

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		REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	ORIGINAL SURVEY/COUNTY LINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	18	30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.603 TOTAL ACRES - "OFF-LOT")
9	16' SANITARY SEWER EASEMENT	1	16' SANITARY SEWER EASEMENT (VOL. 9672, PG. 121-123, DPR)
10	20' BUILDING SETBACK LINE	2	16' SANITARY SEWER EASEMENT (VOL. 9674, PG. 172-175, DPR)
11	10' BUILDING SETBACK LINE	3	16' SANITARY SEWER EASEMENT (VOL. 9652, PG. 168, DPR)
12	25' PRIVATE DRAINAGE AND SEWER EASEMENT	4	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16048, PG. 1373-1386, OPR)
13	VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.074 TOTAL ACRES - "OFF-LOT")	5	SANITARY SEWER LIFT STATION EASEMENT (VOL. 16048, PG. 1373-1386, OPR)
14	16' SANITARY SEWER EASEMENT (0.364 TOTAL ACRES - "OFF-LOT")	6	VARIABLE WIDTH DRAINAGE EASEMENT - DEL WEBB BLVD. UNIT 4 (P.U.D.) (PLAT NO. 150002)
15	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.163 TOTAL ACRES - "OFF-LOT")	7	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET - DEL WEBB BLVD. UNIT 4 (P.U.D.) (PLAT NO. 150002)
16	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8	30' BUILDING SETBACK LINE (VOL. 5580, PG. 214-218, DPR)
17	28' OVERHEAD ELECTRIC EASEMENT (0.140 TOTAL ACRES - "OFF-LOT")	9	JARBAR RANCH UNIT-1 (VOL. 5580, PG. 214-218, DPR)
18		10	

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.

EDU NOTE:

THE NUMBER OF 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:

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C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM 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 "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.
- 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.
- 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 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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH 49C PH 1, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

GREY FOREST NOTE:

GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 147, CB 4400 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND WATER AND SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT.

STORMWATER NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN PRIVATE DRAINAGE EASEMENT (VOLUME 16899, PAGES 1232-1239, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.)

OPEN SPACE NOTE:

LOTS 901, BLOCK 153, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

FINISHED FLOOR NOTE:

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

SAWS 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.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS
SHEET
FOR LINE &
CURVE TABLES

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 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).

SETBACK NOTE:

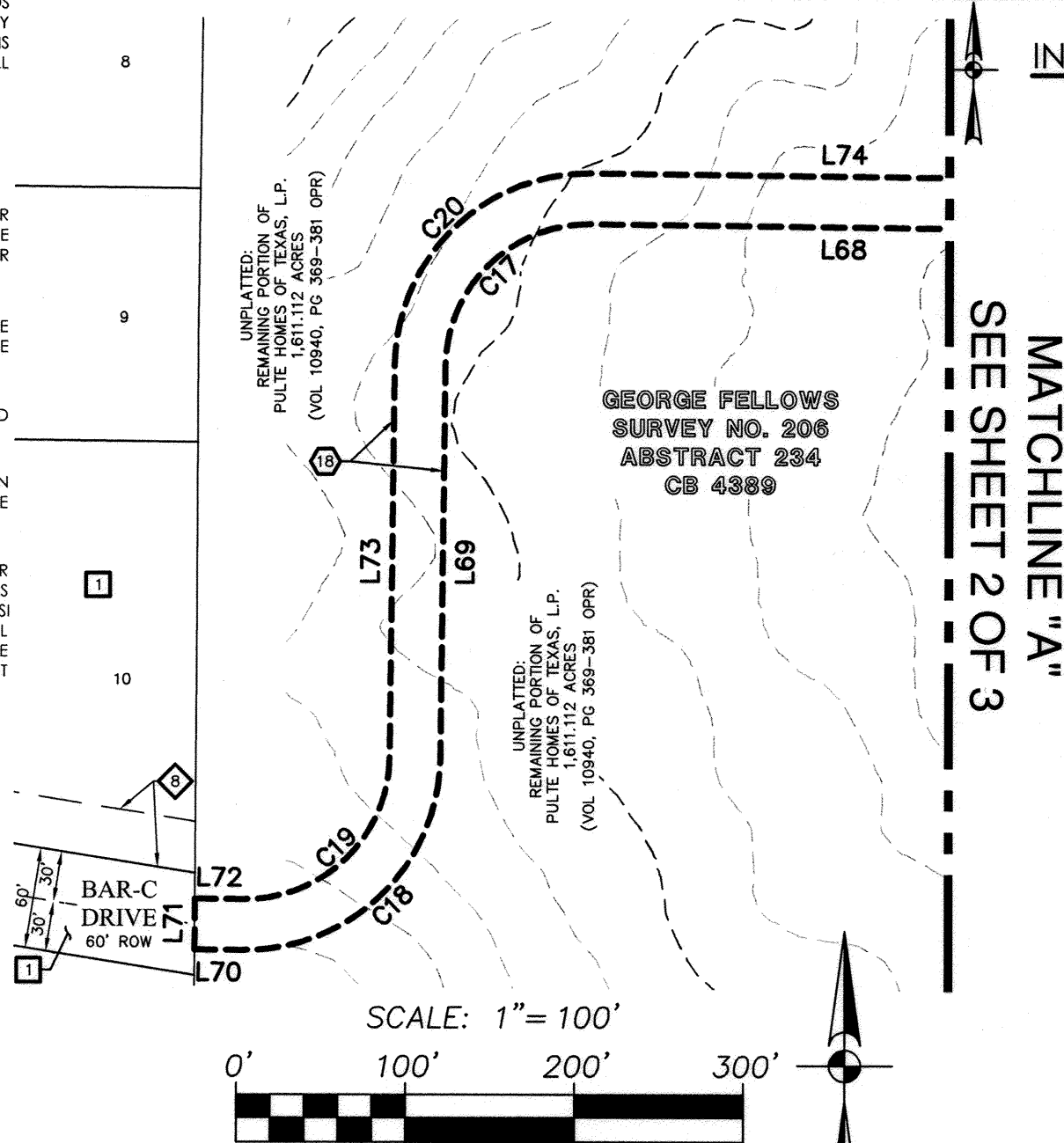
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



LINE #	BEARING	LENGTH
L61	S00°37'03"E	53.85'
L62	S28°21'04"W	59.48'
L63	S80°57'11"W	35.25'
L64	N28°21'04"E	73.65'
L65	N00°37'03"W	42.88'
L66	N15°49'20"W	126.49'
L67	N89°23'55"W	474.77'
L68	N89°23'55"W	300.00'
L69	S00°36'05"W	231.53'
L70	N89°23'55"W	28.98'
L71	N00°19'07"E	30.00'
L72	S89°23'55"E	29.13'
L73	N00°36'05"E	231.53'
L74	S89°23'55"E	300.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	735.00'	003°38'24"	S84°51'15"E	46.69'	46.70'
C2	15.00'	090°00'00"	S45°36'05"W	21.21'	23.56'
C3	255.00'	002°14'51"	N32°07'37"E	10.00'	10.00'
C4	665.00'	019°10'51"	N21°48'28"E	221.58'	222.62'
C5	15.00'	095°15'05"	N35°24'30"W	22.16'	24.94'
C6	15.00'	081°06'31"	S52°46'18"W	19.51'	21.23'
C7	725.00'	019°10'51"	S21°48'28"W	241.58'	242.71'
C8	325.00'	059°12'12"	S61°00'00"W	321.08'	335.82'
C9	15.00'	090°00'00"	S45°36'05"W	21.21'	23.56'
C10	15.00'	090°00'00"	S44°23'55"E	21.21'	23.56'
C11	15.00'	090°00'00"	N44°23'55"W	21.21'	23.56'
C12	265.00'	059°12'12"	N61°00'00"E	261.80'	273.82'
C13	59.00'	016°02'49"	S65°51'21"W	16.47'	16.52'
C14	70.00'	155°26'57"	N11°40'26"W	136.80'	189.92'
C15	60.00'	154°04'59"	N12°21'25"W	116.94'	161.36'
C16	60.00'	019°22'21"	N82°03'12"E	20.19'	20.29'
C17	85.00'	090°00'00"	S45°36'05"W	120.21'	133.52'
C18	115.00'	090°00'00"	S45°36'05"W	162.63'	180.64'
C19	85.00'	090°00'00"	N45°36'05"E	120.21'	133.52'
C20	115.00'	090°00'00"	N45°36'05"E	162.63'	180.64'

