SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, THE MANUEL

LEAL SURVEY NUMBER 299, ABSTRACT 443, COUNTY BLOCK 4357, THE I.

RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK

4370, AND THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197,

POTRANCO 2013 LAND, LTD BY: POTRANCO 2013 LAND GP, LLC, ITS GENERAL PARTNER GEORGE A. FIELD; III STEVE L. REED

ACCORDANCE WITH DFIRM PANEL 48029C0335F AND 48029C0345F DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS

STATE OF TEXAS 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

CERTIFICATE OF APPROVAL

__ DAY OF __

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

STATE OF ARIZONA

STATE OF ARIZONA

COUNTY OF MARICOPA

DRAINAGE EASEMENT NOTE

FLOOD ZONE NOTE:

CITY ARBORIST OFFICE 35-477(H) SAWS NOTE:

EASEMENT(S) SHOWN ON THIS PLAT"

COUNTY OF MARICOPA

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.

SRSAONE, LLC/SR HOLDINGS, LLP

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JOHN CORK 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 Apr. 29 , A.D. 20 15 .

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 TO INGRESS AND EGRESS

OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO

OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING

MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED

TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE

ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER

NOTARY PUBLIC, MARICOPA COUNTY ARIZONA

JOHN CORK

8655 S. PRIEST DR.

TEMPE, AZ 85284

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION. BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

AWS DEDICATION NOT

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN

THIS PLAT OF STEVENS RANCH POD 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS.

100 CRESCENT CT: SUITE 210 DALLAS, TX 7520F (214)855-5400

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1370988) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Notary Public

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT 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.

STATE OF TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL AWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF ____ . A.D. <u>20</u>

COUNTY OF BEXAL _, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_, A.D. <u>20</u> AT _____M. AND DULY RECORDED THE __, A.D. <u>20</u>___ AT___ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ___

____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF___

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

C85 47.07 51.00' 52'52'39" 45.41 51.00' 14'09'26" S15*50'39"W 12.57 12.60' N66'43'52"W 14.00' 99'38'50' 21.39 24.35 14.00' 77'04'19' 125.00 16'50'27 N68'35'05"E 36.61 36.74 34.13' 25.00' 86'05'14 37.56 175.00' 9'38'50 S21'43'52"E 29.43 29.47 14.00' 90'00'00 S18'26'43"W 19.80' 21.99 4043.00' 4'10'03" N15°03'28"W 294.01'

C89 C91 C92 C93 C94 4043.00' 5'26'43 N1015'05"W 384.09 4070.00' 0'48'29" C96 14.00' 78'29'20 N5°53'14"F 17.71 C97 10.00' 95'29'48 N74*18'11"W 14.80

S1*56'40"W 71.42 N89*56'40"E L45 N89*56'40"E 110.51 N64*21'51"E L47 S89'56'40"W 89.95 S64*21'51"W 135.37 S82*54'32"W 12.83' L50 S45*43'41"W 28.03 N20'51'28"E L52 N79'06'06"E 34.01 N45*46'29"E 22.58 L54 S86'47'22"E 74.46 L55 N75'37'20"E 38.50 L56 N84'40'15"E 33.42 N77'00'19"E 12.73' L58 S63'26'43"W 233.23 L59 N73'02'05"E 9.96'

LINE TABLE

INE # | BEARING | LENGT

L32 S29*23'11"W 51.70'

L33 S71°37'33"W 60.20'

S26'33'17"E

N38*47'37"W

N40*38'59"W

N31'40'49"E

S45'20'03"E

44.19

37.67

7.88

L35 N60°09'52"E

L36 N44*53'06"W

L39 N70*33'47"W

L42 N45*20'03"W

S48'07'00"W 25.97'

LINE TABLE

.INE # | BEARING | LENGTH

170°15'04"E

N21*52'59"W

N26'33'17"W

N63'26'43"E

S26'33'17"E

S39*34'50"E

S22'22'04"E

54**'**22'33"E

N86*56'40"E

S45*26'59"W

S86*56'40"W

S89'56'40"W

S26*50'39"W

N78*05'23"E

S4*22'33"E

N89'56'40"E

S4'22'33"E

N89'56'40"E

S44*53'06"E

N71°37'33"E

N21°52'59"W

N38*19'57"W

N68'03'49"E

S21'52'59"E

N33'34'01"E

N63'26'43"E

S50*34'58"E

N50°25'10"E

N72*31'55"E

L10

L12

L13

L16

L17

L19

L20

L22

L23

L24

L26

L27

L28

L29

1.00'

50.00'

50.00

50.78

127.06

101 17

28.05

134.81

86.73

76.86

12.03

129.98

18.70

138.34

50.02

26.02

50.00

76.55

50.00

FIRE FLOW NOTE:

WILL MAINTAIN SUCH AREAS.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR

THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS

BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1.750 GPM AT 25 PSI

RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL

BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE

SHEET 4 OF 5

INDEX MAP

SCALE: 1"= 1000"

