JENNIFER L. R.

Notary Public Stat

Comm. Expires 05

Notary ID 1240

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 12, 2019

STATE OF TEXAS COUNTY OF BEXAR

SHEET 3 OF 4

SCALE: 1"= 100'

100

INDEX MAP

200'

N: 13720502.74

E: 2048430.41

ALAMO KANCH UNIT 48A

PHASE 2, PUD

(VOL 9672, PGS 121-123 DPR)

40

39

38

61---

N: 13719977.77

E: 2048127.55

(VOL 20001, PGS 751-752 PR) SHEET 1 OF 4

ALAMO RANCH UNIT 48A PHASE 3, PUD (VOL 9700, PGS 50-51 DPR) 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 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 \_, A.D. 20 1 9

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 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 48B 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 \_\_ CHAIRMAN

SECRETARY

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

SAWS IMPACT FEE:

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 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:

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 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 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

— - — CITY OF SAN ANTONIO LIMITS ---- E --- STREET CENTERLINE - -1140- EXISTING CONTOURS 1140 PROPOSED CONTOURS

ORIGINAL SURVEY/COUNTY LINE

VISION FASEMENT

20' BUILDING SETBACK

16' PRIVATE DRAINAGE

5' WATER EASEMENT VARIABLE WIDTH GAS,

CABLE TV EASEMENT

ACCESS EASEMENT

10' BUILDING SETBACK

20' GAS, ELECTRIC,

TELEPHONE AND CABLE TV EASEMENT

16' SANITARY SEWER

14' WATER & ACCESS FASEMENT

(0.007 TOTAL ACRE - "OFF-LOT")

14' GAS, ELECTRIC, TELEPHONE

(VOL 9706, PGS 180-185, DPR)

AND CABLE TV EASEMENT

ELECTRIC, TELEPHONE AND

16' WATER AND PEDESTRIAN

VARIABLE WIDTH WATER

**FASEMENT** 

EASEMENT

EASEMENT

EASEMENT

10

(12)

**16** 

(17)

(18)

(19)

(20)

10' GAS, ELECTRIC, TELEPHONE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT AND CABLE TV EASEMENT VARIARI E WIDTH CLEAR

(VOL 20001, PGS 751-753 PR) 16' PRIVATE DRAINAGE EASEMENT (VOL 20001, PGS 751-753 PR) 10' WATER AND ACCESS

16' SANITARY SEWER EASEMENT (PLAT# 170500) 25' X 25' SANITARY SEWER AND

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

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

DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER,

ALAMO RANCH UNIT 48A

PHASE 1 PUD (VOL 9661, PGS 119-120, DPR)

LOT 999

11

12

**BLK 146** 

GB 4400

S59°03'52"E

BLK 143 BLK 143 CB 4400 CB 4400

DRAINAGE EASEMENT

BLK 146

CB 4400

L3

ALAMO RANCH UNIT 48A

(VOL 9700, PGS 50-51 DPR)

SEE DETAIL "C"

ALAMO RANCH UNIT 480

903

OPEN SPACE

(TREE SAVE AREA)

903

OPEN SPACE

OPEN SPACE

PERMEABLE

(3.123 AC)

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

BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN

EASEMENTS ARE DESCRIBED HEREON.

WIDE EASEMENTS.

TURN AROUND EASEMENT (PLAT# 170500)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT# 170153) 40' PRIVATE DRAINAGE

EASEMENT (PLAT# 170153) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL 9661, PG 120 DPR) 10' BUILDING SETBACK (VOL 9661, PG 120 DPR) LOT 901, BLK 148, CB 4400,

ALAMO RANCH UNIT 48C. PH 3, PUD OPEN SPACE, PERMEABLE (VOL 20001, PG 1228-1230,

SEE DETAIL "A"

SHEET 3 OF 4

SEE DETAIL "B"

SHEET 3 OF 4

SEE DETAIL "F"

SEE DETAIL "G

SHEET 2 OF 4

PEN SPACE

N63'00'22"W ~ 122.12'

(2.319 AC)

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

OPEN SPACE

MATCHLINE "A"

