# AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA (0.202 ACRE) BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 36, BLOCK 143 OF THE ALAMO RANCH UNIT 48A PHASE 2, PUD RECORDED IN VOLUME 9672, PAGES 121-123 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 CORS 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

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (ALAMO RANCH UNIT 48A, PH2, PUD - PLAT NO. 140388) WHICH IS RECORDED IN VOLUME 9672, PAGE(S) 121-123, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT

OWNER/DEVELOPER: CHARLES MARSH

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210)496-1985

STATE OF TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF BEXAR

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.

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

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

IO 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 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

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 FASEMENT" FOR THE PURPOSE OF INSTALLING. CONSTRUCTING. RECONSTRUCTING. AINTAINING, 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 FASEMENT 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 FEFICIENCY 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.

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.

LOT 903, BLOCK 143, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE,

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED STORM WATER DETENTION NOTE ADJACENT GRADE.

SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN COUNTY, TEXAS. ANTONIO WATER SYSTEM

N: 13720297.02

E: 2048330.65

## PRIVATE STREET DESIGNATION NOTE

LOT 999, BLOCK 143, CB 4400 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

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

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  $\underline{2,000}$  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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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.

6

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1052162) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. 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 ARBORIST OFFICE 35-477 (h).

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN A PRIVATE DRAINAGE THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER EASEMENT VOLUME 16899, PAGES 1232-1239, OFFICIAL PUBLIC RECORD OF BEXAR

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

# LEGEND

BLK BLOCK VOL VOLUME DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS

> OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

- PG PAGE(S) (PUD) PLANNED UNIT DEVELOPMENT
  - 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 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
  - 10' GAS, ELECTRIC, TELEPHONE 15' BUILDING SETBACK AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR
  - VISION EASEMENT (VOL. 9672, PG 121-123, DPR) 15' BUILDING SET BACK 10' BUILDING SET BACK 10' GETCTV EASEMENT (VOL. 9672, PG 121-123, DPR)
- **EASEMENT** 10' PRIVATE DRAINAGE (15) **EASEMENT** 10' PRIVATE DRAINAGE EASEMENT 5 VARIABLE WIDTH CLEAR PERMEABLE
  - (0.007 TOTAL ACRES OFF-LOT") (VOL. 9672, PG 121-123, DPR) SEE DETAIL "A" ALAMO RANCH UNIT 48A PH2, PUD SHEET 2 OF 2 SEE DETAIL "B'
- SHEET 2 OF 2 SEE DETAIL "C" SHEET 2 OF 2 SEE DETAIL "D' SHEET 2 OF 2

28' PRIVATE DRAINAGE

SEE DETAIL "E" SHEET 2 OF 2

(VOL. 9672, PG 121-123, DPR) ±106 LF TO HOLLOW CAVE

# 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.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING

L'IHE 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," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATE UNITED THE TOTAL POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURIENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 TH 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 AREAS.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT,

CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALERAMON.

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 HEREON. 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 and gas easements when only underground electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide

## RECORDED IN VOLUME 11261, PAGES 1741-1748 BOTH OF THE OFFICIAL (VOL. 9672, PG 121-123, DPR) PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. 16' SANITARY SEWER EASEMENT "OFF-LOT" | PAPE-DAWSON | ENGINEERS 2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010 10' BUILDING SETBACK (VOL. 9672, PG 121-123, DPR) TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 STATE OF TEXAS VISION EASEMENT 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ALAMO RANCH UNIT 48A PH3, PUD</u> 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.

DAY DAY	OF, A.D. <u>20</u>
BY:	
	CHAIRMAN
BY:	
	SECRETARY
FICATE 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	
CTATE OF TEVAC	
STATE OF TEXAS	

