

PLAT NUMBER 180095
REPLAT AND SUBDIVISION
PLAT ESTABLISHING
GROENBACHER RANCH UNIT-3
BEING A 12.73 ACRES, OUT OF A 47.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10183, PAGES 1947, OUT OF A 47.41 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 12366, PAGES 1164, AND OUT OF A 73.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10170, PAGE 1606 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 12.73 ACRES ALSO BEING OUT OF THE ANTONIO VAQUEZ SURVEY NUMBER 200 1/7, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10208800
DATE OF PREPARATION: October 17, 2018

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: MILESTONE POTRANCO DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: MILESTONE PROPERTIES, INC.,
A TEXAS CORPORATION, ITS GENERAL PARTNER
AGENT: CHESLEY I. SWANN III
543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 15th DAY OF OCTOBER, A.D. 2018.

RICHARD OLIVAREZ
Notary Public, State of Texas
Comm. Expires 10-22-2021
Notary ID 6026052
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROENBACHER RANCH UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

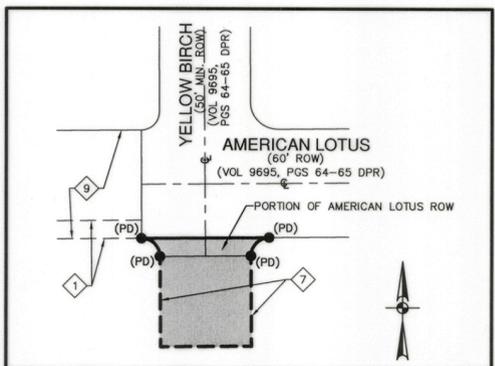
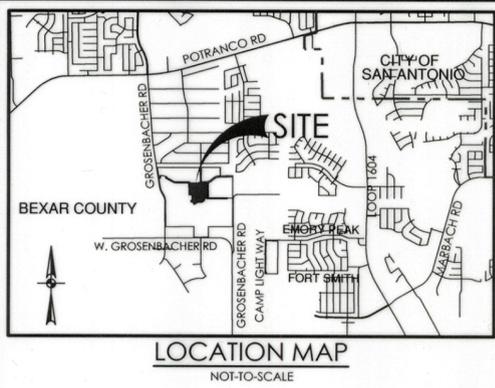
DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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 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



0.07 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF THE AMERICAN LOTUS 60' RIGHT-OF-WAY AND VARIABLE WIDTH DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) THAT HAD BEEN PREVIOUSLY PLATTED ON PLAT NUMBER 140142 KNOWN AS AMERICAN LOTUS SUBDIVISION UNIT-2B AS RECORDED IN VOLUME 9695, PAGES 64-65 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE AMERICAN LOTUS SUBDIVISION UNIT-2B, PLAT NO. 140142 WHICH IS RECORDED IN VOLUME 9695, PAGE(S) 64-65, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF NOVEMBER 14, 2018 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: MILESTONE PROPERTIES, INC.,
A TEXAS CORPORATION, ITS GENERAL PARTNER
AGENT: CHESLEY I. SWANN III
543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF OCTOBER, A.D. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-22-2021

