

LOCATION MAP

NOT-TO-SCALE

LEGEND

CATV	CABLE TELEVISION	VOL	VOLUME
CL	CENTERLINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	□	FOUND TxDOT MONUMENTATION

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

- | | | | |
|----|---|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.31 ACRES) | 5 | VARIABLE WIDTH SEWER, WATER, DRAINAGE AND GETCTV EASEMENT (VOL 9655, PG 121 DPR) |
| 5 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 6 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, WATER AND FILL EASEMENT (VOL 9655, PG 121 DPR) |
| 11 | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.97 AC OFF LOT) | 7 | VARIABLE WIDTH DRAINAGE, ELEC, GAS, TELE, WATER, SAN SEWER, PEDESTRIAN AND CATV EASEMENT (VOL 9594, PG 179-184 DPR) |
| 12 | 20' BUILDING SETBACK LINE | 8 | 5' EASEMENT (VOL 9594, PG 179-184 DPR) |
| 1 | EASEMENT AND RIGHT OF WAY AGREEMENT (VOL 12185, PG 2210 OPR) | 9 | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 9693, PG 222 DPR) |
| 2 | WATER UTILITY AND SERVICE EASEMENT (VOL 11029, PG 896 OPR) | 10 | 14' SANITARY SEWER EASEMENT (VOL 9576, PG 171 DPR) |
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| 13 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.51 ACRES) | | |

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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.

IMPACT FEE NOTE:

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

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 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 THEREON. 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 EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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: NONE.

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.

Cara C. Tackett
LICENSSED 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.

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG FM HIGHWAY 1957 (POTRANCO ROAD), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1142', AND TWO ACCESS POINTS ALONG SH 211, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 905.71'.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

INGRESS/EGRESS SEWER:

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT"

INGRESS/EGRESS WATER:

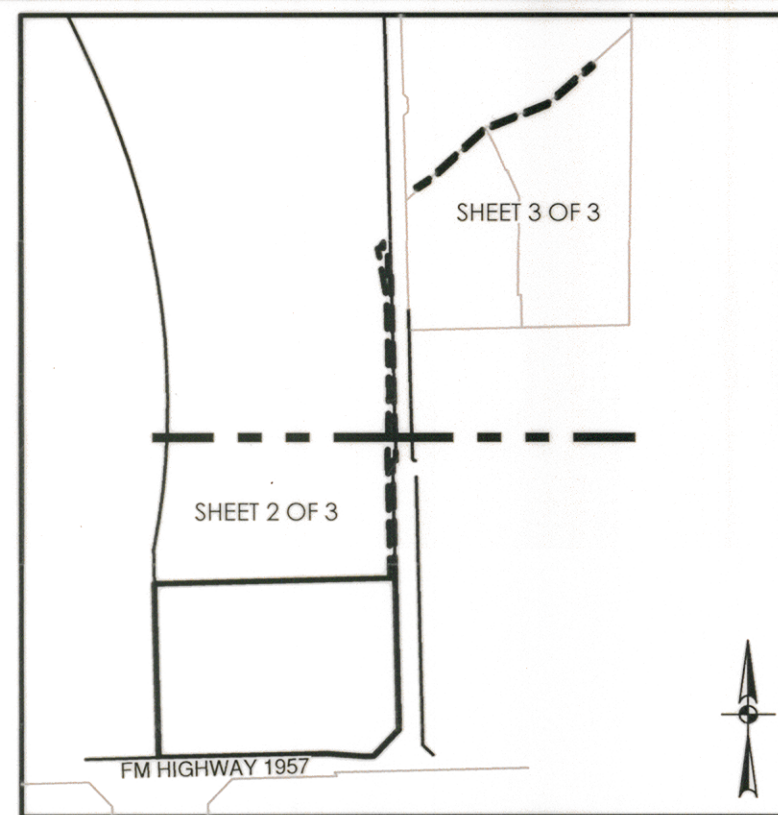
"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT"

SETBACK NOTE:

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 ANTONIO.

