

LEGEND

NOT-TO-SCALE

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	(PUD)	PLANNED UNIT DEVELOPMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	NSF	NON SINGLE FAMILY
ESMT	EASEMENT		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
BLVD	BOULEVARD		

--- CITY OF SAN ANTONIO LIMITS
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- CENTERLINE

- | | | | |
|----|--|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120, DPR) |
| 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9661, PG 119-120, DPR) |
| 3 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 3 | 10' BUILDING SETBACK (VOL 9661, PG 119-120, DPR) |
| 4 | VARIABLE WIDTH CLEAR VISION EASEMENT | 4 | 15' BUILDING SETBACK (VOL 9661, PG 119-120, DPR) |
| 5 | 16' SANITARY SEWER EASEMENT | 5 | 30' GAS EASEMENT (VOL 6243, PG 716-724, OPR) |
| 6 | 20' BUILDING SETBACK | 6 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120, DPR) |
| 7 | 10' BUILDING SETBACK | 7 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #170153) |
| 8 | VARIABLE WIDTH WATER, SEWER, DRAINAGE, ACCESS AND TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET) PERMEABLE (0.358 TOTAL ACRE "OFF-LOT") | 8 | 10' WATER EASEMENT (PLAT #170153) |
| 9 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 9 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9661, PG 119-120, DPR) |
| 10 | 10' WATER EASEMENT | 10 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT (PLAT #170501) |
| 11 | VARIABLE WIDTH SANITARY SEWER EASEMENT | 11 | 24' SANITARY SEWER AND WATER EASEMENT (PLAT #170501) |
| 12 | 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET) NON PERMEABLE (0.187 TOTAL ACRE "OFF-LOT") | 12 | VARIABLE WIDTH SANITARY SEWER AND TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (PLAT #170501) |
| 13 | 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET) NON PERMEABLE (0.540 TOTAL ACRE "OFF-LOT") | | |
| 14 | 31' PRIVATE DRAINAGE EASEMENT - PERMEABLE | | |
| 15 | 10' x 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 16 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.909 TOTAL ACRE "OFF-LOT") | | |
| 17 | 16' SANITARY SEWER EASEMENT NON-PERMEABLE (0.200 TOTAL ACRE "OFF-LOT") | | |
| 18 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |

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.

Shauna L. Weaver
LICENCED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I 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.

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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", "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 TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.

3. 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 HEREON.

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 ELECTRIC AND GAS FACILITIES.

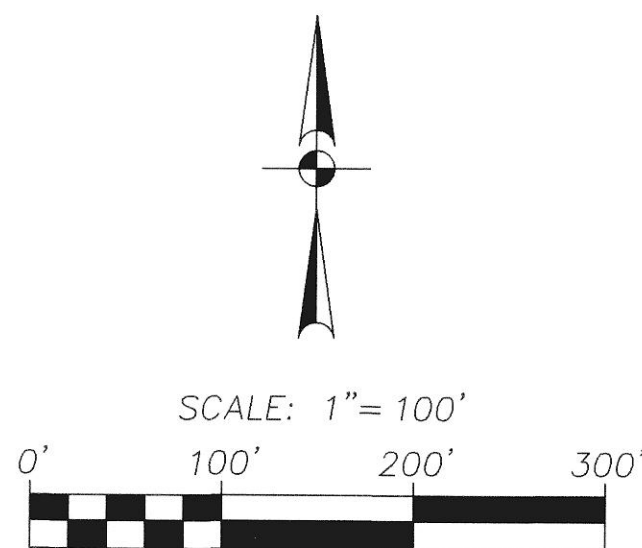
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

