

LOCATION MAP

NOTES

CONTOUR DATA IS FROM A SURVEY CONDUCTED BY PAPE-DAWSON ENGINEERS. GROUND BENCHMARKS WERE ESTABLISHED USING NAVD 88 VERTICAL DATUM. THIS PLAT IS BEING RECORDED AND A TAX INCREMENT REINVESTMENT ZONE WILL BE CREATED ON THE PROJECT TO ASSIST IN OFFSETTING THE ADDITIONAL COST OF

DEVELOPMENT STANDARDS WHICH EXCEED THE MEDINA COUNTY REQUIREMENTS AS REQUESTED BY THE MEDINA COUNTY COMMISSIONERS COURT. A PUBLIC IMPROVEMENT DISTRICT (PID) WILL MAINTAIN ITEMS IN NOTE #3 BELOW. THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS, DRAINAGE AND LANDSCAPE EASEMENTS, SHALL BE THE RESPONSIBILITY OF THE PUBLIC IMPROVEMENT DISTRICT

(PID) ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF MEDINA

-PRIVATE STREETS: LOT 900, BLOCK 9
-GREENBELTS: LOT 901 AND LOT 902 BLOCK 1 AND LOT 901, BLOCK 2
SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "PD" AT ALL CORNERS

UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM

THE TOTAL LINEAR FOOTAGE OF STREET ALONG THE CENTERLINE IS 3,431 FEET.

ALL GREENBELTS ARE E.G.T.CA. AND DRAINAGE EASEMENTS. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF MEDINA VALLEY INDEPENDENT

THIS PLAT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE ZONE. TO THE BEST OF OUR KNOWLEDGE AND RESULTS OF THE GEOTECHNICAL REPORT THERE ARE NO SENSITIVE FEATURES AS DEFINED BY TOPO WITHIN THE PLATTED AREA

MEDINA ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICES, CPS WILL PROVIDE GAS SERVICES. AT&T AND/OR SPECTRUM WILL PROVIDE TELEPHONE/CABLE

YANCEY WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE. FOREST GLEN UTILITY COMPANY WILL PROVIDE SANITARY SEWER.

CONSTRUCTION OF FENCES ACROSS DRAINAGE EASEMENTS WILL NOT BE ALLOWED

WITHOUT THE APPROVAL OF THE PUBLIC IMPROVEMENT DISTRICT (PID). ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48325C0400D, EFFECTIVE MAY 15, 2020, NO PORTION OF THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A; WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THERE ARE NO BASE FLOOD ELEVATIONS DETERMINED. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER. SANITARY SEWER. GRAY WATER, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.

ALL RESIDENTIAL LOTS HAVE A 5' PRIVATE DRAIN EASEMENT ALONG THE SIDE AND

REAR LOT LINES. THESE EASEMENTS ARE TO BE UTILIZED BY THE HOME BUILDER/OWNER TO ENSURE DRAINAGE PATTERNS. 20 70 RESIDENTIAL LOTS ESTABLISHED. BLOCK S86°57'10"W ~ 120.66' POTRANCO WEST II UNIT 1 10' (DOC. NO. 2023000074 OPRMCT) S86°57'10"W ~ 292.94' N74.54'57"W 902 /S86°57'10"W ~ 435.08' N89°51'41"W ~ 275.38' 80.12 N89*51'41"W ~ 158.95' 902 BLOCK _S89°51'41"E ~ 160.00' S89°51'41"E ~ 163.85' 97.58 66.27 BLOCK 2 OS OF 61 PGS. 32 30 26 27 29 575.48'20"W ABERT ALLEY PRIVATE STREET LOT 900, BLOCK 9 N89°51'41"W ~ 231.05' _1005[/] 1010 N89°51'41"W ~ 527.66' 33 JE, OUT SEC 25 37 38 36 35 S > BLOCK BLOCK 2 177.67 GNATED 177.71 S89°51'41"E ~ 1215.61 18 / BLOCK 1 BLOCK 10 POTRANCO RANCH UNIT 11 POTRANCO RANCH UNIT 11 (VOL. 11, PG. 80, OPRMCT) STATE OF TEXAS (VOL. 11, PG. 80, OPRMCT) COUNTY OF BEXAR

5L1 Z

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

FINAL SURVEY DOCUMENT

LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

REGISTERED PROFESSIONAL LAND SURVEYOR

CITY PUBLIC SERVICE NOTES

MEDINA COUNTY NOTES

<u> VARIES</u>

10' BSL

LOT

20' BSL

TYPICAL LOT LAYOUT

-10' E.G.T.&CATV. ESMT.

