, A.D. 20

CHAIRMAN

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

PLAT NO. 19-11800306

REPLAT & SUBDIVISION PLAT

ALAMO RANCH UNIT 46A,

BEING A TOTAL OF 20.961 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-45. AND

LOTS 901, 902, BLOCK 89, LOTS 1-11 AND LOT 901, BLOCK 90 AND A 3,050 ACRE

PRIVATE STREET OUT OF A 75.06 ACRE TRACT OF LAND RECORDED IN VOLUME

11261, PAGES 1741-1748, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY

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

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

PULTE HOMES OF TEXAS, L.P.

SAN ANTONIO, TEXAS 78259

(210) 496-1985

1718 DRY CREEK WAY, STE 120

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 14 DAY OF APEL , A.D. 20

THIS PLAT OF ALAMO RANCH UNIT 46A, P.U.D. 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

__DAY OF __

DATE OF PREPARATION: April 12, 2021

PAPE-DAWSON

BLOCK 4401, BEXAR COUNTY, TEXAS.

AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS ____

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

BEXAR COUNTY

LOCATION MAP NOT-TO-SCALE

ALAMO RANCH UNIT 54, PHASE 1, PUD (VOL 20001, PG 1552-1555, P LOT 2 LOT 1 SECTION OF A 28' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T GSL DR. -(VOL 20001, PG 1552-1555, PR) (1.080 ACRES) LOT 1 PORTION OF 75.06 AC. & 1,611.12 AC. TRACT LOT 2 (UNPLATTED)
PULTE HOMES OF TEXAS, LP (VOL. 10940, PGS. 382-394 OPR) ALAMO RANCH UNIT 46B. PHASE 2 (PUD) JAYBAR RANCH PG 116-117, PR) (VOL 5580, PG 214-218, PR)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 500"

1.080 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN OFF-LOT 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT WITH THE PLAT OF ALAMO RANCH UNIT 54, PHASE 1, PUD, VOLUME 20001, PAGES 1552-1555, PLAT RECORDS,

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 54 PHASE 1, PUD WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 1552-1555, BEXAR 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. HELD A PUBLIC HEARING WHICH 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

CEELIPE GONZALEZ

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 14 DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEE

SAN ANTONIO PLANNING COMMISSION

10-11-2023 MY COMMISSION EXPIRES:

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

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:

LICENSED PROFESSIONAL ENGINEER

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 FASEMENT," "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 GRANTORIL 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, TRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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.

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 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 FLECTRIC 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

SAWS IMPACT FEE:

AC ACRE(S)

CB COUNTY BLOCK

DOC DOCUMENT NUMBER

BLK BLOCK

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

LEGEND

PAGE(S) (PUD) PLANNED UNIT DEVELOPMENT ROW RIGHT-OF-WAY

1 S00'31'14"W 120.00

31

10

9

S00'31'14"W

B S

N00'31'14"E N00'31'14"E MATCHLINE "A"- SEE SHEET 2 OF 3

> SEE SHEET 3 OF 3 PLAT NOTES APPLY TO EVERY PAGE

CURVE AND LINE TABLE

OPEN SPACE

PERMEABLE

(4.395 ACRES)

SHEET 1 OF 3 OF THIS MULTIPLE PAGE PLAT

UNIT 46B, PHASE 2, PUD

19 (VOL 20002, PG 116-117, PR)

SHEET 1 OF

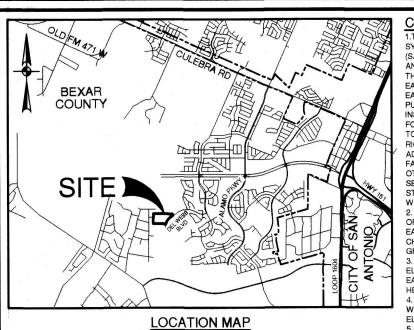
SHEET 2 OF 3

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID DPR DEED AND PLAT RECORDS OF VAR WID VARIABLE WIDTH BEXAR COUNTY, TEXAS LF LINEAR FEET DR DEED RECORDS OF BEXAR COUNTY, TEXAS BLVD BOULEVARD S. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER ESMT EASEMENT FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS SET 1/2" IRON ROD (PD) OF REAL PROPERTY) OF SET 1/2" IRON ROD (PD)-RO BEXAR COUNTY, TEXAS 10' WATER EASEMENT INDEX MAP PR PLAT RECORDS OF BEXAR (VOL 20001, PG 1552-1555, PR) COUNTY, TEXAS SCALE: 1"= 500' PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. 14' GAS, ELECTRIC, TELEPHONE - - 1140 - EXISTING CONTOURS AND CABLE TV EASEMENT ---- CENTERLINE (VOL 20001, PG 1668, PR) 28' GAS, ELECTRIC, TELEPHONE 10 10' GAS, WATER EASEMENT AND CABLE TV EASEMENT (VOL 20001, PG 1668, PR) (VOL 20001, PG 1552-1555, PR) 10' GAS, ELECTRIC, TELEPHONE SCALE: 1"= 100' AND CABLE TV EASEMENT 16' SANITARY SEWER EASEMENT VARIABLE WIDTH CLEAR VISION (VOL 20001, PG 1552-1555, PR) **6** FASEMENT 16' SANITARY SEWER EASEMENT 25' PRIVATE DRAINAGE (VOL 20002, PG 116-117, PR) EASEMENT 50' PRIVATE DRAINAGE EASEMENT
PERMEARI F

16' SANITARY SEWER
EASEMENT PERMEABLE (VOL 20001, PG 1668, PR) 10' BUILDING SETBACK 40' PRIVATE DRAINAGE EASEMENT (12) 20' BUILDING SETBACK (VOL 20001, PG 1668, PR) 20' SANITARY SEWER EASEMENT VARIABLE WIDTH DRAINAGE (14) 16' WATER EASEMENT EASEMENT 5' WATER EASEMENT PERMEABLE (VOL 20002, PG 116-117, PR) 15' GAS, ELECTRIC, TELEPHONE 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LOT 901, BLK 87, CB 4400 AND CABLE TV EASEMENT ALAMO RANCH 12' GAS, ELECTRIC, TELEPHONE 12 GAS, LLES TO EASEMENT (PLATTED AS "OFF-LOT") (VOL 20001, PG 1552-1555, PR) (VOL 20001, PG 1552-1555, PR) (0.300 ACRES TO REMAIN) UNPLATTED REMAINING CAROL MAYSONET PORTION OF 19.171 AC. TRACT Notary Public, State of Texas JUDY MONGER Comm. Expires 10-11-2023 (VOL. 16999, PG. 195 OPR) 18 Notary ID 132207388 BLK 89 N: 13720818.04_ E: 2047687.42 1 BLK 89 OPEN SPACE PERMEABLE (0.215 ACRES) BLK 89 NO0'31'14"E 21 23.98 DETAIL "A" OPEN SPACE PERMEABLE N00'31'14"E SCALE: 1"=10" (2.219 ACRES) (SEE SHEET 1 OF 3) 22 175.75 CAROL MAYSONET 23 S00'31'14"W Notary Public, State of Texas Comm. Expires 10-11-2023 Notary ID 132207388 S00'31'14"W 153.18 N: 13720018.05 S00'31'14"W E: 2047142.96 139.35 -13-S00'31'14"W 125.53 20.75'-S00'31'14"W







NOT-TO-SCALE

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

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

SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGIN

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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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 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.

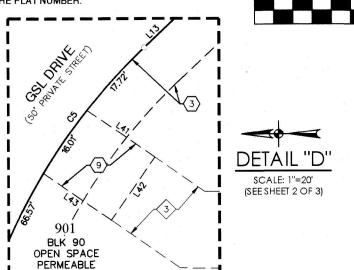
SAWS IMPACT FEE:

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

(4.414 ACRES)



PLAT NO. 19-11800306

REPLAT & SUBDIVISION PLAT OF

ALAMO RANCH UNIT 46A,

BEING A TOTAL OF 20.961 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-45, AND LOTS 901, 902, BLOCK 89, LOTS 1-11 AND LOT 901, BLOCK 90 AND A 3.050 ACRE PRIVATE STREET OUT OF A 75.06 ACRE TRACT OF LAND RECORDED IN VOLUME 11261, PAGES 1741-1748, 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 12, 2021