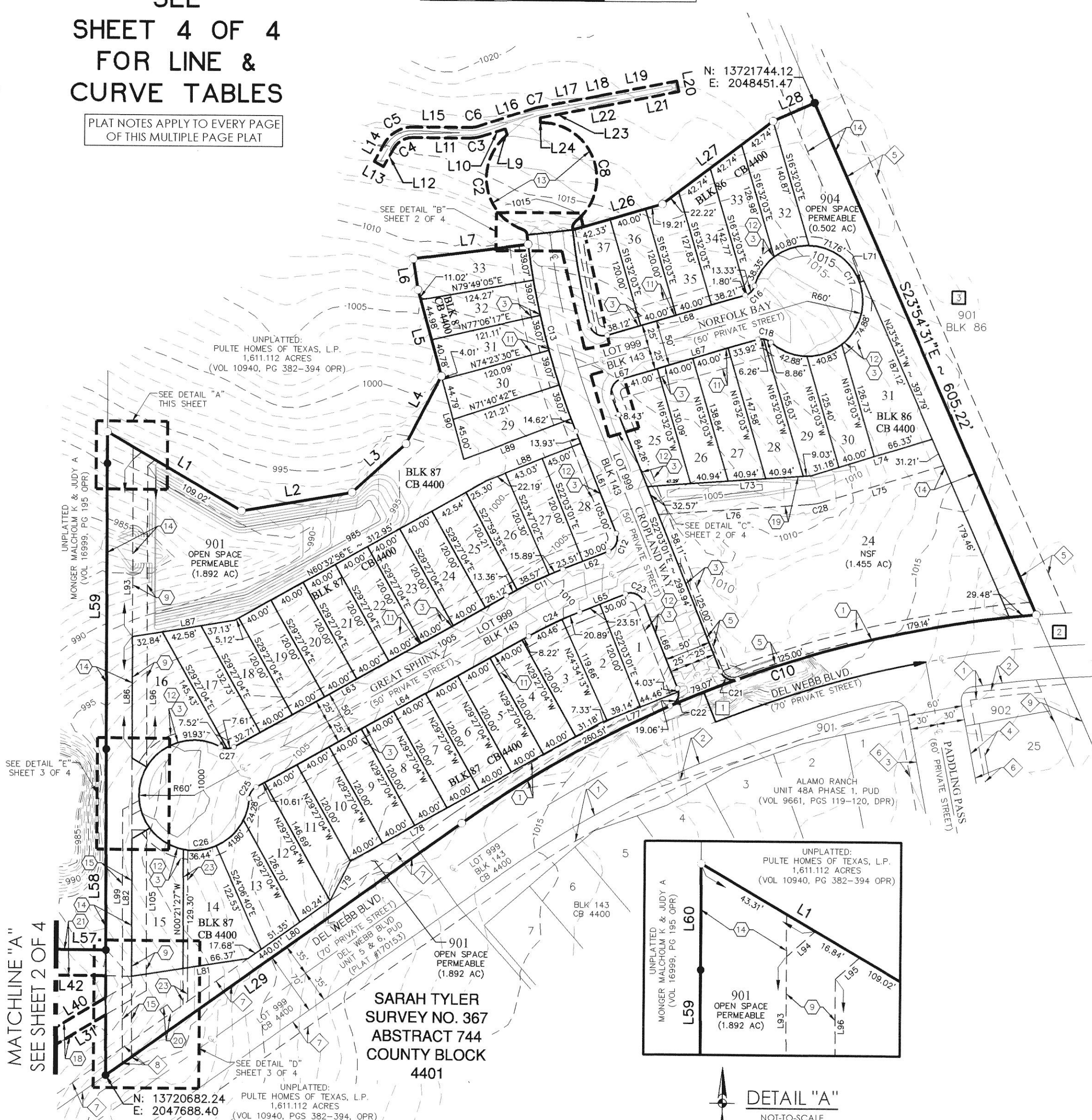
SAWS WASTEWATER EDU:

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.

