

LOCATION MAP

NOT-TO-SCALE
LEGEND

BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS
CATV	CABLE TELEVISION		(OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF REAL PROPERTY) OF
CV	CLEAR VISION		BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF	VOL	VOLUME
	BEXAR COUNTY, TEXAS		PAGE(S)
DR	DEED RECORDS OF BEXAR	ROW	RIGHT-OF-WAY
	COUNTY, TEXAS		FOUND 1/2" IRON ROD
ELEC	ELECTRIC	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT		SET 1/2" IRON ROD (PD)

1234.56 FINISHED FLOOR ELEVATION
(MINIMUM)

--- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
--- ORIGINAL SURVEY/COUNTY LINE

- | | | | |
|---|--|---|---|
| ③ | 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(VOL 9679, PG 74-75 DPR) | ⑤ | 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(VOL 9652, PG 168 DPR) |
| ⑪ | 10' BUILDING SETBACK | ⑥ | 10' BUILDING SETBACK
(VOL 9652, PG 168 DPR) |
| ⑫ | 20' BUILDING SETBACK | ⑦ | 10' x 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(OFF-LOT - 0.002 OF AN ACRE)
(VOL 9666, PG 155-156 DPR) |
| ① | 20' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(0.207 TOTAL ACRES - "OFF-LOT")
(VOL 9679, PG 74-75 DPR) | ⑧ | 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(VOL 9666, PG 155-156 DPR) |
| ② | 16' UTILITY EASEMENT
(VOL 12797, PG 1136-1144 OPR) | ⑨ | 15' BUILDING SETBACK
(VOL 9666, PG 155-156 DPR) |
| ③ | 12' GAS, ELECTRIC, TELEPHONE,
CABLE TV, AND OVERHEAD
ELECTRIC EASEMENT
(VOL 13699, PG 212-221 OPR) | ⑩ | 10' BUILDING SETBACK
(VOL 9666, PG 155-156 DPR) |
| ④ | VARIABLE WIDTH SANITARY
SEWER EASEMENT
(VOL 16048, PG 1373-1386 OPR) | ⑪ | 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
(VOL 9679, PG 74-75 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 (NAD 83) 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 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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 PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 UNITED 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.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT. NO LANDS, OTHER THAN LANDS OWNED 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.

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 50C, PHASE 2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT, 904, BLK 57 & LOT 901, BLK 73.

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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

OPEN SPACE DESIGNATION NOTE:

LOT 904, BLOCK 57, AND LOT 901, BLOCK 73, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 904, BLOCK 57 IS ALSO DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FIRE FLOW DEMAND 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 1500 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.

SAWS NOTE:

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

FINISHED FLOOR NOTE:

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

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.

STORM WATER DETENTION NOTE:

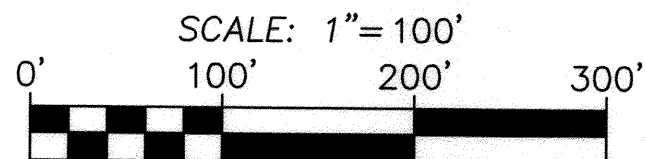
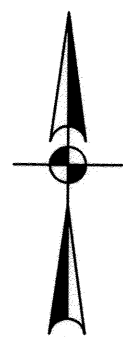
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE EASEMENT VOLUME 16892, PAGES 1232-1232, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

SAWS NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 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.

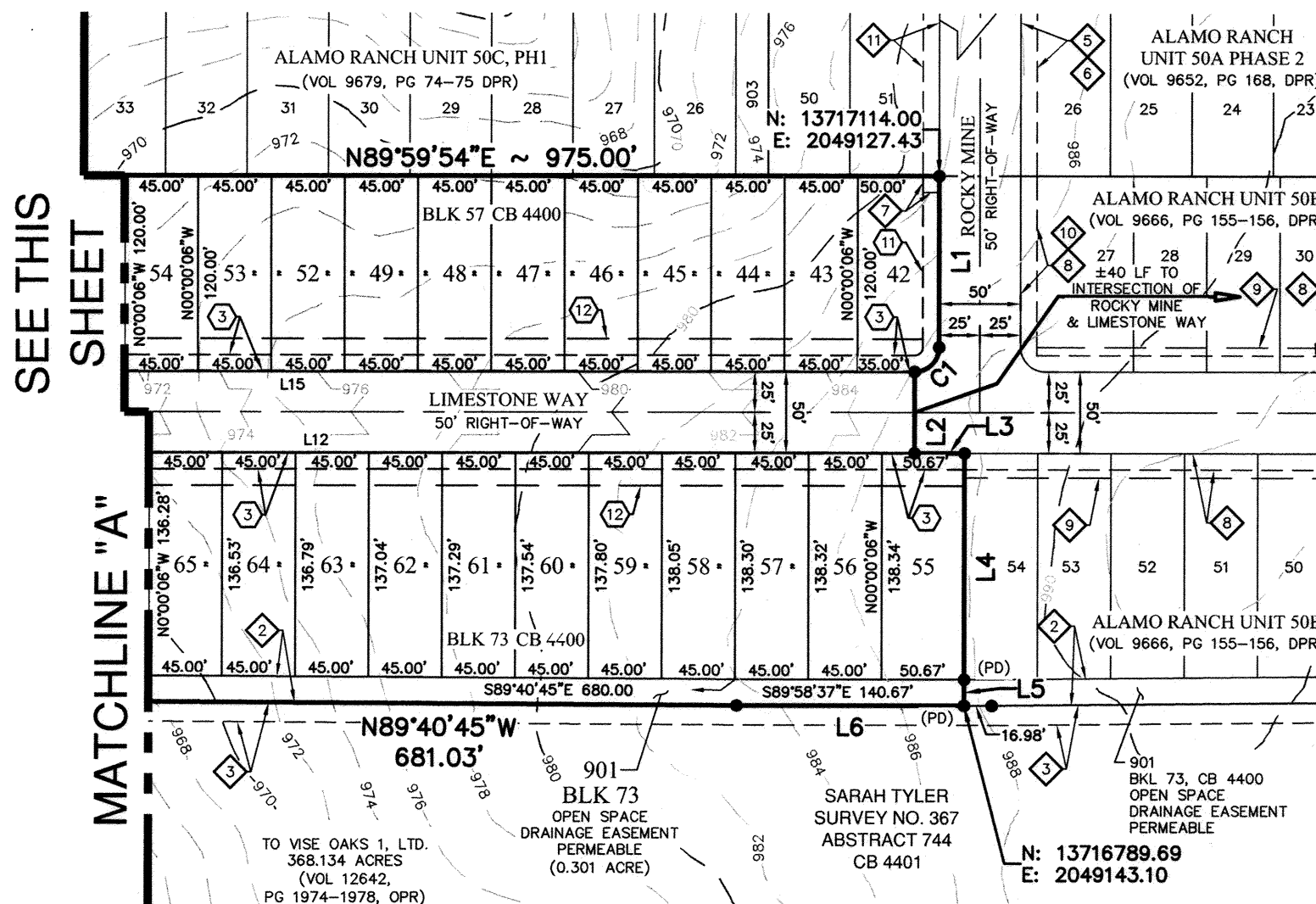
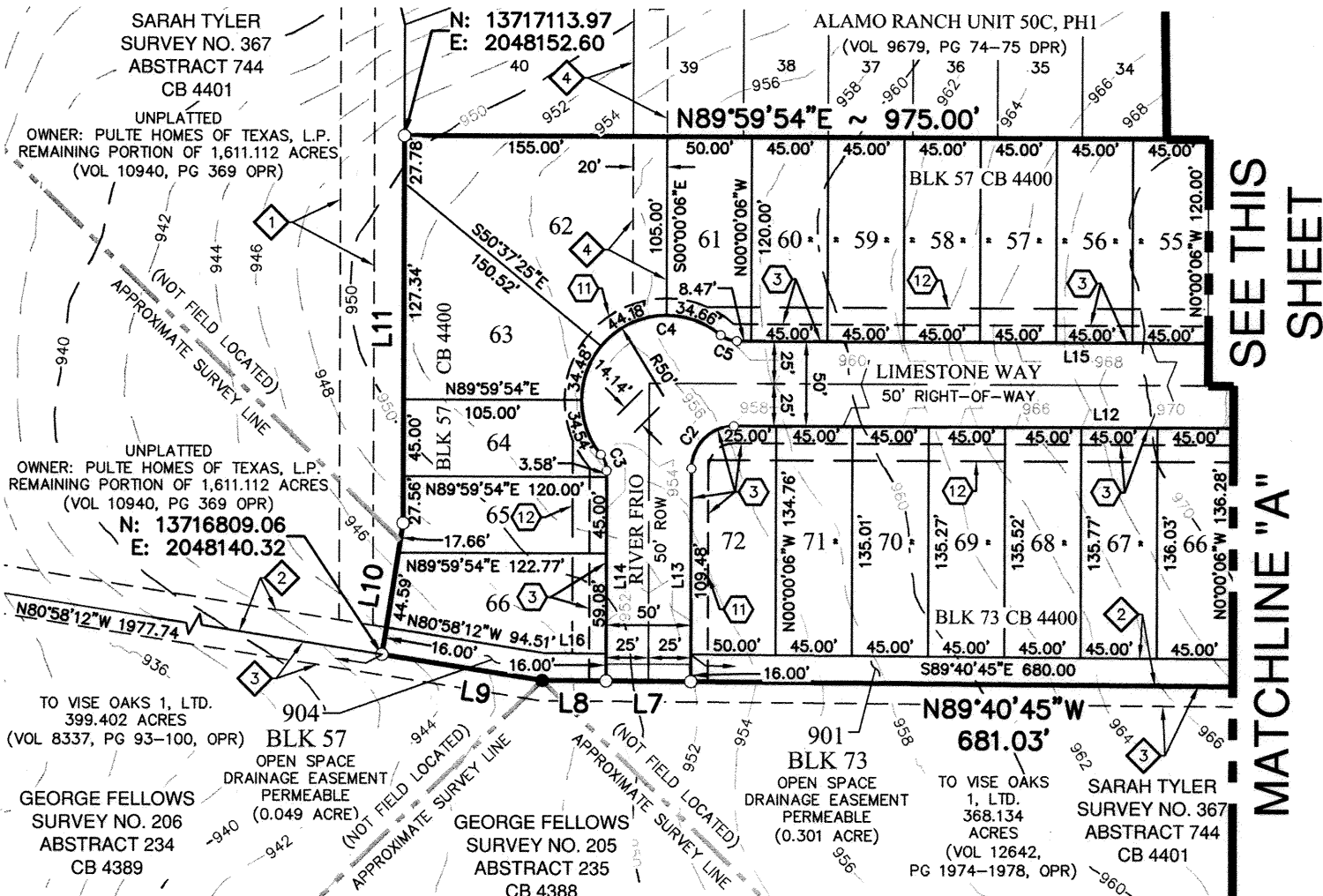


CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S44°59'54"W	21.21'	23.56'
C2	25.00'	090°00'00"	S44°59'54"W	35.36'	39.27'
C3	15.00'	039°42'54"	N19°51'33"W	10.19'	10.40'
C4	50.00'	169°25'49"	N44°59'54"E	99.57'	147.86'
C5	15.00'	039°42'54"	S70°08'39"E	10.19'	10.40'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S00°00'06"E	105.00'
L2	S00°00'06"E	50.00'
L3	N89°59'54"E	30.67'
L4	S00°00'06"E	138.36'
L5	S00°01'14"W	16.00'
L6	N89°58'46"W	139.64'
L7	N89°40'45"W	50.00'
L8	N89°40'45"W	37.74'
L9	N80°58'12"W	95.73'
L10	N09°01'48"E	78.25'
L11	N00°00'06"W	227.67'
L12	S89°59'54"W	765.00'
L13	S00°00'06"E	125.48'
L14	N00°00'06"W	123.66'
L15	N89°59'54"E	763.47'
L16	N89°40'45"W	36.43'



PLAT NUMBER 150399

SUBDIVISION PLAT OF ALAMO RANCH UNIT 50C, PH2

7.249 ACRE TRACT OF LAND ESTABLISHING LOTS 42-49, 52-66 & 904, BLOCK 57, LOTS 55-72 & 901, BLOCK 73, 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, AND THE GEORGE FELLOWS SURVEY No. 206, ABSTRACT 234, COUNTY BLOCK 4389, NOW ASSIGNED TO COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

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

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

DATE OF PRINT: December 17, 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 17th DAY OF December, A.D. 2015.

STEPHANIE L. CASTILLO
Notary Public, State of Texas
My Commission Expires June 14, 2017
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 50C, PH2 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 1