:: LOT

DRAIN, ELEC.,

GAS, & CATV

ESMT. (TYP)

BLOCK 4

10

S89°51'41"E

130.00

N86'57'10"E ~ 120.74'-

LOT

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF

CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT ELECTRIC AND GAS FACILITIES.

BLOCK

N86°57'10"E ~ 206.15'
WISTERIA VIEW
PRIVATE STREET LOT 900, BLOCK 9

_80.00

N89°51'41"W

S86°57'10"W ~ 387.86'

WATER, WASTEWATER AND UTILITY

COUNTY CLERK OF MEDINA COUNTY, TEXAS.

A PUBLIC WATER SYSTEM.

A PUBLIC SEWER SYSTEM

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO

THIS SUBDIVISION WILL BE SERVED BY YANCEY WATER SUPPLY CORPORATION.

INFORMATION ON YANCEY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE

MATCHLINE ~ SEE SHEET 2 OF 2

S89°51'41"E

120.00'

MEDINA ELECTRIC COOPERATIVE INC. NOTE

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" 'UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

OTHER NOTES

BLOCK

14

15

N89°51'41"W

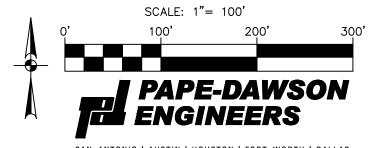
N89°51'41"W

119.05

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

SUBDIVISION PLAT POTRANCO WEST II

BEING A TOTAL OF 24.371 ACRES, INCLUSIVE OF A 0.225 OF AN ACRE TXDOT RIGHT OF WAY DEDICATION, OUT OF A CALLED 41.198 ACRE TRACT OF LAND DESCRIBED IN DEED TO LGI HOMES-TEXAS, LLC., RECORED IN DOCUMENT NO. 2021012156 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY. TEXAS. OUT OF THE JOHN GARNER SURVEY NO. 97, ABSTRACT 1452 AND THE WILLIAM B. RHODE SURVEY NO. 96.3, ABSTRACT 1327, IN MEDINA COUNTY, TEXAS.



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: February 12, 2024

COUNTY OF MONTGOMERY

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

OWNER/DEVELOPER: SHANNON BIRT LGI HOMES - TEXAS, LLC, 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TX 77380

STATE OF TEXAS COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

STATE OF TEXAS COUNTY OF MEDINA

DATED THIS____

	COUNTY CL	ERK OF SAID	COUNTY, [00
REBY CERTIFY THAT THE FORE	GOING INSTRUI	MENT OR WR	ITING WITH	ITS
RTIFICATE OF AUTHENTICATION	WAS FILED FO	R RECORD II	N MY OFFIC	E, ON THE
DAY OF	A.D. 20	AT	. M. AND	DULY
CORDED THE DAY OF		A.D. 20	AT	M. IN
E RECORDS OF DEEDS AND PLA	ATS OF SAID CO	OUNTY, IN CA	BINET	ON
IDE IN TESTIMONY WHE	REOF, WITNES	S MY HAND A	ND OFFICIA	AL SEAL
OFFICE, THIS DAY OF		, A.D., 20		

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY:	, DEPUTY

THIS PLAT OF POTRANCO WEST II, UNIT 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS. AND IS HEREBY APPROVED BY SUCH COMMISSION.

_ DAY OF.		A.D., 20
	BY:	
		JUDGE

COMMISSIONER PRECINCT 2

TXDOT NOTES:

- 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
- 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(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1217.78'.
 - 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

SEE SHEET 2 OF 2 FOR CURVE TABLE, LINE TABLE AND LEGEND.

SHEET 1 OF 2

LOCATION MAP

VOL

PG

VOLUME

PAGE(S)

COUNTY, TEXAS

VARIABLE WIDTH

* SEE "COUNTY FINISHED

EXISTING 14' GAS, ELECTRIC,

OPRMCT)

(14) EXISTING 1' VEHICULAR

PG. 295, OPRMCT)

TELEPHONE & CABLE TV

15 EXISTING 30' WATER EASEMENT

(VOL. 10, PG. 295, OPRMCT)

(VOL. 10, PG. 295, OPRMCT)

TELELPHONE & CABLE TV

TELEPHONE & CABLE TV

EASEMENT (VOL. 11, PG. 80,

TELEPHONE & CABLE TV

10' GAS, ELECTRIC, TELEPHONE

20' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

20' TXDOT RIGHT-OF-WAY

30' LANDSCAPE BUFFER

15' DRAINAGE EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

EASEMENT (PENDING

RECORDATION)

DEDICATION

 $\langle 3 \rangle$

EASEMENT (DOC. NO. 2022001489,

EXISTING 20' GAS, ELECTRIC,

EASEMENT (VOL. 10, PG. 295.

NOT-ACCESS EASEMENT (VOL. 10,

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

FLOOR ELEVATION" NOTE

RIGHT-OF-WAY

PLAT RECORDS OF BEXAR

LEGEND

AC ACRE(S)

BLK BLOCK BSL BUILDING SETBACK LINE CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS INT INTERSECTION OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS -1140- ---EXISTING CONTOURS -1140 PROPOSED CONTOURS

EXISTING 1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN (PANEL 48029C0530, EFFECTIVE SEPT. 29, 2010)

ORIGINAL SURVEY/COUNTY LINE

— € ————— CENTERLINE EXISTING 10' GAS, ELECTIC, TELEPHONE & CABLE TV EASEMENT (DOC. NO. 2023000074, OPRMCT) 2 EXISTING 20' TXDOT RIGHT OF WAY

DEDICATION (DOC. NO. 2023000074, OPRMCT) (3) EXISITNG 30' LANDSCAPE BUFFER & WATER EASEMENT (DOC. NO.

2023000074, OPRMCT

EXISTING VARIABLE WIDTH SANITARY (16) EXISTING 20' WATER EASEMENT SEWER, WATER, GAS, ELECTRIC. TELEPHONE & CABLE TV, DRAINAGE, & ACCESS EASEMENT (DOC. NO. 2023000074, OPRMCT

(5) EXISTING 30' WATER EASEMENT (DOC. NO. 2023000074, OPRMCT) 6 EXISTING 1' VEHICULAR NON-ACCESS (8) EXISTING 10' GAS, ELECTRIC, EASEMENT (DOC. NO. 2023000074,

OPRMCT) EXISTING 22' GAS. ELECTRIC TELEPHONE & CABLE TV EASEMENT (19) EXISTING 20' GAS, ELECTRIC, (DOC. NO. 2023000074, OPRMCT) EXISTING 20' GAS, ELECTIC,

TELEPHONE & CABLE TV EASEMENT (DOC. NO. 2023000074, OPRMCT) (9) EXISTING 22' GAS, ELECTRIC,

TELEPHONE & CABLE TV EASEMENT (DOC. NO. 2023000074, OPRMCT)

(10) EXISTING VARIBALE WIDTH DRAINAGE EASEMENT (DOC. NO. 2023000074, OPRMCT **EXISTING 16' GAS, ELECTRIC**

TELEPHONE & CABLE TV EASEMENT (VOL. 10, PG. 295, OPRMCT) (12) EXISTING 20' TXDOT DEDICATION

(VOL. 10, PG. 295, OPRMCT)

WATER, WASTEWATER AND UTILITY

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO

THIS SUBDIVISION WILL BE SERVED BY YANCEY WATER SUPPLY CORPORATION. INFORMATION ON YANCEY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

OTHER NOTES

A PUBLIC SEWER SYSTEM.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

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 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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REGISTERED PROFESSIONAL LAND SURVEYOR

MEDINA COUNTY NOTES

STREET AND RIGHT OF WAY

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS. AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.

OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT. UNLESS OWNER OR THE PUBLIC IMPROVEMENT DISTRICT (PID) HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY MEDINA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COLIRT AND THE ROADWAY WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE (PID) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS

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-PRIVATE STREETS: LOT 900, BLOCK 9 -GREENBELTS: LOT 901 AND LOT 902 BLOCK 1 AND LOT 901, BLOCK 2 SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "PD" AT ALL

CORNERS UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.

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SCHOOL DISTRICT (MVISD) THIS PLAT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE ZONE. TO THE BEST OF OUR KNOWLEDGE AND RESULTS OF THE GEOTECHNICAL REPORT, THERE ARE NO SENSITIVE FEATURES AS DEFINED BY TCEQ WITHIN THE

PLATTED AREA MEDINA ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICES, CPS WILL PROVIDE GAS SERVICES. AT&T AND/OR SPECTRUM WILL PROVIDE TELEPHONE/CABLE T.V. SERVICES.

YANCEY WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE. FOREST GLEN UTILITY COMPANY WILL PROVIDE SANITARY SEWER. CONSTRUCTION OF FENCES ACROSS DRAINAGE EASEMENTS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE PUBLIC IMPROVEMENT DISTRICT (PID) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48325C0400D, EFFECTIVE MAY 15, 2020, NO PORTION OF THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A; WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE

FLOOD. THERE ARE NO BASE FLOOD ELEVATIONS DETERMINED. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, SANITARY SEWER, GRAY WATER, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND DRAINAGE

REAR LOT LINES. THESE EASEMENTS ARE TO BE UTILIZED BY THE HOME

10' BSL

LOT

20' BSL

TYPICAL LOT LAYOUT

NOT-TO-SCALE

└10' E.G.T.&CATV. ESMT.

ALL RESIDENTIAL LOTS HAVE A 5' PRIVATE DRAIN EASEMENT ALONG THE SIDE AND 70 RESIDENTIAL LOTS ESTABLISHED. VARIES

5' PRIVATE

DRAIN, ELEC.,

GAS, & CATV

ESMT. (TYP)

LOT

CURVE TABLE CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH 30.00 12"12'40" S36*52'51"E 6.38' 6.39 C2 55.00' 163°25'09" S67'30'55"W 108.85 156.87 C3 15.00' 93°24'10' N46°33'46"W 21.83 24.45 C4 10.00' 86*48'51' N43°32'45"E 13.74 15.15 17.46 C5 29.00' 34'30'00 N74°29'12"W 17.20' C6 51.00' N43°32'45"E 100.19 140.98 158°23'03 С8 29.00' 47°32'45" S23*54'41"W 23.38' 24.07 C9 51.00' 171°23'15' N38°00'33"W 101.71 152.56 N71°30'59"E 15.23 15.41 C10 29.00' 30'26'20 C11 10.00' 90,00,00 S45°08'19"W 14.14 15.71 C12 253*23'54" N36*33'38"W 88.20' 243.25 55.00'

N53°26'22"E

S45°20'14"E

POTRANCO ROAD (F.M. 1957)

(VARIABLE WIDTH ROW)

S86'44'48"W ~ 494.60'

: 901 🖺

S89°51'41"E

34.66'

14.02'

N86°44'09"E /~ 493.43'

R51'

37.15

15.54

CITY PUBLIC SERVICE NOTES

PLACED WITHIN SAID EASEMENT AREAS.

GROUND ELEVATION ALTERATIONS.

REAR LOT ELECTRIC AND GAS FACILITIES.

ARE DESCRIBED HEREON.

EASEMENTS.

C13

C14

19.87

L11-

S89°51'41"E 130.00

-1053-

29.00'

73°23'54"

=_N86*44'09"E ~ 491.64'

N86'44'09"E_~ 275.67"

N89°51'41"W

ASPEN TRAIL

PRIVATE STREET LOT 900, BLOCK 94

S86'44'09"W ~ 199.76'

____106.08' ________93.68'_____

~80.00°

BLOCK

10.00' 89'02'54"

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM

RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE

FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "FLECTRIC

"OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER

ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS,

APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS

WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO

REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER

UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF

CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE

PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY

EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5)

AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS

T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC

FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE

OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE

CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE

EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,

PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY

(CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND

FASEMENT" "GAS FASEMENT" "ANCHOR FASEMENT" "SERVICE FASEMENT"

RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND

OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES

EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND

TXDOT NOTES

CURVE # RADIUS

425.00'

25.00'

25.00'

15.00'

10.00'

30.00'

375.00'

10.00'

55.00'

30.00'

10.00'

55.00'

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

19.81'-

N89°51'41"W ~ 122.86

N89°51'41"W

BLOCK

10

902

12

N89°51'41"W

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. 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(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1217 78' IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A

SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION

BEING A TOTAL OF 24.371 ACRES, INCLUSIVE OF A 0.225 OF AN ACRE TXDOT RIGHT WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

MEDINA ELECTRIC COOPERATIVE INC. NOTE

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" "UTILITY EASEMENT". "ANCHOR EASEMENT". "OVERHANG EASEMENT". "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS. ALL TREES OR PARTS THEREOF. OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CURVE TABLE

N4*30'18"W

N43°32'45"E

N46*33'46"W

S43°26'14"W

S46°27'15"E

S66°25'26"E

N4°35'47"W

N44°34'18"E

S71°22'51"E

S70'47'09"W

N44*51'41"W

S67*30'55"W

LINE TABLE

S86°57'10"W

S3°02'50"E

S3"15'51"E

S86°44'09"W

S89°51'41"E

N0°08'19"E

S0°08'19"W

N89°51'41"W

L2

L3

L7

L8

L9

L10

DFI TA

7*23'03'

86*48'51

93°24'10'

86*35'50'

9311'09

46'52'30

712'05"

91'08'03

114°22'22

38'42'21

90'00'00'

163°25'09'

CHORD BEARING CHORD LENGTH

54.73' 54.77'

47.10' 47.13'

37.88

40.75

22.67

16.26

24.54

15.91'

109.79

15.71

156.87

34.36

36.39

20.57

14.53

23.86

14.28

92.45

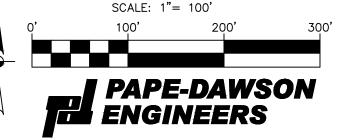
19.88'

14.14

108.85'

SUBDIVISION PLAT POTRANCO WEST II

OF WAY DEDICATION, OUT OF A CALLED 41.198 ACRE TRACT OF LAND DESCRIBED IN DEED TO LGI HOMES-TEXAS, LLC., RECORED IN DOCUMENT NO. 2021012156 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, OUT OF THE JOHN GARNER SURVEY NO. 97. ABSTRACT 1452 AND THE WILLIAM B. RHODE SURVEY NO. 96.3, ABSTRACT 1327, IN MEDINA COUNTY, TEXAS.



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: February 12, 2024

STATE OF TEXAS COUNTY OF MONTGOMERY

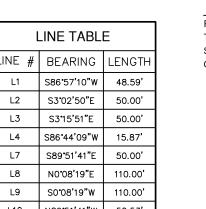
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT. DEDICATES TO THE USE OF THE PUBLIC. EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: SHANNON BIRT LGI HOMES - TEXAS, LLC. 1450 LAKE ROBBINS DRIVE, SUITE 430 THE WOODLANDS, TX 77380 (281) 362-8998

COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SCRIBED 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

NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS



STATE OF TEXAS COUNTY OF MEDI	NA				
I,HEREBY CERTIFY CERTIFICATE OF,DAY OF RECORDED THE THE RECORDS OF SLIDE IN OF OFFICE, THIS	THAT THE FORE AUTHENTICATIO DAY OF F DEEDS AND PL TESTIMONY WH	EGOING INSTE N WAS FILED A.D. 20 ATS OF SAID OF EREOF, WITNE	FOR RECORD IIAT A.D. 20 COUNTY, IN CA	ITING WITH N MY OFFIC . M. AND AT BINET ND OFFICIA	ITS E, ON THE DULY M. IN ON
		COUN	NTY CLERK, ME	DINA COUN	TY, TEXAS
STATE OF TEXAS COUNTY OF MED		BY:			, DEPUTY
THIS PLAT OF PO CONSIDERED BY AND IS HEREBY	THE COMMISSION	ONERS COURT	OF THE COUN		
DATED THIS	DAY OF		A.I	D., 20	
		BY:	JU	IDGE	
		BY:		ER PRECINO	

BLOCK BLOCK 4 N89°51'41"W ~ 120.63' < 15.00' N89*51'41"W~120.63' N89°51'41"W~120.6 S89°51'41"E ~ 120.00' N89°51'41"W ~ 120.00' MATCHLINE ~ SEE SHEET 1 OF 2 MATCHLINE ~ SEE SHEET 1 OF 2

SHEET 2 OF 2