

## PLAT NUMBER 180092

SUBDIVISION AND REPLAT  
ESTABLISHING  
DODGE CITY SQUARE

BEING A TOTAL OF 3.459 ACRES OF LAND ESTABLISHING LOT 32, BLOCK 3, COUNTY BLOCK 4335 AND AN OFF-LOT 16 FOOT PRIVATE DRAINAGE EASEMENT, BEING OUT OF A 7.742 ACRE TRACT OF LAND RECORDED IN VOLUME 16286, PAGE 1896, VOLUME 16286, PAGE 1908, VOLUME 16286, PAGE 1881, VOLUME 16286, PAGE 1867, VOLUME 16286, PAGE 1855, VOLUME 16286, PAGE 1843, VOLUME 16286, PAGE 1831, ALL OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO DITCH COMPANY SURVEY NUMBER 64, ABSTRACT 871, COUNTY BLOCK 4335, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSP# FIRM REGISTRATION #470 | TSP#S FIRM REGISTRATION #10028900

DATE OF PREPARATION: January 11, 2019

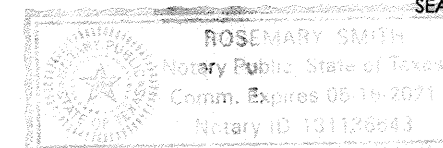
STATE OF TEXAS  
COUNTY OF BEXAR

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: MILESTONE LAND INVESTMENTS, LTD  
9800 RICHMOND AVE, STE 490  
HOUSTON, TEXAS 77042  
(713) 784-3790

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACOB MALCOLM 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 31st DAY OF JANUARY, A.D. 2019.



Rosemary Smith  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DODGE CITY SQUARE 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

## 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 \_\_\_\_

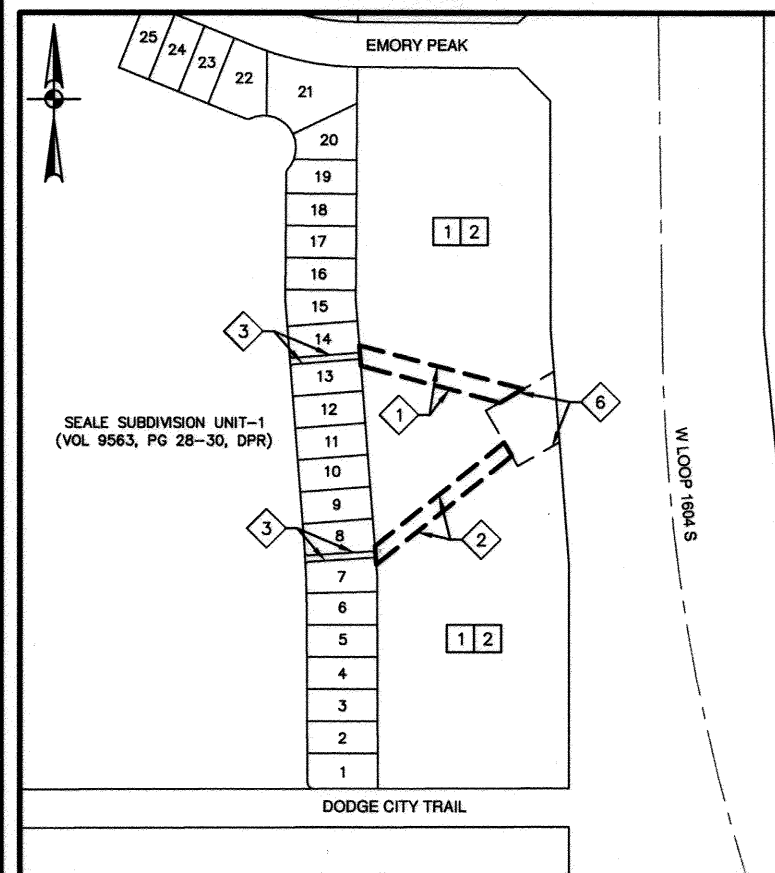
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



## LOCATION MAP

NOT-TO-SCALE

AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

SCALE: 1"=300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 24' PERMEABLE DRAINAGE EASEMENT (0.146 AC) AND 30' PERMEABLE DRAINAGE EASEMENT (0.168 AC) OF THE SCALE SUBDIVISION UNIT-1 PLAT RECORDED IN VOLUME 9563, PAGE 30 OF THE TITLE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

## SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

## SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

## LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
ESMT	EASEMENT	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	DR	DEED RECORD
---	1035 EXISTING CONTOUR	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	ROADWAY CENTERLINE	(ODE)	OVERBY DESCAMPS ENGINEERS
		○	SET 1/2" IRON ROD (PD)
		⊠	FOUND TxDOT MONUMENT
		(TYPE II)	

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.

SONG LIM TAN  
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.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR

## 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) OR THE 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.

## TxDOT NOTES:

- 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.
- 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 ONLY ACCESS POINT ALONG W LOOP 1604 S, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 501.30'.
- 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.

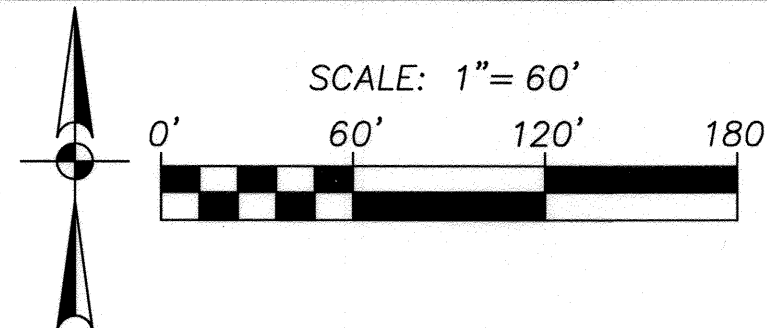
## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2390071) 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).

REMAINING PORTION OF 7.742 ACRE TRACT (UNPLATTED)  
MILESTONE LAND INVESTMENTS, LTD  
(VOL 16286, PG 1896 OPR)  
(VOL 16286, PG 1908 OPR)  
(VOL 16286, PG 1881 OPR)  
(VOL 16286, PG 1867 OPR)  
(VOL 16286, PG 1855 OPR)  
(VOL 16286, PG 1843 OPR)  
(VOL 16286, PG 1831 OPR)

SAN ANTONIO DITCH CO.  
SURVEY NO. 64  
ABSTRACT 871  
COUNTY BLOCK 4335

LOT 32  
BLOCK 3  
CB 4335  
(3.366 ACRES)



## LINE TABLE

LINE #	BEARING	LENGTH
L1	N4°25'15"W	16.00'
L2	N85°34'45"E	32.00'
L3	S4°25'15"E	206.08'
L4	N36°30'59"E	39.19'
L5	S30°00'22"E	17.44'
L6	S36°30'59"W	18.35'
L7	N36°30'59"E	21.19'
L8	N85°32'12"E	171.19'
L9	N4°25'15"W	105.30'

## LINE TABLE

LINE #	BEARING	LENGTH
L10	N85°34'45"E	32.00'
L11	S4°25'15"E	16.00'
L12	N85°34'45"E	16.00'
L13	N4°25'15"W	105.29'
L14	N85°32'12"E	16.00'
L15	N4°25'15"W	190.10'
L16	S85°34'45"W	16.00'
L17	N85°32'12"E	82.88'

## KEY NOTES

- 30' PERMEABLE DRAINAGE EASEMENT (VOL 9563, PG 30, DPR)
- 24' PERMEABLE DRAINAGE EASEMENT (VOL 9563, PG 30, DPR)
- 10' DRAINAGE RIGHT-OF-WAY (VOL 9563, PG 30, DPR)
- 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9563, PG 30, DPR)
- 16' ELECTRIC EASEMENT (VOL 12179, PG 441, OPR)
- TxDOT DRAINAGE EASEMENT (VOL 4473, PG 539, DR)
- 80' PERMANENT WATER LINE EASEMENT (VOL 16477, PG 2461, OPR)
- 10' BUILDING SETBACK LINE (VOL 9563, PG 30, DPR)
- SAN ANTONIO DITCH COMPANY SURVEY NO 64, ABSTRACT 871 COUNTY BLOCK 4335
- MILESTONE LAND INVESTMENTS, LTD (VOL 16286, PG 1896 OPR) (VOL 16286, PG 1908 OPR) (VOL 16286, PG 1881 OPR) (VOL 16286, PG 1867 OPR) (VOL 16286, PG 1855 OPR) (VOL 16286, PG 1843 OPR) (VOL 16286, PG 1831 OPR)
- 16' PUBLIC DRAINAGE EASEMENT
- 16' PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.082 AC)
- 16' PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.011 AC)
- 16' TELEPHONE AND CABLE TV EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' BUILDING SETBACK LINE

ROSEMARY SMITH  
Notary Public, State of Texas  
Comm. Expires 05-14-2021  
Notary ID: 131129543

Rosemary Smith  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

## CERTIFICATE OF APPROVAL

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS