

### LOCATION MAP

#### NOT-TO-SCALE LEGEND

BLK BLOCK	VOL VOLUME
CB COUNTY BLOCK	PG PAGE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY
ESMT EASEMENT	REPTITIVE BEARING AND/OR DISTANCE
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)	SET 1/2" IRON ROD (PD)
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR)	SET 1/2" IRON ROD (PD)-ROW
EXISTING CONTOURS	17 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (TOTAL 0.219 OF AN ACRE "OFF-LOT" PERMEABLE)
PROPOSED CONTOURS	18 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.096 OF AN ACRE "OFF-LOT" PERMEABLE)
CITY LIMITS LINE	19 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20 10' BUILDING SETBACK LINE (VOL 9709 PGS 11-13, DPR)
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21 15' BUILDING SETBACK LINE (VOL 9709 PGS 11-13, DPR)
VARIABLE WIDTH CLEAR VISION EASEMENT	22 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)
10' BUILDING SETBACK LINE	23 30' RIGHT-OF-WAY AGREEMENT (VOL 6059, PG 259-263, DR)
15' BUILDING SETBACK LINE	24 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)
20' x 60' DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.028 OF AN ACRE "OFF-LOT" PERMEABLE)	25 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)
VARIABLE WIDTH DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.036 OF AN ACRE "OFF-LOT" PERMEABLE)	26 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)
16' SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.077 OF AN ACRE "OFF-LOT" PERMEABLE)	27 15' BUILDING SETBACK LINE (VOL 9709 PGS 11-13, DPR)
11.50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.055 OF AN ACRE "OFF-LOT" PERMEABLE)	28 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9709 PGS 11-13, DPR)

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### 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:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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

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.

#### SAWS HIGH PRESSURE NOTE:

A 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, 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.

#### 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.

#### FINISHED FLOOR NOTE:

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

#### 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.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

#### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 16 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.

#### DETENTION POND NOTE:

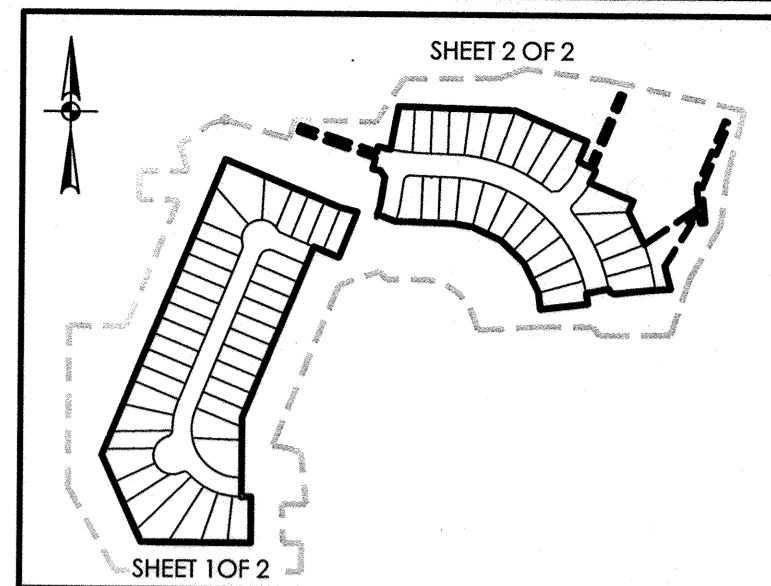
STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN ALAMO RANCH UNIT 15A (VOL 9698, PG 121-122, DPR).

#### 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE 35-477(b)(5)(c).

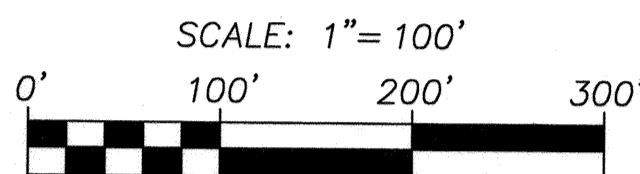
#### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

