



# City of San Antonio, Texas

Department of Development Services

August 7, 2007

Brian Crowell  
Halff Associates  
300 East Sontera, Suite 230  
San Antonio, TX 78258

RE: Rights Determination File: # 07-07-041 (FAMSA Business Center)

Dear Mr. Crowell:

We have reviewed your rights determination that was submitted on July 18, 2007. Based on the information provided the following is our official finding:

Recommend denial of rights for October 7, 1992. There is no information provided in the application demonstrating progress in accordance with Chapter 245 of the Texas Local Government Code and Article VII of the UDC for dormancy provisions. In addition there is no indication that 50% of the net area of the POADP is the subject of final plats or development within ten (10) years from September 25, 1997 in accordance with the 1987 UDC 35-1027.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Melissa Ramirez at 207-7038.

Sincerely,

Fernando J. De León, P.E.  
Assistant Director Development Services Department  
Land Development Division

Picked up by: Tony Ray  
Date 8/13/07

Hand delivered by: Laura Martinez



City of San Antonio  
Development Services Department  
Local Government Code Chapter 245/Article VII  
Unified Development Code  
Rights Determination/Consent Agreement

07-1:-07 P02:54 IN

Intake Date: \_\_\_\_\_

Intake By: Larry Od's

Type:  Rights Determination       Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

*Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.*

Owner: Freeport Business Center, LLLP, an Arizona limited liability partnership, By: Freeport Harvard General, LLC, an Arizona limited liability company, its General Partner, By: Harvard Investments, Inc., a Nevada corporation, its Manager, By: Christopher J. Cacheris, Vice President

Agent: N/A

Phone: (480) 348-1118 Fax: (480) 348-8976

Address: 17700 North Pacesetter Way

City: Scottsdale State: Arizona Zip code: 85255

Engineer/Surveyor: Halff Associates Contact: Brian Crowell, PE

Address: 300 East Sontera, Suite 230 Phone#: (210) 798-1895

City: San Antonio State: Texas Zip code: 78258

Name of Project: FAMSA Business Center

Site location or address of project and legal description: Southeast corner of Fischer Road and Freeport Road -- 9.93 acre tract of land located in the Francisco R. Hernandez Survey No. 6, Abstract No. 6, N.C.B. 14494, And part of a 482.993 acre tract of land described in a deed to Freeport Business Centre an Arizona General Partnership as recorded in Volume 6809, Page 1490 of the Official Public Records of Real Property of Bexar County, Texas

City Council District(s): N/A ETJ: Yes Edward's Aquifer Recharge Zone? No

1. Describe current use(s) of the property: Vacant Tract of Land

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.*

(a) Nature of the project: Industrial Office/Warehouse (208,000 SF) with truck court and on-site parking

(b) Total land area, in square feet: 432,580

(c) Total area of impervious surface, in square feet: 371,000

(d) Number of residential dwellings units, by type: N/A

(e) Type and amount of non-residential square footage (ground floor building footprint only): Industrial Office/Warehouse - 208,000 SF

(f) Number of buildings: One

(g) Phases of the development (if applicable): One

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates: This is a request for this tract to be exempt from the San Antonio Tree Ordinance adopted after 1997.

Multiple horizontal lines for additional input or notes.

07-10-07 11:43:14

File # \_\_\_\_\_ Assigned by City Staff \_\_\_\_\_

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

**PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

**MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)**

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: Freeport Business Center # 334

Date accepted: October 7, 1992 Expiration Date: \_\_\_\_\_ MDP Size: 499 acres

**P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

**PLAT APPLICATION**

Fair Notice required with plat application

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 24 months of application submittal date)

**APPROVED PLAT**

Plat Name: Freeport Business Center, Unit 1 Plat # 930004

Acreage: 26 Approval Date: 12-21-1993

Plat recording Date: 03-14-1997 Expiration Date: \_\_\_\_\_ Vol./Pg. 9636 / 163

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

**OTHER PLATS:**

\*Plat #980037 – Freeport Business Centre Unit 2 – 21.795 acres – Appr: 3-23-1998 – Recd:8-20-1998 – Vol. 9541 Pg. 47

\*Plat #980035 – Freeport Business Centre Unit 3 – 10.101 acres – Appr: 12-9-1997 – Recd:2-17-1998 – Vol. 9539 Pg. 109

\*Plat #980036 – Freeport Business Centre Unit 4 – 15.598 acres – Appr: 4-23-1998 – Recd:6-12-1998 – Vol. 9540 Pg. 150

07-13-07 P12:54 IN

File # \_\_\_\_\_

Assigned by City Staff

5. Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.

None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Requested date for claim of rights for this Project: 10-07-1992 (MDP approved)

7. Describe any construction or related actions that have taken place on the property since that date: Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc 4300 Linear feet of Fischer Road and 2374 Linear Feet of Freeport Road; Three Buildings (Lot 1, Block 1; Lot 2, Block 1; Lot 1, Block 2) with driveway access to Fischer Road; and the associated Utilities to serve the entire MDP, (See Exhibit A)

07-10-07 002:54 IN

**Consent Agreements Only:**

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

*A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.*

8. Sworn statement:

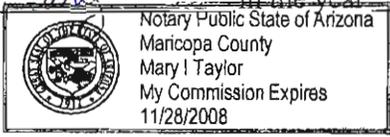
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this

Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Christopher J. Cacheris Signature: [Signature] Date: 7/10/07

Sworn to and subscribed before me by Christopher J. Cacheris on this 10<sup>th</sup> day of July in the year 2007, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of ~~Texas~~ Arizona

Director's Decision:  Approved  Denied

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
*Development Services Department*

Terms and conditions required for the continuance of the rights being recognized:

07-10-07 2:54 IN

*This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.*

\*\*  
as the Vice President of Harvard Investments, Inc.,  
the Manager of Freeport Harvard General, L.L.C.,  
the General Partner of Freeport Business Centre, LLLP

**City of San Antonio**  
**Development Services Department**  
**Fair Notice Form**



07-13-07 09:31:10 IN

**Date:** 07-11-2007 **Notice Number:** FIV 07-0069

1. *Original Fair Notice Form Number if Applicable:* \_\_\_\_\_
2. *Existing Vested Rights Permit No. if applicable:* \_\_\_\_\_

<b><u>COSA USE ONLY</u></b>	
Expiration date: <u>8/25/07</u>	Authorized Rep: <u>Larry Odie</u>

3. *If a permit application identified in item (6) below is not completed (Administratively) within 45 days from the filing date of this form, this notice will be null and void.*
4. *All submittals with (\*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.*
5. *All single plat, Multiple Land Use projects must complete (# 7) of this form.*
6. *Permit application Type (Check all appropriate boxes):*

- |  |  |
|--|--|
| <input type="checkbox"/> Building Permit: No. _____  | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____          |
| <input checked="" type="checkbox"/> Master Development Plan (MDP)<br>(Formerly POADP) No. <u>334</u> | <input type="checkbox"/> P.U.D. Plan<br>No. _____                                |
| <input type="checkbox"/> MDP/ P.U.D. Plan<br>(Combination) No. _____                                 | <input type="checkbox"/> Mixed Use District (MXD)<br>No. _____                   |
| <input type="checkbox"/> Master Plan Community District (MPCD)<br>No. _____                          | <input type="checkbox"/> Traditional Neighborhood Development (TND)<br>No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br>No. _____                             | <input type="checkbox"/> Pedestrian Plan (PP) No. _____                          |
| <input type="checkbox"/> Flexible Development District No. _____                                     | <input type="checkbox"/> Single-Family (Residential) Plat No. _____              |
| <input type="checkbox"/> Urban Development (UD)  | <input type="checkbox"/> Rural Development (RD)                                  |
| <input type="checkbox"/> Farm and Ranch (FR)   | <input type="checkbox"/> Mix Light Industrial (MI-1)                             |

**City of San Antonio Development Services Department**  
**Fair Notice Form**  
**(Con't)**

**FN07-0069**

**The following projects require a site plan.**

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), and land use.

\* SAWS/ Utilities No. \_\_\_\_\_ \* Category Determination Letter from SAWS: \_\_\_\_\_

\* CPS Energy/ Utilities No. \_\_\_\_\_ \* Other: \_\_\_\_\_

\* Application for Letter of Certification (LOC) (Subdivision Plat No. issued): 070603

**The following single plat projects require a site plan:**

\* Multi-Family

\* Commercial

\* Office

\* Industrial

\* Multiple Land Use Projects (**Complete # 7**)

\* Entertainment

\* Special District

\* Other: \_\_\_\_\_

**7. For all single plat, Multiple Land Use Projects please complete the following:**

**(a) Single - Family:** Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_  
Density \_\_\_\_\_

**(b) Multi -Family:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_  
Density \_\_\_\_\_

**(c) Commercial:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_

**(d) Office:** Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_

**(e) Industrial:** Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_

**(e) Entertainment:** Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_

**(e) Other Special District(s):** Allocation in Square Feet & Acreage \_\_\_\_\_  
Use Allocation in Square Feet & Acreage \_\_\_\_\_

2/16/06

**VRP#07-07-041**

**City of San Antonio Development Services Department**  
**Fair Notice Form**  
(Con't)

FN 07-0069

8. Project Name: FAMSA Business Center

Property Description: 9.93 acre tract located at the SE corner of the intersection of Freeport Road and Fischer Road, which is located within the City of San Antonio ETJ

Owner: Freeport Business Center, LLLP Phone: (480) 348-1118 Fax: (480) 348-8976

Address: 17700 North Pacesetter Way City: Scottsdale State AR Zip Code: 85255

Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Applicant: same as above Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineer/Surveyor: Halff Associates, Inc. Phone: (210) 798-1895 Fax: (210) 798-1896

Address: 300 East Sonterra Blvd. Suite 230 City: San Antonio State TX Zip Code: 78258

Contact Person Name: Brian Crowell, P.E. E-mail: bcrowell@halff.com

Phone: (210) 798-1895 Fax: (210) 798-1896

07-18-07 P32:10 1N

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No San Antonio City Limits.  Yes  No

Council District: N/A School District: SWISD Ferguson map grid: 680 A4

**Owner or Authorized Representative:**

I certify that this Fair Notice form is true and accurate.

