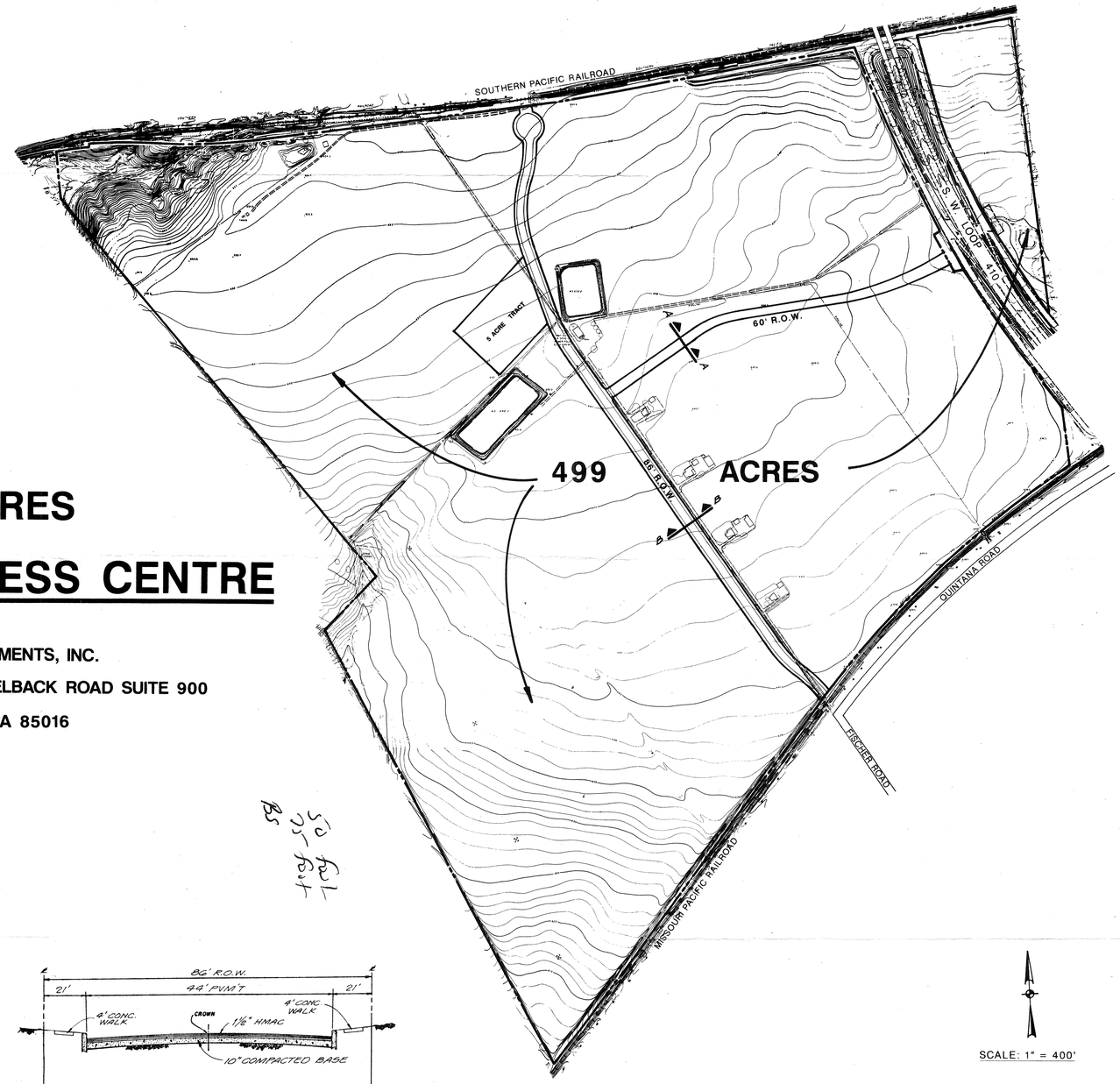
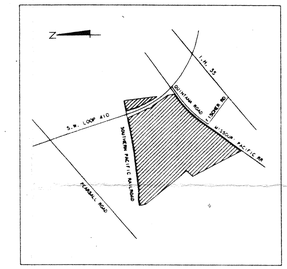




LOCATION MAP

Plat deferred

499 ACRES

FREEPORT BUSINESS CENTRE

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

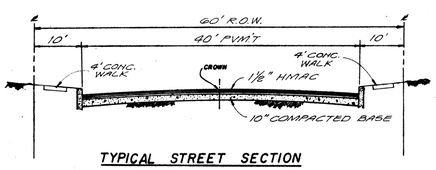
WATER SUPPLY - SAN ANTONIO WATER SYSTEM

SANITARY SEWER - SAN ANTONIO WATER SYSTEM

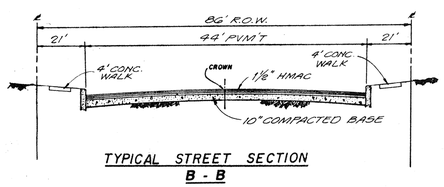
GAS & ELECTRIC - CITY PUBLIC SERVICE

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

50 foot
75 foot
BS



TYPICAL STREET SECTION
A - A



TYPICAL STREET SECTION
B - B

SCALE: 1" = 400'

