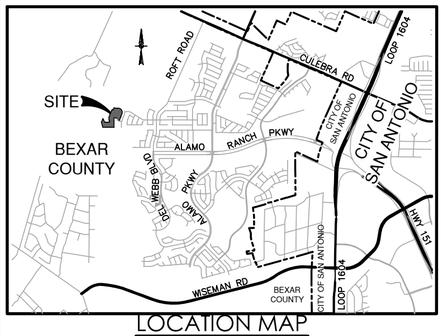

LOCATION MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
ROW	RIGHT-OF-WAY
"	REPETITIVE BEARING AND/OR DISTANCE
(SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) ○ SET 1/2" IRON ROD (PD) ◑ SET 1/2" IRON ROD (PD)-ROW
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS

3 — 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6 — VARIABLE WIDTH CLEAR VISION EASEMENT
11 — 10' BUILDING SETBACK LINE
12 — 15' BUILDING SETBACK LINE
13 — VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.069 TOTAL ACRES-"OFF-LOT")
14 — 16' SANITARY SEWER EASEMENT (0.099 OF AN ACRE - "OFF-LOT")
15 — 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16 — 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
17 — 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.004 TOTAL ACRE - "OFF-LOT")
18 — 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19 — VARIABLE WIDTH PRIVATE DRAINAGE AND SEWER EASEMENT
20 — 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (LOTS 33, 34, & 901, BLK 46)
21 — VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW - PERMEABLE (0.544 TOTAL ACRES-"OFFLOT")
22 — VARIABLE WIDTH SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW - (0.019 TOTAL ACRES-"OFFLOT")
23 — 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.041 ACRES -"OFFLOT")
1 — 30' RIGHT-OF-WAY AGREEMENT (VOL. 6059, PG. 259 DR)
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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.

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS 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 AREA.
2. 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 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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 1073 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 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.

SETBACK NOTE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS PROVIDED IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN ALAMO RANCH UNIT 15A (COSA PLAT # 150064).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1609427) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE 35-477(b)(5)C.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 15B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901 & 902, BLOCK 46.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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.

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: KIMBERLY SCHNEIDER
RIVERSTONE AT ALAMO RANCH HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION
211 N LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TX 78232

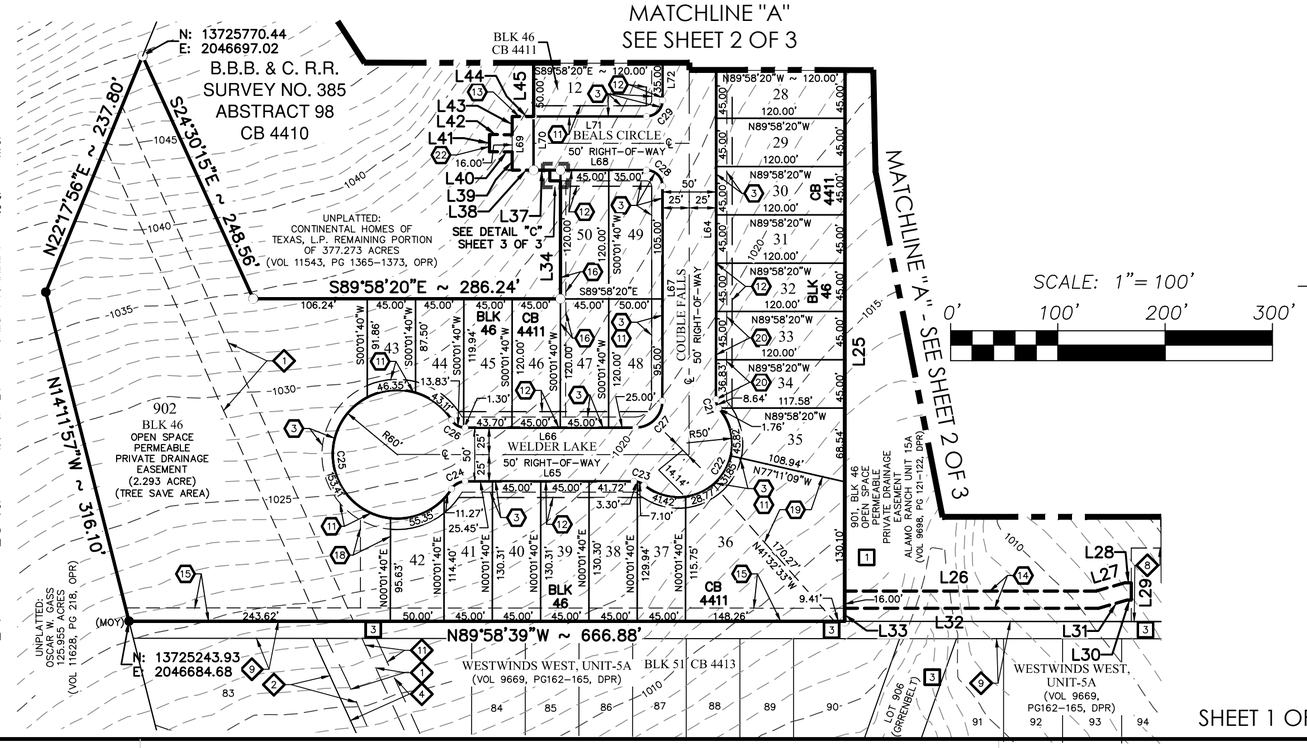
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMBERLY SCHNEIDER 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 _____, A.D. 20____.