CURVE TABLE

CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH

S24*29'55"E

S18'32'10"W

S57'28'21"W

S42*32'01"W

N15'12'42"W

N57'06'02"W

S63*18'50"W

S19'45'40"W

S16*56'36"E

S55'06'44"F

N77'46'34"E

N39'04'08"E

S51*13'36"E

N88'02'11"E

N44*39'57"E

N15'36'36"E

N29'37'37"W

N63'59'35"W

N59'29'12"W

N41'38'02"W

S61'34'24"W

N76*54'09"W

N8'00'00"W

N70'35'15"F

N29:25'13"E

N43'34'11"E

N55'41'07"E

N71*17'52"E

S64*48'56"F

N37°05'47"E

N16*57'54"W

7.92'

12.54

26.01

38.96'

29.38'

41.95

57.04

15.25

32.25

33.14

46.58'

18.99'

7.43'

59.45

12.00'

37.73

39.19

19.58'

7.62'

1.00'

76.89

41.84

41.81

29.84

1.20'

39.70'

46.51

27.33'

16.57

34.81

48.73

36.06

8.03

26.06

39.12'

29.82

43.29

15.31

32.84

33.78

48.45

19.11

7.43

12.03

38.68'

19.71

7.72

1.00'

42.78

42.74

30.17

1.20'

39.79'

46.65'

27.36

34.86

50.81

36.86

14.00'

125.00'

125.00'

50.00'

50.00'

50.00'

50.00'

50.00

50.00

50.00

59.00'

59.00'

C53

C55

C59

C60

C62

064

C65

C66

C67

C69

C70

C72

C75

C79

C80

C81

C82

C84

C86

C87

C98

C99

C100

32'52'42"

11'56'42

17'56'00

49*36'31

17*32'35'

21.53,49

8'31'01

13'47'03'

81'19'28'

110'08"

50.00' 44'19'40"

50.00' 46'08'46

50.00' 22'35'10"

14.00' 31'35'56'

14.00' 4'06'24'

59.00' 41'32'24"

59.00' 41'30'30"

59.00' 33'29'55 59.00' 29'17'58"

59.00' 63'21'12

175.00' | 13.01'36"

175.00' | 1516'20"

175.00' 8'57'30'

175.00' 5'25'33'

175.00' 11'24'54"

51.00' 57'04'58'

51.00' 41'24'27

14.00' 46'08'09

4053.00' 0'08'30'

4043.00' 0'08'29"

14.00' 53'11'28'

50.00' 34'10'08'

50.00' 69'33'46

50.00' 37'37'56"

50.00' 38'42'20

EASEMENTS (LOT 49, BLOCK 34, LOT 901, BLOCK 11, LOTS 901, 902, 903 AND 904,

BLOCK 8) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION

SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION:

L30	N:	26 ' 33'17"W	10.62'	L60	S73*16'48"W	10.05'
			CUR	VE TABLE		-, , , , , , , , , , , , , , , , , , ,
CURVE	#	RADIUS	DELTA	CHORD BEARING	G CHORD	LENGTH
C1		13.18'	57*42'26"	N52*43'24"W	12.72'	13.27'
C2		59.00'	295'23'41"	N68'06'25"E	63.06'	304.18'
C3		14.00'	57'44'32"	S6'56'00"W	13.52'	14.11'
C4		4240.00'	0"14'39"	S21'48'57"E	18.06'	18.06'
C5		14.00'	57*42'26"	N68*26'03"W	13.51'	14.10'
-C6		59.00'	295'24'52"	N50°25'10"E	63.04'	304.20'
C7		14.00'	57*42'26"	S10*43'37"E	13.51'	14.10'
C8		4043.00'	9*36'46"	N12*20'06"W	677.52'	678.31
С9		4070.00	4*51'29"	N19*34'22"W	344.99'	345.10'
C10		95.00'	26*29'39"	N58*22'44"E	43.54'	43.93'
C11		14.00'	86 04'10"	N2*05'49"E	19.11'	21.03'
C12		175.00'	19*03'17"	N31*24'38"W	57.93'	58.20'
C13		125.00'	8*26'28"	S26'06'13"E	18.40'	18.42'
C14		14.00'	116*06'32"	S88'22'43"E	23.76'	28.37'
C15		125.00'	29'52'42"	N48'30'22"E	64.45'	65.18'
-C16		14.00'	90,00,00,	N18*26'43"E	19.80'	21.99'
C17		14.00'	90,00,00,	S71'33'17"E	19.80'	21.99'
C18		14.00'	52'27'20"	N 3 7'13'03"E	12.37'	12.82
C19		50.00'	170'53'00"	\$83*34'08"E	99.68'	149.12'
C20		14.00'	52*27'20"	S24°21′18″E	12.37'	12.82'
C21		25.00'	48*50'28"	\$75'00'12"E	20.67	21.31'
C22		25.00'	120'09'24"	N20°29'52"E	43.34'	52.43'
C23		14.00'	35*42'19"	S57*26'00"E	8.58'	8.72'
C24		50.00'	20819'04"	\$28*52'22"W	96.96'	181.79'
C25		14.00'	52'27'20"	N73*11'46"W	12.37'	12.82'
C26		14.00'	52'27'20"	S54*20'54"W	12.37'	12.82
C27		50.00'	153*45'09"	N75'00'12"W	97.39'	134.17'
C28		14.00'	52'27'20"	N24'21'18"W	12.37'	12.82'
C29		25.00'	65*58'19"	N83*34'08"W	27.22'	28.79'
C30		14.00'	80*21'10"	S23*16'08"W	18.06'	19.63'
C31		14.00'	102.55,41"	S68'22'18"E	21.90'	25.15
C32		116.36'	33*39'42"	N44'31'39"E	67.38'	68.36
C33		17.00'	69*24'43"	N5'48'55"W	19.36'	20.59'
C34		59.00'	291'41'35"	\$74*40'28"E	66.25	300.37'
C35		17.00'	48 * 15'54"	S47*02'22"W	13.90'	14.32'
C36		175.00'	37*15'27"	S41*32'09"W	111.80'	113.80'
C37		175.00'	16'50'27"	S68*35'05"W	51.25'	51.44'
C38		14.00'	40*14'59"	S57*31'02"W	9,63'	9.83'
C39		51.00'	165'31'29"	N59*50'22"W	101.19	147.34'
C40		14.00'	40'28'12"	N2'41'36"E	9.68'	9.89'
C41		125.00'	9*38'50"	N21*43'52"W	21.02'	21.05'