PERMEABLE (3.123 AC)

SEE DETAIL "H SHEET 3 OF 4

SHEET 3 OF 4

VARIABLE WIDTH PRIVATE DRAINAGE FASEMENT 4 (VOL 9706, PGS 180-185, DPR) 5 10' PRIVATE DRAINAGE EASEMENT 6 (VOL 9700, PG 50-51, DPR)

10' PRIVATE DRAINAGE EASEMENT PERMEABLE (VOL 9700, PGS 50-51, DPR) 14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9661, PGS 119-120, DPR) 15' PRIVATE DRAINAGE EASEMENT PERMEABLE

(VOL 9661, PGS 119-120, DPR) AND CABLE TV EASEMENT

10' GAS, ELECTRIC, TELEPHONE (VOL 20001, PGS 751-753, PR) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20001, PGS 751-753, PR)

LF LINEAR FEET AC ACRES REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) O SET 1/2" IRON ROD (PD)

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

**X** EASEMENT CORNER

PG PAGE(S)

VAR WID VARIABLE WIDTH

SAN ANTONIC

10' WATER EASEMENT

(VOL 20001, PGS 751-753 DPR)

UNPLATTED: PULTE HOMES OF TEXAS, L.P. 75.041 ACRES

(VOL 11261, PG 1741-1748 OPR)

(PLAT# 170153)

VARIABLE WIDTH PRIVATE

DRAINAGE EASEMENT AND MAINTENANCE ACCESS

EASEMENT

STATE OF TEXAS

BEXAR COUNTY, TEXAS.

BLK BLOCK

AC ACRES

CB COUNTY BLOCK

DOC DOCUMENT NUMBER

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

(OFFICIAL PUBLIC RECORDS

OPR OFFICIAL PUBLIC RECORDS

DEL WEBB BLVD UNIT 5 & 6, PUD

(PLAT #170153)

COUNTY

LOCATION MAP

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN

NOTIFICATION

0.887 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH

OF ALAMO RANCH UNIT 48C PH 2-1, PUD, IN VOL. 20001, PGS. 751-753, PLAT

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT ON PLAT

RECORDS, AND A 10' WATER EASEMENT ON PLAT OF DEL WEBB UNIT 5 & 6, PUD,

LEGEND

PLAT NO. 170153, IN VOL. \_\_\_\_, PG. \_\_\_\_, OF THE DEED AND PLAT RECORDS OF

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF ALAMO RANCH UNIT 48C PH 2-1, PUD, PLAT NO. 170606, WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 751, AND ON PLAT OF DEL WEBB UNIT 5 & 6, PUD, PLAT NO. 170153. , BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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

(SURVEYOR)

OWNER/DEYELOPER: EEUPE CONZALEZ PULTE HOMES OF TEXAS, L.P.

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

SWORN AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF December 13 , A.D. 20 19.

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Julianan

SEE SHEET 2 OF 4 SEE SHEET 4 OF 4 FOR LINE &

120.00'

46

S69'02'32"E 120.00

**CURVE TABLES** 

DPEN SPACE

(2.049 AC)

PERMEABLE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 05-24-2021 STATE OF TEXAS COUNTY OF BEXAR SHAUNA L. WEAVER THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE CENSE ONL 89512 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

JENNIFER L. RAMIREZ

: Notary Public, State of Texas

Comm. Expires 05-24-2021

Notary ID 124010845

G. E. BUCHANAN

4999

LOCATION MAP

### 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," "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 FASEMENT 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 EWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, 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

HERLEON.
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 ECTRIC AND GAS FACILITIES.

