

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		
ESMT	EASEMENT	(SURVEYOR)	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)
			SET 1/2" IRON ROD (PD)-ROV

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

- | | | | |
|---|--|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ② | 16' SANITARY SEWER EASEMENT (0.006 TOTAL ACRE - "OFF-LOT") (VOL. 9693, PG 108-110, DPR) |
| ⑦ | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.138 TOTAL ACRE "OFF-LOT") | ③ | 20' BUILDING SETBACK LINE (VOL. 9693, PG 108-110, DPR) |
| ⑨ | 16' SANITARY SEWER EASEMENT | ④ | VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT") (VOL. 9693, PG 108-110, DPR) |
| ⑩ | 20' BUILDING SETBACK LINE | ⑤ | ENTIRE VARIABLE WIDTH PRIVATE DRAINAGE, SEWER, WATER, ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 TOTAL ACRE - "OFF-LOT") (DEL WEBB BLVD UNIT 4, PUD) (PLAT #150002) |
| ⑬ | VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT") (VOL. 9693, PG 108-110, DPR) | ⑥ | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (DEL WEBB BLVD UNIT 4, PUD) (PLAT #150002) |
| ⑭ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑦ | 16' SANITARY SEWER EASEMENT (VOL. 9693, PG 108-110, DPR) |
| ⑮ | 10' GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV EASEMENT | | |
| ⑯ | VARIABLE WIDTH CLEAR VISION EASEMENT | | |
| ① | ALAMO RANCH UNIT 49C, PH1, PUD (VOL. 9693, PG 108-110, DPR) | | |
| ② | (DEL WEBB BLVD UNIT 4, PUD) (PLAT #150002) | | |
| ① | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9693, PG 108-110, 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 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 ZONE.

WASTEWATER 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 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," "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 THEREON. 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 ALTERATIONS.
- 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 REAL UTILITY 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.

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.

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 UNIT 46C 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 THEREON. 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 OFFSITE REGIONAL DETENTION PONDS LOCATED IN PRIVATE DRAINAGE EASEMENT (VOLUME 16899, PAGES 1232-1239, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS), AND ALAMO RANCH UNIT 46C PHASE 2, PUD (PLAT NO. 160477).

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N76°02'34"E	43.42'
L2	N20°02'30"E	25.66'
L3	S60°37'41"E	102.05'
L4	S121°3'02"W	44.42'
L5	S31°23'54"W	187.88'
L6	N56°44'58"W	120.89'
L7	S47°44'08"W	69.74'
L8	S74°04'55"W	69.67'
L9	N60°51'24"E	80.62'
L10	N0°36'05"E	120.00'
L11	N0°36'05"E	50.00'
L12	N89°23'55"W	25.59'
L13	N0°36'05"E	190.00'
L14	N0°36'05"E	50.00'
L15	S41°21'48"W	69.31'
L16	S58°36'06"E	292.29'
L17	N58°36'06"W	311.13'
L18	S30°36'05"W	151.78'
L19	N89°23'55"W	341.62'
L20	S89°23'55"E	59.41'
L21	N0°36'05"E	160.01'
L22	N89°23'55"W	102.11'
L23	S89°23'55"E	102.11'
L24	N0°36'05"E	202.55'
L25	S0°36'05"W	120.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N41°21'48"E	69.31'
L27	N30°36'05"E	171.95'
L28	S89°23'55"E	220.64'
L29	S0°36'05"W	166.40'
L30	N44°06'43"E	40.56'
L31	S58°04'09"E	76.76'
L32	S73°25'23"E	70.52'
L33	N64°18'12"E	55.77'
L34	N58°36'06"W	57.67'
L35	N89°23'55"W	20.00'
L36	N0°36'05"E	50.00'
L37	N89°23'55"W	20.00'
L38	N89°23'55"W	20.00'
L39	N0°36'05"E	50.00'
L40	S89°23'55"E	20.00'
L41	N73°42'49"E	89.56'
L42	S19°07'17"E	14.15'
L43	N73°42'49"E	62.49'
L44	S26°47'01"E	6.88'
L45	N73°42'49"E	32.03'
L46	N68°00'23"W	89.95'
L47	N0°39'50"E	40.39'
L48	N20°02'30"E	6.17'

OPEN SPACE NOTE:

LOT 901, BLOCK 99 & LOT 901, BLOCK 95, 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.

