

ALAMO RANCH PARKWAY I OT 84 BLOCK 44 C.B. 4400 SCALE: 1" = 200' VOL 20001, PG 656-657 D.P.F 45' DRAINAGE AND WATER ESM'T. (VOL. 9570, PG. 201-203, D.P.R.) THOMAS YORK UNPLATTED SURVEY NO. 201 1/2 56.69 ACRES ABSTRACT 825 151 ALAMO RANCH PARTNERS, LTD. CB 4400 VOL 11841, PG 1382-1392, O.P.R.

### AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS 0.322 ACRES OUT OF EXISTING 45' DRAINAGE AND WATER EASEMENT ESTABLISHED WITH ALAMO RANCH PARKWAY UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 9570 AND PAGES 201-203 OF DEED AND PLAT RECORDS OF BEXAR COUNTY.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ALAMO RANCH PARKWAY UNIT 1 WHICH IS RECORDED IN VOL 9570 & PG 201-203 OF DEED AND PLAT RECORDS OF BEXAR COUNTY.

I(WE) THE OWNER OF THE PROPERTY SHOWN ON TEH REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THE REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ONT HE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTION APPLICABLE TOT HE PLAT

OWNER/AGENT FOR LOT 87:

BEAU EVANS, MANAGER PH: (281) 944-9660 RETAIL SHOPPES ALAMO RANCH, LLC 15010 LAKEFAIR DR RICHMOND, TX 77406

STATE OF TEXAS

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 AND SEAL OF OFFICE THIS DAY OF

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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: MBC ENGINEERS INC. 1035 CENTRAL PKWY N., SAN ANTONIO, TEXAS 78232, (210) 545-1122

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578

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.

LICENSED PROFESSIONAL ENGINEER NO. 103446

<u>CPS/SAWS/COSA UTILITY:</u>

1. 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." "SANITARY SEWER EASEMENT" AND/OR "RECYCLED. WATER 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 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.
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

UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL

WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES

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 ANTONIO WATER SYSTEM.

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

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 ANTONIO Curve Table Curve # Radius | Length | Delta | Tangent | Chord Bearing | Chord Length C1 | 4875.00' | 64.72' | 0°45'38" | 32.36' | N 68°08'58" E 6115.78' 19.98' 0°11'14" 9.99' 19.98' S 67°11'43" W C3 4875.00' 36.95' 0°26'03" 18.47' N 68°18'45" E ALAMO RANCH PARKWAY 1' NON VEHICULAR ACCESS ESM' 50' LANDSCAPE & SIGN AREA ESM'T (VOL. 11841, PG. 1382, O.P.R.)

1' NON VEHICULAR ACCESS ESM'T

50' LANDSCAPE & SIGN AREA ESM'T (VOL. 11841, PG. 1382, O.P.R.)

30' WATER ESM'T

(VOL. 9570, PG. 201-203, D.P.R.)

60' UTILITY PUBLIC DRAINAGE AND SHARED CROSS ACCESS ESM'T -(DOC. #20180209707, O.P.R.)

UNPLATTED 56.69 ACRES

151 ALAMO RANCH PARTNERS, LTD. VOL 11841, PG 1382-1392, O.P.R.

CERTIFICATE OF APPROVAL

COUNTY CLERK, BEXAR COUNTY, TEXAS

60' UTILITY PUBLIC DRAINAGE AND SHARED CROSS ACCESS ESM'T. (DOC. #20180209707, O.P.R.)

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC

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

NETWORK; BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

COOPERATIVE CORS

SURVEYOR'S NOTES:

ENGINEERS" UNLESS

WITH THE STATURES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONER'S COURT. \_\_ DAY OF \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

PHONE: (210)515-4833

14603 HUEBNER ROAD, BLDG 11 SAN ANTONIO, TX 78230 WWW.REDBLACKEG.COM TBPE F-18934

LAND-PLAT-18-900042

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF

SURVEYOR'S NOTES

PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE

ESTABLISHED FOR THE SOUTH CENTRAL ZONE

DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP

PANEL: 48029C0355G, EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL BOT BE BLOCKED NOR MAY

THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS INCLUDING LOT 86 & 87, BLOCK 44, CB 4400, 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.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDED DRAINAGE SHALL BE PLACED WITHIN THE

LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY

IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

-14' EGTCA ESM'T

LOT 86 BLOCK 44

CB 4400

**-1.28 ACRES** 

VARIABLE WIDTH

60' UTILITY PUBLIC DRAINAGE AND

SHARED CROSS ACCESS ESM'T.