N74*18'11"W

S53*01'57"W

S38*45'05"W

S50'30'22"W

N18'25'49"W

N19'02'59"W

N19'43'12"W

N20'40'18"W

N21'32'53"W

125.00

42'14'23'

0.57'26"

01653

1'03'32"

0.50'41"

0*54'27"

14.80'

29.99

40.68

68.00'

20.00'

75.21

60.01

64.47

30.03

40.86

132.70

68.00

20.00

75.21

60,01

64.47

	(OFFICIAL PUBLIC RECORDS	. FP	SET 1/2" IRON ROD (PD)	_
	OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FF	FLOODPLAIN DELINEATION	
123	4.56 MINIMUM FINISHED FLOO	DR FIEV	VATION	
	40- EXISTING CONTOURS	VIC LLL V	YAIION	_
11	40——— PROPOSED CONTOURS		9	-
-	ORIGINAL SURVEY/COUN	ITY LINE		
	FEMA 1% ANNUAL CHAN	CE_[100	00-YR) FLOODPLAIN	
\bigcirc	14' GAS, ELECTRIC, TELEPHONE &	(20)	25' DRAINAGE EASEMENT	
	CABLE T.V. EASEMENT 10' GAS, ELECTRIC, TELEPHONE	(21)	28' GAS, ELECTRIC, TELEPHONE	
3	AND CABLE TV EASEMENT		AND CABLE TV EASEMENT	
(E)	1' VEHICULAR NON-ACCESS	(22)	28' GAS, ELECTRIC, TELEPHONE	
(5)	EASEMENT		AND CABLE TV EASEMENT (2.25 ACRES OFF LOT)	
6	VARIABLE WIDTH CLEAR	$\overline{}$	7' SANITARY SEWER EASEMENT	
	VISION EASEMENT	23	/ SANITART SEWER EASEMENT	
\bigcirc	VARIABLE WIDTH DRAINAGE	24	5' SANITARY SEWER EASEMENT	
	EASEMENT		VARIABLE WIDTH SANITARY	
(10)	10' WATER EASEMENT	25	SEWER EASEMENT	С
(11)	10' BUILDING SETBACK LINE			
	20' BUILDING SETBACK LINE	\bigcirc	30' SANITARY SEWER EASEMENT	
	TURNAROUND, SANITARY SEWER,		(VOL 11118, PG 2161 OPR)	
(13)	WATER, ELECTRIC, GAS, CABLE	$\langle 2 \rangle$	VARIABLE WIDTH FILL EASEMENT (VOL 9665, PG 57 DPR)	
	TELEVISION AND DRAINAGE	×	VARIABLE WIDTH PUBLIC	
	EASEMENT TO EXPIRE UPON	$\langle 3 \rangle$	DRAINAGE, WATER, GAS,	
	INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.8242		ELECTRIC, TELEPHONE AND	
	ACRES OFF LOT)		CABLE TV EASEMENT	
(14)	12' SANITARY SEWER EASEMENT		(VOL 9665, PG 57 DPR)	
		4	16' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A	
(15)	50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE	•	(PLAT ID # 110319)	
	EASEMENT TO EXPIRE UPON		,	
	INCORPORATION INTO FUTURE		I	
	PLATTED PUBLIC STREET		_	
	RIGHT-OF-WAY (0.116 ACRE PERMEABLE OFF LOT)			
(16)	14' DRAINAGE EASEMENT			
(17) (18)	14' SANITARY SEWER EASEMENT			
Ξ	20' GAS, ELECTRIC, TELEPHONE			
(18)	AND CABLE TV EASEMENT			
(19)	12' PERMEABLE SANITARY SEWER		-	
٣	EASEMENT (0.02 ACRES OFF LOT)		<u> </u>	
URVE'	YOR'S NOTES:		ļ	
. PROI	PERTY CORNERS ARE MONUME		WITH CAP OR DISK MARKED	
"PAP	F-DAWSON" UNLESS NOTED OTHERW	ISE		

