





## PLAT NUMBER 140388

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**ALAMO RANCH UNIT 48A**  
**PH3, PUD**

8.440 ACRE TRACT OF LAND ESTABLISHING LOTS 43-62, 903, BLOCK 143, AND LOTS 5-9, BLOCK 145, COMPRISED OF 8.432 ACRES 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 382-394 AND 0.098 ACRES OUT OF THAT 75.041 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11261, PAGES 1741-1748 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STATE OF TEXAS  
COUNTY OF BEXAR DATE OF PRINT: February 3, 2016

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 48A PH3, 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

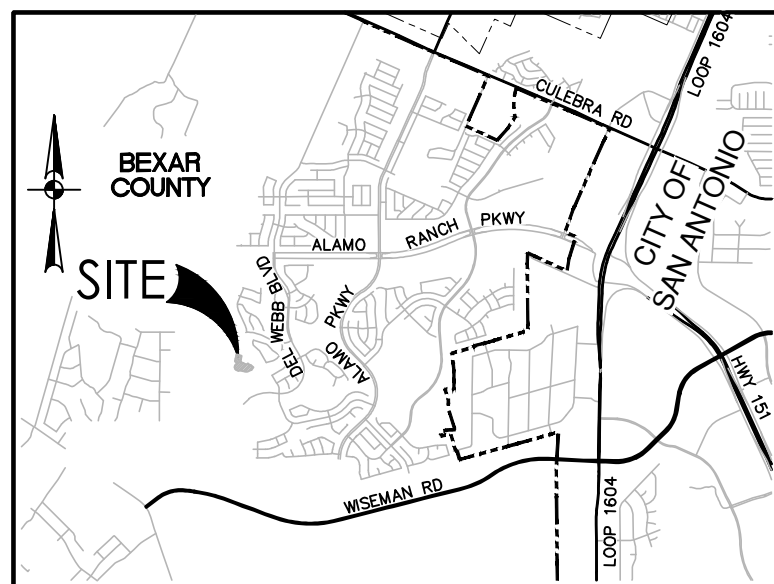
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT-TO-SCALE

BLK	BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		TELE	TELEPHONE
		●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)

— 1140 —	EXISTING CONTOURS
- - - 1140 - - -	PROPOSED CONTOURS
— 1140 —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- |   |   |
|---|---|
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                  | ① 15' BUILDING SETBACK (VOL. 9672, PG 121-123, DPR)                 |
| ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT                                | ② 10' GETCTV EASEMENT (VOL. 9672, PG 121-123, DPR)                  |
| ⑪ 15' BUILDING SET BACK   | ③ 10' BUILDING SETBACK (VOL. 9672, PG 121-123, DPR)                 |
| ⑫ 10' BUILDING SET BACK   | ④ 10' BUILDING SETBACK (VOL. 9672, PG 121-123, DPR)                 |
| ⑭ 28' PRIVATE DRAINAGE EASEMENT                                       | ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9672, PG 121-123, DPR) |
| ⑮ 10' PRIVATE DRAINAGE EASEMENT                                       | ⑥ ALAMO RANCH UNIT 48A PH2, PUD (VOL. 9672, PG 121-123, DPR)        |
| ⑯ 10' PRIVATE DRAINAGE EASEMENT PERMEABLE (0.007 TOTAL ACRES OFF-LOT) | ⑦ ±106 LF TO INTERSECTION OF PADDLING PASS & HOLLOW CAVE            |
| ① SEE DETAIL "A" SHEET 2 OF 2   |   |
| ② SEE DETAIL "B" SHEET 2 OF 2   |   |
| ③ SEE DETAIL "C" SHEET 2 OF 2   |   |
| ④ SEE DETAIL "D" SHEET 2 OF 2   |   |
| ⑤ SEE DETAIL "E" SHEET 2 OF 2   |   |

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 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

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 PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSES 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 AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 HEREON.
- 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS 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.

