

LOCATION MAP

NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
ARB	ARBITRARY	PG	PAGE(S)
BLK	BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	RB	RADIAL BEARING
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
CCPR	COMAL COUNTY DEED AND PUBLIC RECORDS	RW	RECYCLED WATER
CV	CLEAR VISION	SD	STORM DRAINAGE
DED	DEDICATION	SG	SIGNAGE
DOC	DOCUMENT NUMBER	SS	SANITARY SEWER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	TA	TURNAROUND
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE
ELEC	ELECTRIC	VAR	VARIABLE WIDTH
ESMT	EASEMENT	W	WATER
ETJ	EXTRATERRITORIAL JURISDICTION		REPETITIVE BEARING
FFE	FINISHED FLOOR ELEVATION		AND/OR DISTANCE
○	SET 1/2" IRON ROD (PD)	---	ORIGINAL SURVEY/COUNTY LINE
●	SET 1/2" IRON ROD (PD)-ROW		
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	16' SANITARY SEWER OFF-LOT EASEMENT (0.462 OF AN ACRE)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	20' BUILDING SETBACK LINE (ALAMO RANCH 46C, PH1, PUD) (VOL. 9706 PGS. 186-190 DPR)
⑤	16' SANITARY SEWER EASEMENT	③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH 46C, PH1, PUD) (VOL. 9706 PGS. 186-190 DPR)
⑩	10' WATER EASEMENT	④	30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (ALAMO RANCH 49C, PH1, PUD) (VOL. 9693, PGS. 108-110, DPR)
⑪	20' BUILDING SETBACK	⑤	10' BUILDING SETBACK (VOL. 9706, PGS. 186-190 DPR)
⑫	15' BUILDING SETBACK		
⑬	10' BUILDING SETBACK		
⑭	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑮	15' PRIVATE DRAINAGE EASEMENT		

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), 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:

1. 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THE PLAT DOES NOT AVOID, 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 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 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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 46C, PH2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

LEGEND CONTINUED

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|---|--|---|--|
| ⑤ | VARIABLE WIDTH PRIVATE DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) | ⑥ | 20' BUILDING SETBACK LINE (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) |
| ⑥ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) | ⑦ | 10' BUILDING SETBACK LINE (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) |
| ⑦ | 50' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) | ⑧ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH 49C, PH2, PUD) (VOL. 9710 PGS. 83-85, DPR) |
| ⑧ | UNPLATTED: PULTE HOMES OF TEXAS, L.P. 1,611.112 ACRES (VOL. 10940 PG. 369-381 OPR) | ⑨ | 30' BUILDING SETBACK LINE (VOL. 5580 PGS. 214-218 DPR) |
| | | ⑩ | 30' BUILDING SETBACK LINE (VOL. 5580 PGS. 214-218 DPR) |
| | | ⑪ | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9706 PGS. 186-190 DPR) |
| | | ⑫ | 30' DRAINAGE EASEMENT (VOL. 5580 PGS. 214-218 DPR) |

OPEN SPACE NOTE:

LOT 902, 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 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 CONFORMANCE 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.

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 HIGH PRESSURE NOTE:

A PORTION OF THE 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 147, CB 4400 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

INGRESS & EGRESS (SEWER):

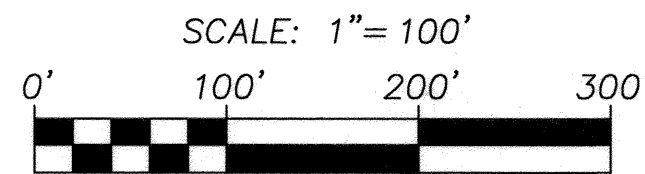
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

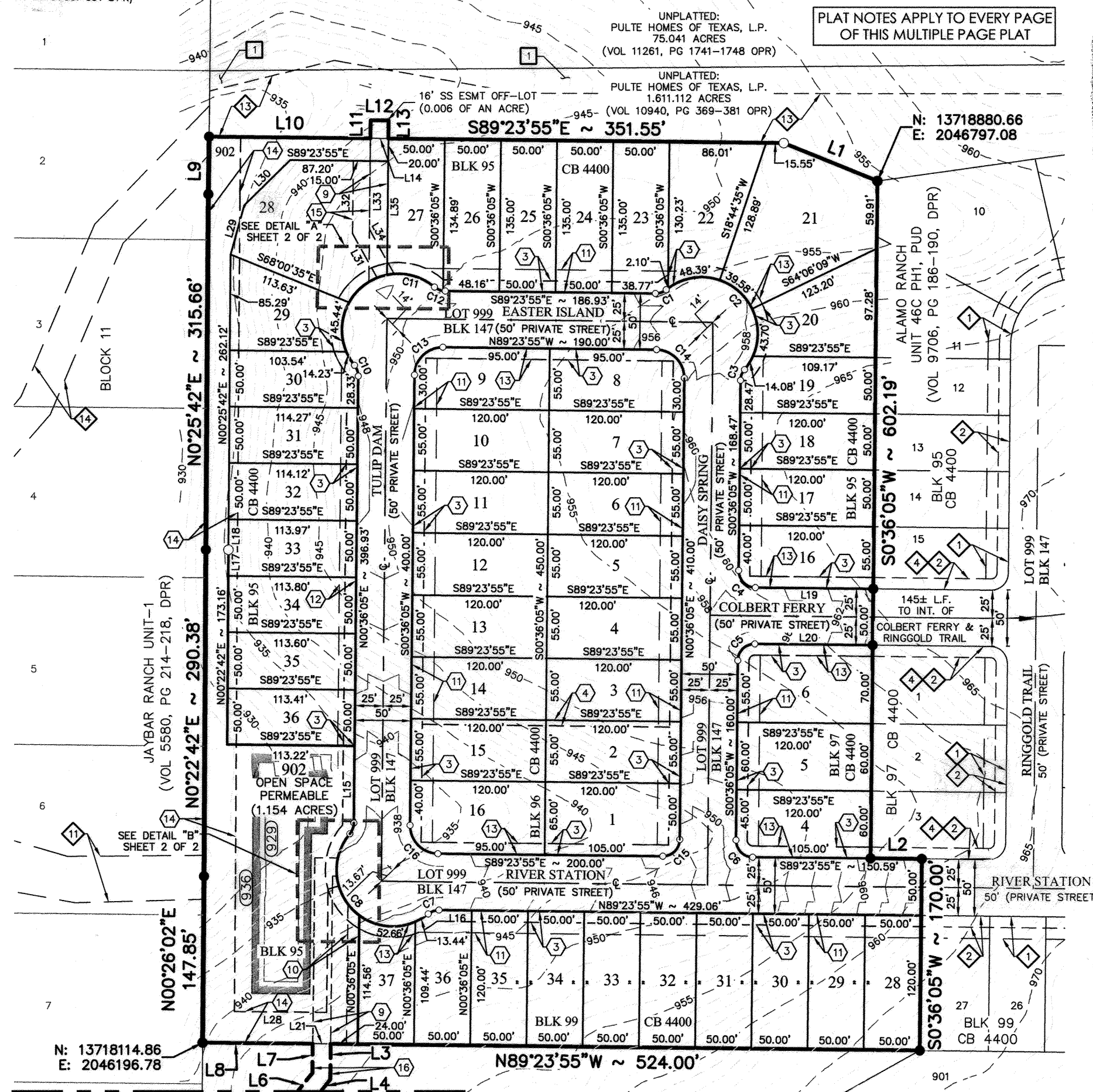
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1052162) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST 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).

DETENTION NOTE:

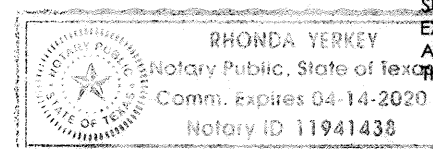
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION POND APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.