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.

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 285 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 285 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).

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	735.00'	35°00'14"	S43°07'34"E	442.09'	449.04'
C2	735.00'	22°24'21"	S71°49'52"E	285.60'	287.43'
C3	15.00'	95°15'05"	S35°24'30"E	22.16'	24.94'
C4	665.00'	19°10'51"	S21°48'28"W	221.58'	222.62'
C5	15.00'	86°56'29"	S84°50'02"W	20.64'	22.76'
C6	525.00'	7°35'48"	S45°09'42"W	69.56'	69.61'
C7	15.00'	87°41'56"	S5°06'38"W	20.78'	22.96'
C8	400.00'	19°51'46"	S48°40'13"E	137.98'	138.67'
C9	15.00'	86°10'39"	N78°18'34"E	20.49'	22.56'
C10	60.00'	266°10'39"	S11°41'26"E	87.64'	278.74'
C11	15.00'	90°47'48"	S76°00'00"W	21.36'	23.77'
C12	15.00'	39°42'54"	S10°44'38"W	10.19'	10.40'
C13	50.00'	139°25'49"	S60°36'05"W	93.80'	121.68'
C14	15.00'	39°42'54"	N69°32'27"W	10.19'	10.40'
C15	15.00'	90°00'00"	N45°36'05"E	21.21'	23.56'
C16	15.00'	90°18'25"	N44°33'07"W	21.27'	23.64'
C17	525.00'	0°18'25"	N89°33'07"W	2.81'	2.81'
C18	475.00'	0°21'37"	S89°34'43"E	2.99'	2.99'
C19	15.00'	89°38'23"	N45°25'17"E	21.15'	23.47'
C20	60.00'	266°10'39"	S46°18'35"E	87.64'	278.74'
C21	15.00'	86°10'39"	S43°41'25"W	20.49'	22.56'
C22	15.00'	100°22'53"	S49°35'21"E	23.05'	26.28'
C23	475.00'	38°51'24"	N60°47'30"E	316.00'	322.13'
C24	15.00'	86°56'30"	N2°06'27"W	20.64'	22.76'
C25	15.00'	84°08'11"	N80°28'18"W	20.10'	22.03'
C26	450.00'	17°14'12"	N47°01'19"W	134.87'	135.38'
C27	15.00'	86°14'30"	N12°31'10"W	20.51'	22.58'
C28	25.00'	60°00'00"	N60°36'05"E	25.00'	26.18'
C29	15.00'	90°00'00"	S44°23'55"E	21.21'	23.56'
C30	15.00'	81°10'12"	S41°11'11"W	19.52'	21.25'
C31	525.00'	24°18'40"	S69°36'57"W	221.10'	222.76'
C32	15.00'	70°59'31"	N64°17'02"W	17.42'	18.59'
C33	475.00'	9°20'29"	S75°32'58"W	77.36'	77.44'
C34	475.00'	7°39'44"	S67°02'51"W	63.48'	63.52'
C35	475.00'	3°48'07"	S61°18'56"W	31.51'	31.52'
C36	265.00'	1°51'09"	S32°19'28"W	8.57'	8.57'
C37	735.00'	1°46'15"	S24°44'20"E	22.71'	22.72'

TREE NOTE:

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. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C). FINAL INSPECTION OF TREES PRESERVED FOR CANOPY PRESERVATION REQUIRED PRIOR TO PLAT RECORDATION.

PLAT NUMBER 150499

SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 46C PH1, PUD

ESTABLISHING LOTS 1-15 & 901, BLOCK 95, LOTS 1-3, BLOCK 97, LOTS 1-8, BLOCK 98, LOTS 1-27 & 901, BLOCK 99, BEING A 14,940 ACRE TRACT OF LAND 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

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: August 1, 2016

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: EMILIANO GUERRERO
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 EMILIANO GUERRERO, 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 2 DAY OF August, A.D. 2016.

Rhonda Yelkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 46C 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____.

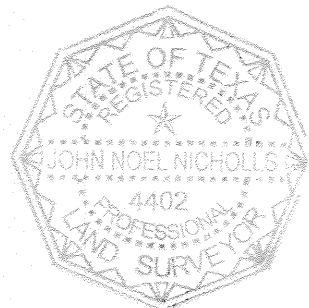
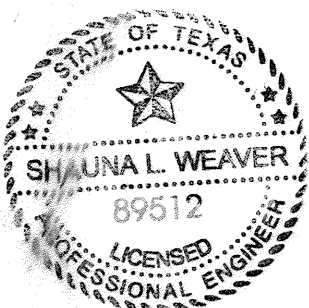
COUNTY JUDGE, BEXAR COUNTY, TEXAS

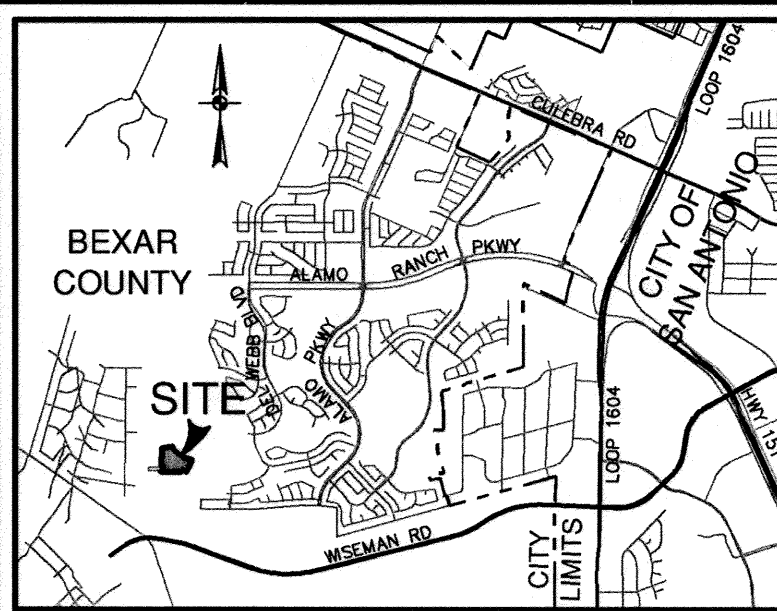
COUNTY CLERK, BEXAR COUNTY, TEXAS

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





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		
ESMT	EASEMENT	(SURVEYOR)	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

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

- | | | | |
|----|---|----|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 16 | 16' SANITARY SEWER EASEMENT (0.006 TOTAL ACRE - "OFF-LOT") (VOL. 9693, PG 108-110, DPR) |
| 7 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.138 TOTAL ACRE "OFF-LOT") | 20 | 20' BUILDING SETBACK LINE |
| 9 | 16' SANITARY SEWER EASEMENT | 11 | 10' BUILDING SETBACK LINE |
| 10 | 20' BUILDING SETBACK LINE | 13 | VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT") |
| 11 | 10' BUILDING SETBACK LINE | 5 | ENTIRE VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 TOTAL ACRE - "OFF-LOT") (DEL WEBB BLVD UNIT 4, PUD) (PLAT #150002) |
| 13 | VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT") | 6 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (DEL WEBB BLVD UNIT 4, PUD) (PLAT #150002) |
| 14 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 7 | 16' SANITARY SEWER EASEMENT (VOL. 9693, PG 108-110, DPR) |
| 15 | 10' GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV EASEMENT | | |
| 16 | VARIABLE WIDTH CLEAR VISION EASEMENT | | |
| 1 | ALAMO RANCH UNIT 49C, PH1, PUD (VOL. 9693, PG 108-110, DPR) | | |
| 2 | DEL WEBB BLVD UNIT 4, PUD (PLAT #150002) | | |
| 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9693, PG 108-110, 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 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 ZONE.

WASTEWATER 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 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:

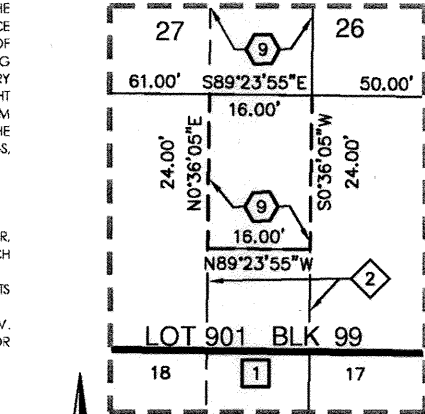
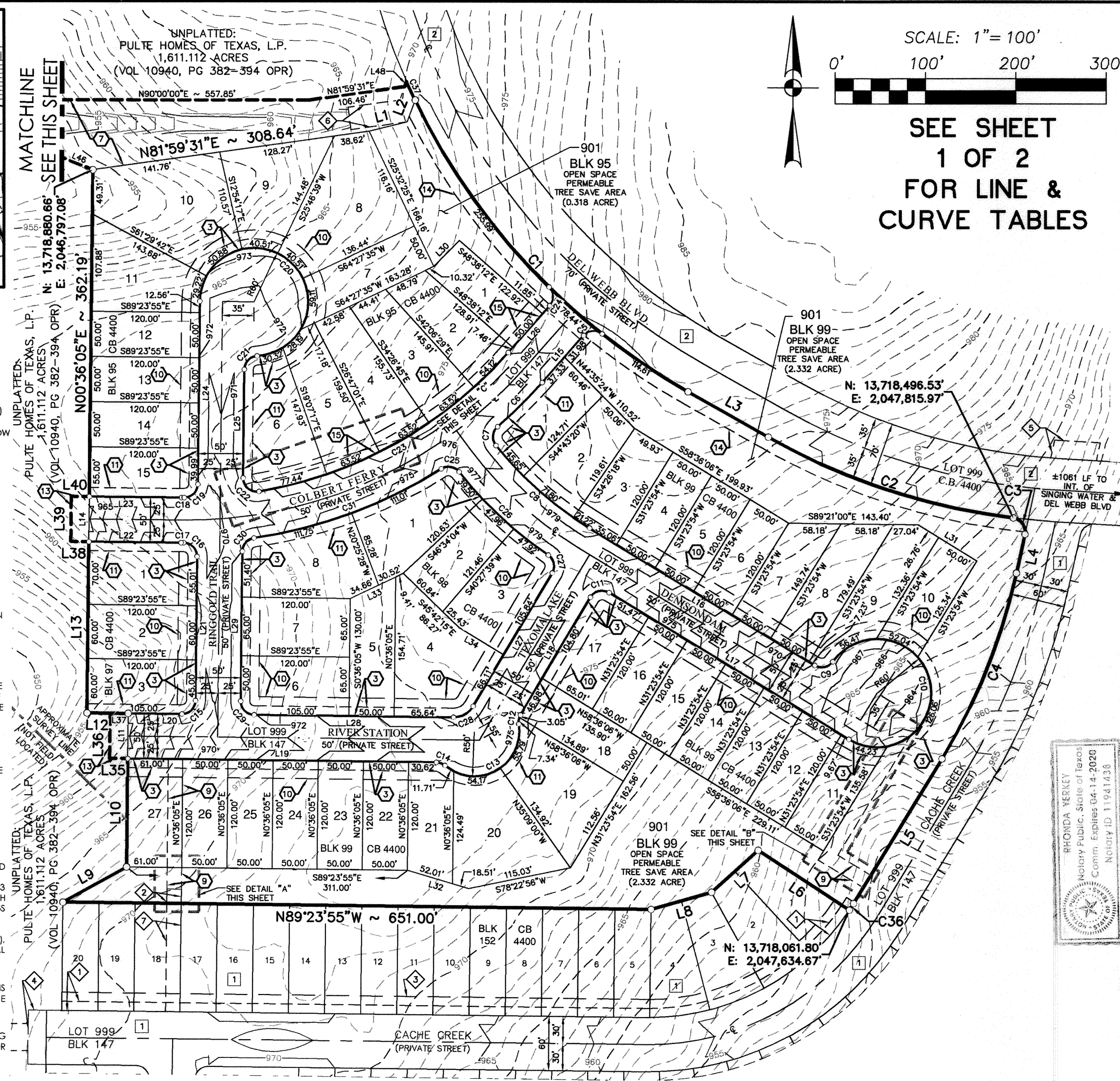
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 ACCESS 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 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 OWNED 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 REAL OR UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANDS 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

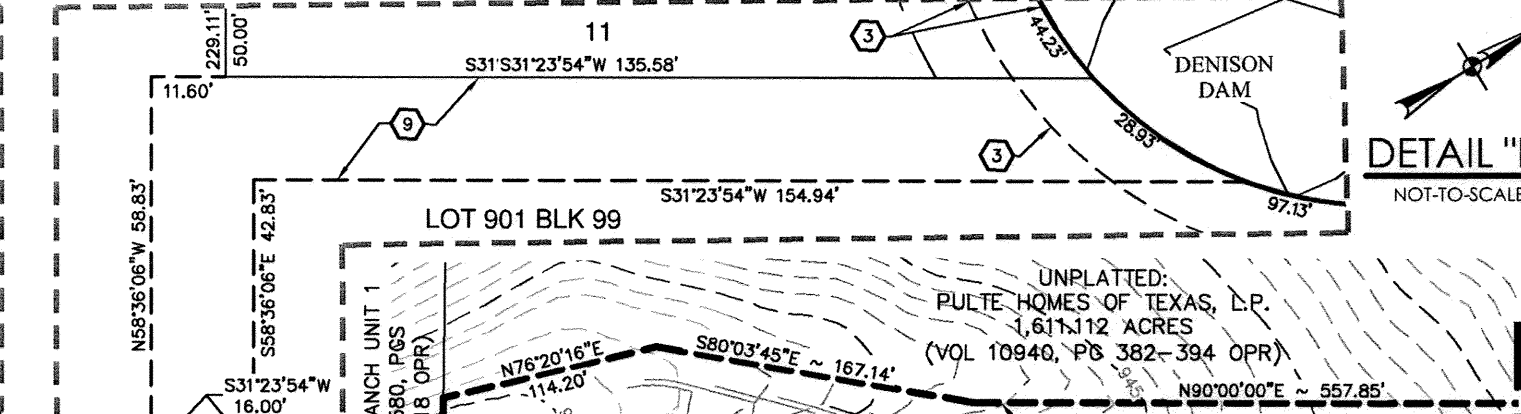
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

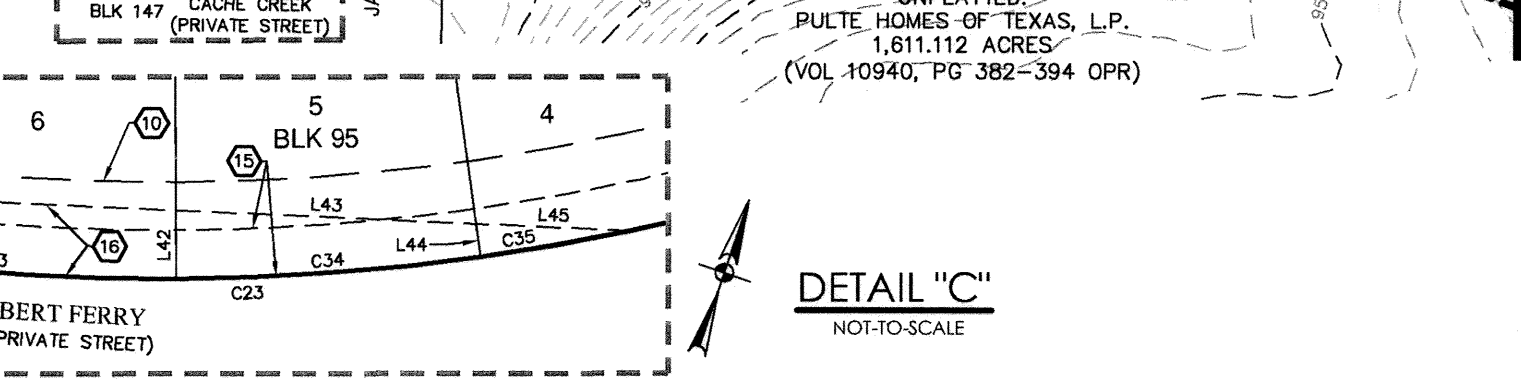
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

SCALE: 1" = 100'

SEE SHEET
1 OF 2
FOR LINE &
CURVE TABLES

PLAT NUMBER 150499

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH UNIT 46C PH1, PUD

ESTABLISHING LOTS 1-15 & 901, BLOCK 95, LOTS 1-3, BLOCK 97, LOTS 1-8, BLOCK 98, LOTS 1-27 & 901, BLOCK 99, BEING A 14,940 ACRE TRACT OF LAND 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

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PRINT: August 1, 2016

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: EMILIANO GUERRERO
PULTE HOMES OF TEXAS, L.P.
1718 DEL 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 EMILIANO GUERRERO, 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 2 DAY OF August, A.D. 2016.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 46C PH1, 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 2

