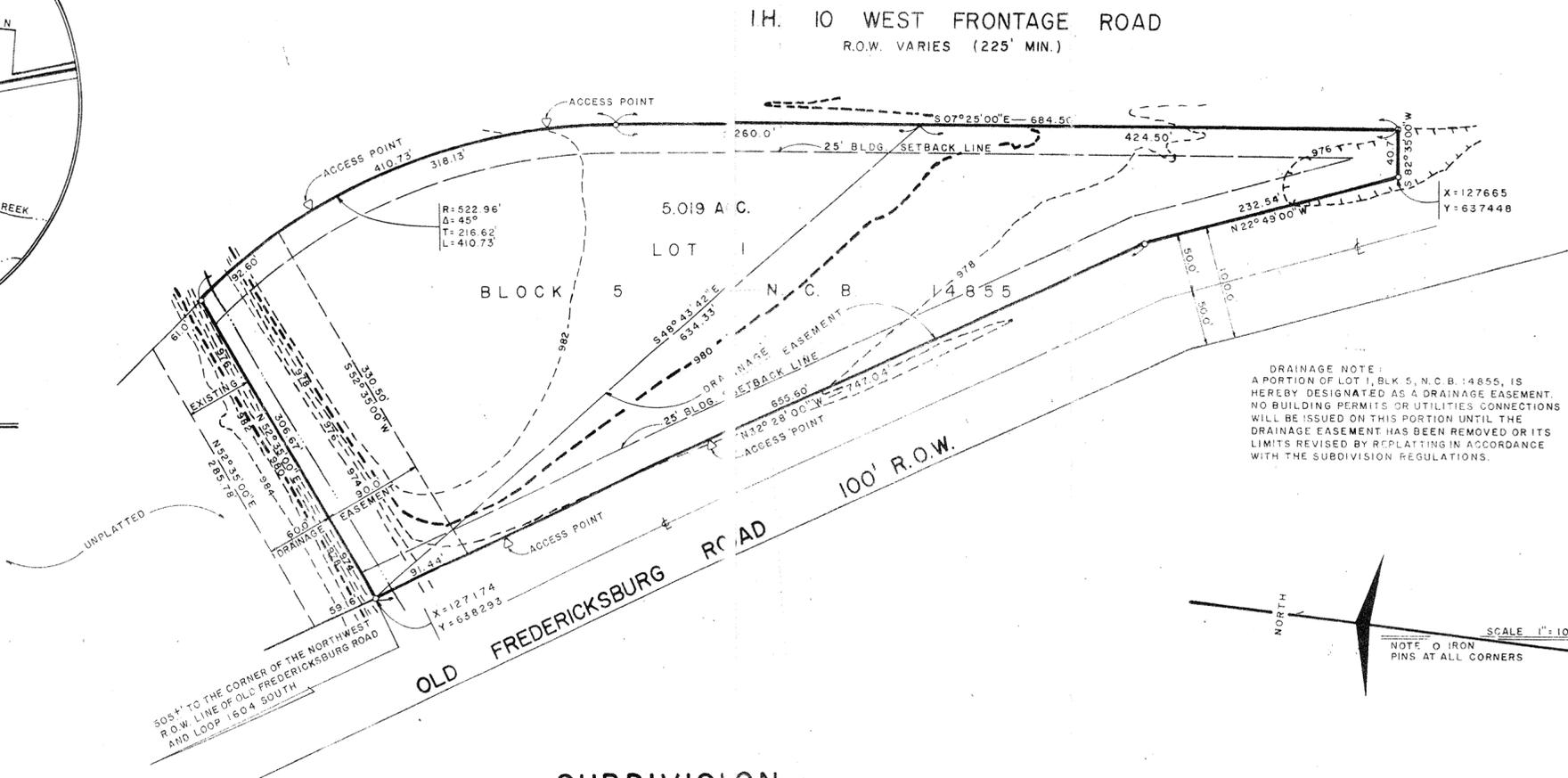
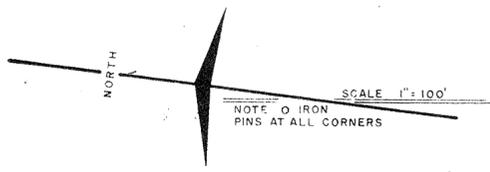


LOCATION MAP



DRAINAGE NOTE:
A PORTION OF LOT 1, BLK 5, N.C.B. 14855, IS HEREBY DESIGNATED AS A DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITIES CONNECTIONS WILL BE ISSUED ON THIS PORTION UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR ITS LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.



SUBDIVISION

NOTE: VEHICULAR ACCESS ON FRONTAGE RD. AND OLD FREDERICKSBURG RD. IS PERMITTED ONLY AT THE ACCESS POINTS INDICATED IN THIS PLAT.
▽ INDICATES ACCESS POINT

PREPARED BY
OZUNA and ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, 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 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

George C. J.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13 TH DAY OF JUNE A. D. 19 79

Robin Lawrence
ROBIN LAWRENCE 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.

Mrs. Ida H. Smith
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDA H. SMITH 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 13 TH DAY OF JUNE A. D. 1979

Robin Lawrence
ROBIN LAWRENCE NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT

UNIVERSITY NATIONAL BANK SUBD'N.

BEING A SUBDIVISION PLAT OF 5.019 ACRES, SUBDIVIDED AS LOT 1, BLOCK 5, N. C. B. 14855, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF UNIVERSITY NATIONAL BANK SUBDIVISION 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 3rd DAY OF October 1979

BY *Robert R. Ashby*
CHAIRMAN
BY *W. E. ...*
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.

George C. J.
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
COUNTY CLERK OF SAID COUNTY I HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A. D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF ____ A. D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

154
92813 1 OCT 8 1979 VOL 8700 156



LOCATION MAP
NTS

(U.T.S.A)

REGENCY BLVD.

REGENCY BOULEVARD

U.T.S.A. BLVD.
120 ROW

SCALE 1"=100'



FILL EASM'T.
5.75°58'54"E
40.00'

FILL EASM'T.
(TEMPORARY)
1.001 ACRES

PROTECTED AREA

X = 125,260
Y = 635,778

X = 125,066
Y = 635,317

SUBDIVISION PLAT OF REGENT'S ROW

BEING: 84902 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 21, Abstract No. 104, County Block 4765, and the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766; said 74.609 acres also being out of New City Block 14746, San Antonio, Bexar County, Texas.

SHEET 6 OF 6

CIVIL ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS

JOB NO. 378 826-5371

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.

Don Bludwig, P.E. 3-8-85
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF March
A.D. 1985
Susan H. Kaufman
NOTARY PUBLIC
2-17-85 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.

Ernest C. Tousley
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Ernest C. Tousley, 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 10th DAY OF May
A.D. 1985

Susan H. Kaufman
NOTARY PUBLIC
2-17-88 BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby indicated 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", "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 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 OF REGENT'S ROW 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 _____ DAY OF _____ A.D. 19____

BY _____ CHAIRMAN
BY _____ 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.

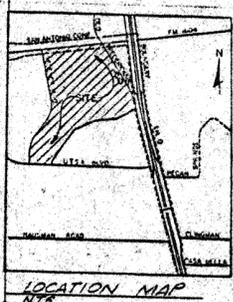
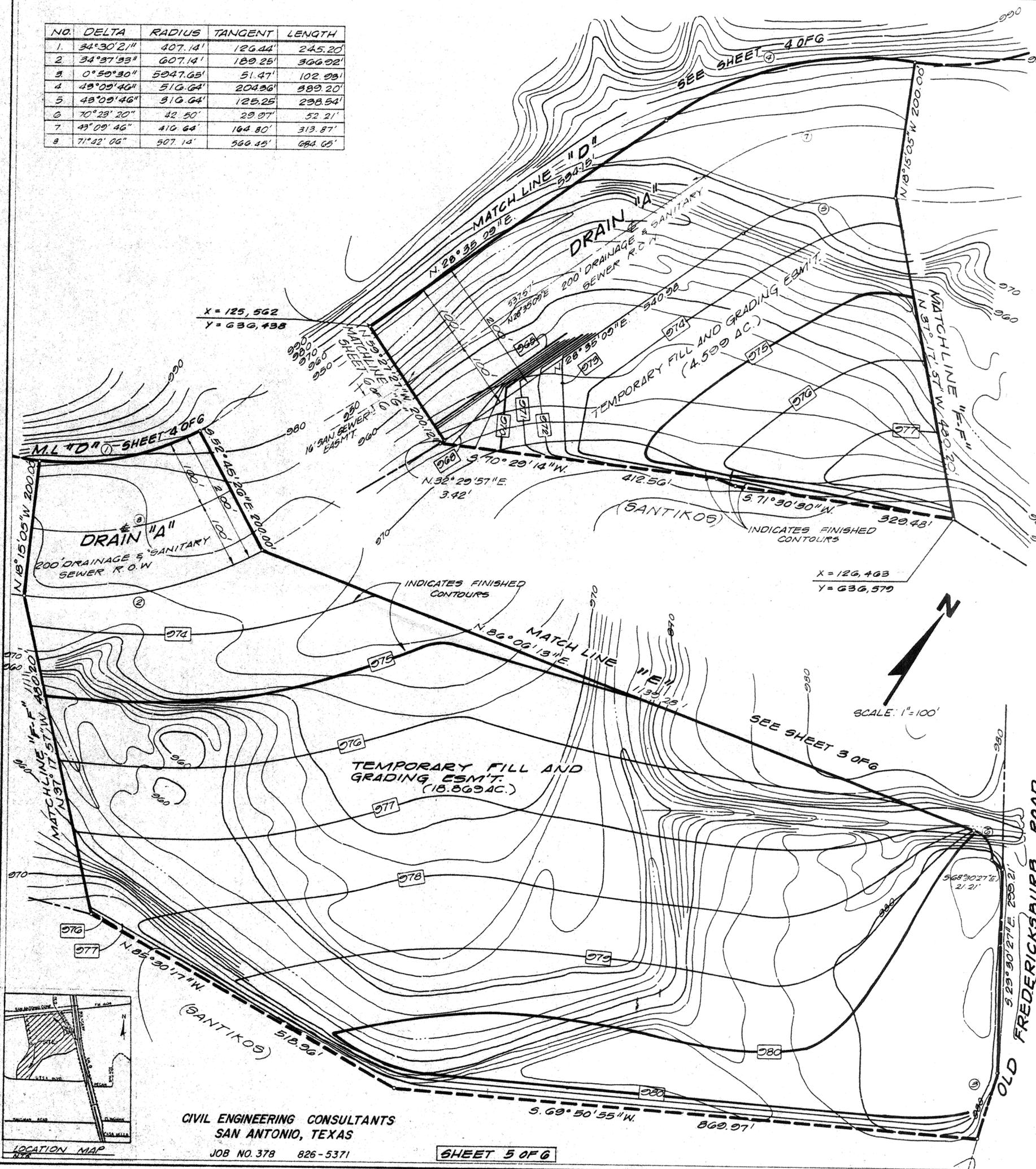
Don Bludwig, P.E. 3-8-85
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF March
A.D. 1985
Susan H. Kaufman
NOTARY PUBLIC
2-17-88 BEXAR COUNTY, TEXAS