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

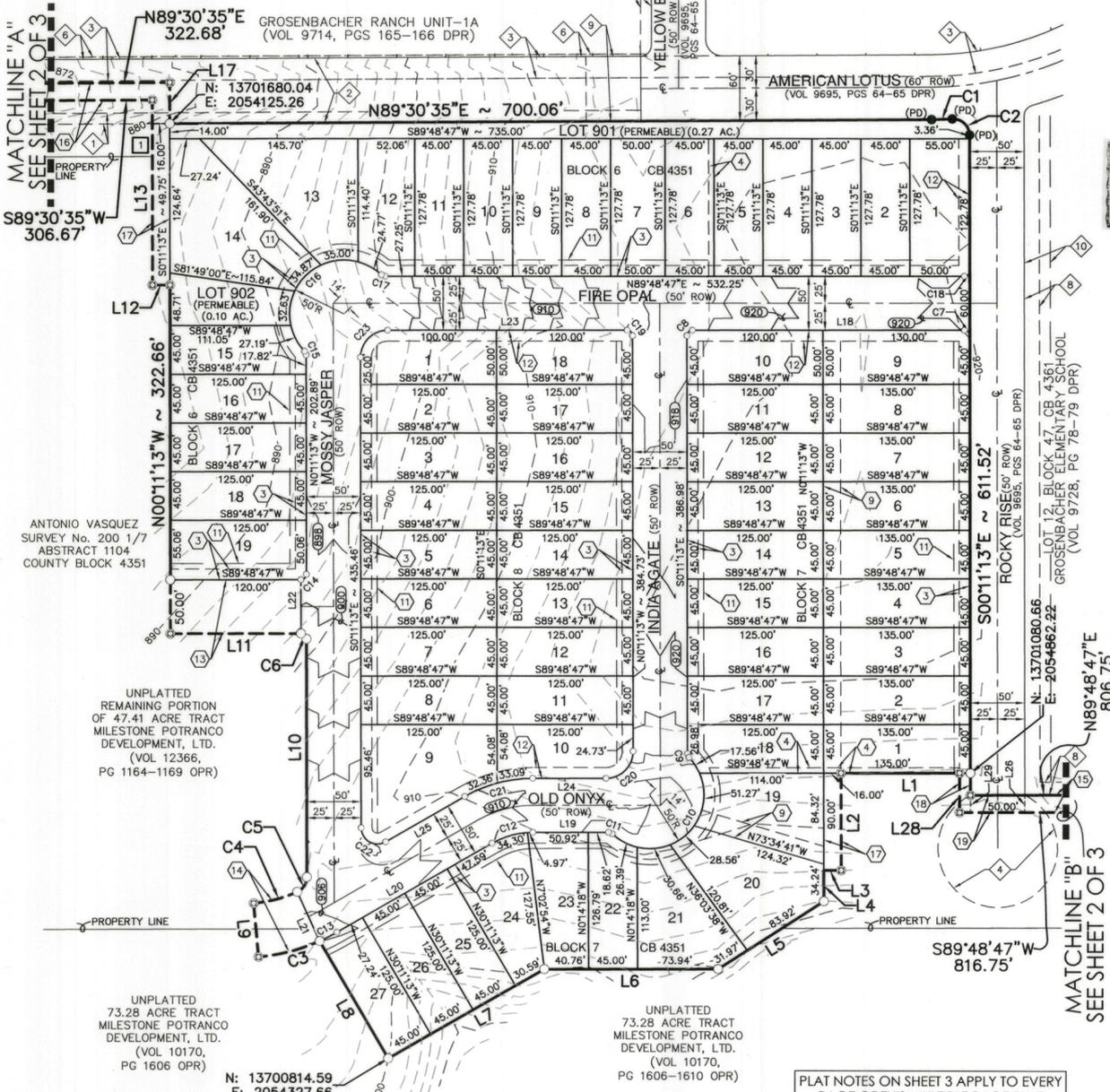
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE 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: PAPE-DAWSON ENGINEERS, INC.

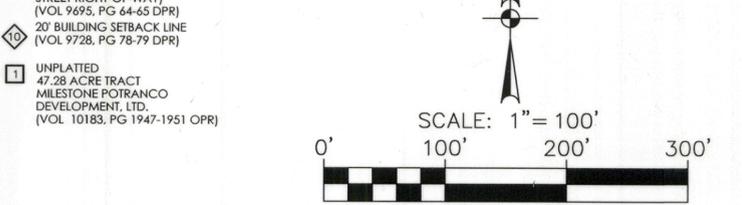
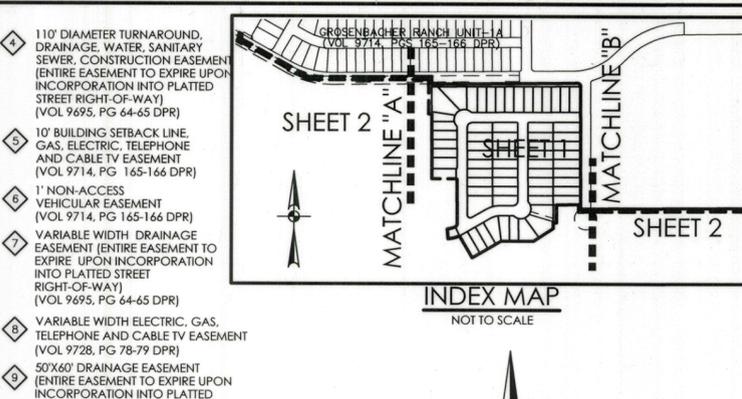
REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT PAGE(S)
PG PAGE(S)
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
AC ACRE(S)
GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
EASEMENT P.I. POINT
CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
ORIGINAL SURVEY LINE
MINIMUM FINISHED FLOOR ELEVATION

