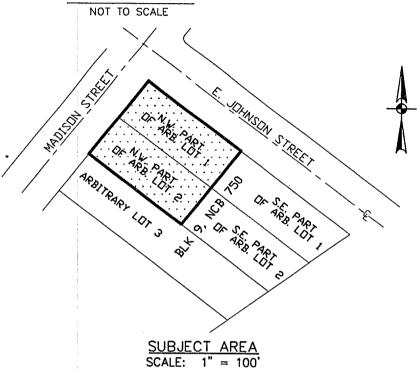


LOCATION MAP



THE NORTHWEST PART OF ARBITRARY LOTS 1 AND 2. BLOCK 9, NEW CITY BLOCK 750, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS.

LEGEND

--- 637 --- EXISTING CONTOURS

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS
- SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES. 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
- 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTHWEST PROPERTY LINE BEING N38°04'19"E.
- 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
- 6.) F.I.R.= FOUND 1/2" IRON ROD S.I.R.= SET 1/2" IRON ROD
 - ESM'T = EASEMENT
 - ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - CATV = CABLE TELEVISION
 - BSL = BUILDING SETBACK LINE D.&P. = DEED AND PLAT RECORDS
 - N.T.S. = NOT TO SCALE
 - ARB. = ARBITRARY
- 7.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5). 8.) OWNER SHALL PROVIDE SHARED CROSS ACCESS IN
- ACCORDANCE WITH UDC 35-506 (r) (3).

STATE OF TEXAS

COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Cett V. P III 08/09/12 ANTHONY T. RECINE III LICENSED PROFESSIONAL ENGINEER No. 94575

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMAN STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: <u>GAYLORD E. REAVES</u>

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 RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OF THE PROPERTY OF THE PROPERTY "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASMENT" 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.

2. 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. 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

4. CONCRETE DRIVEWAY APPROACHED ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS

EASMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. CURVE TABLE

CURVE RADIUS DELTA LENGTH CH. BEARING CH. LENGTH

C1 5.00' 89°42'46" 7.83' N82°55'42"E 7.05'

DRAINAGE NOTE:
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 EASEMENTS, 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

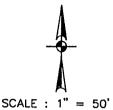
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

PLAT NUMBER 120169

SUBDIVISION PLAT OF MADISON HISTORIC **PROPERTIES**

ESTABLISHING LOTS 9-11, BLOCK 9, N.C.B. 750, 0.280 ACRES, BEING THE NORTHWEST IRREGULAR PART OF ARBITRARY LOTS 1 & 2. DESCRIBED AS ARB. A AND ARB. B, IN BLOCK 9, NEW CITY BLOCK 750 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. AND BEING THE SAME PROPERTY CONVEYED TO LULA GRIESENBECK BY DEED DATED MARCH 2, 1918, RECORDED IN VOLUME 534, PAGE 303, DEED RECORDS OF BEXAR COUNTY, TEXAS.



P.O. Box 791793 San Antonio, TX 78279-1793 (210) 490-4506 Fax 490-4812 Texas Registration F-1808

DATE: 06/15/12

GRE JOB NO.: 12-0380

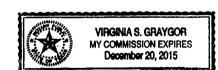
STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

> Jue: He OWNER/DEVELOPER: PORTICO RESIDENTIAL, LLC C/O ROY R. PACHECANO, PRES. P.O. BOX 830942 SAN ANTONIO, TX 78283 (210) 222-2268

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS' DAY PERSONALLY
APPEARED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THE FOREGOING THE PURPOSE AND CONSIDERATIONS
THE FORE THE CAPACITY THEREIN STATED ONE AND LINESE AND THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF THE CAPACITY THEREIN STATED. GIVEN UNDER MY



Themas. BRayer NOTARY EUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF MADISON HISTORIC PROPERTIES HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

