

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.

**PAPE-DAWSON
ENGINEERS**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: 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) 784-3790STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACARO MALCA 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 21ST DAY OF JANUARY, A.D. 2019.

Rosemary Smith
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
#118815

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

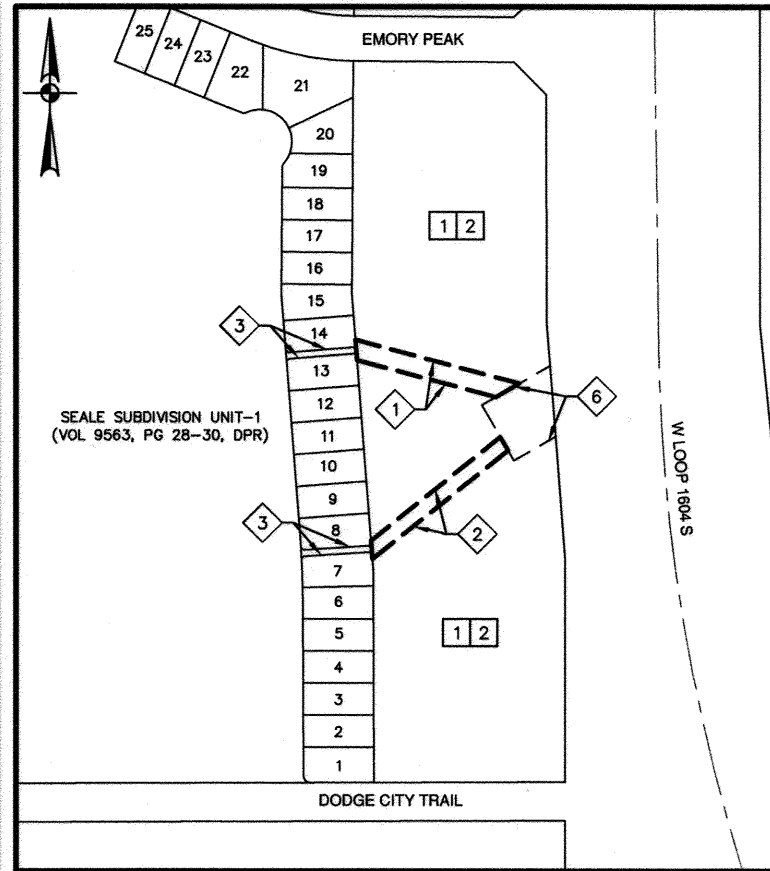
CERTIFICATE OF APPROVAL

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-SCALEAREA 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 (0.148 AC) OF THE SEALE SUBDIVISION UNIT-1 PLAT RECORDED IN VOLUME 9563, PAGE 30 OF THE TITLE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

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 OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	DR	DEED RECORD
	(SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	(ODE)	○	OVERBY DESCAMPS ENGINEERS
---	1035 --- EXISTING CONTOUR	○	SET 1/2" IRON ROD (PD)
---	ROADWAY CENTERLINE	⊠	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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

SAWS UTILITY

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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 32, BLOCK 3, CB 4335, 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 EASEMENT NOTE:

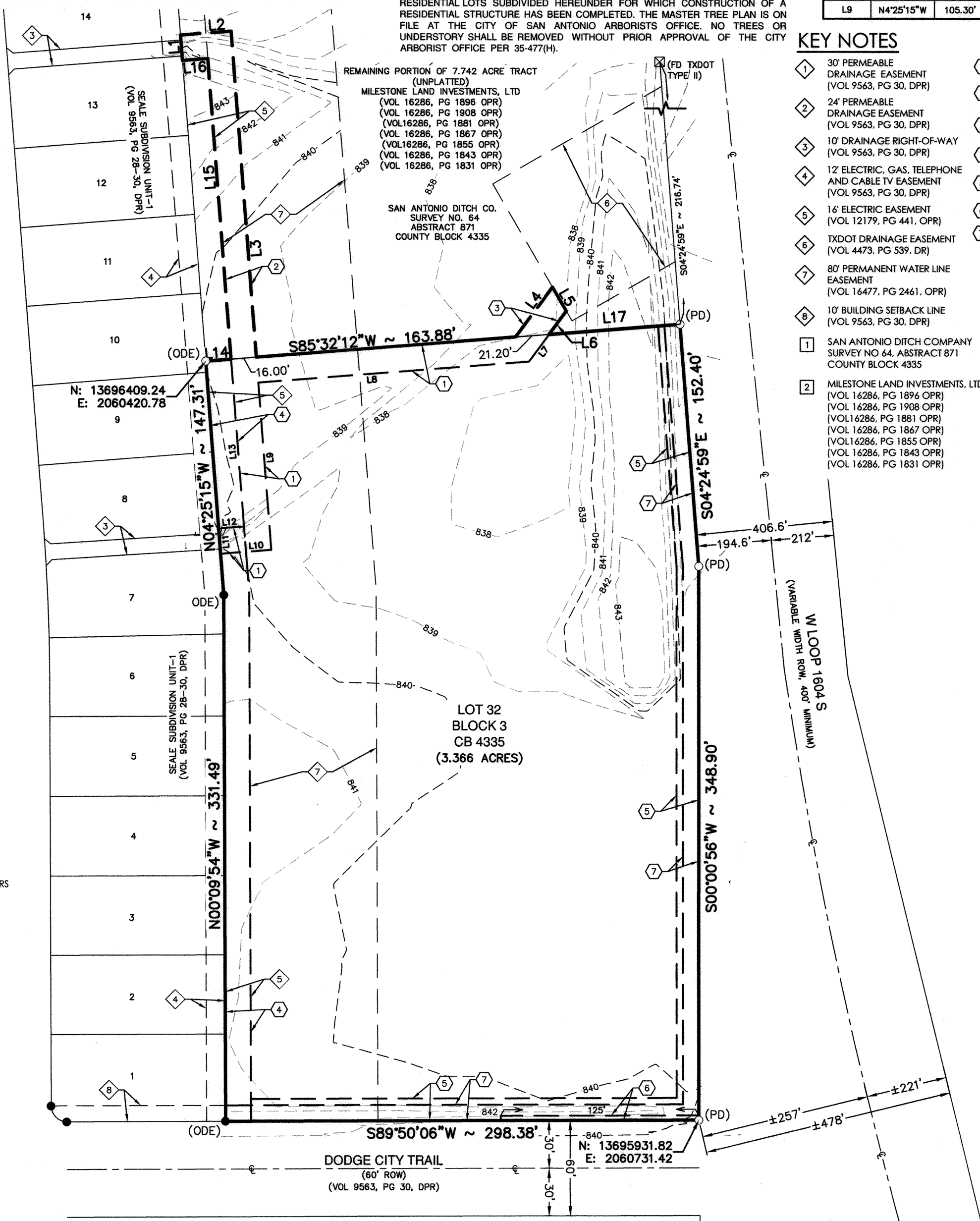
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

1. 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.
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) RIGHT-IN ONLY ACCESS POINT ALONG W LOOP 1604 S, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 501.30'.
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.

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).



SCALE: 1"=60'

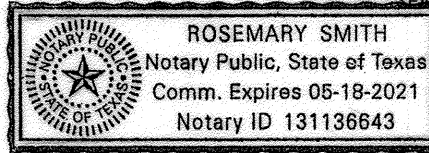


LINE #	BEARING	LENGTH
L1	N4°25'15"W	16.00'
L2	N85°34'45"E	32.00'
L3	S4°25'15"E	208.08'
L4	N36°30'59"E	39.19'
L5	S30°00'22"E	17.44'
L6	S36°30'59"W	18.35'
L7	N36°30'59"E	21.19'
L8	N85°32'12"E	171.19'
L9	N4°25'15"W	105.30'

LINE #	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

- 1 30' PERMEABLE DRAINAGE EASEMENT (VOL 9563, PG 30, DPR)
- 2 24' PERMEABLE DRAINAGE EASEMENT (VOL 9563, PG 30, DPR)
- 3 10' DRAINAGE RIGHT-OF-WAY (VOL 9563, PG 30, DPR)
- 4 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9563, PG 30, DPR)
- 5 16' ELECTRIC EASEMENT (VOL 12179, PG 441, OPR)
- 6 TXDOT DRAINAGE EASEMENT (VOL 4473, PG 539, DR)
- 7 80' PERMANENT WATER LINE EASEMENT (VOL 16477, PG 2461, OPR)
- 8 10' BUILDING SETBACK LINE (VOL 9563, PG 30, DPR)
- 1 SAN ANTONIO DITCH COMPANY SURVEY NO 64, ABSTRACT 871 COUNTY BLOCK 4335
- 2 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)

ROSEMARY SMITH
Notary Public, State of Texas
Comm. Expires 05-18-2021
Notary ID 131136643

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

#118815

SHEET 1 OF 1