1	COUNTY OF BEXAR
ı,	l,

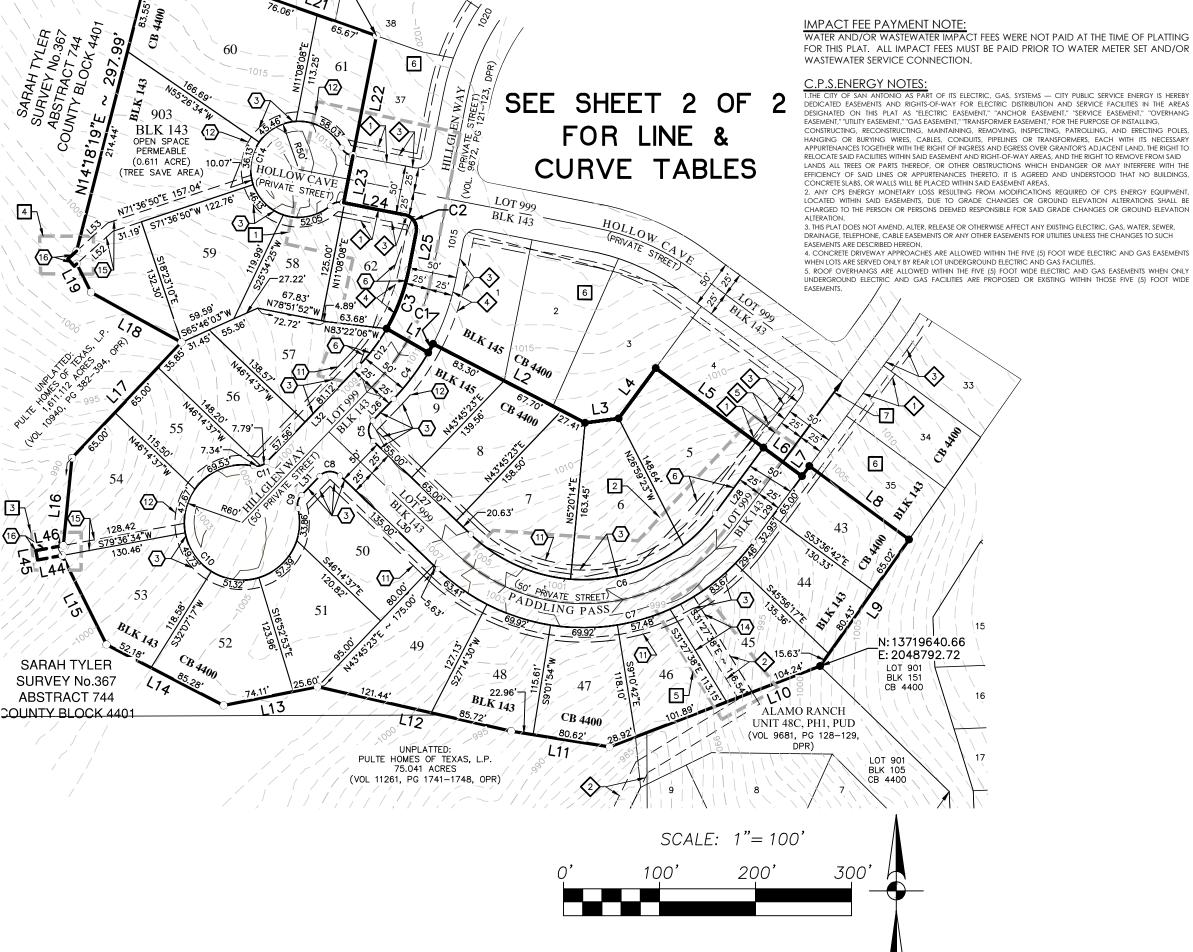
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_ \_\_\_M. AND DULY RECORDED THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_

\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_

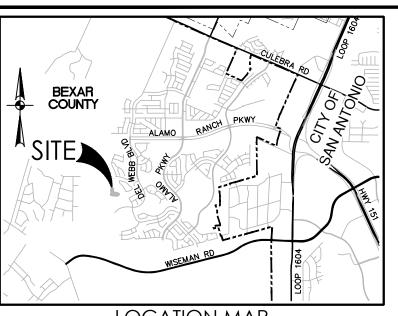
COUNTY CLERK, BEXAR COUNTY, TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

SHEET 1 OF 2 BY: \_\_\_\_\_ DEPUTY



, DEPUTY



# OCATION MAP NOT-TO-SCALE

# LEGEND

**BLK** BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

VOLUME VOL PG PAGE(S) (PUD) PLANNED UNIT DEVELOPMENT ROW RIGHT-OF-WAY TELEPHONE

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

15' BUILDING SETBACK

(VOL. 9672, PG 121-123, DPR)

(VOL. 9672, PG 121-123, DPR)

BLK 143

I<u>OLLO</u>W CAVE

PRIVATE STREET)

LOT 999

BLK 143

N83°22'06"W

DETAIL "A'

SCALE: 1" = 30'

1140 — EXISTING CONTOURS -1140 PROPOSED CONTOURS

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT 15' BUILDING SET BACK

10' GETCTV EASEMENT

10' BUILDING SET BACK 28' PRIVATE DRAINAGE

10' PRIVATE DRAINAGE

10' PRIVATE DRAINAGE EASEMENT PERMEABLE (0.007 TOTAL ACRES OFF-LOT") SEE DETAIL "A

SHEET 2 OF 2 2 SEE DETAIL "B" 3 SEE DETAIL "C"

SHEET 2 OF 2 SEE DETAIL "D" SHEET 2 OF 2 5 SEE DETAIL "E"

SHEET 2 OF 2

# 10' BUILDING SETBACK (VOL. 9672, PG 121-123, DPR) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9672, PG 121-123, DPR) ALAMO RANCH UNIT 48A PH2, PUD (VOL. 9672, PG 121-123, DPR) ±106 LF TO

HOLLOW CAVE

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.

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.

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," "SERVICE EASEMENT," "OVERHANG EASEMENT," "ITANSFORMER EASEMENT," "SERVICE EASEMENT," OVERHANG EASEMENT," "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 BELLOCATES AND THE PURPOSE OF THE PROPERTY OF THE PURPOSE OF THE PROPERTY OF THE PURPOSE RELOCATE SAID FACILITIES WITHIN SAID FASEMENT AND RIGHT-OF-WAY AREAS. AND THE RIGHT TO REMOVE FROM SAID ANDS 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 AREAS.

2. 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

HARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION alleration. 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

ASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERCROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERCROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE

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.

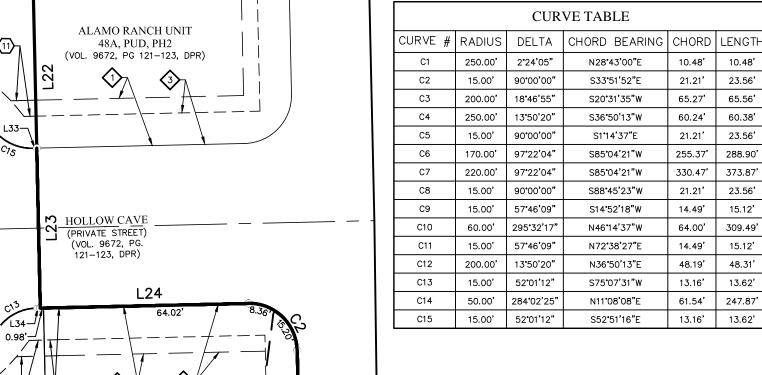
STATE OF TEXAS COUNTY OF BEXAR

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: <a href="Pape-dawson engineers">PAPE-DAWSON ENGINEERS</a>, 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



I	INE TABL	Æ
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'

N36°23'18"E

S36°23'18"W

L30 N46\*14'37"W

N79°36'34"E

53

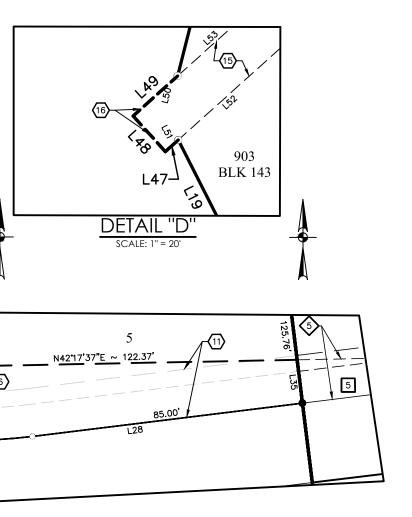
85.00'

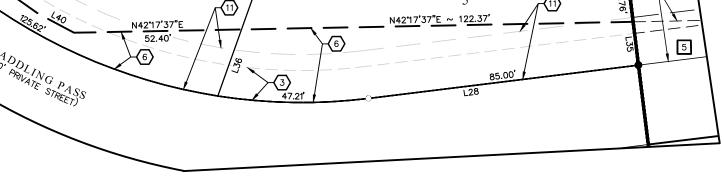
140.63

I	INE TABL	Æ
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"** 







DETAIL "C"

# PLAT NUMBER 140388

# **REPLAT & SUBDIVISION PLAT** ESTABLISHING **ALAMO RANCH UNIT 48A**

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.

# PAPE-DAWSON ENGINEERS

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ALAMO RANCH UNIT 48A PH3, PUD</u> 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.

·	, A.D. <u>20</u>	DAY OF	TED THIS
		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 CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ \_\_, A.D. <u>20</u> AT \_\_\_\_\_M. AND DULY RECORDED THE

\_\_, A.D. <u>20</u>\_\_\_ AT \_\_\_ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_

PAGE \_\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2 BY: \_\_\_\_\_