Print Name: Brian Crowell, P.E. Signature: 

Address: 300 East Sonterra Blvd. City: San Antonio State TX Zip Code: 78258

E-mail: bcrowell@halff.com

**NOTE: To be valid, all fields must be completed.**

WRP# 07-07-041

FN07-0069

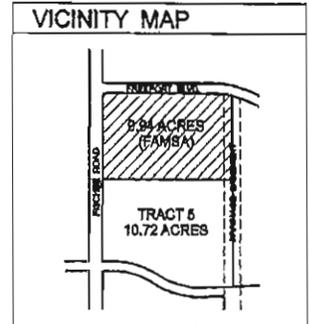
07-15-07 P02:16 IN



SAN ANTONIO, TEXAS

### TABULATIONS

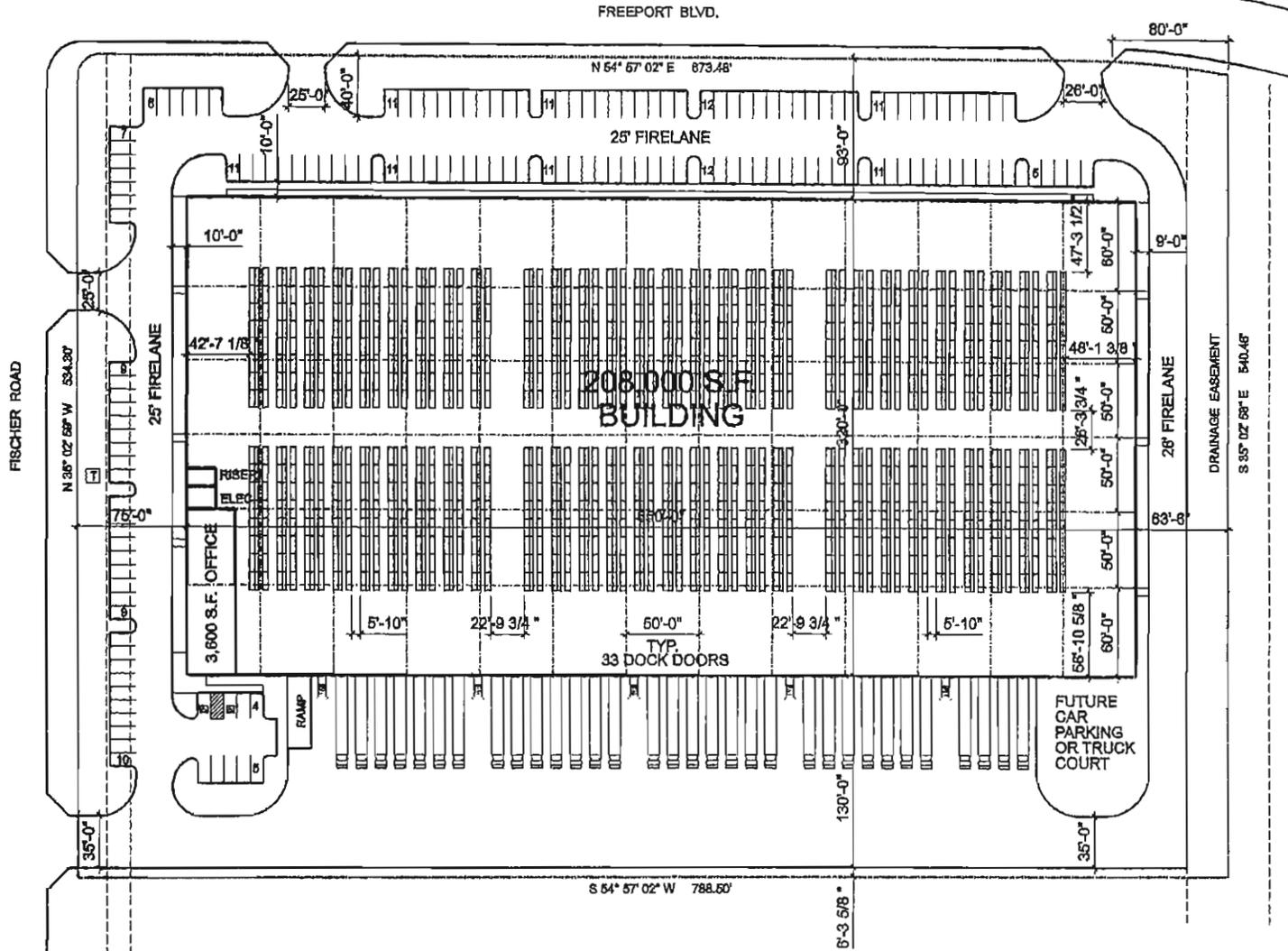
- 9.94 ACRE SITE  
(9.58 ACRES EXCLUDING DRAINAGE EASEMENT)
- 208,000 S.F. BUILDING
- 48.04% COVERAGE
- PARKING REQ.: 52
- PARKING PROVIDED: 156
- 40' CLEAR HEIGHT



JULY 2, 2007



ALLIANCEARCHITECTS



VRP#07-07-041

**LETTER OF TRANSMITTAL****TO:** Robert Lombrano  
MDP Planner II  
1901 S. Alamo Street, 1st Floor  
San Antonio, Texas 78258**DATE:** 7/11/2007**AVO:** 25016**PROJECT:** FAMSA Business Center**FROM:** Terry Rogers  
Engineer in Training  
*Email: trogers@half.com***Sent via** Self

---

**WE ARE SENDING YOU**     **ATTACHED**     Under separate cover via \_\_\_\_\_ the following:

Shop Drawings     Prints     Plans     Drawings     Specifications  
 Copy of letter     Change order     Other: \_\_\_\_\_

**THESE ARE TRANSMITTED as checked below:**

For approval     Approval as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review/comment     Other: \_\_\_\_\_

**ITEMS SENT:**

2 – Rights Determination Completeness Review  
2 – Rights Determination Application  
2 – Fair Notice Form  
2 – Site Plan  
2 – Exhibit "A" (MDP #334)  
2 – Copy of Plats 930004, 980035, 980036, 980037  
2 – FAMSA Business Center Plat (Not yet submitted for Plat ID)

07-13-07 PM2:17 IN

VRP# 07-07-041

**COMMENTS:**

I am forwarding you two additional copies of the package, as requested. If you have any questions or concerns, you can contact Terry Rogers or Brian Crowell at (210) 798-1895.

**SIGNED:**

---

**Cc**

NOTE: The comments on and attachment to this cover sheet are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us, at the above address, via the U. S. Postal Service. Thank you.



**City of San Antonio**  
 Development Services Department  
**Rights Determination/Consent Agreement**  
**Completeness Review**



*Note: All Applications must comply with the Unified Development Code (UDC), §35-B128 Vested Rights Determination for the City of San Antonio.*

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:
  - \$160 homestead property (1 lot up to 3 acres)
  - \$500 single family residential (greater than 1 lot or 3 acres)
  - \$500 commercial
  
2. Completed application form:
  - Name and address of Applicant;
  - Project description and name of subdivision or development, if applicable;
  - A legal description of the property;
  - Description of current use;
  - Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
  - Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
  - Date for claim of rights based on permit history;
  - Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
  - A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
  
3. Fair Notice Form including the items specified by §35-B132 (required effective February 5, 2007 for all rights determinations based on MDPs, POADPs, or plat applications.)