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:

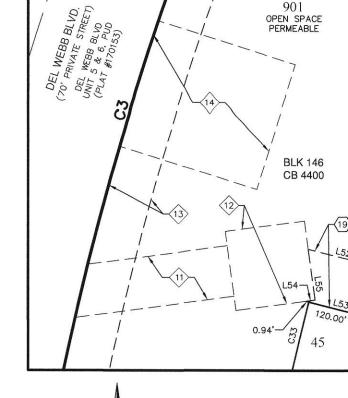
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

### 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

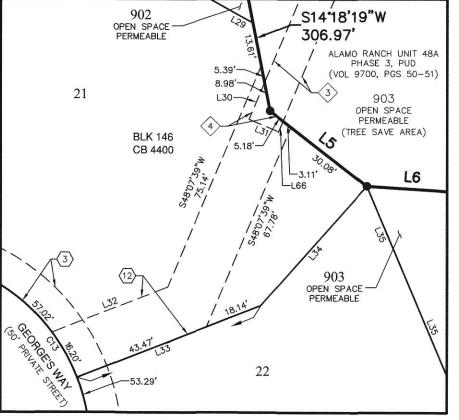
## SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

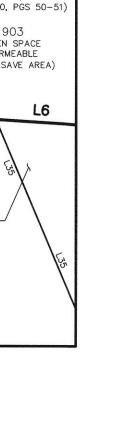


DETAIL "D' NOT TO SCALE SEE THIS SHEET

623.46



DETAIL "C" NOT TO SCALE SEE SHEET 1 OF 4



STATE OF TEXAS COUNTY OF BEXAR

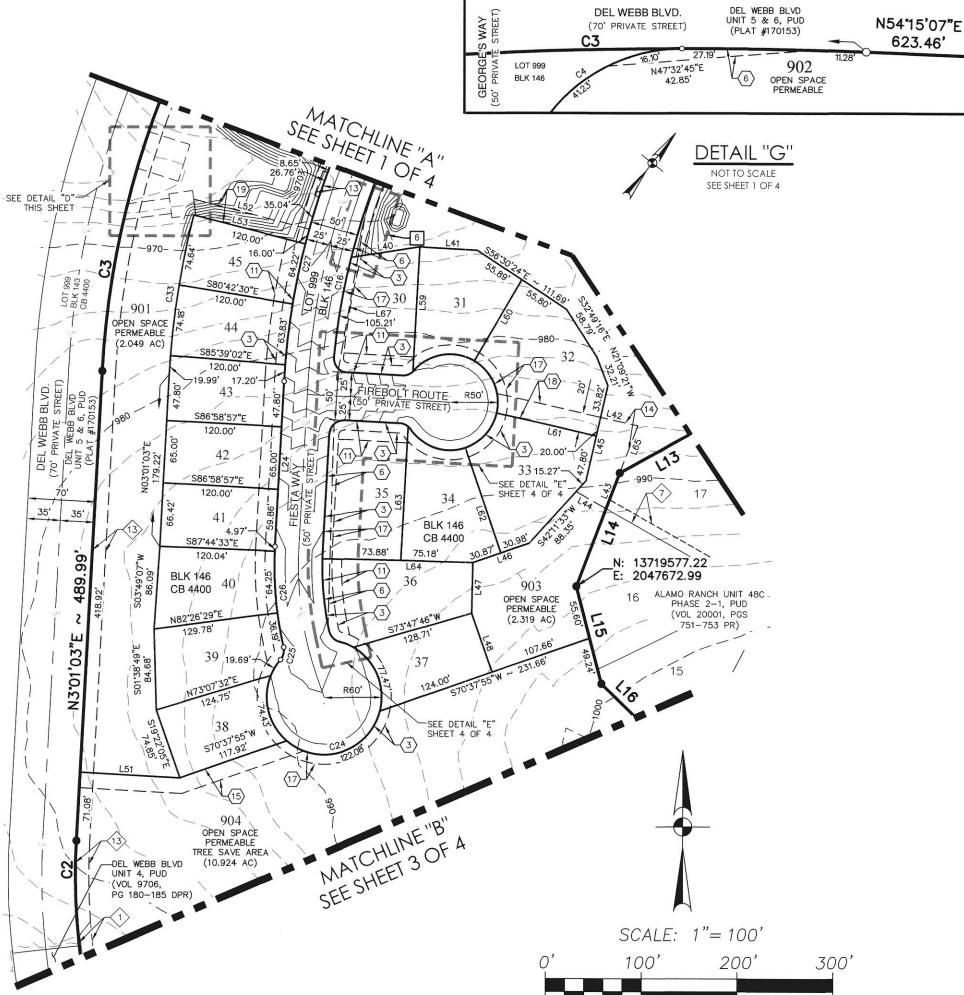
COUNTY OF BEXAR

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 STATE OF TEXAS

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 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 19-11800061

