

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT ON THE WESTWINDS, UNIT 3 SUBDIVISION PLAT RECORDED IN VOLUME 9575, PAGE 1: AND A 45' DRAINAGE EASEMENT ON THE ALAMO RANCH PARKWAY, UNIT 1 SUBDIVISION PLAT RECORDED IN VOLUME 9570, PAGES 201–203, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT OF THE WESTWINDS, UNIT 3 SUBDIVISION, AND THE ALAMO RANCH PARKWAY, UNIT 1 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9575, PAGE 1, AND VOLUME 9570, PAGES 201-203, BEXAR COUNTY DEED AND PLAT RECORDS.

(WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

HEB GROCERY COMPANY, L TODD A. PILAND, EXECUTIVE VICE PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ___

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

STATE OF TEXAS COUNTY OF BEXAR

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

PRELIMINARY-FOR REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DREW A. MAWYER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 — STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS 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.

PRELIMINARY

STEPHEN S. LIN. P.E. LICENSED PROFESSIONAL ENGINEER
NO. 108721 - STATE OF TEXAS

- SAWS 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 WASTEWATER SERVICE CONNECTION.
 THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE
- PROPERTY OWNER AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY. SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGREES ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE 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. FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY EXCEPT TO THE EXTENT SUCH EASEMENTS ARE SHOWN HEREON, ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE AND ANY
- OTHER EASEMENTS FOR UTILITIES ARE HEREBY RELEASED AND SHALL BE OF NO FURTHER FORCE OR EFFECT.

 THE LOCATION OF EASEMENTS SHOWN HEREIN THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.

RID N: 13,724,780.08

MAG N

- 120'

- 60'

0

ALAM

SHEET 1

MATCHLINE A

ALAMO RANCH PARKWAY

SHEET 2

INDEX MAP

GRID E: 2,053,264.23

THE CITY OF SAN ANTONIO AS A 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" (EXCLUDING ANY SUCH EASEMENTS CREATED BY SEPARATE INSTRUMENT) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMONING, 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 AND LONGS AND LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOTO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 DEPICTED ON THIS REPLAT.

BĹOCK

/C.B. 4413

GAS, ELECTRIC. TELE. &

VOL. 9576, PG. 182 DPR

CABLE TV EASEMENT

S89°58'02"E

CURVE # LENGTH RADIUS

25.00'

20.55

74.74' 365.00'

101.54' 89.68'

C2

C3

4,756.68

132.00'

| LOT 52 | LOT 51 | LOT 50 | LOT 49

14' EASEMENT

LOT 55

VOL. 9620, PG. 66

54 LOT 53

16' SANITARY SEWER

VOL. 9572, PGS.

149-153 DPR

10'X21' WATER

25' PUBLIC

S89°59'33"E 263.90' =

14' GAS, ELECTRIC, TELE., & CABLE TV

(0.04746 ACRES)

3' R.O.W. DEDICATION

PRIVATE RECIPROCAL

VARIABLE WIDTH

N89°58'38"W 287.19'

BLOCK 2, C.B. 4413

WESTWINDS VALERO UNIT 2

VOL. 9573, PG. 146

14' GAS, ELECTRIC,

EASEMENT

20' BSL

✓ VOL. 9573,

PG. 146 DPR

±346.70' FROM INTERSECTION OF

ALAMO RANCH PARKWAY

AND ALAMO PARKWAY

STATE OF TEXAS

COUNTY OF BEXAR

CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TELE., & CABLE TV

VOL. 9573, PG. 146

EASEMENT AGREEMENT

VOL. 12598 PG. 2229

INGRESS/EGRESS EASEMENT

14' GAS, ELECTRIC,

TELE., & CABLE TV FASEMENT VOL. 9573, PG. 146

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>GREG MANN</u>, 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

. 2017.

PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

EASEMENT

BSL

DRAINAGE EASEMENT

`S89°59'33"E 238.90'

EASEMENT

EASEMENT

<u>BEARING BASIS:</u>

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), IAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5438 PROP. COR." UNLESS OTHERWISE NOTED.

WESTWIND'S SOUTH

UNIT 2 (PUD)

VOL. 9576, PG. 182

LOT 44 LOT 43 LOT 42 LOT

5' EASEMENT

DPF

CATV EASEMENT

28' ELECTRIC, GAS. TELE

VOL. 9575, PGS. 57-60

25' PUBLIC

DRAINAGE EASEMENT

PRIVATE RECIPROCAL

VOL. 13341 PG. 892

VARIABLE WIDTH

EASEMENT AGREEMENT

//INGRESS/EGRESS EASEMENT

25' PUBLIC

DRAINAGE EASEMENT

VOL. 9576, PG. 182

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 MODIFICATIONS WHICH ALTER THE CROSS—SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). 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.

EDU NOTE:

´S89°58'02"E 653.59'

16' SANITARY SEWER

EASEMENT

VOL. 9572,

149-153 DPR

WESTWINDS SOUTH

UNIT 3 (PUD)

VOL. 9620, PG. 66

OT 48 LOT 47

S89°58'02"E 665.94'

DRAINAGE EASEMENT

957.74

25' PUBLIC

16' SANITARY SEWER EASEMENT

CURVE TABLE

DELTA

11°43'54" | S05°50'36"E

64°52'35" | N36°31'51"W

8°55'18" | S84°28'49"W

018'04"

LOT 70

BLOCK 2

CB 4413

18.333 ACRES

PRIVATE VARIABLE WIDTH

VOL. 9573, PG. 146

L=676.56' D=8°07'29"¬

S83°02'25"W 675.99'

INGRESS/EGRESS EASEMENT

 $R = 4771.11^{\circ}$

ALAMO RANCH PARKWAY

(250' R.O.W.)

(VOL. 9570, PGS. 201-203) DPR

BEARING

DISTANCE

25.00'

74.61

96.20'

20.53

14' GAS, ELECTRIC,

TELE.. & CABLE TV

S87°14'03"W 452.10'

EASEMENT

VOL. 12598, PG. 2251 OPR

VOL. 9573, PG. 146 DPR

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

PLAT NO. 160028

REPLAT AND SUBDIVISION PLAT ESTABLISHING ALAMO RANCH TRACT 10 COMMERCIAL

BEING A TOTAL OF 19.593 ACRES, ESTABLISHING LOT 70, BLOCK 2, CB 4413 (18.333 ACRES), AND INCLUDING 0.04746 ACRES OF RIGHT-OF-WAY DEDICATION, IN BEXAR COUNTY, TEXAS, AND BEING A 1.216 ACRE OFF-LOT PRIVATE DRAINAGE EASEMENT, BEING A PART OF A REMAINDER OF 374.562 ACRES CONVEYED TO LARADO S. LTD., RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

50' 100' 200' SCALE: 1" = 100'



ENGINEERING | CONSULTING 5710 W. HAUSMAN ROAD, SUITE 115 SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201



STATE OF TEXAS COUNTY OF BEXAR

LINE TABLE

DIRECTION

N00°01'21"E

S79°56'12"W

S87°14'04"W

S04°34'35"E

S04°34'26"E

S79*56'12"W

N00°02'42"E

S80°06'51"W

S44*57'53"W

N00°00'04"E

S00°01'21"W

L12 N75*40'13"E 64.35'

LEGEND

PROPERTY LINE

CONTOUR LINE

"DAM" CAP SET

(UNLESS NOTED)

CALCULATED POINT

1/2" IRON ROD WITH

1/2" IRON ROD FOUND

OFFICIAL PUBLIC RECORDS,

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS

BUILDING SETBACK LINE

-986

ON THIS

CABLE TELEVISION

ELECTRIC

EASEMENT

TELEPHONE

ÙNPLATTEÒ

ALAMO RANCH RETAIL, LTD

13.301 ACRES VOL. 18327, PAGE 548

DPR

GRID N:13,723,929.42

GRID E: 2,054,222.27

RIGHT-OF-WAY

LENGTH

25.00

101.66'

476.31

58.02

32.38

124.19'

68.71

47.14

39.24

123.84

LINE #

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

OPR

DPR

BSL

CATV

ELEC

ESMT

ROW

TELE

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: HEB GROCERY COMPANY, LP 646 SOUTH FLORES STREET SAN ANTONIO, TX 78204 210-938-8238 LOT 70, BLOCK 2, NCB 4413

HEB GROCERY COMPANY, LP

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, 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 _		_ D/	AY OF					_,	2017.
NOTAR	Y PUBLI	C, I	BEXAR	COUN	NTY, T	EXA:	3		

DAY OF

TODD A. PILAND, EXECUTIVE VICE PRESIDENT

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 THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

AD 20

	RY	
'	·	COUNTY CLERK, BEXAR COUNTY

THIS PLAT OF <u>ALAMO RANCH TRACT 10 COMMERCIAL</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THCITY 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.

COUNTY JUDGE, BEXAR COUNTY

DATED THIS, A.D., 20	17.
BY:	
BY:	
	BY:

STATE	OF	TE	EXAS	
COUNT	Y C)F	BEXAR	

I,, COUNTY	CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED	FOR RECORD IN MY OFFICE, ON
THE DAY OF	_ A.D. 2017 ATM. AND DULY
RECORDED THE DAY OF _	A.D. 2017
ATM. IN THE RECORDS OF	AND OF
SAID COUNTY, IN BOOK VOLUME	ON PAGE
IN TESTIMONY WHEREOF, WITNESS MY	Y HAND AND OFFICIAL SEAL OF
OFFICE, THIS DAY OF	, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY SHEET 1 OF 2

ALAMO RANCH RETAIL, LTD. A TEXAS LIMITED PARTNERSHIP BY: ALAMO RANCH GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SOLE GENERAL PARTNER ALAMO RANCH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER. 1.216 ACRE OFF-LOT EASEMENT

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

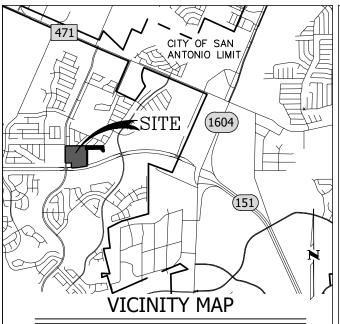
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS

COUNTY OF BEXAR

GREG MANN, AS MANAGER

P:\Projects\0361 - HEB Grocery Company\10.001 - HEB Alamo Ranch Platting\ACAD\PLAT\130.001 Plat.dwg



NOT TO SCALE

SAWS 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 WASTEWATER SERVICE CONNECTION.

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGREES ACROSS GRANTOR'S ADJACENT

PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE 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.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY EXCEPT TO THE EXTENT SUCH EASEMENTS ARE SHOWN HEREON, ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE AND ANY

OTHER EASEMENTS FOR UTILITIES ARE HEREBY RELEASED AND SHALL BE OF NO FURTHER FORCE OR EFFECT.

THE LOCATION OF EASEMENTS SHOWN HEREIN THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.

-745--

OPR

DPR

BSL

CATV

ELEC

ESMT

ROW

LEGEND

PROPERTY LINE

CONTOUR LINE

1/2" IRON ROD WITH

1/2" IRON ROD FOUND

OFFICIAL PUBLIC RECORDS,

DEED AND PLAT RECORDS.

BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS

BUILDING SETBACK LINE

CABLE TELEVISION

ELECTRIC

EASEMENT

RIGHT-OF-WAY

"DAM" CAP SET

(UNLESS NOTED)

CALCULATED POINT

THE CITY OF SAN ANTONIO AS A 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" (EXCLUDING ANY SUCH EASEMENTS CREATED BY SEPARATE INSTRUMENT) 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

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 DEPICTED ON THIS REPLAT.

CURVE TABLE

C2 74.74' 365.00' 11°43'54" S05°50'36"E 74.61'

| 101.54' | 89.68' | 64°52'35" | N36°31'51"W |

20.55' | 132.00' | 8*55'18" | S84*28'49"W | 20.53'

4,756.68' 0"18'04"

BEARING DISTANCE

| S86°02'29"W |

CURVE # LENGTH RADIUS DELTA

25.00'

REMOVE FROM SAID LANDS ALL TREES AND 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.

<u>BEARING BASIS:</u>

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), IAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

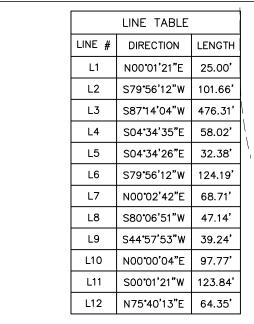
ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5438 PROP. COR." UNLESS OTHERWISE NOTED.

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 MODIFICATIONS WHICH ALTER THE CROSS—SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). 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.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUÉD BY THE DEVELOPMENT SERVICES DEPARTMENT.



TELE TELEPHONE **GINGER RISE** WESTWIND'S SOUTH WESTWINDS SOUTH 5' EASEMENT UNIT 2 (PUD) UNIT 1 (PUD) VOL. 9576, PG. 182 VOL. 9574, PGS. 66-67 VOL. 9574, PG. 66-67 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 | LOT 26 44 LOT 43 LOT 42 LOT 41 LOT : 40**1**LOT 39 | LOT 38 LOT 37 | LOT 36 | LOT 35 | LOT 34 | LOT 33 | LOT 32 5' EASEMENT 28' ELECTRIC, GAS, TELE., CATV 12' ELECTRIC, GAS, TELE., CATV 16' ELECTRIC, GAS, TELE., VOL. 9576, PG. 182 VOL. 9575, PGS. 57-60 DPR VOL. 9575, PGS. 57-60 DPR VOL. 9575, PGS. 57-60 DPR DPR [⊥] S89°58'39"E 764.96' ~S89°58'02"E 653.59' S88°56'28"W 415.55' **⋖**9.58'33"W 205.22' 28' ELECTRIC, GAS, TELE. CATV EASEMENT VOL. 9575, PGS. 57-60 VARIABLE WIDTH PUBLIC DPF DRAINAGE EASEMENT OFF-LOT 1.216 ACRE LOT 70 **BLOCK 2** CB 4413 18.333 ACRES UNPLATTED ALAMO RANCH RETAIL, LTD 13.301 ACRES VOL. 18327, PAGE 548 25' PUBLIC DRAINAGE EASEMENT

STATE OF TEXAS COUNTY OF BEXAR

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

PRELIMINARY-FOR REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DREW A. MAWYER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

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.

PRELIMINARY

STEPHEN S. LIN. P.E. LICENSED PROFESSIONAL ENGINEER NO. 108721 - STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT (1.216 ACRE OFF-LOT EASEMENT), 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.

ALAMO RANCH RETAIL, LTD. A TEXAS LIMITED PARTNERSHIP BY: ALAMO RANCH GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SOLE GENERAL PARTNER ALAMO RANCH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER. 1.216 ACRE OFF-LOT EASEMENT

GREG MANN, AS MANAGER

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>GREG MANN</u>, 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		D	AY OF					. 2017.	

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NO. 160028

REPLAT AND SUBDIVISION PLAT ESTABLISHING ALAMO RANCH TRACT 10 COMMERCIAL

BEING A TOTAL OF 19.593 ACRES, ESTABLISHING LOT 70, BLOCK 2, CB 4413 (18.333 ACRES), AND INCLUDING 0.04746 ACRES OF RIGHT-OF-WAY DEDICATION, IN BEXAR COUNTY, TEXAS, AND BEING A 1.216 ACRE OFF-LOT PRIVATE DRAINAGE EASEMENT, BEING A PART OF A REMAINDER OF 374.562 ACRES CONVEYED TO LARADO S. LTD., RECORDED IN VOLUME 10939, PAGES 2325–2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

0	50'	100'	200'	
	SCA	LE: 1" = 100'		N



ENGINEERING | CONSULTING 5710 W. HAUSMAN ROAD, SUITE 115 SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201



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: HEB GROCERY COMPANY, LP 646 SOUTH FLORES STREET SAN ANTONIO, TX 78204 210-938-8238 LOT 70, BLOCK 2, NCB 4413

HEB GROCERY COMPANY, LP
TODD A. PILAND, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, 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 SEA	L OF	OFFICE	
THIS _		_ DAY OF				, 2017.
_		_				
						_
NOTAR'	Y PUBLI	C, BEXAR	COUNTY,	TEXAS		

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 THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS	DAY OF	A.D. 20
BY		
51	COUNTY CLERK, BEXAR COUNTY	
BY		
	COUNTY JUDGE, BEXAR COUNTY	

THIS PLAT OF ALAMO RANCH TRACT 10 COMMERCIAL 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.

VIII 1102(6) 11112 B2211 010 1112B1	
DATED THIS DAY OF	, A.D., 2017
BY:	
BY:	

STATE	OF	TI	EXAS
COUNT	ΥC)F	BFXA

,, COUNTY	CLERK OF SAID COUNTY, [00 HE	EREBY
CERTIFY THAT THIS PLAT WAS FILED	FOR RECORD IN MY OFFIC	E, O	N
HE DAY OF	_ A.D. 2017 ATM.	AND	DULY
RECORDED THE DAY OF _		A.D.	2017
ATM. IN THE RECORDS OF	AND		_ OF
SAID COUNTY, IN BOOK VOLUME	ON PAGE		<u></u> .
N TESTIMONY WHEREOF WITNESS M	Y HAND AND OFFICIAL SEAL	OF	

OFFICE, THIS ____ DAY OF ___ ____, A.D., 2017. COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY SHEET 2 OF 2