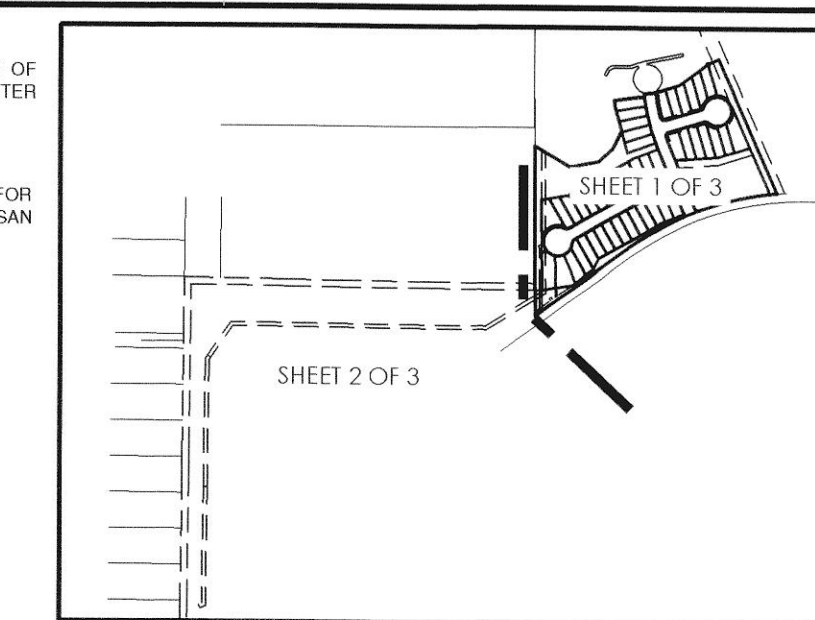


SEE
SHEET 4 OF 4
FOR LINE &
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



SARAH TYLER
SURVEY NO. 367
ABSTRACT 744
COUNTY BLOCK
4401



INDEX MAP

SCALE: 1"= 500'

DETAIL "A"
NOT-TO-SCALE

SHEET 1 OF 4

PLAT NUMBER 180109

SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 54 PHASE 1, PUD

BEING A TOTAL OF 14.661 ACRE TRACT OF LAND ESTABLISHING LOTS 1-33 AND LOT 901, BLOCK 87, CB 4400, LOTS 24-37 AND LOT 904, BLOCK 86, CB 4400 AND LOT 999, BLOCK 143, CB 4400 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 382-394, INCLUDING 2.836 ACRE OFF-SITE EASEMENTS LOCATED ON A 75.06 ACRE TRACT RECORDED IN VOLUME 11261, PAGE 1741-1748, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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 #10028900

DATE OF PREPARATION: April 30, 2019

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.

Felipe Gonzalez
OWNER/DEVELOPER
FELIPE GONZALEZ
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 FELIPE GONZALEZ 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 SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF May, A.D. 2019.

Helen McGurk
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
HELEN MCGURK
Notary Public, State of Texas
My Commission Expires
June 15, 2019

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

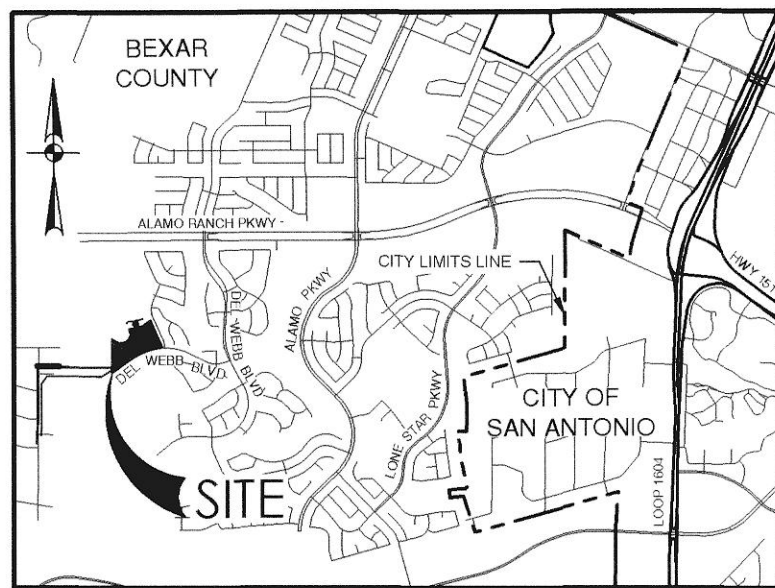
THIS PLAT OF ALAMO RANCH UNIT 54 PHASE 1, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LEGEND
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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," "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 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.

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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.

SAWS IMPACT FEE:

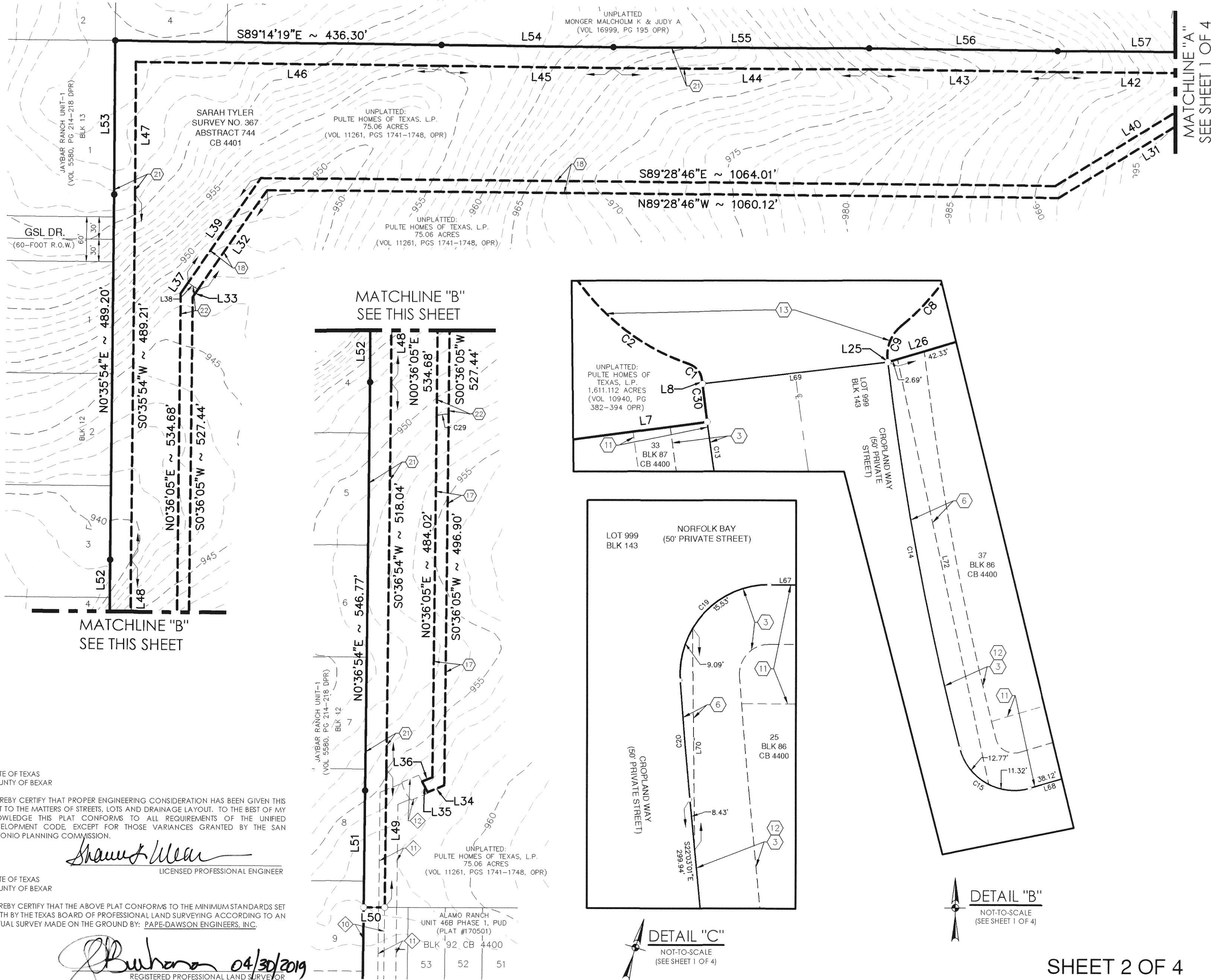
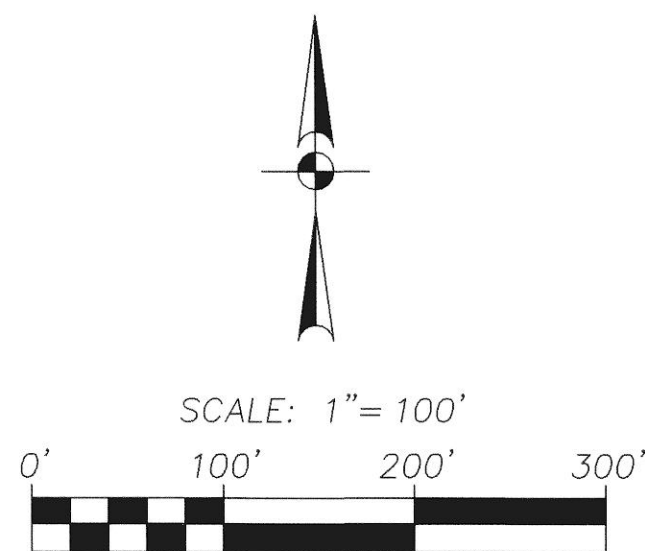
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SAWS WASTEWATER EDU:

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.