# REPLAT AND SUBDIVISION PLAT ALAMO RANCH UNIT 48B, PUD

BEING A 32.696 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-50 & 901-904 AND LOT 999, BLOCK 146, CB 4400, CONSISTING OF 18,051 ACRES OUT OF A 75,06 ACRE TRACT OF LAND RECORDED IN VOLUME 11261, PAGES 1741-1748 AND 14.638 ACRES OUT OF A 1611.112 ACRE TRACT OF LAND RECORDED IN VOLUME 10940, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.007 ACRE OFF-LOT EASEMENT LOCATED ON LOT 901, BLOCK 143, ALAMO RANCH UNIT 48A, PHASE 1, PUD, VOLUME 9661, PAGES 119-120, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

# PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 12, 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.

OWNER/DEVELOPER PUI TE HOMES OF TEXAS,

1718 DRY CREEK WAY, STE 120 RY (210) 496-1985

SAN ANTONIO, TEXAS 78259

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 DAY OF 13 , A.D. 20 9 .

JENNIFER L. RAN

otary Public, State

Comm. Expires 05-

Notary ID 12401

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 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

THIS PLAT OF ALAMO RANCH UNIT 48B 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 \_\_

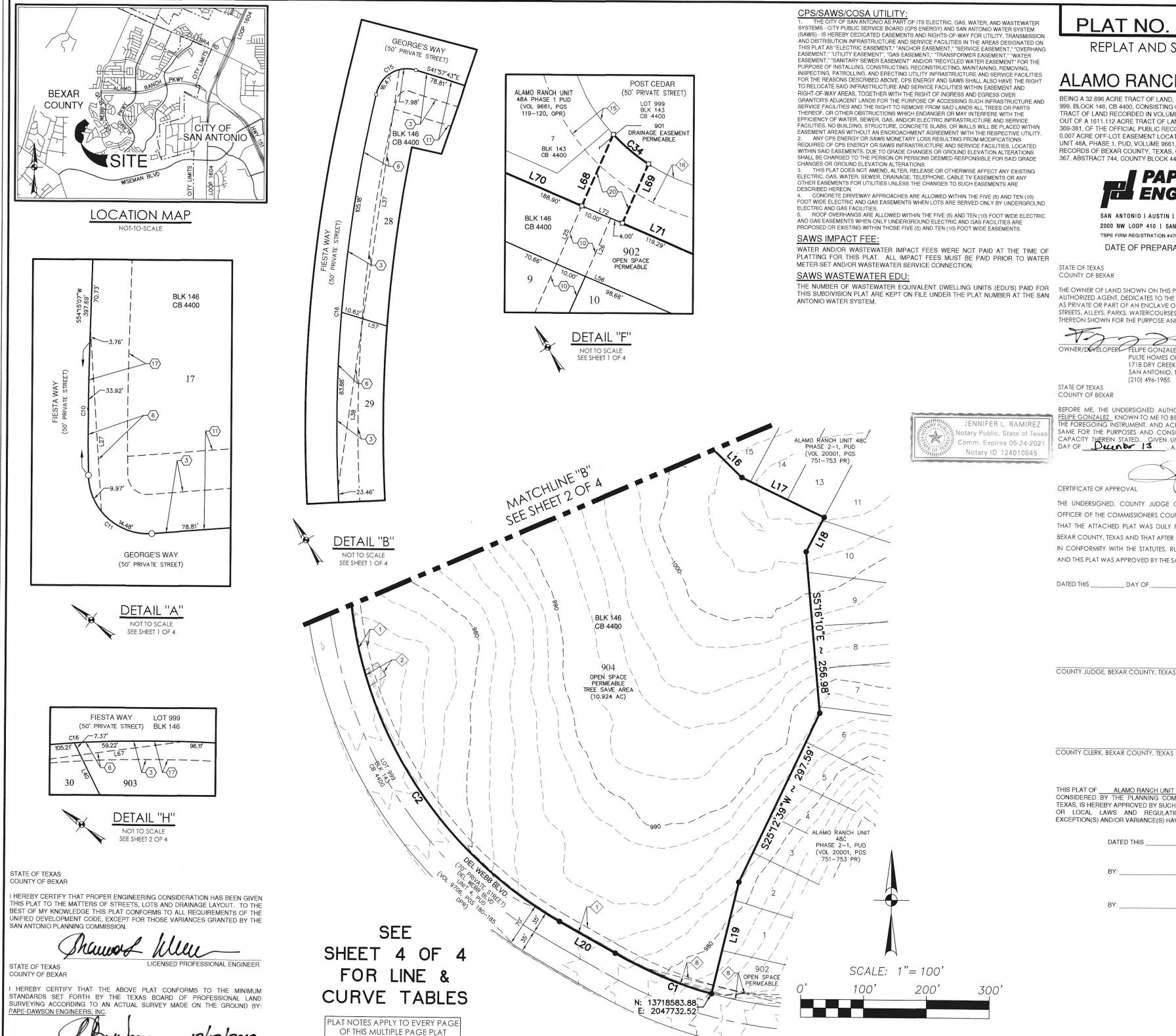
CHAIRMAN

, A.D. 20 \_

SHEET 2 OF 4







PLAT NO. 19-11800061

REPLAT AND SUBDIVISION PLAT

### OF ALAMO RANCH UNIT 48B, PUE

BEING A 32.696 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-50 & 901-904 AND LOT 999, BLOCK 146, CB 4400, CONSISTING OF 18.051 ACRES OUT OF A 75.06 ACRE TRACT OF LAND RECORDED IN VOLUME 11261, PAGES 1741-1748 AND 14.638 ACRES OUT OF A 1611.112 ACRE TRACT OF LAND RECORDED IN VOLUME 10940, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.007 ACRE OFF-LOT EASEMENT LOCATED ON LOT 901, BLOCK 143, ALAMO BANCH UNIT 48A, PHASE 1, PUD, VOLUME 9661, PAGES 119-120, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 12, 2019

