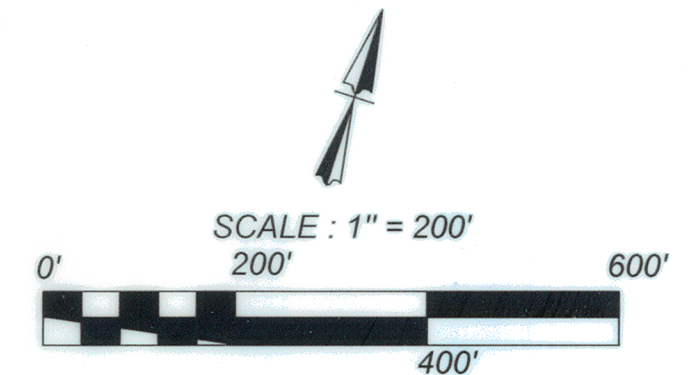


PLAT NO. 21-11800543

SUBDIVISION PLAT ESTABLISHING

POTRANCO / DUGAS RETAIL CENTER I

BEING A TOTAL OF 10.49 ACRES OF LAND IN TWO TRACTS, SITUATED IN THE B.B.B. & C.R.R. CO SURVEY 390, ABSTRACT 94 AND THE B.B.B. & C.R.R. CO SURVEY 256, ABSTRACT 102, NEW CITY BLOCK 19300, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 12.662 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., AND RECORDED AUGUST 16, 2005 IN VOLUME 11581, PAGE 1035 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING 0.0383 OF AN ACRE RIGHT-OF-WAY DEDICATION, AND ESTABLISHING LOTS 7 THROUGH 13, BLOCK 22, N.C.B. 19300.

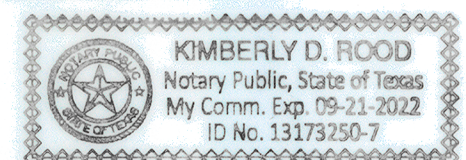


**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPB Firm #: 9513 • TBPB License #: 10122300

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, WATERBOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER  
HARRY BEN ADAMS, IV  
MCCOMBS FAMILY PARTNERS, LTD  
755 MULBERRY AVE., SUITE 600  
SAN ANTONIO, TX 78212



STATE OF TEXAS  
COUNTY OF BEXAR

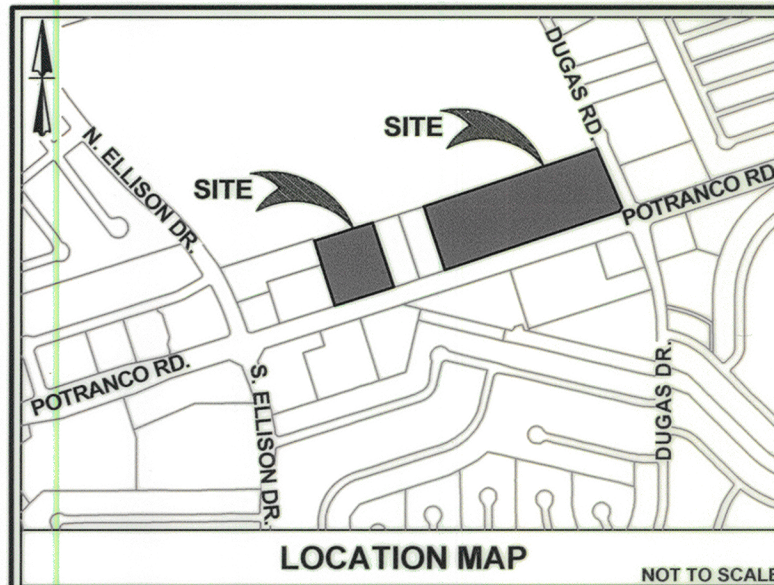
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY BEN ADAMS, IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 12th DAY OF July, A.D. 2022  
Kimberly D. Hood  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF POTRANCO / DUGAS RETAIL CENTER I 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



**C.P.S./S.A.W.S./C.O.S.A. 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 (SAWS) - IS HEREBY DEDICATING THE 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 TO 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 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 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 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 HEREON.

**CLEAR VISION NOTE:**

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.

**CROSS ACCESS NOTE:**

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 8 THRU 13, BLOCK 22, NCB 19300, IN ACCORDANCE WITH UDC 35-506(P)(3).

**SAWS WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**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.

**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.

**TXDOT 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. 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 THREE (3) ACCESS POINTS ALONG FM 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,306.31'.
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 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI 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.

**COMMON AREA MAINTENANCE NOTE:**

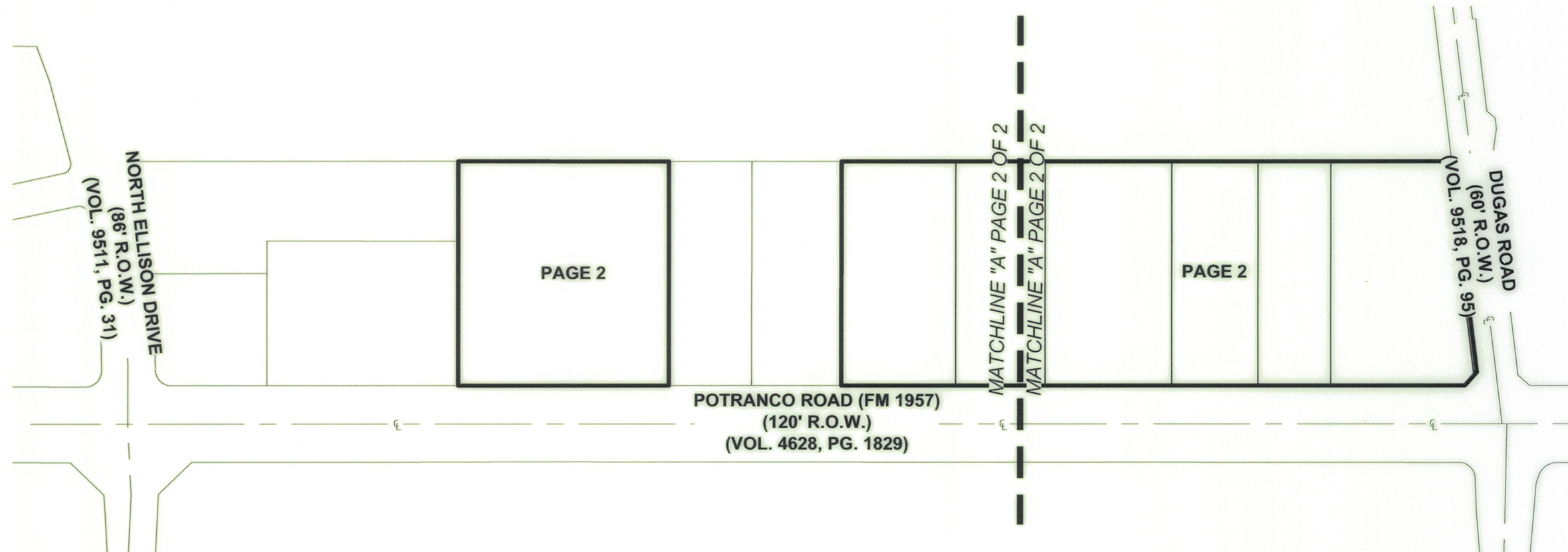
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 7 THRU 13, BLOCK 22, NCB 19300, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN VERIFICATION NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802020360G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY NOTE:**

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



**SURVEYOR NOTES:**

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

ARMANDO J. NIEBLA  
LICENSED PROFESSIONAL ENGINEER NO. 102296  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY., SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
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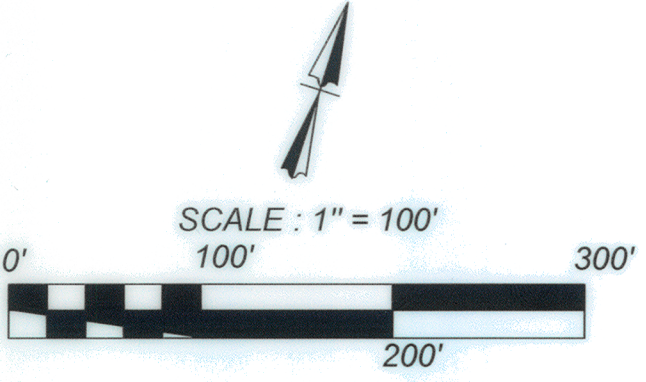
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

PAGE 1 OF 2

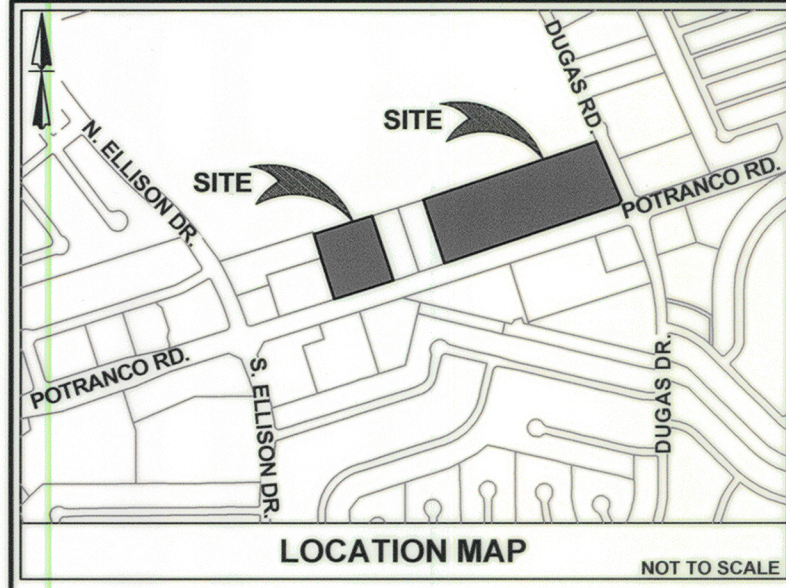


POTRANCO / DUGAS RETAIL CENTER I

BEING A TOTAL OF 10.49 ACRES OF LAND IN TWO TRACTS, SITUATED IN THE B.B.B. & C.R.R. CO SURVEY 390, ABSTRACT 94 AND THE B.B.B. & C.R.R. CO SURVEY 256, ABSTRACT 102, NEW CITY BLOCK 19300, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CALLED 12.662 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD., AND RECORDED AUGUST 16, 2005 IN VOLUME 11581, PAGE 1035 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING 0.0383 OF AN ACRE RIGHT-OF-WAY DEDICATION, AND ESTABLISHING LOTS 7 THROUGH 13, BLOCK 22, N.C.B. 19300.



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ENGINEERS + SURVEYING  
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Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP# Firm #: 9513 • TBP# LS Firm #: 10122300  
DATE OF PREPARATION: JULY 08, 2022



LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIR = FOUND 1/2" IRON ROD AS NOTED
- FIX = FOUND IRON ROD AS NOTED
- TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL = VOLUME
- PG = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- CONTOURS = CONTOURS
- EXISTING EASEMENT = EXISTING EASEMENT
- PROPOSED EASEMENT = PROPOSED EASEMENT

Line Table			
LINE #	LENGTH	DIRECTION	
L1	27.35'	S24°32'36"E	
L2	760.57'	S72°16'42"W	
L3	30.00'	S17°42'23"E	
L4	770.33'	N72°16'42"E	
L5	35.91'	N24°32'36"W	
L6	15.00'	N72°16'59"E	
L7	5.94'	N17°43'01"W	
L8	204.00'	N72°17'10"E	
L9	30.00'	N17°42'23"W	
L10	587.00'	S72°17'10"W	
L11	30.00'	S17°42'23"E	
L12	293.00'	N72°17'10"E	
L13	5.94'	S17°43'01"E	
L14	15.00'	N72°16'59"E	

EASEMENT TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	14.71'	25.00'	33°42'54"	14.50'	S55°25'14"W	7.58'
C2	8.56'	25.00'	19°37'19"	8.52'	N82°05'21"E	4.32'
C3	47.13'	30.00'	90°00'11"	42.43'	N27°17'05"E	30.00'
C4	47.12'	30.00'	89°59'49"	42.43'	S62°42'55"E	30.00'

C.P.S.A.S.A.W.S./C.O.S.A. UTILITY NOTES:

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- SURVEYOR NOTES:
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
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STATE OF TEXAS  
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KEY NOTES

- 1 16" SANITARY SEWER EASEMENT (VOL. 9518, PAGE 204-206, D.P.R.)
- 2 60" DRAINAGE EASEMENT (VOL. 9558, PAGE 63, D.P.R.)
- 3 15" SAN. SEWER & ACCESS EASEMENT (VOL. 9558, PAGE 63, D.P.R.)
- 4 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9558, PAGE 63, D.P.R.)
- 5 20" DRAINAGE EASEMENT (VOL. 9564, PAGE 218, D.P.R.)
- 6 25' X 25' TURN-AROUND EASEMENT (VOL. 9558, PAGE 63, D.P.R.)
- 7 VARIABLE WIDTH PRIVATE DETENTION EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 8 10" PRIVATE DRAINAGE EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 9 12" PRIVATE SANITARY SEWER EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 10 10" PRIVATE DRAINAGE EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 11 10' X 10' WATER EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 12 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9614, PG. 75 D.P.R.)
- 13 10' X 10' WATER EASEMENT (VOL. 9614, PAGE 75, D.P.R.)
- 14 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9558, PG. 63 D.P.R.)
- 15 25' BUILDING SETBACK LINE (VOL. 9558, PG. 63 D.P.R.)
- 16 40' X 14' LIFT STATION EASEMENT (VOL. 9518, PAGE 204-206, D.P.R.)
- 17 14" GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 18 14" GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- 19 VARIABLE WIDTH INGRESS / EGRESS EASEMENT (0.535 ACRES)
- 20 VARIABLE WIDTH INGRESS / EGRESS & DRAINAGE EASEMENT (0.438 ACRES)
- 21 5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.0383 ACRES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 ENCLOSED OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:  
HARRY BEN ADAMS, IV  
MCCOMBS FAMILY PARTNERS, LTD.  
755 MULBERRY AVE., SUITE 600  
SAN ANTONIO, TX 78212

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY BEN ADAMS, IV, 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 JULY A.D. 2022

KIMBERLY D. ROOD  
Notary Public, State of Texas  
My Comm. Exp. 09-21-2022  
ID No. 13173250-7

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF POTRANCO / DUGAS RETAIL CENTER I 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