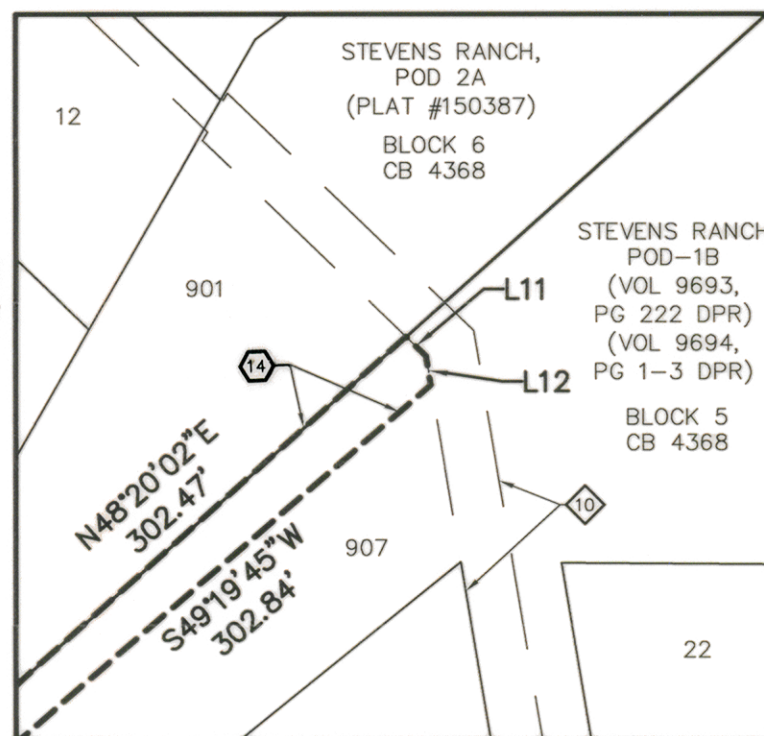
CURVE AND LINE TABLE ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



INDEX MAP

SCALE: 1"= 1000'



DETAIL "D"

NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF HARRIS

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 DEDICATED BY SEPARATE INSTRUMENT, 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 AND IN THE CAPACITY THEREIN STATED.

OWNER/DEVELOPER: GERALD W. CRUMP, JR.
CUMBERLAND POTRANCO JOINT VENTURE
2600 CITADEL PLAZA DRIVE, SUITE 125
HOUSTON, TEXAS 77008
(713)866-6082

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GERALD W. CRUMP, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF NOVEMBER, A.D. 2016.

Cindy M. Carver
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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 DEDICATED BY SEPARATE INSTRUMENT, 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 AND IN THE CAPACITY THEREIN STATED.

OWNER/DEVELOPER: GEORGE A. "CHIP" FIELD, III
CUMBERLAND 211, LTD.
POTRANCO 2013 LAND, LTD.
CUMBERLAND POD 1 STEVENS RESIDENTIAL, LTD.
1600 N. COLLINS BLVD, SUITE 1500
RICHARDSON, TX 75080
(214)307-5631

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. "CHIP" 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 15th DAY OF NOVEMBER, A.D. 2016.

R. Pattinson
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

PLAT NUMBER 160532

SUBDIVISION PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1

BEING A TOTAL OF 27.152 ACRES, TRACT OF LAND BEING A PORTION OF A 171.3 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND POTRANCO JOINT VENTURE RECORDED IN VOLUME 12875, PAGES 1130-1141 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 710.6 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND 211, LTD. RECORDED IN VOLUME 12395, PAGES 1298-1312 OF SAID OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 6, COUNTY BLOCK 4368, STEVENS RANCH, POD 2A (PLAT #150387), LOT 902, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9594, PAGES 179-184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND LOT 907, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9694, PAGES 1-3, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. MUSQUEZ SURVEY NUMBER 300, ABSTRACT 1149, AND THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, CB 4370.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 11, 2016

THIS PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

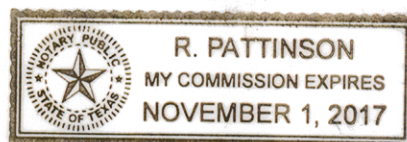
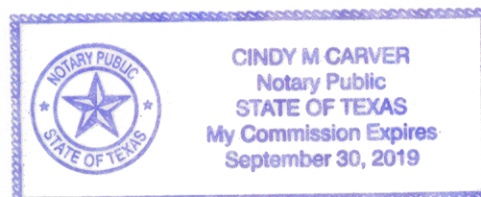
STATE OF TEXAS
COUNTY OF BEXAR