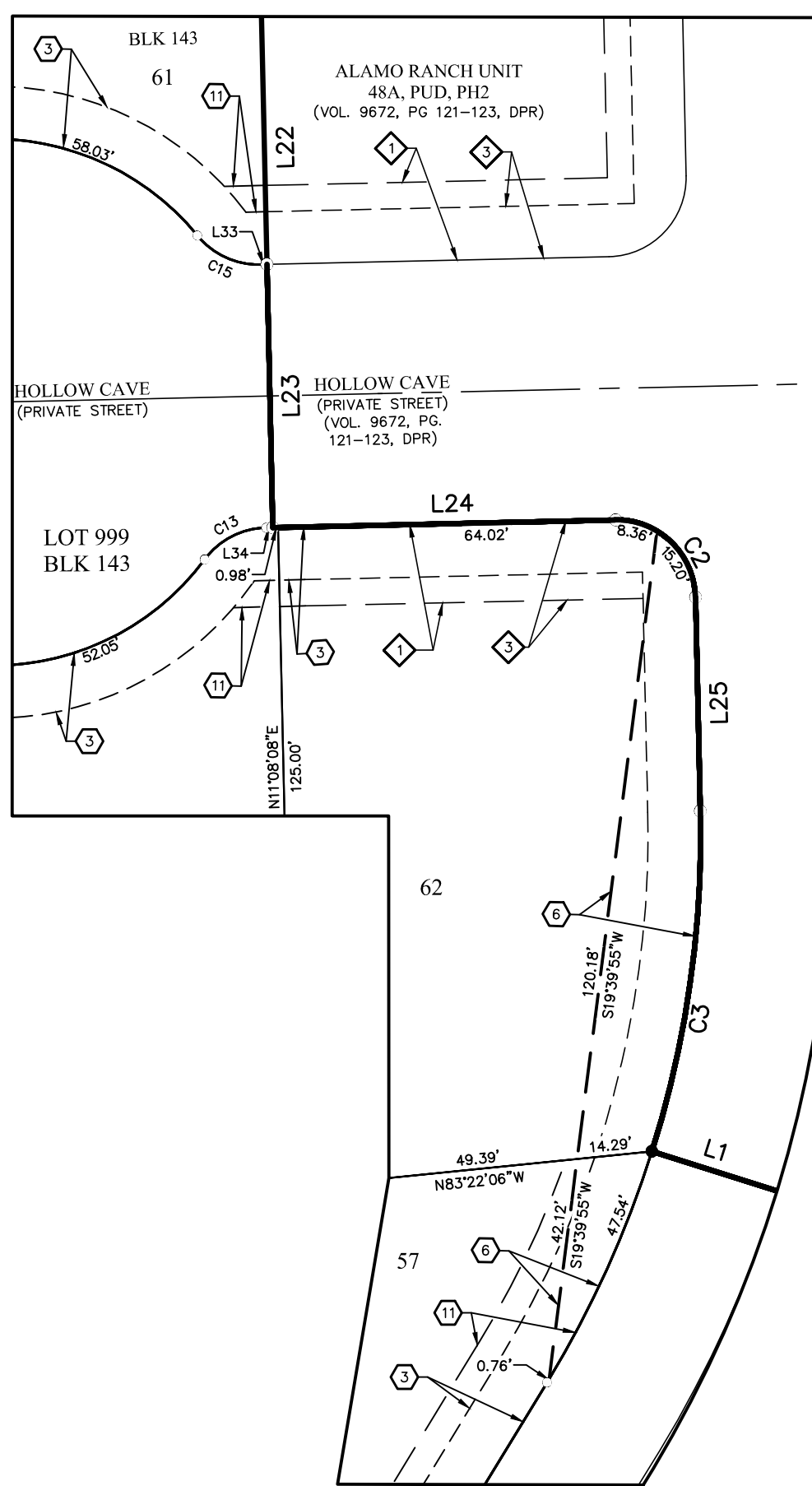
STATE OF TEXAS  
COUNTY OF BEXAR

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.

