







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 DEEDING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, EASEMENTS AND R.O.s FOR THE FOLLOWING: "ANCHOR EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT." THE CITY OF SAN ANTONIO AND CPS ENERGY AND SAWS SHALL HAVE THE RIGHT OF ACCESS, INCLUDING, BUT NOT LIMITED TO, 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, INCLUDING BUT NOT LIMITED TO, 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, INCLUDING BUT NOT LIMITED TO, ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES, 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 RIGHT OF ACCESS, INCLUDING BUT NOT LIMITED TO, THE RIGHT OF ACCESS, INCLUDING BUT NOT LIMITED TO, MODIFICATIONS REQUIRED FOR 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 GRANTEE. GRANTEE SHALL BE DEEMED RESPONSIBLE FOR SAID GRADE CHANGES AND GROUND ELEVATION ALTERATIONS.

THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFIRM ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENTS OR RIGHTS OF WAY FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

## 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 PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

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.

*[Signature]* 06/06/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR

[illegible]

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 3 FOR CURVE AND  
LINE TABLE.

BEING A TOTAL OF 28.802 AC TRACT OF LAND WITH 13.087 ACRE TRACT OUT OF A 325.070 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD AS RECORDED IN VOLUME 8187, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 15.735 ACRE OUT OF A 508.64 ACRE TRACT CONVEYED TO VISE OAKS, LTD AS RECORDED IN VOLUME 9439, PAGE 1273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY 369, ABSTRACT 225, COUNTY BLOCK 4405, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

A horizontal graphic scale bar. Above the bar, the text "SCALE: 1" = 100'" is written. The bar is divided into four equal segments. The first segment is divided into four smaller squares, alternating black and white. The second and third segments are solid black. The fourth segment is solid white. Above the bar, the labels "0'", "100'", "200'", and "300'" are positioned at the start and end of each of the four main segments respectively.



**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 #10028800

DATE OF PREPARATION: June 5, 2023

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: CONTINENTAL HOMES OF TEXAS, LP,  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.,  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
LESLIE K. OSTRANDER 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 June 9, A.D. 2023.

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 PARKWAY PHASE II 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.

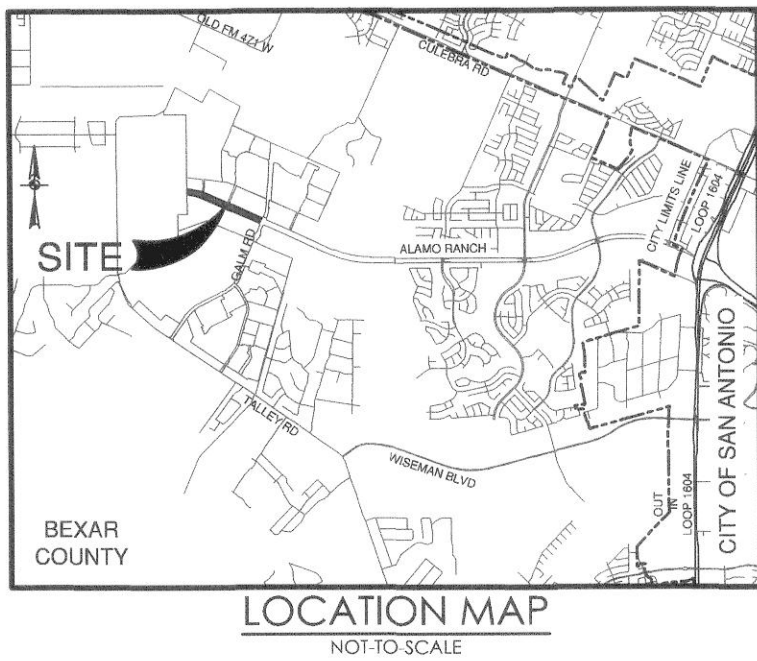
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY







MATCHLINE "C" - SEE SHEET 2

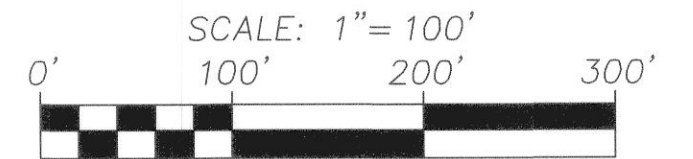
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD	LENGTH
C1	2165.00'	15°41'08"	590.85'	592.70'
C2	1875.00'	1°33'02"	52.92'	52.93'
C3	2421.73'	22°13'25"	933.45'	939.32'
C4	2521.73'	22°56'34"	1003.04'	1009.77'
C5	1875.00'	15°55'48"	519.63'	521.31'
C6	2125.00'	16°41'32"	616.90'	619.09'
C7	35.00'	88°16'32"	48.75'	53.92'
C8	35.00'	88°16'32"	48.75'	53.93'
C9	2125.00'	1°04'55"	40.12'	40.13'
C10	35.00'	90°00'00"	49.50'	54.98'
C11	35.00'	90°00'00"	49.50'	54.98'
C12	1875.00'	20°49'59"	678.01'	681.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°20'18"W	40.08'
L2	N19°17'11"E	8.28'
L3	S70°42'49"E	75.49'
L4	N20°59'42"E	6.04'
L5	S69°00'18"E	60.00'
L6	S21°01'05"W	5.21'
L7	S66°11'46"E	76.06'
L8	S23°48'14"W	23.08'
L9	S66°11'46"E	198.58'
L10	N23°48'05"E	5.00'
L11	S66°11'46"E	788.00'
L12	N23°48'14"E	8.00'
L13	S66°11'46"E	67.17'
L14	N23°48'14"E	7.00'
L15	S66°11'46"E	75.00'
L16	N23°48'14"E	6.50'
L17	S66°11'46"E	86.19'
L18	S23°48'14"W	5.00'
L19	S66°11'46"E	1484.96'
L20	N23°48'14"E	7.00'
L21	S66°11'46"E	10.50'
L22	S68°48'14"W	70.00'
L23	N66°11'46"W	12.00'
L24	N66°11'46"W	82.33'
L25	N59°21'12"W	65.05'
L26	S23°48'14"W	50.00'
L27	N66°11'47"W	15.41'
L28	S67°31'26"E	104.20'
L29	S66°11'46"E	29.50'
L30	N23°48'14"E	581.14'
L31	S66°11'46"E	49.34'
L32	N23°48'13"E	581.14'
L33	N66°11'46"W	49.35'
L34	S23°48'14"W	581.14'
L35	S71°14'47"W	100.36'
L36	S68°59'58"E	60.00'
L37	S66°11'46"E	75.00'
L38	S20°59'42"W	13.96'
L39	S20°59'42"W	20.00'
L40	S23°48'14"W	13.00'
L41	S23°48'14"W	20.00'

PLAT NO 21-11800379

SUBDIVISION PLAT  
OF  
ALAMO RANCH PARKWAY  
PHASE II

BEING A TOTAL OF 28.802 AC TRACT OF LAND WITH 13.067 ACRE TRACT OUT OF A 325.070 TRACT CONVEYED TO CAMPBELTON ROAD, LTD AS RECORDED IN VOLUME 8187, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 15.735 ACRE OUT OF A 509.64 ACRE TRACT CONVEYED TO VISE OAKS, LTD AS RECORDED IN VOLUME 9438, PAGE 1273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE EMANUEL ESCALERA SURVEY 369, ABSTRACT 225, COUNTY BLOCK 4405, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: June 5, 2023

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.

*Leslie Ostrander*

OWNER: CONTINENTAL HOMES OF TEXAS, LP.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE E. OSTRANDER 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 June 9, A.D. 2023.

*Robert Ortega, Jr.*  
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

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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 EASEMENT AND R.O.W. 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 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 HEREON.

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.

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.

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* 06/06/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE THIS SHEET FOR CURVE AND  
LINE TABLE.