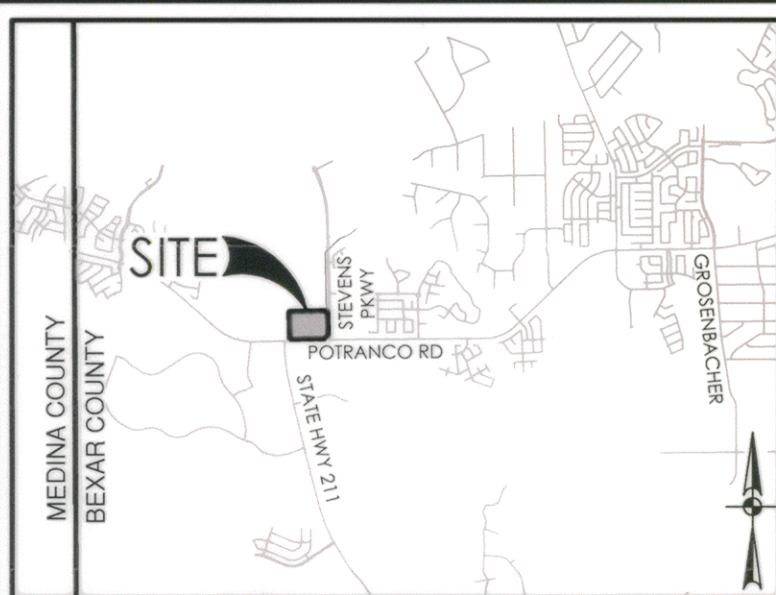
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 3





LOCATION MAP

NOT-TO-SCALE

LEGEND

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		(TYPE I, II OR III)	

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--- ORIGINAL SURVEY/COUNTY LINE

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COUNTY OF BEXAR

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Carla C. Tackett
CARLA C. TACKETT
89491
LICENSED PROFESSIONAL ENGINEER

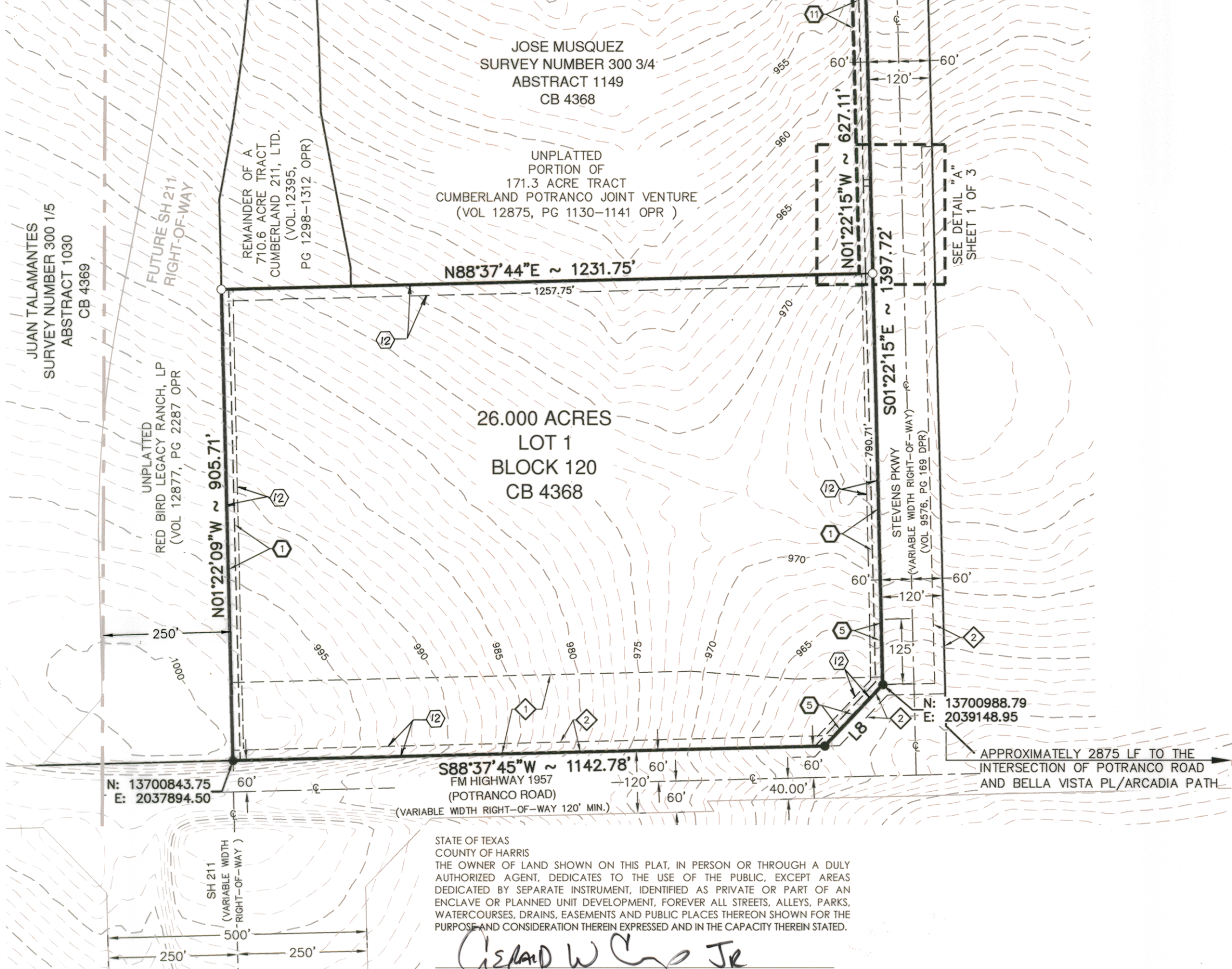
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Paul T. Ross
PAUL T. ROSS
5196
REGISTERED PROFESSIONAL LAND SURVEYOR