STATE OF TEXAS COUNTY OF BEXAF

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

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

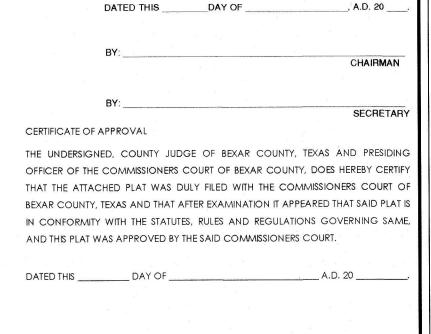
Notary ID 132207388

22

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 APRIL , A.D. 20

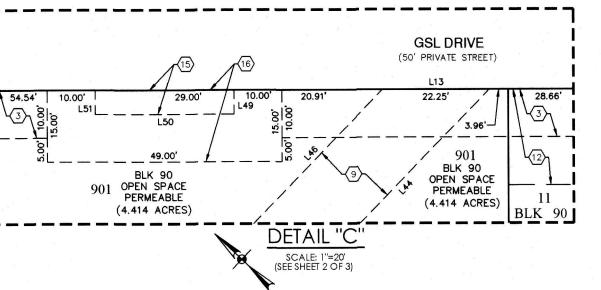
IC, BEXAR COUNTY, TEXAS

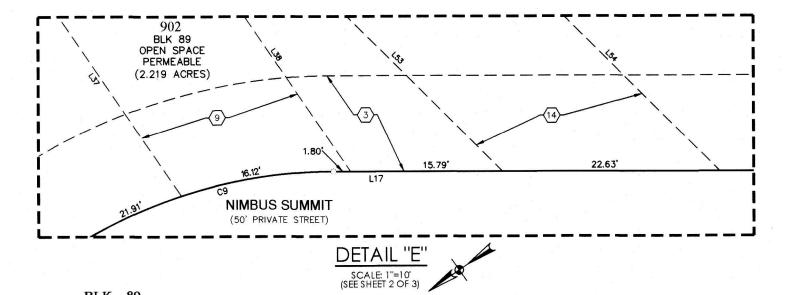
THIS PLAT OF ALAMO RANCH UNIT 46A, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