SEE
SHEET 2 OF 2
FOR LINE &
CURVE TABLES



MATCHLINE "A"
SHEET 2 OF 2



PLAT NUMBER 160479

SUBDIVISION PLAT OF ALAMO RANCH UNIT 46C PHASE 2, PUD

ESTABLISHING LOT 16 - 36, BLK 95, LOTS 1-16, BLK 96, LOTS 4-6, BLK 97, LOTS 28-37, BLK 99 & LOT 902 BLK 99, BEING A TOTAL OF 11.586 ACRE TRACT 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 AND OUT OF 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

STATE OF TEXAS
COUNTY OF BEXAR

DATE OF PRINT: DECEMBER 12, 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: BLAKE HARRINGTON
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 BLAKE HARRINGTON, 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 10th DAY OF May, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 46C PHASE 2, 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

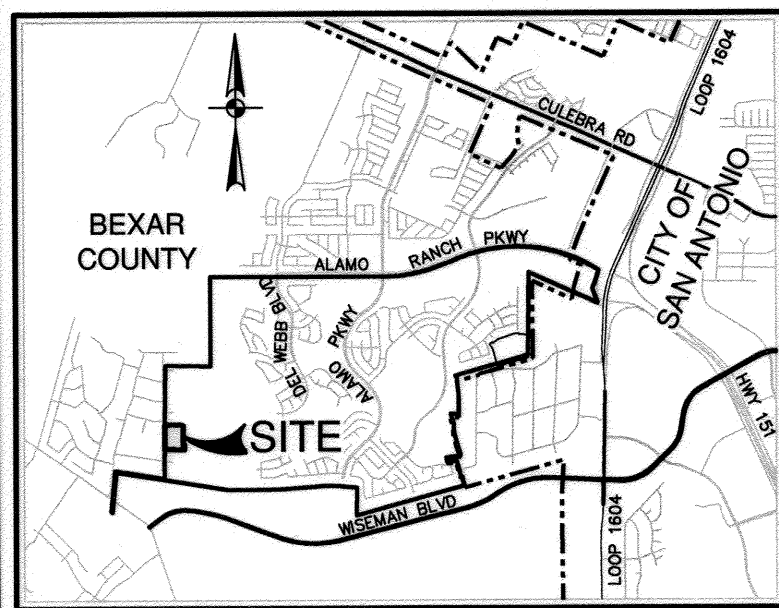
STATE OF TEXAS
COUNTY OF BEXAR

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 1 OF 2



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LEGEND

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--- ORIGINAL SURVEY/COUNTY LINE

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

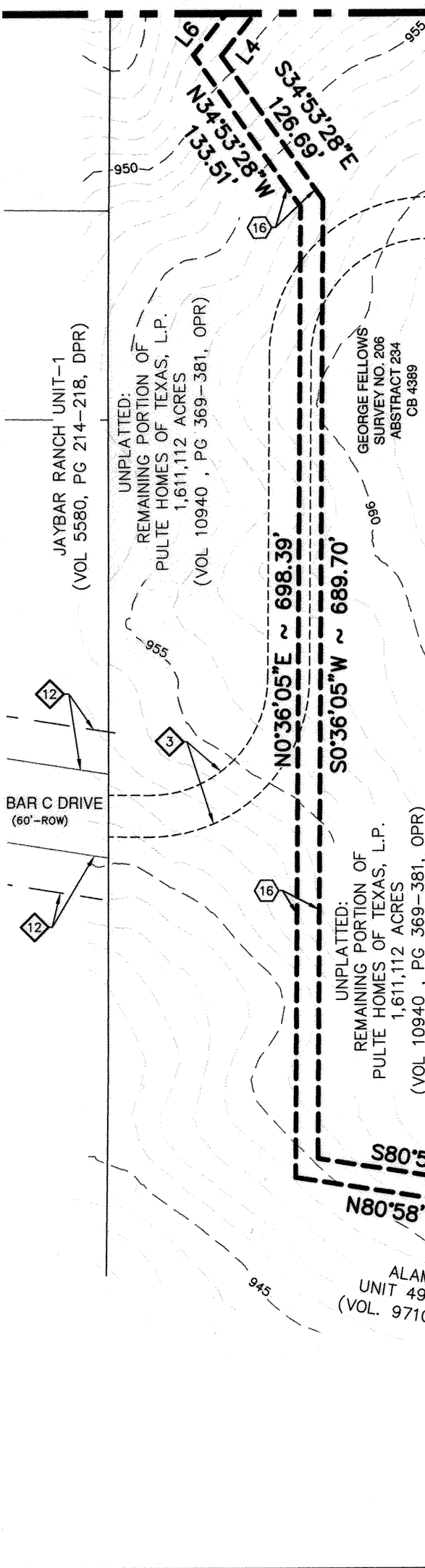
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

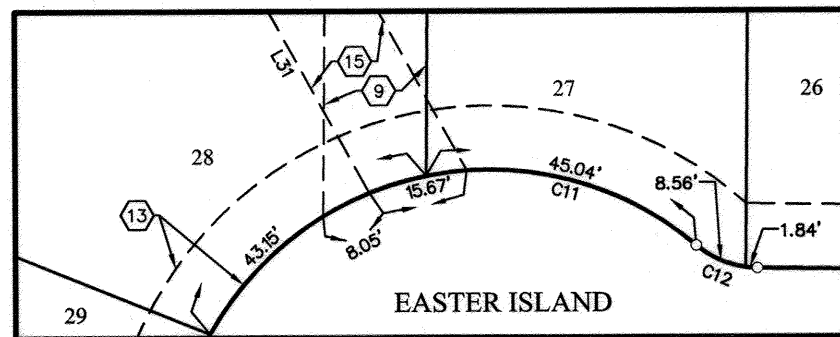
LEGEND CONTINUED

- 6 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH 49C PH2, PUD) (VOL. 9710 PGS. 83-85, DPR)
- 7 50' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET (ALAMO RANCH 49C PH2, PUD) (VOL. 9710 PGS. 83-85, DPR)
- 8 20' BUILDING SETBACK LINE (ALAMO RANCH 49C PH2, PUD) (VOL. 9710 PGS. 83-85, DPR)
- 1 UNPLATTED: PULTE HOMES OF TEXAS, L.P. 1,611.112 ACRES (VOL. 10940 PG. 369-381 OPR)
- 9 10' BUILDING SETBACK LINE (ALAMO RANCH 49C PH2, PUD) (VOL. 9710 PGS. 83-85, DPR)
- 10 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH 49C PH2, PUD) (VOL. 9710 PGS. 83-85, DPR)
- 11 DRAINAGE EASEMENT (VOL. 5580 PGS. 214-218 DPR)
- 12 30' BUILDING SETBACK LINE (VOL. 5580 PGS. 214-218 DPR)
- 13 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9706 PGS. 186-190 DPR)
- 14 30' DRAINAGE EASEMENT (VOL. 5580 PGS. 214-218 DPR)

MATCHLINE "A" SHEET 1 OF 2



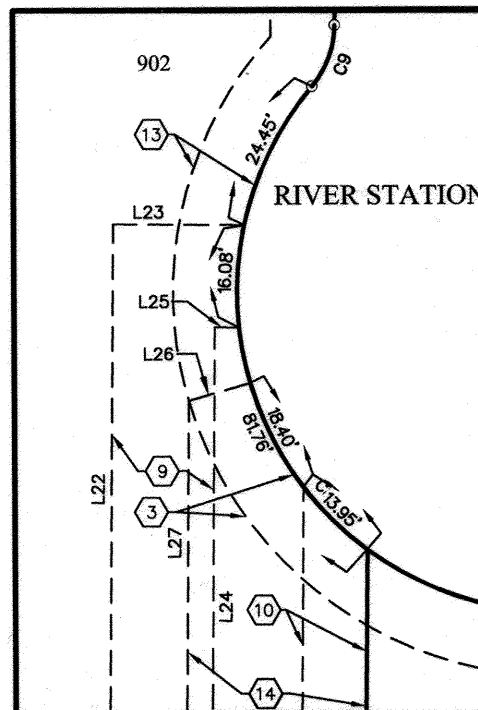
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	039°42'54"	N70°44'38"E	10.19'	10.40'
C2	50.00'	169°25'49"	S44°23'55"E	99.57'	147.86'
C3	15.00'	039°42'54"	S20°27'33"W	10.19'	10.40'
C4	15.00'	090°00'00"	S44°23'55"E	21.21'	23.56'
C5	15.00'	090°00'00"	S45°36'05"W	21.21'	23.56'
C6	15.00'	090°00'00"	S44°23'55"E	21.21'	23.56'
C7	15.00'	039°42'54"	S70°44'38"W	10.19'	10.40'
C8	50.00'	169°25'49"	S44°23'55"E	99.57'	147.86'
C9	15.00'	039°42'54"	N20°27'33"E	10.19'	10.40'
C10	15.00'	039°42'54"	N19°15'22"W	10.19'	10.40'
C11	50.00'	169°25'49"	S45°36'05"W	99.57'	147.86'
C12	15.00'	039°42'54"	S69°32'27"E	10.19'	10.40'
C13	25.00'	090°00'00"	S45°36'05"W	35.36'	39.27'
C14	25.00'	090°00'00"	N44°23'55"W	35.36'	39.27'
C15	15.00'	090°00'00"	N45°36'05"E	21.21'	23.56'
C16	25.00'	090°00'00"	S44°23'55"E	35.36'	39.27'



DETAIL "A"

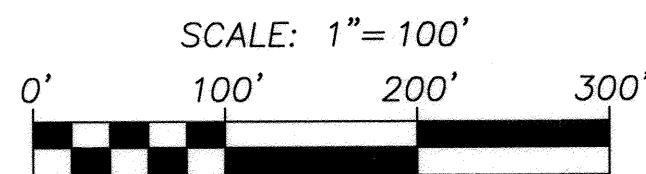
SCALE: 1" = 30'

LINE #	BEARING	LENGTH
L1	S68°00'23"E	89.95'
L2	S89°23'55"E	45.59'
L3	S00°36'09"W	31.36'
L4	S38°33'30"W	54.56'
L5	S09°01'48"W	16.00'
L6	N38°33'30"E	60.99'
L7	N00°36'09"E	25.86'
L8	N89°23'55"W	97.92'
L9	N00°39'50"E	51.11'
L10	S89°23'55"E	143.48'
L11	N00°36'05"E	16.00'
L12	S89°23'55"E	16.00'
L13	S00°36'05"W	16.00'
L14	N89°23'55"W	16.00'
L15	S00°36'05"W	68.60'
L16	N89°23'55"W	29.06'
L17	S00°22'42"W	23.16'
L18	S00°25'42"W	26.84'
L19	S89°23'55"E	105.00'
L20	N89°23'55"W	105.00'
L21	N89°23'55"W	16.00'
L22	N00°36'05"E	165.14'
L23	S89°23'55"E	20.45'
L24	N00°36'05"E	149.14'
L25	S89°23'55"E	3.75'
L26	N73°42'19"E	10.00'
L27	N00°36'05"E	109.56'
L28	S89°23'55"E	82.00'
L29	N15°25'42"E	45.59'
L30	S45°36'05"W	57.29'
L31	S28°57'33"E	44.91'
L32	S00°36'05"W	64.75'
L33	N00°36'05"E	60.79'
L34	N28°57'33"W	45.26'
L35	S00°36'05"W	101.07'



DETAIL "B"

SCALE: 1" = 30'



SCALE: 1" = 100'

PLAT NUMBER 160479

SUBDIVISION PLAT OF ALAMO RANCH UNIT 46C PHASE 2, PUD

ESTABLISHING LOT 16 - 36, BLK 95, LOTS 1-16, BLK 96, LOTS 4-6, BLK 97, LOTS 28-37, BLK 99 & LOT 902 BLK 99, BEING A TOTAL OF 11.586 ACRE TRACT 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 AND OUT OF 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: DECEMBER 12, 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: BLAKE HARRINGTON
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 BLAKE HARRINGTON 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 10th DAY OF May, A.D. 2019.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 46C PHASE 2, 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

SHEET 2 OF 2

BY: DEPUTY