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CURVE AND LINE TABLE ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Cindy M. Carver
CINDY M. CARVER
Notary Public
STATE OF TEXAS
My Commission Expires
September 30, 2019

STATE OF TEXAS
COUNTY OF HARRIS

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Gerald W. Crump Jr
OWNER/DEVELOPER: GERALD W. CRUMP, JR.
CUMBERLAND POTRANCO JOINT VENTURE
2600 CITADEL PLAZA DRIVE, SUITE 125
HOUSTON, TEXAS 77008
(713)866-6082

STATE OF TEXAS
COUNTY OF HARRIS

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Cindy M. Carver
CINDY M. CARVER
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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George A. "Chip" Field, III
OWNER/DEVELOPER: GEORGE A. "CHIP" FIELD, III
CUMBERLAND 211, LTD.
POTRANCO 2013 LAND, LTD.
CUMBERLAND POD 1 STEVENS RESIDENTIAL, LTD.
1600 N. COLLINS BLVD, SUITE 1500
RICHARDSON, TX 75080
(214)307-5631

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. "CHIP" 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 15th DAY OF November, A.D. 2016.

R. Pattinson
R. PATTINSON
MY COMMISSION EXPIRES
NOVEMBER 1, 2017
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

PLAT NUMBER 160532

SUBDIVISION PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1

BEING A TOTAL OF 27.152 ACRES, TRACT OF LAND BEING A PORTION OF A 171.3 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND POTRANCO JOINT VENTURE RECORDED IN VOLUME 12875, PAGES 1130-1141 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 710.6 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND 211, LTD. RECORDED IN VOLUME 12395, PAGES 1298-1312 OF SAID OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 6, COUNTY BLOCK 4368, STEVENS RANCH, POD 2A (PLAT #150387), LOT 902, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9594, PAGES 179-184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND LOT 907, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9694, PAGES 1-3, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. MUSQUEZ SURVEY NUMBER 300, ABSTRACT 1149, AND THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, CB 4370.



THIS PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

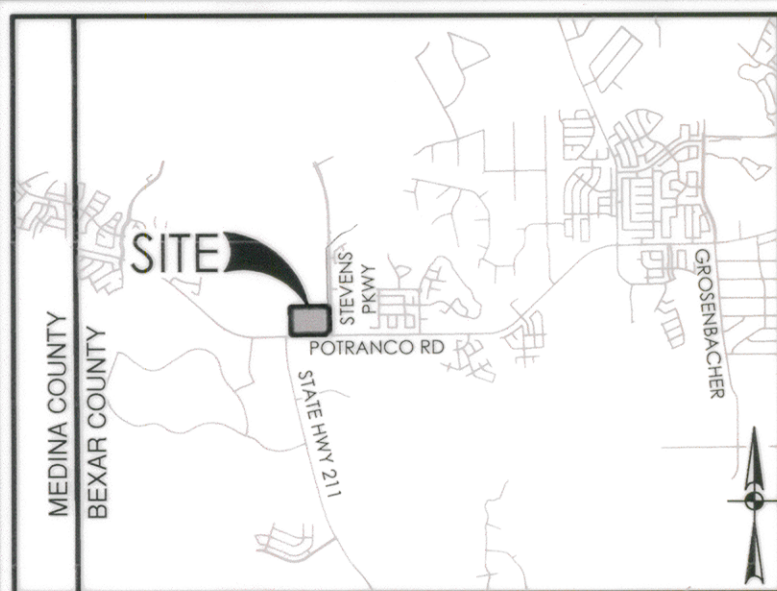
STATE OF TEXAS

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

- | | | | |
|--------|---|---------------------|--|
| CATV | CABLE TELEVISION CENTERLINE | VOL | VOLUME PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ESMT | EASEMENT | ○ | SET 1/2" IRON ROD (PD)-ROW |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | (TYPE I, II OR III) | FOUND TxDOT MONUMENTATION |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |

— 1140 — EXISTING CONTOURS
— — — ORIGINAL SURVEY/COUNTY LINE

- | | | | |
|----|---|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.31 ACRES) | 5 | VARIABLE WIDTH SEWER, WATER, DRAINAGE AND GETCTV EASEMENT (VOL 9655, PG 121 DPR) |
| 5 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 6 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, DRAINAGE, WATER AND FILL EASEMENT (VOL 9655, PG 121 DPR) |
| 11 | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.97 AC OFF LOT) | 7 | VARIABLE WIDTH DRAINAGE, ELEC, GAS, TELE, WATER, SAN SEWER, PEDESTRIAN AND CATV EASEMENT (VOL 9594, PG 179-184 DPR) |
| 12 | 20' BUILDING SETBACK LINE | 8 | 5' EASEMENT (VOL 9594, PG 179-184 DPR) |
| 1 | EASEMENT AND RIGHT OF WAY AGREEMENT (VOL 12185, PG 2210 OPR) | 9 | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 9693, PG 222 DPR) |
| 2 | WATER UTILITY AND SERVICE EASEMENT (VOL 11029, PG 896 OPR) | 10 | 16' SANITARY SEWER EASEMENT (VOL 9655, PG 121 DPR) |
| 3 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9655, PG 121 DPR) | 14 | VARIABLE WIDTH SANITARY SEWER EASEMENT (0.32 AC OFF LOT) |
| 4 | 14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT (VOL 9655, PG 121 DPR) | | |
| 13 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.51 ACRES) | | |

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 CORS 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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.

IMPACT FEE NOTE:

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

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, MAINTAINING, REMOVING, INSPECTING, PAROLLING, 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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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: NONE.

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.

Cara C. Tackett
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.

Paul M. Ross
PAUL M. ROSS
REGISTERED PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG FM HIGHWAY 1957 (POTRANCO ROAD), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1142', AND TWO ACCESS POINTS ALONG SH 211, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 905.71'.

I. RODRIGUEZ
SURVEY NUMBER 300 1/8
ABSTRACT 655
CB 4370

UNPLATTED
PORTION OF
171.3 ACRE TRACT
CUMBERLAND POTRANCO
JOINT VENTURE
(VOL 12875,
PG 1130-1141 OPR)

JOSE MUSQUEZ
SURVEY NUMBER 300 3/4
ABSTRACT 1149
CB 4368

MATCHLINE "A" - SEE SHEET 2 OF 3

CINDY M CARVER
Notary Public
STATE OF TEXAS
My Commission Expires
September 30, 2019

R. PATTINSON
MY COMMISSION EXPIRES
NOVEMBER 1, 2017

STATE OF TEXAS
COUNTY OF HARRIS

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 DEDICATED BY SEPARATE INSTRUMENT, 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 AND IN THE CAPACITY THEREIN STATED.

Gerald W. Crump, Jr.
OWNER/DEVELOPER: GERALD W. CRUMP, JR.
CUMBERLAND POTRANCO JOINT VENTURE
2600 CITADEL PLAZA DRIVE, SUITE 125
HOUSTON, TEXAS 77008
(713)866-6082

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GERALD W. CRUMP, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF NOVEMBER, A.D. 2016.

Cindy M. Carver
CINDY M. CARVER
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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 DEDICATED BY SEPARATE INSTRUMENT, 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 AND IN THE CAPACITY THEREIN STATED.

George A. "Chip" Field, III
OWNER/DEVELOPER: GEORGE A. "CHIP" FIELD, III
CUMBERLAND 211, LTD.
POTRANCO 2013 LAND, LTD.
CUMBERLAND POD 1 STEVENS RESIDENTIAL, LTD.
1600 N. COLLINS BLVD, SUITE 1500
RICHARDSON, TX 75080
(214)307-5631

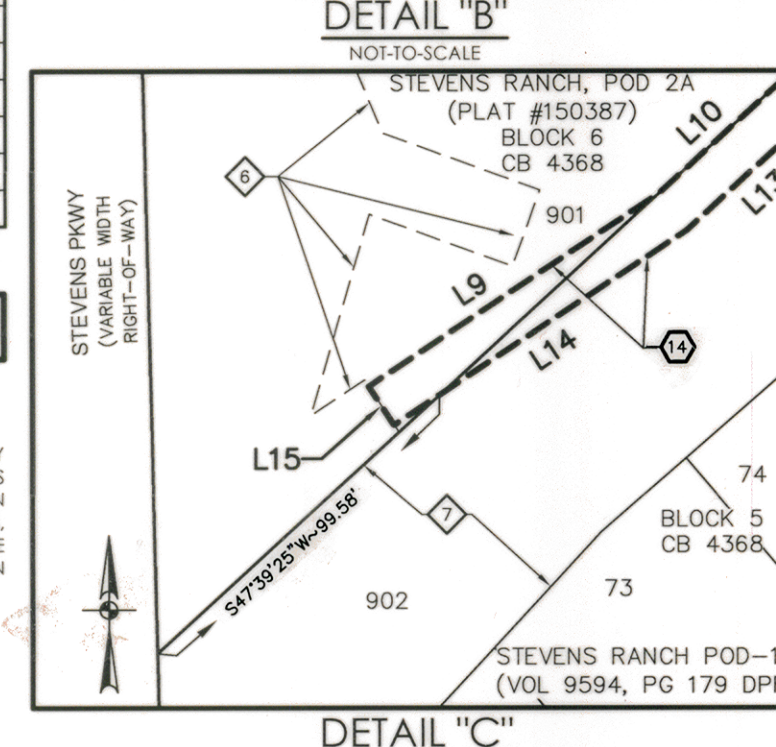
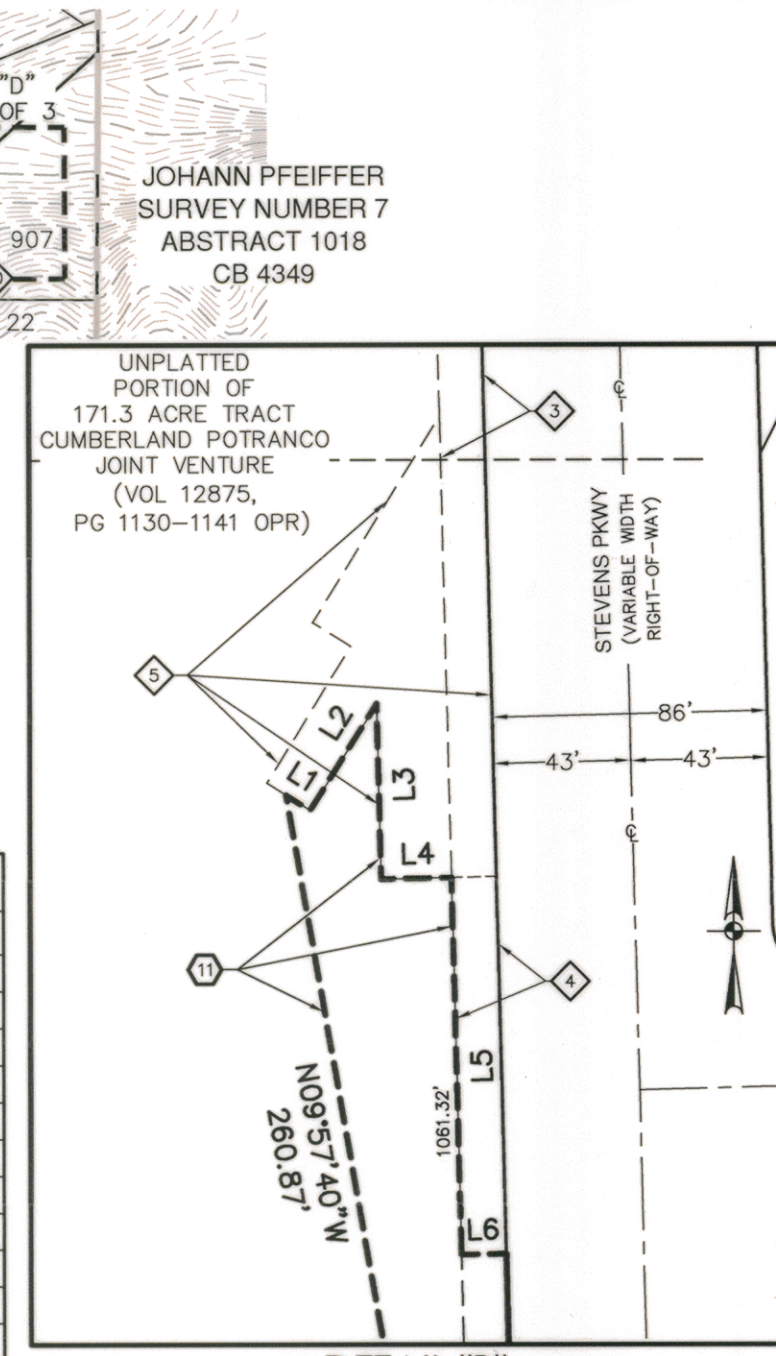
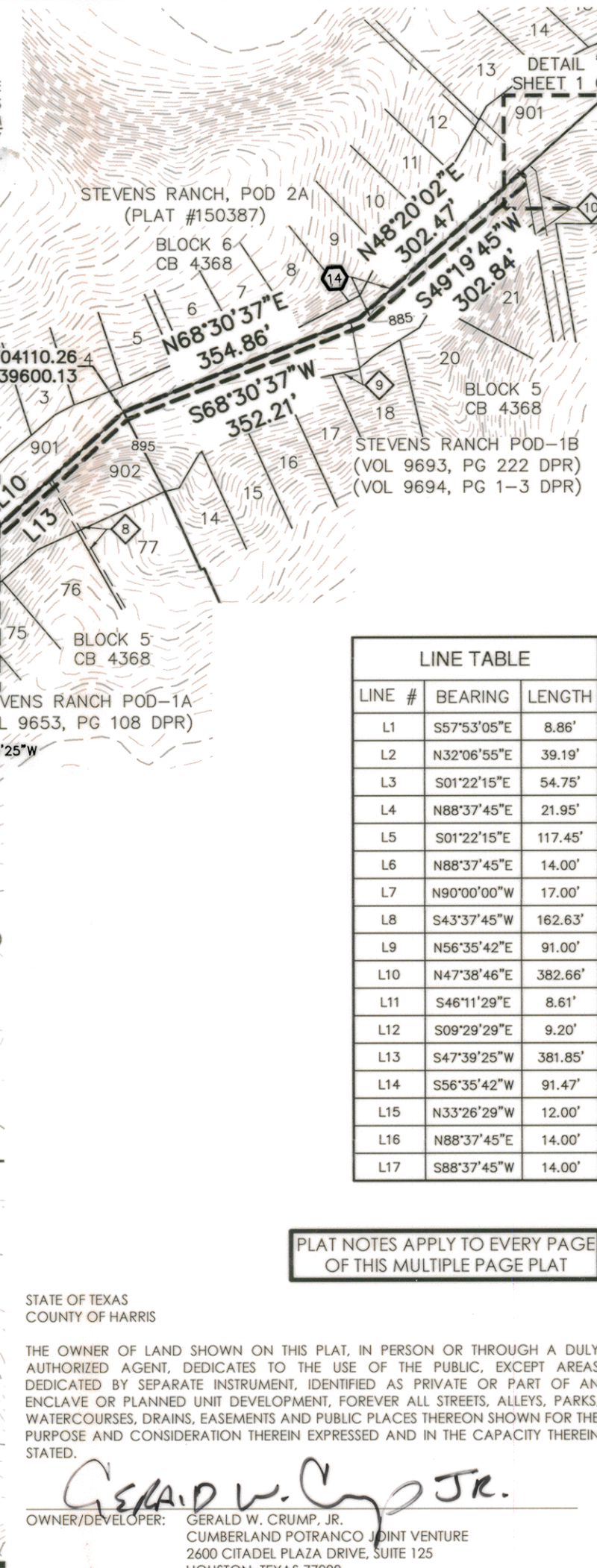
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE A. "CHIP" 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 15th DAY OF NOVEMBER, A.D. 2016.