(DOC. #20180209707, O.P.R.)

UNPLATTED

56.69 ACRES

151 ALAMO RANCH PARTNERS, LTD.

VOL 11841, PG 1382-1392, O.P.R.

PERMANENT WATER ESM'T.

(DOC. #20180118042, O.P.R.)

— *—609*— —

**EGTCA** 

ESM'T

ETJ

ROW

VOL.

PG.

CM

DPR

CB

LEGEND

ACRES

EASEMENT

FXISTING

VOLUME

PAGE

RIGHT-OF-WAY

PROPERTY LINE

FOUND IRON ROD

COUNTY BLOCK

CENTERLINE

CONTROL MONUMENT

BUILDING SETBACK LINE

EXISTING EASEMENT

PROPOSED EASEMENT

EXISTING CONTOUR

ELECTRIC, GAS, TELEPHONE,

OFFICIAL PUBLIC RECORDS

EXTRATERRITORIAL JURISDICTION

SET IRON ROD WITH CAP MARKED

MBC ENGINEERS (UNLESS NOTED)

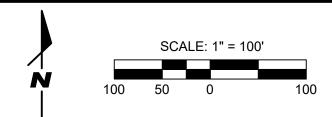
AND CABLE TELEVISION

STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

## SUBDIVISION REPLAT AND PLAT ESTABLISHING

# ALAMO RANCH COM. U1 **SUBDIVISION**

BEING A 3.92 ACRE TRACT OF LAND, SITUATED IN THE THOMAS YORK SURVEY, ABSTRACT 825, SECTION NUMBER 201.5, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 56.69 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 11841, PAGE 1382, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS



### STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS REPLAT, 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/AGENT FOR LOT 87:

BEAU EVANS, MANAGER PH: (281) 944-9660 RETAIL SHOPPES ALAMO RANCH, LLC 15010 LAKEFAIR DR. RICHMOND, TX 77406

STATE OF TEXAS COUNTY OF BEXAR (VOL, 20001, PG 656-657 D.P.R.)

1' VEHICULAR NON-ACCESS ESM'T

(VOL. 11841, PG. 1382, O.P.R.)

50' LANDSCAPE & SIGN AREA ESM'T

(VOL, 20001, PG 656-657 D.P.R.)

14' EGTCA ESM'T

**BLOCK 44** 

C.B. 4400

VAQUERO ADDITION

VOL 20001, PG 656-657 D.P.R

VARIABLE WIDTH UTILITY, DRAINAGE

28' ELECTRIC ESM'T

E:2055934.7894

(VOL, 20001, PG 656-657 D.P.R.)

28' ELECTRIC ESM'T

T& SHARED CROSS ACCESS ESM'T (VOL, 20001, PG 656-657 D.P.R.)

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 AND SEAL OF OFFICE THIS

NOTARY PUBLIC

### STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS REPLAT. 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 (DOC# 20180233409 O.P.R.) CONSIDERATION THEREIN EXPRESSED

OWNER/AGENT FOR LOT 86:

JOSEPH EATON 151 ÀLAMO RANCH PARTNERS, LTD 22610 US HWY 281 N. SUITE 205 SAN ANTONIO .TX 78258

BEXAR COUNTY, TEXAS

STATE OF TEXAS

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 AND SEAL OF OFFICE THIS \_\_\_\_\_DAY OF

> NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH COM. U1 SUBDIVISION 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 EXCEPTIONS(S) AND /OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_

SECRETARY

30' WATER ESM'T.

VARIABLE WIDTH PERMANENT

SANITARY SEWER ESM'T.

(DOC. #20180118042, O.P.R.)

VARIABI F WIDTH

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

PERMANENT WATER ESM'T

(DOC.#20180118042, O.P.R.)

45' DRAINAGE AND WATER ESM'T.

(VOL. 9570, PG. 201-203, D.P.R.)

(VOL. 9570, PG. 201-203, D.P.R.)

\_16' PUBLIC DRAINAGE &

MAINTENANCE ACCESS ESM'T

BLOCK 44

CB 4400

**2.64 ACRES** 

SHEET 1 OF 1

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



