FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE, NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY

SAWS IMPACT FEE:

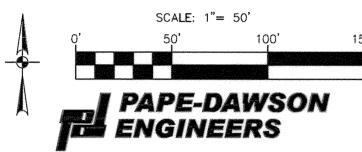
TREE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

BUILDING SETBACK LINE PLAT OF

ALAMO RANCH UNIT 44A, PUD

THE PURPOSE OF THIS PLAT IS TO CHANGE THE FRONT BUILDING SETBACK LINE FROM 20' TO 10' ON LOT 47 OF BLOCK 52, IN COUNTY BLOCK 4400, ALAMO RANCH UNIT 44A, PUD, RECORDED IN VOLUME 9571, PAGES 22-24 OF THE DEED AND PLAT



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: November 30, 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 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

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 AN SEAL OF OFFICE THIS DAY OF _________, A.D. 20

CERTIFICATE OF APPROVAL: THIS BSL PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER. IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND

DATED THIS _____ DAY OF ____

LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

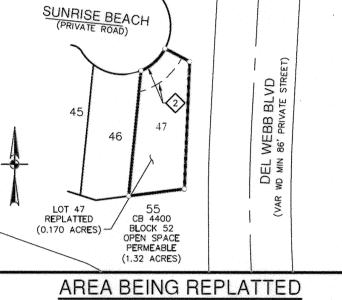
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 44A, 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 ____

SECRETARY

CHAIRMAN



BEXAR

COUNTY

LOCATION MAP

NOT-TO-SCALE

CITY OF

SAN ANTONIC

SEA WORLD

TEXAS

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100" 0.170 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH A 20' BUILDING SETBACK WITHIN LOT 47, BLOCK 52, ALAMO RANCH UNIT 44A, PUD RECORDED IN VOLUME 9571, PAGES 22-24 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

STATE OF TEXAS COUNTY OF BEXAR

SITE

TALLEY

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 44A, PUD WHICH IS RECORDED IN VOLUME 9571 , PAGE(S) 22-24 , COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR

OWNER/DEVELOPER

PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

(210) 496-1985

MY COMMISSION EXPIRES: 12/37/20

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

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

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.

CURVE TABLE DELTA CHORD BEARING CHORD LENGTH CURVE # RADIUS 039*38'53" N47*34'07"E 33.91' 50.00'

UNIT 44A, PUD

(VOL 9571, PG 22-24 DPR)

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER

SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM

SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION

AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON

THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," WATER

EASEMENT. SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE

INSPECTING PATROLLING AND ERECTING LITHITY INFRASTRUCTURE AND SERVICE FACILITIES

FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT 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.

WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

GROUND ELEVATION ALTERATIONS

ELECTRIC AND GAS FACILITIES.

AC ACRE(S)

DPR DEED AND PLAT RECORDS

OPR OFFICIAL PUBLIC RECORDS

BEXAR COUNTY, TEXAS

- 1140 -- EXISTING CONTOURS

CENTERLINE

10' BUILDING SETBACK LINE

OF BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF (SURVEYOR)

TRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

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

CASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

ELECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CARLE TV FASEMENTS OR ANY OTHER

ASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ARBORIST OFFICE PER 35-477(H).

VOL VOLUME

PG PAGE(S) (PUD) PLANNED UNIT

DEVELOPMENT

NOTED OTHERWISE)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL 9571, PGS 22-24, DPR)

20' BUILDING SETBACK LINE

(VOL 9571, PGS 22-24, DPR)

SET 1/2" IRON ROD (PD)

FOUND 1/2" IRON ROD (UNLESS

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

PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,

MEGHAN JANE GRACE Comm. Expires 12-27-2020 Notary ID 12081891

SUNRISE BEACH (PRIVATE ROAD) 490± L.F. TO INT. OF SUNRISE BEACH & SUNCATCHER 47 8 N: 13721616.42 LOT 56 BLK 52 E: 2050092.43 - R50' T 970 68 8 EK BK **(**) 45 965 46 ALAMO RANCH WEBB BLVD N 86' PRIVATE STR UNIT 44A, PUD BLK 52 (VOL 9571, PG 22-24 DPR) CB 4400 0.170 AC 963 L3 N: 13721477.57_ E: 2050028.97 55 BLOCK 52 OPEN SPACE PERMEABLE -(1.32 ACRES) ALAMO RANCH

	-			 _
LINE TABLE				
-	#	BEARING	LENGTH	
1		S62*15'20" E	28.87'	
2		S02*20'34"W	131.65'	_
3		S82*48'00"W	58.56'	

N05'41'20"E 130.07'

