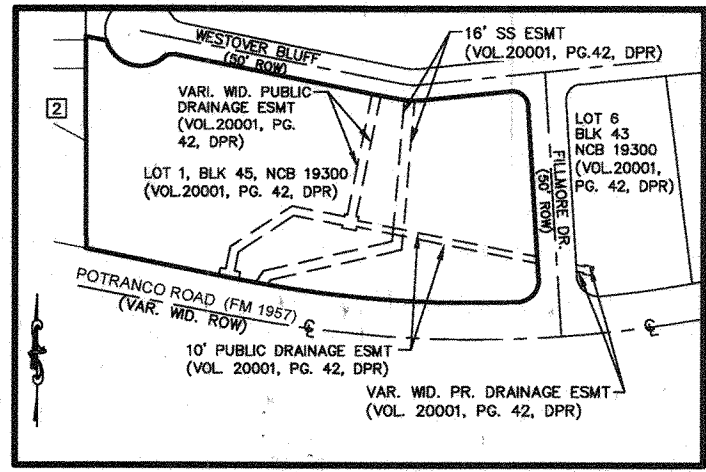


LOCATION MAP
NOT TO SCALE



SCALE: 1"=300'

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. WD. 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 OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

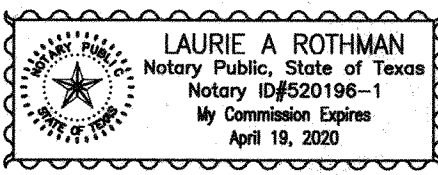
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF September, 2018

Laurie A. Rothman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-19-2020



SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED SURVEYOR'S NAME UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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 (CORS 1996), 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

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) 566-4600

Gary A. Gibbons
REGISTERED 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 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 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 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 HEREIN.

MAINTENANCE NOTES:

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

DRAINAGE NOTES:

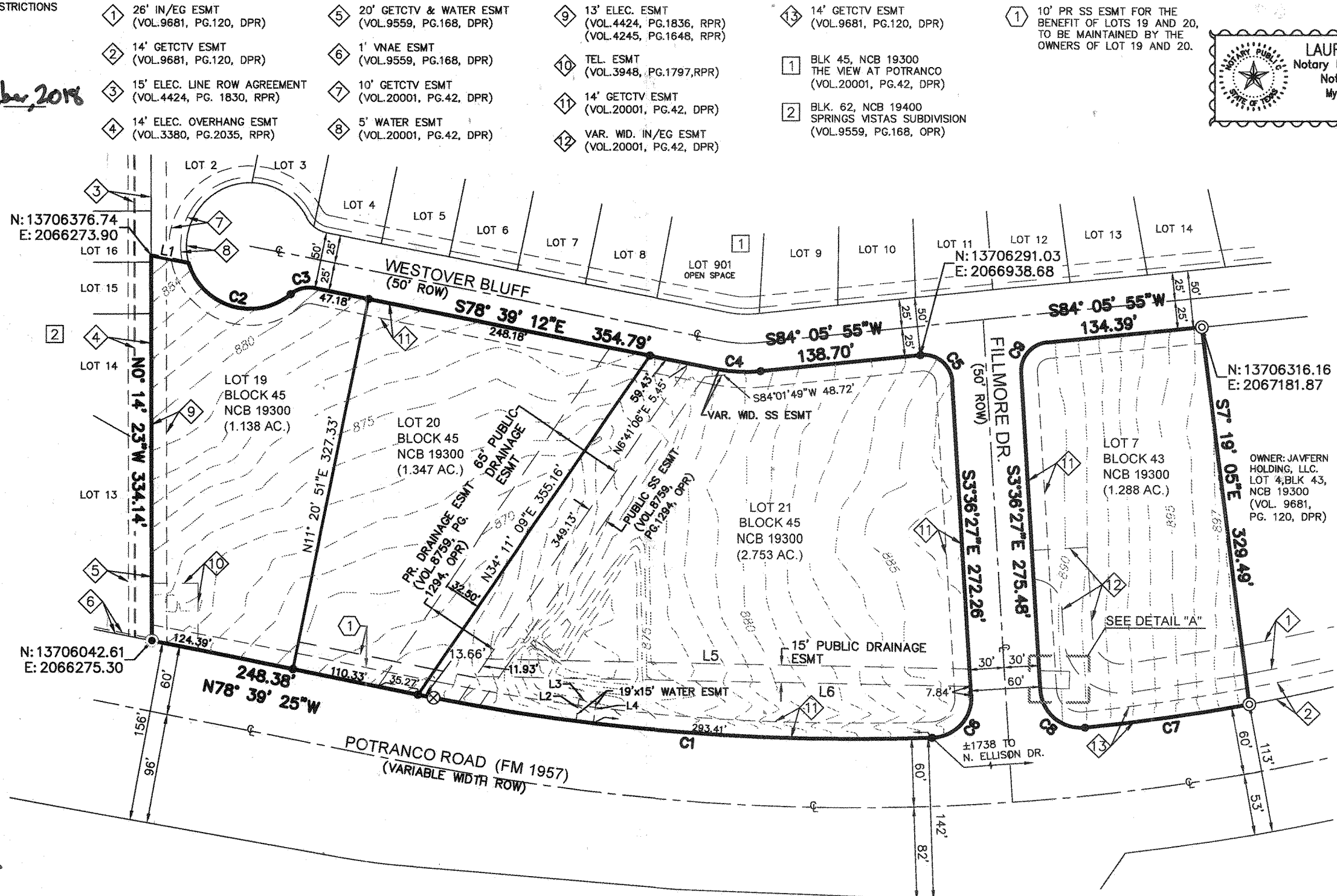
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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 NOTES:

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.

LEGEND

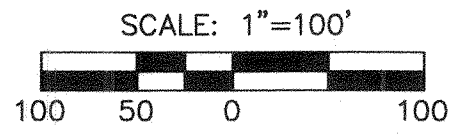
AC.	ACRE(S)	VOL.	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTRY BLOCK	PR	PRIVATE
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ELEC	ELECTRIC	RPR	REAL PROPERTY RECORDS
ESMT	EASEMENT	SS	SANITARY SEWER
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION	TELE	TELEPHONE
IN/EG	INGRESS/EGRESS	VAR WD	VARIABLE WIDTH
NCB	NEW CITY BLOCK	VNAE	VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
OPR	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS	FOUND	FOUND T&O ALUMINUM DISK
1	PROPOSED EASEMENT	FOUND	FOUND IRON ROD "MBC"
1	EXISTING EASEMENT	SET	SET MAG NAIL WITH WASHER MARKED "RPLS 4716"
1	EXISTING LOT DATA		
---	EXISTING CONTOUR		
---	CITY OF SAN ANTONIO LIMITS		
---	CENTER LINE		



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 RECORDED IN VOL. 20001, PGS. 42-43, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683

DATE OF PREPARATION: MAY 23, 2018

STATE OF TEXAS
COUNTY OF BEXAR

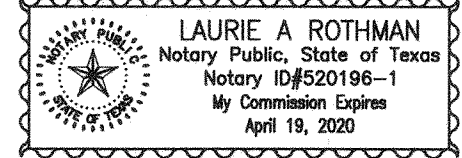
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LANDON KANE
POTRANCO 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 17 DAY OF September, A.D. 2018.

Laurie A. Rothman
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 A.D.

BY: CHAIRMAN

BY: SECRETARY