4	16' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A (PLAT ID # 110319)

POTRANCO RD

LOCATION MAP

NOT-TO-SCALE

LEGEND

(SURVEYOR)

VOLUME

PAGE(S)

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

CB COUNTY BLOCK

NCB NEW CITY BLOCK

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

OPR OFFICIAL PUBLIC RECORDS

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

THE CITY OF SAN ANTONIO AS 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 FAC REAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVIC 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 PPURTENANCES; 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 Y

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR DAVIDIA, **CABANOV**A 4251 ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

CENSED! S/ONAL Million ANTONIO PLANNING COMMISSION.

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID ASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THI; PERSON OR ERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION 23. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER FASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UMBERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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. STATE OF TEXAS COUNTY OF BEXAR 89491 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 125.00' 9'38'50" C42 10.00' 95*29'48" C43 175.00 9*49'55"

> C45 180.00 C46 4070.00' C47 4070.00 C48 4070.00' 4070.00' 4070.00'

C50

384.24 19.18' 16.67

10.97

10.01

9.97

10.01

9.97'

SHEET 1 OF 5 BY: _____

, DEPUTY

COUNTY CLERK, BEXAR COUNTY, TEXAS



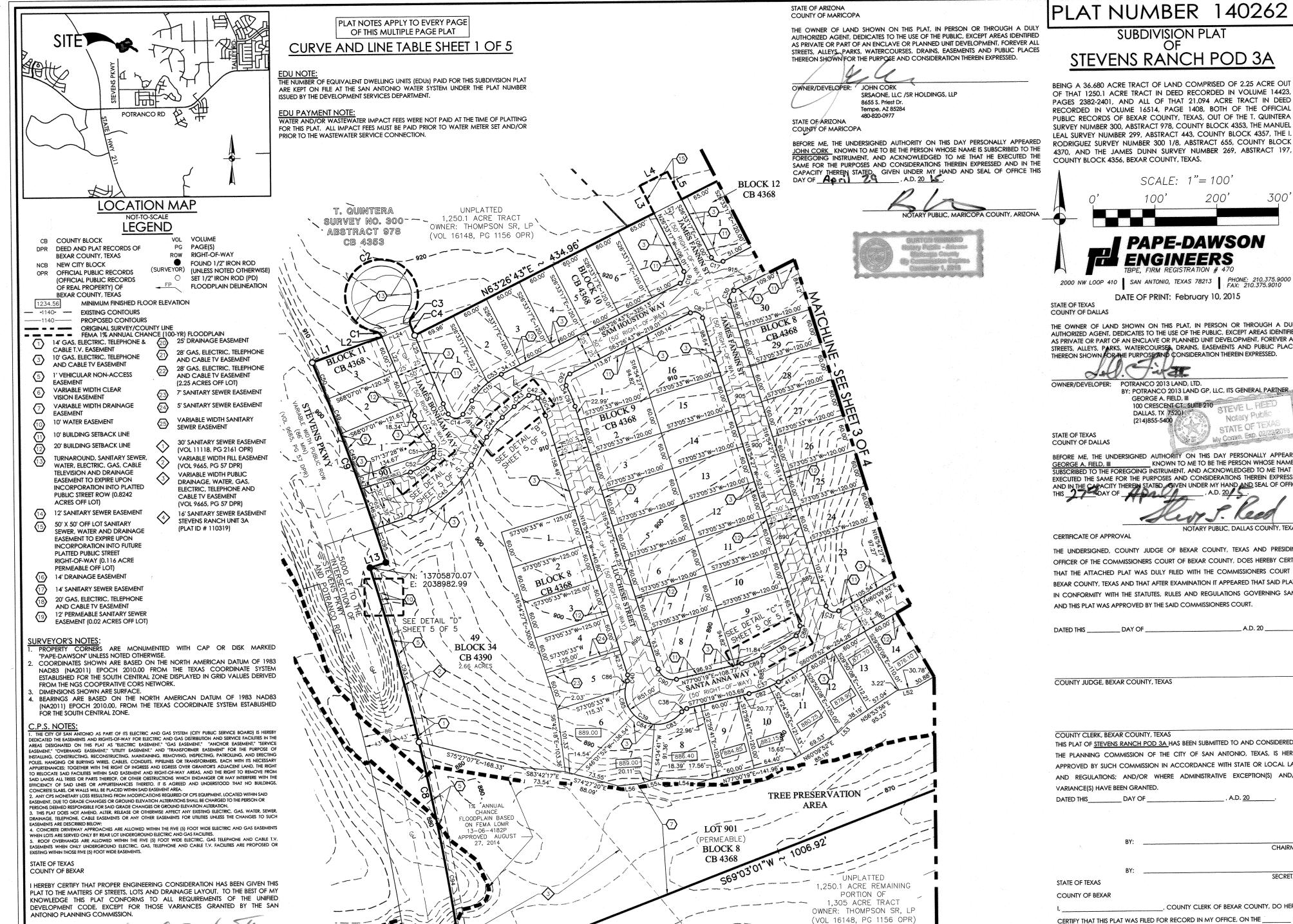
300

Notary Public

STATE OF TEXAS

200





N: 13705208.31

E: 2039127.70

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.



RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370, AND THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197 COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS. SCALE: 1"=100"PAPE-DAWSON 2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: February 10, 2015 STATE OF TEXAS COUNTY OF DALLAS 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. POTRANCO 2013 LAND, LTD. OWNER/DEVELOPER: BY: POTRANCO 2013 LAND GP, LLC, ITS GENERAL PARTNER GEORGE A. FIELD, III 100 CRESCENT CT., SUITE 210 DALLAS, TX 75201 (214)855-5400 STATE OF TEXAS **COUNTY OF DALLAS** 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. 20 NOTARY PUBLIC, DALLAS COUNTY, TEXAS 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. DAY OF

SUBDIVISION PLAT OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STEVENS RANCH POD 3A 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. <u>20</u>

	BY:	
		CHAIRMA
	BY:	:
S		SECRETAR
XAR		

STATE OF TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT _____M. AND DULY RECORDED THE , A.D. <u>20</u> DAY OF

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF _, A.D. <u>20</u>

OFFICE, THIS _____ DAY OF_ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 5 BY: _

I. RODRIGUEZ

SURVEY NO. 300 1/8

ABSTRACT 655

CB 4370

, DEPUTY

300'

Motary Public

A.D. 20

, A.D. 20

___, A.D. <u>20</u>___

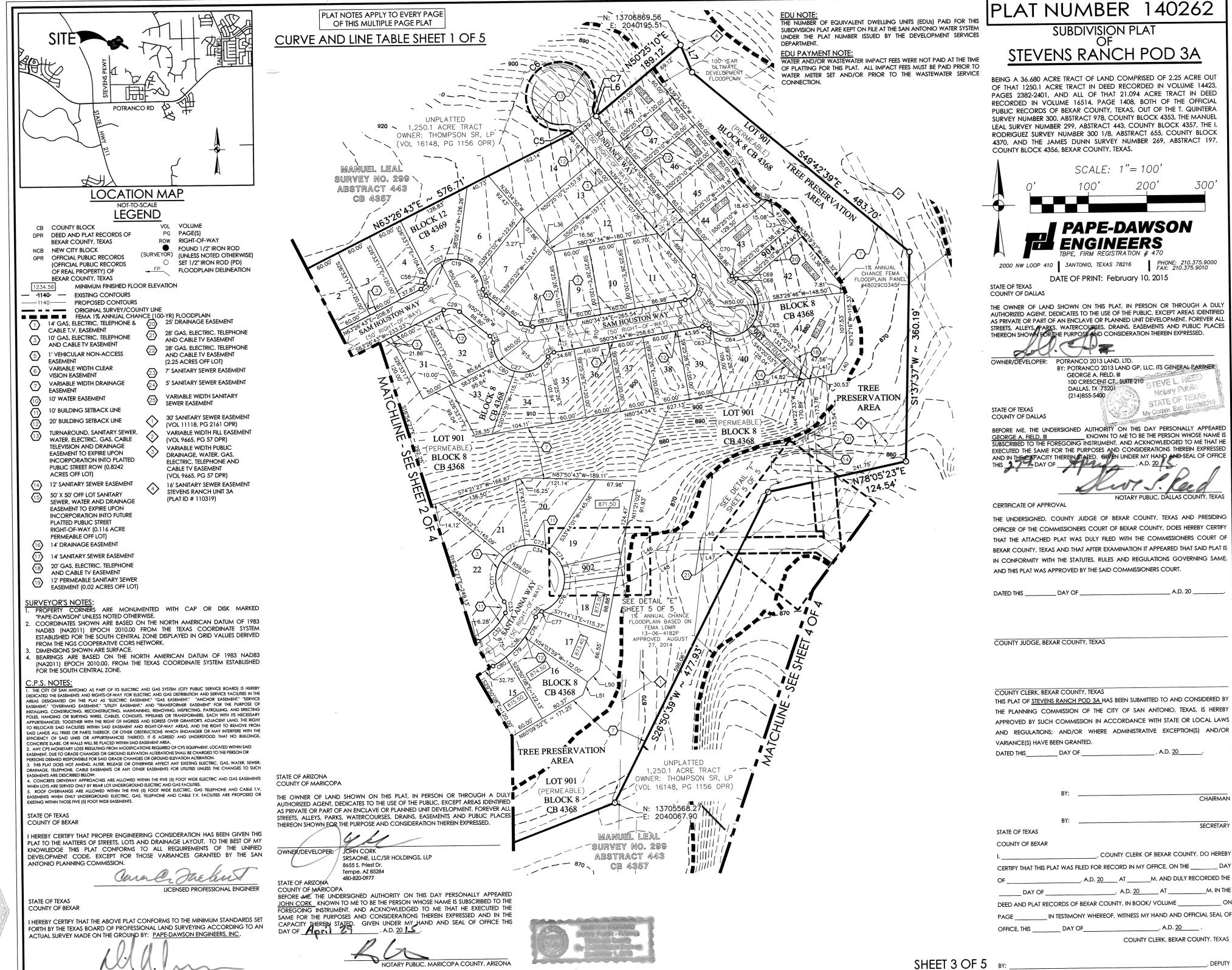
CHAIRMAN

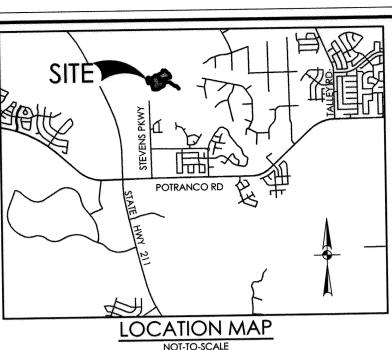
SECRETAR

, DEPUTY



REGISTERED PROFESSIONAL LAND SURVEYOR





NOT-TO-SCALE LEGEND

VOLUME

PAGE(S)

RIGHT-OF-WAY

FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) FOUND 1/2" IRON ROD

25' DRAINAGE EASEMENT

28' GAS, ELECTRIC, TELEPHONE

28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

7' SANITARY SEWER EASEMENT

5' SANITARY SEWER EASEMENT

VARIABLE WIDTH SANITARY

30' SANITARY SEWER EASEMENT

VARIABLE WIDTH FILL EASEMENT

(VOL 11118, PG 2161 OPR)

(VOL 9665, PG 57 DPR)

CABLE TV EASEMENT

(PLAT ID # 110319)

(VOL 9665, PG 57 DPR) 16' SANITARY SEWER EASEMENT

STEVENS RANCH UNIT 3A

VARIABLE WIDTH PUBLIC

DRAINAGE, WATER, GAS,

ELECTRIC, TELEPHONE AND

AND CABLE TV EASEMENT

(2.25 ACRES OFF LOT)

SEWER EASEMENT

O SET 1/2" IRON ROD (PD)

FLOODPLAIN DELINEATION

PG

(21)

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS NCB NEW CITY BLOCK OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

MINIMUM FINISHED FLOOR ELEVATION 1234.56

EXISTING CONTOURS PROPOSED CONTOURS ---1140-----ORIGINAL SURVEY/COUNTY LINE

14 GAS, ELECTRIC, TELEPHONE & 20 25 DRAINAGE EA CABLE T.V. EASEMENT

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS

VARIABLE WIDTH CLEAR VISION EASEMENT VARIABLE WIDTH DRAINAGE

> 10' WATER EASEMENT 10' BUILDING SETBACK LINE

(11) 20' BUILDING SETBACK LINE TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

PUBLIC STREET ROW (0.8242 ACRES OFF LOT) 12' SANITARY SEWER EASEMENT

50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.116 ACRE

PERMEABLE OFF LOT) 14' DRAINAGE EASEMENT

14' SANITARY SEWER EASEMENT 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT)

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

1. THE CITY OF SAN ANTONIO AS 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 CASEMENT," "GAS EASEMENT," "O'VERHANG EASEMENT," "UITILITY 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.

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 ALTERATIONS ALTERATION. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

ASEMENTS ARE DESCRIBED BELOW: EASEMENTS ARE DESCRIBED BELOW.

I. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. 4. CONCRETE DRIVEWAY AFFORCED AND SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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.

Julies 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.



