

07/08/85

170399

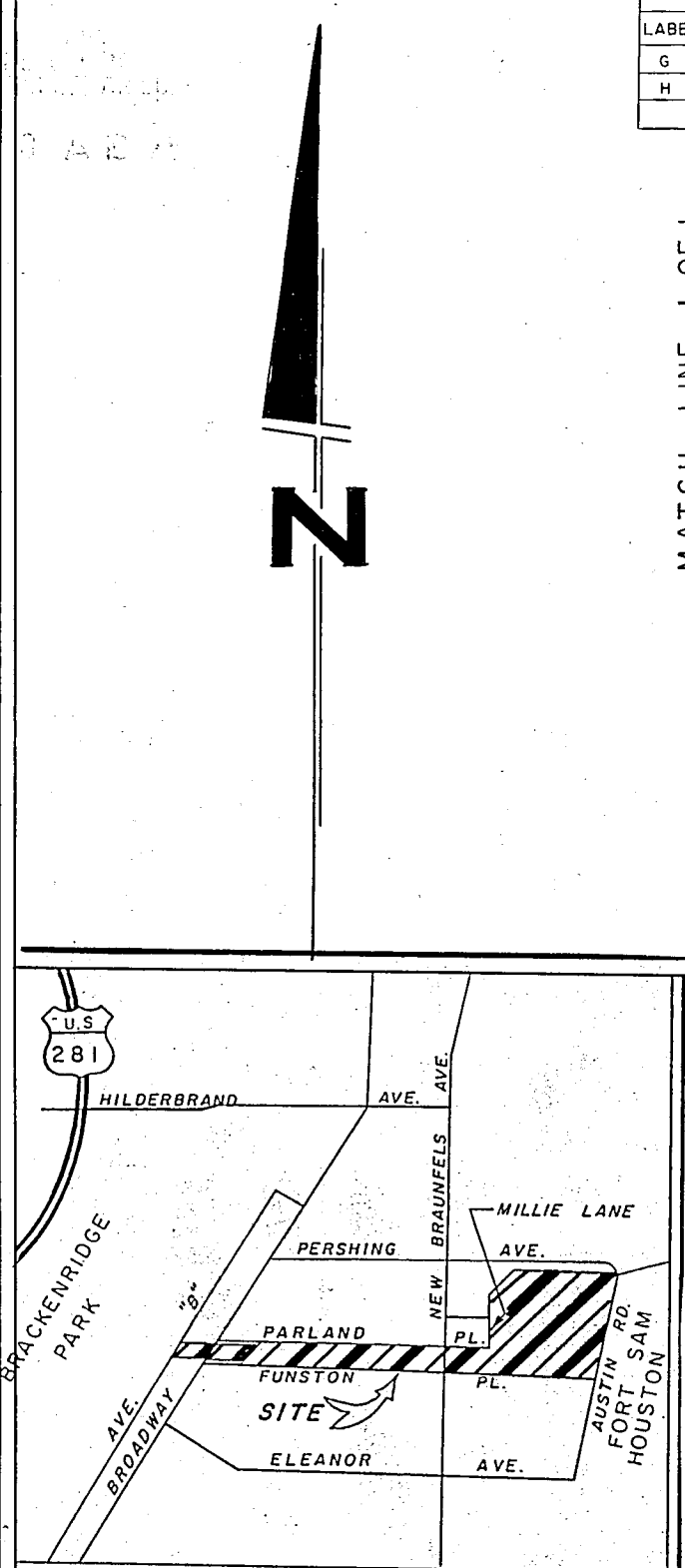
\$25.00 Y 1

150

| CURVE DATA | | | | |
|------------|-------------|--------|---------|--------|
| LABEL | DELTA | RADIUS | TANGENT | LENGTH |
| G | 89° 58' 44" | 20.00' | 19.99' | 31.41' |
| H | 90° 04' 10" | 20.00' | 20.02' | 31.44' |

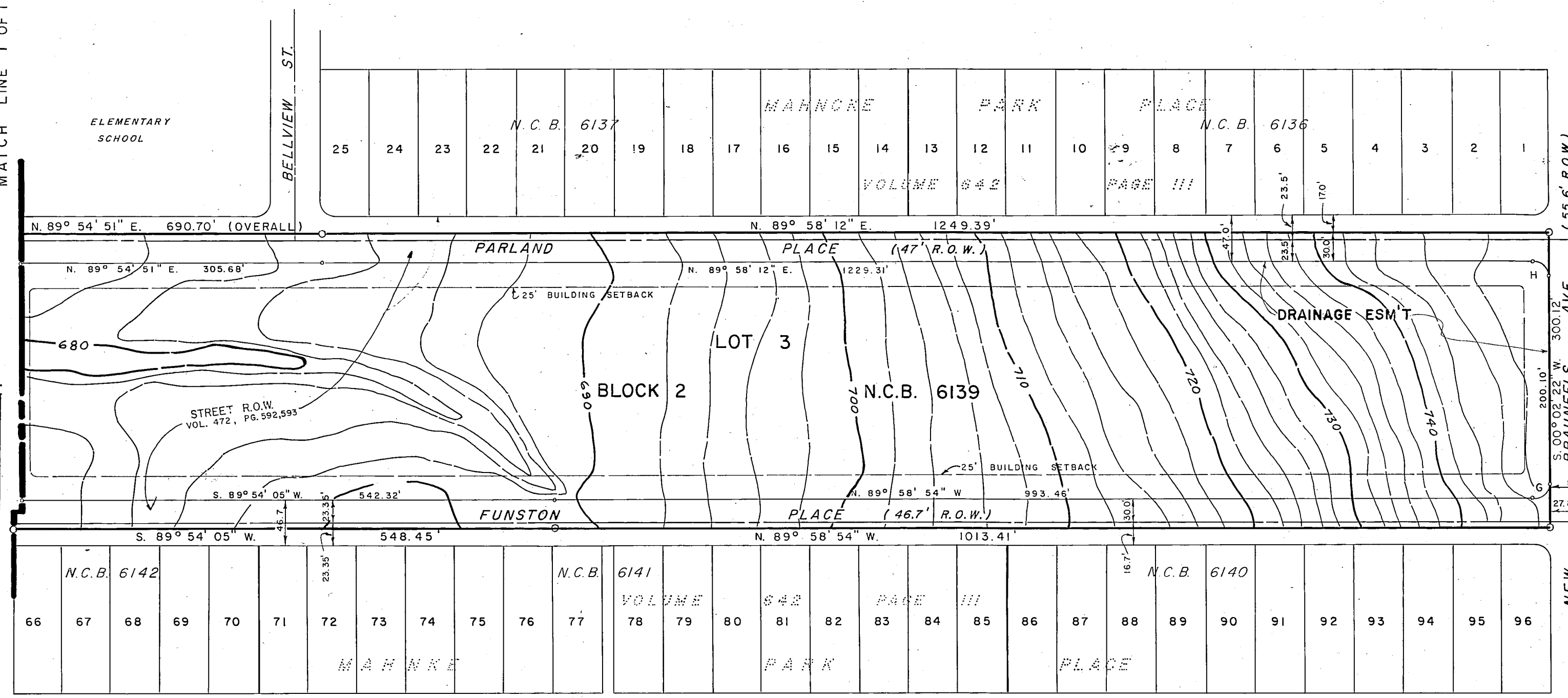
NOTE: LOT 2 AND LOT 3, BLOCK 2, N.C.B. 6139
ARE DRAINAGE EASEMENTS.

MATCH LINE 3 OF 3



LOCATION MAP
NOT TO SCALE

MATCH LINE 1 OF 1



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

[Signature]
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D., 19 _____

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, EXCEPT THAT ALL ROADWAYS NOT PREVIOUSLY AUTHORIZED WITHIN THE PARK BOUNDARY, WHICH WAS ESTABLISHED BY DEED OF GIFT TO THE CITY OF SAN ANTONIO AS RECORDED IN VOL. 238, PG. 191 OF BEXAR COUNTY DEED RECORDS, ARE CONSIDERED AS PARK ROADS FOR ACCESS TO THE PARK AND MAINTENANCE OF THE PARK AREA AND ARE NOT DEDICATED FOREVER FOR PUBLIC USE AND MAY BE ABANDONED OR RE-ROUTED FOR FUTURE PARK DEVELOPMENT.

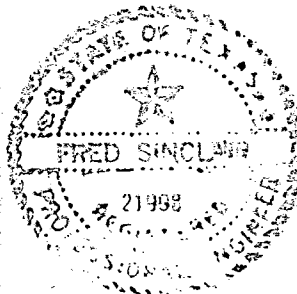
[Signature]
CITY MANAGER (ASSISTANT)
(CITY OF SAN ANTONIO)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____
A. D. 19 _____

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT OF
MAHNCKE PARK SUBDIVISION

BEING LOT 5, BLOCK 1, N.C.B. A-4, LOTS 2 AND 3, BLOCK 2, N.C.B. 6139, AND LOT 1, BLOCK 3, N.C.B. A-50 CONSISTING OF 51.288 ACRES OF LAND OUT OF LABOR DE ALAMO AND OUT OF THE ORIGINAL SAN ANTONIO TOWN TRACT, ABSTRACT 20.

SAN ANTONIO, BEXAR COUNTY, TEXAS

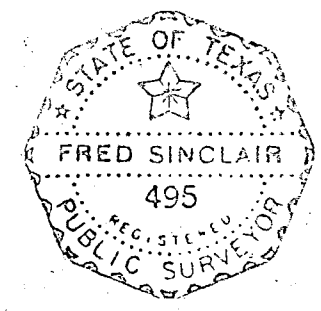
The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service 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 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 OF MAHNCKE PARK 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 _____ DAY OF _____ A. D., 19 _____

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF November
A. D. 1984

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

S
SINCLAIR
ENGINEERING
COMPANY
SAN ANTONIO, TEXAS
8000 VANTAGE
SUITE - A
341-0486

STATE OF TEXAS
COUNTY OF BEXAR

ROBERT D. GREEN, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A. D. 1985 AT 10:24 P.M. AND DULY RECORDED THE 9th DAY OF July A. D. 1985 AT 3:29 P.M. IN THE RECORDS OF Deeds & Records OF SAID COUNTY, IN BOOK VOLUME 9510 ON PAGE 47

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF July A. D. 1985

VOL 9510
S-2748

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]* DEPUTY CLERK