

PLAT NUMBER 140262

SUBDIVISION PLAT
OF
STEVENS RANCH POD 3A

BEING A 36.680 ACRE TRACT OF LAND COMPRISED OF 2.25 ACRE OUT 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.

PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

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.

OWNER/DEVELOPER: POTRANCO 2013 LAND, LTD.
BY: POTRANCO 2013 LAND GP, LLC, ITS GENERAL PARTNER
GEORGE A. FIELD, III
100 CRESCENT CITY, SUITE 210
DALLAS, TX 75201
(214)855-5400

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 27th DAY OF April, A.D. 2015.

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.

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

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. 20 _____.

BY: _____ CHAIRMAN

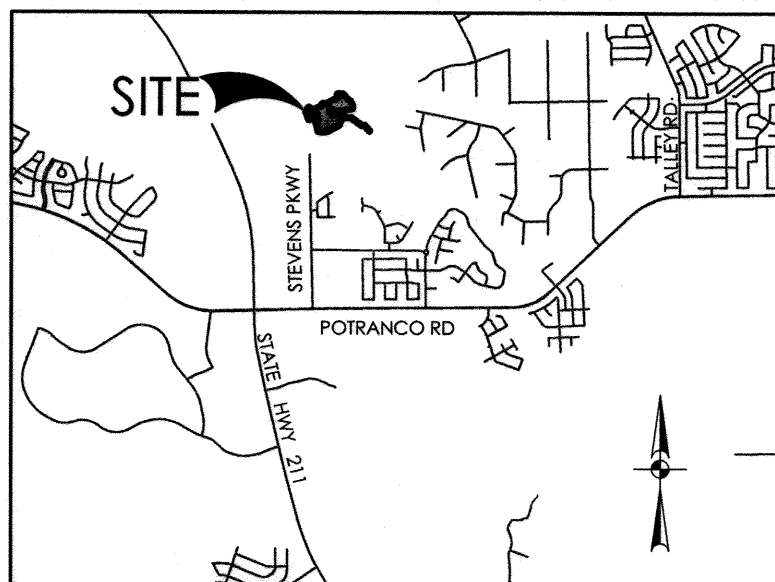
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

NOT-TO-SCALE
LEGEND

- | | | | |
|-----|---|------------|--|
| CB | COUNTY BLOCK | VOL | VOLUME |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS) | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) FLOODPLAIN DELINEATION |
-
- | | |
|---------|---|
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| -1140- | EXISTING CONTOURS |
| -1140- | PROPOSED CONTOURS |
| --- | ORIGINAL SURVEY/COUNTY LINE |
| --- | FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| --- | 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT |
| --- | 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT |
| --- | 1' VEHICULAR NON-ACCESS EASEMENT |
| --- | VARIABLE WIDTH CLEAR VISION EASEMENT |
| --- | VARIABLE WIDTH DRAINAGE EASEMENT |
| --- | 10' WATER EASEMENT |
| --- | 10' BUILDING SETBACK LINE |
| --- | 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 (0.114 ACRE PERMEABLE OFF LOT) |
| --- | 14' DRAINAGE EASEMENT |
| --- | 14' SANITARY SEWER EASEMENT |
| --- | 20' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT |
| --- | 12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT) |

SURVEYOR'S NOTES:

- 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORSE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- 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 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHOUT 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 MONUMENTARY 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.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N70°15'04"E	120.07'
L2	N21°52'59"W	1.00'
L3	N26°33'17"W	50.00'
L4	N63°26'43"E	50.00'
L5	S26°33'17"E	50.00'
L6	S39°34'50"E	3.90'
L7	S22°22'04"E	50.78'
L8	S4°22'33"E	127.06'
L9	N86°56'40"E	101.17'
L10	S45°26'59"W	28.05'
L11	S86°56'40"W	92.98'
L12	S89°56'40"W	134.81'
L13	N72°31'55"E	27.00'
L14	S26°50'39"W	86.73'
L15	N78°05'23"E	76.86'
L16	S4°22'33"E	84.53'
L17	N89°56'40"E	12.03'
L18	S4°22'33"E	11.72'
L19	N89°56'40"E	129.98'
L20	S44°53'08"E	18.70'
L21	N71°37'33"E	84.53'
L22	N21°52'59"W	138.34'
L23	N38°19'57"W	25.01'
L24	N68°03'49"E	50.02'
L25	S21°52'59"E	120.37'
L26	N33°34'01"E	26.02'
L27	N63°26'43"E	50.00'
L28	S50°34'58"E	76.55'
L29	N50°25'10"E	50.00'
L30	N26°33'17"W	10.62'

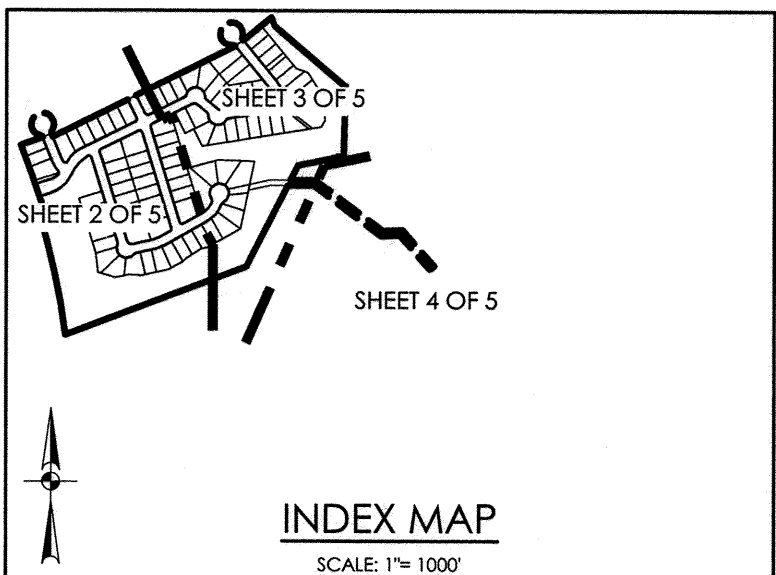
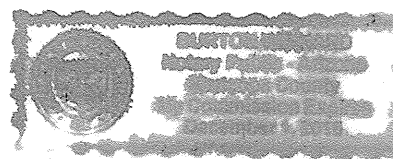
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	13.18'	57°42'26"	N52°43'24"W	12.72'	13.27'
C2	59.00'	295°23'41"	N68°06'25"E	63.06'	304.18'
C3	14.00'	57°44'32"	S6°56'00"W	13.52'	14.11'
C4	4240.00'	0°14'39"	S21°48'57"E	18.06'	18.06'
C5	14.00'	57°42'26"	N68°26'03"W	13.51'	14.10'
C6	59.00'	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'
C9	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"	N37°13'03"E	12.37'	12.82'
C19	50.00'	170°53'00"	S83°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"	S75°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'	208°19'04"	S28°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"	S74°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'
C42	10.00'	95°29'48"	N74°18'11"W	14.80'	16.67'
C43	175.00'	9°49'55"	S53°01'57"W	29.99'	30.03'
C44	125.00'	18°43'49"	S38°45'05"W	40.68'	40.86'
C45	180.00'	42°14'23"	S50°30'22"W	129.72'	132.70'
C46	4070.00'	0°57'26"	N18°25'49"W	68.00'	68.00'
C47	4070.00'	0°16'53"	N19°02'59"W	20.00'	20.00'
C48	4070.00'	1°03'32"	N19°43'12"W	75.21'	75.21'
C49	4070.00'	0°50'41"	N20°40'18"W	60.01'	60.01'
C50	4070.00'	0°54'27"	N21°32'53"W	64.47'	64.47'

FIRE FLOW NOTE:

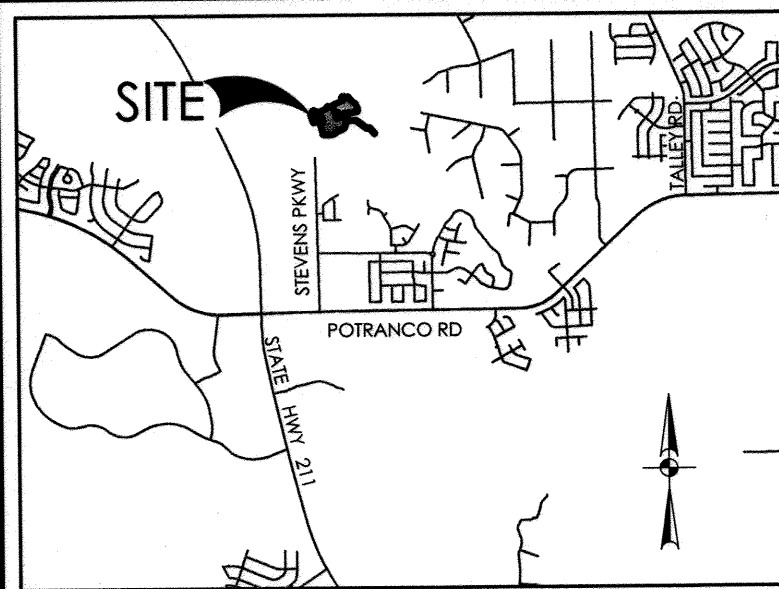
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION:

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE 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 WILL MAINTAIN SUCH AREAS.



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	14.00'	32°52'42"	S24°29'55"E	7.92'	8.03'
C52	14.00'	53°11'28"	S18°32'10"W	12.54'	13.00'
C53	125.00'	11°56'42"	S57°28'21"W	26.01'	26.06'
C54	125.00'	17°56'00"	S42°32'01"W	38.96'	39.12'
C55	50.00'	34°10'08"	N15°12'42"W	29.38'	29.82'
C56	50.00'	49°36'31"	N57°06'02"W	41.95'	43.29'
C57	50.00'	69°33'46"	S63°18'50"W	57.04'	60.70'
C58	50.00'	17°32'35"	S19°45'40"W	15.25'	15.31'
C59	50.00'	37°37'56"	S16°56'36"E	32.25'	32.84'
C60	50.00'	38°42'20"	S55°06'44"E	33.14'	33.78'
C61	50.00'	55°31'04"	N77°46'34"E	46.58'	48.45'
C62	50.00'	21°53'49"	N39°04'08"E	18.99'	19.11'
C63	50.00'	8°31'01"	S51°13'36"E	7.43'	7.43'
C64	50.00'	72°57'25"	N88°02'11"E	59.45'	63.67'
C65	50.00'	13°47'03"	N44°39'57"E	12.00'	12.03'
C66	50.00'	44°19'40"	N15°36'36"E	37.73'	38.68'
C67	50.00'	46°08'46"	N29°37'37"W	39.19'	40.27'
C68	50.00'	22°35'10"	N63°59'35"W	19.58'	19.71'
C69	14.00'	31°35'56"	N59°29'12"W	7.62'	7.72'
C70	14.00'	4°06'24"	N41°38'02"W	1.00'	1.00'
C71	59.00'	81°19'28"	S0°08'28"W	76.89'	83.74'
C72	59.00'	41°32'24"	S61°34'24"W	41.84'	42.78'
C73	59.00'	41°30'30"	N76°54'09"W	41.81'	42.74'
C74	59.00'	33°29'55"	N39°23'57"W	34.01'	34.50'
C75	59.00'	29°17'58"	N8°00'00"W	29.84'	30.17'
C76	59.00'	63°21'12"	N38°19'35"E	61.96'	65.24'
C77	59.00'	1°10'08"	N70°35'15"E	1.20'	1.20'
C78	175.00'	13°01'36"	N29°25'13"E	39.70'	39.79'
C79	175.00'	15°16'20"	N43°34'11"E	46.51'	46.65'
C80	175.00'	8°57'30"	N55°41'07"E	27.33'	27.36'
C81	175.00'	5°25'33"	N62°52'38"E	16.57'	16.57'
C82	175.00'	11°24'54"	N71°17'52"E	34.81'	34.86'
C83	51.00'	57°04'58"	N65°56'22"E	48.73'	50.81'
C84	51.00'	41°24'27"	S64°48'56"E	36.06'	36.86'
C85	51.00'	52°52'39"	S17°40'23"E	45.41'	47.07'
C86	51.00'	14°09'26"	S15°50'39"W	12.57'	12.60'
C87	14.00'	99°38'50"	N66°43'52"W	21.39'	24.35'
C88	14.00'	77°04'19"	N21°37'42"E	17.44'	18.83'
C89	125.00'	16°50'27"	N68°35'05"E	36.61'	36.74'
C90	25.00'	86°05'14"	S59°57'04"E	34.13'	37.56'
C91	175.00'	9°38'50"	S21°43'52"E	29.43'	29.47'
C92	14.00'	9°00'00"	S18°26'43"W	19.80'	21.99'
C93	4043.00'	4°10'03"	N15°03'28"W	294.01'	294.08'
C94	4043.00'	5°26'43"	N10°15'05"W	384.09'	384.24'
C95	4070.00'	0°48'29"	N17°32'52"E	57.40'	57.40'
C96	14.00'	78°29'20"	N5°53'14"E	17.71'	19.18'
C97	10.00'	95°29'48"	N74°18'11"W	14.80'	16.67'
C98	14.00'	46°08'09"	N37°05'47"E	10.97'	11.27'
C99	4053.00'	0°08'30"	N16°57'54"W	10.01'	10.01'
C100	4043.00'	0°08'29"	N16°25'40"W	9.97'	9.97'



