

LOCATION MAP

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
TELE TELEPHONE
- VOL VOLUME
PG PAGE(S)
(SURVEYOR)
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
e ROAD CENTERLINE

- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
--- --- CITY OF SAN ANTONIO LIMITS
--- --- ORIGINAL SURVEY/COUNTY LINE

- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
7 VARIABLE WIDTH DRAINAGE EASEMENT
8 VARIABLE WIDTH CLEAR VISION EASEMENT
9 16" PRIVATE SANITARY SEWER EASEMENT
12 VARIABLE WIDTH DRAINAGE EASEMENT (OFF LOT 0.043 AC.)
13 25" SANITARY SEWER TURNAROUND EASEMENT
14 16" SANITARY SEWER EASEMENT (OFF LOT 0.113 AC.) IMPERMEABLE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY
15 20' BUILDING SET BACK LINE
- 16 TURNAROUND & DRAINAGE EASEMENT (OFF LOT 0.362 AC.) (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
17 VARIABLE WIDTH FILL EASEMENT (OFF LOT 0.65 AC.)
18 25" SANITARY SEWER TURNAROUND EASEMENT (OFF LOT 0.018 AC.)
19 16" SANITARY SEWER EASEMENT (VOL. 9613, PG. 109-110, DPR)
20 14" WATER EASEMENT (VOL. 9613, PG. 109-110, DPR)
21 14" WATER, GAS, ELECTRIC, TELE, AND CABLE TV EASEMENT (VOL. 9566, PG. 221-223, DPR)
22 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9566, PG. 221-223, DPR)
23 80' CHANNEL EASEMENT (VOL. 3789, PG. 149-150, DR)

ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(i)(3).

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 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 CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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:
1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 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.
2. ANY CPS ENERGY 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.
3. 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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 809 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.

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

TXDOT NOTES:
1. 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.
2. 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 ONE (1) RIGHT-IN, RIGHT-OUT ACCESS POINT ALONG FM 1957 (POTRANCO RD.), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 380.44'.

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) / 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.

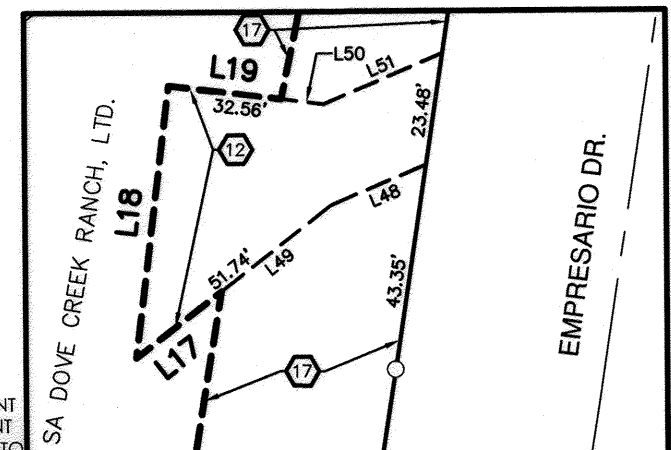
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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.

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

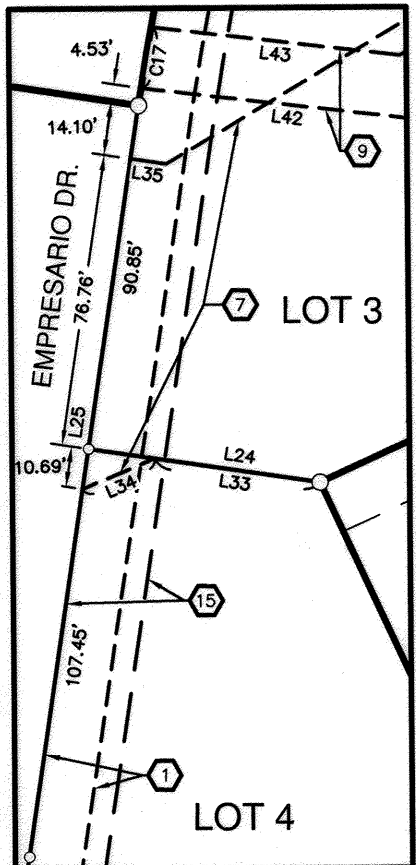
INGRESS/EGRESS SEWER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

UNPLATTED
(11.1 ACRES)
SA DOVE CREEK HIGHLANDS, LTD.
(VOL. 18068, PG. 1356, OPR)



DETAIL "A"

SCALE: 1" = 40'



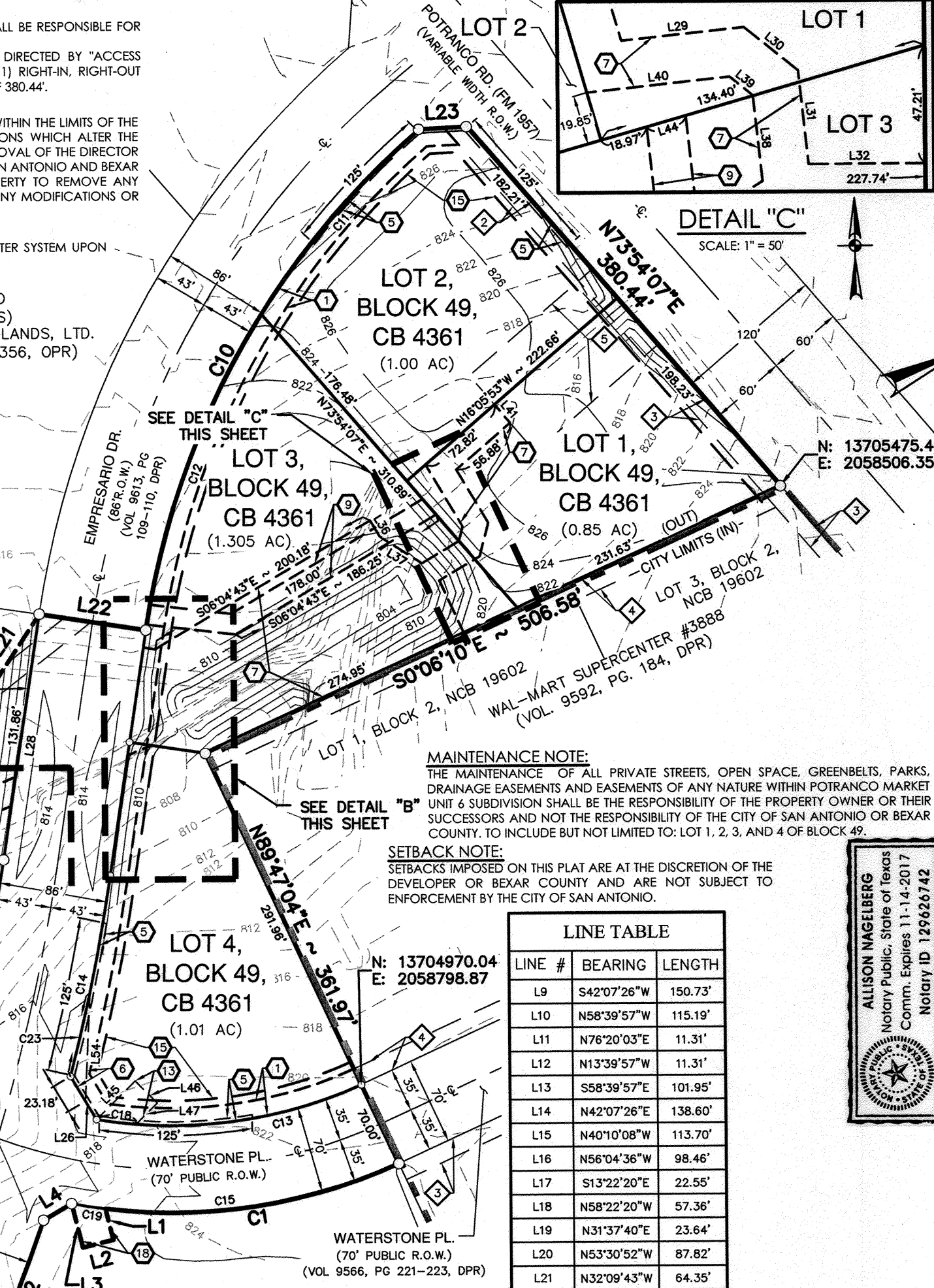
DETAIL "B"

SCALE: 1" = 50'

UNPLATTED
(116.916 ACRES)
SA DOVE CREEK RANCH, LTD.
(VOL. 18068, PG. 1276, OPR)

UNPLATTED
(61.62 ACRES)
SA DOVE CREEK, LTD.
(VOL. 18068, PG. 1439, OPR)

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2203761) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).



LINE TABLE

LINE #	BEARING	LENGTH
L9	S42°07'26"W	150.73'
L10	N58°39'57"W	115.19'
L11	N76°20'03"E	11.31'
L12	N13°39'57"W	11.31'
L13	S58°39'57"E	101.95'
L14	N42°07'26"E	138.60'
L15	N40°10'08"W	113.70'
L16	N56°04'36"W	98.46'
L17	S13°22'20"E	22.55'
L18	N58°22'20"W	57.36'
L19	N31°37'40"E	23.64'
L20	N53°30'52"W	87.82'
L21	N32°09'43"W	64.35'
L22	N33°29'18"E	86.00'
L23	N21°43'19"E	38.02'
L24	S33°13'36"W	60.91'
L25	N56°46'24"W	198.30'
L26	S84°05'09"W	40.36'
L27	S63°54'20"W	98.00'
L28	N56°46'24"W	198.70'
L29	N83°55'17"E	49.16'
L30	S51°04'43"E	27.63'
L31	S06°04'43"E	37.74'
L32	N89°53'50"E	46.51'
L33	S33°13'36"W	43.53'
L34	S01°37'36"W	20.41'
L35	N33°13'36"E	9.36'
L36	N83°55'17"E	15.00'
L37	N57°19'53"E	39.70'
L38	N06°04'43"W	34.52'
L39	N51°04'43"W	11.89'
L40	S83°55'17"W	57.23'
L41	S73°54'07"W	19.00'
L42	S31°20'03"W	71.33'
L43	N31°20'03"E	65.08'
L44	N73°54'07"E	16.25'
L45	N201°19'25"W	43.59'
L46	N69°40'35"E	25.00'
L47	S201°19'25"E	24.20'
L48	S01°37'36"W	21.45'
L49	S13°22'20"E	29.20'
L50	N31°37'40"E	8.92'
L51	N01°37'36"E	26.86'
L52	N42°07'26"E	59.47'
L53	S42°07'26"W	58.22'
L54	S62°40'02"E	86.90'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S79°20'19"E	25.82'	L5	S75°07'30"E	17.04'
L2	S10°39'41"W	25.00'	L6	S14°27'37"E	23.07'
L3	N79°20'19"W	36.46'	L7	S68°22'31"W	71.93'
L4	S05°54'51"E	28.09'	L8	N43°54'56"W	73.81'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	31°35'42"	S16°07'32"W	236.85'	239.88'
C2	1562.00'	4°51'16"	S44°00'06"E	132.31'	132.35'
C3	112.00'	7°51'04"	S37°38'56"E	15.33'	15.35'
C4	1550.00'	5°44'58"	S33°26'42"E	155.47'	155.54'
C5	1562.00'	4°01'50"	S28°06'35"E	109.86'	109.88'
C6	1562.00'	4°04'13"	S24°03'33"E	110.94'	110.97'
C7	62.00'	147°15'01"	N37°59'58"W	118.97'	159.34'
C8	13.00'	61°43'12"	N04°45'57"E	13.34'	14.00'
C9	1464.00'	8°34'11"	N30°22'45"W	218.77'	218.97'
C10	657.12'	40°37'37"	N36°27'35"W	456.24'	465.94'
C11	657.12'	17°02'54"	N24°40'14"W	194.81'	195.53'
C12	657.12'	23°34'42"	N44°59'03"W	268.51'	270.42'
C13	365.00'	33°55'50"	S17°23'51"W	213.01'	216.15'
C14	1550.00'	6°02'08"	N53°45'20"W	163.20'	163.28'
C15	435.00'	35°10'27"	N17°54'58"E	262.88'	267.05'
C16	1464.00'	30°40'44"	N41°26'02"W	774.56'	783.89'
C17	657.12'	1°23'49"	S55°40'46"E	16.02'	16.02'
C18	365.00'	4°58'05"	S31°52'43"W	31.64'	31.65'
C19	435.00'	3°34'45"	N33°42'46"E	27.17'	27.17'
C20	1464.00'	13°24'47"	S41°22'14"E	341.95'	342.73'
C21	1464.00'	0°37'34"	S48°23'25"E	16.00'	16.00'
C22	1464.00'	8°04'11"	S52°44'18"E	206.03'	206.20'
C23	1550.00'	2°32'23"	N52°00'27"W	68.70'	68.71'

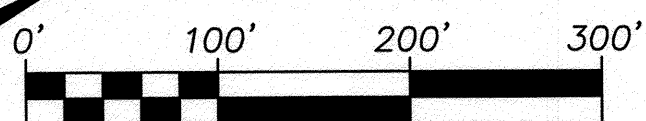
PLAT NUMBER 160577

SUBDIVISION PLAT OF

POTRANCO MARKET - UNIT 6

BEING A TOTAL OF 7.874 ACRE TRACT OF LAND, ESTABLISHING LOTS 1 THRU 4, BLOCK 49, COUNTY BLOCK 4361, COMPRISED OF ALL OF A 41.65 ACRE TRACT RECORDED IN VOLUME 18068, PAGE 1356 AND INCLUDING A 0.309 ACRE OFFSITE EASEMENTS LOCATED ON A 61.62 ACRE TRACT RECORDED IN VOLUME 18068, PAGE 1439 AND A 0.877 ACRE OFFSITE EASEMENTS LOCATED ON A 116.916 ACRE TRACT RECORDED IN VOLUME 18068, PAGE 1276, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THOMAS DAVIDSON SURVEY NO. 200, ABSTRACT 196, COUNTY BLOCK 4361 IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #4701 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: July 21, 2017

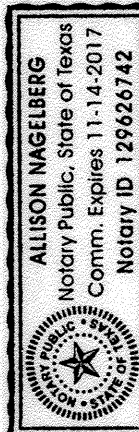
STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: PAUL BLACKBURN
SA DOVE CREEK HIGHLANDS, LTD.
SA DOVE CREEK, LTD.
SA DOVE CREEK RANCH, LTD.
8100 BROADWAY, SUITE 205
SAN ANTONIO, TEXAS 78209
(210) 828-7654

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL BLACKBURN 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 July, A.D. 2017.



Allison Nagelberg
NOTARY PUBLIC, BEXAR 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 POTRANCO MARKET - UNIT 6 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