STATE OF TEXAS

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 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 

NOTARY PUBLIC, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL

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\_\_\_ DAY OF \_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 4

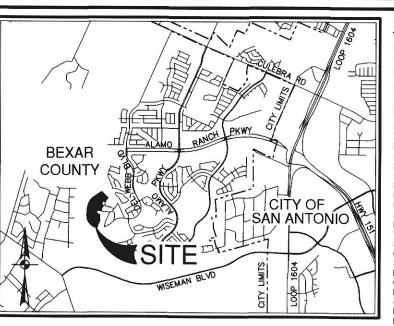
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DATED THIS	DAY OF	, A.D. 20
BY:		
		CHAIRMAN
BY:		
		SECRETARY



SHAUNA L. WEAVER

89512



# LOCATION MAP

### 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

OT 999, BLOCK 146, 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

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).

LOT 904, BLOCK 146, CB 4400, (10.924 AC.) IS DESIGNATED AS A TREE SAVE AREA.

### OPEN SPACE:

LOTS 901-903, BLOCK 146, CB 4400 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 904, BLOCK 146, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA

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.

### **FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

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

### DETENTION FOR PREVIOUSLY RECORDED PLAT

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND BUILT WITH ALAMO RANCH UNIT 50C PHASE 1 (VOL 9679, PG 74-75, DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS) LOCATED IN PRIVATE DRAINAGE EASEMENT (VOL 16899, PGS 1232-1239 BEXAR COUNTY, TEXAS), AND AN OFFSITE DETENTION POND BUILT WITH ALAMO RANCH UNIT 46B, PHASE 1 (VOL 20001, PG 1515-1516, PLAT RECORDS OF BEXAR COUNTY, TEXAS) AND AN OFFSITE DETENTION POND BUILT WITH ALAMO RANCH UNIT 46B, PHASE 2 (PLAT# 170501).