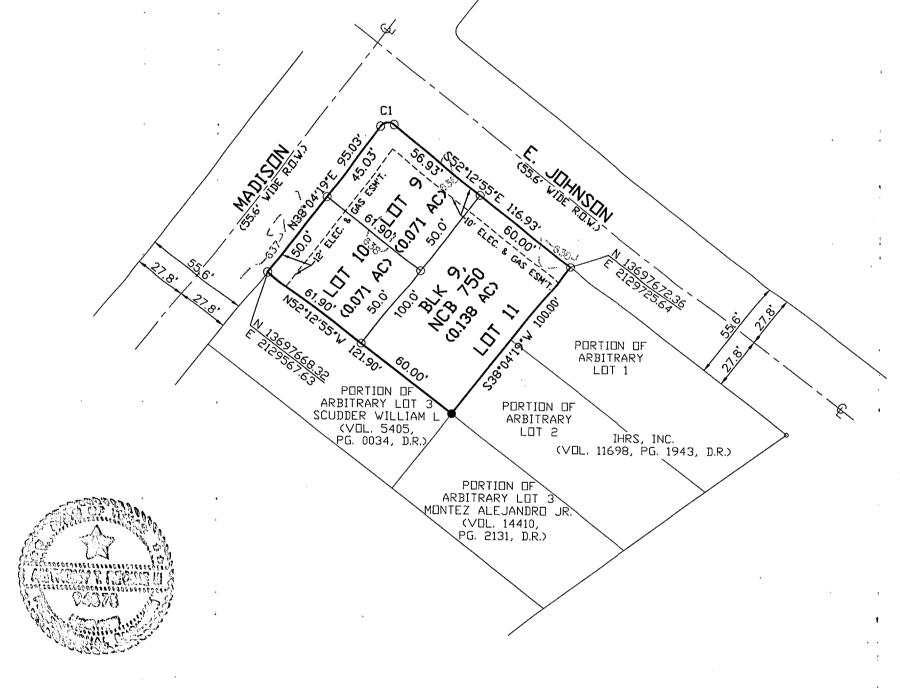
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF BEXAR

Grad Ridef county clerk of said county do HEREBY TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF 31 Am A.D. 2013



COUNTY CLERK, BEXAR COUNTY, TEXAS BY: Color County, DEPUTY





SYLVIA S. ROMO, CPA, RTA, CTA BEXAR COUNTY TA

SAN ANTONIO, TX 78283-3950

Issued To:

GE REAVES ENGINEERING INC. 12508 JONES MALTSBERGER #100 SAN ANTONIO, TX 78247-0000

Legal Description:

NCB 750 BLK 9 LOT NW 121 FT OF 1 & 2

Fiduciary Number:

543740

Parcel Address: 502 MADISON

Legal Acres:

.2801

Account Number:

00750-009-0010

7316782

Certificate No: Certificate Fee:

\$10.00

Print Date:

07/11/2012

Paid Date:

Issue Date:

07/11/2012

Operator ID:

LHER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

PORTICO RESIDENTIAL LLC PO BOX 830942 SAN ANTONIO , TX 78283-0942

2011 Value:

291,250

2011 Levy:

\$7,685.55

2011 Levy Balance:

Prior Year Levy Balance:

\$0.00

Total Levy Due:

\$0.00 \$0.00

P&I + Attorney Fee:

\$0.00

Total Amount Due:

\$0.00

Certified Tax Unit(s):

8 FLOOD FUND

9 ALAMO COMM COLLEGE

10 HOSPITAL DISTRICT

11 BEXAR COUNTY

19 S A RIVER AUTHORITY

21 CITY / SAN ANTONIO

57 SAN ANTONIO ISD

SYLVIA S. ROMO, CPA, RTA, CTA

BEXAR COUNTY TAX ASSESSOR-COLLECTOR

Reference (GF) No: N/A

20120169160 3₅₅₅



Doc# 20120169160 Fees: \$72.00 08/31/2012 9:50AM # Pages 3 08/31/2012 9:50AM # Pages 3 Filed & Recorded in BEXAR COUNTY Filed & Records of BEXAR COUNTY Public Records of COUNTY CLERK GERARD C. RICKHOFF COUNTY

Any provision herein which restricts the sale, rental or, use of the described REAL PROPERTY because of Color or Race is invalid and unenforceable under FEDERAL LAW STATE OF TEXAS COUNTY OF BEXAR
I hereby Certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Yolume and Page of the RECORDS of SEXAR COUNTY, TEXAS as stamped hereon by me

COUNTY CLERK
BEXAR COUNTY, TEXAS