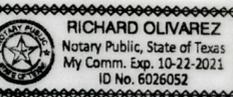
- CPS/SAWS/COSA UTILITY:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY GRANTING THE RIGHTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANADIA'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, INCLUDING BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



SAWS IMPACT FEE: 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 SERVICE CONNECTION.
SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



PLAT NOTES ON SHEET 3 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3
SHEET 1 OF 3



PLAT NUMBER 180095

**REPLAT AND SUBDIVISION
PLAT ESTABLISHING
GROSENBACHER RANCH UNIT-3**

BEING A 12.73 ACRES, OUT OF A 47.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10183, PAGES 1947, OUT OF A 47.41 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 12366, PAGES 1164, AND OUT OF A 73.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10170, PAGE 1606 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 12.73 ACRES ALSO BEING OUT OF THE ANTONIO VAQUEZ SURVEY NUMBER 200 1/7, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: October 17, 2018

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: MILESTONE POTRANCO DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: MILESTONE PROPERTIES, INC.,
A TEXAS CORPORATION, ITS GENERAL PARTNER
CHESLEY I. SWANN III
AGENT: 543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 18TH DAY OF OCTOBER, A.D. 2018.

RICHARD OLIVAREZ
Notary Public, State of Texas
Comm. Expires 10-22-2021
Notary ID 6026952

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROSENBACHER RANCH UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

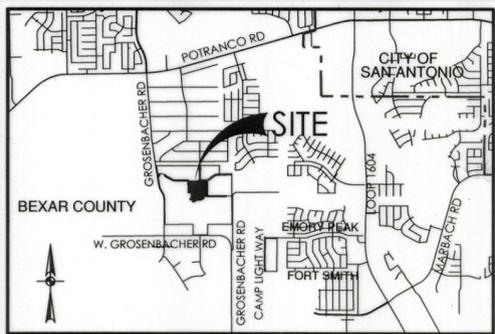
CERTIFICATE OF APPROVAL

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 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



- LEGEND**
- CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT EASEMENT
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - AC ACRES(S)
 - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - EASEMENT P.I. POINT
 - CENTERLINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ORIGINAL SURVEY LINE
 - MINIMUM FINISHED FLOOR ELEVATION
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 16' SANITARY SEWER EASEMENT
 - 15' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 50'X120' DRAINAGE, WATER, SANITARY SEWER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - VARIABLE WIDTH PERMANENT WATER EASEMENT
 - VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.278 AC.)
 - 16' SANITARY SEWER EASEMENT (OFF-LOT 0.278 AC.)
 - 16' SANITARY SEWER EASEMENT (OFF-LOT 0.39 AC.)
 - 16' SANITARY SEWER EASEMENT (OFF-LOT 0.09 AC. TOTAL)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.008 AC.)
 - 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.018 AC.)
 - 10' GAS EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - 60' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9728, PG 78-79 DPR)
 - 50'X60' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - 20' BUILDING SETBACK LINE (VOL 9728, PG 78-79 DPR)
 - UNPLATTED 47.28 ACRE TRACT MILESTONE POTRANCO DEVELOPMENT, LTD. (VOL 10183, PG 1947-1951 OPR)
 - 110' DIAMETER TURNAROUND, DRAINAGE, WATER, SANITARY SEWER, CONSTRUCTION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (VOL 9695, PG 64-65 DPR)
 - 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9714, PG 165-166 DPR)
 - 1' NON-ACCESS VEHICULAR EASEMENT (VOL 9714, PG 165-166 DPR)
 - VARIABLE WIDTH DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9695, PG 64-65 DPR)
 - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9728, PG 78-79 DPR)
 - 50'X60' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)
 - 20' BUILDING SETBACK LINE (VOL 9728, PG 78-79 DPR)
 - UNPLATTED 47.41 ACRE TRACT MILESTONE POTRANCO DEVELOPMENT, LTD. (VOL 12366, PG 1164-1169 OPR)

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

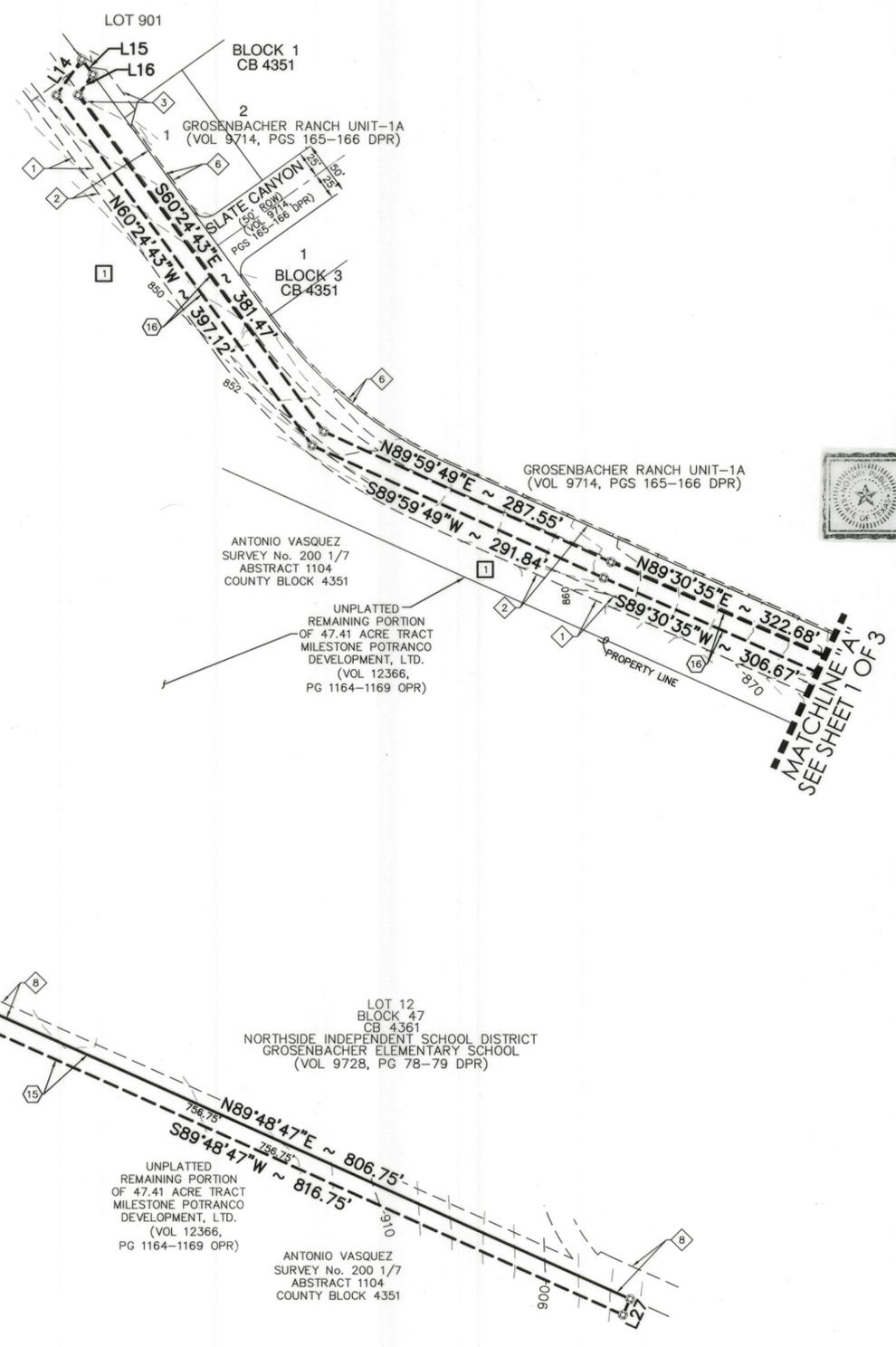
STATE OF TEXAS
COUNTY OF BEXAR

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.

STATE OF TEXAS
COUNTY OF BEXAR

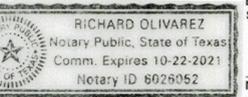
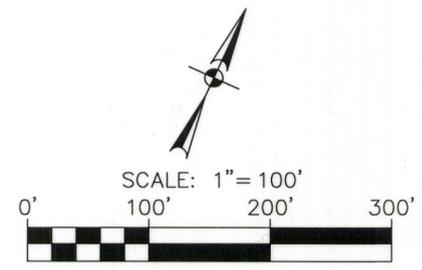
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
FOR CURVE TABLE AND
LINE TABLE. SEE SHEET 3 OF 3

PLAT NOTES ON SHEET 3 APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE 1 OF 3
SEE SHEET 1 OF 3

MATCHLINE 1 OF 3
SEE SHEET 1 OF 3

MATCHLINE 1 OF 3
SEE SHEET 1 OF 3

Civil Job No. 7938-05; Survey Job No. 7938-05 GROSENBACHER RANCH UNIT-3

PLAT NUMBER 180095

REPLAT AND SUBDIVISION
PLAT ESTABLISHING
GROSENBACHER RANCH UNIT-3

BEING A 12.73 ACRES, OUT OF A 47.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10183, PAGES 1947, OUT OF A 47.41 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 12366, PAGES 1164, AND OUT OF A 73.28 ACRE TRACT DESCRIBED IN DEED TO MILESTONE POTRANCO DEVELOPMENT, LTD. AND RECORDED IN VOLUME 10170, PAGE 1606 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 12.73 ACRES ALSO BEING OUT OF THE ANTONIO VAQUEZ SURVEY NUMBER 200 1/7, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPLS FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #01028800

DATE OF PREPARATION: October 17, 2018

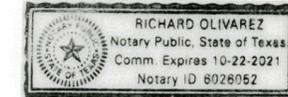
STATE OF TEXAS
COUNTY OF BEXAR

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: MILESTONE POTRANCO DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: MILESTONE PROPERTIES, INC.,
A TEXAS CORPORATION, ITS GENERAL PARTNER
AGENT: CHESLEY I. SWANN III
543 BUSBY DRIVE
SAN ANTONIO, TX 78209
PHONE: (210) 541-1413
FAX: (210) 979-0901

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 18th DAY OF OCTOBER, A.D. 2018.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROSENBACHER RANCH UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ 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 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



- LEGEND
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT PAGE(S)
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
AC ACRE(S)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
EASEMENT P.I. POINT
CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
ORIGINAL SURVEY LINE
MINIMUM FINISHED FLOOR ELEVATION
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16' SANITARY SEWER EASEMENT
15' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
50'X120' DRAINAGE, WATER, SANITARY SEWER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.137 AC. PERMEABLE)
VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.06 AC. PERMEABLE)
16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.278 AC.)
16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.39 AC.)
16' SANITARY SEWER EASEMENT (OFF-LOT 0.09 AC. TOTAL)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.008 AC.)
16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.018 AC.)
10' GAS EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL 14816, PG 855-861, OPR)
40' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL 9714, PGS 165-166 DPR)
VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 16774, PG 1274-1281, OPR)
110' DIAMETER TURNAROUND, DRAINAGE, WATER, SANITARY SEWER, CONSTRUCTION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (VOL 9695, PG 64-65 DPR)
1' NON-ACCESS VEHICULAR EASEMENT (VOL 9714, PG 165-166 DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (VOL 9695, PG 64-65 DPR)
VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9728, PG 78-79 DPR)
50'X60' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (VOL 9695, PG 64-65 DPR)
20' BUILDING SETBACK LINE (VOL 9728, PG 78-79 DPR)
UNPLATTED 47.28 ACRE TRACT MILESTONE POTRANCO DEVELOPMENT, LTD. (VOL 10183, PG 1947-1951 OPR)

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 23 curve entries.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains 23 line entries.

SAWS IMPACT FEE: 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 SERVICE CONNECTION.

SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE 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: PAPE-DAWSON ENGINEERS, INC.
10-17-18 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT