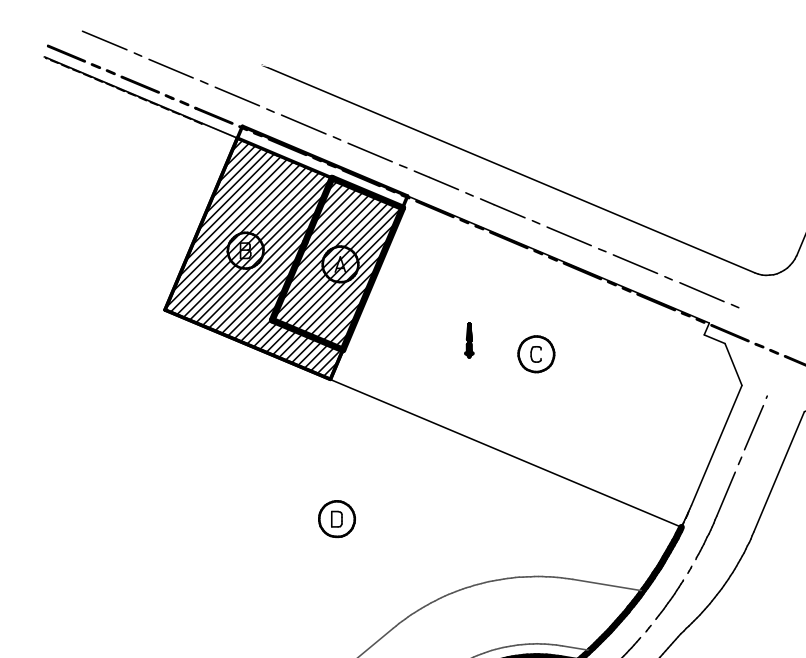


MAPSCO MAP GRID 578, A2 N.T.S.

LEGEND

| | |
|--|--|
| Ac. = ACRES | R.O.W. = RIGHT-OF-WAY |
| B.S.L. = BUILDING SETBACK LINE | R.P.R. = REAL PROPERTY RECORDS |
| CI = CURVE NUMBER | SAN. SEW. = SANITARY SEWER |
| C.B. = COUNTY BLOCK | VAR. = VARIABLE |
| CPS = CITY PUBLIC SERVICE | V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT |
| BLDG. = BUILDING | |
| DRN. = DRAINAGE | VOL. = VOLUME |
| EDU. = EQUIVALENT DWELLING UNIT | WAT. = WATER |
| E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION | WD. = WIDTH |
| ESM'T = EASEMENT | PROPOSED CONTOUR |
| EX. = EXISTING | STREET CENTERLINE |
| F.I.P. = FOUND IRON PIN | EXISTING GROUND MAJOR CONTOUR |
| L1 = LINE NUMBER | EXISTING GROUND MINOR CONTOUR |
| N.A.D. = NORTH AMERICA DATUM | EXISTING PROPERTY LINE |
| NGS = NATIONAL GEODETIC SURVEY | |
| N.T.S. = NOT TO SCALE | |
| O.P.R. = OFFICIAL PUBLIC RECORDS | |
| O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | |
| D.P.R. = DEED AND PLAT RECORD | |
| O.C.L. = OUTSIDE CITY LIMITS | |
| SAN. SWR. = SANITARY SEWER | |



SUBJECT AREA
 CONSISTING OF 0.370 ACRES OUT OF ARBITRARY LOT 10, BLOCK 19, N.C.B. 546 AND ARBITRARY LOT 16, BLOCK 19, N.C.B. 546, AS RECORDED IN VOLUME 15361, PAGE 2165, REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
 SIGHTLINE SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
 SIGHTLINE SURVEYING
 R. P. SHELLEY, R.P.L.S. NO. 4540

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 GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 103779
 TOMSU STOKINGER ENGINEERING, LLC
 STEPHEN ANDREW STOKINGER, P.E.

THE NUMBER OF 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.

