FIRE FLOW NOTE

MAINTENANCE NOTE

ARBORIST'S OFFICE 35-477(b)(5)C.

CB 441

S67°37'32"E ~ 372.00'

50' RIGHT-OF-WAY

567°37'32"E

<u>-12</u>

S67°37'32"E

120.00

13

S67'37'32"E

N67**°**37**'**32"W

BLK 41 CB 4411

LINE TABLE

LINE # | BEARING | LENGTH

L17 N22*22'28"E 44.94'

11.43'

50.00'

93.59

106.07

9.44'

90.00'

10.00'

7.50

7.50

10.00'

CURVE # RADIUS

450.00'

15.00'

50.00'

15.00'

25.00'

15.00'

15.00'

002'02'20"

039*50'44"

169°37'13"

039*50'43"

089*55'48"

090°04'12"

089*55'48"

C1

C2

C3

C4

C6

S67°37'32"E

N22°22'28"E

N67°37'32"W

N67*41'45"W

S2218'15"W

S67°41'45"E

S67°41'45"E

L30 N67*41'45"W 120.24'

N67*41'45"W 120.25'

L23 S67°18'15"W

L24 N22°17'56"E

L29 S2218'15"W

S22*22'28"W 16.00'

2 15

1098

L18

L19

L21

L26

L28

3120.00'

N67°37'32"W ~ 200.01'

19 🛪

SARAH TYLER

Survey no. 367`

ABSTRACT 744

CB 4401

22 4 2 21

BLK 37

20

DRAINAGE EASEMENT NOTE

WASTEWATER EDU NOTE:

BY THE SAN ANTONIO WATER SYSTEM.

ABOVE FINISHED ADJACENT GRADE.

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1,073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT $\overline{\mathsf{EACH}}$ 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.

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

18B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNER'S 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 ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF

S67°37'51"E ~ 1110.00' BLK 37 CB 4411 223 N67°37'51"W ~ 541.32'

BLK 37 CB 4411

8'15"E

RED MAPLE WAY

60' RIGHT-OF-WAY

ALAMO RANCH-UNIT 15A

(VOL. 9698, PG 121-122, DPR)/

\ 63 | 62 | 61 | 60

<u>C1</u>

[ٍ≥

<u>†</u>Ω-

1‰

@ L9 (3)

UNPLATT NTAL HOMES REMAINING P OF 377.273 L 11543, PG

: 13726478.68

E: 2048716.64

S67°37'51"E ~ 1110.00'

S67°37'32"E

120.00

14

S67°37'32"E

120.00'

12 (1)

BLK 42

CB 4411

LINE TABLE

LINE # | BEARING | LENGTH

N67°41'45"W

N67'37'32"W

L6 N67'37'32"W 120.00'

N67*37'32"W

N22°22'28"E

L9 N67'37'32"W 118.45'

L10 | S27'47'43"W | 145.98'

L11 S31°51'13"W 125.46'

L13 N27*47'43"E 144.65'

N22*22'28"E

L16 S67*37'32"E 30.00'

L12 N31°51'13"E

L14 S67*37'32"E

N67°37'32"W 50.00'

90.00

120.26

12.94

50.00'

17.00

125.51

134.47

17.00'

L1 S22°17'56"W

L4

L8

L15

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

UNPLATTED:

NATIONAL SKEET SHOOTING ASSOCIATION
199.948 ACRES

(VOL 4203, PG 1114-1117, OPR)

_1100-

S67°37'32"E

120.00

S67°37'32"E

8

120.00'

S67'37'32"E

120.00

~ 240.00

-ALAMO RANCH-UNIT 18A-1100

(VOL. 9710, PGS 78-79, DPR.)

9 (12)

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 EASEMENT, 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

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

N 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

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

DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH-UNIT

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RANCH-UN**I**T 13A LOT 51, BLOCK 37 (VOL 9571, PG 27-31, DPR) UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY

´15 ´

_14′ ⊠ີ

113.77

N67°41'45"W

13

N67°41'45"W

120.25

120.25

N67°41'45"V

10

AC ACRE(S) PG PAGE(S) **BLK** BLOCK CB COUNTY BLOCK ROW RIGHT-OF-WAY DPR DEED AND PLAT RECORDS OF FOUND 1/2" IRON ROD (SURVEYOR) BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD) FASEMENT **ETJ** EXTRATERRITORIAL JURISDICTION GAS ELECTRIC TELEPHONE AND CABLE TELEVISION OF REAL PROPERTY) OF INGRESS/EGRESS BEXAR COUNTY, TEXAS

LEGEND

-1140- — EXISTING CONTOURS ——1140—— PROPOSED CONTOURS --- CITY OF SAN ANTONIO LIMITS - ORIGINAL SURVEY/COUNTY LINE — & —— CENTERLINE

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE $\langle 4 \rangle$

AND CABLE TV EASEMENT 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.288 OF AN ACRE "OFF-LOT")

VARIABLE WIDTH WATER EASEMENT (11) 10' BUILDING SETBACK

(12) 15' BUILDING SETBACK 30'x50' DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON

INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.034 OF AN ACRE "OFF-LOT") (PERMEABLE)

REMAINING PORTION OF ALAMO

N: 13726637.10

√E: 2049408.66

- DETAIL "A"

SEE THIS SHEET

BLK 37

CB 4411

34

L27-

6.67-

CHORD LENGTH

16.01

10.43'

148.02

10.43

39.24

23.58

23.54

16.01

10.22'

99.59'

10.22

35.33

21.23

21.20'

L22

DETAIL "A"

NOT-TO-SCALE

N60°22'50"W

S87°32'54"E

S22°39'39"E

S42°13'37"W

N22*39'39"W

S67°20'21"W

N22°39'39"W

CURVE TABLE

DELTA CHORD BEARING

SCALE: 1"= 100'

1

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROW OPR OFFICIAL PUBLIC RECORDS BEING A TOTAL OF 6.888 ACRES, COMPRISED OF A 2.29

±332 LF TO INTERSECTION OF BURRO STONE & RAY ROBERTS

AND CABLE TV EASEMENT (VOL 9710, PG 78-79, DPR) 15' BUILDING SETBACK (VOL 9710, PG 78-79, DPR)

(VOL 9571, PG 27-31, DPR) 20' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9571, PG 27-31, DPR) VARIABLE WIDTH WATER. SEWER, ACCESS AND

10' WATER EASEMENT

DRAINAGE EASEMENT TO INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.318 TOTAL ACRE "OFF-LOT") (VOL 9571, PG 27-31, DPR) 10' BUILDING SETBACK

(VOL 9698, PG 121-122, DPR) AND CABLE TV EASEMENT (VOL 9698, PG121-122, DPR)

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9710, PG 78-79, DPR) 10'x7.5' WATER EASEMENT

300'

(VOL 9710, PG 78-79, DPR)

PLAT NUMBER 170196

REPLAT & SUBDIVISION PLAT ESTABLISHING

(OFFICIAL PUBLIC RECORDS OF LOT 51, BLOCK 37 ALAMO RANCH-UNIT 13A RECORDED IN VOLUME 9571, PAGES 28-31 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 4.594 ACRES OUT OF A 377.273 ACRE TRACT OF LAND RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, ESTABLISHING LOTS 10-22. 223 BLOCK 37, LOTS 7-14, BLOCK 41, AND LOTS 13-16, BLOCK 42, 10' GAS, ELECTRIC, TELEPHONE COUNTY BLOCK 4411, BEXAR COUNTY, TEXAS.

PAPE-DAWSON

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 PREPARATION: April 2, 2018

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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

10' GAS, ELECTRIC, TELEPHONE OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION THE SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232 (210)496-2668

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 , A.D. 20

NOTARY PUBLIC, 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 O BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME

DATED THIS _____ DAY OF _ A.D. 20

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ALAMO_RANCH-UNIT_18B ____ 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 ___

CHAIRMA

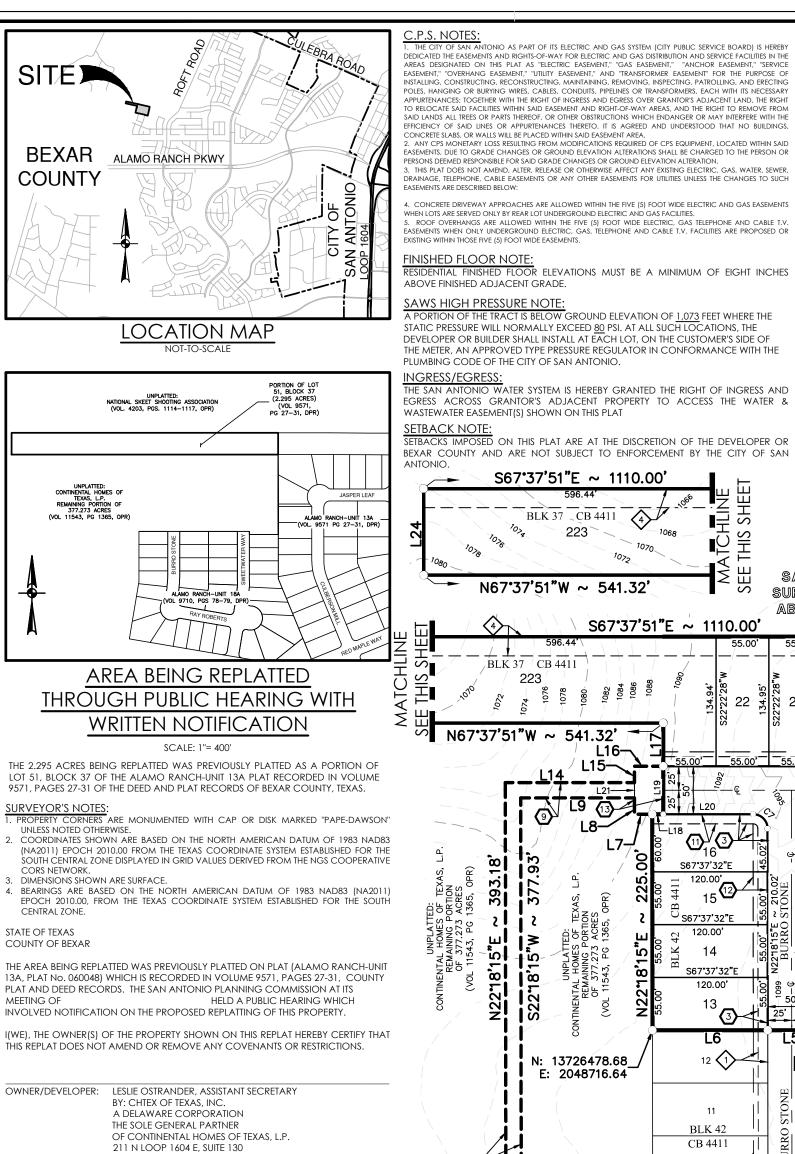
STATE OF TEXAS SECRETARY COUNTY OF BEXAR

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

_, A.D. <u>20</u> DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ___ PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF____ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 BY: _____ , DEPUTY



(210)496-2668

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

I HERERY CERTIEY 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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

MY COMMISSION EXPIRES:

ANTONIO PLANNING COMMISSION.