### SURVEYOR'S NOTES

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

2. 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

. DIMENSIONS SHOWN ARE SURFACE.

4. 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

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

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:



CPS/SAWS/COSA UTILITY:

 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," "OVERHANCE 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, NSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHTO 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 HEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) OT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

ELECTRIC AND GAS FACILITIES 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.

### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

### 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.

### **GREY FOREST UTILITY:**

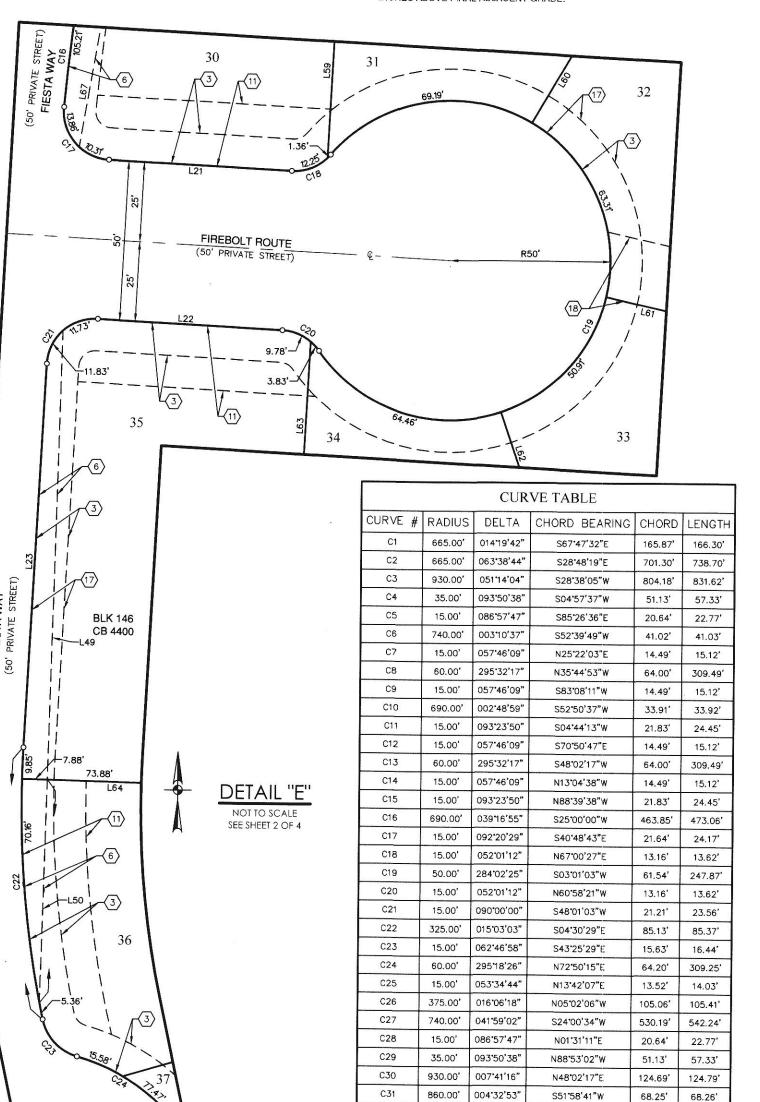
THE CITY OF GREY FOREST, BY AND THROUGH ITS GAS UTILITY SYSTEM, GREY FOREST UTILITIES IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. GREY FOREST UTILITIES SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS. AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH GREY FOREST UTILITIES.

### SAWS HIGH PRESSURE

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 OWNER 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.

