, A.D. 20

CHAIRMAN

SECRETARY

LOCATION MAP

LEGEND

ROW

VOL

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

14' GAS, ELECTRIC, TELEPHONE

ENTIRE VARIABLE WIDTH PRIVATE

AND CABLE TV EASEMENT

DRAINAGE, SEWER, WATER.

ACCESS, GAS, ELECTRIC,

TELEPHONE AND CABLE TV

EASEMENT TO EXPIRE UPON

PRIVATE STREET OR LOT

(VOL 9706, PG 180, DPR)

VARIABLE WIDTH PRIVATE

(VOL 9706, PG 180, DPR)

VARIABLE WIDTH PRIVATE

(VOL 9706, PG 180, DPR)

1.138 TOTAL ACRE "OFF-LOT")

ALAMO RANCH UNIT 46C PH1, PUD

(VOL 9706, PG 186-187, DPR)

(VOL 9706, PG 186-187, DPR)

DRAINAGE EASEMENT (0.295 TOTAL ACRES - "OFF-LOT")

DRAINAGE EASEMENT

DEL WESS BLVD

UNIT 4, PUD

INCORPORATION INTO FUTURE

(0.401 TOTAL ACRE -"OFF-LOT

(VOL 9706, PG 180, DPR)

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

VOLUME

PAGEIST

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF (SURVEYOR) BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS **IOFFICIAL PUBLIC RECORDS** OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS - -1140- - EXISTING CONTOURS 1140 PROPOSED CONTOURS — € — CENTERLINE

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.422 TOTAL ACRES -"OFF-LOT") 50' PRIVATE DRAINAGE EASEMENT PERMEABLE

(0.092 TOTAL ACRES-"OFF-LOT") 40' PRIVATE DRAINAGE EASEMENT PERMEABLE (0.041 TOTAL ACRES-"OFF-LOT")

13 10' WATER EASEMENT (0.010 TOTAL ACRES -"OFF-LOT") 14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9661, PG 119-120, DPR) VARIABLE WIDTH CLEAR VISION FASEMENT

(VOL 9661, PG 119-120, DPR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL 9706, PG 186-187, DPR)

TCI DETENTION & MAINTENANCE

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLI RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

DRAINAGE EASEMENT ENCROACHMENTS:

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORD S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 DEDICATION

THE OWNER 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.

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.

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE 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

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.



CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER ABOVE FINAL ADJACENT GRADE. SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION METER SET AND/OR WASTEWATER SERVICE CONNECTION. AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANCE FASEMENT." "UTILITY EASEMENT." "GAS EASEMENT." "TRANSFORMER EASEMENT." EASEMENT, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT ANTONIO WATER SYSTEM. TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

SETBACK NOTE:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE DEL WEBB UNIT 5 & 6 PUD SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

THE OWNER 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.

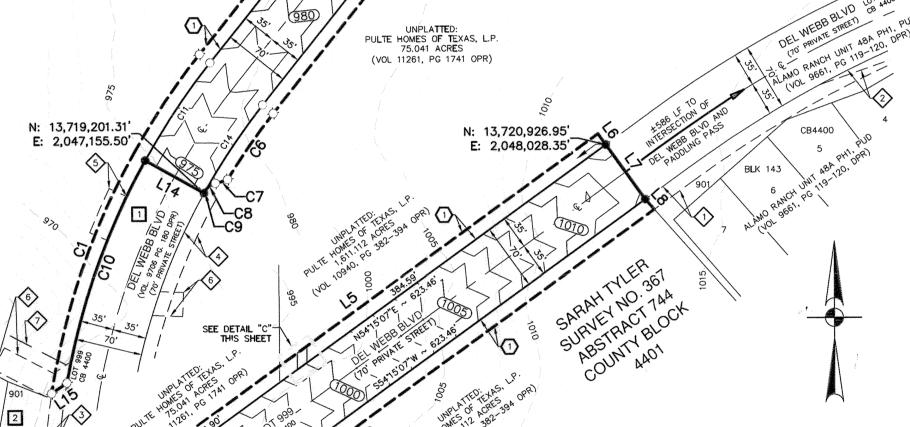
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #1052162) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

UNPLATTED

PULTE HOMES OF TEXAS, L.P.

75.041 ACRES (VOL 11261, PG 1741 OPR)



SAWS IMPACT FEE:

610.77

SAWS WASTEWATER EDU

DEL WEBB BLVD.