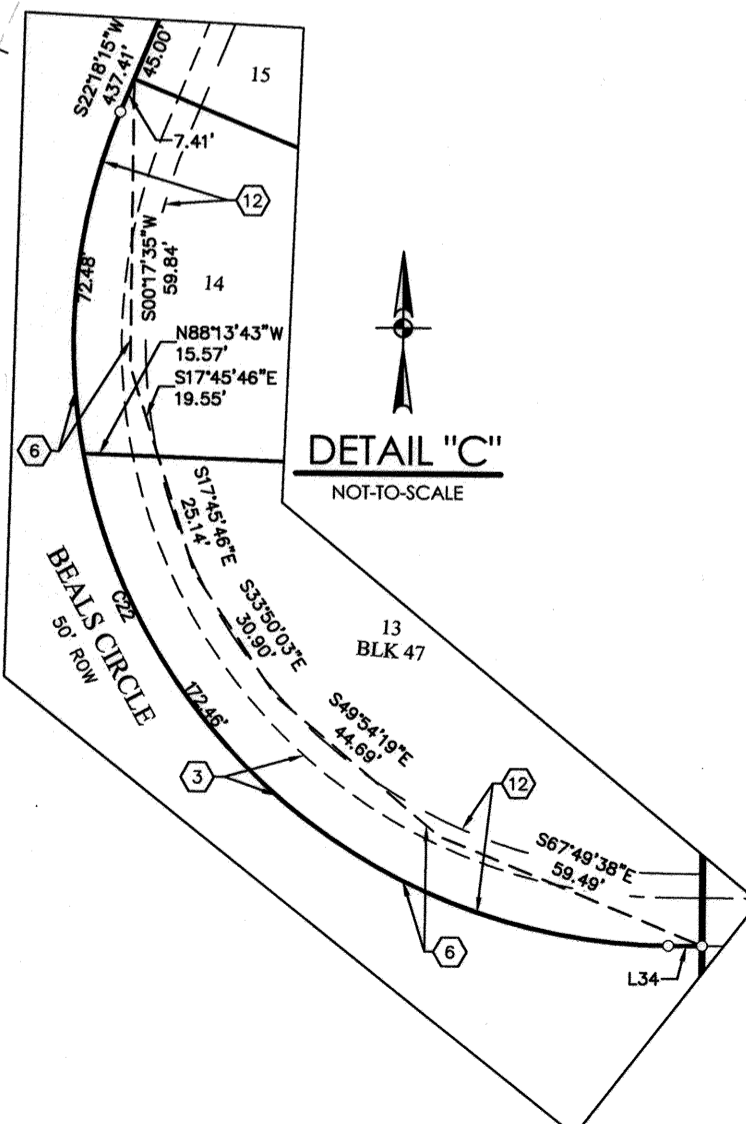
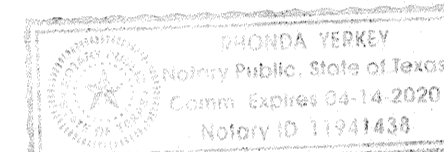


### INDEX MAP

SCALE: 1" = 500'



SEE SHEET  
2 OF 2 FOR  
CONTINUATION



SEE SHEET 2 OF 2  
FOR LINE &  
CURVE TABLES

SHEET 1 OF 2

## PLAT NUMBER 170094

### SUBDIVISION PLAT ESTABLISHING ALAMO RANCH-UNIT 16

BEING A 12.835 ACRE TRACT OF LAND ESTABLISHING LOTS 1-5, BLOCK 43, LOTS 1-10, BLOCK 44, LOTS 13-23, BLOCK 45, LOTS 51-77, BLOCK 46, LOTS 13-24, 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.



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 #10028860

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: LESLIE OSTRANDER, ASSISTANT SECRETARY  
BY: CHIEF OF TEXAS, INC.  
A DELAWARE CORPORATION.  
ITS 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 LESLIE OSTRANDER 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 August 24, A.D. 20 17.

*Rhonda Verkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH-UNIT 16 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

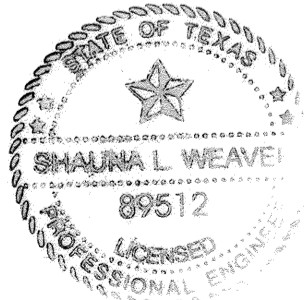
COUNTY CLERK, BEXAR COUNTY, TEXAS

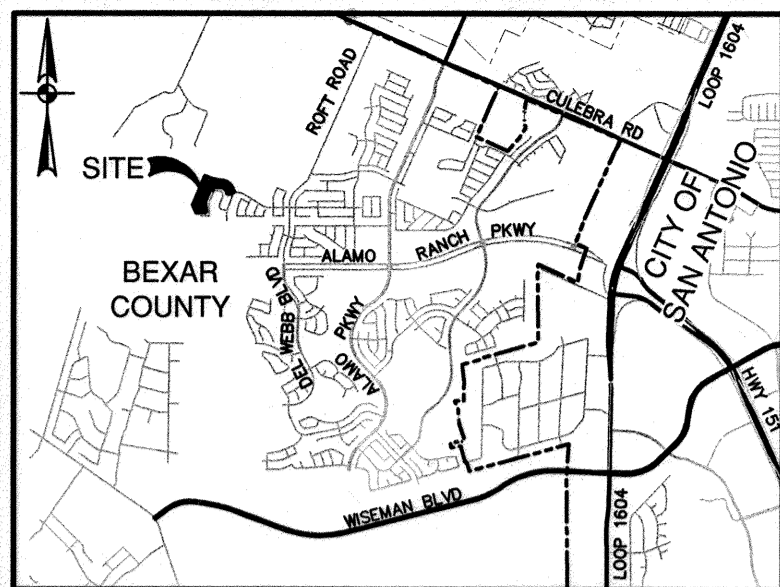
STATE OF TEXAS  
COUNTY OF BEXAR

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





### LOCATION MAP NOT-TO-SCALE LEGEND

- |      |  |     |   |
|------|--|-----|---|
| BLK  | BLOCK  | VOL | VOLUME  |
| CB   | COUNTY BLOCK   | PG  | PAGE(S)   |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | ROW | RIGHT-OF-WAY  |
| ESMT | EASEMENT   |     | REPETITIVE BEARING AND/OR DISTANCE  |
| OPR  | OFFICIAL PUBLIC RECORDS (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   |
| ---  | ---  | --- | CITY LIMITS LINE  |
| 3    | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 18  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| 5    | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  | 2   | 10' BUILDING SETBACK LINE (VOL 9709 PGS 11-13, DPR)   |
| 6    | VARIABLE WIDTH CLEAR VISION EASEMENT   | 3   | 15' BUILDING SETBACK LINE (VOL 9709 PGS 11-13, DPR)   |
| 11   | 10' BUILDING SETBACK LINE  | 4   | 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9709 PGS 11-13, DPR)                                |
| 12   | 15' BUILDING SETBACK LINE  | 5   | 30' RIGHT-OF-WAY AGREEMENT (VOL 6059, PG 259-263, DR)   |
| 13   | 20' x 60' DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.028 OF AN ACRE - "OFF-LOT" PERMEABLE)      | 6   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.004 TOTAL ACRE - "OFF-LOT") (VOL 9709 PGS 11-13, DPR) |
| 14   | VARIABLE WIDTH DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.036 OF AN ACRE - "OFF-LOT" PERMEABLE) | 7   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9698, PG 121-122, DPR)                              |
| 15   | 16' SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.077 OF AN ACRE - "OFF-LOT" PERMEABLE)   | 8   | 15' BUILDING SETBACK LINE (VOL 9698, PG 121-122, DPR)   |
| 16   | 11.50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.055 OF AN ACRE - "OFF-LOT" PERMEABLE)                                   | 9   | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9709, PGS 11-13, DPR)   |

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CARS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### 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:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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

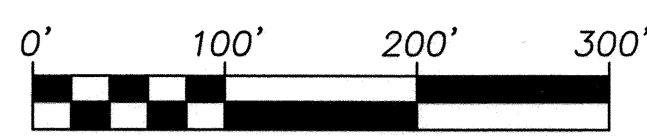
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°18'15"W	56.37'
L2	S61°29'53"E	30.43'
L3	S67°41'45"E	11.50'
L4	S61°29'53"E	8.30'
L5	S22°18'15"W	7.34'
L6	S67°41'45"E	121.74'
L7	S22°18'15"W	30.39'
L8	N55°32'11"E	170.92'
L9	S84°33'58"W	105.54'
L10	S78°45'44"W	60.00'
L11	S83°07'35"W	124.26'
L12	N06°29'07"W	45.04'
L13	N28°49'30"W	84.66'
L14	N46°15'50"W	84.16'
L15	N65°22'56"W	82.51'
L16	N80°50'05"W	51.33'
L17	N88°22'35"W	149.71'
L18	N69°01'50"W	50.00'
L19	N08°23'40"E	59.95'
L20	N12°14'57"E	29.33'
L21	N71°15'30"W	211.12'
L22	N18°44'30"E	16.00'
L23	S71°15'30"E	209.30'
L24	N12°14'57"E	14.60'
L25	N10°10'46"E	114.72'
L26	S22°18'15"W	12.77'
L27	S60°34'29"E	50.00'
L28	S88°22'35"E	79.15'
L29	N43°59'49"E	14.76'
L30	S43°59'49"W	14.76'
L31	N88°22'35"W	79.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L32	S08°23'40"W	59.95'
L33	N67°41'45"W	95.00'
L34	S89°58'20"E	7.04'
L35	S89°58'20"E	7.04'
L36	S67°41'45"E	93.47'
L37	N12°14'57"E	60.00'
L38	S67°41'45"E	12.70'
L39	S84°17'10"W	12.70'
L40	S22°18'15"W	126.60'
L41	N67°41'45"W	63.21'
L42	S89°58'20"E	25.00'
L43	S00°01'40"W	120.00'
L44	S75°44'35"E	47.62'
L45	N01°37'25"E	2.43'
L46	N01°37'25"E	3.27'
L47	N04°50'39"E	3.63'
L48	N05°42'50"W	23.90'
L49	S55°32'11"W	35.31'
L50	N32°04'27"E	132.55'
L51	N26°07'49"W	93.93'
L52	N18°22'06"W	54.95'
L53	N11°14'34"W	66.52'
L54	S75°44'35"E	50.50'
L55	N22°18'15"E	3.75'
L56	S34°40'42"E	20.49'
L57	N86°25'06"E	20.24'
L58	N05°42'50"W	46.19'
L59	N22°18'15"E	181.09'
L60	S22°18'15"W	181.09'
L61	S05°42'50"E	87.20'
L62	S15°01'37"E	61.43'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	007°07'16"	S25°51'53"W	27.95'	27.96'
C2	430.00'	005°14'17"	S87°11'07"W	39.30'	39.31'
C3	15.00'	084°11'42"	S53°20'11"E	20.11'	22.04'
C4	370.00'	004°28'51"	N08°59'50"W	28.93'	28.94'
C5	175.00'	012°34'30"	N14°40'55"E	38.33'	38.41'
C6	580.00'	001°58'34"	N76°45'46"W	20.00'	20.00'
C7	520.00'	002°12'15"	S76°38'56"E	20.00'	20.00'
C8	520.00'	001°31'07"	S78°30'37"E	13.78'	13.78'
C9	375.00'	001°02'17"	S68°12'54"E	6.79'	6.79'
C10	175.00'	007°07'16"	N25°51'53"E	21.74'	21.75'
C11	520.00'	009°06'24"	S83°49'23"E	82.56'	82.65'
C12	430.00'	037°12'58"	S69°46'06"E	274.42'	279.30'
C13	175.00'	014°34'18"	N36°42'40"E	44.39'	44.51'
C14	225.00'	014°34'18"	N36°42'40"E	57.07'	57.22'
C15	15.00'	084°50'34"	S01°34'32"W	20.24'	22.21'
C16	430.00'	029°36'29"	S26°02'30"E	219.74'	222.21'
C17	370.00'	077°08'19"	N49°48'25"W	461.36'	498.14'
C18	580.00'	002°54'58"	S86°55'08"E	29.52'	29.52'
C19	15.00'	086°08'43"	S51°28'01"W	20.49'	22.55'
C20	225.00'	012°34'30"	S14°40'55"W	49.28'	49.38'
C21	25.00'	090°00'00"	S67°18'15"W	35.36'	39.27'
C22	125.00'	112°16'35"	S33°50'03"E	207.60'	244.95'
C23	175.00'	048°39'30"	N65°38'35"W	144.19'	148.62'
C24	15.00'	077°09'56"	N79°53'48"W	18.71'	20.20'
C25	50.00'	194°01'46"	N21°27'53"W	99.25'	169.32'
C26	15.00'	077°09'56"	N36°58'02"E	18.71'	20.20'
C27	175.00'	023°55'11"	N10°20'39"E	72.53'	73.06'
C28	15.00'	039°42'54"	N02°26'48"E	10.19'	10.40'
C29	50.00'	169°25'49"	N67°18'15"E	99.57'	147.86'
C30	15.00'	039°42'54"	S47°50'18"E	10.19'	10.40'
C31	24.35'	028°01'05"	N08°17'43"E	11.79'	11.91'
C32	11.65'	028°01'05"	S08°17'43"W	5.64'	5.70'
C33	50.00'	012°41'55"	S71°20'16"E	11.06'	11.08'
C34	50.00'	018°31'29"	S55°43'33"E	16.10'	16.17'
C35	175.00'	001°20'05"	N21°38'13"E	4.08'	4.08'

SCALE: 1" = 100'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

## PLAT NUMBER 170094

### SUBDIVISION PLAT ESTABLISHING ALAMO RANCH-UNIT 16

BEING A 12.835 ACRE TRACT OF LAND ESTABLISHING LOTS 1-5, BLOCK 43, LOTS 1-10, BLOCK 44, LOTS 13-23, BLOCK 45, LOTS 51-77, BLOCK 46, LOTS 13-24, 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.



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 PRINT: August 21, 2017

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.

*Leslie Ostrander*

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION,  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
2111 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 LESLIE OSTRANDER 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 August 24, A.D. 2017.

*Rhonda Yerkey*

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH-UNIT 16 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