07-18-07 P72:16 IN

VRP# 07-07-041

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

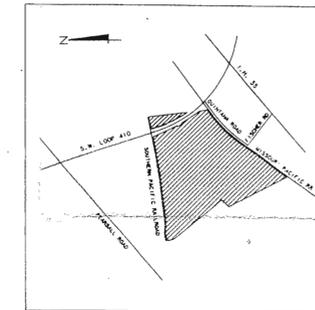
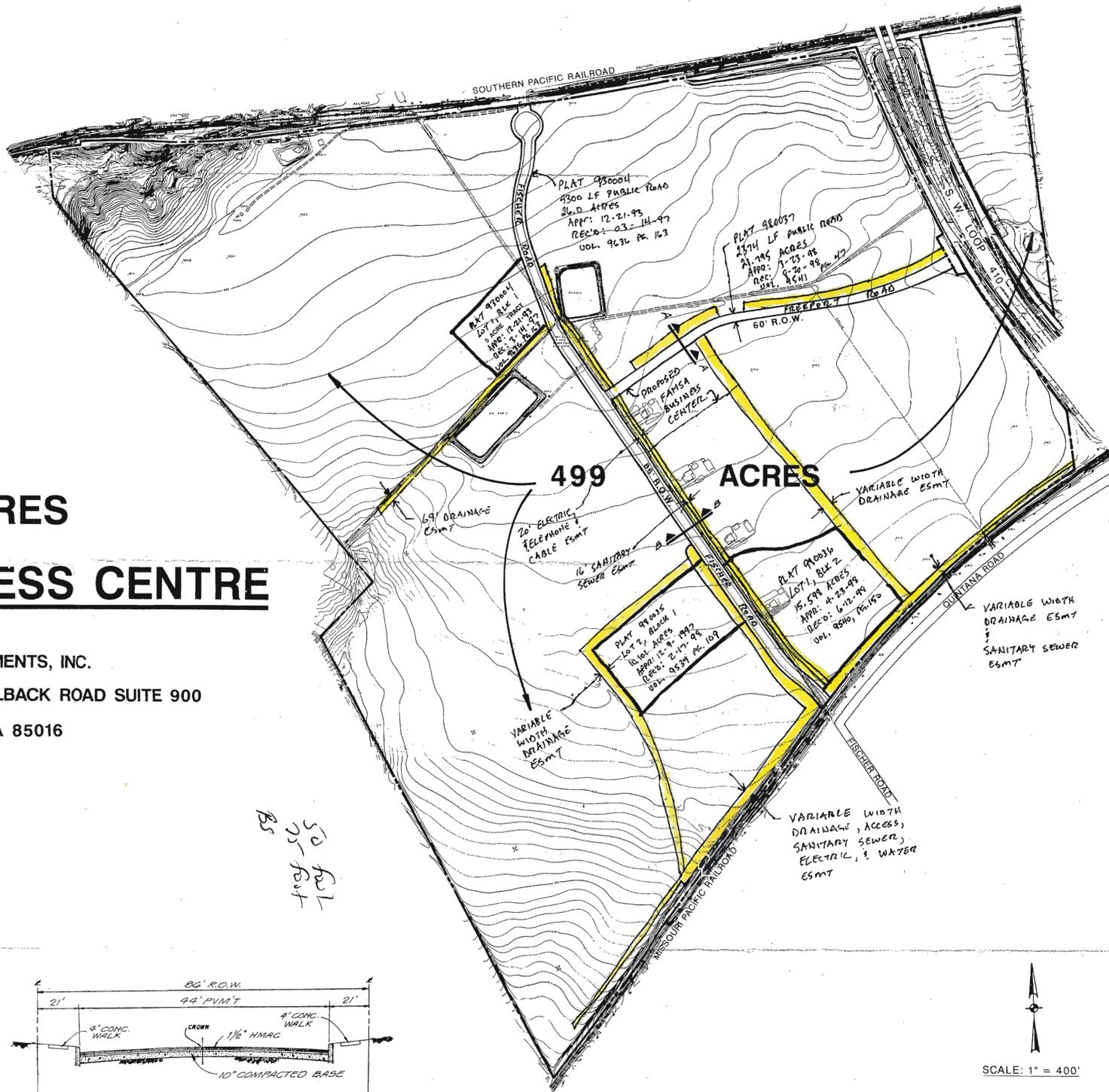
A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

Accepted                       Rejected

Completeness Review By: Larry Odiz                      Date: 7/18/07

# 499 ACRES FREEPORT BUSINESS CENTRE

OWNER: HARVARD INVESTMENTS, INC.  
2425 EAST CAMELBACK ROAD SUITE 900  
PHOENIX, ARIZONA 85016

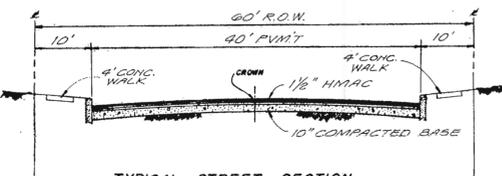


LOCATION MAP

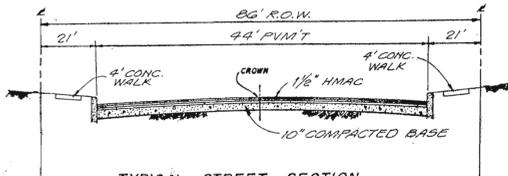
- WATER SUPPLY - SAN ANTONIO WATER SYSTEM
- SANITARY SEWER - SAN ANTONIO WATER SYSTEM
- GAS & ELECTRIC - CITY PUBLIC SERVICE

07-18-07 P02:16 IN  
VRP#07-07-041

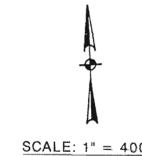
NOTE:  
PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO IN BEXAR COUNTY.



TYPICAL STREET SECTION  
A - A



TYPICAL STREET SECTION  
B - B



PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: October 7, 1992  
File # 334  
Signed: P. Cash

EXHIBIT "A"

REVISIONS:

PAPE DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS  
SAN ANTONIO, TEXAS 78217  
9310 BROADWAY  
512-824-9464

PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN

JOB NO. 3134.00  
DATE SEPT. 29, 1992  
DESIGNER \_\_\_\_\_  
CHECKED \_\_\_\_\_ DRAWN RD

98-0022529  
Book 09339  
Page 66189

### AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS PLAT NO. 930004 FREEPORT BUSINESS CENTRE UNIT 1 WHICH IS RECORDED IN VOLUME 9536, PAGE 163 BEXAR COUNTY DEED AND PLAT RECORDS.

NOTE: SOURCE OF BEARINGS ARE REFERENCED FROM PLAT OF FREEPORT BUSINESS CENTRE UNIT 1 AS RECORDED IN VOLUME 9536, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

PLAT NO. 980035

N55°11'25"E  
67.00'

VARIABLE WIDTH DRAINAGE ESMT  
(VOL. 9536, PG. 163)

N34°48'35"W  
550.00'

S34°48'35"E  
550.00'

FISHER ROAD  
000.00'

S55°11'25"W  
67.00'

SCALE: 1"=200'

FREEPORT BUSINESS CENTRE, L.P.  
AN ARIZONA LTD. PARTNERSHIP  
(VOL. 6809, PG. 1490)

UNPLATTED

X = 2,087,960  
Y = 13,662,959

PROPOSED VARIABLE WIDTH DRAINAGE ESMT  
FREEPORT BUSINESS CENTRE UNIT 2 SUBDIVISION  
UNPLATTED

N55°11'25"E 800.00'

LOT 2  
(10.101 ACRES)  
BLOCK 1

67.00'

67.00'

67.00'

S55°11'25"W 800.00'

FREEPORT BUSINESS CENTRE, L.P.  
AN ARIZONA LTD. PARTNERSHIP  
(VOL. 6809, PG. 1490)

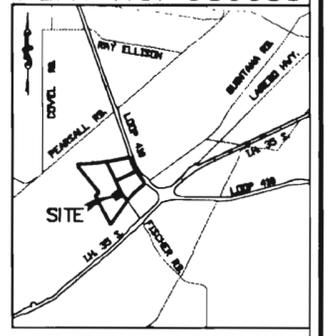
UNPLATTED

X = 2,088,931  
Y = 13,662,968

UNION PACIFIC ROW  
100'

QUINTANA ROAD

SCALE: 1"=100'



LOCATION MAP

#### LEGEND

- 1/2" IRON PIN WITH VICKREY & ASSOCIATES PROPERTY CORNER CAP SET
- IRON PIN FOUND
- EXISTING CONTOURS
- GAS, ELECT. TELE. & C.A.T.V. ESMT
- GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
- EX. EXISTING
- B.S.L. BUILDING SETBACK LINE
- ESMT EASEMENT

\* COORDINATES LISTED ARE NAD '83 GRID STATE PLANE COORDINATES SOUTH CENTRAL ZONE

07-18-07 P02:16 IN

VRP#07-07-041

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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", "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 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 GPS monetary loss resulting from modifications required of GPS 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 PLANNING DEPARTMENT.

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT  
ON THIS THE 16th DAY OF 09th 19 97

ATTESTED

*C. Krier*  
COUNTY JUDGE, BEXAR COUNTY, TEXAS  
*S. R. Ruffolo*  
COUNTY CLERK, 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FREEPORT BUSINESS CENTRE,  
LIMITED PARTNERSHIP

OWNER

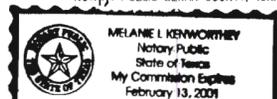
*Richard L. Kerr*

BY: RICHARD L. KERR - DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard L. Kerr*, 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 9th DAY OF December, A.D. 1997.



STATE OF TEXAS  
COUNTY OF BEXAR

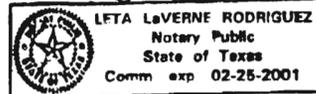
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.  
BY: HAL B. LANE, III, R.P.L.S.

*Hal B. Lane III*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF December, A.D. 1997.