PLAT NUMBER 150255

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH 49C
PH 1, PUD

ESTABLISHING LOTS 1-20, BLOCK 152, LOTS 1-35, 901, BLOCK 153, & LOTS 1-7, BLOCK 154 COMPRISED OF 11,579 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10740, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, THE GEORGE FELLOWS SURVEY NUMBER 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: October 16, 2015

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, 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 15 DAY OF October, A.D. 2015.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH 49C PH 1, PUD 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

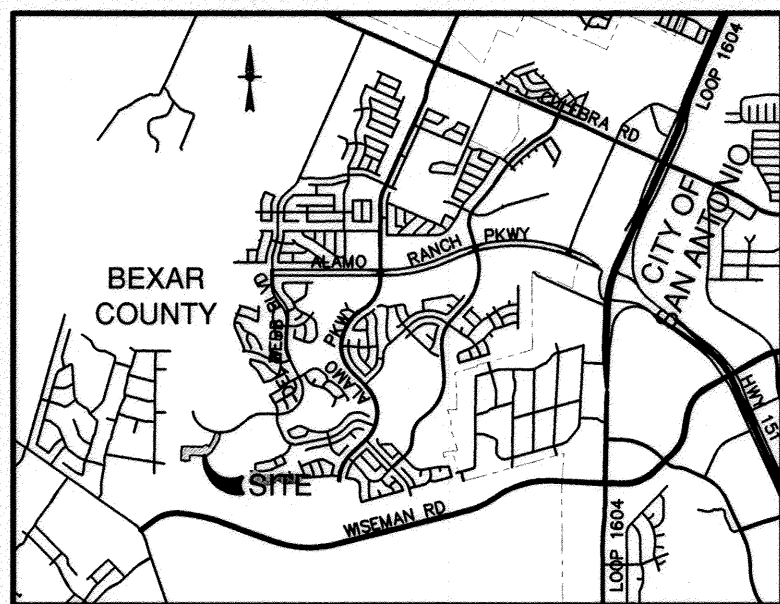
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

SHEET 1 OF 3





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NOT-TO-SCALE

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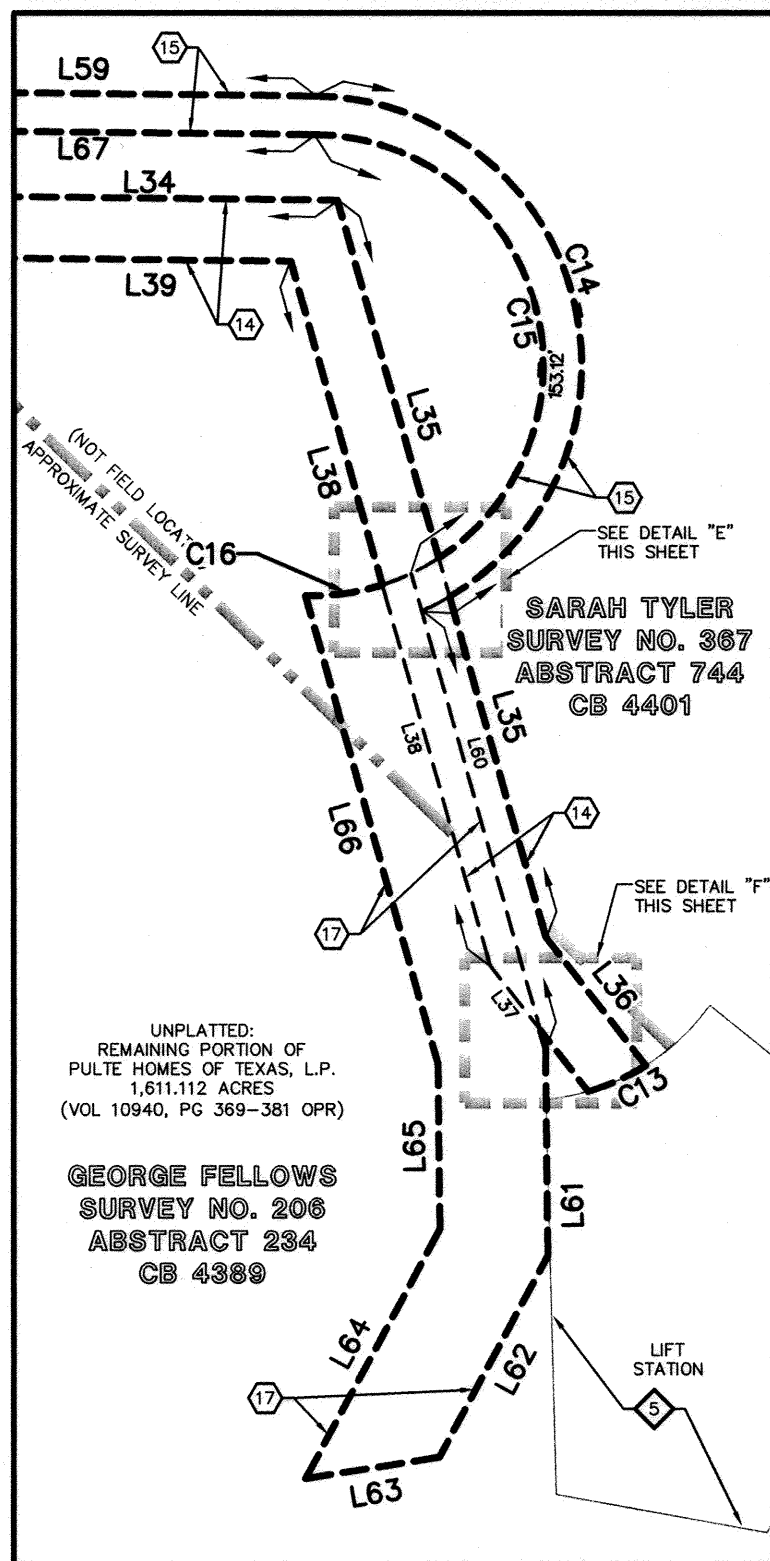
STATE OF TEXAS
COUNTY OF BEXAR

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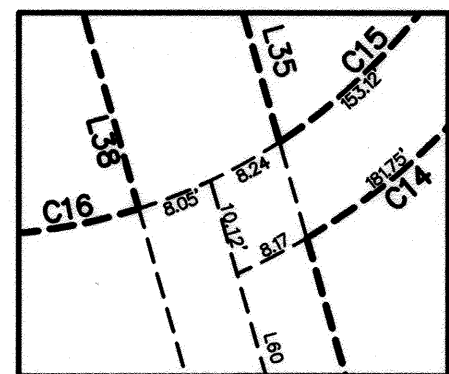
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



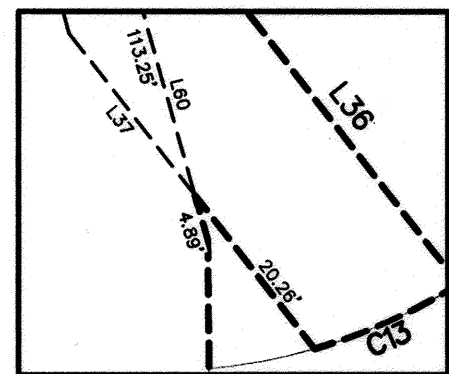
DETAIL "D"

NOT-TO-SCALE



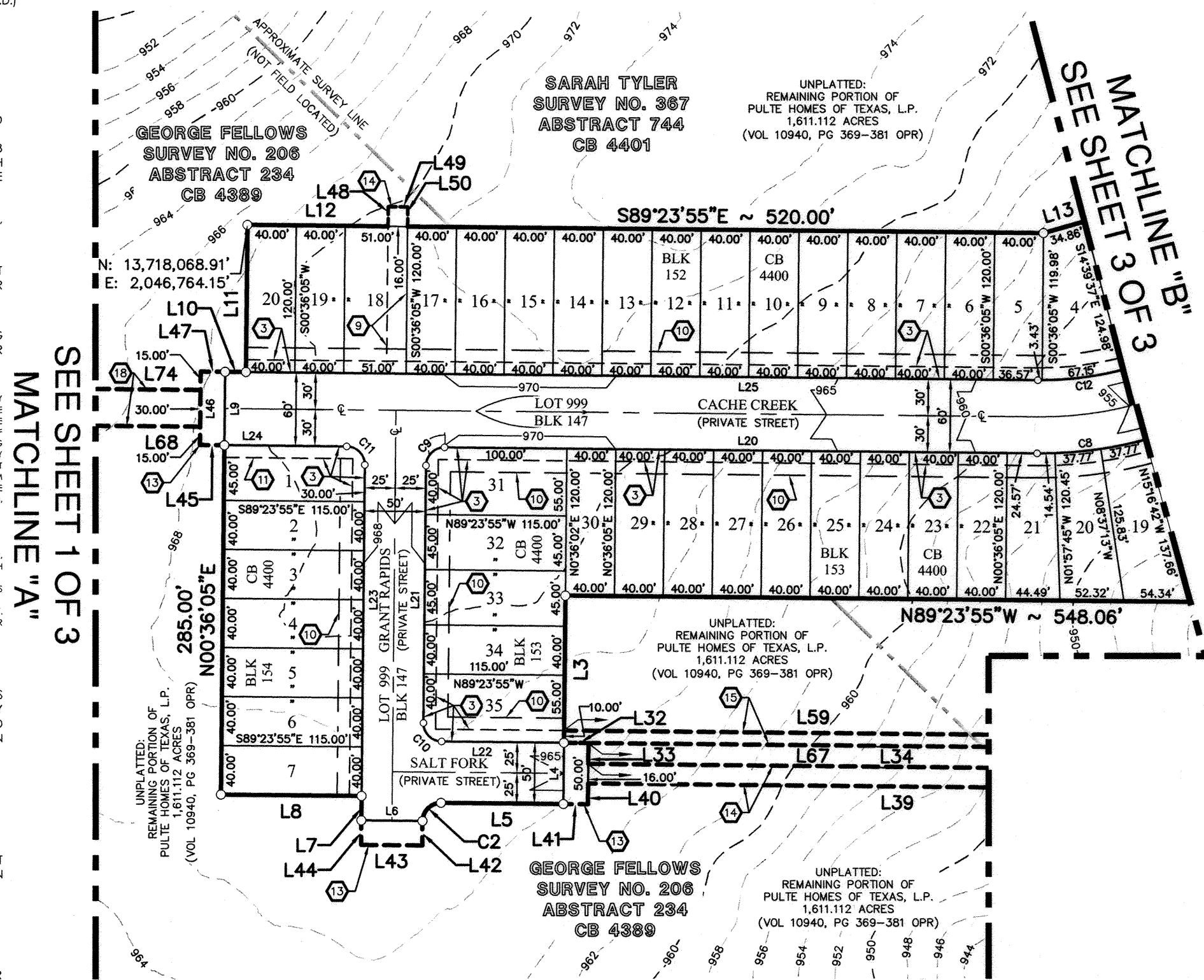
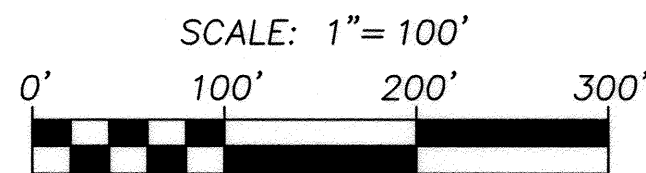
DETAIL "E"

NOT-TO-SCALE



DETAIL "F"

NOT-TO-SCALE



SEE SHEET 1 OF 3
MATCHLINE "A"

SEE SHEET 3 OF 3
MATCHLINE "B"

PLAT NUMBER 150255

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH 49C
PH 1, PUD

ESTABLISHING LOTS 1-20, BLOCK 152, LOTS 1-35, 901, BLOCK 153, & LOTS 1-7, BLOCK 154 COMPRISED OF 11,579 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, THE GEORGE FELLOWS SURVEY NUMBER 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: October 16, 2015

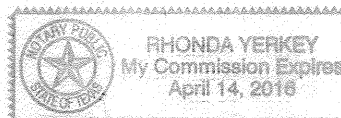
STATE OF TEXAS
COUNTY OF BEXAR

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: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, 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 15 DAY OF October, A.D. 2015.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH 49C PH 1, PUD 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

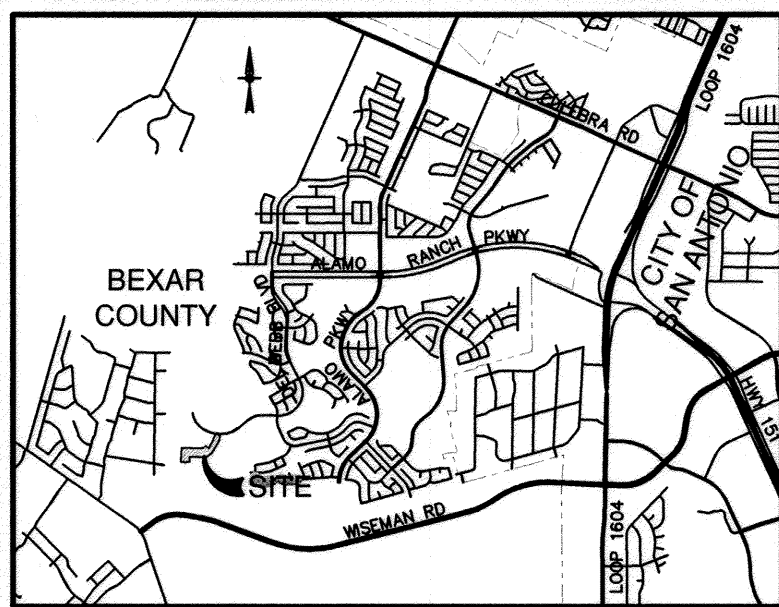
STATE OF TEXAS
COUNTY OF BEXAR

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 2 OF 3



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	"	REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	ORIGINAL SURVEY/COUNTY LINE		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑮	30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.603 TOTAL ACRES - "OFF-LOT")
⑧	16' SANITARY SEWER EASEMENT	①	16' SANITARY SEWER EASEMENT (VOL 9672, PG 121-123, DPR)
⑩	20' BUILDING SETBACK LINE	②	16' SANITARY SEWER EASEMENT (VOL 9674, PG 172-175, DPR)
⑪	10' BUILDING SETBACK LINE	③	16' SANITARY SEWER EASEMENT (VOL 9652, PG 168, DPR)
⑫	25' PRIVATE DRAINAGE AND SEWER EASEMENT	④	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 16048, PG 1373-1386, OPR)
⑬	VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.074 TOTAL ACRES - "OFF-LOT")	⑤	SANITARY SEWER LIFT STATION EASEMENT (VOL 16048, PG 1373-1386, OPR)
⑭	16' SANITARY SEWER EASEMENT (0.364 TOTAL ACRES - "OFF-LOT")	⑥	VARIABLE WIDTH DRAINAGE EASEMENT - DEL WEBB BLVD. UNIT 4 (P.U.D.) (PLAT NO. 150002)
⑮	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.163 TOTAL ACRES - "OFF-LOT")	⑦	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET - DEL WEBB BLVD. UNIT 4 (P.U.D.) (PLAT NO. 150002)
⑯	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑧	30' BUILDING SETBACK LINE (VOL 5580, PG 214-218, DPR)
⑰	28' OVERHEAD ELECTRIC EASEMENT (0.140 TOTAL ACRES - "OFF-LOT")	①	JARBAR RANCH UNIT-1 (VOL. 5580, PG. 214-218, 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 CORDS 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.

EDU NOTE:

THE NUMBER OF 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 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," "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 THEREON; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS 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

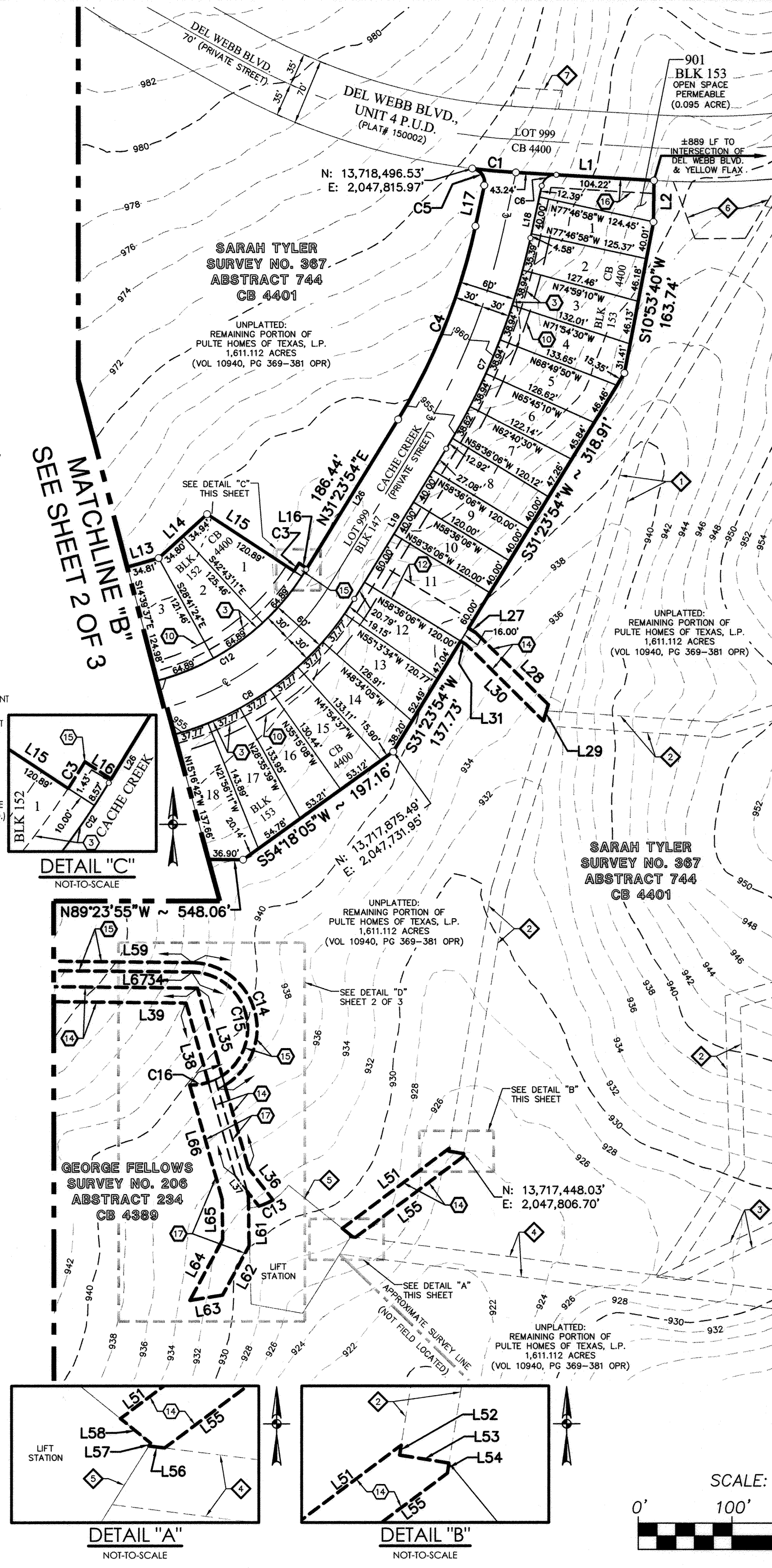
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET
1 OF 3
FOR LINE &
CURVE TABLES

PLAT NUMBER 150255

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH 49C
PH 1, PUD

ESTABLISHING LOTS 1-20, BLOCK 152, LOTS 1-35, 901, BLOCK 153, & LOTS 1-7, BLOCK 154 COMPRISED OF 11,579 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, THE GEORGE FELLOWS SURVEY NUMBER 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**
T&PE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: October 16, 2015

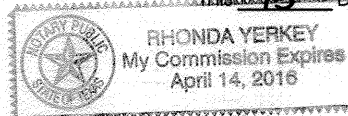
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, 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 15th DAY OF October, A.D. 2015.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH 49C PH 1, PUD 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

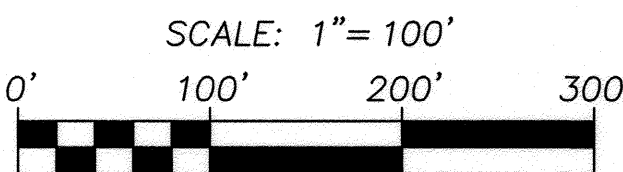
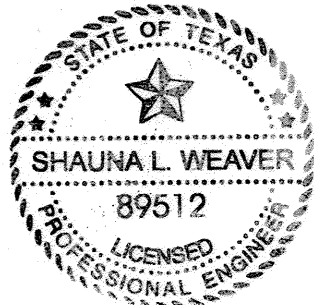
COUNTY CLERK, BEXAR COUNTY, TEXAS

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