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

BY _____ COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

#154

NO.	DELTA	RADIUS	TANGENT	LENGTH
1	34°30'21"	407.14'	126.44'	245.20'
2	34°37'53"	607.14'	189.25'	306.92'
3	0°50'30"	5047.65'	51.47'	102.93'
4	49°09'40"	516.64'	204.36'	389.20'
5	48°09'46"	316.64'	125.25'	238.54'
6	70°23'20"	42.50'	29.97'	52.21'
7	43°09'46"	416.64'	164.80'	313.87'
8	71°42'06"	507.14'	566.45'	684.65'



CIVIL ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS
JOB NO. 378 826-5371

SHEET 5 OF 6

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.

Don Huclow, P.E. 3-8-85
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF March
A. D. 1985
Susan G. Kaufman
2-17-85 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.

Ernest C. Tousley
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ERNEST C. TOUSLEY 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 10th DAY OF May
A. D. 1985
Susan G. Kaufman
2-17-88 NOTARY PUBLIC
BEXAR COUNTY, TEXAS

**SUBDIVISION PLAT OF
REGENT'S ROW**

BEING: 84902 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 21, Abstract No. 104, County Block 4765, and the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766; said 74.509 acres also being out of New City Block 14746, San Antonio, Bexar County, Texas.

This plat is based on a survey of the property and the system of public utility easements, including drainage, water, sewer, gas, electric, and telephone, and the location of all existing and proposed streets, alleys, and easements. The easements are shown on this plat as "Electric", "Gas", "Water", "Sewer", "Telephone", and "Drainage". The easements are shown on this plat as "Electric", "Gas", "Water", "Sewer", "Telephone", and "Drainage". The easements are shown on this plat as "Electric", "Gas", "Water", "Sewer", "Telephone", and "Drainage".

Any GPS monetary loss resulting from modifications required of GPS equipment, within said easement, due to inaccuracies of ground elevation alterations shall be charged to the person or persons deemed responsible for said ground changes or ground elevation alteration.

THIS PLAT OF REGENT'S ROW 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 _____ DAY OF _____ A. D. 19____

BY _____ CHAIRMAN
BY _____ SECRETARY

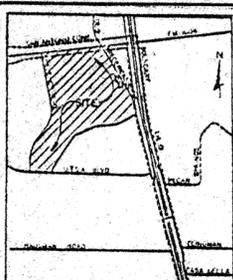
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Don Huclow, P.E. 3-8-85
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF March
A. D. 1985
Susan G. Kaufman
2-17-85 NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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