*Leta Laverne Rodriguez*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

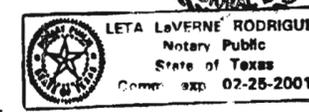
7334 Blanco Road Suite 109 San Antonio, Texas 78218 (210)349-3271

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
FREEPORT BUSINESS CENTRE UNIT 3  
10.101 ACRES OF LAND OUT OF THE FRANCISO R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301, AND PART OF SUBDIVISION NO. 4 AND NO. 5 COUNTY BLOCK 4302, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 482.993 ACRE TRACT RECORDED IN VOLUME 6809, PAGE 1490 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF FREEPORT BUSINESS CENTRE UNIT 3 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 22 DAY OF December, A.D. 97

BY *Melanie L. Kenworthy*  
BY *Hal B. Lane III*



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 THAT 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.

VICKREY & ASSOCIATES, INC.  
BY: JOHN ELORRIAGA, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF December, A.D. 1997.  
*Leta Laverne Rodriguez*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

*Gerry Reckhoff* COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 17th DAY OF Feb A.D. 1998 AT 10:20 AM AND DULY RECORDED THE 18th DAY OF Feb A.D. 1998 AT 10:01 AM IN THE RECORDS OF Deeds + Plats OF SAID COUNTY, IN BOOK VOLUME 9539 ON PAGE 109

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 18th DAY OF Feb, A.D. 1998.

BY: *Gerry Reckhoff* COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Belton Reed* DEPUTY

XXXXXX

FAMSA BUSINESS CENTER

BEING A 9.75 ACRE TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, BEING LOCATED IN THE FRANCISCO R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, NEW CITY BLOCK (N.C.B.) 14494, AND ALSO BEING A PART OF A 482.993 ACRE TRACT OF LAND DESCRIBED IN DEED TO FAMSA BUSINESS CENTER AN ARIZONA GENERAL PARTNERSHIP AS RECORDED IN VOLUME 6809, PAGE 1490 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.)

07-18-07 P02:16 IN

STATE OF TEXAS  
COUNTY OF DALLAS)

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.

LRS INTERESTS LLC  
OWNER

ROBERT PEINADO, JR.

STATE OF TEXAS  
COUNTY OF DALLAS)

VRP#07-07-041

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT PEINADO, JR., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, 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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF HALFF ASSOCIATES, INC. UNDER MY SUPERVISION.

RAY D. WEGER, NO 4711  
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

\_\_\_\_\_ COUNTY JUDGE,  
BEXAR COUNTY, TEXAS

\_\_\_\_\_ COUNTY CLERK,  
BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ FAMSA BUSINESS CENTER  
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. 20\_\_\_\_\_  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

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

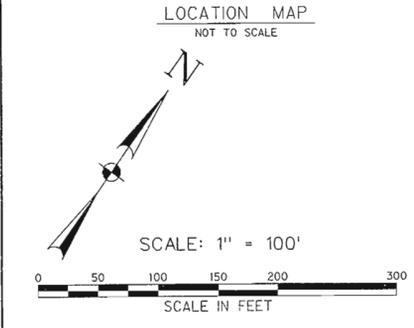
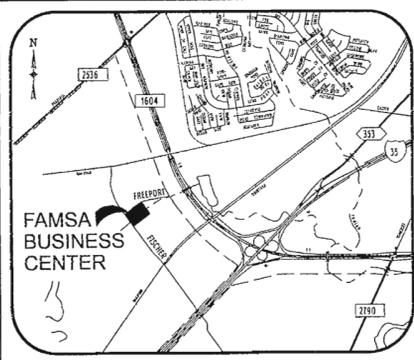
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF

\_\_\_\_\_ 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



- LEGEND
1.) RIGHT-OF-WAY R.O.W.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
6.) VEHICLE NON ACCESS EASEMENT V.N.A.E.
7.) VOLUME VOL.
8.) PAGE PG.
9.) EASEMENT ESMT
10.) NEW CITY BLOCK N.C.B.
11.) FOUND IRON ROD OR AS NOTED HEREON
12.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS O.P.R.R.P.B.C.T.
13.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS D.P.R.B.C.T.
14.) DEED RECORDS, BEXAR COUNTY, TEXAS D.R.B.C.T.
15.) ( ) DENOTES RECORD INFORMATION

- GENERAL NOTES:
1.) BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, COORDINATES SHOWN ARE GRID, DISTANCES SHOWN ARE SURFACE USING A SCALE FACTOR OF 1.00017.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINISHED ADJACENT GRADE. (35'-50.41E23) (5, 5-40)
3.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5.) OWNER WILL BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, GREEN SPACES, LANDSCAPE BUFFERS AND EASEMENTS.
6.) STREETSCAPE NOTE:
\* A STREETSCAPE PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT
7.) PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8.) CONTOUR ELEVATIONS ARE BASED ON TxDOT MONUMENT 20151275, ELEV-634.61
9.) PROPOSED EASEMENTS ARE TO BE DEDICATED BY THIS PLAT.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER 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.

DRAINAGE EASEMENT NOTE:
1) NO STRUCTURE, FENCES, WALLS 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 SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS IMPACT FEE PAYMENT DUE:
WATER AND 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.

OWNER/DEVELOPER:
LRS INTERESTS, LLC
6330 LBJ FREEWAY, SUITE 239
DALLAS, TX 75240
(214)-389-9704



300 EAST SONTERRA BLVD., STE. 230
SAN ANTONIO, TEXAS 78258
TEL (210) 798-1895
FAX (210) 798-1896
WEB www.halff.com

C.P.S. 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 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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 ALTERATION 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.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

Clear Vision Area Note:
All access driveways shall be provided with clear vision area in accordance with UDC 35-506 (d) (5).

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

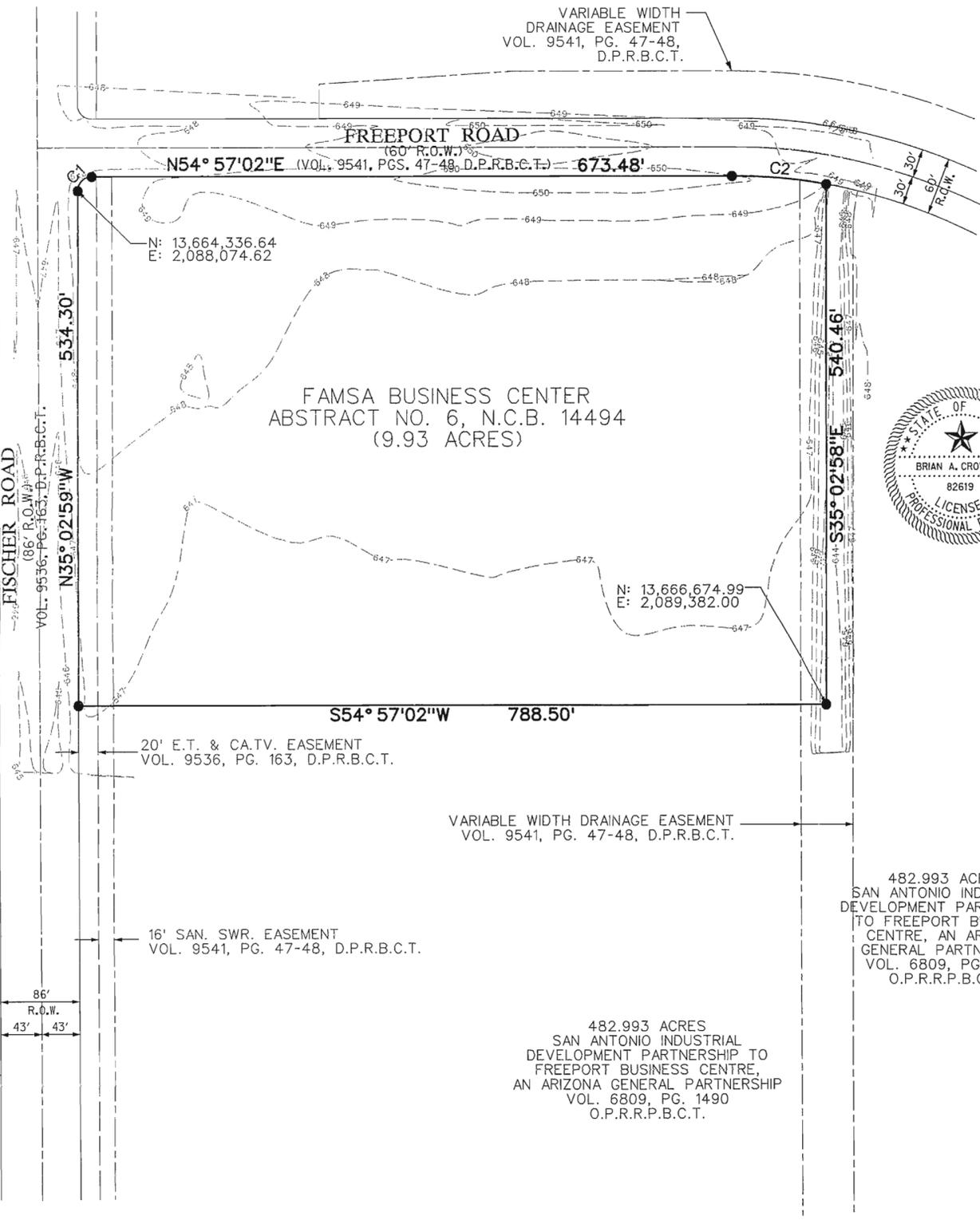


Table with 6 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD DISTANCE. Contains data for curves C1 and C2.

