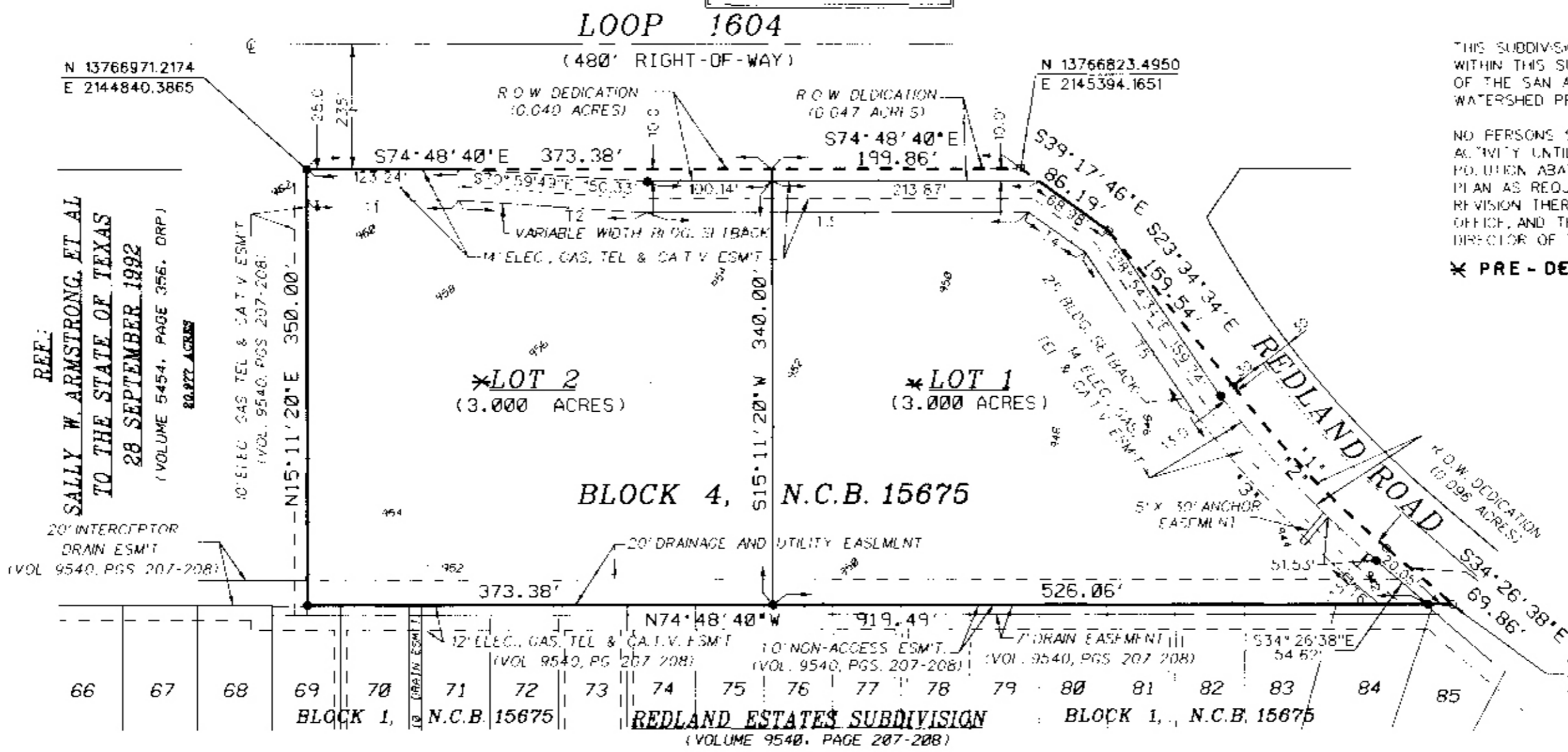
T. TABLE with 2 columns: Stationing (e.g., 11, 12, 13) and corresponding values (e.g., 574° 48' 40" L, 122.41').



LOCATION MAP NOT TO SCALE

NOTE: ESTABLISHING (2) TWO COMMERCIAL LOTS.

- 1. ROTATE BEARINGS 00° 15' 10" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE BEARING SYSTEM.
2. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

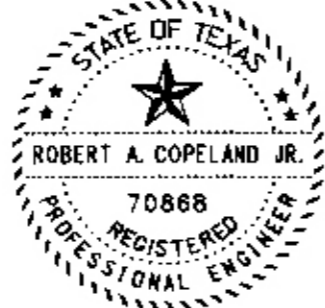


THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

NO PERSONS SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 23.5 OF THE TEXAS WATER CODE OR LATEST REVISION THEREOF HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRRC.

* PRE - DEDICATION

File No. State Real Property Sketch S-25
Bexar
6.000 ac. Redland Tract
Date Filed: May 11, 2001
David D. Carmona, County Clerk
Dorothy L. Housley



THE STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL "ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PLATS IN PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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 MAILED ON THE GROUND UNDER MY SUPERVISION.

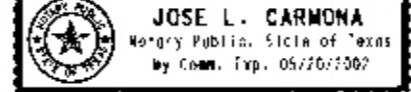
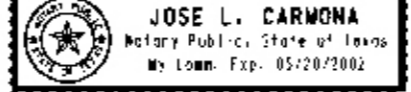
BY: DAVID D. CARMONA, COUNTY CLERK

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF FEBRUARY A.D. 2000

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF FEBRUARY A.D. 2000

Signature of Jose L. Carmona, Notary Public, State of Texas.

Signature of I. Ray Inman, Registered Professional Land Surveyor.



THIS PLAT OF A-AAA MINI STORAGE SUBDIVISION 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 215.0065 DATED THIS DAY OF FEBRUARY, A.D. 2000.

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF FEBRUARY, A.D. 2000 AT M. AND D.H.T. RECORDED THE DAY OF FEBRUARY, A.D. 2000 AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF FEBRUARY, A.D. 2000.



MACINA, BOSE, COPELAND & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232 27284

NOTE: "WASTEWATER FDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (FDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY INDICATING 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, HANDS OR BUNTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELocate SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY ONE 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 OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TEXAS GENERAL LAND OFFICE State Real Property Sketch Agency Permanent School Fund Sketch No. S-25