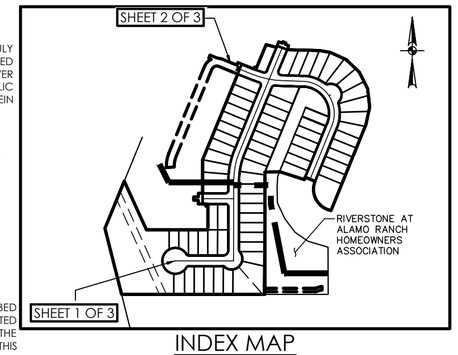
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



SHEET 1 OF 3



INDEX MAP
SCALE: 1"= 500'

PLAT NUMBER 150271

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 15B

BEING 16.486 ACRE TRACT OF LAND ESTABLISHING LOTS 24-40, BLOCK 45, LOTS 11-50, 78, 901 & 902, BLOCK 46, AND LOTS 1-12, BLOCK 47 CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
TBPS, FIRM REGISTRATION # 10028800
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PREPARATION: July 5, 2016

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: JAMES KYLE, VICE PRESIDENT
OF: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION.
THE SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES KYLE 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 15B 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

ALAMO RANCH UNIT 15B

Civil Job No. 7529-22; Survey Job No. 9034-14

DATE: 7/5/2016 11:29 AM USER ID: JVazquez
FILE: P:\75\29\22\Design\Civil\Plat\PL752322.dwg

PLAT NUMBER 150271

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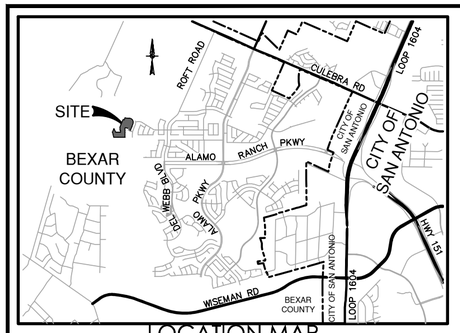

LOCATION MAP
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LEGEND

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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