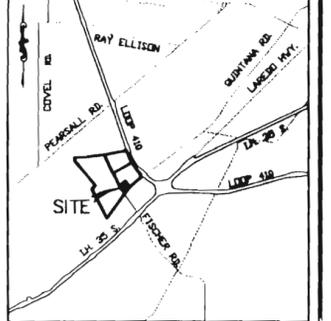


Book 09848 Page 00150

98-0098979

NOTE: SHOWN AS BEARING AND DISTANCE FROM LIST OF FREEPORT BUSINESS CENTRE UNIT 1 AS RECORDED IN VOLUME 9536, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

PLAT NO. 980036



LOCATION MAP

LEGEND

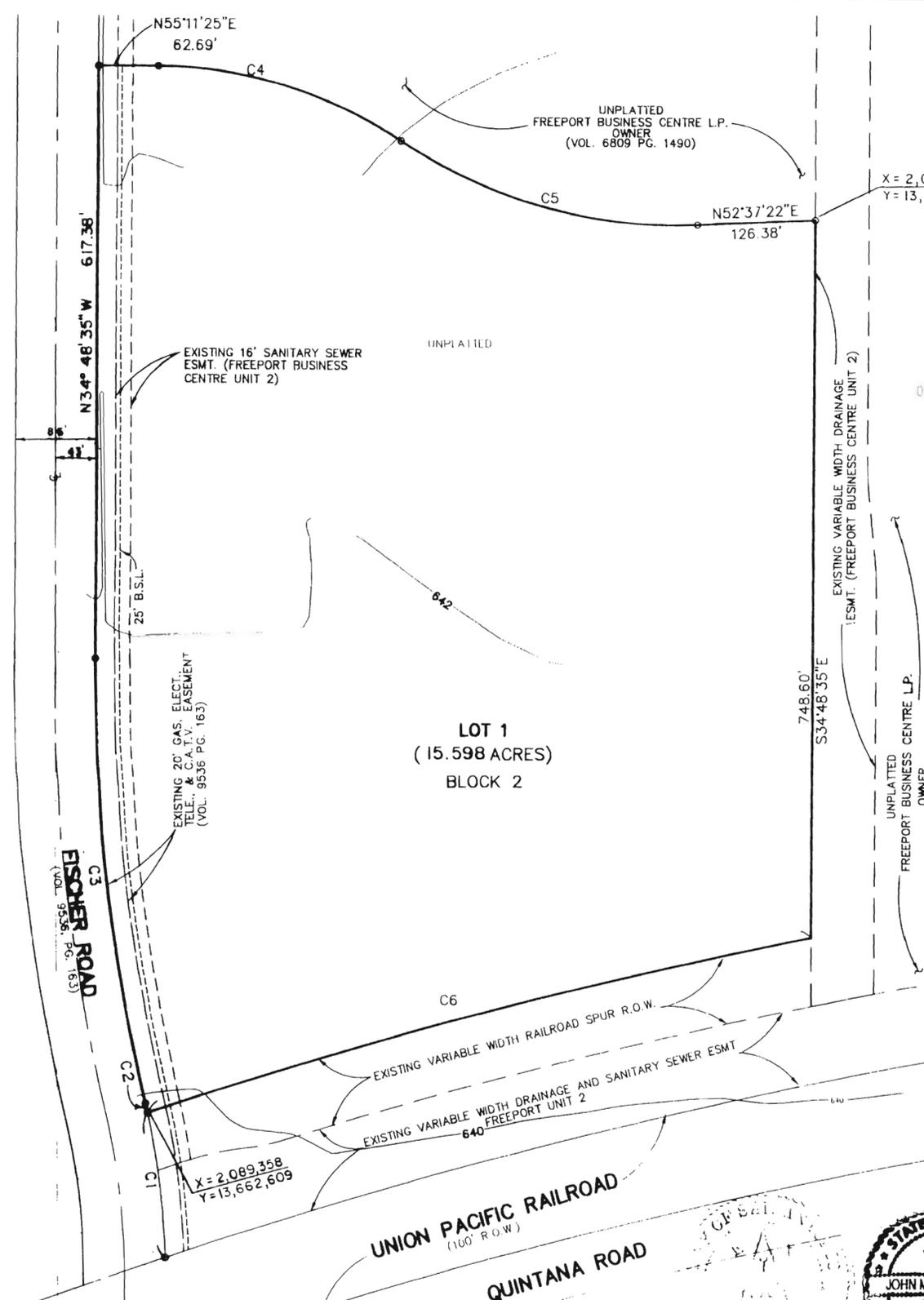
- 1/2" IRON PIN WITH VICKREY & ASSOCIATES' PROPERTY CORNER CAP SET
EXISTING CONTOURS
GAS, ELECT, TELE & C.A.T.V.
B.S.L. BUILDING SETBACK LINE
ESMT EASEMENT

VRP#07-07-041

COORDINATES LISTED ARE NAD '83 GRID STATE PLANE COORDINATES SOUTH CENTRAL ZONE

X = 2,089,397
Y = 13,663,776

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. It lists data for curves C1 through C6.



The City of San Antonio as a part of its electric and gas systems utility public service hereby dedicates the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as 'Easement', 'Gas Easement', 'Anchor 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, piping, 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 thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

WASTEWATER EDU NOTE: THE NUMBER OF WASH WATER 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 PLANNING DEPARTMENT.

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FREEPORT BUSINESS CENTRE LIMITED PARTNERSHIP
OWNER
Richard L. Kerr - Duly Authorized Agent

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard L. Kerr, 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.

MELANIE KENMORREY
Notary Public
State of Texas
My Commission Expires February 13, 2001

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road, Suite 108, San Antonio, Texas 78218 (210)348-3271

SUBDIVISION PLAT ESTABLISHING
FREEPORT BUSINESS CENTRE UNIT 4
15.598 ACRES OF LAND OUT OF THE FRANCISCO R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301, AND PART OF SUBDIVISION NO. 4 AND NO. 5 COUNTY BLOCK 4302, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 482.993 ACRE TRACT RECORDED IN VOLUME 6809, PAGE 1490 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001

STATE OF TEXAS
JOHN M. FLORRIGIA
REGISTERED PROFESSIONAL ENGINEER
84351

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ATTEST:
COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, 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 THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

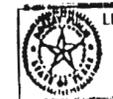
STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12th DAY OF JUNE AD 1998 AT 3:42 P.M. AND DULY RECORDED THE 15th DAY OF JUNE AD 1998 AT 4:42 P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 130. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF JUNE AD 1998.

Deputy - Betty Sepulveda
Doc/Map 1 98-0098979
5.00
Receipt 113663
At 4:01pm
On Jun 12 1998
Filed for Record in
BEXAR COUNTY CLERK

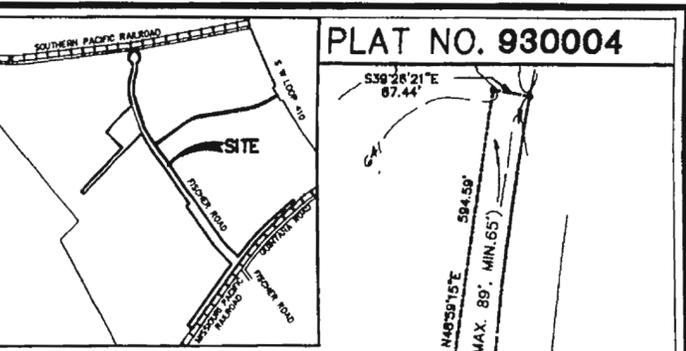
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: ROBERT H. LEINIGER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF March AD 19 98
LETA LAVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1043.00'	142.96'	71.59'	07°51'12"
C2	1043.00'	74.08'	37.06'	04°04'11"
C3	1043.00'	84.11'	32.07'	03°51'19"
C4	857.00'	281.18'	141.44'	15°28'42"
C5	857.00'	156.24'	78.49'	13°37'31"
C6	2043.00'	487.72'	245.02'	13°40'41"
C7	1957.00'	487.18'	234.71'	13°40'41"
C8	743.00'	162.19'	81.42'	12°30'27"
C9	2112.00'	27.65'	13.83'	0°45'01"
C10	588.00'	63.76'	31.91'	6°12'46"
C11	5778.58'	1471.69'	739.85'	14°35'23"
C12	657.00'	418.73'	218.84'	36°20'31"
C13	743.00'	471.27'	243.87'	36°20'31"
C14	743.00'	245.87'	124.07'	18°57'37"
C15	657.00'	208.25'	105.01'	18°09'40"
C16	25.00'	23.23'	12.53'	53°14'51"
C17	25.00'	28.81'	14.88'	81°27'19"
C18	100.00'	194.42'	148.58'	111°23'44"
C19	100.00'	203.49'	161.88'	116°35'22"
C20	25.00'	24.89'	13.59'	57°02'37"
C21	25.00'	24.89'	13.59'	57°02'37"
C22	957.00'	61.98'	31.00'	03°42'38"
C23	957.00'	198.90'	98.34'	11°44'03"
C24	1937.00'	482.41'	232.31'	13°40'41"
C25	263.00'	69.22'	34.63'	5°11'52"
C26	297.00'	66.94'	33.81'	12°54'53"
C27	203.00'	38.71'	19.42'	10°55'37"
C28	5858.58'	692.96'	346.88'	06°46'37"
C29	2110.00'	448.10'	223.88'	12°06'49"
C30	57.00'	89.54'	57.00'	90°00'00"
C31	830.00'	285.88'	145.45'	28°00'00"
C32	970.00'	366.36'	185.39'	21°38'24"
C33	986.00'	372.40'	188.45'	21°38'24"
C34	814.00'	278.62'	141.75'	26°00'00"

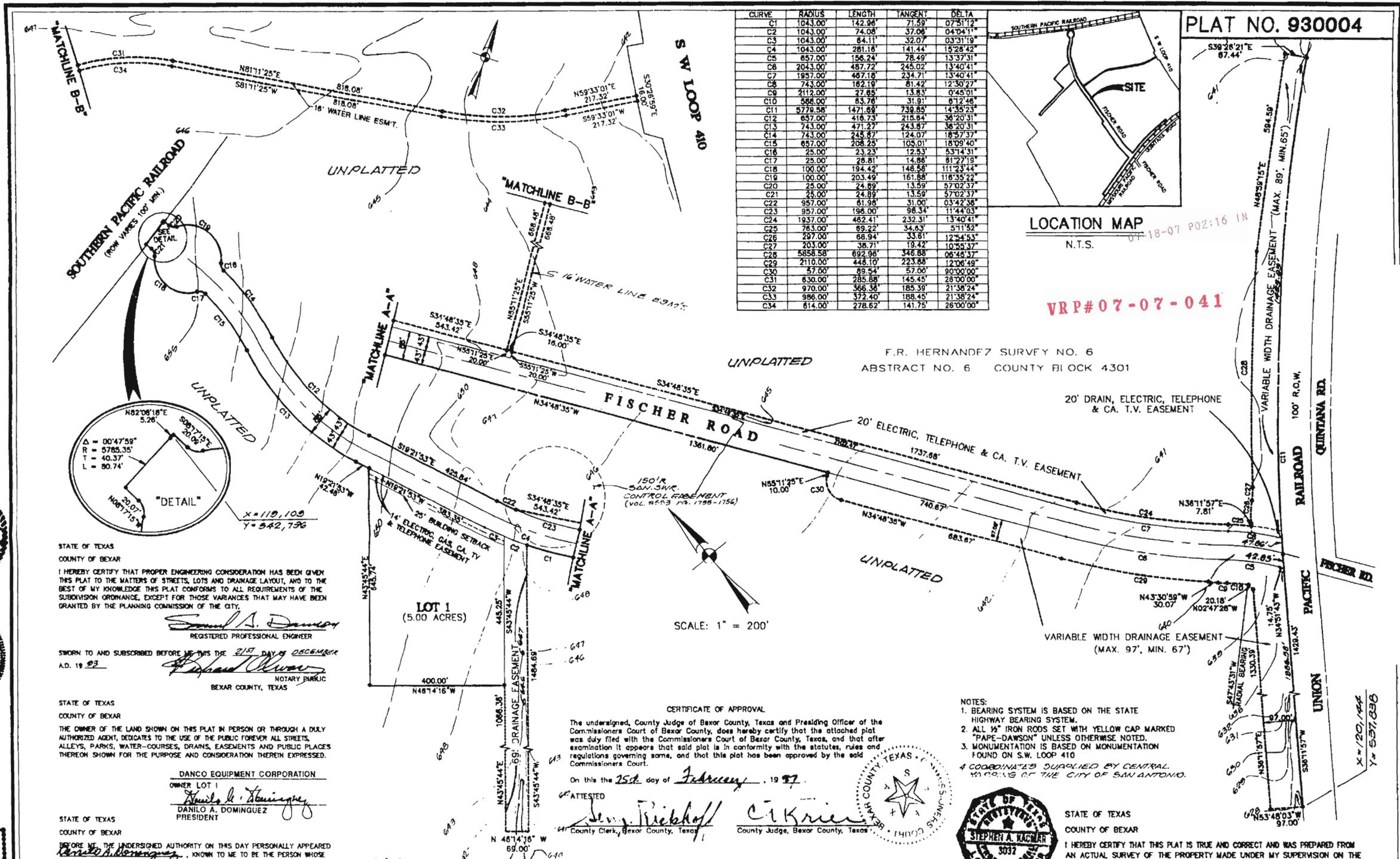


LOCATION MAP  
N.T.S. 07-18-07 P02:16 IN

VRP#07-07-041

F.R. HERNANDEZ SURVEY NO. 6  
ABSTRACT NO. 6 COUNTY BLOCK 4301

20' DRAIN, ELECTRIC, TELEPHONE & CA. T.V. EASEMENT



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.

*Samuel A. Dawson*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21<sup>ST</sup> DAY OF DECEMBER  
A.D. 19 97  
*Richard Olivarez*  
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.

DANCO EQUIPMENT CORPORATION  
OWNER LOT 1  
*Daniilo A. Dominguez*  
DANILO A. DOMINGUEZ  
PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Daniilo A. Dominguez*, 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 3 DAY OF January  
A.D. 19 97  
*Samuel Cooper*  
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.

HARVARD INVESTMENTS, INC  
A NEVADA CORPORATION  
OWNER: FISCHER RD ROW & ESMTS  
*Craig A. Krumwiede*  
CRAIG A. KRUMWIEDE VICE PRESIDENT

THE STATE OF ARIZONA  
COUNTY OF MARICOPA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Craig A. Krumwiede*, 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 22 DAY OF December  
A.D. 19 97  
*Richard Olivarez*  
NOTARY PUBLIC IN AND FOR  
MARICOPA COUNTY, ARIZONA

SCALE: 1" = 200'

CERTIFICATE OF APPROVAL  
The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the 25<sup>th</sup> day of February, 19 97.  
ATTEST  
*Henry Rickhoff*  
County Clerk, Bexar County, Texas  
*C. Krien*  
County Judge, Bexar County, Texas

SUBDIVISION PLAT ESTABLISHING  
FREEPORT BUSINESS CENTRE UNIT-1

BEING 26.00 ACRES OF LAND OUT OF A 296.867 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5680, PAGES 201 THROUGH 207 AND A 114.16 ACRE TRACT OF LAND AS RECORDED IN VOLUME 3607, PAGE 308 AND A 105.07 ACRE TRACT OF LAND AS RECORDED IN VOLUME 2441, PAGES 209 AND 210 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE F.R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301 BEXAR COUNTY, TEXAS.

THIS PLAT OF FREEPORT BUSINESS CENTRE UNIT-1 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 26 DAY OF January, A.D. 19 94

BY: *Richard Olivarez*  
CITY CLERK  
BY: *D. Paul*  
SECRETARY

- NOTES:  
1. BEARING SYSTEM IS BASED ON THE STATE HIGHWAY BEARING SYSTEM.  
2. ALL 1/2" IRON RODS SET WITH YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.  
3. MONUMENTATION IS BASED ON MONUMENTATION FOUND ON S.W. LOOP 410  
4. COORDINATES SUPPLIED BY CENTRAL RECORDS 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 MADE UNDER MY SUPERVISION ON THE GROUND.

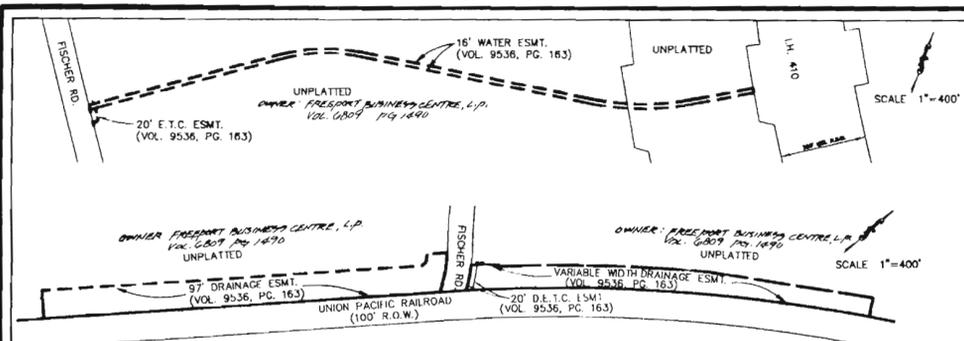
*Steph A. Wagner*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21<sup>ST</sup> DAY OF DECEMBER  
A.D. 19 97  
*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
*Garry Rickhoff* COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 19<sup>TH</sup> DAY OF March, 1997 AT 12:10 P.M. AND DULY RECORDED THE 19<sup>TH</sup> DAY OF March, 1997 AT 8:30 P.M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9376 ON PAGE 163  
IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF March 1997 A.D. 1997



COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Richard Olivarez* DEPUTY

98-0148867  
BOOK 09541  
PAGE 00847



The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and meeting 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.

