Job No.

STATE OF TEXAS

STATE OF TEXAS

DATED THIS__

DATE OF PRINT: July 5, 2016

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.

SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411IN BEXAR COUNTY,

PAPE-DAWSON

(210)496-8226 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES KYLE 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 JULY 5 , A.D. 20 6. DAY OF July 5

THIS PLAT OF ____ ALAMO RANCH UNIT 18A 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)

CHAIRMAN

_ , A.D. <u>20</u>

SECRETARY

CERTIFICATE OF APPROVAL

AND/OR VARIANCE(S) HAVE BEEN GRANTED.

__ DAY OF ____

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 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

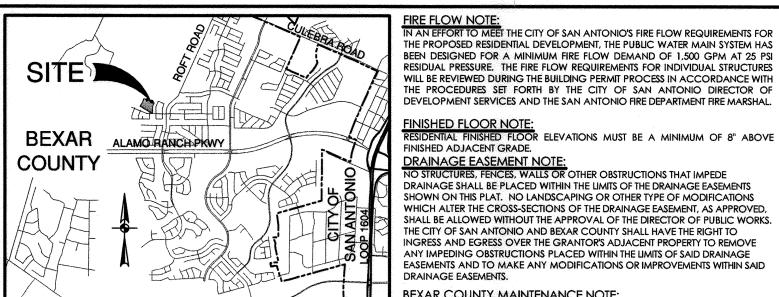
___, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___, A.D. 20 ___ AT ____M. AND DULY RECORDED THE

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__ __, A.D. <u>20</u>____

SHEET 1 OF 2 BY: ____ , DEPUTY



LOCATION MAP NOT-TO-SCALE

LEGEND AC ACRE(S)

BLK BLOCK BSL BUILDING SETBACK LINE CATY CABLE TELEVISION CB COUNTY BLOCK CLEAR VISION DOC DOCUMENT NUMBER

FFE FINISHED FLOOR ELEVATION

AND CABLE TELEVISION

-1140 - EXISTING CONTOURS

----1140------ PROPOSED CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CARLETY FASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

VARIABLE WIDTH WATER, SEWER,

INCORPORATION INTO FUTURE

(0.532 TOTAL ACRE - "OFF-LOT")

ACCESS AND DRAINAGE

PLATTED PUBLIC STREET

VARIABLE WIDTH CLEAR VISION

UNLESS NOTED OTHERWISE.

WASTEWATER EDU NOTE:

. DIMENSIONS SHOWN ARE SURFACE.

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PRIOR TO THE WASTEWATER SERVICE CONNECTION.

EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANTONIO PLANNING COMMISSION.

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY

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DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE ARRAS DESIGNATED ON THIS PLAT AS "ELECTRIC BASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, PROMOTING, INSTALLING, SEMOVING, 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 APPURENANCES THERETO, IT IS ACREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID 2. AND 19-3 MODELARY COST ESSIGNED FOR MODIFICATIONS REQUIRED OF ESQUIPMENT, 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.
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 below: 4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE HIVE (3) 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, GAS TELEPHONE AND CABLE T.V. ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

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

EASEMENT TO EXPIRE UPON

10' BUILDING SETBACK 15' BUILDING SETBACK

5' GAS. ELECTRIC. TELEPHONE

GETCTV GAS, ELECTRIC, TELEPHONE

ESMT EASEMENT

PG PAGE(S) DPR DEED AND PLAT RECORDS OF RB RADIAL BEARING BEXAR COUNTY, TEXAS ROW RIGHT-OF-WAY DR DEED RECORDS OF BEXAR VAR WID VARIABLE WIDTH COUNTY, TEXAS FLEC FLECTRIC

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

> (VOL. 9683, PG 65-68, DPR) ±30 LF TO

ALAMO RANCH UNIT 14A

RED MAPLE WAY

10' BUILDING SETBACK LINE

(VOL 9571, PG 27-31 DPR)

OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

IOFFICIAL PUBLIC RECORDS

NCB NEW CITY BLOCK

VOL VOLUME

BEXAR COUNTY MAINTENANCE NOTE:

DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 18A 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. TO INCLUDE BUT NOT LIMITED TO: LOTS 901, BLOCK 37.

HE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,

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

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

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO

INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE

WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED,

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

OPEN SPACE NOTE:
LOT 901, BLOCK 37, CB 4411 SHALL BE CONSIDERED AS OPEN SPACE PERMEABLE AND AS A PRIVATE DRAINAGE EASEMENT.

DETENTION POND NOTE:

DRAINAGE EASEMENT NOTE

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS PROVIDED IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN ALAMO RANCH UNIT 15A SCALE: 1"= 100" 300°

200'

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

A PORTION OF THE TRACT IS BELOW 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

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN

PLUMBING CODE OF THE CITY OF SAN ANTONIO.

BY THE SAN ANTONIO WATER SYSTEM.

EASEMENT(S) SHOWN ON THIS PLAT

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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE 35-477(b)(5)C.

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

AHONDA AEKKEA Sewotary Rublic, State of Texat 翼 / jš Comm. Expiles 04-14-2020 Notory (D. 1194) 438

LINE TABLE INE # BEARIN S2218'15 L2 S67'41'4 L3 N89'58'2 L4 S67'37'3 L5 S31'51'1. L6 S31'51'1. N31°51'1 SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" L8 N31'51'1 L9 S31'51'1. 2. 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 L10 S31'51'1 L11 S60°02'2 50313'3 BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH L13 N31"12'1 N31"12'14 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS L15 N3112'14 SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE L16 S60'02'2 L17 S73*38'1

LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	S2218'15"W	12.94	C1	220.00'	032'02'47"	S73*56'57"E	121.45'	123.05'
L2	S67'41'45"E	120.26'	C2	475.00'	009*32'58"	S27*04'44"W	79.08'	79.17
L3	N89*58'20"W	19.80'	С3	15.00'	096'20'41"	S16*19'07"E	22.35'	25.22'
L4	S67'37'32"E	120.00'	C4	50.00'	192*41'22"	S31*51'13"W	99.39'	168.15'
L5	S31'51'13"W	7.79'	C5	15.00'	096*20'41"	S80°01'34"W	22.35'	25.22'
L6	S31'51'13"W	90.07'	C6	15.00'	089'46'46"	S13'02'10"E	21.17'	23.50'
L7	N31°51′13″E	90.00'	C7	15.00'	090*13'14"	N76*57'50"E	21.25'	23.62'
L8	N31'51'13"E	15.90'	C8	15.00'	089*46'46"	N13'02'10"W	21.17	23.50'
L9	S31°51'13"W	17.59'	C9	15.00'	039*42'54"	N77*47'00"W	10.19	10.40'
L10	S31'51'13"W	56.76	C10	50.00'	16912'35"	N13'02'10"W	99.56'	147.66
L11	S60'02'23"E	106.62	C11	15.00'	039*42'54"	N51*42'41"E	10.19'	10.40'
L12	S0313'39"W	11.11'	C12	475.00'	009*32'58"	N27°04'44"E	79.08'	79.17'
L13	N31*12'14"E	55.44'	C13	525.00'	009*32'58"	S27'04'44"W	87.40'	87.50'
L14	N31112'14"E	66,00'	C14	25.00'	089*46'46"	S13'02'10"E	35.29'	39.17'
L15	N31"12'14"E	13.25'	C15	15.00'	0901314"	N76°57'50"E	21.25'	23.62'
L16	S60'02'23"E	41.82'	C16	425.00'	009*32'58"	N27°04'44"E	70.75'	70.84'
L17	S73°38'11"W	15.06'	C17	15.00'	057*31'38"	N06'41'51"W	14.44'	15.06'
L18	S60'02'23"E	95.62'	C18	60.00'	295'32'17"	S67*41'45"E	64.00'	309.49
			C19	15.00'	057*46'09"	S5111119"W	14.49'	15.12'
			C20	15.00'	057*46'09"	N06*34'47"W	14.49'	15.12'
			C21	60.00'	295*32*17"	S67°41'45"E	64.00'	309.49
			C22	15.00*	058'00'14"	S51°04'19"W	14.55'	15.19'
			C23	425.00'	001*46'32"	N23*33'29"E	13.17	13.17'
			C24	425.00'	007*24'28"	N28°08'59"E	54.91'	54.95'

CURVE TABLE





STATE OF TEXAS COUNTY OF BEXAR

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.

SUBDIVISION PLAT OF

ALAMO RANCH

UNIT 18A

TBPS. FIRM REGISTRATION # 10028800

DATE OF PRINT: July 5, 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.

OF CONTINENTAL HOMES OF TEXAS, L.P.

THE SOLE GENERAL PARTNER

211 N LOOP 1604 E, SUITE 130

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JAMES KYLE 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

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)

, A.D. 20

SAN ANTONIO, TX 78232

(210)496-8226

OWNER/DEVELOPER: JAMES KYLE VICE PRESIDENT OF: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION

THIS PLAT OF _____ALAMO RANCH UNIT \18A

AND/OR VARIANCE(S) HAVE BEEN GRANTED.

STATE OF TEXAS

STATE OF TEXAS

RHONDA YERKEY

EMotory Public, State of Texa:

Comm. Expires 04-14-2020

Notary ID 11941438

COUNTY OF BEXAR

COUNTY OF BEXAR

2.72'-

DATED THIS _____ DAY OF ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT _____M. AND DULY RECORDED THE __ DAY OF __ A.D. <u>20</u> DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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: ____

SITE ALAMO PANCHPKWY **DETAIL "A"** LOCATION MAP NOT-TO-SCALE NOT-TO-SCALE

EASEMENT FFE FINISHED FLOOR ELEVATION GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION

-- -1140 -- EXISTING CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 10' BUILDING SETBACK

15' BUILDING SETBACK

VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (0.532 TOTAL ACRE - "OFF-LOT")

VARIABLE WIDTH CLEAR VISION

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

10' BUILDING SETBACK LINE (VOL 9571, PG 27-31 DPR)

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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH

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.

FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAID LANDS ALL INCES OR PARIS THEREOF, OR CHIEF OR BISTRUCTIONS 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.

2. 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 CHARCED TO THE PERSON OR
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILLIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

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, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

STATE OF TEXAS

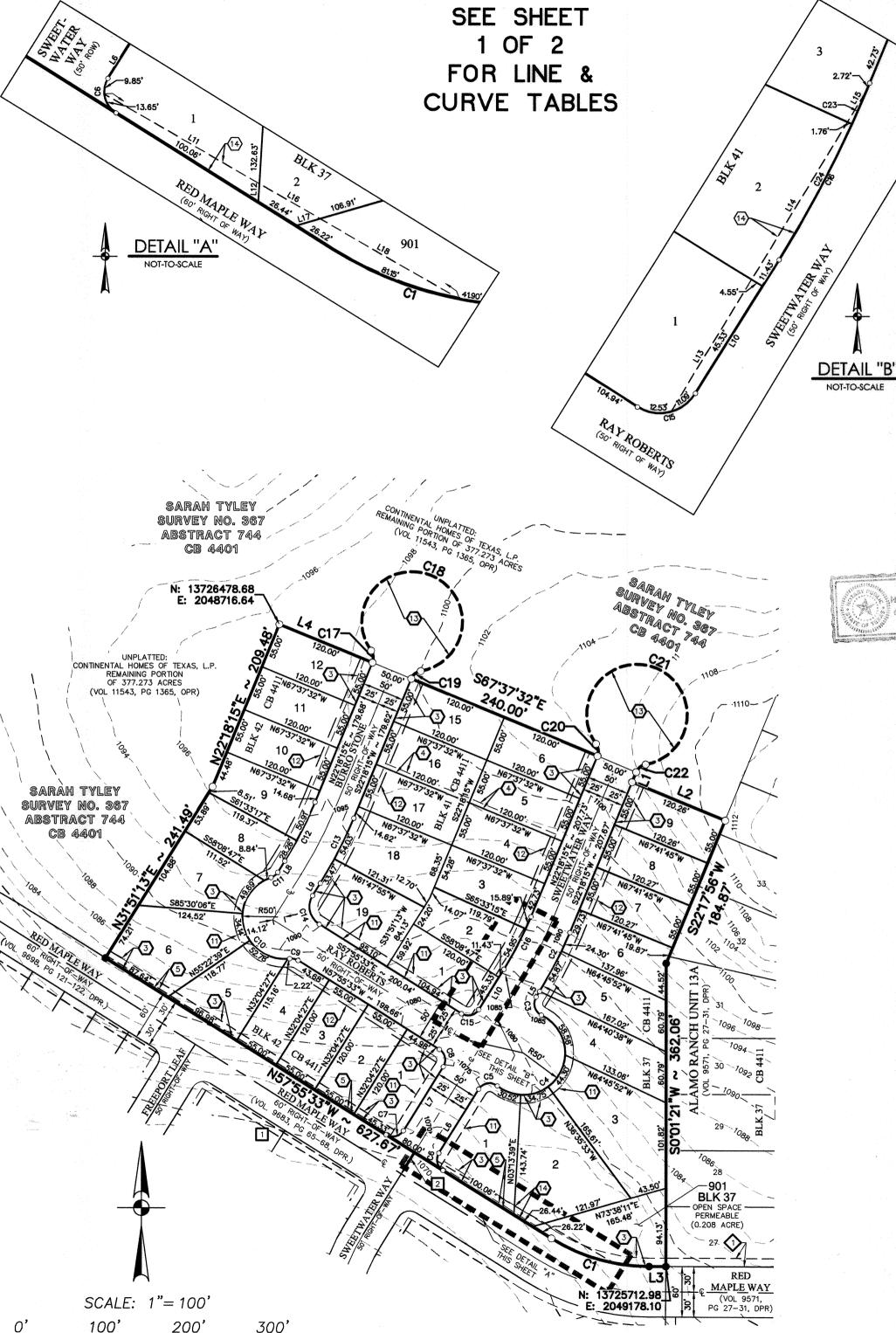
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR



BEXAR COUNTY **LEGEND** AC ACRES NEW CITY BLOCK OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS BLK BLOCK BSL BUILDING SETBACK LINE OF REAL PROPERTY) OF CATY CABLE TELEVISION BEXAR COUNTY, TEXAS CB COUNTY BLOCK CLEAR VISION VOL VOLUME DOC DOCUMENT NUMBER PG PAGE(S) DPR DEED AND PLAT RECORDS OF RB RADIAL BEARING BEXAR COUNTY, TEXAS ROW RIGHT-OF-WAY DR DEED RECORDS OF BEXAR VAR WID VARIABLE WIDTH COUNTY, TEXAS ELEC ELECTRIC (SURVEYOR)

ALAMO RANCH UNIT 14A (VOL. 9683, PG 65-68, DPR) ±30 LF TO

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON"

DIMENSIONS SHOWN ARE SURFACE.

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

C.P.S. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ROARD) IS HERER 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 (ASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSAR 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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, RAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

COUNTY OF BEXAR

STATE OF TEXAS

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

SHAUNA L. WEAVER

, DEPUTY