THE NUMBER OF 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. EDU PAYMENT 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

UNPLATTED

1,250.1 ACRE TRACT

OWNER: THOMPSON SR, LP

(VOL 16148, PG 1156 OPR)

N: 13705729.18_

E: 2040775.78

OF THIS MULTIPLE PAGE PLAT

NO. 299, ABSTRACT

L11

PLAT NOTES APPLY TO EVERY PAGE

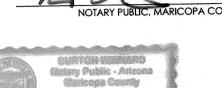
CURVE AND LINE TABLE SHEET 1 OF 5

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

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. JOHN CORK OWNER/DEVELOPER:

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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



Gacomber 6. 200

SCALE: 1"= 100' 200'

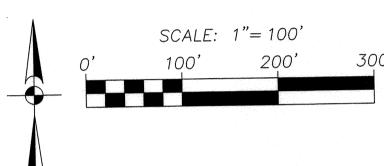
STATE OF ARIZONA COUNTY OF MARICOPA

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

SRSAONE, LLC/SR HOLDINGS, LLP 8655 S. Priest Dr. Tempe, AZ 85284

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _______, A.D. 20 ______.





PLAT NUMBER 140262

SUBDIVISION PLAT OF

STEVENS RANCH POD 3A

OF THAT 1250.1 ACRE TRACT IN DEED RECORDED IN VOLUME 14423, PAGES 2382-2401, AND ALL OF THAT 21.094 ACRE TRACT IN DEED RECORDED IN VOLUME 16514, PAGE 1408, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, THE MANUEL LEAL SURVEY NUMBER 299, ABSTRACT 443, COUNTY BLOCK 4357, THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370, AND THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: February 10, 2015

STATE OF TEXAS COUNTY OF DALLAS

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 AND CONSIDERATION THEREIN EXPRESSED.

POTRANCO 2013 LAND, LTD. OWNER/DEVELOPER: BY: POTRANCO 2013 LAND GP, LLC, ITS GENERAL PARTNER Notary Public GEORGE A. FIELD, III 100 CRESCENT CT., SUITÉ 210 STATE OF TEXAS DALLAS, TX 75201 (214)855-5400

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS GEORGE A. FIELD, 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 DAY OF _______, A.D. 20

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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.

D.	ATED THIS	DAY OF	A.D. 20	

COUNTY	CLERK,	BEXAR	COUNTY,	TEXAS

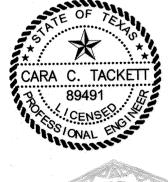
COUNTY JUDGE, BEXAR COUNTY, TEXAS

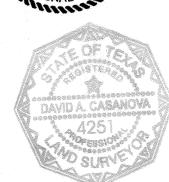
THIS PLAT OF STEVENS RANCH POD 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF , A.D. <u>20</u>

DV.				
BY:	***************************************			CHAIRMAN
BY:				
STATE OF TEXAS				SECRETARY
STATE OF TEXAS				
COUNTY OF BEXAR				
l, ·	, col	INTY CLERK	OF BEXAR COU	NTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS	FILED FOR REC	CORD IN MY	OFFICE, ON TH	EDAY
OF	, A.D. <u>20</u>	AT	_M. AND DULY	RECORDED THE
				M. IN THE
DEED AND PLAT RECORDS (OF BEXAR COU	NTY, IN BOO	K/ VOLUME	ON

OFFICE, THIS	DAY OF	, A.D. <u>20</u> .
		COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 5 BY:





VOLUME PG PAGE(S)

ROW

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

O SET 1/2" IRON ROD (PD)

28' GAS, ELECTRIC, TELEPHONE

28' GAS, ELECTRIC, TELEPHONE

7' SANITARY SEWER EASEMENT

5' SANITARY SEWER EASEMENT

VARIABLE WIDTH SANITARY

30' SANITARY SEWER EASEMENT

VARIABLE WIDTH FILL EASEMENT (VOL 9665, PG 57 DPR)

(VOL 11118, PG 2161 OPR)

VARIABLE WIDTH PUBLIC

DRAINAGE, WATER, GAS,

CABLE TV EASEMENT

(PLATID # 110319)

(VOL 9665, PG 57 DPR)

ELECTRIC, TELEPHONE AND

16' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

(2.25 ACRES OFF LOT)

(UNLESS NOTED OTHERWISE)

FLOODPLAIN DELINEATION

CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS NCB NEW CITY BLOCK

OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

MINIMUM FINISHED FLOOR ELEVATION EXISTING CONTOURS PROPOSED CONTOURS ——1140——

ORIGINAL SURVEY/COUNTY LINE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

14' GAS, ELECTRIC, TELEPHONE & 20 25' DRAINAGE EASEMENT CABLE T.V. EASEMENT (21)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT

VARIABLE WIDTH CLEAR VISION EASEMENT VARIABLE WIDTH DRAINAGE **EASEMENT**

10' WATER EASEMENT 10' BUILDING SETBACK LINE

(10)

20' BUILDING SETBACK LINE TURNAROUND, SANITARY SEWER,

WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.8242 ACRES OFF LOT)

12' SANITARY SEWER EASEMENT 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.116 ACRE

PERMEABLE OFF LOT) 14' DRAINAGE EASEMENT

(17) 14' SANITARY SEWER EASEMENT

20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT)

CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS 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 DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC EASEMENT, "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE ASEMENT," "OVERHANGE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PARTOCLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH THE RIGHT OF INGRESS AND ECRESS 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 SEFFICIENCY OF SAID LINES OR APPURITEMANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY OFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHER MISS AFECT ANY EXISTING ELECTRIC. GAS, WATER, SEWER, DRIANGE THE PERFORMER APPORT OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION SHE CHARGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WINNIN THE HIVE (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, 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.