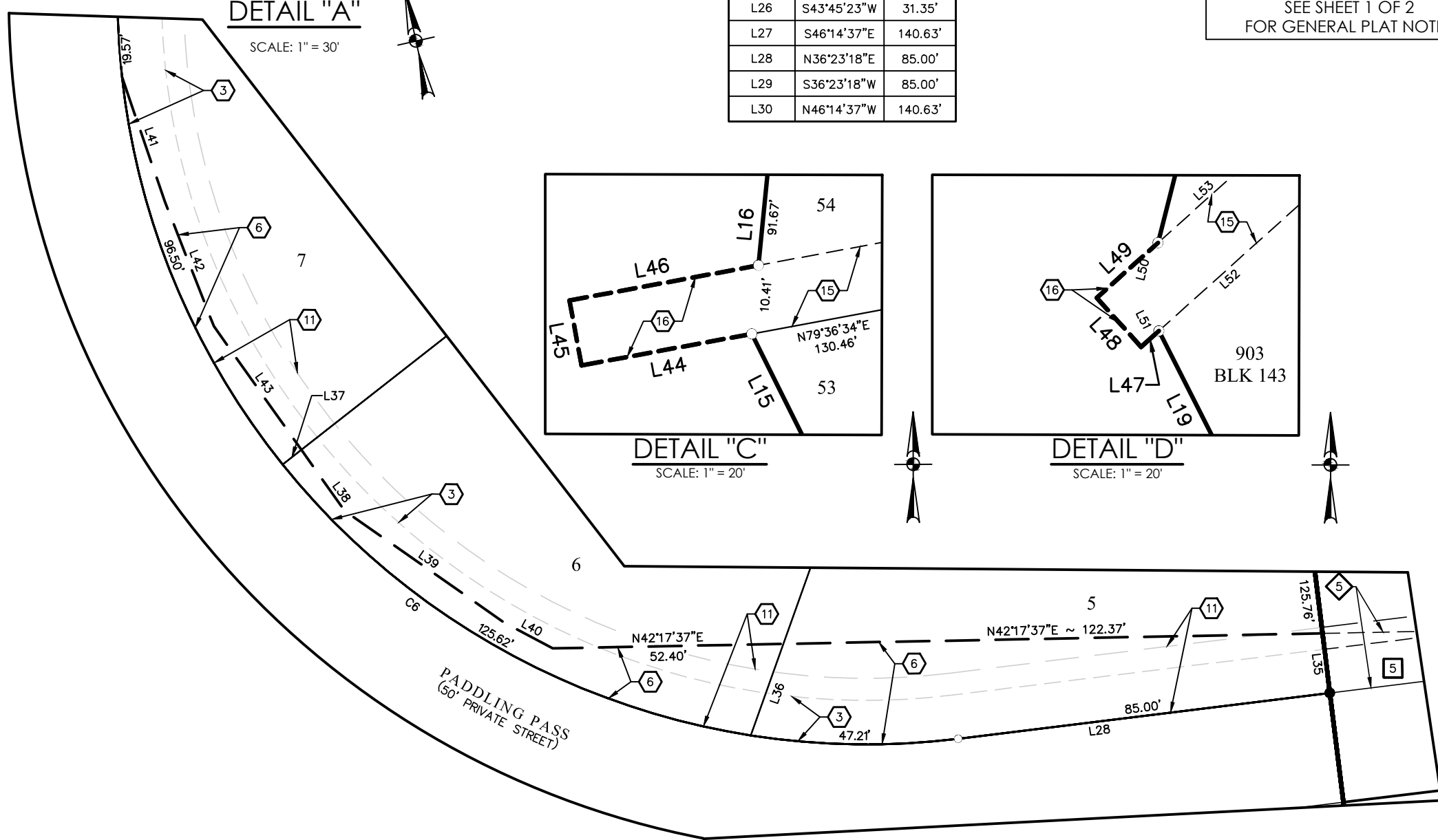
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"

SCALE: 1" = 30'



DETAIL "C"

SCALE: 1" = 20'

DETAIL "D"

SCALE: 1" = 20'

CLEAR VISION EASEMENT

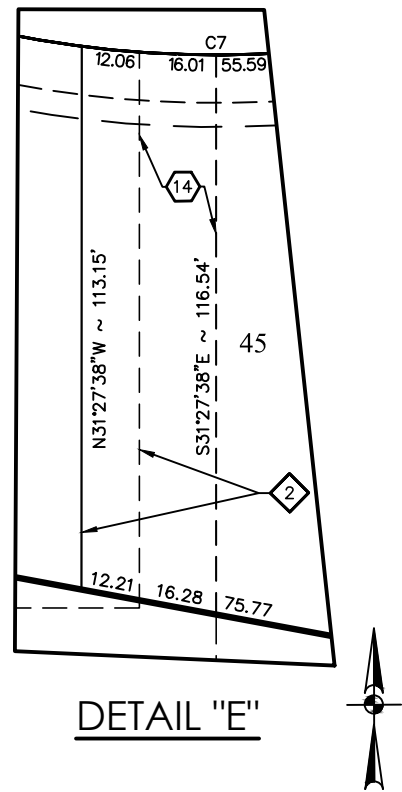
DETAIL "B"