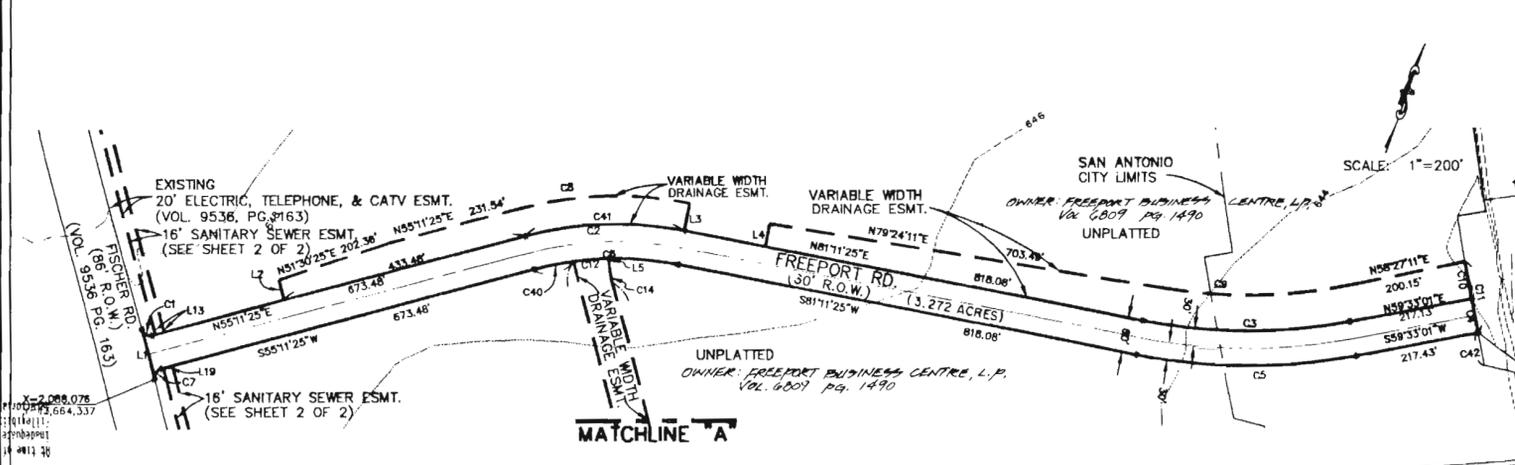
Any GPS monetary loss resulting from modifications required of GPS equipment, located within easement changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 PLANNING DEPARTMENT.

NOTE: SOURCE OF BEARINGS ARE REFERENCED FROM PLAT OF FREEPORT BUSINESS CENTRE UNIT 1 AS RECORDED IN VOLUME 9536, PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

**AREA BEING REPLATTED**  
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLAT KNOWN AS FREEPORT BUSINESS CENTRE UNIT-1 WHICH IS RECORDED IN VOLUME 9536, PAGE 163 BEXAR COUNTY DEED AND PLAT RECORDS.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00	23.56	15.00	27.21	S79°48'35"E	90°00'00"
C2	630.00	285.88	145.45	283.42	N68°11'25"E	26°00'00"
C3	970.00	366.38	185.39	364.18	N70°22'13"E	21°38'24"
C4	5429.58	60.02	30.00	60.00	S30°44'03"E	00°34'48"
C5	1030.00	389.07	196.86	386.71	S70°22'13"W	21°38'24"
C6	570.00	256.66	131.59	256.44	S68°11'25"W	26°00'00"
C7	15.00	23.56	15.00	27.21	S10°11'25"W	90°00'00"
C8	679.00	305.88	155.58	303.30	N68°05'44"E	25°48'38"
C9	908.00	332.00	167.88	330.16	N68°55'41"E	20°57'00"
C10	5829.58	66.00	33.00	66.00	S00°7'59"E	00°38'18"
C11	5929.58	726.00	63.00	126.00	S00°7'59"E	01°13'03"
C12	570.00	62.85	31.46	62.82	S65°33'26"W	06°19'04"
C13	5858.58	68.26	34.13	68.26	N44°11'06"E	00°40'03"
C14	178.00	32.15	17.63	35.09	N29°09'10"W	11°18'51"
C15	657.00	124.68	62.53	124.49	S40°12'54"E	10°52'22"
C16	210.50	55.11	27.21	54.95	N28°41'57"E	15°00'00"
C17	210.50	65.14	32.83	64.88	N45°03'52"E	17°43'49"
C18	189.50	58.64	29.56	58.41	N45°03'52"E	17°43'49"
C19	743.00	91.07	45.59	91.02	N39°29'31"W	07°01'23"
C20	297.00	66.94	33.61	66.80	N42°39'26"E	12°54'49"
C21	203.00	38.71	19.42	38.66	N43°39'02"E	10°55'37"
C22	5858.58	579.17	289.87	578.93	N41°01'09"E	05°39'51"
C23	5858.58	692.96	346.88	692.56	N41°34'33"E	06°46'37"
C24	5858.58	45.54	22.77	45.54	N44°44'29"E	00°26'43"
C25	5843.08	139.01	69.50	138.99	N51°28'04"E	01°21'47"
C26	5827.08	138.55	69.28	138.55	S51°28'06"W	01°21'44"
C27	5779.58	1423.83	715.54	1420.23	S43°43'52"W	14°06'54"
C28	763.00	91.14	45.62	91.08	S39°52'04"E	06°50'37"
C29	5779.58	20.91	10.46	20.91	S36°46'38"W	00°12'26"
C30	763.00	69.22	34.63	69.19	N45°53'18"W	05°11'52"
C31	1937.00	462.41	232.31	461.32	N41°38'54"W	13°40'41"
C32	957.00	58.83	29.42	58.82	N53°19'13"W	03°31'20"
C33	657.00	13.08	6.54	13.08	N18°43'15"W	01°08'27"
C34	1921.12	458.60	230.39	457.51	S41°38'54"E	13°40'38"
C35	779.00	67.83	33.93	67.81	S72°18'18"E	04°59'19"
C36	317.00	8.44	4.22	8.44	S18°04'27"W	01°31'35"
C37	27.00	9.58	4.84	9.53	N49°23'41"E	20°19'20"
C38	1060.00	174.72	405.58	757.60	S13°52'25"E	41°52'20"
C39	1010.00	836.64	444.00	812.93	N11°04'52"W	47°27'25"
C40	570.00	71.71	35.90	71.66	N10°03'07"W	07°12'29"
C41	630.00	283.95	144.43	281.55	N68°06'08"W	25°49'25"
C42	5929.58	57.02	28.51	57.02	N05°59'E	00°13'04"
C43	957.00	3.15	1.57	3.15	N59°13"E	00°11'19"

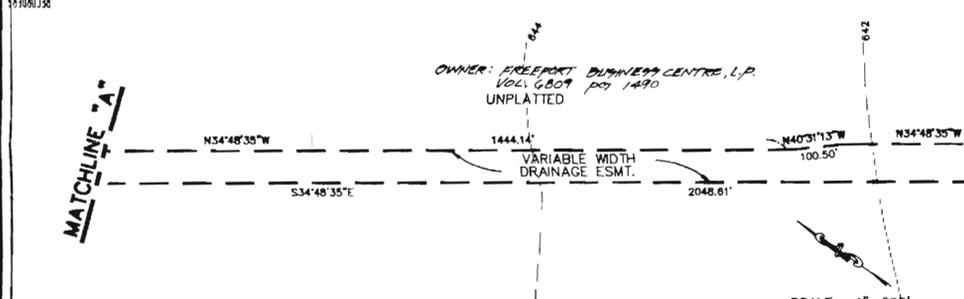


**LEGEND**

- 1/2" IRON PIN WITH VICKREY & ASSOCIATES PROPERTY CORNER CAP SET
- IRON PIN FOUND
- EXISTING CONTOURS
- GAS, ELECT. TELE & C.A.T.V. ESMT
- GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
- EX. EXISTING
- ESMT. EASEMENT
- ROW. RIGHT-OF-WAY
- E.T.C. ELECTRIC, TELEPHONE, CABLE
- D.E.T.C. DRAINAGE, ELECTRIC, TELEPHONE, CABLE

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N34°48'35"W	90.00'
L2	N34°48'35"W	36.00'
L3	S09°10'05"E	49.00'
L4	N08°48'35"W	40.5'
L5	N23°29'44"W	6.81'
L6	S34°48'35"E	42.00'
L8	S34°51'43"E	14.25'
L9	N68°48'03"W	34.00'
L10	N36°11'57"E	51.41'
L11	N39°03'42"E	40.05'
L12	N36°11'57"E	28.15'
L13	N35°51'56"W	65.18'
L13	S65°11'25"W	16.60'
L14	N35°51'56"W	47.50'
L15	S52°08'57"W	102.63'
L16	S39°26'21"E	47.50'
L17	S70°38'07"W	10.00'
L18	S19°46'22"E	8.45'
L19	N52°11'22"E	16.00'



**NOTES:**  
(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) 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.

(4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT OF WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT OF WAY LINE.