SEE
SHEET 4 OF 4
FOR LINE &
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



MATCHLINE "A"
SEE SHEET 1 OF 4

MATCHLINE "B"
SEE THIS SHEET

MATCHLINE "B"
SEE THIS SHEET

DETAIL "C"
NOT-TO-SCALE
(SEE SHEET 1 OF 4)

DETAIL "B"
NOT-TO-SCALE
(SEE SHEET 1 OF 4)

PLAT NUMBER 180109

SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH UNIT 54
PHASE 1, PUD

BEING A TOTAL OF 14.661 ACRE TRACT OF LAND ESTABLISHING LOTS 1-33 AND LOT 901, BLOCK 87, CB 4400, LOTS 24-37 AND LOT 904, BLOCK 86, CB 4400 AND LOT 999, BLOCK 143, CB 4400 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 382-394, INCLUDING 2.836 ACRE OFF-SITE EASEMENTS LOCATED ON A 75.06 ACRE TRACT RECORDED IN VOLUME 11261, PAGE 1741-1748, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

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ENGINEERS**

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 30, 2019

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.

OWNED/DEVELOPER: FELIPE GONZALEZ
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 FELIPE GONZALEZ, 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 CITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF May, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL
HELEN MCGURK
Notary Public, State of Texas
My Commission Expires
June 15, 2019

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.

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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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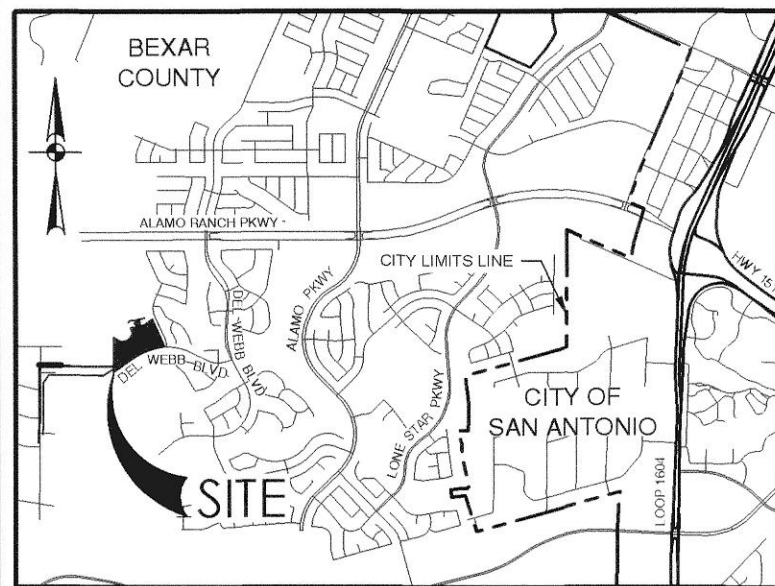
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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G.E. Buchanan 04/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR





LEGEND
NOT-TO-SCALE

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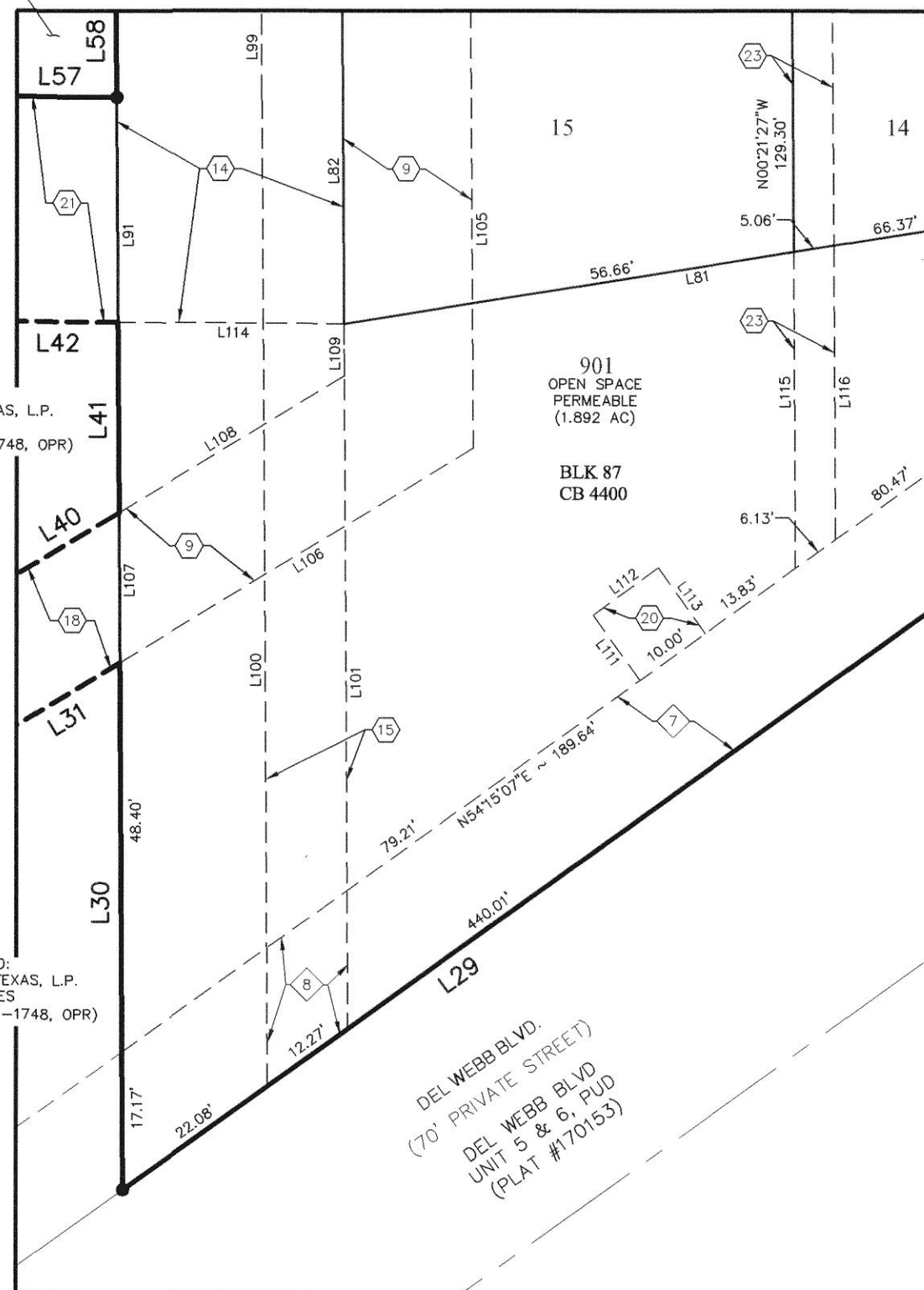
SEE
SHEET 4 OF 4
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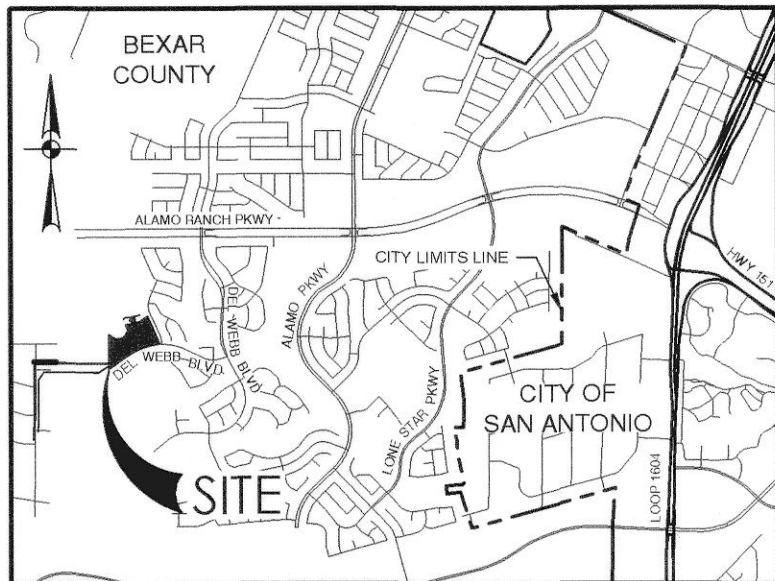
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

UNPLATTED MONGER
MALCHOLM K & JUDY A
(VOL 16999, PG 195 OPR)

UNPLATTED:
PULTE HOMES OF TEXAS, L.P.
75.06 ACRES
(VOL 11261, PGS 1741-1748, OPR)

UNPLATTED:
PULTE HOMES OF TEXAS, L.P.
75.06 ACRES
(VOL 11261, PGS 1741-1748, OPR)





LEGEND
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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," "SEWER EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," WATER 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 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.