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.



THE NUMBER OF 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.

EDU PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING
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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DETAIL "A"

SCALE: 1"=30"

DETAIL "D"

SCALE: 1"=20"

BLOCK 34

CB 4390

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 CURVE AND LINE TABLE SHEET 1 OF 5 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.

JOHN CORK OWNER/DEVELOPER: SRSAONE, LLC/SR HOLDINGS, LLP 8655 S. Priest Dr. Tempe, AZ 85284

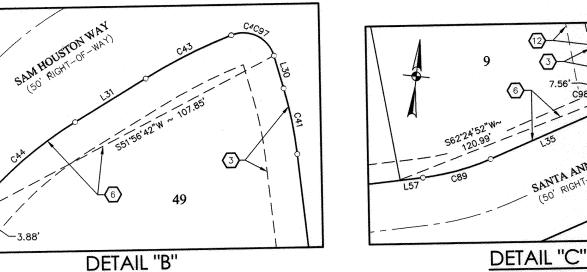
STATE OF ARIZONA COUNTY OF MARICOPA

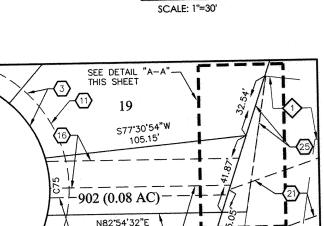
STATE OF ARIZONA

COUNTY OF MARICOPA

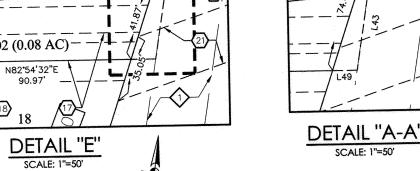
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

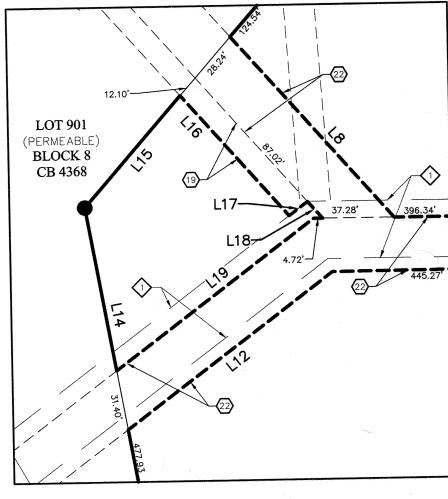






90.97





DETAIL "F"

NOT-TO-SCALE



PLAT NUMBER 140262

SUBDIVISION PLAT OF

STEVENS RANCH POD 3A

OF THAT 1250.1 ACRE TRACT IN DEED RECORDED IN VOLUME 14423, PAGES 2382-2401, AND ALL OF THAT 21.094 ACRE TRACT IN DEED RECORDED IN VOLUME 16514, PAGE 1408, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T. QUINTERA SURVEY NUMBER 300, ABSTRACT 978, COUNTY BLOCK 4353, THE MANUEL LEAL SURVEY NUMBER 299, ABSTRACT 443, COUNTY BLOCK 4357, THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, COUNTY BLOCK 4370, AND THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: February 10, 2015

STATE OF TEXAS COUNTY OF DALLAS

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 CONSIDERATION THEREIN EXPRESSED.

BY: POTRANCO 2013 LAND GP, LLC, HS GENERAL PARTNER POTRÁNCO 2013 LAND, LTD. OWNER/DEVELOPER: Notary Politics GEORGE A. FIELD, III 100 CRESCENT CT., SUITE 210 STATE OF TEAM DALLAS, TX 75201 (214)855-5400 STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS GEORGE A. FIELD, 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 2 DAY OF _______, A.D. 20

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

THIS PLAT OF STEVENS RANCH POD 3A 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. <u>20</u>

	BY:				- 80	SECRETARY
STATE OF TEXAS						SECKETART
COUNTY OF BEXAR		4-7				
L	j.,	_, cou	JNTY CLER	K OF E	EXAR C	OUNTY, DO HEREBY
CERTIFY THAT THIS PL	AT WAS FILED I	FOR REC	CORD IN A	MY OFF	ICE, ON	THEDAY
OF						OULY RECORDED THE
DAY OF			_, A.D. <u>20</u>)	_AT	M. IN THE
DEED AND PLAT REC						ON

CHAIRMAN

_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____

, A.D. 20 ___ DAY OF__ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 5 BY:





