

# LOCATION MAP

NOT TO SCALE

OFF-LOT 90'x120

TEMPORARY PRAINAGE EASEMENT

N=13686517

(0.2479 ACRES)

OFF-LOT 10'x10'-E.G.T.C. EASEMENT (0.0023 ACRES)

### LEGEND

= PLAT BOUNDARY —— = ADJOINER BOUNDARY

-  $\mathbb{Q}$  - = CENTERLINE

● = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

N.C.B. = NEW CITY BLOCK

V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

C.B. = COUNTY BLOCKROW = RIGHT OF WAY

V.W. = VARIABLE WIDTH VOL = VOLUME

PG = PAGEETJ = EXTRATERRITORIAL JURISDICTION

BSL = BUILDING SETBACK LINE

- - 1160- - = CONTOUR - - - - = FASEMEN

### EASEMENT LEGEND

## A 10' E.G.T.C. EASEMENT

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800563) 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).

LOODPLAIN NOTES:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4829C0365F, DATED 09/29/2010; OR THE 1% ACCORDANCE WITH DFIRM PANEL 4829C0365F, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN BUILDABLE LOTS OR DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR 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

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. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND FORFESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING AND EGRESS OVER 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. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WITHIN THE BOUNDAR OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY

THE CITY OF SAN ANTONIO OR BEXAR COUNTY THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

### STATE OF TEXAS

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 BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

YAN R. PLAGENS, P.E. ICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 89502

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

DATE

U:\\_Projects\136 - Grosenbacher Quadplexes\136.01 Grosenbacher U1\ACAD\PLAT\Potranco Creek Phase 1 Subdivision Plat.dwg 2023/05/11 11:17am justi

N89°37'08"E

16.00'

L32 | S89°37'08"W |

ADRIAN E. REYES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 5806

OFF-LOT 60'X50' DRAINAGE, WATER, SANITAR'

SEWER AND INGRESS/EGRESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (PERMEABLE) (0.0689 ACRES)

L47

50.00

N06°52'12"W

<u>CPS/SAWS/COSA\_UTILITY\_NOTES:</u>
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 AND SERVIT, "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.

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.
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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. CPS/SAWS/COSA UTILITY NOTES:

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE 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

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 HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 810 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER MFTFR. AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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 SEWER SERVICE CONNECTION. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR

A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR THE STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO

S0'22'52"E 594.74'

-16' OFF-LOT SANITARY SEWER

TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.

EASEMENT (0.3377 ACRES)

FIRE DEPARTMENT FIRE MARSHAL

SURVEY NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND

FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL 48029C0365F, WITH AN EFFECTIVE DATE OF 09/29/2010. NO FLOODPLAIN EXISTS ON A BUILDABLE LOT ON THIS PLAT, AS VERIFIED BY FEMA FIRM PANEL 48029C0365F, WITH AN EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCKS 35, 36, 37, 39 AND 41, C.B. 4342, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SHARED ACCESS NOTE:

. LOT OWNER(S) SHALL PROVIDE COMMON CROSS ACCESS IN ACCORDANCE

**MATCHLINE A** 

UNPLATTED
REMAINING PORTION OF
30.084 ACRE TRACT

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

1. LOTS 901, BLOCKS 35, 36, 37, 39 AND 41, C.B. 4342, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

16' OFF-LOT SANITARY

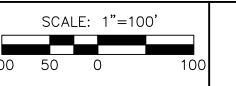
SEWER EASEMENT (0.318 ACRES) SAWS PARCEL NO. P21-056

## PLAT NO. 22-11800149

#### **SUBDIVISION PLAT** ESTABLISHING

#### POTRANCO CREEK PHASE I

BEING 9.82 ACRES OF LAND, SITUATED WITHIN THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT NO. 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS OUT OF A 30.084 ACRE TRACT OF LAND, RECORDED IN DOCUMENT #20210071093, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.







11903 JONES MALTSBERGER ROAD, SUITE 102 SAN ANTONIO, TX 78216 TEL 210-774-5504 WWW.UPENGINEERING.COM TBPE F-17992 TBPELS F-10194606

#### STATE OF TEXAS COUNTY OF BEXAF

232.48 ACRES

AIR FORCE VILLAGE II-A

VOL. 9610 PG.109, D.P.F

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.

16842 SHOWDOWN PATH UNIT 4 ARMANDO JAVIER SAIDE MARCOS,

### STATE OF TEXAS COUNTY OF BEXAR

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.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

Ν	UNDER	MY	HAND	AND	SEAL	OF	OFFICE	THIS	
OF			A.D						

DATED THIS DAY OF

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 ON \_\_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

POTRANCO CREEK PHASE I HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF

> CHAIRMAN BY:

SECRETARY

SAMA DEVELOPERS, LLC DOC. #20210071093, O.P.R.B.C.T. S0°22'52"E 86.00 PANEL #48029C0365 DATED 09/29/2010 86.00' OFF-LOT SANITARY
SEWER EASEMENT
T IN STREET R.O.W.
(0.0330 AC) BLOCK 40 CB 4342 -OFF-LOT 10'x10' E.G.T.C. EASEMENT (0.0023 ACRES) (0.1777 AC) LOT 4 LOT 3 LOT 1 LOT 2 (0.1579 AC) **≻**🗚 , N6'52'12"W SHIRE HORSE **₹ ™** (0.1777 AC) N0'22'52"W \_\_63.95' \_\_\_\_\_ 48.00' \_\_\_\_ \_ 83.45' L28 N6'52'12"W 90.00 - ĹOT 10 LOT 5 OFF-LOT 410'X50 LOT 4 DRAINAGE, WATER, SANITARY SEWER AND <sup>1</sup>і̂Сот 9 N0°22'52"W NGRESS/EGRESS INGRESS/EGRESS
EASEMENT TO EXPIRE
UPON INCORPORATION
INTO PLATTED STREET
R.O.W. (PERMEABLE)
(0.4706 ACRES) 0.1058 AC ∠98.45° N0'22'52"W 48.00' 80.00' SANITARY SEWER EASEMENT N0°22'52"W 117.83 N6'52'12"W (0.3377 ACRES TO EXPIRE UPON LOT 4 (0.1579 AC) 🛱 LOT 3 (0.223 AC) -N0°22'52"W \_N0°22'52"W-N0'22'52"W 98.45 **MATCHLINE A** 80.00 LOT 3 UNPLATTED 20.53 ACRE TRACT CARLOS & PORFIRIA MEDINA VOL. 8307, PG. 596, 0.P.R.B.C.T. LÒT 2 (0.2119 AC) N0'22'52"W OFF-LOT 50'X50' DRAINAGE, WATER, SANITAR' SEWER AND INGRESS/EGRESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (PERMEABLE) (0.0574 ACRES) WATER, SANITARY SEWER AND INGRESS/EGRESS EASEMENT TO N0°22'52"W 80.00 N6'52'12"W EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. LOT 5 90.00 (PERMEABLE) (0.0574 ACRES) (0.158 AC) Î OT 1 (0.1839 AC) EASEMENT (0.0023 ACRES) F-LOT 10'x10' E.G.T.C. EASEMENT UNPLATTED
REMAINING PORTION OF
30.084 ACRE TRACT
SAMA DEVELOPERS, LLC (0.0023 ACRES) 90.00 L42 N0°22'52"W \ 420.00° L11-N6'52'12"W LOT 4 BLOCK 38 - CB 4342 DOC. #20210071093, O.P.R.B.C.T. \ L40 —X BLOCK 37 OPEN LOT 1 CB 4342 (0.1896 AC) SPACE (0.1089 AC) LOT 2 5' E.G.T.C. EASEMENT LOT 1 LOT 901  $\mathbb{A}$ (0.2144 AC) (0.1579 AC) OPEN SPACE/ N0°22'52"W `~40 PRIVATE 69.63 DRAINAGE L8-N0°22'51"W EASEMEN' 80.00' 63.40° LOT 3 E.G.T.O. FASEMENT \$9.02.31.W 126.54<sup>,©</sup> LOT 15 CHURCHILL DOWNS LOT 2 □c7 <del>/</del> -5' PRIVATE SANITARY 70 QQ' EASEMENT BENEFIT OF LOT 1, BLOCK 37 LOT 1 (0.1777 AC) N9'02'31"E 273,10' OFF-LOT 50'X50' DRAINAGE 7 C19 ~ WATER, SANITARY SEWER AND INGRESS/EGRESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (PERMEABLE) (0.0574 ACRES) \<sub>⊠</sub> (0.1777 AC) 14' E.G.T.C. EASEMENT 4342 LOT 1 E.G.T.C. EASEMENT (0.0023 ACRES) LINE TABLE LINE TABLE GROSENBACHER ROAD LINE TABLE N=13687446 BEARING BEARING LENGTH N00°22'52"W 54.36' LINE BEARING N09°02'31"E -1' V.N.A.E. L33 N00°22'52"W 50.00' N83°07'48"E 25.51 L18 | N00°22'52"W | 16.00' N89°37'08"E 50.00 N89°37'08"E N00°22'52"W CURVE TABLE **CURVE TABLE** L35 N09°02'31"E N00°22'51"W N83°07'48"E 16.10 DELTA CHORD CHORD BEARING CURVE | RADIUS | LENGTH | CURVE | RADIUS | LENGTH | DELTA CHORD | CHORD BEARING L36 | S80°57'29"E | L5 | S89°37'08"W | 13.62' L21 N83°07'48"E 43.11' 50.00 75.00' | 104.72' | C12 80°00'03" 96.42 N49°02'32"E 15.00 S85°48'22"W S09°02'31"W 75.00 0°34'35' 0.75 N89°19'51"E N40°40'10"W C2 15.00' 26.03' 99°25'23" | 22.88' L38 N89°37'08"E 49.02 S83°07'48"W 50.00 S86°31'57"E 15.00' 23.56 90°00'00" 21.21 S45°22'52"E N49°19'50"E 14.00 19.69' 80°34'37' L39 | N06°52'12"W | 80.00' N28°10'03"W 15.09 L24 | N06°52'12"W | 60.00' S44°37'08"W C15 15.00' 23.56' 90°00'00" 21.21 23.35 95°34'28" N38°44'43"W 14.00 N28°10'03"W N83°07'48"E 50.00' L40 N06°52'12"W C16 15.00' 83°31'00" 19.98' N41°22'19"E S83°07'48"W C5 15.00 23.56' 90°00'00" | 21.21' S35°57'29"E N09°05'41"E N00°22'52"W | 410.00 15.00' 25.26 96°29'20" 22.38 S48°37'32"E 15.00 23.56 90°00'00" N54°02'31"E S89°37'08"W | 10.25' N89°37'09"E 50.00' L42 | N00°22'52"W | 82.58' N43°53'24"W C18 105°57'36" | 55.89' 35.00' 64.73' 1°19'45' N9°42'24"E L12 S83°07'48"W 14.53 S00°22'52"E 410.00 N06°52'12"W 30.00 74°02'08' N46°06'45"E C8 | 125.00' 175.79 80°34'37" | 161.66' N49°19'50"E L13 N83°07'48"E L44 | S83°07'47"W | 120.00 S89°37'09"W 50.00 15.00' S35°57'29"E C20 23.56 90,00,00, 21.21 C9 75.00' 105.48' 80°34'37" N49°19'50"E L45 | N06°52'12"W | 90.00' N89°44'00"E L30 N00°22'52"W 52.26 C21 | 15.00' | 23.56' | 90°00'00" | 21.21' N54°02'31"E C10 | 125.00 N28°41'07"E 79.91 L46 N83°07'48"E L15 N89°37'08"E 16.00 L31 N89°37'08"E 50.00'

C11 | 125.00' | 60.62' | 27°47'11" | 60.03'

N75°43'33"E

May 2023

SHEET 1 OF