LOCATION MAP

NOT-TO-SCALE
LEGEND

CB	COUNTY BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF	PG	PAGE(S)
	BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK		FOUND 1/2" IRON ROD
OPR	OFFICIAL PUBLIC RECORDS	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
	OF REAL PROPERTY OF		SET 1/2" IRON ROD (PD)
	BEXAR COUNTY, TEXAS	FP	FLOODPLAIN DELINEATION
1234.56	MINIMUM FINISHED FLOOR ELEVATION		
-1140-	EXISTING CONTOURS		
-1140-	PROPOSED CONTOURS		
---	ORIGINAL SURVEY/COUNTY LINE		
---	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
1	14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT	20	25' DRAINAGE EASEMENT
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	21	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' VEHICULAR NON-ACCESS EASEMENT	22	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (2.25 ACRES OFF LOT)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	23	7' SANITARY SEWER EASEMENT
7	VARIABLE WIDTH DRAINAGE EASEMENT	24	5' SANITARY SEWER EASEMENT
10	10' WATER EASEMENT	25	VARIABLE WIDTH SANITARY SEWER EASEMENT
11	10' BUILDING SETBACK LINE		
12	20' BUILDING SETBACK LINE	1	30' SANITARY SEWER EASEMENT (VOL 11118, PG 2161 OPR)
13	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)	2	VARIABLE WIDTH FILL EASEMENT (VOL 9665, PG 57 DPR)
14	12' SANITARY SEWER EASEMENT	3	VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 57 DPR)
15	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)	4	16' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A (PLAT ID # 110319)
16	14' DRAINAGE EASEMENT		
17	14' SANITARY SEWER EASEMENT		
18	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
19	12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT)		

SURVEYOR'S NOTES:

- 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 COPS 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:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- THIS PLAT DOES NOT ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
CURVE AND LINE TABLE SHEET 1 OF 5

EDU NOTE:

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.

T. QUINTERA
SURVEY NO. 300
ABSTRACT 978
CB 4363

UNPLATTED
1,250.1 ACRE TRACT
OWNER: THOMPSON SR, LP
(VOL 16148, PG 1156 OPR)



STATE OF ARIZONA
COUNTY OF MARICOPA

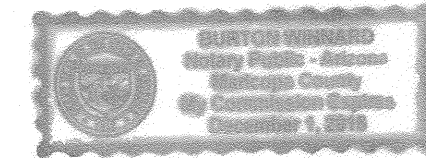
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN CORK
SRSAONE, LLC /SR HOLDINGS, LLP
8655 S. Priest Dr.
Tempe, AZ 85284
480-820-0977

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 CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF April 29, A.D. 2015.

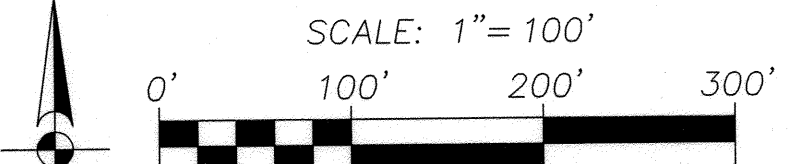
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



PLAT NUMBER 140262

SUBDIVISION PLAT
OF
STEVENS RANCH POD 3A

BEING A 36.680 ACRE TRACT OF LAND COMPRISED OF 2.25 ACRE OUT 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.



PAPE-DAWSON
ENGINEERS
TBE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
DALLAS, TX 75201 | 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.

OWNER/DEVELOPER: POTRANCO 2013 LAND, LTD.
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 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 April 29, A.D. 2015.

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.

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. 20 _____

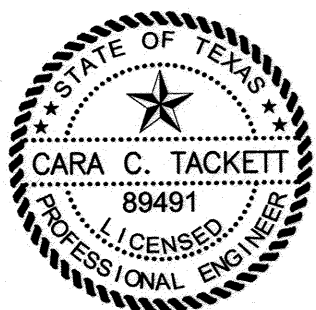
BY: _____ CHAIRMAN

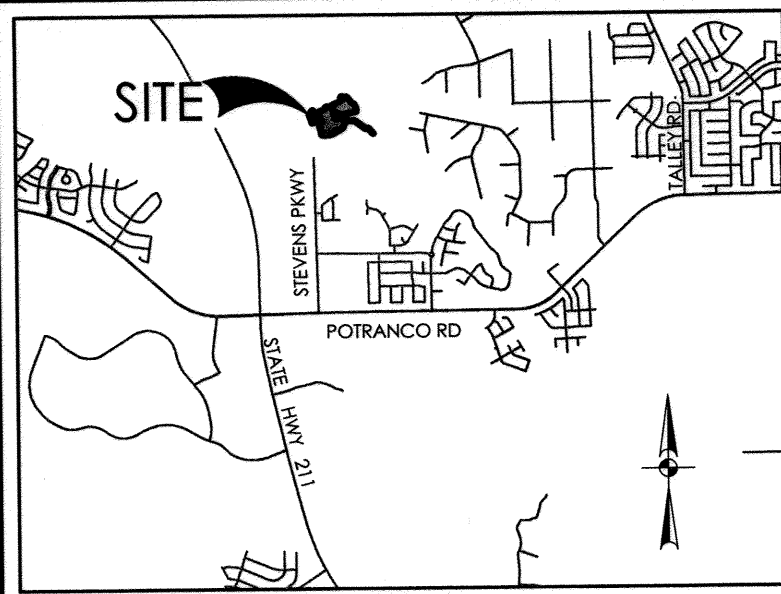
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS





LOCATION MAP

NOT TO SCALE
LEGEND

CB	COUNTY BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD SET 1/2" IRON ROD (PD) FLOODPLAIN DEVIATION
1234.56	MINIMUM FINISHED FLOOR ELEVATION		
-1140	EXISTING CONTOURS		
-1140	PROPOSED CONTOURS		
	ORIGINAL SURVEY/COUNTY LINE		
	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
1	14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT	20	25' DRAINAGE EASEMENT
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	21	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5	1' VEHICULAR NON-ACCESS EASEMENT	22	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (2.25 ACRES OFF LOT)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	23	7' SANITARY SEWER EASEMENT
7	VARIABLE WIDTH DRAINAGE EASEMENT	24	5' SANITARY SEWER EASEMENT
10	10' WATER EASEMENT	25	VARIABLE WIDTH SANITARY SEWER EASEMENT
11	10' BUILDING SETBACK LINE		
12	20' BUILDING SETBACK LINE		
13	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)	30	30' SANITARY SEWER EASEMENT (VOL 11118, PG 2161 OPR)
14	12' SANITARY SEWER EASEMENT	31	VARIABLE WIDTH FILL EASEMENT (VOL 9665, PG 57 DPR)
15	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)	32	VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 57 DPR)
16	14' DRAINAGE EASEMENT	33	14' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A (PLAT ID # 110319)
17	14' SANITARY SEWER EASEMENT		
18	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
19	12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT)		

SURVEYOR'S NOTES:

- 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 COORS 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:

- 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

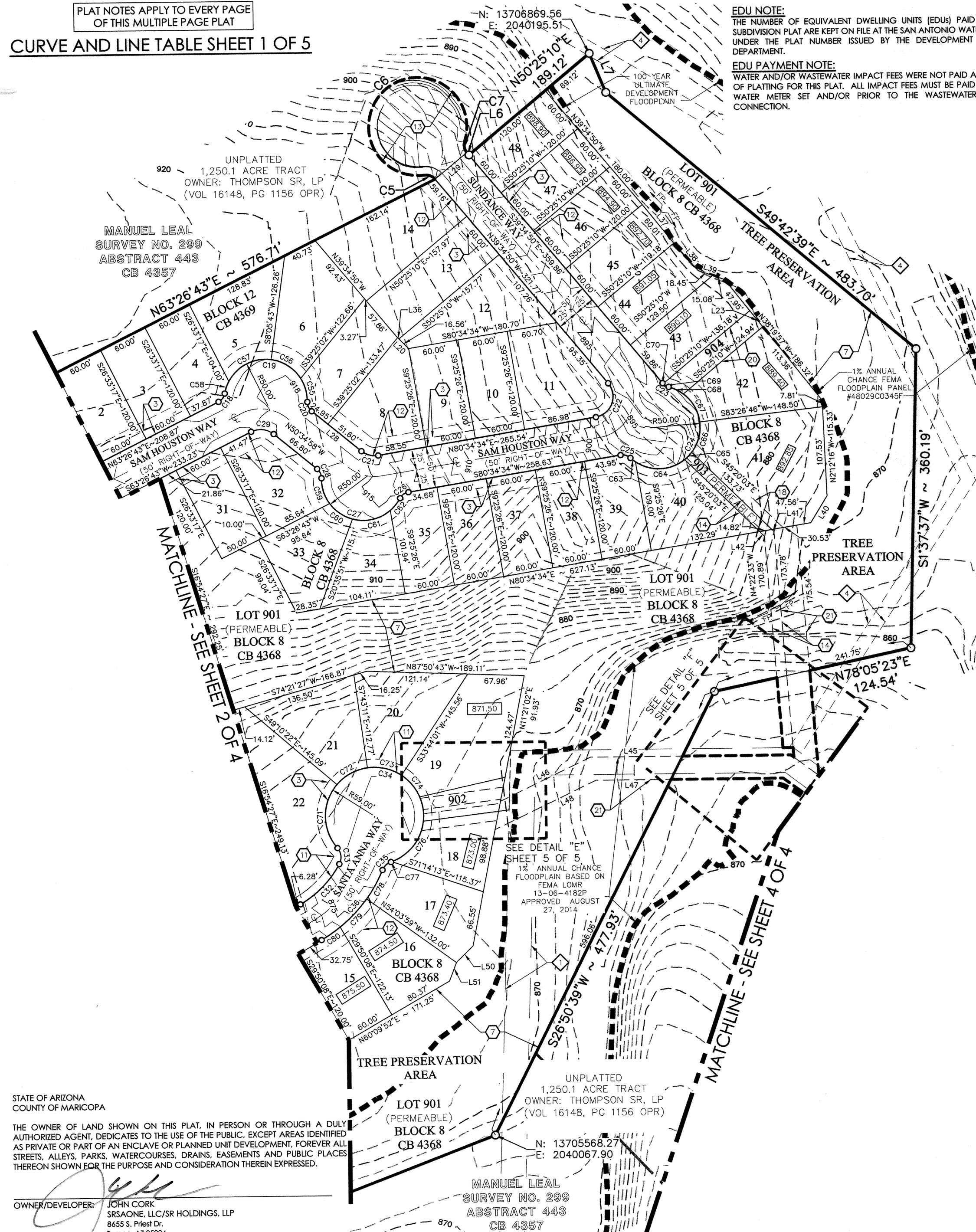
STATE OF TEXAS
COUNTY OF BEXAR

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.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
CURVE AND LINE TABLE SHEET 1 OF 5



EDU NOTE:

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:

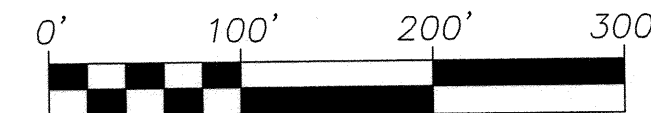
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

PLAT NUMBER 140262

SUBDIVISION PLAT
OF
STEVENS RANCH POD 3A

BEING A 36.680 ACRE TRACT OF LAND COMPRISED OF 2.25 ACRE OUT 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. QUINTANA 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.

SCALE: 1" = 100'



PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78216 | 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.

OWNER/DEVELOPER: POTRANCO 2013 LAND, LTD.
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 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 27th DAY OF April, A.D. 2015.

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.

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. 20 _____

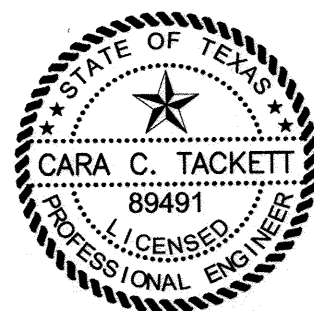
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS



Cara C. Tackett
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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ARIZONA
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.

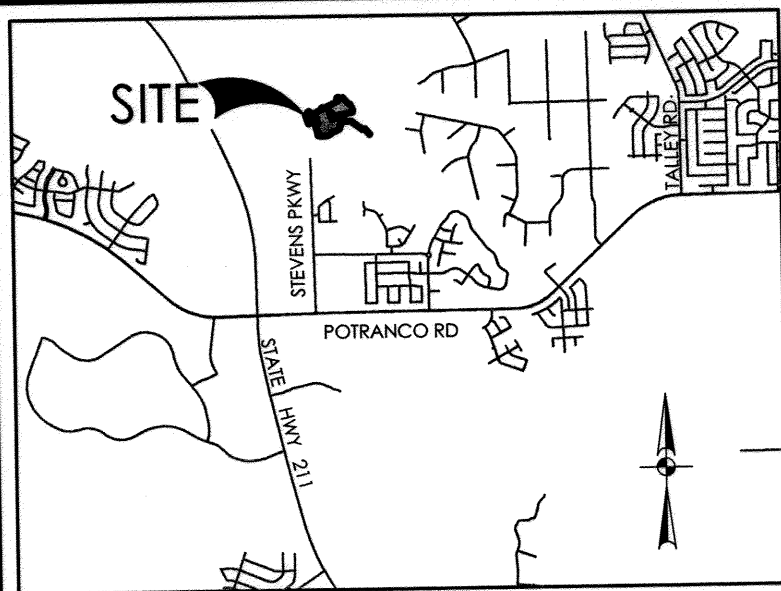
OWNER/DEVELOPER: JOHN CORK
SRSAONE, LLC/SR HOLDINGS, LLP
8655 S. Priest Dr.
Tempe, AZ 85284
480-820-0977

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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF April 23, A.D. 2015.

John Cork
NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA





LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | |
|--|---|
| CB COUNTY BLOCK | VOL VOLUME |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG PAGE(S) |
| NCB NEW CITY BLOCK | ROW RIGHT-OF-WAY |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | SET 1/2" IRON ROD (PD) |
| | FP FLOODPLAIN DELINEATION |
| 1234.56 MINIMUM FINISHED FLOOR ELEVATION | |
| --- EXISTING CONTOURS | |
| --- PROPOSED CONTOURS | |
| --- ORIGINAL SURVEY/COUNTY LINE | |
| --- FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | |
| 1 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT | 20 25' DRAINAGE EASEMENT |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 21 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 5 1' VEHICULAR NON-ACCESS EASEMENT | 22 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (2.25 ACRES OFF LOT) |
| 6 VARIABLE WIDTH CLEAR VISION EASEMENT | 23 7' SANITARY SEWER EASEMENT |
| 7 VARIABLE WIDTH DRAINAGE EASEMENT | 24 5' SANITARY SEWER EASEMENT |
| 10 10' WATER EASEMENT | 25 VARIABLE WIDTH SANITARY SEWER EASEMENT |
| 11 10' BUILDING SETBACK LINE | |
| 12 20' BUILDING SETBACK LINE | |
| 13 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) | 1 30' SANITARY SEWER EASEMENT (VOL 11118, PG 2161 OPR) |
| 14 12' SANITARY SEWER EASEMENT | 2 VARIABLE WIDTH FILL EASEMENT (VOL 9665, PG 57 DPR) |
| 15 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) | 3 VARIABLE WIDTH PUBLIC DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 57 DPR) |
| 16 14' DRAINAGE EASEMENT | 4 16' SANITARY SEWER EASEMENT STEVENS RANCH UNIT 3A (PLAT ID # 110319) |
| 17 14' SANITARY SEWER EASEMENT | |
| 18 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| 19 12' PERMEABLE SANITARY SEWER EASEMENT (0.02 ACRES OFF LOT) | |

SURVEYOR'S NOTES:

- 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.