### RESIDENTIAL FINISHED FLOOR

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



C32

C33

C34

860.00

860.00

59.00

025'24'52

011114'48"

014"12'13"

N33'39'54"E

S08'38'27"W

S24\*46'37"E

378.35

168.54

14.59'

381.47

168.81

### 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 GRANTOR'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 FASEMENTS

### **COMMON AREA MAINTENANCE**

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L29

L30

L31

L33

L34

L35

L36

L39

L40

L41

L46

L48

L49

L50

L51

L53

L54

L55

L56

L58

L59

S45\*55'41"E

S64\*36'02"E

S27'25'12"W

S13'23'10"W

N60°37°41"W

S86\*58'57"E

N86\*58'57"W

S03\*01'03"W

N03'01'03"E

S48\*53'28"W

S48'53'28"W

N48'46'49"E

S35'23'16"E

S48'07'39"W

N41'52'20"W

S86'04'39"E

S86'04'39"E

S66\*51'55"W

N02'25'16"E

N24°51'33"W

S39\*37'19"W

S48'02'17"W

S81°03'46"W

S86\*58'57"F

S77'09'47"E

N60'26'14"W

S12'50'13"W

N71"10'16"E

N01'15'42"E

N19\*22'05"W

S01'33'11"W

S01'33'11"W

N86 58 57"W

S75'44'09"E

S75'44'09"E

S82°17'48"W

S07'42'12"E

S41°39'35"E

N41°57'43"W

S03\*01'03"W

S41'11'57"W

L60 N30'17'18"E

L38 S39\*37'19"W

L43 S20°52'39"W

L28 N41\*57'43"W

105.06'

145.32

61.52

181.82

102.05

57.20'

57.77

120.23

172.65

20.00

20.00

46.96

75.78

12.46

10.00

38.89

49.89

68.01

119.21

81.62

58.92

72.42

39.84

35.93

52.93

140.53

69.62

104.19

124.45

2.90'

144.59

130.27

HE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-904 AND LOT 999, BLK 146, 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.

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

-					
LINE TABLE		LINE TABLE			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S45'12'50"W	184.12	L61	N77*09'47"W	106.69
L2	S11*08'08"W	62.16	L62	N18*49'44"W	115.74'
L3	N70*39'05"W	96.27	L63	N03°01'03"E	139.53
L4	N80'27'47"W	106.47'	L64	N88'43'11"W	156.94'
L5	S26'40'08"E	38.37'	L65	S20*52'39"W	52.55
L6	N61*01'44"W	107.70	L66	N48*07'39"E	3.64'
L7	S43*27'08"W	165.85	L67	N09*47'10"E	118.95'
L8	S05*41'45"W	102.08'	L68	N48'53'28"E	24.81
L9	S26*22'54"E	25.82'	L69	N48'53'28"E	20.57
L10	S63'37'06"W	47.55'	L70	S41*39'35"E	188.90'
L11	N35*56'26"W	22.40'	L71	S41*39'35"E	119.29'
L12	N78*11'51"W	132.67'	L72	S41°39'35"E	14.00'
L13	S61'05'33"W	127.04'	<u> </u>		
L14	S20'52'39"W	126.55'			
L15	S14*33'53"E	104.84			

## PLAT NO. 19-11800061

REPLAT AND SUBDIVISION PLAT

# ALAMO RANCH UNIT 48B, PUD

BEING A 32.696 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-50 & 901-904 AND LOT 999, BLOCK 146, CB 4400, CONSISTING OF 18.051 ACRES OUT OF A 75.06 ACRE TRACT OF LAND RECORDED IN VOLUME 11261, PAGES 1741-1748 AND 14.638 ACRES OUT OF A 1611.112 ACRE TRACT OF LAND RECORDED IN VOLUME 10940, PAGES 369-381, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.007 ACRE OFF-LOT EASEMENT LOCATED ON LOT 901, BLOCK 143, ALAMO RANCH UNIT 48A, PHASE 1, PUD, VOLUME 9661, PAGES 119-120, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: December 12, 2019

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

JENNIFER L. RAMIREZ

Notary Public, State of Texals

Comm. Expires 05-24-202

Notary ID 124010845

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.

PULTE HOMES OF TEXAS, L.P.

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

before me, the undersigned authority on this day personally appeared FELIPE GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO foregoing instrument, and acknowledged to me that he executed the ME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

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 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

THIS PLAT OF ALAMO RANCH UNIT 48B 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:		SECRETAR

SHEET 4 OF 4

G. E. BUCHANAN 4999

SHAUNA L. WEAVER

89512

CENSEO