

E OF SHAUNA L WEAVER 89512 CENSE? SSIONAL

(VOL 9571, PGS 22-24, DPR)

# 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 GRANT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AN THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE LINES OR APPURTENANCES THERETO, IT IS AGREED AND BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACE

### TREE NOTE THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMI

REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AN TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT CITY ARBORIST OFFICE 35-477(b)(5)C

## C.P.S. NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ANCHOR EASEMENT." "SERVICE EASEMENT." "OVERHANG "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERE WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRA RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT. REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTH OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPU UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS RE WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROU CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FO ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOV

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRI FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOO

## DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUC SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAG PLAT. NO LANDSCAPING OR OTHER TYPE OF MO CROSS-SECTIONS OF THE DRAINAGE FASEMENTS AS WITHOUT THE APPROVAL OF THE DIRECTOR OF PUE ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGH THE GRANTOR'S ADJACENT PROPERTY TO REMOVE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EA MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRA

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUA STRUCTURES, WALLS, FENCES, AND VEGETATION), WI THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOV THE AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIG STREETS, OR LATEST REVISION THEREOF.

### LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE L AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT

APPURTENANCES TOGETHER OR'S ADJACENT LAND, THE RIGHT ND RIGHT-OF-WAY AREAS, AND PARTS THEREOF, OR OTHER	ESTABLISHING ALAMO RANCH UNIT 44C, PUD
WITH THE EFFICIENCY OF SAID JNDERSTOOD THAT NO D WITHIN SAID EASEMENT AREA. (A/P#1052162) WHICH D PROPERTY OWNERS. THE ITONIO ARBORISTS OFFICE. NO PRIOR CONSULTATION WITH THE	2.375 ACRE TRACT OF LAND ESTABLISHING LOTS 7-13 & 902. BLOCK 52, 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 OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4400 BEXAR COUNTY, TEXAS.
SYSTEM (CITY PUBLIC SERVICE BOARD) IS ELECTRIC AND GAS DISTRIBUTION AND ELECTRIC EASEMENT," "GAS EASEMENT," ASEMENT," "UTILITY EASEMENT," AND CONSTRUCTING, RECONSTRUCTING, CTING POLES, HANGING OR BURYING WITH ITS NECESSARY APPURTENANCES; UTOR'S ADJACENT LAND, THE RIGHT TO OF-WAY AREAS, AND THE RIGHT TO HER OBSTRUCTIONS WHICH ENDANGER RTENANCES THERETO, IT IS AGREED AND WILL BE PLACED WITHIN SAID EASEMENT EQUIRED OF CPS EQUIPMENT, LOCATED ND ELEVATION ALTERATIONS SHALL BE	SCALE: 1"= 100' 0' 100' 200' 300' <b>PAPE-DAWSON</b> <b>PAPE-DAWSON</b> SAN ANTONIO   AUSTIN   HOUSTON   FORT WORTH   DALLAS
R SAID GRADE CHANGES OR GROUND	2000 NW LOOP 410   SAN ANTONIO, TX 78213   210.375.9000
AFFECT ANY EXISTING ELECTRIC, GAS, ANY OTHER EASEMENTS FOR UTILITIES	TBPE FIRM REGISTRATION #470   TBPLS FIRM REGISTRATION #10028800
V: HE FIVE (5) FOOT WIDE ELECTRIC AND UNDERGROUND ELECTRIC AND GAS	DATE OF PREPARATION: February 16, 2018 STATE OF TEXAS COUNTY OF BEXAR
WIDE ELECTRIC, GAS TELEPHONE AND C, GAS, TELEPHONE AND CABLE T.V. DT WIDE EASEMENTS. CTIONS THAT IMPEDE DRAINAGE GE EASEMENTS SHOWN ON THIS DIFICATIONS WHICH ALTER THE APPROVED, SHALL BE ALLOWED LIC WORKS. THE CITY OF SAN TO INGRESS AND EGRESS OVER ANY IMPEDING OBSTRUCTIONS ASEMENTS AND TO MAKE ANY INAGE EASEMENTS.	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
AL OBSTRUCTIONS (E.G. HICH ARE HIGHER THAN TE THE PAVEMENT AS PER AND TRANSPORTATION GN OF HIGHWAYS AND	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 DAY OF, A.D. 20
Notory Pub My Com	RIE L. KIRK Mic. State at Texas imission Expires ah 12, 2018 NOTARY PUBLIC, BEXAR COUNTY, TEXAS
	THIS PLAT OF ALAMO RANCH UNIT 44C, 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)

HAS BEEN SUBMITTED TO AND HE CITY OF SAN ANTONIO, TEXAS ACCORDANCE WITH STATE OR RE ADMINISTRATIVE EXCEPTION(S) LOCAL LAWS AND REGULATIONS; AND/ON AND/OR VARIANCE(S) HAVE BEEN GRANTED. A D 20

PLAT NUMBER 170154

**REPLAT & SUBDIVISION PLAT** 

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BY:	
	CHAIRMAN
BY:	
	SECRETAR'

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

and the second s

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l,	, COUI	NTY CLERK	OF BEXAR COUNTY	, DO HEREBY			
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY							
OF	, A.D. <u>20</u>	_AT	M. AND DULY RE	CORDED THE			
DAY OF	-	, A.D. <u>20</u>	AT	M. IN THE			
DEED AND PLAT RECORDS C	OF BEXAR COUN	ITY, IN BOOI	K/ VOLUME	ON			
PAGE IN TESTIM	ONY WHEREOF,	WITNESS M	Y HAND AND OFFI	CIAL SEAL OF			
OFFICE, THIS DAY	OF		, A.D. <u>20</u>				
		COUNTY	CLERK, BEXAR CC	UNTY, TEXAS			



12 61.34' / 12.10' HORSESHOE BAY (50' PRIVATE STREET) DETAIL "C" SCALE: 1"=30" BLOCK 52 GREENBEL 16 64 67 (2)902 12 DETAIL "E" SCALE: 1"=30'

44C, UNIT RANCH LAMO