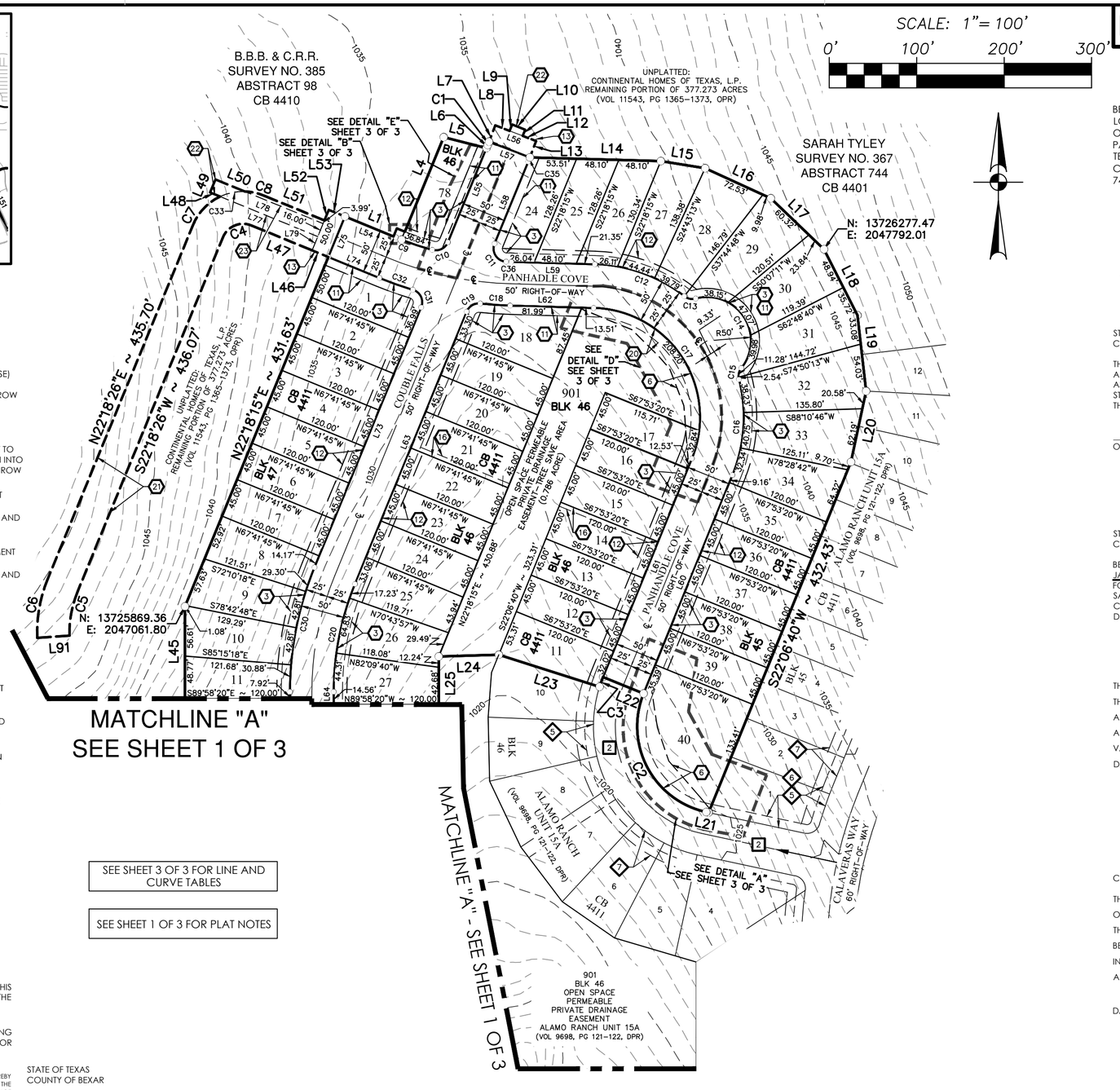
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SEE SHEET 1 OF 3 FOR PLAT NOTES

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: KIMBERLY SCHNEIDER
RIVERSTONE AT ALAMO RANCH HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION
211 N LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMBERLY SCHNEIDER 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 _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: July 5, 2016

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: JAMES KYLE, VICE PRESIDENT
OF: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION.
THE SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES KYLE 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 _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 15B 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

STATE OF TEXAS

COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. 20_____ .

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

ALAMO RANCH UNIT 15B
Civil Job No. 7529-22; Survey Job No. 9034-14
DATE: 7/5/2016 11:29 AM USER ID: JVazquez
FILE: P:\75\29\22\Design\Civil\Plat\PL752922.dwg

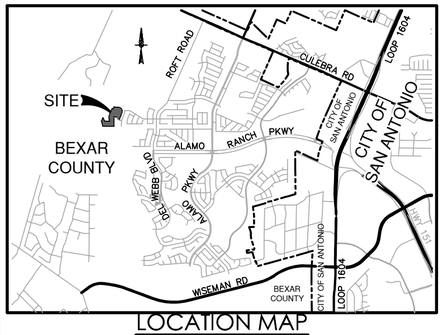
PLAT NUMBER 150271

SUBDIVISION PLAT OF
ALAMO RANCH UNIT 15B

BEING 16.486 ACRE TRACT OF LAND ESTABLISHING LOTS 24-40, BLOCK 45, LOTS 11-50, 78, 901 & 902, BLOCK 46, AND LOTS 1-12, BLOCK 47 CB 4411 OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. CO SURVEY NUMBER 385, ABSTRACT 98, COUNTY BLOCK 4410, THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
TBPS, FIRM REGISTRATION # 10028800
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PREPARATION: July 5, 2016



LOCATION MAP
NOT-TO-SCALE

LEGEND

BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
" REPETITIVE BEARING AND/OR DISTANCE
(SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
◑ SET 1/2" IRON ROD (PD)-ROW
——1140—— EXISTING CONTOURS
——1140—— PROPOSED CONTOURS

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK LINE
(12) 15' BUILDING SETBACK LINE
(13) VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.069 TOTAL ACRES-"OFF-LOT")
(14) 16' SANITARY SEWER EASEMENT (0.099 OF AN ACRE - "OFF-LOT")
(15) 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(16) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(17) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.004 TOTAL ACRE - "OFF-LOT")
(18) 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(19) VARIABLE WIDTH PRIVATE DRAINAGE AND SEWER EASEMENT
(20) 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (LOTS 33, 34, & 901, BLK 46)
(21) VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW - PERMEABLE (0.544 TOTAL ACRES-"OFFLOT")
(22) VARIABLE WIDTH SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW - (0.019 TOTAL ACRES-"OFFLOT")
(23) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.041 ACRES -"OFFLOT")
(1) 30' RIGHT-OF-WAY AGREEMENT (VOL. 6059, PG. 259 DR)
(2) 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9667, PG 91-92, DPR)
(4) 54' HIGH PRESSURE GAS EASEMENT (VOL 9667, PG 91-92, DPR)
(5) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ALAMO RANCH UNIT 15A (VOL 9698, PG 121-122, DPR)
(6) 10' BUILDING SETBACK LINE ALAMO RANCH UNIT 15A (VOL 9698, PG 121-122, DPR)
(7) 20' BUILDING SETBACK LINE ALAMO RANCH UNIT 15A (VOL 9698, PG 121-122, DPR)
(8) "LIFT STATION" SEWER EASEMENT (VOL 9683, PG 65-68 DPR)
(9) 16' SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV AND ACCESS EASEMENT (VOL 9667, PG 91-92, DPR)
(10) VARIABLE WIDTH CLEAR VISION EASEMENT ALAMO RANCH UNIT 15A (VOL 9698, PG 121-122, DPR)
(11) 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9669, PG 162-165, DPR)
(1) LOT 901, BLOCK 46 OPEN SPACE PERMEABLE PRIVATE DRAINAGE EASEMENT (0.323 ACRE) (VOL 9698, PG 121-122, DPR)
(2) ±376' LF TO INTERSECTION OF PANHANDLE COVE & CALAVERAS WAY
(3) LOT 905, BLOCK 51, WESTWINDS WEST, UNIT -5 (P.U.D) (VOL. 9667, PG91-92, DPR)

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.

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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 AREA.
2. 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 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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE

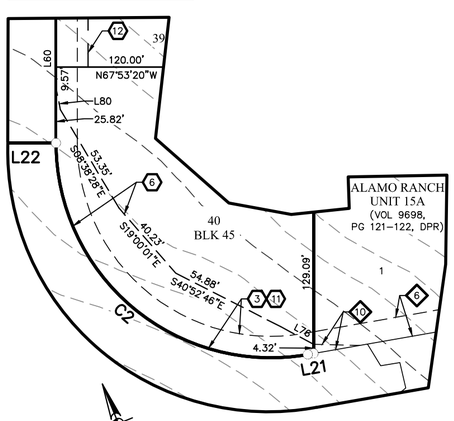
LINE #	BEARING	LENGTH
L1	S67°41'45"E	60.00'
L2	N22°18'15"E	10.00'
L3	S67°41'45"E	3.21'
L4	N22°18'15"E	116.60'
L5	S75°44'35"E	50.50'
L6	N22°18'15"E	3.75'
L7	N20°58'10"E	20.00'
L8	S69°01'50"E	17.52'
L9	N22°18'15"E	7.92'
L10	S67°41'45"E	16.00'
L11	S22°18'15"W	7.55'
L12	S69°01'50"E	16.48'
L13	S20°58'10"W	20.00'
L14	S88°22'35"E	149.71'
L15	S80°50'05"E	51.33'
L16	S65°22'56"E	82.51'
L17	S46°15'50"E	84.16'
L18	S26°49'30"E	84.66'
L19	S06°29'07"E	87.10'
L20	S11°59'44"W	82.77'
L21	N77°51'31"W	2.73'
L22	N67°53'20"W	50.00'
L23	N72°23'50"W	120.84'
L24	S88°21'34"W	68.67'
L25	S00°01'40"W	540.28'
L26	S89°58'16"E	234.42'
L27	N73°37'46"E	27.59'
L28	N89°55'45"E	6.25'
L29	S00°01'40"W	16.00'
L30	S89°55'45"W	3.93'
L31	S73°37'46"W	27.60'
L32	N89°58'16"W	236.73'
L33	S00°01'40"W	12.29'
L34	N00°01'40"E	110.00'
L35	N89°58'20"W	10.00'
L36	N00°01'40"E	10.00'
L37	N89°58'20"W	15.00'
L38	N90°00'00"W	20.00'
L39	N00°01'40"E	17.00'
L40	N89°56'46"W	21.21'
L41	N00°01'40"E	16.00'
L42	S89°56'46"E	21.21'
L43	N00°01'40"E	17.00'
L44	N90°00'00"E	20.00'
L45	N00°01'40"E	155.38'
L46	N67°41'45"W	20.00'
L47	N67°42'51"W	73.91'
L48	N67°41'45"W	12.39'