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FREEPORT BUSINESS CENTRE, LIMITED PARTNERSHIP

Richard J. Kerr  
Richard L. Kerr - DULY AUTHORIZED AGENT

Richard L. Kerr  
Richard L. Kerr

MELANIE L. KENWORTHY  
Notary Public  
State of Texas  
My Commission Expires  
February 13, 2001

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.

VICKREY & ASSOCIATES INC.  
BY: ROBERT H. LININGER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF March, A.D. 1998

LETA LAVERNE RODRIGUEZ  
Notary Public  
State of Texas  
Comm. exp. 02-25-2001

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7334 Blanco Road Suite 109 San Antonio, Texas 78216 (210)349-3271

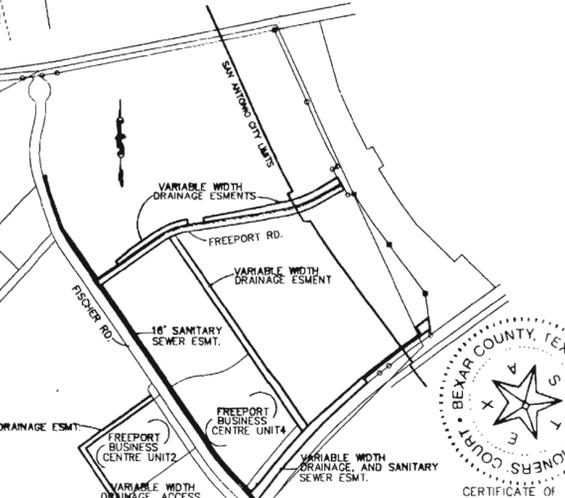
**FREEPORT BUSINESS CENTRE UNIT-2**  
21.795 ACRES OF LAND OUT OF THE FRANCISCO R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. COUNTY BLOCK 4301, AND ALSO BEING OUT OF A 482.993 ACRE TRACT DESCRIBED BY DEED VOLUME 6809, PAGE 1490 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF FREEPORT BUSINESS CENTRE UNIT 2 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 13th DAY OF May, A.D. 1998

BY: *Mona V. Gilem*  
COMMISSIONER

BY: *Silvia...*  
SECRETARY



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS 13th DAY OF June 1998.

ATTESTED: *Ch. Krien*  
COUNTY JUDGE, BEXAR COUNTY, 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 THAT 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.

VICKREY & ASSOCIATES INC.  
BY: JOHN FLORIANI, P.E.  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF March, A.D. 1998

*Leta Laverne Rodriguez*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

**GERRY RICKHOFF** COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF Aug. A.D. 1998, AT 1:39 P.M. AND DULY RECORDED THE 21st DAY OF Aug. A.D. 1998, AT 9:00 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9541, ON PAGE 47.

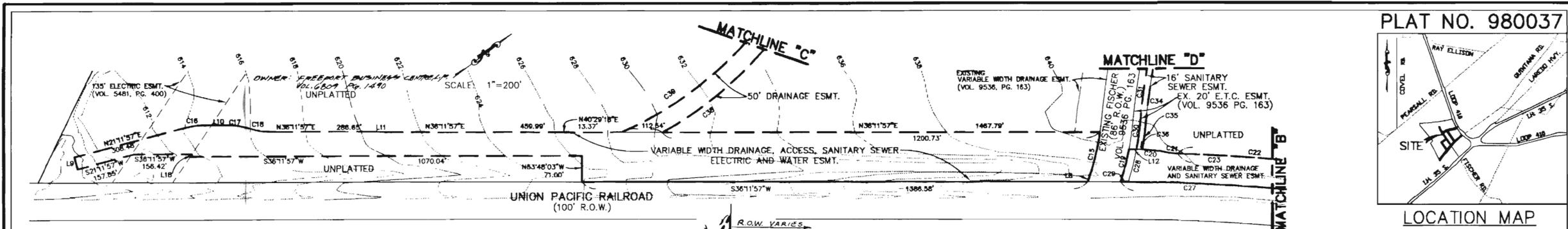
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF Aug. A.D. 1998

BY: *Elnor R. Lynd*  
DEPUTY

STATE OF TEXAS  
COUNTY OF BEXAR

LETA LAVERNE RODRIGUEZ  
Notary Public  
State of Texas  
Comm. exp. 02-25-2001

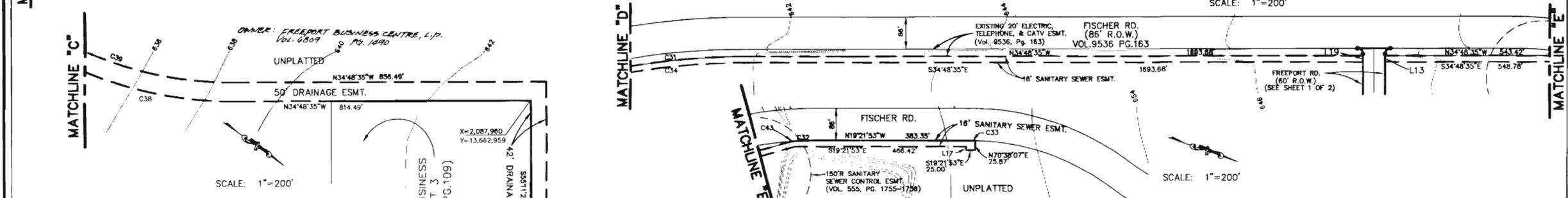
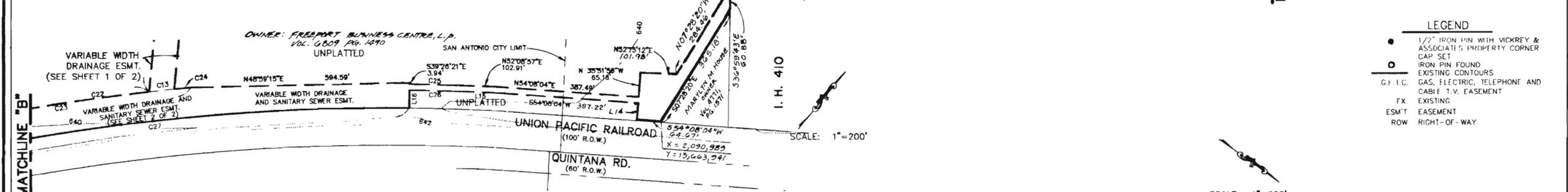
98-0148867  
BOOK 09541  
PAGE 00848



PLAT NO. 980037



LOCATION MAP



RECORDERS REMARKS:  
 At time of recording this instrument was found to be a duplicate of a previously recorded instrument and was not recorded.  
 155229  
 Recording: 25.00  
 Doc/Map: 5.00  
 Doc/Num: 98-0148867  
 Deputy-Deborah Greiner  
 On Aug 20 1998  
 Filed for Record in  
 BEAR COUNTY, COUNTY CLERK

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and Right-of-Way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement", "Gas Easement", "Anchor 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 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 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 PLANNING DEPARTMENT.

STATE OF TEXAS  
 COUNTY OF BEAR

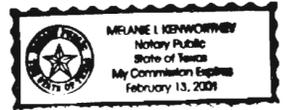
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC TO OVERSEE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
 FREEPORT BUSINESS CENTRE LIMITED PARTNERSHIP  
 OWNER  
 Richard J. Kern  
 RICHARD J. KERN, DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Richard L. Moore**, KNOWN TO ME TO BE THE PERSON WHOSE NAME APPEARS IN 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 19th DAY OF MARCH, A.D. 1998

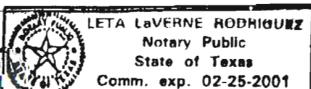


STATE OF TEXAS  
 COUNTY OF BEAR

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.

VICKREY & ASSOCIATES, INC.  
 BY: ROBERT H. LEININGER, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF March, A.D. 1998



**VICKREY & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 7334 Blanco Road Suite 109 San Antonio, Texas 78216 (210)349-3271

**FREEPORT BUSINESS CENTRE UNIT-2**

21.785 ACRES OF LAND OUT OF THE FRANCISCO R. HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 8, COUNTY BLOCK 4301, AND ALSO BEING OUT OF A 482.983 ACRE TRACT DESCRIBED BY DEED IN VOLUME 6809, PAGE 1490 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF FREEPORT BUSINESS CENTRE UNIT 2 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 13 DAY OF May, A.D. 1998

BY: Steven K. Gudman (Notary Public)  
 BY: Gill Roland (Secretary)



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 19th DAY OF March, 1998

ATTESTED  
 COUNTY JUDGE, BEAR COUNTY, TEXAS  
 COUNTY CLERK, BEAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THAT 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.

VICKREY & ASSOCIATES, INC.  
 BY: JOHN ELORRAGA, P.E.  
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF March, A.D. 1998

STATE OF TEXAS  
 COUNTY OF BEAR

**GERY RACKHOFF**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF Aug, A.D. 1998 AT 1:29 P.M. AND DULY RECORDED THE 21st DAY OF Aug, A.D. 1998 AT 9:01 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9541 ON PAGE 48

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 19th DAY OF Aug, A.D. 1998

COUNTY CLERK, BEAR COUNTY, TEXAS  
 DEPUTY