(70' PRIVATE STREET)

DETAIL "B"

SCALE: 1" = 20'

N: 13,719,803.94'

E: 2,047,108.11

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

	1	8				
	LINE TABLE			LINE TAB		
	LINE #	BEARING	LENGTH	LINE #	BEARING	
	L1	N03'01'03"E	489.99'	L16	N72*29'43"V	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	L2	N72*29'43"W	65.99'	L17	N72*29'43"V	
	L 3	N17*20'59"E	50.00'	L18	S72*29'43"E	
SEE DETAIL "A" THIS SHEET	L4	S72'29'43"E	66.00'	L19	S72*29'43"E	
1 SILL	L 5	N54*15'07"E	623.46	L20	S41*57'43"E	
	L6	S35'44'53"E	14.00'	L21	S41*57'43"E	
A TIME	L7	S35*44'53"E	70.00	L22	N36"13'23"V	
	L8	S41'39'35"E	14.07'•	L23	N54*15'07"E	

S54"15'07"W

S72"29'43"E

S17'30'17"W

N72'29'43"W

S03'01'03"V

S83'32'52"V

624,91

31.00'

40.00 31.00

489.99

70.00

19.40'

(.)	
	L
PAPE-DAWSON ENGINEERS	L
I ENCINEEDS	Ľ
engineers	L

L12 SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS L13 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #1002880 DATE OF PREPARATION: December 04, 2018 L15 S20°02'30"W

LINE #	DEADING	LENGTH		310.00	013 14 11	303 30 00 11		2,,,,,,,
	BEARING		C6	651.00'	00719'36"	S00'38'45"E	83.19'	83.25'
L 16	N72*29'43"W	14.01	C7	65.00'	011'48'10"	N37'03'51"E	13.37	13.39
L17	N72*29'43"W	14.00'	C8	14.98'	049*10'30"	N18*25'23"E	12.46'	12.86
L18	S72*29'43"E	14.00'	C9	665.00	0001716"	S0618'30"E	3,34'	3.34'
L 19	S72'29'43"E	14.00'	C10	735,00'	019'10'19"	S16*02'18"E	244.80'	245.94
L 20	S41*57'43"E	14.00'	C11	735.00	009*28'11"	N01°43'03"W	121.34	121.48
L21	S41*57'43"E	14.00'	C12	1000.00'	051*14'04"	N28'38'05" E	864.71	894.21
L22	N36'13'23"W	14.00'	C13	930.00'	051"14'04"	S28*38'05"W	804.18	831.62
L23	N54*15'07"E	1.60'	C14	665.00'	009'10'54"	S01*34'24"E	106.45	106.57
L24	S36'13'23"E	14.00'	C15	1014.00	002'49'32"	N17°21'07"E	50.00	50.01
L 25	S54*15'07"W	1.71'	C16	916.00'	002'30'08"	S17*30'17"W	40.00	40.00
L26	N54*15'07"E	12.27'	C17	916.00'	000'37'32"	S46'50'59"W	10.00	10.00'
L27	S00°21'27"E	17.17'	C18	930.00'	000'36'58"	S46*52'03"W	10.00'	10.00'
L28	S54*15'07"W	12.27'	C19	1000.00'	000'28'30"	S54'00'52"W	8.29'	8.29'
L29	N00°21'27"W	17.17	C20	1014.00	000'28'30"	S54*00'52"W	8.40'	8.40'

CURVE # RADIUS

C2

C3

C4

C5

749.00

1014.00'

916.00'

CURVE TABLE

DELTA

029'40'44'

012'55'18"

035'29'46'

1014.00' 035'29'14"

916.00' 013'14'11"

CHORD BEARING

N11*49'19"W

N09'28'42"E

N36*30'30"E

S36*30'14"W

S09"38"08"W

CHORD LENGTH

228.68

628.04

567.48

383.65

228.20

618.05

558.45

211.14

FINISHED FLOOR NOTE:

UNPLATTED

PULTE HOMES OF TEXAS, L.P.

75.041 ACRES (VOL 11261, PG 1741 OPR)

SARAH TYLER

SURVEY NO. 367

ABSTRACT 744

COUNTY BLOCK

4401

PULTE HOMES OF TEXAS, L.P.

75.041 ACRES

(VOL 11261, PG 1741 OPR)

DEL WEBB BLVD.

(70' PRIVATE STREET)

DETAIL "A"

DEL WEBB BLVD.

(70' PRIVATE STREET)

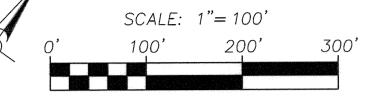
DETAIL "C

PLAT NUMBER 170153 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" (8) INCHES

SUBDIVISION PLAT OF

DEL WEBB UNIT 5 & 6 PUD

BEING A TOTAL OF 4.888 ACRES TRACT OF LAND ESTABLISHING A 70' PRIVATE STREET AND OFFSITE EASEMENTS, COMPRISED OF 1.014 ACRES OUT OF A 1,611.112 ACRE TRACT OF LAND RECORDED IN VOLUME 10940, PG 382-394 AND 3.874 ACRES OUT OF A 75.041 ACRE TRACT RECORDED IN VOLUME 11261, PAGE 1741, BOTH OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OF THE SARAH TYLER SURVEY NO. 367 ABSTRACT 744 COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEXAR

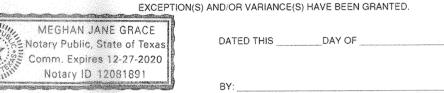
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER SEAN MILLER 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 SEAN MILLER 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS CAPACITY THEREIN STATED.

THIS PLAT OF <u>DEL WEBB UNIT 5 & 6 PUD</u> 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



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 ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1

SHAUNA L. WEAVER

89512