C.P.S. NOTES:

- 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 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 GRANTEE'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 THEREOF; 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

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.

EDU NOTE:

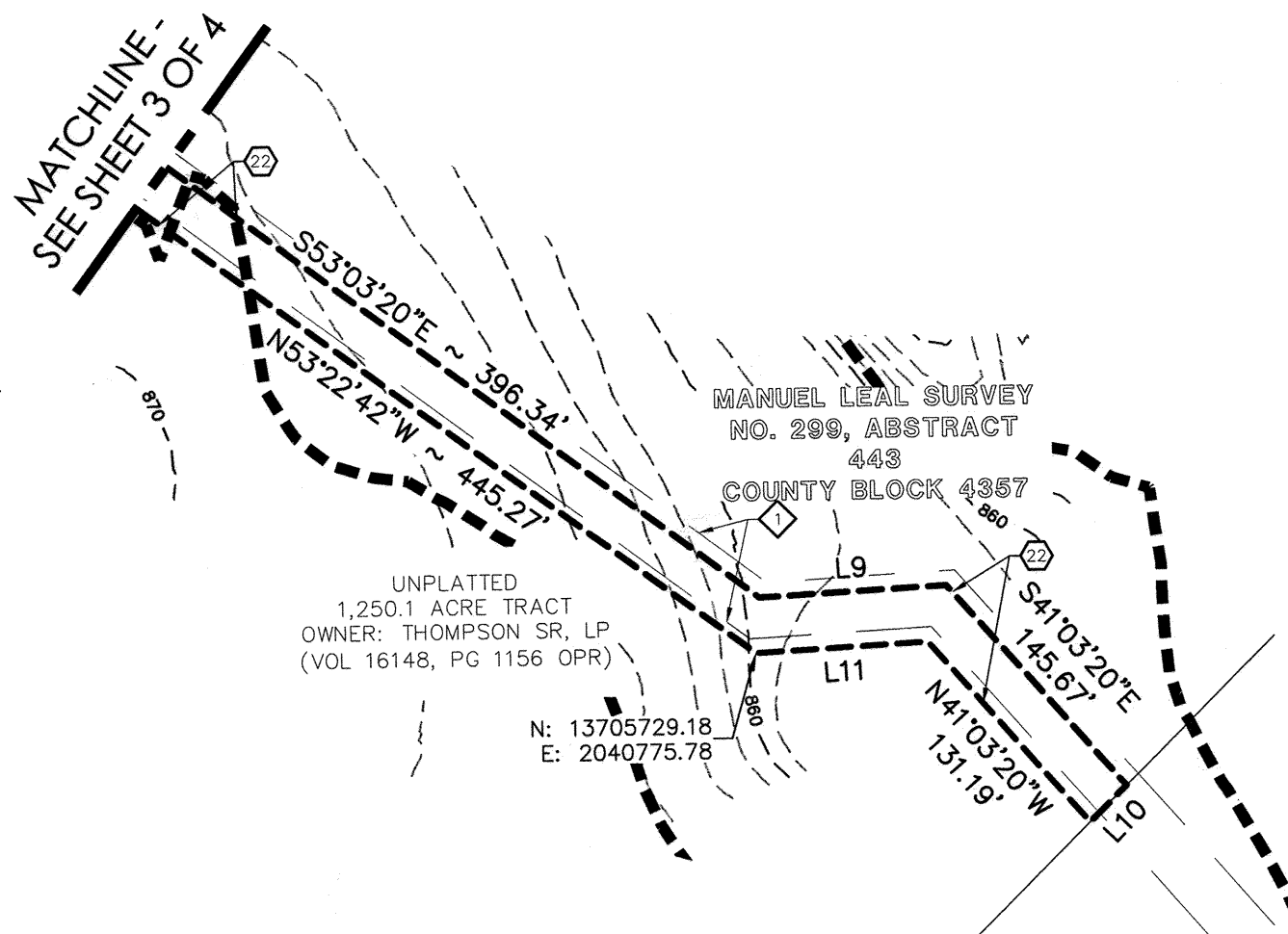
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE TABLE SHEET 1 OF 5



STATE OF ARIZONA
COUNTY OF MARICOPA

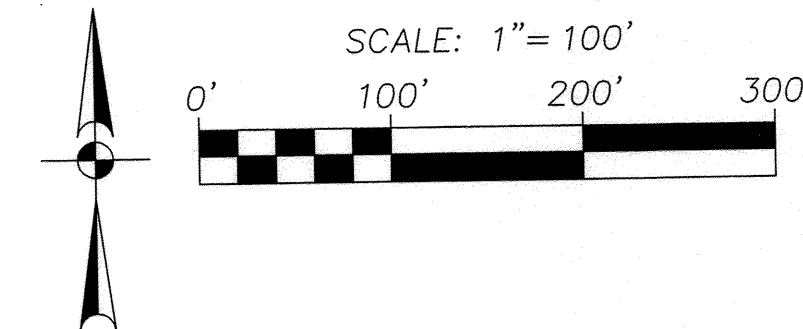
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN CORK
SRSAONE, LLC/SR HOLDINGS, LLP
8655 S. Priest Dr.
Tempe, AZ 85284
480-820-0977

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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF April 29, A.D. 2015.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



PLAT NUMBER 140262

SUBDIVISION PLAT
OF

STEVENS RANCH POD 3A

BEING A 36.680 ACRE TRACT OF LAND COMPRISED OF 2.25 ACRE OUT 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: POTRANCO 2013 LAND, LTD.
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 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 April 29, A.D. 2015.

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.

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. 20 _____

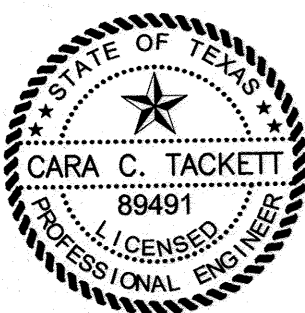
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS



PLAT NUMBER 140262

SUBDIVISION PLAT
OF
STEVENS RANCH POD 3A

BEING A 36.680 ACRE TRACT OF LAND COMPRISED OF 2.25 ACRE OUT 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.

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 4702000 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.

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BY: GEORGE A. FIELD, III
100 CRESCENT CT., SUITE 210
DALLAS, TX 75201
(214)855-5400

Notary Public
STATE OF TEXAS
My Comm. Exp. 08/2016

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 27th DAY OF April, A.D. 2015.

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.

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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY

OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED IN THE

_____ DAY OF _____, A.D. 20____ AT _____ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____ ON

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 5

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
CURVE AND LINE TABLE SHEET 1 OF 5STATE OF ARIZONA
COUNTY OF MARICOPA

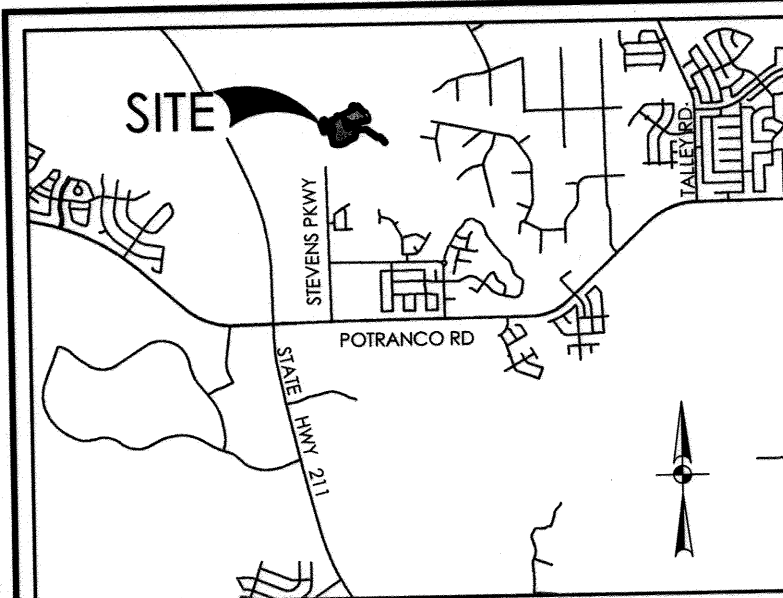
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8655 S. Priest Dr.
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STATE OF ARIZONA
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NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA



LOCATION MAP

NOT-TO-SCALE
LEGEND

- | | |
|---|---|
| CB COUNTY BLOCK | VOL VOLUME |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG PAGE(S) |
| NCB NEW CITY BLOCK | ROW RIGHT-OF-WAY |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) FLOODPLAIN DELINEATION |
| 1234.56 MINIMUM FINISHED FLOOR ELEVATION | |
| --- EXISTING CONTOURS | |
| --- PROPOSED CONTOURS | |
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STATE OF TEXAS
COUNTY OF BEXAR

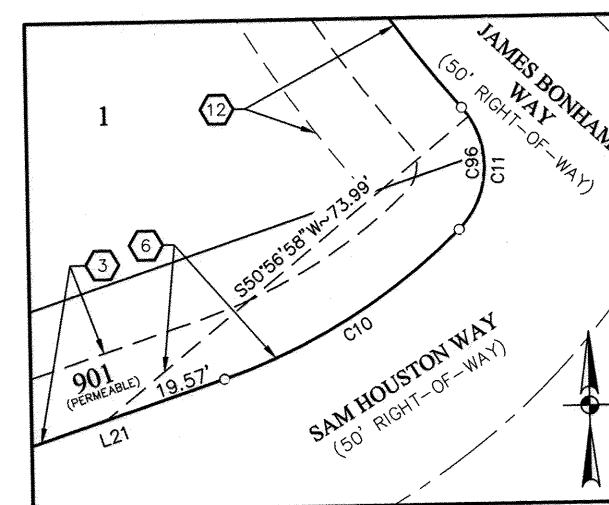
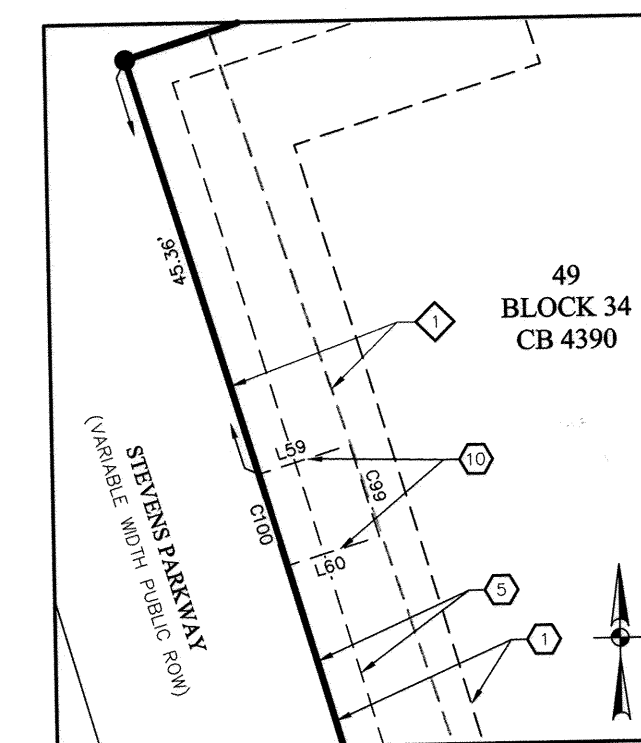
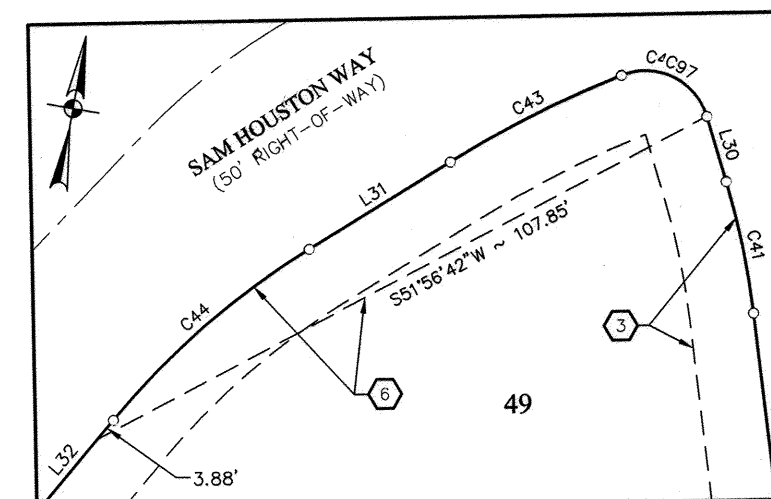
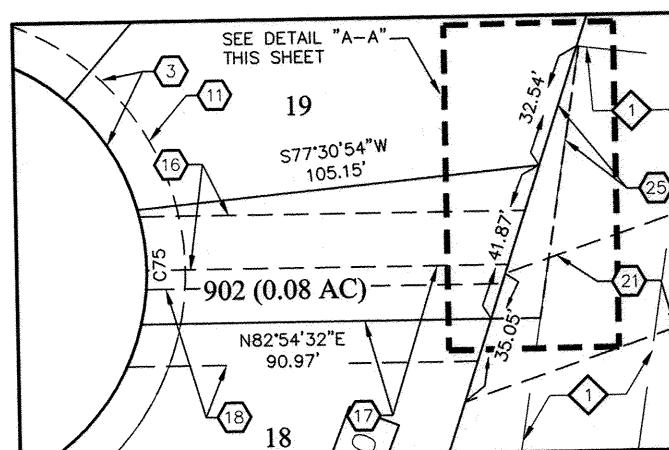
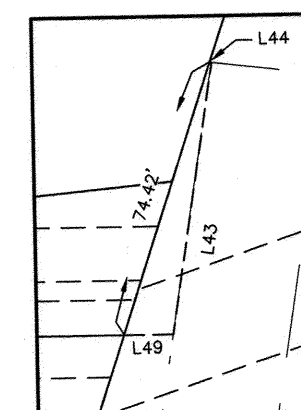
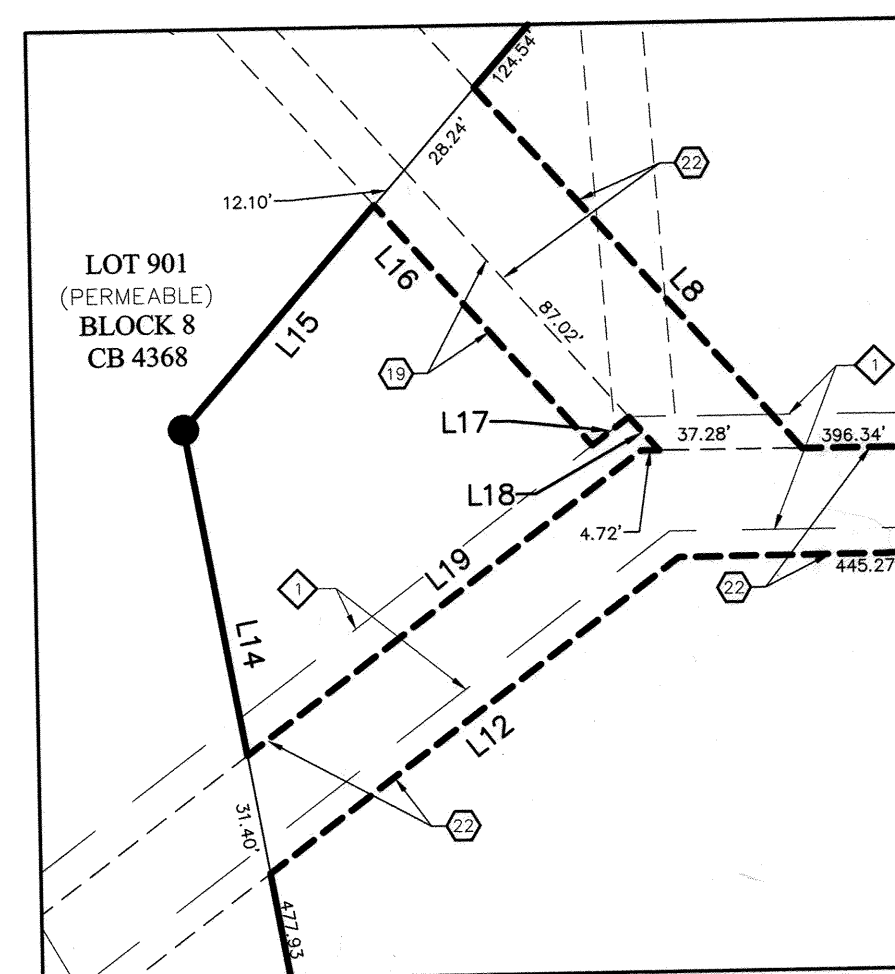
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Carla C. Tackett
LICENSED PROFESSIONAL ENGINEER

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.

David A. Gasanova
REGISTERED PROFESSIONAL LAND SURVEYOR

DETAIL "A"
SCALE: 1"=30'DETAIL "B"
SCALE: 1"=30'DETAIL "C"
SCALE: 1"=50'DETAIL "D"
SCALE: 1"=50'DETAIL "E"
SCALE: 1"=50'DETAIL "F"
NOT-TO-SCALE