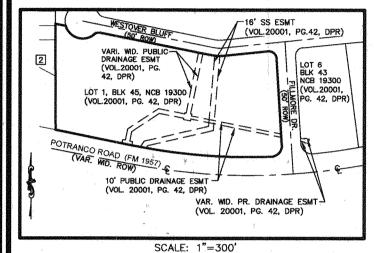
LOCATION MAP



AREA BEING REPLATTED

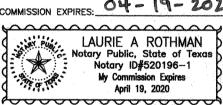
THROUGH PUBLIC HEARING 6.526 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1 BLOCK 45, LOT 6 BLOCK 43, AND A VAR. WID. PUBLIC DRAINAGE ESMT, 16' SANITARY SEWER ESMT, A 10' PUBLIC DRAINAGE ESMT, AND A VARIABLE WIDTH PRIVATE DRAINAGE OF THE VIEW AT POTRANCO SUBDIVISION RECORDED IN VOL. 20001, PGS. 42-43, OF THE DEED AND PLAT RECORDS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT THE VIEW AT POTRANCO, 170275, WHICH IS RECORDED IN VOLUME 20001, PAGE 42, BEXAR COUNTY

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF dame a.

MY COMMISSION EXPIRES: 04-19-2020



SURVEYORS NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS
- DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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.

LICENSED PROFESSIONAL ENGINEER NO. 115141

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

4 4

EGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

CPS/SAWS/COSA UTILITY NOTES:

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 — IS HEREBY DEDICATED 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 GRANTOR'S 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 ENDANGER 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

GREEMENT WITH THE RESPECTIVE LITHTY. 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 19-21, BLOCK 45 AND LOT 7, BLOCK 43, NCB 19300, 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.

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 TO INGRESS AND EGRESS OVER 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.

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

CITY OF SAN ANTONIO LIMITS

15' ELEC. LINE ROW AGREEMENT (VOL.4424, PG. 1830, RPR)

14' ELEC. OVERHANG ESMT

CENTER LINE

14' GETCTV ESMT

(VOL.9681, PG.120, DPR)

(VOL.9681, PG.120, DPR)

26' IN/EG ESMT

LEGEND

- IXDOT NOTES:

 1. 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.
- 2. 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 1 (ONE) ACCESS POINTS ALONG POTRANCO ROAD (FM 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 825.20 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 DIRECTED BY TXDOT.
- 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.

SAWS IMPACT FEE NOTE:

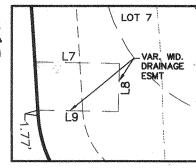
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE

SAWS WASTEWATER EDU NOTE:

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.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2269401) 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).



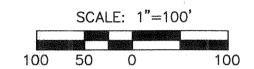
DETAIL "A" SCALE: 1"=50'

PLAT NUMBER 180329

REPLAT & SUBDIVISION PLAT ESTABLISHING

THE VIEW AT POTRANCO LOT 1

BEING 6.526 ACRES ESTABLISHING LOTS 19, 20 & 21, BLOCK 45 & LOT 7, BLOCK 43, BEING COMPRISED OUT OF A PORTION OF A 15.11 ACRE TRACT OF LAND RECORDED IN VOL. 16272, PGS. 517-523 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND OUT OF LOT 1, BLOCK 45 AND LOT 6, BLOCK 43 OF THE VIEW AT POTRANCO RECOREDED IN VOL. 20001, PGS. 42-43, IN THE DEED AND PLAT 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

DATE OF PREPARATION: MAY 23, 2018

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 ANDON RANE BOTRANCO ACREAGE INVESTORS, LTD. 18618 TUSCANY STONE, STE. 210 SAN ANTONIO, TEXAS 78258

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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. 20



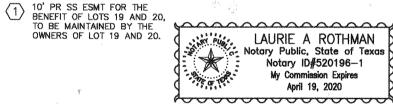
32.89' | S78' 39' 12"E 19.00' N7° 28' 37"E 15.00' S82" 45' 19"E 19.00' S7' 28' 37"W 418.36' N88' 53' 19"W 425.91' N88' 53' 19"W 26.41' S88' 53' 19"E 15.00' S1' 06' 41"W 25.18' N88' 53' 19"W

	T.T.T.Y.						1	1			-			
	BLOCK COUNTY BLOCK	PG PR	PAGE(S) PRIVATE	Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing	Line	#	Length	_
	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	ROW RPR	RIGHT-OF-WAY REAL PROPERTY RECORDS	C1	433.24	1849.86'	13'25'07"	217.62'	432.25'	S85°21'58"E	L1		32.89	
	ELECTRIC	SS	SANITARY SEWER	C2	109.70	55.00'	114"16'56"	85.15'	92.40'	S72*49'49"E	L2		19.00'	L
	EASEMENT GAS. ELECTRIC. TELEPHONE. AND	TELE VAR WID	TELEPHONE VARIABLE WIDTH	СЗ	22.39	25.00'	5179'04"	12.01	21.65'	S75°41'16"W	L3		15.00'	
,	CABLE TELEVISION	VNAE	VEHICULAR NON-ACCESS ESMT	C4	37.63'	125.00'	17'14'52"	18.96	37.49'	S87"16'39"E	L4		19.00'	L
	INGRESS/EGRESS NEW CITY BLOCK	⊗	(NOT-TO-SCALE) FOUND TXDOT ALUMINUM DISK	C5	40.27	25.00'	9217'38"	26.02'	36.06'	N49°45'16"W	L5		418.36'	1
	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS	ં	FOUND IRON ROD "MBC"	C6	55.91	35.00	91°31'55"	35.95'	50.15	N42'09'30"E	L6		425.91'	1
	PROPOSED EASEMENT	•	SET MAG NAIL WITH WASHER MARKED "RPLS 4716"	C7	143.58	1849.86	4°26'49"	71.82	143.54'	N81°35'45"E	L7		26.41	
	EXISTING EASEMENT			C8	56.49'	35.00'	92*28'11"	36.54	50.55'	S49*56'45"E	L8		15.00'	Ĺ
	,		C9	38.27	25.00'	87'42'22"	24.02'	34.64'	S40"14'44"W	L9		25.18'	1	
	EXISTING LOT DATA		•	- Anna Carreston Control of the Cont		***************************************	*****************************	da arra (for to d to constitutivo al selectivo al		garantenia e demonstration international de completación e en executar de contration de contration de contrati				
	EXISTING CONTOUR													

- 1	NA 1001 7	and the state of		, ,,,,,,,	1	1	1	1 .
7	CB	COUNTY BLOCK	PR	PRIVATE	Curve #	Length	Radius	Delta
	DPR	DEED AND PLAT RECORDS, BEXAR	ROW	RIGHT-OF-WAY	C1	433.24	1849.86	13°25'07
		COUNTY, TEXAS	RPR	REAL PROPERTY RECORDS		700.2.1	1040.00	102007
	ELEC	ELECTRIC	SS	SANITARY SEWER	C2	109.70	55.00'	11416'56
	ESMT	EASEMENT	TELE	TELEPHONE	С3	22.39	25.00'	5179'04
	GETCTV	GAS, ELECTRIC, TELEPHONE, AND	VAR WID	VARIABLE WIDTH		22.03	23.00	311804
		CABLE TELEVISION	VNAE	VEHICULAR NON-ACCESS ESMT	C4	37.63	125.00'	1774'52
	IN/EG	INGRESS/EGRESS		(NOT-TO-SCALE)	C5	40.27	25.00'	9217'38
	NCB	NEW CITY BLOCK	⊗ .	FOUND TXDOT ALUMINUM DISK FOUND IRON ROD "MBC" SET MAG NAIL WITH WASHER MARKED "RPLS 4716"	C5	40.2,7	25.00	921730
	COL PRO	OFFICIAL PUBLIC RECORDS, BEXAR	(C6	55.91	35.00	91°31'55
		COUNTY, TEXAS	•		C7	447 00'	1940 95	4*26'49'
		PROPOSED EASEMENT			C/	143.58	1849.86	4 20 49
		EXISTING EASEMENT			C8	56.49	35.00'	92'28'11
	, ·	ENGINO ENGLISE			C9	38.27	25.00'	87'42'22
	1	EXISTING LOT DATA			L.,	1		
	609	EXISTING CONTOUR						

,	LIMITS			
	\$	20' GETCTV & WATER ESMT (VOL.9559, PG.168, DPR)	③	13' ELEC. ESMT (VOL.4424, PG.183

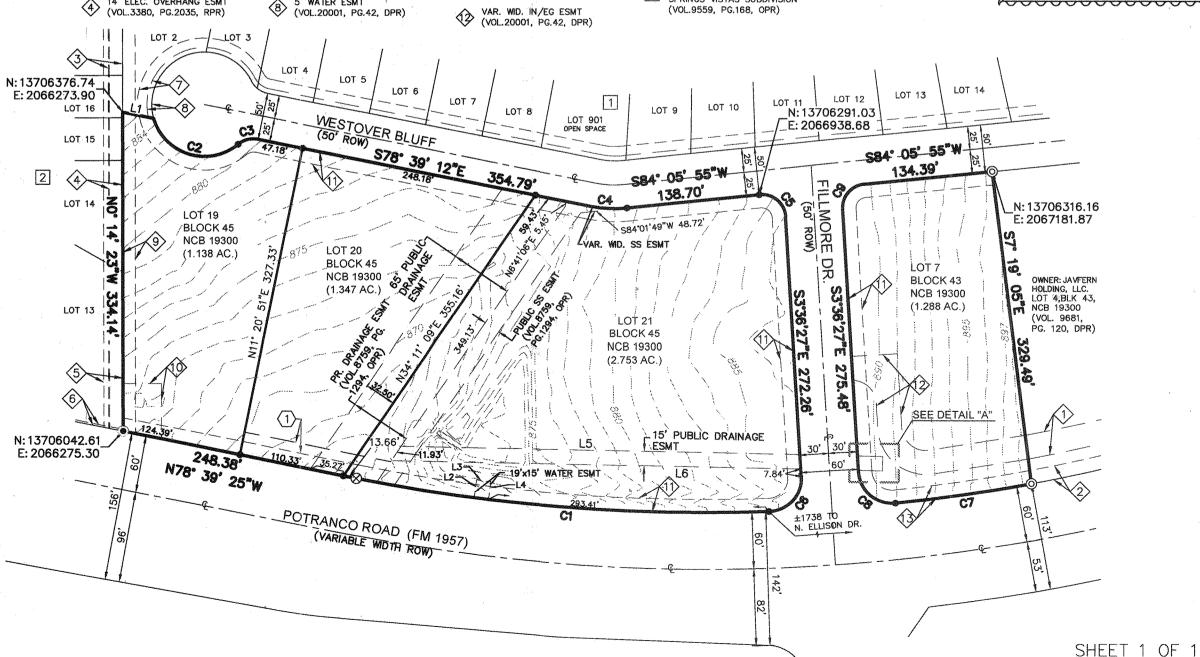
- 1' VNAE ESMT 6 (VOL.9559, PG.168, DPR) TEL. ESMT (VOL.3948, PG.1797,RPR)
- 10' GETCTV ESMT (VOL.20001, PG.42, DPR) 14' GETCTV ESMT (VOL.20001, PG.42, DPR)
- 8 5' WATER ESMT (VOL.20001, PG.42, DPR)
- 14' GETCTV ESMT (VOL.9681, PG.120, DPR) (VOL.4424, PG.1836, RPR) (VOL.4245, PG.1648, RPR)
 - BLK 45, NCB 19300 THE VIEW AT POTRANCO (VOL.20001, PG.42, DPR)
 - BLK. 62, NCB 19400 SPRINGS VISTAS SUBDIVISION (VOL.9559, PG.168, OPR)

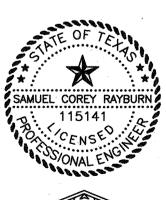


Line Table

Direction

THE VIEW AT POTRANCO LOT 1 THIS PLAT OF THE VIEW AT POTRANCO LOT 1 HAS BEEN 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 __ CHAIRMAN SECRETARY





GARY ARTHUR GIBBONS 4716 CESSION