Raymond
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S57°53'05"E	8.86'
L2	N32°06'55"E	39.19'
L3	S01°22'15"E	54.75'
L4	N88°37'45"E	21.95'
L5	S01°22'15"E	117.45'
L6	N88°37'45"E	14.00'
L7	N90°00'00"W	17.00'
L8	S43°37'45"W	162.63'
L9	N56°35'42"E	91.00'
L10	N47°38'46"E	382.66'
L11	S46°11'29"E	8.61'
L12	S09°29'29"E	9.20'
L13	S47°39'25"W	381.85'
L14	S56°35'42"W	91.47'
L15	N33°26'29"W	12.00'
L16	N88°37'45"E	14.00'
L17	S88°37'45"W	14.00'

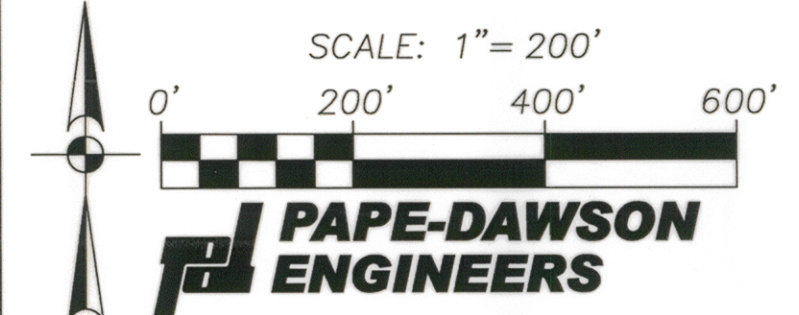
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



PLAT NUMBER 160532

SUBDIVISION PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1

BEING A TOTAL OF 27.152 ACRES, TRACT OF LAND BEING A PORTION OF A 171.3 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND POTRANCO JOINT VENTURE RECORDED IN VOLUME 12875, PAGES 1130-1141 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 710.6 ACRE TRACT DESCRIBED IN DEED TO CUMBERLAND 211, LTD. RECORDED IN VOLUME 12395, PAGES 1298-1312 OF SAID OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND AN OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 6, COUNTY BLOCK 4368, STEVENS RANCH, POD 2A (PLAT #150387), LOT 902, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9594, PAGES 179-184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, AND LOT 907, BLOCK 5, COUNTY BLOCK 4368, RECORDED IN VOLUME 9694, PAGES 1-3, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. MUSQUEZ SURVEY NUMBER 300, ABSTRACT 1149, AND THE I. RODRIGUEZ SURVEY NUMBER 300 1/8, ABSTRACT 655, CB 4370.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 11, 2016

THIS PLAT OF STEVENS RANCH COMMERCIAL UNIT-C1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