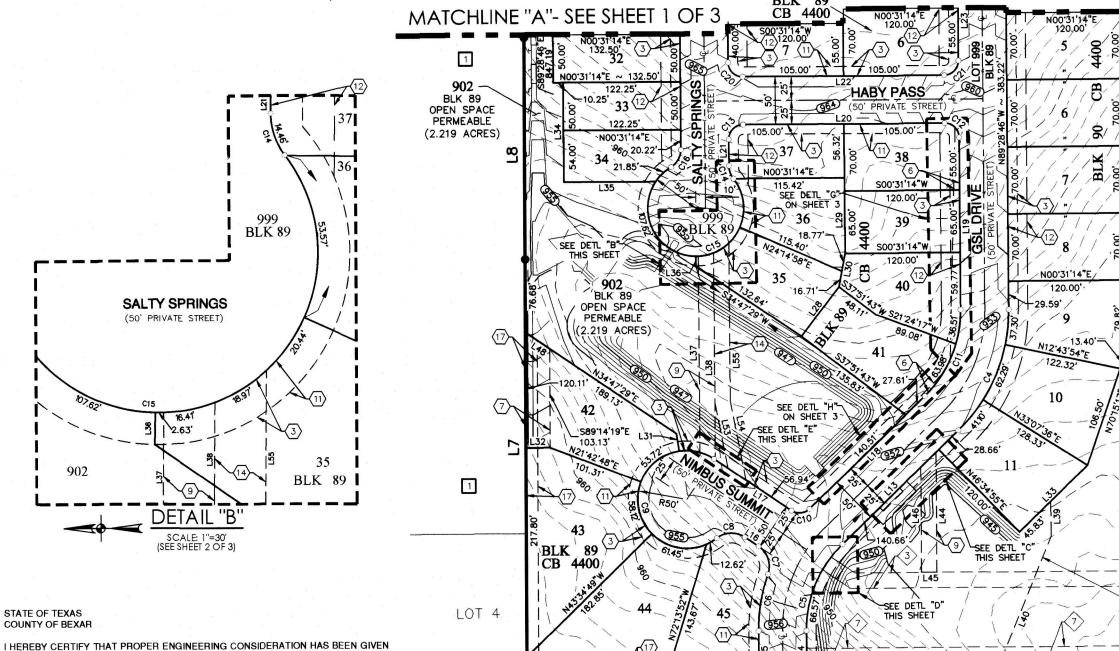


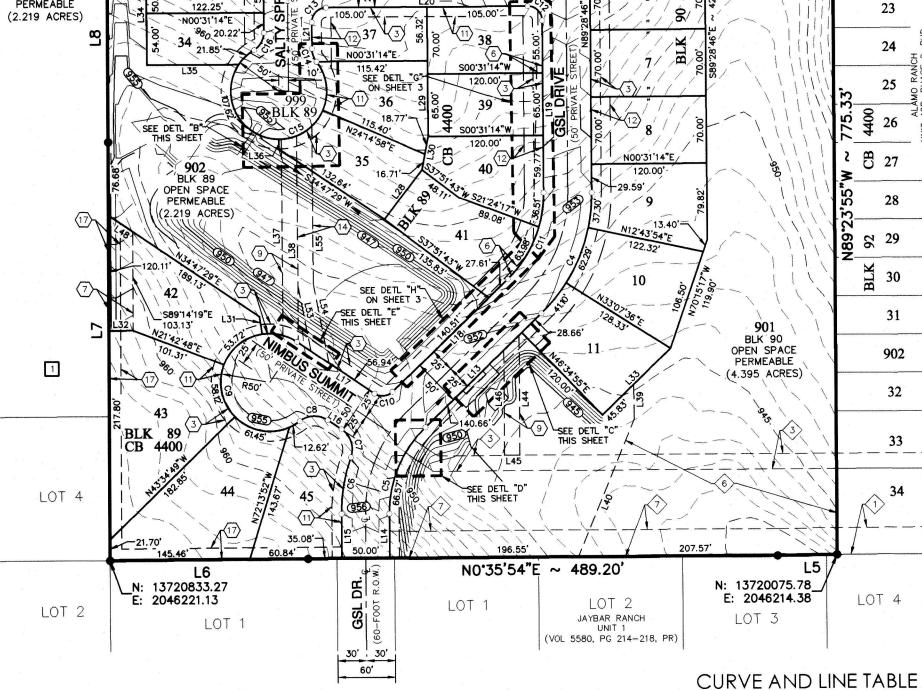
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS











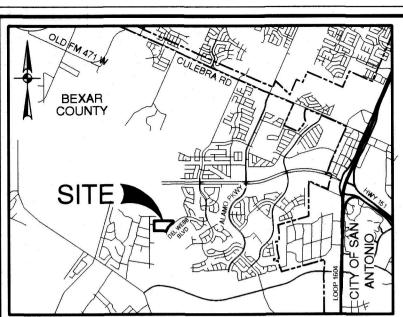
SEE SHEET 1 OF 3

FOR LEGENDS

SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



LOCATION MAP NOT-TO-SCALE

NIMBUS SUMMIT 16.20' (50' PRIVATE STREET)

Ш

11

N00'31'14"E

DRIVE VATE STRE

902

BLK 89

-30.29

SCALE: 1"=40"

16.20

6.03

GSL DRIVE (50' PRIVATE STRE

SCALE: 1"=40"

(SEE SHEET 2 OF 3)

SURVEYOR'S NOTES:

STATE OF TEXAS **COUNTY OF BEXAR**

"PAPE-DAWSON" UNLESS NOTED OTHERWISE

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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 FASEMENT." "UTILITY FASEMENT." "GAS FASEMENT." "TRANSFORMER FASEMENT." "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

. 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

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND 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.

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 EASEMENTS.

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDENTAL 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

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:

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER.

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 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.

PRIVATE STREET DESIGNATION:

OT 999, BLOCK 89, 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

OPEN SPACE NOTE

LOT 901, BLOCK 89, CB 4400 IS DESIGNATED AS OPEN SPACE PERMEABLE. LOT 902, BLOCK 89, CB 4400 IS DESIGNATED AS A DRAINAGE, MAINTENANCE ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 90, CB 4400 IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A DRAINAGE AND ACCESS

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND LOT 902, BLOCK 89, AND LOT 901, BLOCK 90 ALL 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 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR 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.

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

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.

RESIDENTIAL FINISHED FLOOR

INCHES ABOVE FINAL ADJACENT GRADE

PAPE-DAWSON

PLAT NO. 19-11800306

REPLAT & SUBDIVISION PLAT

OF

ALAMO RANCH UNIT 46A,

TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY

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: April 12, 2021

STATE OF TEXAS COUNTY OF BEXAR

BLOCK 4401, BEXAR COUNTY, 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.



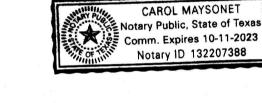
STATE OF TEXAS

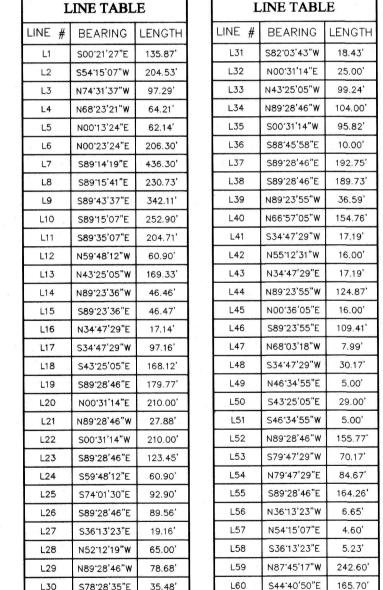
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS UBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF APELL , A.D. 20

IOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 46A, P.U.D. 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

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CERTIFICATE O	F APPROVAL						9
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S78'28'35"E

35,48

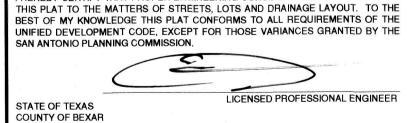
C1	1000.00'	038'46'44"	S34°51'45"W	663.98'	676.82
C2	15.00	087'44'29"	N15'55'57"W	20.79	22.97
С3	375.00	029'40'34"	N74'38'29"W	192.07	194.23
C4	175.00'	046'03'41"	N66'26'56"W	136.93'	140.69
C5	125.00'	045'58'30"	N66'24'20"W	97.63'	100.30'
C6	175.00	019'42'25"	S79'32'23"E	59.90'	60.19
Ċ7	25.00'	075°31'21"	N72'33'09"E	30.62	32.95
C8	25.00'	071'35'29"	N01'00'16"W	29.24	31.24
С9	51.00'	251:35'29"	N88'59'44"E	82.73'	223.95
C10	15.00'	07812'34"	S04'18'48"E	18.92'	20.48
C11	125.00'	046'03'41"	S66'26'56"E	97.81	100.49
C12	15.00'	090.00,00,	N45'31'14"E	21.21'	23.56
C13	15.00'	090.00,00,	N44*28'46"W	21.21	23.56
C14	22.00'	037'39'30"	S71'41'29"W	14.20'	14.46
C15	50.00'	276'44'07"	S11'13'47 "W	66.43	241.50
C16	22.00'	059'04'36"	S59'56'28"E	21.69'	22.68
C17	15.00'	048'11'23"	N66'25'33"E	12.25	12.62
C18	60.00'	294'36'41"	S09'38'12"W	64.82'	308.52
C19	15.00'	066'25'19"	N56'16'07"W	16.43	17.39
C20	15.00'	090.00,00,	S45'31'14"W	21.21	23.56
C21	15.00'	090.00,00,	S44'28'46"E	21.21	23.56
C22	425.00	029'40'34"	S74'38'29"E	217.67'	220.13
C23	15.00'	087'44'29"	N76'19'33"E	20.79'	22.97
C24	1020.00	015'09'02"	S39*10'35"W	268.93	269.71
C25	1014.00	000'38'40"	S53'55'47"W	11.40'	11.40'

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH







PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

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.

SEE SHEET 1 OF 3 FOR LEGENDS

CURVE AND LINE TABLE SEE SHEET 3 OF 3

OF THIS MULTIPLE PAGE PLAT

PLAT NOTES APPLY TO EVERY PAGE

SHEET 3 OF 3

COUNTY CLERK, BEXAR COUNTY, TEXAS