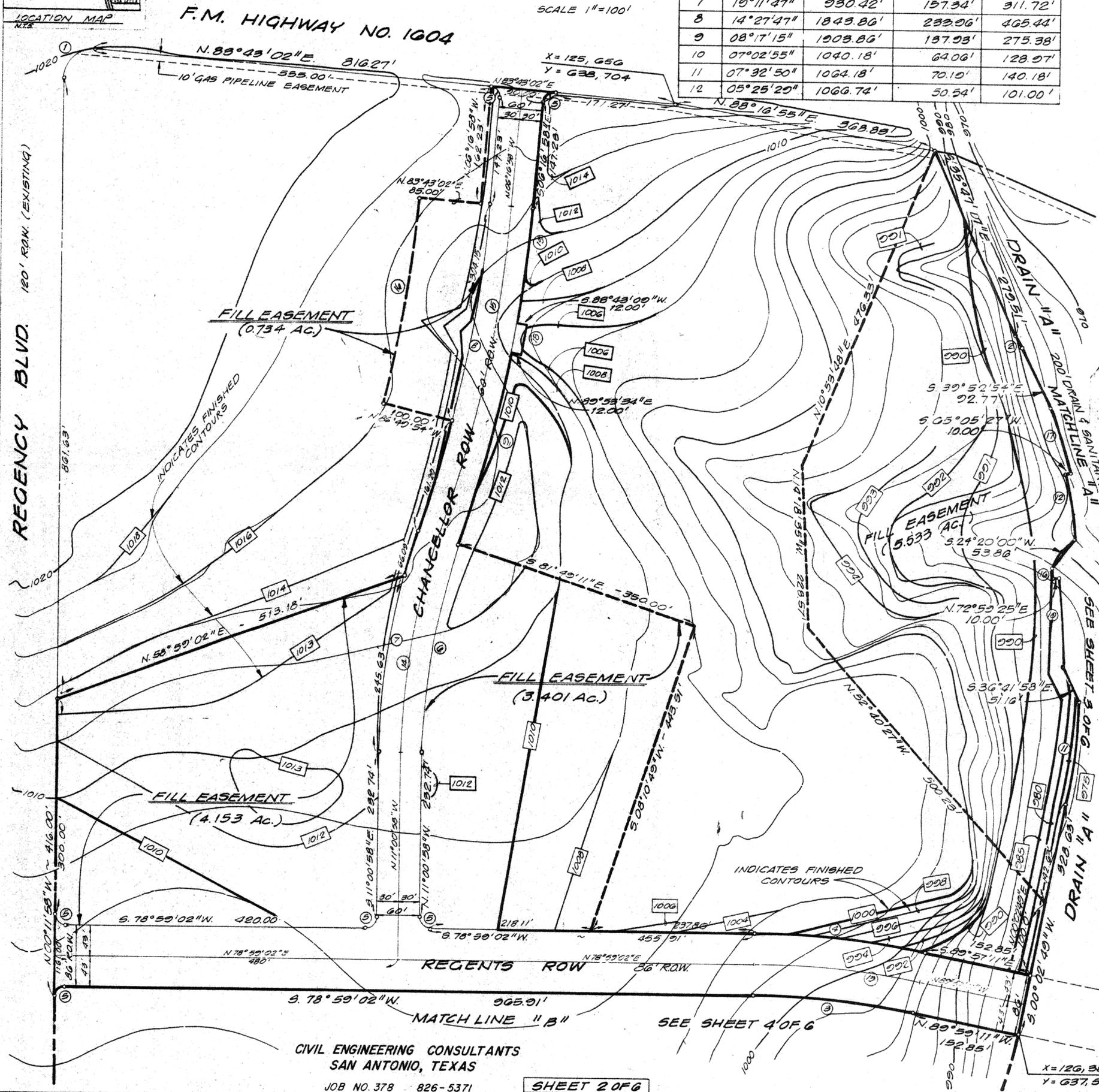
#154



NO.	DELTA	RADIUS	TANGENT	LENGTH
13	11° 03' 47"	1200.00'	116.21'	231.71'
14	19° 11' 47"	900.42'	152.27'	301.68'
15	14° 27' 47"	1873.86'	237.77'	473.01'
16	00° 18' 45"	1030.18'	2.51'	5.62'
17	04° 44' 17"	1076.74'	44.55'	80.04'
18	01° 10' 25"	1919.86'	19.62'	59.62'
19	05° 00' 07"	1903.86'	83.16'	166.20'



NO.	DELTA	RADIUS	TANGENT	LENGTH
1	94° 44' 00"	40.00'	43.45'	66.14'
2	01° 13' 00"	1064.18'	11.30'	22.60'
3	11° 03' 47"	1157.00'	112.05'	223.40'
4	11° 03' 47"	1243.00'	120.38'	240.01'
5	90° 00' 00"	15.00'	15.00'	23.56'
6	19° 11' 47"	870.42'	147.19'	291.63'
7	19° 11' 47"	930.42'	157.34'	311.72'
8	14° 27' 47"	1843.86'	233.96'	465.44'
9	08° 17' 15"	1903.86'	137.93'	275.38'
10	07° 02' 55"	1040.18'	64.06'	128.97'
11	07° 32' 50"	1064.18'	70.10'	140.18'
12	05° 25' 29"	1066.74'	50.54'	101.00'



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 ADJUSTMENTS THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Don Dudley P.E. 3-8-85
 REGISTERED PROFESSIONAL ENGINEER
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF March
 A. D. 1985
Susan G. Kaufman
 2-17-85
 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.

OWNER
Ernest C. Tousley
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ernest C. Tousley 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 10th DAY OF May
 A. D. 1985

Susan G. Kaufman
 2-17-85
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

**SUBDIVISION PLAT OF
 REGENT'S ROW**
 BEING: 84,902 acres of land out of the B.B.S. & C.R.R. Co. Survey No. 21, Abstract No. 104, County Block 4765, and the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766; said 74,609 acres also being out of New City Block 14746, San Antonio, Bexar County, Texas.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby indicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas delineated on this plat as "Electric Easement", "Gas Easement", "Water Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, towers or carrying wires, cables, conductors, pipelines or transmission lines, and appurtenances thereto, 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 and appurtenances thereto. 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 OF REGENT'S ROW 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 _____ DAY OF _____ A. D. 19____

BY _____ CHAIRMAN
 BY _____ 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.

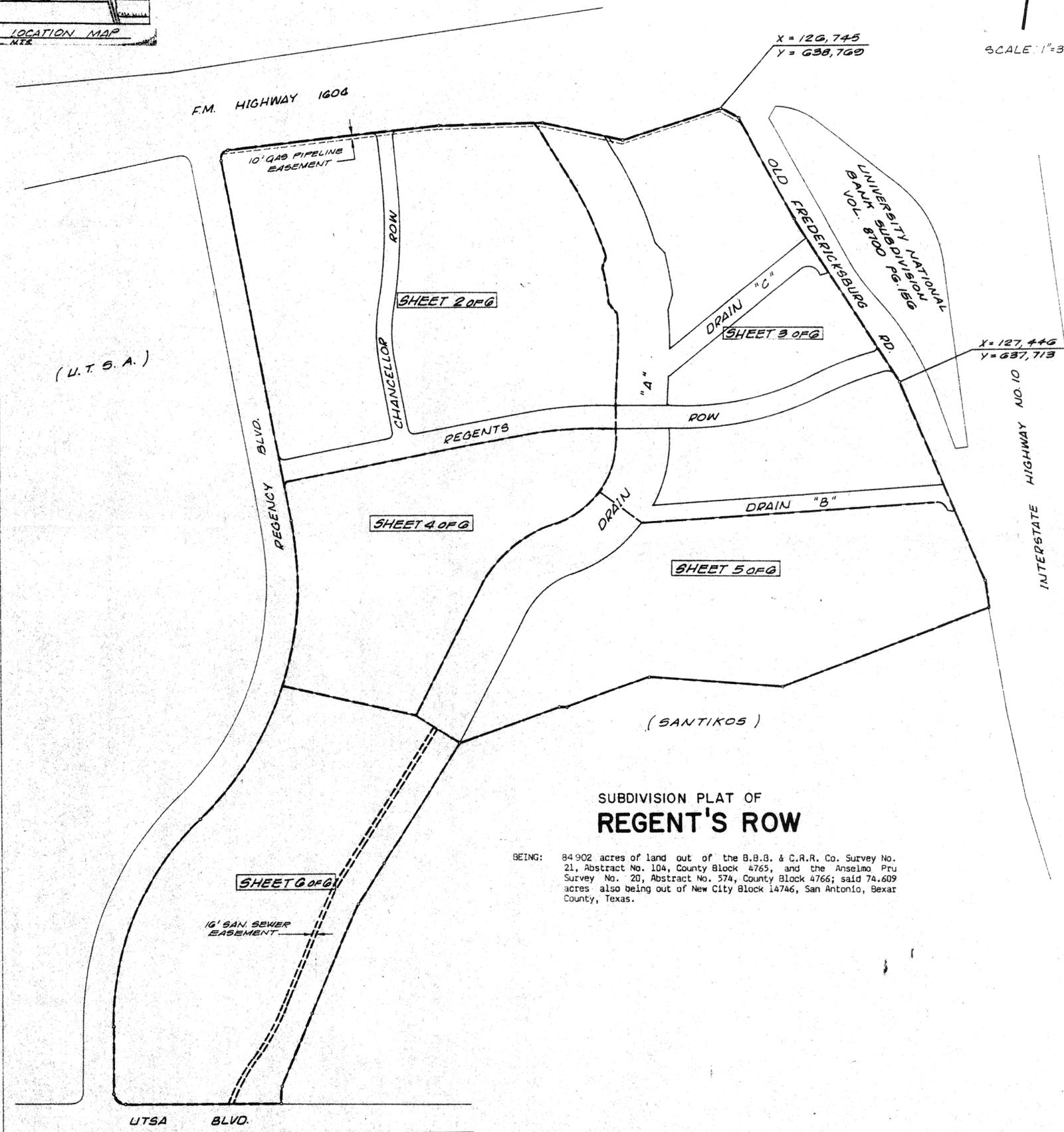
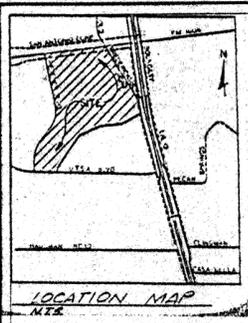
Don Dudley P.E. 3-8-85
 REGISTERED PROFESSIONAL ENGINEER
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF March
 A. D. 1985
Susan G. Kaufman
 2-17-85
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

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 _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A. D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY _____ DEPUTY

CIVIL ENGINEERING CONSULTANTS
 SAN ANTONIO, TEXAS
 JOB NO. 378 826-5371

SHEET 2 OF 6

X=126,380
 Y=637,537 #154



(U.T.S.A.)

(SANTIKOS)

**SUBDIVISION PLAT OF
REGENT'S ROW**

BEING: 84.902 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 21, Abstract No. 104, County Block 4765, and the Anselmo Pru Survey No. 20, Abstract No. 574, County Block 4766; said 74.609 acres also being out of New City Block 14746, San Antonio, Bexar County, Texas.

SHEET INDEX
SHEET 1 OF 6

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, 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.

Don Dunder, P.E. 3-6-85
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF March
A. D. 1985

Susan G. Kaufman
NOTARY PUBLIC
2-17-88 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, EASE-
MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED

Ernest C. Tousey
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Ernest C. Tousey 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 10th DAY OF May
A. D. 1985

Susan G. Kaufman
NOTARY PUBLIC
2-17-88 BEXAR COUNTY, TEXAS

The City of San Antonio, in support of its electric and gas system (City Public Service Board) is hereby dedicating to the public the right-of-way for electric and gas lines, transmission and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Service Easement", "Working Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstruction, maintaining, removing, inspecting, patrolling, and erecting poles, towers, or support wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over trancor 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 encroach 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 UPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be borne by the person or persons deemed responsible for said grade changes or ground elevation alterations.

THIS PLAT OF REGENT'S ROW 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 _____ DAY OF _____ A. D. 19 _____

BY _____ CHAIRMAN
BY _____ 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 OF THE GROUND.

Don Dunder, P.E. 3-6-85
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF March
A. D. 1985

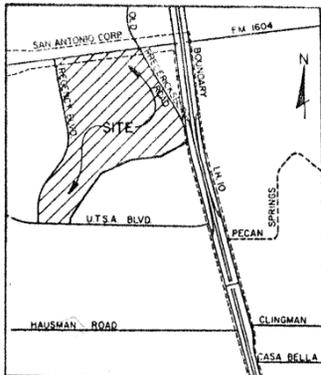
Susan G. Kaufman
NOTARY PUBLIC
2-17-88 BEXAR COUNTY, TEXAS

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 _____
A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A. D. _____ AT _____ M. IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A. D. _____

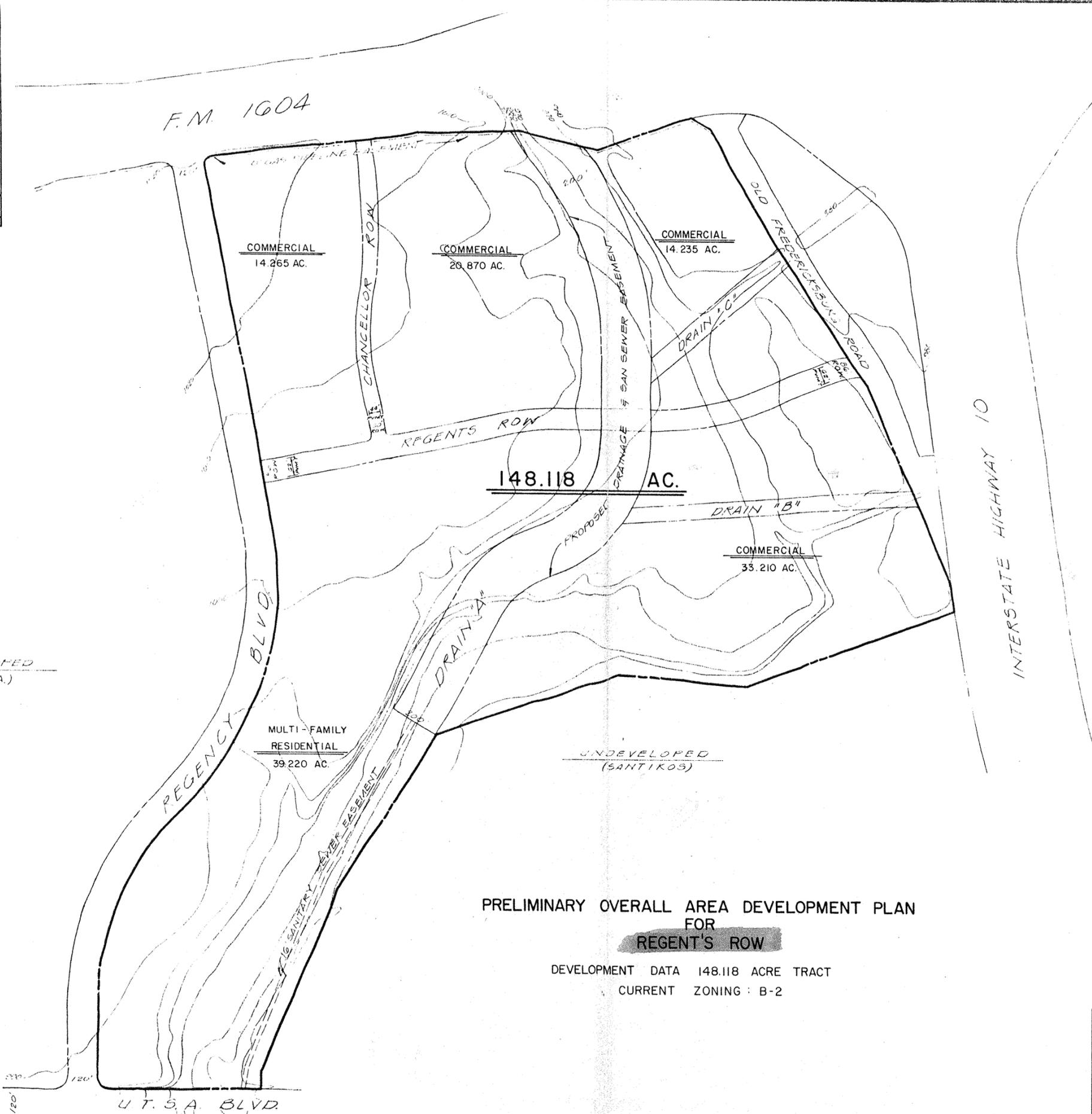
CIVIL ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS

JOB NO. 378 826 - 5371

#154



LOCATION MAP



NOTES:

1. Water & Sanitary Sewer by City of San Antonio.
2. Initial platting will cover 85' & 60' R.O.W. streets only. Allotment to be platted as required by market demand for property.
3. Some areas may be platted for high density apartments.
4. This P.O.A.D.P. is subject to revision & is submitted for information purposes only. It does not constitute a commitment to complete improvements implied by this plan nor does it bind the Developer to adhere to this plan.

DEVELOPER: STONE OAK, INC.
 11306 SIR WINSTON
 SAN ANTONIO, TEXAS 78216
 PHONE: (512) 340-2333

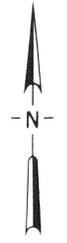
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 FOR
REGENT'S ROW

DEVELOPMENT DATA 148.118 ACRE TRACT
 CURRENT ZONING : B-2

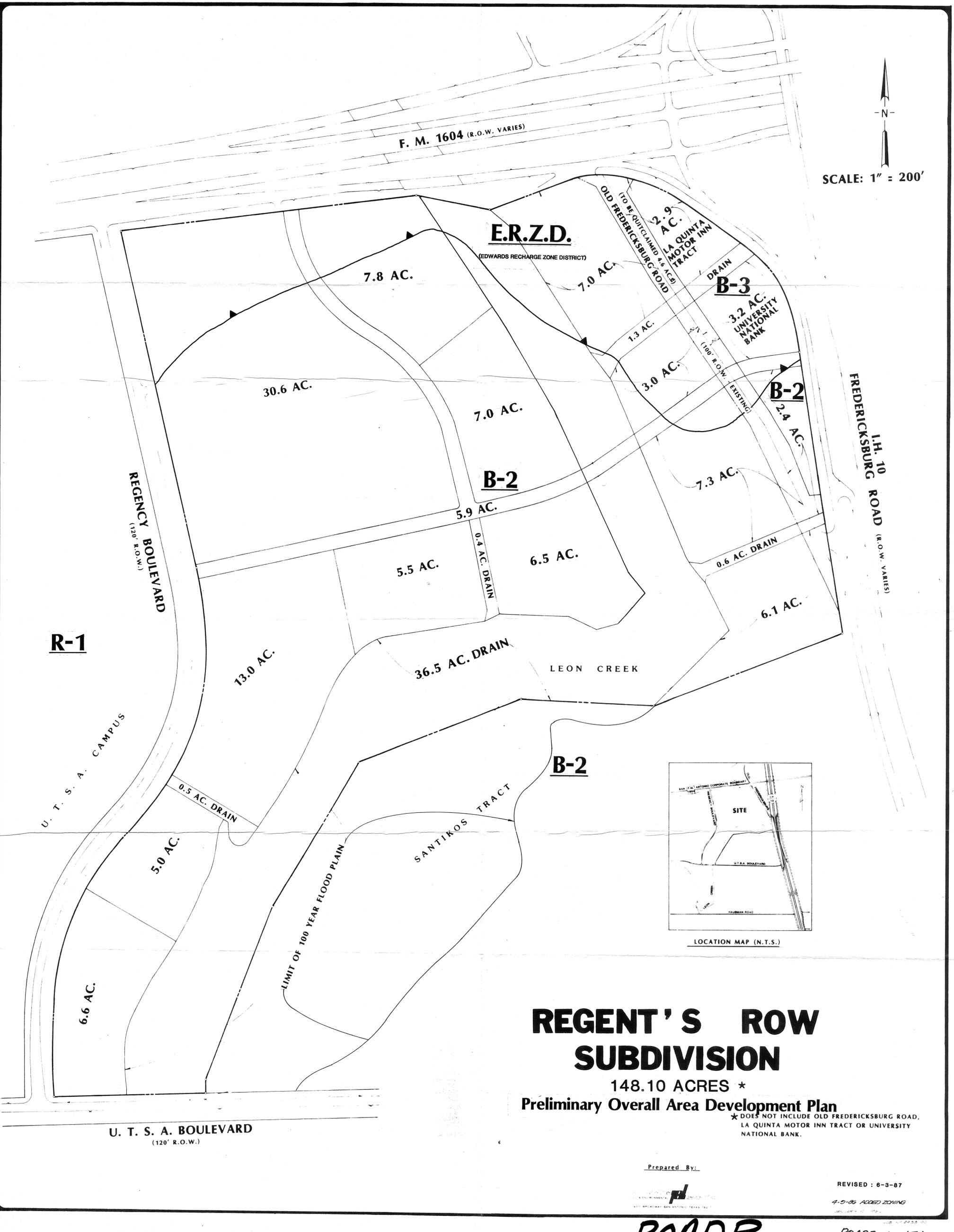
154 NW

PRELIMINARY PLAT
 FOR
 STONE OAK, INC.

	CIVIL ENGINEERING CONSULTANTS SAN ANTONIO, TEXAS 512 826-5371		DESIGNED BY: <i>RD</i>	SHEET
			DRAWN BY: <i>LG</i>	
JOB NO: 478	DATE: 11-80	CHECKED BY: <i>DC</i>	OF	



SCALE: 1" = 200'



LOCATION MAP (N.T.S.)

REGENT'S ROW SUBDIVISION

148.10 ACRES *

Preliminary Overall Area Development Plan

* DOES NOT INCLUDE OLD FREDERICKSBURG ROAD, LA QUINTA MOTOR INN TRACT OR UNIVERSITY NATIONAL BANK.

U. T. S. A. BOULEVARD
(120' R.O.W.)

Prepared By:



REVISED : 6-9-87

4-2-86 ADDED ZONING

POADP #154

POADP No. 154



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

February 25, 1985

Civil Eng. Consultants
Applicant: Mr. Don Durden
Address: 1747 Citadell Plaza, Suite 100
San Antonio, Tex. 78209

Stone Oak Inc./ Preliminary Plan
Re: Regent's R.O.W. P.O.A.D.P.
File #: 85-12-64-66

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
 - Street layout
 - Relation to adjoining street system
 - Stub streets
 - Street jogs or intersections
 - Dead-end streets
 - Cul-de-sac streets in excess of 500'
 - Low density lots fronting onto major thoroughfares
 - 24' alley(s)
 - _____
 - _____
 - _____

- See annotations/comments on attached copy of your plan.
- Comments: Before platting, contact the Environmental Protection Officer.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Chief, Current Planning

RECIEVED

FEB 26 1985

CIVIL ENG. CONS.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

MAP # 154 NAME REGENT'S ROW DEVELOPER STONE OAK INC.

DATE RECEIVED 85/02/14 DATE EXPIRES 1/1 CONSTRUCTION BEGINS 1/1 CONSTRUCTION ENDS 1/1

ERZD _____ MAOD _____ PUD _____ HIST. _____ WATER 01 SEWER 02

X GRID 124 Y GRID 636 CT1 1818 CT2 _____ Serial Zone 1 503 Serial Zone 2 _____ Serial Zone 3 _____ ICL OCL _____

SF1 _____	SF2 _____	SF3 _____	SF4 _____	SF5 _____	SF LOTS _____
MF1 _____	MF2 _____	MF3 _____	MF4 _____	MF5 <u>39.2</u>	MF6 _____ MFLOT _____
CM1 _____	CM2 _____	CM3 _____	CM4 <u>108.9</u>	CM5 _____	CM6 _____ CMLOT <u>4</u>
IN1 _____	IN2 _____	INLOT _____	OT1 _____	OT2 _____	OT3 _____ OT4 _____
IL1 _____	IL2 _____	IL3 _____	IL4 _____	IL5 _____	TOTAC <u>148.1</u> EOR _____

FLOOD PLAIN DEVELOPMENT PERMIT

Building (or Applicable Change of Occupancy)

Mobile Home

Proposed Fill a. Temporary

Subdivision

b. Permanent

Other Development (as defined by Ordinance)

Within Official F.E.M.A. Flood Hazard Area, as defined by the Flood Plain Ordinance No. 57969, adopted 12-1-83.

OWNER Charles Martin Wender

ADDRESS 111 Soledad, Suite 1700 San Antonio, Texas

ZIP CODE 78205 Telephone No. 227-2255

LEGAL DESCRIPTION OF PROPERTY: Regent's Row Subdivision

SITE LOCATION Along Leon Creek bordered by UTSA Blvd. to the south, Regency Blvd. to the west, Loop 1604 to the north and IH-10 to the east

Engineering data is hereby submitted and is in conformance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

Signature *E. J. Descamps*
Registered Professional Engineer

Address 9310 Broadway San Antonio, Texas 78217



SEAL

Signature of Owner

Charles Martin Wender
Developer

Title

Address

111 Soledad, Suite 1700 SA, Tx 78205

Date

12/16/86

Recommended for APPROVAL

DISAPPROVAL by Drainage Section, Engineering Division.

DATE 12/18/86

SIGNATURE *Frank R. Kiobassa*

TITLE ENGINEER I

Approved for compliance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

Disapproved for noncompliance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

DATE 12/22/86

Signature *Frank R. Kiobassa*

Frank R. Kiobassa, P.E.

Title DIRECTOR OF PUBLIC WORKS

If work allowed by this permit is not started within six months from the date of approval, this permit will expire and become null and void.

No building permits shall be issued until the owner's engineer has certified that the required improvements have been completed in accordance with approved plans.

September 26, 1995

Mr. Rick Vasquez
City of San Antonio
Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

Re: POADP #154
Regents Row

Dear Rick:

Please find attached a copy of the current POADP and associated subdivision plat for the Regents Row Subdivision.

This POADP was initially submitted as a master plan in February 1985 by Civil Engineering Consultants. It was revised in April 1986, and again in June 1987 by Pape-Dawson Engineers. One portion of the property was platted before the submittal of the POADP. This is the University National Bank Subdivision which was recorded in Volume 8700, Page 156.

In 1986, we submitted a Flood Plain Development Permit on the property which was approved and part of the floodplain reclamation was completed.

Please provide us your opinion on whether or not the Planning Department feels that this POADP is still a valid document. We ask this question because of its implications to the Edwards Aquifer Water Quality Ordinance and the category designation of this property.

We have attached a print of our copy of the POADP, a copy of the City of San Antonio POADP approval letter, the Flood Plain Development Permit, and the University National Bank Subdivision plat.

We appreciate your help on this matter.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.



Gene Dawson, Jr., P.E.
Senior Vice President

GDJ/ndt

Attachments

M0926-01.GDJ

October 19, 1995

Mr. Rick Vasquez
City of San Antonio
Department of Planning
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

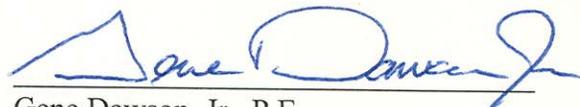
Re: POADP #154
Regents Row

Dear Rick:

In addition to the items previously submitted to on the above referenced POADP, I am forwarding a plat prepared by CEC that Don Durden says was approved. Please make the determination if the POADP is a valid POADP, so that I can continue the process on category designation for this property.

For your information, our discussions with the SAWS attorneys indicates that the Flood Plain Development Permit which was the first step in the development process, and the sewer extension contract for this property will satisfy the Category 1 requirements from their standpoint. However, we would still like the interpretation on the POADP by the Planning Department.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.



Gene Dawson, Jr., P.E.
Senior Vice President

GDJ/ndt

Attachment

M951019A1.GDJ