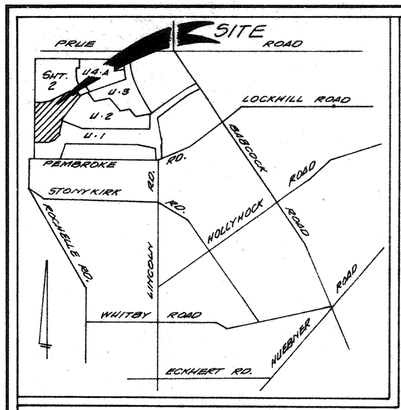
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: October 7, 1992
File # 334
Signed: D. Cash

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY
512-824-9494

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 3134.00
DATE SEPT. 29, 1992
DESIGNER
CHECKED DRAWN RD
SHEET OF



LOCATION MAP

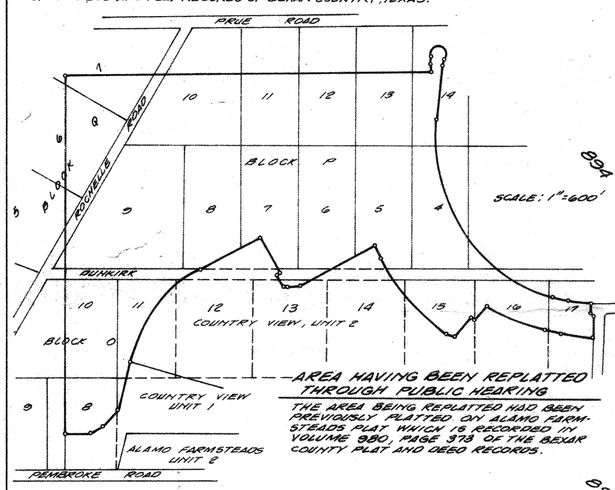
SCALE: 1" = 100'

LEGEND:

INDICATES PROP. CONTOURS — 500

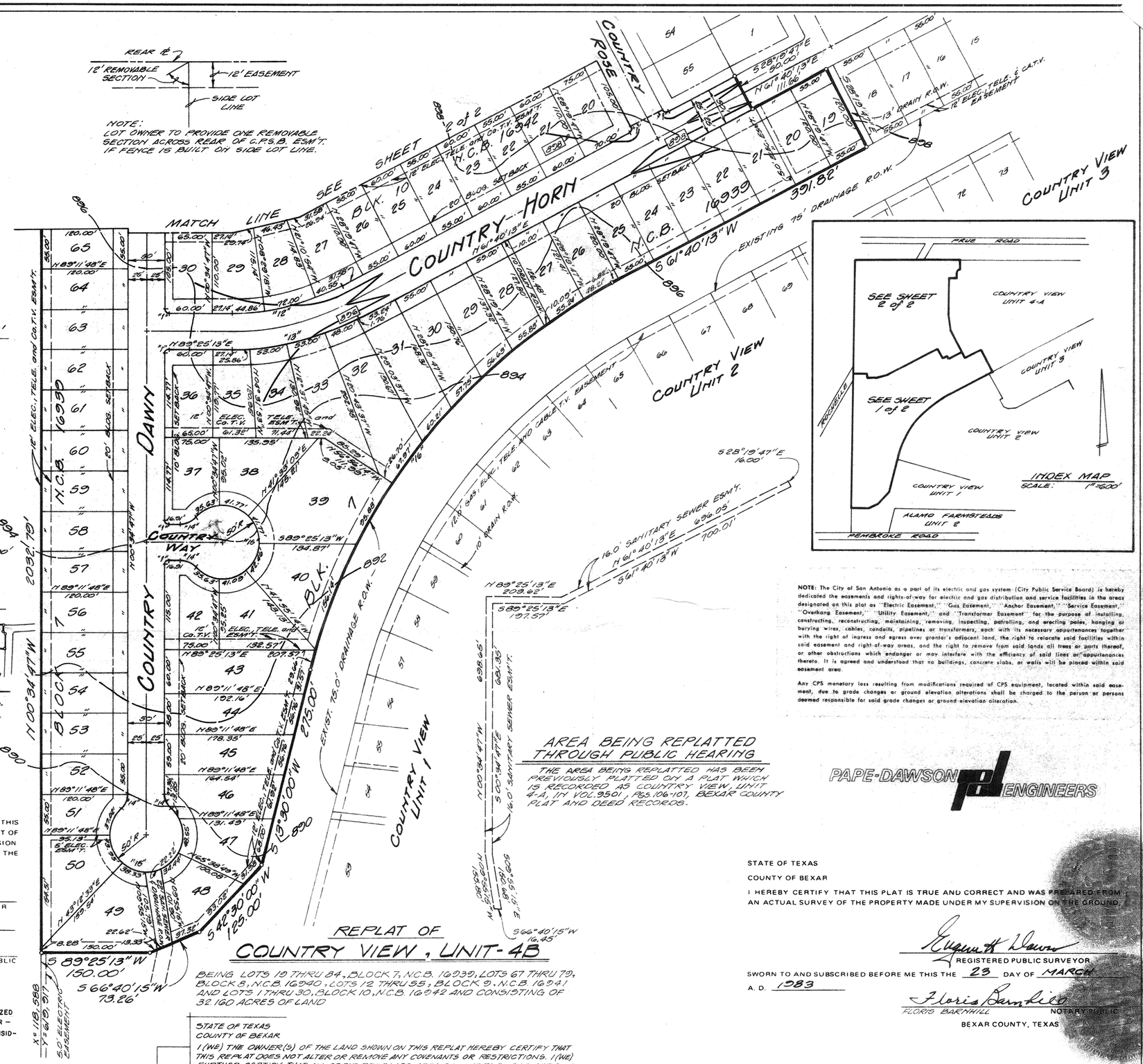
INDICATES EXIST. CONTOURS — 898

NOTE:
THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 7,8,10,11,12,13,14,15,16 AND 17, BLOCK O AND A PORTION OF LOTS 3 THRU 14, BLOCK P AND PORTIONS OF LOTS 5,6 AND 7, BLOCK Q OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTRY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.



NOTE: 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 area.

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.

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED AS COUNTRY VIEW, UNIT 4-A, IN VOL. 9501, PGS. 106-107, BEXAR COUNTY PLAT AND DEED RECORDS.

PAPE-DAWSON ENGINEERS

REPLAT OF COUNTRY VIEW, UNIT-4B

BEING LOTS 19 THRU 84, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55; BLOCK 9, N.C.B. 16941 AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

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

Eugene H. Dawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A.D., 19 83.

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT

STATE TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, 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 23 DAY OF MARCH A.D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Eugene H. Dawson
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A. D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

#2

SHEET 1 of 2

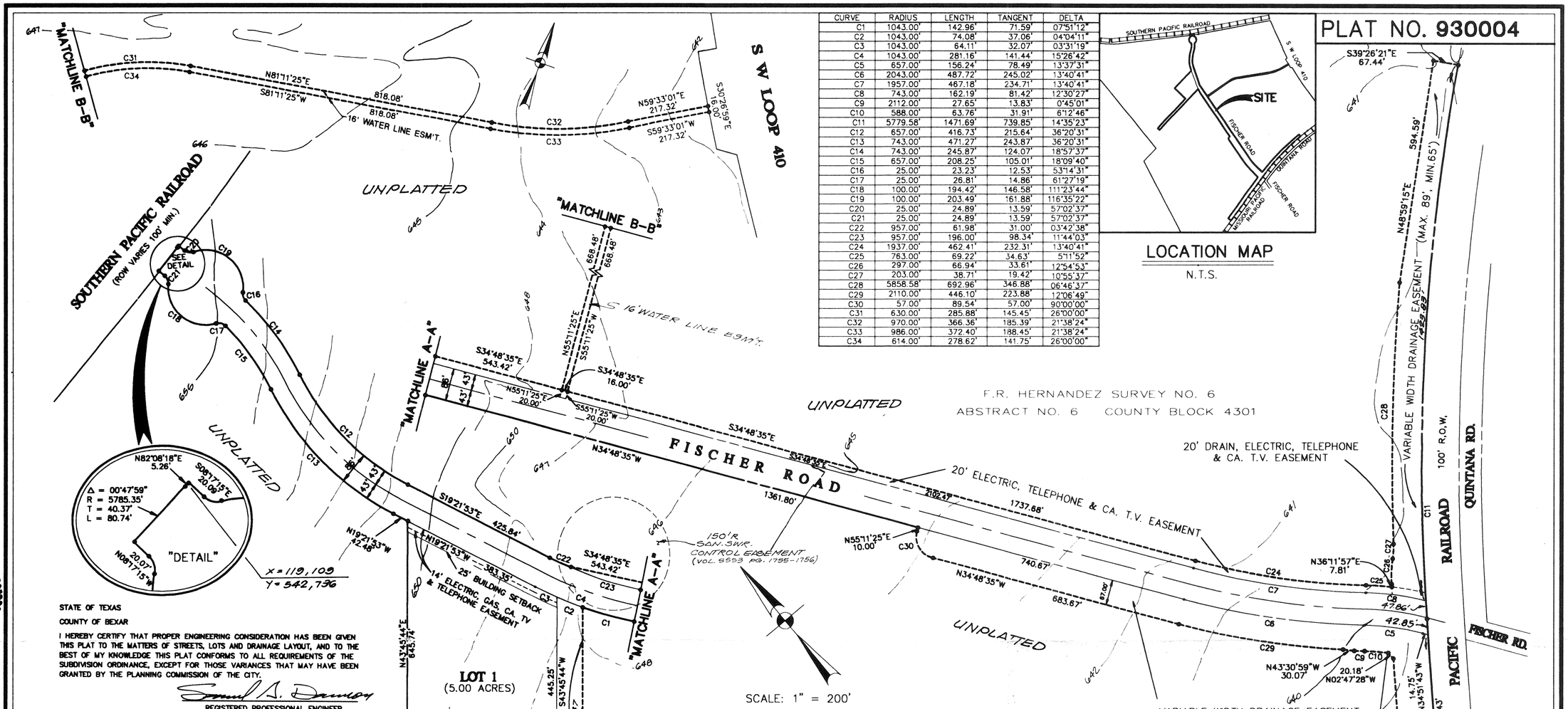
ROB

PLAT NO. 930004

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'	64.11'	32.07'	03°31'19"
C4	1043.00'	281.16'	141.44'	15°26'42"
C5	657.00'	156.24'	78.49'	13°37'31"
C6	2043.00'	487.72'	245.02'	13°40'41"
C7	1957.00'	467.18'	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	5779.58'	1471.69'	739.85'	14°35'23"
C12	657.00'	416.73'	215.64'	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°14'31"
C17	25.00'	26.81'	14.86'	61°27'19"
C18	100.00'	194.42'	146.58'	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'	196.00'	98.34'	11°44'03"
C24	1937.00'	462.41'	232.31'	13°40'41"
C25	763.00'	69.22'	34.63'	5°11'52"
C26	297.00'	66.94'	33.61'	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'	446.10'	223.88'	12°06'49"
C30	57.00'	89.54'	57.00'	90°00'00"
C31	630.00'	285.88'	145.45'	26°00'00"
C32	970.00'	366.36'	185.39'	21°38'24"
C33	986.00'	372.40'	188.45'	21°38'24"
C34	614.00'	278.62'	141.75'	26°00'00"

LOCATION MAP

N.T.S.



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.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21ST DAY OF DECEMBER A.D. 19 93

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

DANILO A. DOMINGUEZ
PRESIDENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Danilo 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 5 DAY OF January A.D. 1994

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. R.O.W. & ESMTS.

CRAIG L. KRUMWIEDE VICE PRESIDENT

THE STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Craig L. 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. 1993

NOTARY PUBLIC IN AND FOR
MARICOPA COUNTRY, ARIZONA

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby granted the right to install and maintain utilities and appurtenances within the easements 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, burying wires, cables, conduits, pipelines, transformers, meters, and other equipment, together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easements, the right to remove trees 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 area.

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 responsible for the grade changes or ground elevation alteration.

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 _____ day of _____, 19 ___ .

ATTESTED

County Clerk, Bexar County, Texas

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 _____ DAY OF _____ A.D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTES:
1. BEARING SYSTEM IS BASED ON THE STATE HIGHWAY BEARING SYSTEM.
2. ALL ½" 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 MAPPING 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21ST DAY OF DECEMBER A.D. 19 93

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PAPE-DAWSON ENGINEERS

334

JOB NO. 3134.00

CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

October 7, 1992

Mr. John Krauss, P.E.
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Freeport Business Centre POADP #334

Dear Mr. Krauss:

The Development Review Committee has reviewed and accepted your Freeport Business Centre Subdivision Preliminary Overall Area Development Plan #334. An approved copy of this plan is enclosed for your files.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

D. Pasley

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

AN EQUAL OPPORTUNITY EMPLOYER

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217
512/824-9494 FAX 512/824-3491

Date: 9/29/92 Job No.: 3134.00
Attention: Alex Garcia
RE: FREEPORT BUSINESS CENTRE
UNIT 1

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

TO Alex GARCIA
City Planning Dept

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [x] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] Copy of Letter
- [ ] Samples
- [ ] _____

COPIES	DATE	DESCRIPTION
5		PDADP FREEPORT BUSINESS CENTRE UNIT 1

RECEIVED
92 SEP 29 PM 3 05
CITY OF SAN ANTONIO
DEPT. OF PLANNING
DEVELOPMENT SERVICES

THESE ARE TRANSMITTED as checked below:

- [ ] For approval
- [ ] For your use
- [x] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS Please call if you have any questions

COPY TO _____ SIGNED Louis L. Russell

If enclosures are not as noted, kindly notify us at once.