3. 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 HEREON.

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 ELECTRIC AND GAS FACILITIES.

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.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SETBACK:

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.

LEGAL INSTRUMENT:

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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 143, CB 4400, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

OPEN SPACE:

LOT 901, BLOCK 87, CB 4400, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER EASEMENT. LOT 904, BLOCK 86 IS DESIGNATED AS OPEN SPACE, PERMEABLE.

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 (FLO) 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 SOLE 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.

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).

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT NUMBER 180109

SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNIT 54 PHASE 1, PUD

BEING A TOTAL OF 14.881 ACRE TRACT OF LAND ESTABLISHING LOTS 1-33 AND LOT 901, BLOCK 87, CB 4400, LOTS 24-37 AND LOT 904, BLOCK 86, CB 4400 AND LOT 999, BLOCK 143, CB 4400 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 382-394, INCLUDING 2.836 ACRE OFF-SITE EASEMENTS LOCATED ON A 75.06 ACRE TRACT RECORDED IN VOLUME 11261, PAGE 1741-1748, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



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 30, 2019

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.

OWNED BY: FELIPE GONZALEZ
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 FELIPE GONZALEZ 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 15th DAY OF May, A.D. 20 19.

NOTARY PUBLIC, BEXAR COUNTY.
CERTIFICATE OF APPROVAL

HELEN MCGURK
Notary Public, State of Texas
My Commission Expires
June 15, 2019

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

THIS PLAT OF ALAMO RANCH UNIT 54 PHASE 1, 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 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S59°50'47"E	169.17'
L2	N80°04'53"E	121.85'
L3	N47°36'24"E	79.09'
L4	N27°04'26"E	83.15'
L5	N15°33'32"W	96.78'
L6	N09°02'54"W	34.04'
L7	N82°31'53"E	125.69'
L8	N07°28'07"W	1.25'
L9	N17°53'02"W	6.95'
L10	S72°06'58"W	27.46'
L11	S89°48'03"W	63.43'
L12	N28°44'04"E	21.87'
L13	N61°15'56"W	11.50'
L14	N28°44'04"E	21.87'
L15	N89°48'03"E	63.43'
L16	N72°06'58"E	62.46'
L17	N78°48'11"E	67.21'
L18	N77°03'12"E	4.91'
L19	N78°48'11"E	83.09'
L20	S11°11'49"E	11.80'
L21	S78°48'11"W	83.09'
L22	S80°33'11"W	4.91'
L23	S78°48'11"W	65.33'
L24	S01°41'22"E	5.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	S07°28'07"E	0.56'
L26	N73°27'57"E	101.53'
L27	N52°50'22"E	150.44'
L28	N66°05'29"E	49.33'
L29	S54°15'07"W	474.36'
L30	N00°21'27"W	65.57'
L31	S58°38'32"W	238.69'
L32	S34°47'29"W	161.98'
L33	S34°47'29"W	12.54'
L34	S67°27'12"W	24.10'
L35	N27°17'14"W	16.05'
L36	N67°27'12"E	14.87'
L37	N34°47'29"E	17.46'
L38	N55°12'31"W	16.00'
L39	N34°47'29"E	170.44'
L40	S58°38'32"W	243.74'
L41	N00°21'27"W	23.63'
L42	S89°35'07"E	205.25'
L43	N89°15'07"W	252.67'
L44	N89°43'37"W	342.56'
L45	N89°15'37"W	230.50'