LINE TABLE

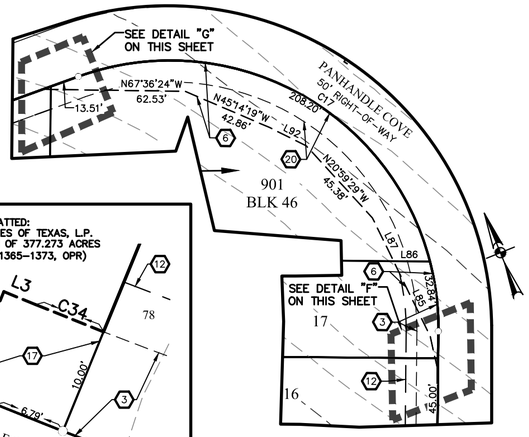
LINE #	BEARING	LENGTH
L49	N22°18'15"E	16.00'
L50	S67°41'45"E	36.09'
L51	S67°42'37"E	73.29'
L52	N22°18'15"E	13.01'
L53	S67°41'45"E	20.00'
L54	S67°41'45"E	63.21'
L55	N22°18'15"E	120.05'
L56	S69°01'50"E	16.00'
L57	S69°01'50"E	50.00'
L58	S22°18'15"W	101.26'
L59	S88°22'35"E	95.49'
L60	S22°06'40"W	269.56'
L61	N22°06'40"E	269.56'
L62	N88°22'35"W	95.49'
L63	S22°18'15"W	336.37'
L64	S00°01'40"W	321.39'
L65	N89°58'20"W	157.17'
L66	S89°58'20"E	158.70'
L67	N00°01'40"E	200.00'
L68	N89°58'20"W	105.00'
L69	N00°01'40"E	50.00'
L70	N00°01'40"E	50.00'
L71	S89°58'20"E	105.00'
L72	N00°01'40"E	42.92'
L73	N22°18'15"E	321.16'
L74	N67°41'45"W	63.21'
L75	N22°18'15"E	50.00'
L76	S39°44'50"E	17.35'
L77	S67°41'45"E	120.61'
L78	S67°41'45"E	96.91'
L79	N22°18'15"E	17.00'
L80	S10°38'27"W	10.47'
L81	N22°06'40"E	5.95'
L82	S08°54'54"W	6.11'
L83	S08°54'54"W	10.76'
L84	S67°53'20"E	1.40'
L85	N04°28'46"W	38.61'
L86	S67°53'20"E	16.84'
L87	S04°28'46"E	22.48'
L88	S67°36'24"E	3.73'
L89	N88°22'35"W	3.99'
L90	S22°18'15"W	1.41'
L91	S86°17'54"W	36.88'
L92	N41°38'55"W	19.10'
L93	S75°44'35"E	2.52'
L94	S22°39'33"W	125.30'
L95	N22°18'15"E	116.30'

CURVE TABLE

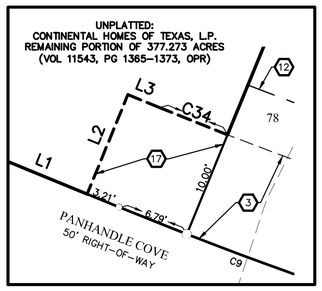
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	001°20'05"	N21°38'13"E	4.08'	4.08'
C2	100.00'	099°58'11"	N27°52'25"W	153.17'	174.48'
C3	150.00'	004°30'31"	S19°51'25"W	11.80'	11.80'
C4	25.02'	095°30'17"	S67°01'56"W	37.04'	41.70'
C5	125.00'	023°42'28"	S10°27'01"W	51.35'	51.72'
C6	159.24'	024°38'52"	N10°04'06"E	67.97'	68.50'
C7	62.00'	044°13'30"	N42°50'03"E	46.68'	47.86'
C8	62.00'	022°16'30"	S77°15'06"E	23.95'	24.10'
C9	375.00'	006°40'01"	S71°01'45"E	43.61'	43.63'
C10	15.00'	083°19'59"	N63°58'15"E	19.94'	21.82'
C11	15.00'	109°46'28"	S32°34'59"E	24.54'	28.74'
C12	175.00'	036°07'23"	S70°18'53"E	108.51'	110.33'
C13	15.00'	052°46'48"	S78°38'35"E	13.33'	13.82'
C14	50.00'	143°28'33"	S33°17'43"E	94.96'	125.21'
C15	15.00'	052°46'48"	S12°03'10"W	13.33'	13.82'
C16	175.00'	036°26'55"	S03°53'13"W	109.46'	111.33'
C17	125.00'	110°29'15"	N33°07'57"W	205.40'	241.05'
C18	425.00'	004°36'39"	N86°04'15"W	34.19'	34.20'
C19	15.00'	073°55'49"	S59°16'10"W	18.04'	19.35'
C20	325.00'	022°16'35"	S11°09'57"W	125.56'	126.36'
C21	15.00'	039°42'54"	S19°49'47"E	10.19'	10.40'
C22	50.00'	169°25'49"	S45°01'40"W	99.57'	147.86'
C23	15.00'	039°42'54"	N70°06'53"W	10.19'	10.40'
C24	15.00'	057°46'09"	S61°08'36"W	14.49'	15.12'
C25	60.00'	295°32'17"	N00°01'40"E	64.00'	309.49'
C26	15.00'	057°46'09"	S61°05'16"E	14.49'	15.12'
C27	25.00'	090°00'00"	N45°01'40"E	35.36'	39.27'
C28	15.00'	090°00'00"	N44°58'20"W	21.21'	23.56'
C29	15.00'	090°00'00"	N45°01'40"E	21.21'	23.56'
C30	375.00'	022°16'35"	N11°09'57"E	144.88'	145.80'
C31	15.00'	095°27'02"	N25°25'16"W	22.20'	24.99'
C32	425.00'	005°27'02"	N70°25'16"W	40.42'	40.43'
C33	62.00'	026°39'51"	S78°16'43"W	28.59'	28.85'
C34	365.00'	001°04'00"	S68°13'45"E	6.79'	6.79'
C35	225.00'	001°20'05"	S21°38'13"W	5.24'	5.24'
C36	375.00'	000°54'22"	S87°55'24"E	5.93'	5.93'



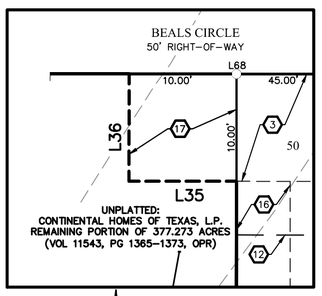
DETAIL "A"
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



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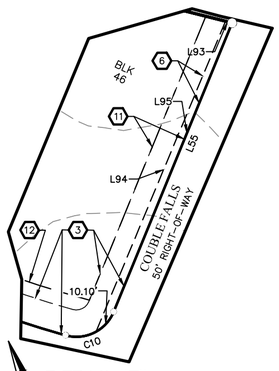

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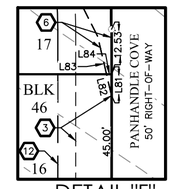
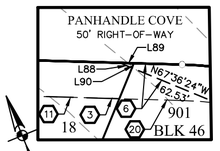
NOT-TO-SCALE



DETAIL "F"
NOT-TO-SCALE



DETAIL "G"
NOT-TO-SCALE

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: KIMBERLY SCHNEIDER
RIVERSTONE AT ALAMO RANCH HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION
211 N LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMBERLY SCHNEIDER 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SEE SHEET 1 OF 3 FOR PLAT NOTES

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: JAMES KYLE, VICE PRESIDENT
OF: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION.
THE SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES KYLE 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 15B 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
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. 20_____ .

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 3

ALAMO RANCH UNIT 15B

Civil Job No. 7529-22; Survey Job No. 9034-14

DATE: 7/5/2016 11:29 AM USER ID: JVazquez
FILE: P:\75\29\22\Design\Civil\Plat\PL752922.dwg