

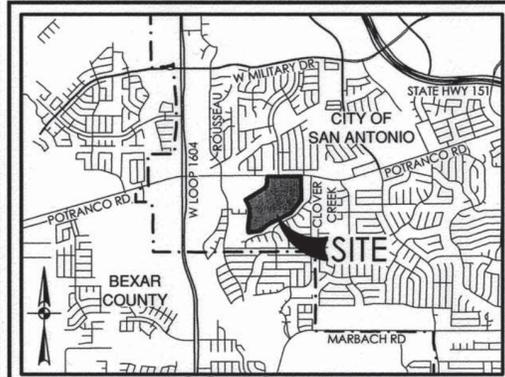
**PLAT NUMBER 180121**  
**SUBDIVISION PLAT**  
**OF**  
**POTRANCO COMMONS**

BEING A TOTAL OF 81.245 ACRE TRACT OF LAND, BEING ALL OF THAT CERTAIN CALLED 81.293 ACRE TRACT CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 240, COUNTY BLOCK 4362, NEW CITY BLOCK 34362, NOW NEW CITY BLOCK 19603, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10288900  
 DATE OF PREPARATION: August 03, 2018



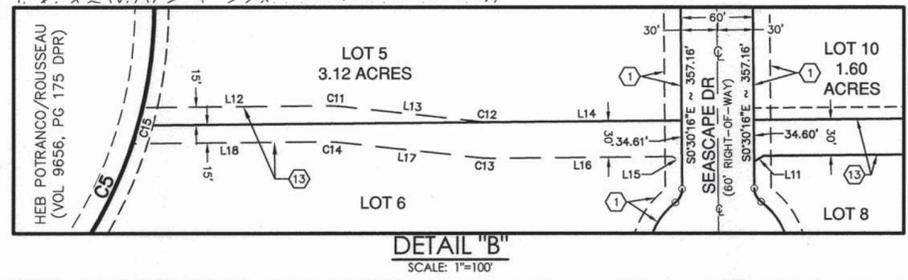
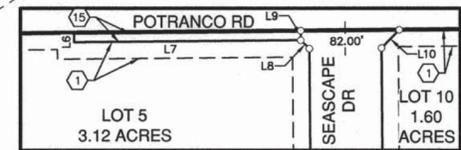
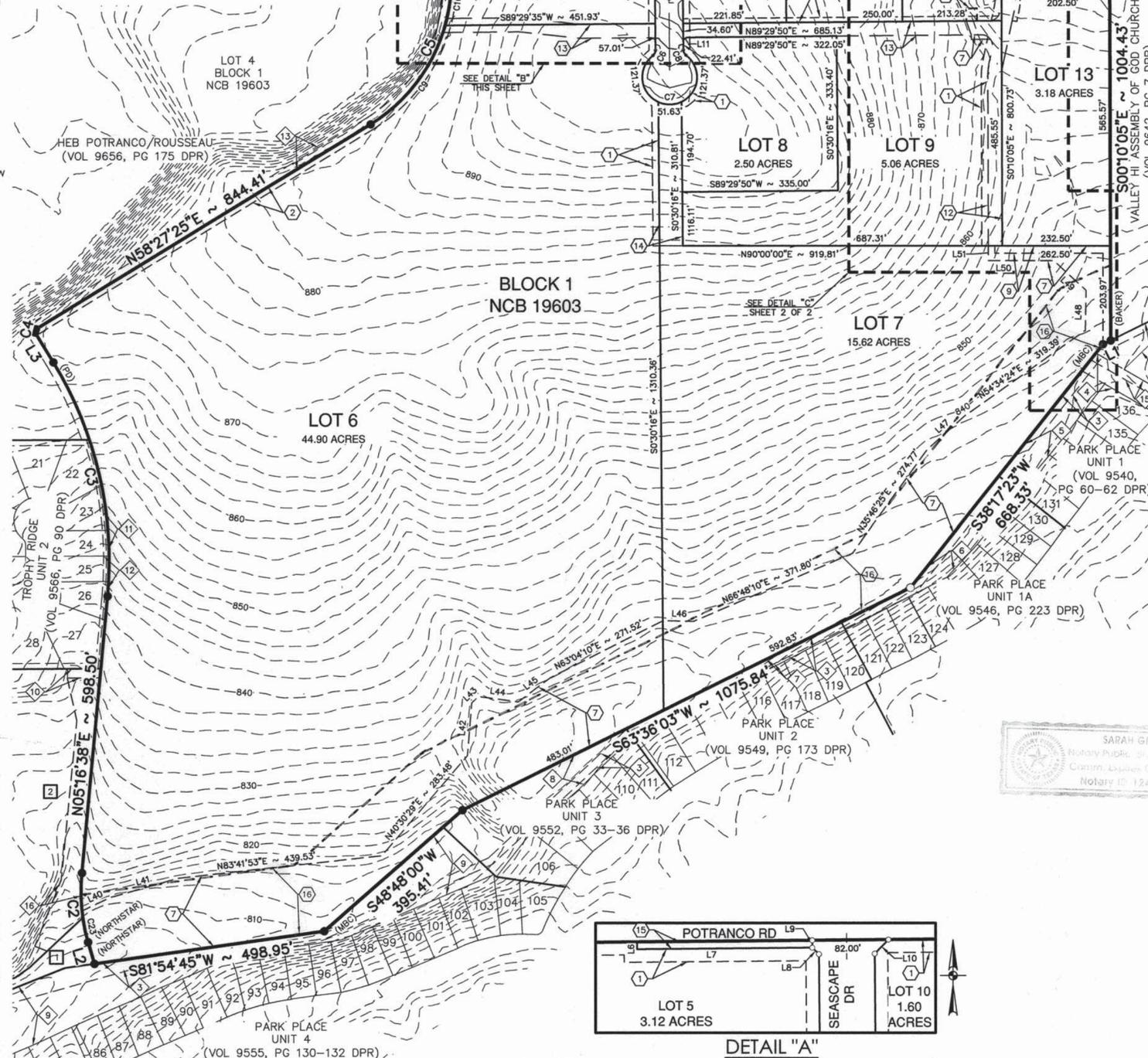
**LEGEND**

AC ACRE(S)	OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL VOLUME PAGE(S)
DR DEED RECORDS OF BEXAR COUNTY, TEXAS	PG FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB NEW CITY BLOCK	○ SET 1/2" IRON ROD (PD)
	○ SET 1/2" IRON ROD (PD)-ROW

--- 4440 --- EXISTING CONTOURS	◇ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (VOL 9549, PG 173 DPR)
--- 0 --- CENTERLINE	◇ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (VOL 9552, PGS 33-36 DPR)
--- --- CITY LIMITS	◇ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (VOL 9555, PGS 130-132 DPR)
① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇ 20' DRAINAGE EASEMENT (VOL 9566, PG 90 DPR)
② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	◇ 6' DRAINAGE EASEMENT (VOL 9566, PG 90 DPR)
③ 7' VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT	◇ 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9566, PG 90 DPR)
④ 16' SANITARY SEWER EASEMENT	◇ 14' PRIVATE GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9421, PGS 1496-1516 OPR)
⑤ 10' WATER EASEMENT	◇ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9568, PGS 166-168 DPR)
⑥ 16' DRAINAGE EASEMENT	◇ 18' SANITARY SEWER AND WATER EASEMENT (VOL 9540, PG 60-62 DPR)
⑦ VARIABLE WIDTH ACCESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, WATER AND PUBLIC DRAINAGE EASEMENT	◇ VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (VOL 9573, PG 59 DPR)
⑧ VARIABLE WIDTH ACCESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, SEWER, WATER AND PRIVATE DRAINAGE EASEMENT	◇ 10' CABLE TV EASEMENT (VOL 9642, PG 7, DPR)
⑨ 50' ACCESS EASEMENT	◇ 14' ELECTRIC EASEMENT (VOL 9642, PG 7, DPR)
⑩ 8' ROW DEDICATION	◇ 16' SANITARY SEWER EASEMENT (VOL 9515, PG 99-102 DPR)
⑪ 150' TREE SAVE AREA	◇ 48' DRAINAGE RIGHT-OF-WAY (VOL 9540, PGS 60-62 DPR)
⑫ 10' CABLE TV EASEMENT (VOL 9642, PG 7, DPR)	◇ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9540, PGS 60-62 DPR)
⑬ 14' ELECTRIC EASEMENT (VOL 9642, PG 7, DPR)	◇ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9546, PG 223 DPR)
⑭ 16' SANITARY SEWER EASEMENT (VOL 9515, PG 99-102 DPR)	◇ 1' TROPHY RIDGE UNIT 3 (VOL 9569, PGS 67-69 DPR) (LOT 54, BLOCK 9, NCB 19600)
⑮ 48' DRAINAGE RIGHT-OF-WAY (VOL 9540, PGS 60-62 DPR)	◇ 2' POTRANCO SOUTH ELEMENTARY SCHOOL (VOL 9573, PG 59 DPR) (LOT 55, BLOCK 15, NCB 19600)
⑯ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9540, PGS 60-62 DPR)	◇ ±1840 LF TO THE INTERSECTION OF POTRANCO RD AND ROUSSEAU
⑰ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9546, PG 223 DPR)	

**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



**CURVE AND LINE TABLE**  
**SHEET 2 OF 2**

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

**SAWS IMPACT FEE:**  
 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.

**SAWS WASTEWATER EDU:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 CORS 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.

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF TRAVIS

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: SCOTT BOOTH  
 VICE PRESIDENT AND CFO  
 81 POTRANCO, LLC  
 6907 CAPITAL OF TX HWY  
 AUSTIN, TEXAS 78731

STATE OF TEXAS  
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT BOOTH 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 6 DAY OF August, A.D. 2018.

SARAH GREEN  
 Notary Public, State of Texas  
 Commission Expires 07-23-2019  
 Notary ID: 124627369

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT OF POTRANCO COMMONS 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



POTRANCO COMMONS  
 Civil Job No. 11458-00; Survey Job No. 11458-00



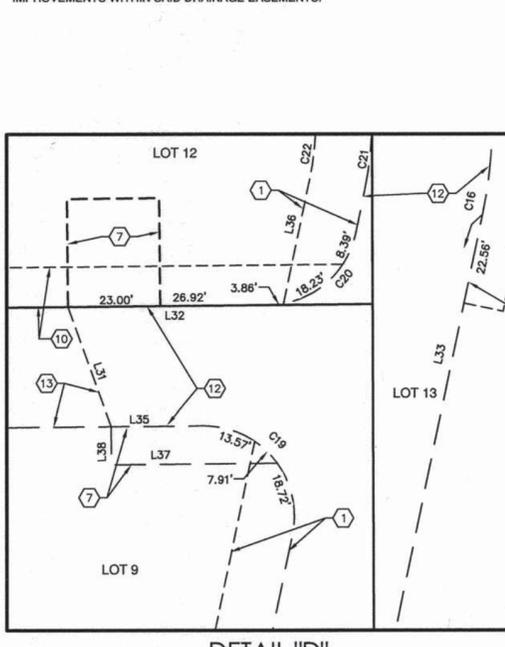
**LOCATION MAP**  
NOT-TO-SCALE  
**LEGEND**

- |  |   |  |
|--|---|--|
| AC ACRE(S)   | OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | VOL PG VOLUME PAGE(S)                        |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   |   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS   |   | SET 1/2" IRON ROD (PD)                       |
| NCB NEW CITY BLOCK   |   | SET 1/2" IRON ROD (PD)-ROW                   |
| ---+---+--- EXISTING CONTOURS  |   |  |
| ---+---+--- CENTERLINE   |   |  |
| ---+---+--- CITY LIMITS  |   |  |
| ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑦ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (VOL 9549, PG 173 DPR)                                 |  |
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| ⑯ 150' TREE SAVE AREA  | ⑯ VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (VOL 9573, PG 59 DPR)                           |  |
| ⑰ 10' CABLE TV EASEMENT (VOL 9642, PG 7, DPR)  | ⑰ TROPHY RIDGE UNIT 3 (VOL 9569, PGS 67-69 DPR) (LOT 54, BLOCK 9, NCB 19600)                  |  |
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| ⑲ 16' SANITARY SEWER EASEMENT (VOL 9515, PG 99-102 DPR)  | ⑲ ±1840 LF TO THE INTERSECTION OF POTRANCO RD AND ROUSSEAU                                    |  |
| ⑳ 48' DRAINAGE RIGHT-OF-WAY (VOL 9540, PGS 60-62 DPR)  |   |  |
| ㉑ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9540, PGS 60-62 DPR)   |   |  |
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**FIRE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



**DETAIL "D"**  
SCALE: 1"=30'

**TxDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 TOTAL OF TWO ACCESS POINT(S) ALONG FM 1957, POTRANCO RD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1386.67'.  
3. 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 DIRECTED BY TxDOT.

**COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 5-14, BLOCK 1, NCB 19603, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN VERIFICATION:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2380850) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**SAWS DEDICATION:**  
THE OWNER 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.

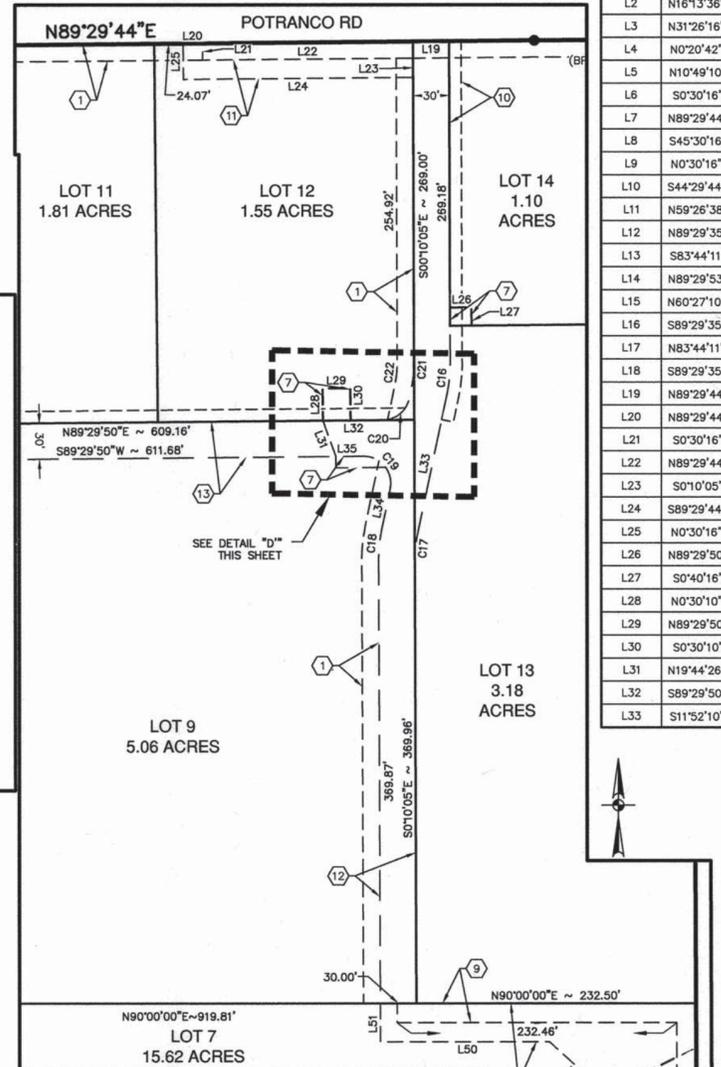
**PLAT NUMBER 180121**  
SUBDIVISION PLAT  
OF  
**POTRANCO COMMONS**

BEING A TOTAL OF 81.245 ACRE TRACT OF LAND, BEING ALL OF THAT CERTAIN CALLED 81.293 ACRE TRACT CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 240, COUNTY BLOCK 4362, NEW CITY BLOCK 34362, NOW NEW CITY BLOCK 19603, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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: August 03, 2018

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S64°33'05"W	18.25'	L34	N11°52'10"E	34.93'
L2	N16°13'36"W	48.90'	L35	N89°29'50"E	23.00'
L3	N31°26'16"W	75.48'	L36	S11°52'10"W	21.97'
L4	N0°20'42"W	114.64'	L37	S89°29'50"W	34.55'
L5	N10°49'10"E	101.94'	L38	N0°30'10"W	9.50'
L6	S0°30'16"E	8.00'	L39	N11°52'10"E	11.04'
L7	N89°29'44"E	188.39'	L40	N64°32'22"E	66.14'
L8	S45°30'16"E	9.90'	L41	N74°14'27"E	153.69'
L9	N0°30'16"W	8.00'	L42	N44°32'28"E	113.38'
L10	S44°29'44"W	21.21'	L43	N44°45'16"E	19.58'
L11	N59°26'38"E	9.19'	L44	S82°17'02"E	86.76'
L12	N89°29'35"E	152.97'	L45	N53°04'15"E	86.53'
L13	S83°44'11"E	115.29'	L46	S88°38'12"E	65.96'
L14	N89°29'53"E	156.91'	L47	N48°05'09"E	107.86'
L15	N60°27'10"W	9.20'	L48	N0°56'14"E	86.20'
L16	S89°29'35"W	148.83'	L49	N47°20'38"W	94.34'
L17	N83°44'11"W	115.40'	L50	N90°00'00"W	140.56'
L18	S89°29'35"W	161.67'	L51	N0°10'05"W	32.00'
L19	N89°29'44"E	30.00'			
L20	N89°29'44"E	16.00'			
L21	S0°30'16"E	14.00'			
L22	N89°29'44"E	174.98'			
L23	S0°10'05"E	16.00'			
L24	S89°29'44"W	190.89'			
L25	N0°30'16"W	30.00'			
L26	N89°29'50"E	17.91'			
L27	S0°40'16"E	15.18'			
L28	N0°30'10"W	27.00'			
L29	N89°29'50"E	23.00'			
L30	S0°30'10"E	27.00'			
L31	N19°44'26"W	31.77'			
L32	S89°29'50"W	49.92'			
L33	S11°52'10"W	122.76'			



**DETAIL "C"**  
SCALE: 1"=100'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3759.72'	2°00'27"	S89°29'59"E	131.72'	131.73'
C2	400.00'	21°30'42"	N5°00'14"W	149.30'	150.18'
C3	815.00'	36°56'45"	N13°02'54"W	516.48'	525.53'
C4	4.99'	90°04'44"	N13°30'34"E	7.06'	7.85'
C5	365.00'	58°48'07"	N29°03'21"E	358.37'	374.59'
C6	14.00'	52°56'01"	N25°57'44"E	12.48'	12.93'
C7	59.00'	285°52'02"	N89°29'44"E	71.12'	294.37'
C8	14.00'	52°56'01"	S26°58'17"E	12.48'	12.93'
C9	365.00'	42°48'03"	N37°03'23"E	266.37'	272.66'
C10	365.00'	16°00'04"	N7°39'20"E	101.60'	101.93'
C11	115.00'	6°46'14"	S87°07'18"E	13.58'	13.59'
C12	85.00'	6°45'59"	S87°07'11"E	10.03'	10.04'
C13	115.00'	6°46'14"	N87°07'18"W	13.58'	13.59'
C14	85.00'	6°46'14"	N87°07'18"W	10.04'	10.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C15	365.00'	4°54'18"	N15°40'16"E	31.24'	31.25'
C16	115.00'	12°02'15"	S5°51'02"W	24.12'	24.16'
C17	85.00'	12°02'15"	S5°51'02"W	17.83'	17.86'
C18	115.00'	12°02'15"	N5°51'02"E	24.12'	24.16'
C19	22.50'	20°08'15"	N45°51'57"W	7.87'	7.91'
C20	22.50'	77°37'40"	S50°41'00"W	28.21'	30.48'
C21	85.00'	12°02'15"	S5°51'14"W	17.83'	17.86'
C22	71.00'	12°02'15"	N5°51'02"E	14.89'	14.92'
C23	400.00'	9°48'09"	N10°51'30"W	68.35'	68.43'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS  
COUNTY OF TRAVIS  
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: SCOTT BOOTH  
VICE PRESIDENT AND CFO  
81 POTRANCO, LLC  
6907 CAPITAL OF TX HWY  
AUSTIN, TEXAS 78731

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT BOOTH 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 6 DAY OF August, A.D. 2018.

THIS PLAT OF POTRANCO COMMONS 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

**SAWS IMPACT FEE:**  
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.

**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 (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.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. 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.

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.

EUGENE H. DAWSON, III  
LICENSED PROFESSIONAL ENGINEER  
112792

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.

G. E. BUCHANAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
4999



Civil Job No. 11458-00; Survey Job No. 11458-00

Date: Aug 03, 2018, 10:58am User: J. Jeremy Garcia  
File: P:\11458\100\Design\Civil\Plat\PL1145800-MEJ.dwg