L46	N89°14'19"W	408.13'
L47	S00°23'24"W	178.12'
L48	S00°13'25"W	132.92'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	S00°34'25"W	184.69'
L50	N90°00'00"W	28.02'
L51	N00°34'16"E	156.26'
L52	N00°13'24"E	132.82'
L53	N00°23'24"E	206.30'
L54	S89°15'37"E	230.39'
L55	S89°43'37"E	342.45'
L56	S89°15'07"E	252.90'
L57	S89°35'07"E	204.71'
L58	N00°21'27"W	218.40'
L59	N00°11'57"W	310.76'
L60	N00°07'57"W	34.65'
L61	N22°03'01"W	118.93'
L62	N67°56'59"E	53.51'
L63	N60°32'56"E	338.83'
L64	S60°32'56"W	338.83'
L65	S67°56'59"W	53.51'
L66	N22°03'01"W	101.02'
L67	S73°27'57"W	154.92'
L68	N73°27'57"E	156.33'
L69	N83°14'41"E	50.00'
L70	N17°11'16"W	37.18'
L71	S69°47'50"W	5.07'
L72	S12°12'53"E	116.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L73	S85°47'41"W	179.14'
L74	S72°41'54"W	137.51'
L75	N72°41'54"E	140.07'
L76	N85°47'41"E	168.12'
L77	N67°56'59"E	90.93'
L78	N60°32'56"E	311.18'
L79	N26°50'12"E	48.09'
L80	N54°15'07"E	109.27'
L81	N80°52'52"E	128.09'
L82	N00°21'27"W	149.29'
L83	S58°45'17"W	22.63'
L84	S59°28'12"E	18.64'
L85	N00°21'27"W	9.55'
L86	N00°11'57"W	122.79'
L87	S80°35'30"W	112.55'
L88	N67°56'59"E	110.23'
L89	N68°57'54"E	124.46'
L90	N15°32'05"W	93.80'
L91	N00°21'27"W	28.00'
L92	S00°21'27"E	50.46'
L93	S00°11'52"E	192.39'
L94	S48°21'15"W	12.56'
L95	N48°21'15"E	10.61'
L96	N00°11'57"W	307.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L97	N00°21'28"W	19.08'
L98	N60°32'56"E	20.33'
L99	N00°21'27"W	152.78'
L100	S00°21'27"E	123.08'
L101	S00°21'27"E	87.60'
L102	N00°21'27"W	25.99'
L103	N60°32'56"E	11.10'
L104	S89°38'33"W	16.00'
L105	N00°21'27"W	156.40'
L106	N58°38'32"E	51.33'
L107	N00°21'27"W	18.67'
L108	S58°38'32"W	32.67'
L109	N00°21'27"W	6.43'
L110	S00°21'27"E	11.44'
L111	N35°44'53"W	10.00'
L112	N54°15'07"E	10.00'
L113	S35°44'53"E	10.00'
L114	S89°35'07"E	28.00'
L115	S00°21'27"E	39.27'
L116	S00°21'27"E	36.49'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	063°59'58"	N39°28°06"W	5.30'
C2	60.00'	122°33'49"	N10°11'11"W	105.24'
C3	35.75'	017°41°04"	S80°57°30"W	10.99'
C4	24.25'	061°03'59"	S59°16°03"W	24.64'
C5	35.75'	061°03'59"	N59°16°03"E	36.32'
C6	24.25'	017°41°04"	N80°57°30"E	7.46'
C7	35.75'	006°41'13"	N75°27°35"E	4.17'
C8	60.00'	142°47'29"	S20°17°38"E	113.73'
C9	10.00'	058°34'14"	S21°49°00"W	9.78'
C10	1254.16'	030°45'16"	S69°37°07"W	665.14'
C11	525.00'	007°24'03"	N64°14°58"E	67.77'
C12	15.00'	090°00'00"	N22°56°59"E	21.21'
C13	825.00'	015°17'42"	N14°24°10"W	219.58'
C14	775.00'	007°46'15"	S10°38°27"E	105.03'
C15	15.00'	092°00'29"	S60°31°49"E	21.58'
C16	15.00'	057°46°09"	N44°34°53"E	14.49'
C17	60.00'	295°32'17"	S16°32°03"E	64.00'
C18	15.00'	057°46°09"	N77°38°59"W	14.49'
C19	15.00'	094°01'37"	S26°27°09"W	21.95'
C20	775.00'	001°29'21"	S21°18°20"E	20.14'
C21	15.00'	088°11'42"	S66°08°49"E	20.88'
C22	15.00'	088°11'34"	N22°02°46"E	20.88'
C23	15.00'	090°00'00"	N67°03°01"W	21.21'
C24	475.00'	007°24'03"	S64°14°58"W	61.31'
C25	15.00'	057°46°09"	S31°39°52"W	14.49'
C26	60.00'	295°32'17"	N29°27°04"W	64.00'
C27	15.00'	057°46°09"	N89°26°00"E	14.49'
C28	40.00'	013°05'47"	N79°14°47"E	9.12'
C29	50.00'	018°36'27"	S82°21°44"W	16.17'
C30	825.00'	000°42'48"	S07°06°43"E	10.27'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT