

LEGEND:

ELEC. — ELECTRIC
TEL. — TELEPHONE
CATV — CABLE TELEVISION
ESMT. — EASEMENT
N.C.B. — NEW CITY BLOCK
VOL. — VOLUME
PG. — PAGE
OPR — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
DPR — DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
C — CENTERLINE

(A) — 16' SANITARY SEWER ESMT. (0.385 ACRES OFF-LOT)
(B) — 16' WATER ESMT. (0.400 ACRES OFF-LOT)
(C) — 14' ELEC., GAS, TEL., & CATV ESMT.
(D) — 16' SANITARY SEWER ESMT.
(E) — 16' WATER ESMT.
(F) — 11'X25' WATER ESMT. (0.006 ACRES OFF-LOT)

1 — 25' INGRESS/EGRESS ESMT.
(VOL. 9569, PG. 159 DPR)
(VOL. 12068, PG. 2340 OPR)
2 — 28' ELECTRIC ESMT.
(VOL. 9522, PG. 88 DPR)
3 — 32' INGRESS/EGRESS ESMT.
(VOL. 12068, PG. 2340 OPR)
4 — PRIVATE DRAINAGE ESMT.
(VOL. 9581, PGS. 9 & 10 DPR)
5 — 28' ELECTRIC ESMT.
(VOL. 9581, PGS. 9 & 10 DPR)
6 — PERMANENT ELECTRIC ESMT.
(VOL. 18244, PG. 379 OPR)
(VOL. 18304, PG. 1007 OPR)
7 — REMAINING PORTION OF A DRAINAGE ESMT.
(VOL. 9000, PG. 113 DPR)
8 — 30' DRAINAGE ESMT.
(VOL. 9517, PGS. 9-18 DPR)
9 — ELECTRIC ESMT.
(VOL. 12068, PG. 2340 OPR)
10 — VARIABLE WIDTH DRAINAGE ESMT.
(VOL. 9581, PGS. 9 & 10 DPR)
11 — 30' INGRESS/EGRESS ESMT.
(VOL. 9581, PG. 10 DPR)
12 — 14' GAS, ELEC., TEL., & CATV ESMT.
(VOL. 9581, PGS. 9 & 10 DPR)
13 — 14' GAS, ELEC., TEL., & CATV ESMT.
(VOL. 9569, PG. 159 DPR)
14 — 1' NON-ACCESS ESMT.
(VOL. 9569, PG. 119 DPR)
15 — REMAINING PORTION OF A ELECTRIC ESMT.
(VOL. 4556, PG. 1414 OPR)
● — 1/2" IRON ROD WITH 1" CAP STAMPED
"MBC ENGINEERS" SET
• — 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON RICHLAND HILLS, UNIT-1, SUBDIVISION WHICH IS RECORDED IN VOLUME 9006, PAGE 113, 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: DAVID M. CUMMING, III

STATE OF TEXAS
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF September A.D. 20 19.

NOTARY PUBLIC IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: 08/10/2020

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 MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - 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 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.

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 CONNECTION.

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.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM.

FIRE NOTE:

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 5, BLOCK 1, NCB 16221, 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.

Line #	Bearing	Length
L1	N 66°05'20" E	124.74'
L2	N 66°05'28" E	227.52'
L3	N 21°05'28" E	38.87'
L4	N 66°05'28" E	737.64'
L5	N 21°05'19" E	14.14'
L6	N 66°05'28" E	35.05'
L7	N 23°54'37" W	117.19'
L8	S 66°05'23" W	218.68'
L9	N 23°54'40" W	119.49'
L10	N 66°05'20" E	35.00'
L11	S 23°54'40" E	69.49'
L12	N 66°05'23" E	158.68'

Line #	Bearing	Length
L13	N 23°54'37" W	94.49'
L14	N 23°54'37" W	37.48'
L15	S 66°05'28" W	38.43'
L16	S 21°05'19" W	11.31'
L17	S 66°05'28" W	28.93'
L18	S 23°54'32" E	16.00'
L19	S 66°05'28" W	16.00'
L20	N 23°54'32" W	16.00'
L21	S 66°05'28" W	514.11'
L22	S 23°54'32" E	16.00'
L23	S 66°05'28" W	16.00'
L24	N 23°54'32" W	16.00'

Line #	Bearing	Length
L25	S 66°05'28" W	151.29'
L26	S 21°05'28" W	41.70'
L27	S 66°05'28" W	360.56'
L28	S 66°05'28" W	125.10'
L29	S 66°05'28" W	9.67'
L30	S 23°54'32" E	4.50'
L31	S 66°05'28" W	25.00'
L32	N 23°54'32" W	25.00'
L33	N 66°05'28" E	25.00'
L34	S 23°54'32" E	4.50'
L35	N 66°05'28" E	9.67'
L36	N 66°05'28" E	533.24'

Line #	Bearing	Length
L37	N 66°05'28" E	532.17'
L38	S 66°05'28" W	137.36'
L39	S 23°54'32" E	23.30'
L40	S 66°05'28" W	16.00'
L41	N 23°54'32" W	23.30'
L42	S 66°05'28" W	378.10'
L43	S 66°05'28" W	530.19'
L44	S 66°47'04" W	25.00'
L45	N 23°18'28" W	11.00'
L46	N 66°47'04" E	25.00'

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZD11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

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 COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG POTRANCO RD. (FM 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 547.36' AND ONE (1) EXISTING ACCESS POINT ALONG POTRANCO RD. (FM 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 124.74'.
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.

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0360G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

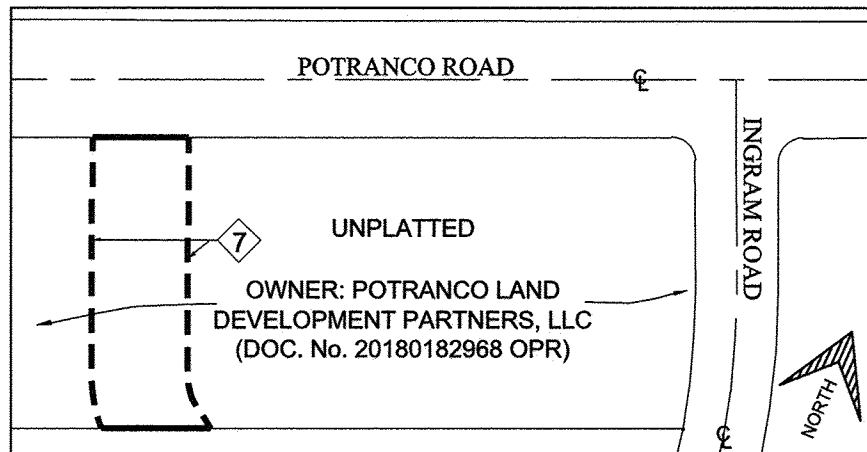
CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 4 & 5, BLOCK 1, NCB 16221, IN ACCORDANCE WITH UDC 35-506(i)(3).

INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	39.27'	25.00'	89°59'57"	25.00'	S 68°54'38" E	35.36'
C2	37.24'	25.00'	85°21'27"	23.05'	S 69°02'33" E	33.89'
C3	143.18'	794.94'	10°19'12"	71.78'	S 18°42'19" E	142.99'
C4	11.00'	701.75'	0°53'53"	5.50'	S 23°18'16" E	11.00'



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED IS THE REMAINING PORTION OF A DRAINAGE EASEMENT, RICHLAND HILLS, UNIT-1 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9006, PAGE 113, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

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.

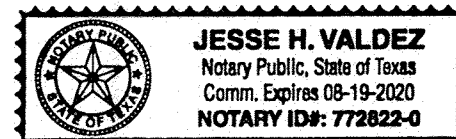
OWNER/DEVELOPER: EDGAR MEZA
(FOR 11'X25' WATER EASEMENT - OFF-LOT)
FRED LOYA INSURANCE
8603 INGRAM RD.
SAN ANTONIO, TEXAS 78245
TEL. NO. (210) 688-3031

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGAR MEZA 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 10th DAY OF September, 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

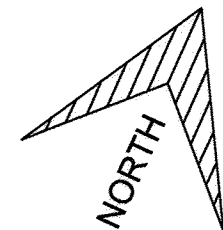


PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

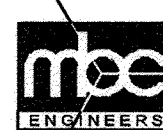
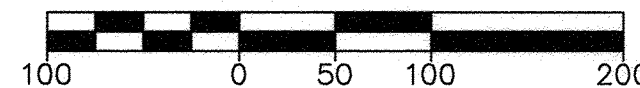
PLAT NO. 180554

REPLAT AND SUBDIVISION
ESTABLISHING
DORADO POTRANCO

BEING A TOTAL OF 5.356 ACRES ESTABLISHING LOTS 4 AND 5, BLOCK 1, NEW CITY BLOCK 16221, BEING OUT OF A CALLED 11.69 ACRE TRACT AS DESCRIBED IN DOCUMENT No. 20180182968, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, BEING OUT OF THE J.W. McCAMBY SURVEY No. 70, ABSTRACT No. 470, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/14/2019

JOB NO.: 32032/0771

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: DAVID M. CUMMING, III, PRESIDENT
POTRANCO LAND DEVELOPMENT PARTNERS, LLC
19787 W. INTERSTATE 10, SUITE 201
SAN ANTONIO, TEXAS 78257
TEL. NO. (210) 732-5335

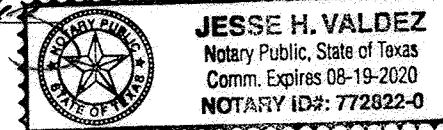
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID M. CUMMING, III 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 10th DAY OF September, 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



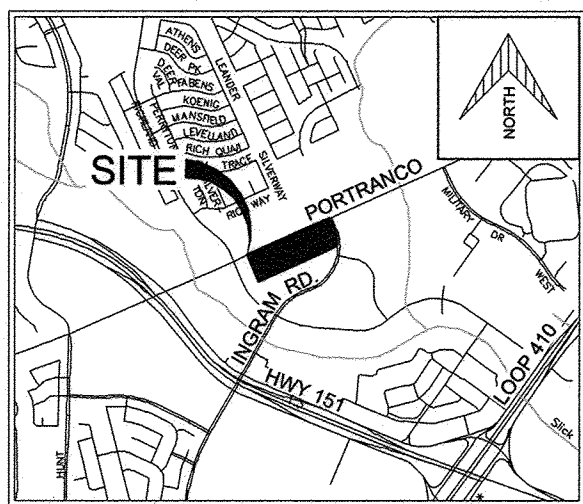
THIS PLAT OF DORADO POTRANCO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2019.

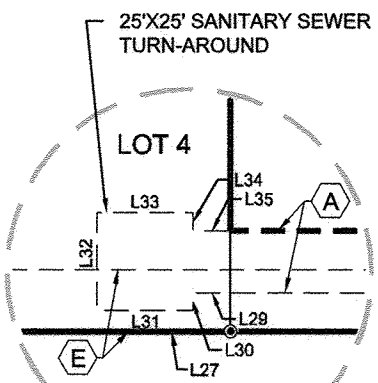
BY: CHAIRMAN

BY: SECRETARY

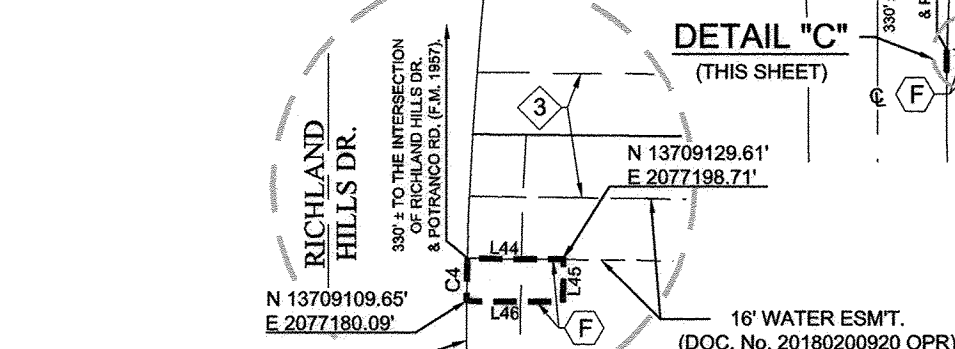




LOCATION MAP
NOT TO SCALE



DETAIL "A"
SCALE: 1"=50'



DETAIL "C"
SCALE: 1"=50'

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: EDGAR MEZA
(FOR 11'X25' WATER EASEMENT - OFF-LOT)
FRED LOYA INSURANCE
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STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF September, 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - 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 AGREEMENT WITH THE RESPECTIVE UTILITY.
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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.

TxDOT NOTES:

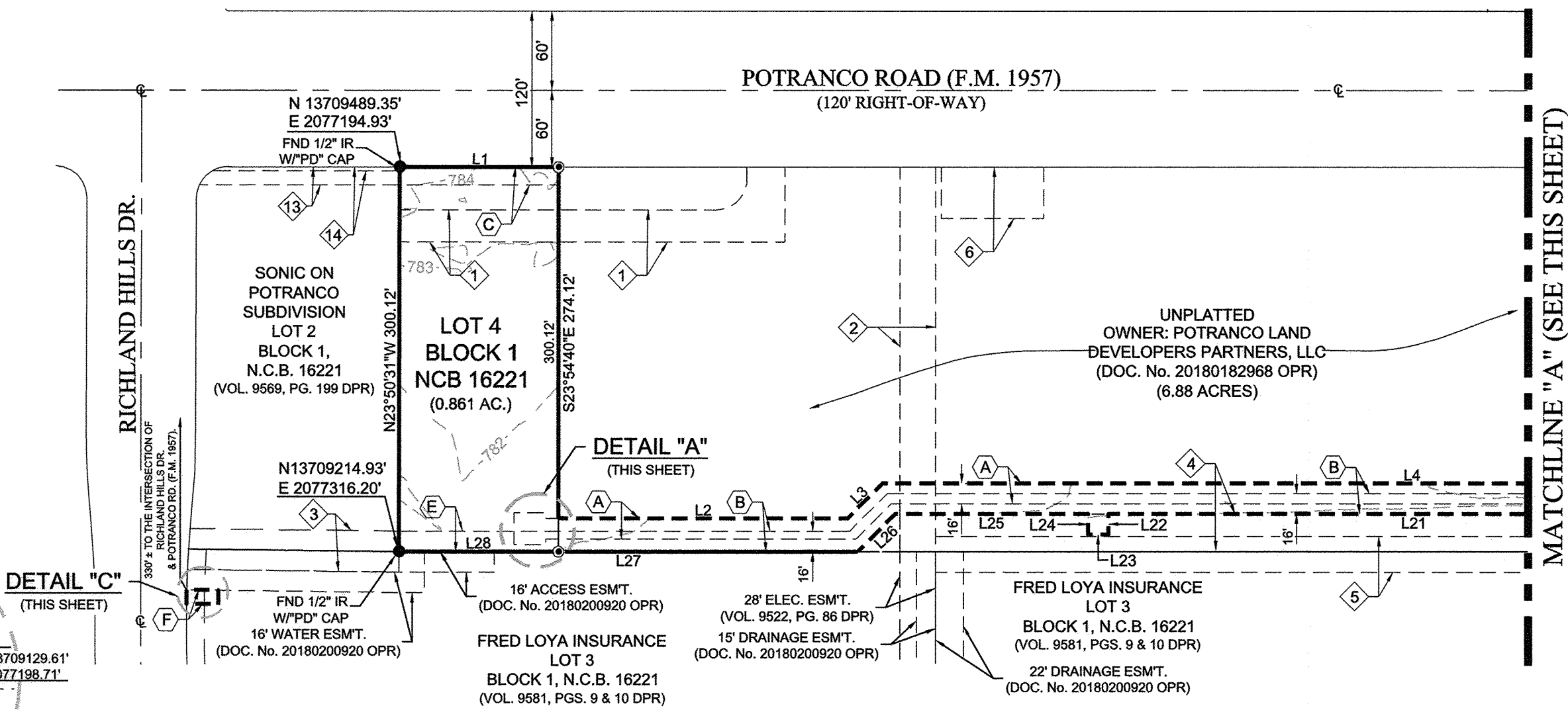
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG POTRANCO RD. (FM 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 547.36' AND ONE (1) EXISTING ACCESS POINT ALONG POTRANCO RD. (FM 1957) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 124.74'
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.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM.

INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.



MATCHLINE "A" (SEE THIS SHEET)

MATCHLINE "A" (SEE THIS SHEET)

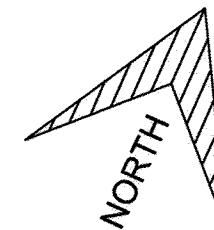
DETAIL "B"
SCALE: 1"=50'

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

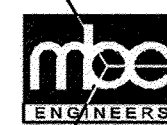
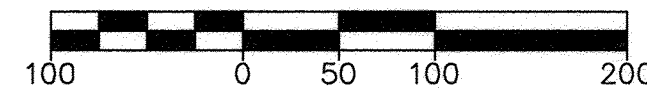
PLAT NO. 180554

REPLAT AND SUBDIVISION
ESTABLISHING
DORADO POTRANCO

BEING A TOTAL OF 5.396 ACRES ESTABLISHING LOTS 4 AND 5, BLOCK 1, NEW CITY BLOCK 16221, BEING OUT OF A CALLED 11.69 ACRE TRACT AS DESCRIBED IN DOCUMENT No. 20180182968, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, BEING OUT OF THE J.W. MCAMBY SURVEY No. 70, ABSTRACT No. 470, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/04/2019

JOB NO.: 32032/0771

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: DAVID M. CUMMING, III, PRESIDENT
POTRANCO LAND DEVELOPMENT PARTNERS, LLC
19787 W. INTERSTATE 10, SUITE 201
SAN ANTONIO, TEXAS 78257
TEL. NO. (210) 732-3335

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID M. CUMMING, III, 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 10th DAY OF September, 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



JESSE H. VALDEZ
Notary Public, State of Texas
Comm. Expires 08-19-2020
NOTARY ID#: 772822-0

THIS PLAT OF DORADO POTRANCO 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., 2019.

BY: CHAIRMAN

BY: SECRETARY