SCALE: 1" = 30'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	2°24'05"	N28°43'00"E	10.48'	10.48'
C2	15.00'	90°00'00"	S33°51'52"E	21.21'	23.56'
C3	200.00'	18°46'55"	S20°31'35"W	65.27'	65.56'
C4	250.00'	13°50'20"	S36°50'13"W	60.24'	60.38'
C5	15.00'	90°00'00"	S1°14'37"E	21.21'	23.56'
C6	170.00'	97°22'04"	S85°04'21"W	255.37'	288.90'
C7	220.00'	97°22'04"	S85°04'21"W	330.47'	373.87'
C8	15.00'	90°00'00"	S88°45'23"W	21.21'	23.56'
C9	15.00'	57°46'09"	S14°52'18"W	14.49'	15.12'
C10	60.00'	295°32'17"	N46°14'37"W	64.00'	309.49'
C11	15.00'	57°46'09"	N72°38'27"E	14.49'	15.12'
C12	200.00'	13°50'20"	N36°50'13"E	48.19'	48.31'
C13	15.00'	52°01'12"	S75°07'31"W	13.16'	13.62'
C14	50.00'	284°02'25"	N11°08'08"E	61.54'	247.87'
C15	15.00'	52°01'12"	S52°51'16"E	13.16'	13.62'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S60°04'57"E	50.00'
L2	S62°29'02"E	178.41'
L3	N82°26'47"E	35.36'
L4	N36°23'18"E	65.00'
L5	S53°36'42"E	139.39'
L6	S53°36'42"E	50.00'
L7	N36°23'18"E	12.95'
L8	S53°36'42"E	128.83'
L9	S35°04'13"W	161.07'
L10	S69°00'21"W	235.05'
L11	N80°57'00"W	103.58'
L12	N77°02'57"W	207.15'
L13	S78°43'51"W	99.70'
L14	N62°34'48"W	137.45'
L15	N26°22'54"W	103.66'
L16	N5°41'45"E	102.08'
L17	N43°27'08"E	165.85'
L18	N61°01'44"W	107.70'
L19	N26°40'08"W	33.19'
L20	S80°27'47"E	106.47'
L21	S70°39'05"E	141.74'
L22	S11°08'08"W	127.28'
L23	S11°08'08"W	50.00'
L24	N78°51'52"W	65.00'
L25	S11°08'08"W	40.61'
L26	S43°45'23"W	31.35'
L27	S46°14'37"E	140.63'
L28	N36°23'18"E	85.00'
L29	S36°23'18"W	85.00'
L30	N46°14'37"W	140.63'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S43°45'23"W	27.33'
L32	N43°45'23"E	138.68'
L33	N78°51'52"W	1.26'
L34	S78°51'52"E	1.26'
L35	S53°36'42"E	13.64'
L36	N26°59'23"W	22.05'
L37	N5°20'14"E	5.41'
L38	S81°52'30"E	16.94'
L39	N78°23'40"E	44.06'
L40	N71°40'55"E	12.65'
L41	S65°34'11"E	29.86'
L42	S68°03'10"E	30.44'
L43	S81°52'30"E	34.38'
L44	S79°36'34"W	26.19'
L45	N10°23'26"W	10.00'
L46	N79°36'34"E	29.07'
L47	S48°07'39"W	3.64'
L48	N41°52'20"W	10.00'
L49	N48°07'39"E	12.46'
L50	N14°18'19"E	8.98'
L51	N26°40'08"W	5.18'
L52	S48°07'39"W	50.76'
L53	N48°07'39"E	44.02'



DETAIL "E"

SEE SHEET 1 OF 2  
FOR GENERAL PLAT NOTES