INDEX MAP

NOT TO SCALE

17' SANITARY SEWER ESM'T (VOL.9556,

PGS. 91-92, OPR)

(VARIABLE WIDTH ROW)

PROPOSED REPLATTING OF THIS PROPERTY

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF ___

HERERY 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

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 : GIBBONS SURVEYING & MAPPING, INC, 150 WEST RHAPSODY DRIVE,

VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 93563

SAN ANTONIO, TX 78216, (210) 366-4600

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER

MY COMMISSION EXPIRES:

STATE OF TEXAS

STATE OF TEXAS

-16' SANITARY

POTRANCO ACERAGE INVESTORS LTD REMAINING PORTION OF

16272, PG. 517, OPR)

15.1 ACRES (VOL.

60' INGRESS/EGRESS-

(VOL.9681, PG.120, OPR)

NOT TO SCALE

OFF-LOT ESM'T

(VOL.9581, PG.103,

THE CITY OF SAN ANTONIO AS A 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", "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 TRESS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT,

THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID

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 OVERHANDS ARE ALLOWED WITHIN 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.

DRAINAGE NOTES:

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 DIRECTO OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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

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.

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

16'X32' SANITARY SEWER

(VOL.9581, PG.103, OPR)

& DRAIN ESM'T

LOCK 4

NCB 1930

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

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ADEQUATE ANTONIO FIRE DEPARTMENT FIRE MARSHAL

> VAR WIDTH PUBLIC VAR. WIDTH PUBLIC DRAINAGE ESM'T DRAINAGE ESM'T-L28-L27—\ **DETAIL "B"** DETAIL "A"

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

GENERAL NOTES:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5). BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93). THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM

IRON PINS FOUND OR SET AT EACH CORNER. LOT 901 BLOCK 1 IS VARIABLE WIDTH OPEN SPACE BUFFER, DRAINAGE, SANITARY SEWER AND PARK TO INCLUDE MULTIPLE

PICNIC AREAS - 2 (GRILL, TABLE AND BENCHES) AND ANCHORED TO CONCRETE SLAB WITH MINIMUM AREA OF 2,500 SQ.FT.

(SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).

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.

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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

SAWS INGRESS & EGRESS SEWER NOTE: 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.

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 2.000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUALS 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 MARSHALL

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE

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 2 (TWO) ACCESS POINTS ALONG

POTRANCO ROAD (FM HWY. 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 957.74 FEET.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS

5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2269401) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

1) VARIABLE WIDTH OPEN SPACE, DRAINAGE, SANITARY

16' SAN. SEWER ESM'T & DRAINAGE ROW SUBDIVISION, UNIT 5

-26' INGRESS/EGRESS (VOL.9681, PG.120,0PR) LOT 21 N: 13706591.63 E: 2066273.01 LOT 20 LOT 19 LOT 18 15' ELEC. LINE ROW-**AGREEMENT** (VOL. 4424, PG.1830, RPR) LOT 17 LOT 16 LOT 15 14' ELEC. OVERHANG (VOL. 3380, PG.2035, RPR) LOT 13 20' EGTCA & WATER -(VOL. 9559, PG.168,

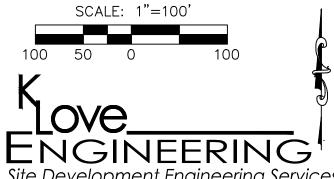
AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION THE AREA 1.298 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 5, BLOCK 43, NCB 19300, 60' INGRESS/EGRESS OFF-LOT ESM'T AND PORTION OF 26' INGRESS/EGRESS ESM'T IN THE CARSON HILL COMMERCIAL, VOL. 9681, PG. 120, 17' SANITARY SEWER ESM'T IN THE WESTOVER CROSSING SUBD. UN 4, VOL. 9556, PGS 91-92, 16' SANITARY SEWER ESM'T, 16'x32' SANITARY SEWER ESM'T & DRAIN ESM'T IN THE SHARP CARE ANIMAL HOSPITAL SUBDIVISION, VOL. 9581, PG. 103, ALL OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS. THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CARSON HILL COMMERCIAL, 150116, WHICH IS RECORDED IN VOLUME 9681, PAGE 120, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF NOVEMBER 8, 2017 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. LAURIE A ROTHMAN Notary Public, State of Texas Notary ID#520196-1 My Commission Expires April 19, 2020 $\overline{\cdots}$

(V9560, PG.22, DPR) -VAR. WIDTH SAN. SEWER ESM'T & -16' EGTCA ESM'T DRAINAGE ROW (V9560, PG.22, DPR) (VOL. 9560, PG. 22, DPR) (V9560, PG.22, DPR) 16' SAN SEWER ESM'T VAR. WIDTH DRAINAGE (V9560, PG.22, DPR) (V9560, PG.22, DPR) 16' FGTCA ESM'T LOT 24 (V9560, PG.22, DPR) (V9556, PG.92, DPR) LOT 38 | LOT 39 | LOT 40 LOT 37 LOT 36 BLOCK 4 60.00 NCB 19300 901 [\]10 OPEN 12.25 SPACE (0.308 Ac.) 5 WATER. ESM" WESTOVER BLUFF WATER 🗞 -<u>67.14'-</u> ESM'T 14' EGTCA ESM'T S84° 05' 55"W LOT 1 +16' SANITARY SEWER ESM'T BLOCK 45 NCB 19300 (5.238 AC.) (VOL. 3948. PG.1797 RPR) 무 SEE DETAIL "B" 14' EGTCA ESM'T 248.38 N78° 39' 25"W N: 13706042.61 E: 2066275.30 \ 143.58 POTRANCO ROAD (F.M. HWY. 1957) (VARIABLE WIDTH ROW) 90,0,0,

PLAT NO. 170275

REPLAT AND SUBDIVSION PLAT ESTABLISHING THE VIEW AT POTRANCO

BEING A TOTAL OF 12.869 ACRES OF LAND, ESTABLISHING LOTS 1-18, BLOCK 45, NCB 19300 AND LOT 6, BLOCK 43, NCB 19300, 1.298 ACRES OUT OF LOT 5, BLOCK 43 CARSON HILL COMMERCIAL, RECOREDED IN VOL. 9681, PG. 120, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND 11.571 OUT OF THE POTRANCO ACREAGE INVESTORS DEED, RECORDED IN VOL. 16272, PG. 517 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS.



Site Development Engineering Services Firm No. 11042

22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258 www.kloveengineering.com (210) 485-5683 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: POTRANCO ACREAGE INVESTORS, LTD.

LANDON KANE 8618 TUSCANY STONE, STE. 210

SAN ANTONIO, TEXAS 78258

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

OWNER: LANDON KANE

LANDON KANE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _

A.D. _____ LAURIE A ROTHMAN

OF BEXAR COUNTY TEXAS

Notary Public, State of Texas Notary ID#520196-1 April 19, 2020

BEXAR COUNTY, TEXAS

LEGEND

EXISTING CONTOUR VEHICULAR NON-ACCESS EASEMENT BUILDING SETBACK LINE VOL. VOLUME DEED AND PLAT RECORDS PAGE BEXAR COUNTY, TEXAS CENTER LINE ELECTRIC, GAS, TELEPHONE, PROPERTY LINE AND CABLE TELEVISION EXISTING EASEMENT PROPOSED BUILDING SETBACK LINE ESM'T EASEMENT PROPOSED EASEMENT **EXISTING** FOUND IRON REBAR "DAMM" NEW CITY BLOCK NCB FOUND TxDOT ALUMINUM DISK NTS NOT TO SCALE FOUND IRON ROD "MBC" OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS SET MAG NAIL WITH WASHER MARKED "RPLS 4716" RIGHT-OF-WAY REAL PROPERTY RECORDS

> THE VIEW AT POTRANCO SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

CHAIRMAN SECRETARY

__ A.D. __

STATE OF TEXAS COUNTY OF BEXAR

DATED THIS _____ DAY OF __

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE __ A.D. _____ AT ____ _M. AND DULY RECORDED THE

_____ DAY OF _____ ____ A.D. _____ AT ____ _M. IN AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS ____ DAY OF COUNTY CLERK, BEXAR COUNTY, TEXAS

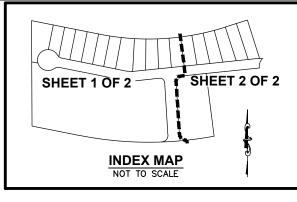
DEPUTY

SHEET 1 OF



OF GARY A. GIBBONS 4716 X

LOCATION MAP



THE CITY OF SAN ANTONIO AS A 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 WRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER 2.
WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN 3. OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE REFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID

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DRAINAGE NOTES:

(5) FOOT WIDE EASEMENTS.

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THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE

1. FOR RESIDE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN

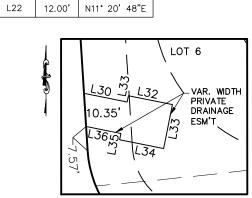
ADEQUATE ANTONIO FIRE DEPARTMENT FIRE MARSHAL

			Cur	ve lable		
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	709.36'	1849.86	21*58'15"	359.09'	705.02'	S89*38'32"E
C2	665.97	1311.84	29°05'13"	340.33'	658.84'	N86°47'59"E
С3	53.71'	60.00'	51°17'17"	28.80'	51.93'	S18*44'44"W
C4	56.49'	35.00'	92°28'11"	36.54'	50.55'	S49*56'45"E
C5	38.27'	25.00'	87*42'22"	24.02'	34.64'	S40°14'44"W
C6	55.91'	35.00'	91°31'55"	35.95'	50.15'	N42°09'30"E
C7	40.27	25.00'	92°17'38"	26.02'	36.06'	N49*45'16"W
C8	37.63'	125.00'	17*14'52"	18.96'	37.49'	S87*16'39"E
C9	22.39'	25.00'	51*19'04"	12.01	21.65'	S75°41'16"W
C10	271.31'	55.00'	282°38'08"	44.04'	68.75'	S11°20'48"W
C11	22.39'	25.00'	51*19'06"	12.01'	21.65'	S52*59'40"E
C12	22.58'	75.00'	17*14'52"	11.37'	22.49'	S87*16'39"E
C13	15.56'	80.00'	11*08'30"	7.80'	15.53'	N86°16'25"W
C14	5.67'	80.00'	4°03'52"	2.84'	5.67'	S86*07'24"W
C15	40.96	25.00'	93°51'44"	26.74	36.53'	N50°32'19"W
C16	83.73'	50.00'	95*56'44"	55.48'	74.28'	S51*35'59"E
C17	34.64	25.00'	79 ° 23'40"	20.75'	31.94'	S49*19'18"E

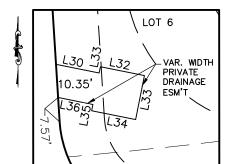
Curvo Table

	Line Table		
	Line #	Length	Direction
	L1	32.89'	S78° 39' 12"E
GEND	L2	235.30'	S4° 49' 20"W
EXISTING CONTOUR	L3	210.68	S77° 02' 56"W
ACRES BUILDING SETBACK LINE	L4	9.86'	S34° 11' 09"W
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	L5	22.55'	N34° 11' 09"E
ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	L6	206.77	S77° 02' 56"W
EASEMENT	L7	223.16'	S4° 49' 20"W
EXISTING NEW CITY BLOCK	L8	193.83'	S11° 20' 48"W
NOT TO SCALE	L9	4.00'	S78° 39' 12"E
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS RIGHT-OF-WAY	L10	6.00'	S11° 20' 48"W
REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS	L11	286.17	S78° 39' 12"E
VARIABLE VEHICULAR NON-ACCESS EASEMENT	L12	288.84	N78° 39' 12"W
VOLUME	L13	6.00'	S11° 20' 48"W
PAGE CENTER LINE	L14	22.00'	N78° 39' 12"W
PROPERTY LINE EXISTING EASEMENT	L15	4.00'	N11° 20′ 48″E
PROPOSED BUILDING SETBACK LINE	L16	77.78'	N78° 39' 12"W
PROPOSED EASEMENT FOUND IRON REBAR "DAMM"	L17	104.51	S56° 20' 48"W
FOUND TXDOT ALUMINUM DISK	L18	29.58'	S11° 20' 48"W
FOUND IRON ROD "MBC"	L19	9.00'	S78° 39' 19"E
SET MAG NAIL WITH WASHER MARKED "RPLS 4716"	L20	12.00'	S11° 20′ 48″W
	L21	32.00'	N78° 39' 19"W

Line Table					
Line #	Length	Direction			
L23	9.00'	S78° 39' 19"E			
L24	35.38'	S11° 20' 48"W			
L25	116.11	S56° 20′ 48″W			
L26	83.58'	N78° 39' 12"W			
L27	4.00'	N11° 20′ 48″E			
L28	4.00'	S78° 39' 12"E			
L29	193.83	S11° 20' 48"W			
L30	13.72'	S78° 39' 12"E			
L31	2.00'	N11° 20′ 48″E			
L32	14.00'	S78* 39' 12"E			
L33	14.00'	S11° 20' 48"W			
L34	14.00'	N78° 39′ 12″W			
L35	2.00'	N11° 20′ 48″E			
L36	11.05'	N78° 39' 12"W			
L37	48.00'	S86° 23′ 33″W			
L38	78.21'	N3° 36′ 27″W			
L39	30.91'	S3° 51′ 46″E			
L40	102.08	S80° 54' 16"W			
L41	100.19	N80° 54' 22"E			



DETAIL "C'



LICENSED PROFESSIONAL ENGINEER NO. 93563

STATE OF TEXAS

STATE OF TEXAS

LEGEND

HERERY 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.

- --609---

AC.

BSL

EGTCA

ESM'T

EX.

NCB

NTS

OPR ROW

VAR

VOL.

VNAE

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: GIBBONS SURVEYING & MAPPING, INC, 150 WEST RHAPSODY DRIVE, SAN ANTONIO, TX 78216, (210) 366-4600

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

FINISHED FLOOR NOTE:

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

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93). THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).

IRON PINS FOUND OR SET AT EACH CORNER. LOT 901 BLOCK 1 IS VARIABLE WIDTH OPEN SPACE BUFFER, DRAINAGE, SANITARY SEWER AND PARK TO INCLUDE MULTIPLE

PICNIC AREAS - 2 (GRILL, TABLE AND BENCHES) AND ANCHORED TO CONCRETE SLAB WITH MINIMUM AREA OF 2,500 SQ.FT

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTÉRSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).

SETBACK NOTE:

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

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

SAWS INGRESS & EGRESS SEWER NOTE:

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.

SAWS 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 2,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUALS 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

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION

- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE
- HIGHWAY RIGHT-OF-WAY. 3. 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 2 (TWO) ACCESS POINTS ALONG POTRANCO ROAD (FM HWY. 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 957.74 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS
- 5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

WESTOVER CROSSING

SUBDIVISION, UNIT 5 BLOCK 18, NCB 19300 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2269401) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

16' FGTCA FSM'T

(VOL.9564, PG.135,

LOT 45 LOT 46 22"E (VOL. 9560, PG. 22 DPR) 16' EGTCA ESM'T (VOL.9560, PG.22, DPR) LOT 44 LOT 42 LOT 41 NCB WEST HILLS PROPERTIES LP LOT P-9 19300 BLOCK NCB 34393 (VOL.11817, PG.55, OPR) 5'WATER 40' EGTCA ESM'T ¥EŞM'T -69.1767.64 WESTOVER BLUFFS 278.93 S84° 05' 27 14' ECTCA ESM'T — N: 13706316.16 (VOL.9681, PG.120, 14' EGTCA E: 2067181.87 ESM'T LOT 3, BLOCK 43 8,9 (VOL. 9681,PG. 120, DPR) LOT 6 LOT 4, BLOCK 43 NCB 19300 BLOCK 43 (VOL. 9681,PG. 120, DPR) NCB 19300 (1.288 AC.) VAR' WIDTH / INGRESS/EGRESS ESM'T SEE DETAIL "C" SHEET 2 25.0 POTRANCO ROAD L14' ECTCA ESM'T (VOL.9681, PG.120, (F.M. HWY. 1957) (VARIABLE WIDTH ROW)

WESTOVER CROSSING SUBDIVISION UNIT 6 BLOCK 18, NCB 19300

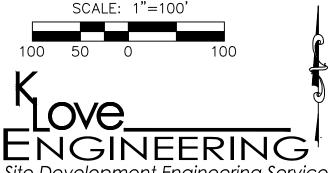
N: 13706594.40

E: 2067396.72

PLAT NO. 170275

REPLAT AND SUBDIVSION PLAT ESTABLISHING THE VIEW AT POTRANCO

BEING A TOTAL OF 12.869 ACRES OF LAND, ESTABLISHING LOTS 1-18, BLOCK 45, NCB 19300 AND LOT 6, BLOCK 43, NCB 19300, 1.298 ACRES OUT OF LOT 5, BLOCK 43 CARSON HILL COMMERCIAL, RECOREDED IN VOL. 9681, PG. 120, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND 11.571 OUT OF THE POTRANCO ACREAGE INVESTORS DEED, RECORDED IN VOL. 16272, PG. 517 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS.



Site Development Engineering Services Firm No. 11042

22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258 (210) 485-5683 www.kloveengineering.com 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: POTRANCO ACREAGE INVESTORS, LTD. LANDON KANE 8618 TUSCANY STONE, STE. 210 OWNER: LANDON KANE SAN ANTONIO TEXAS 78258

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

LANDON KANE 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _



BEXAR COUNTY, TEXAS

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CARSON HILL COMMERCIAL, 150116, WHICH IS RECORDED IN VOLUME 9681, PAGE 120, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF NOVEMBER 8, 2017 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

WNER	
WORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF,	
OTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
Y COMMISSION EXPIRES:	

THE VIEW AT POTRANCO SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. __ CHAIRMAN SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

. COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE __ A.D. _____ AT ____ _M. AND DULY RECORDED THE

___ A.D. ____ AT ____ M. IN THE DEED AND

AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____

DAY OF ___ COUNTY CLERK, BEXAR COUNTY, TEXAS



OF

GARY A. GIBBONS

\$ 4716 X