IMPACT FEE NOTE: WATER AND/OR 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 SEWER SERVICE CONNECTION.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

1/2" IRON PINS WITH RED CAP STAMPED "RPLS 4540" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

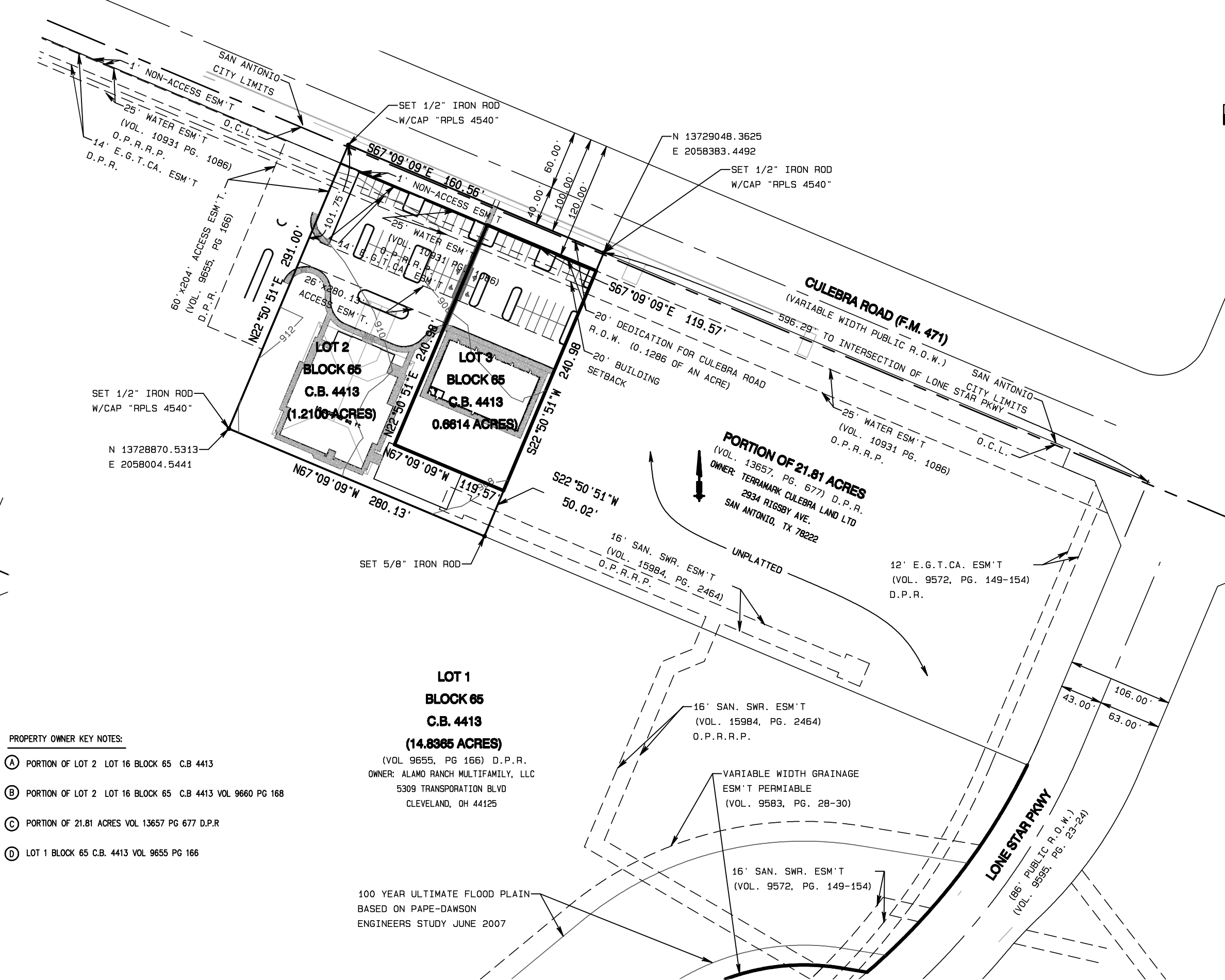
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 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.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



- PROPERTY OWNER KEY NOTES:**
- (A) PORTION OF LOT 2 LOT 16 BLOCK 65 C.B. 4413
 - (B) PORTION OF LOT 2 LOT 16 BLOCK 65 C.B. 4413 VOL. 9660 PG. 168
 - (C) PORTION OF 21.81 ACRES VOL. 13657 PG. 677 D.P.R.
 - (D) LOT 1 BLOCK 65 C.B. 4413 VOL. 9655 PG. 166

**LOT 1
 BLOCK 65
 C.B. 4413
 (14.8365 ACRES)**
 (VOL. 9655, PG. 166) D.P.R.
 OWNER: ALAMO RANCH MULTIFAMILY, LLC
 5309 TRANSPORTATION BLVD
 CLEVELAND, OH 44125

PORTION OF 21.81 ACRES
 (VOL. 13657, PG. 677) D.P.R.
 OWNER: TERRAMARK CULEBRA LAND LTD
 2934 RIEGSEY AVE.
 SAN ANTONIO, TX 78222

100 YEAR ULTIMATE FLOOD PLAIN
 BASED ON PAPE-DAWSON
 ENGINEERS STUDY JUNE 2007

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF _____ 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. DATED THIS _____ DAY OF _____ A.D., 2013.

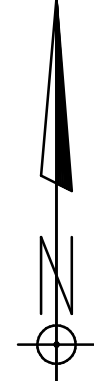
BY: _____
 DIRECTOR OF DEVELOPMENT SERVICES

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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2013.

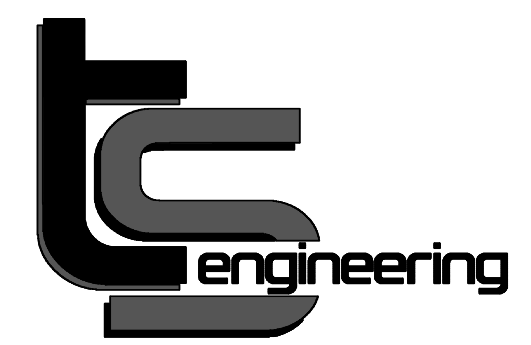
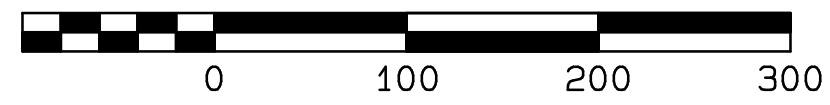
BY: _____ DEPUTY

PLAT NO. 160367
 SUBDIVISION RE-PLAT
 ESTABLISHING
**PINNACLE MONTESSORI
 SCHOOL CULEBRA**

ESTABLISHING LOT 3, BLOCK 65, COUNTY BLOCK 4413 (0.6614 ACRES)
 TRACT OUT OF LOT 2, BLOCK 65, COUNTY BLOCK 4413, PINNACLE MONTESSORI SCHOOL CULEBRA, A SUBDIVISION OF RECORD IN VOLUME 9660, PAGE 168, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE 1"=100'



TOMSU STOKINGER ENGINEERING, LLC ENGINEERS/PLANNERS TBPE FIRM #15914
 www.ts-eng.com 2007 Shoreham San Antonio, TX 78260 210-693-0695

SIGHTLINE SURVEYING
 5702 SOUTHERN OAKS, SAN ANTONIO, TEXAS 78261
 OFFICE (254) 675-2285 FAX (210) 568-4382 CELL (210) 286-9077
 EMAIL: "RICKSHELLEY@GMAIL.COM" TBPLS FIRM #10130900

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.

OWNER / DEVELOPER

SYCAMORE MONTESSORI PARTNERS, LLC
 KAKI REDDY
 18740 WANSBORO LANE
 DALLAS, TEXAS 76258
 PH: (214)479-1440

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., 2013.

NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D., 2013.

BY: _____
 DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER
 BEXAR COUNTY, TEXAS