

NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER PR PLAT RECORDS OF BEXAR COUNTY, TEXAS ROW RIGHT-OF-WAY FSMT FASEMENT VAR WID VARIABLE WIDTH GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR) INT INTERSECTION LF LINEAR FEET

 EASEMENT POINT OF -546- — EXISTING CONTOURS PROPOSED CONTOURS

ORIGINAL SURVEY/COUNTY LINE 14' GETCTV ESMT (PERMEABLE) (0.486 ACRES "OFF-LOT") VARIABLE WIDTH SANITARY SEWER, WATER, GETCTV, AND PUBLIC DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE

PLATTED PUBLIC STREET RIGHT-OF-WAY

(PERMEABLE) (0.331 AC "OFF-LOT" 18' PUBLIC DRAINAGE ESMT (0.058 ACRES "OFF-LOT")

5'X25' ELECTRIC ESMT (PERMEABLE) (0.001 ACRES "OFF-LOT") 14' GETCTV ESMT ENTIRE ESMT TO EXPIRE UPON

INCORPORATION INTO FUTURE PLATTED PUBLIC STREET **RIGHT-OF WAY** (PERMEABLE) (0.077 ACRES "OFF-LOT")

50'X60' SANITARY SEWER, WATER, GETCTV, AND PUBLIC DRAINAGE ESMT TO EXPIRE **UPON INCORPORATION INTO** FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.069 ACRES "OFF-LOT"

OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

VOLUME

PAGE(S)

(OFFICIAL PUBLIC RECORDS

FOUND 1/2" IRON ROD (UNLESS

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

CPS/SAWS/COSA UTILITY:

(SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY. TRANSMISSION

AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON

THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG

EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE

PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES

FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER

GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS

THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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

CB 4390

MATCHLINE "A" - SEE THIS SHEET

N56°53'51"E 14.00

----5.00'

14.00

5.00'

DETAIL "B"

NOT-TO-SCALE

SEE THIS SHEET

106.319 ACRES PULTE HOMES OF TEXAS, LP

(DOC 20200313460)

DETAIL "A"

NOT-TO-SCALE

SEE THIS SHEET

S56°53'51"W_

4.75

14' GETCTV ESMT (VOL 20002 PGS 1395-1396 PR) 20'X14' WATER ESMT (VOL 20002 PGS 1395-1396 PR) 14' GETCTV ESMT (VOL 20002 PGS 1515-1518 PR)

> 1' VEHICULAR NON-ACCESS ESMT (NOT TO SCALE) (VOL 20002 PGS 1515-1518 PR)

10' GETCTV ESMT (VOL 20002 PGS 1515-1518 PR) 14' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 20002 PGS 1515-1518 PR)

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: HUGO A GUITIERREZ, JR.

19230 STONE OAK PKWY SUITE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO A GUITIERREZ, JR. 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 _ , A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE 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

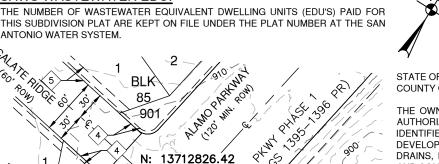
BLK 89

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.

2050922.65



SCALE: 1"= 100'

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 EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, IN BEXAR DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JIM CAMPBELL ATLANTIC URBANA II JUNIPER POINTE, LLC 3755 S. CAPITAL OF TEXAS HWY, STE 100 AUSTIN, TX 78704

STATE OF TEXAS **COUNTY OF TRAVIS**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED COUNTY OF BEXAR JIM CAMPBELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED O THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF

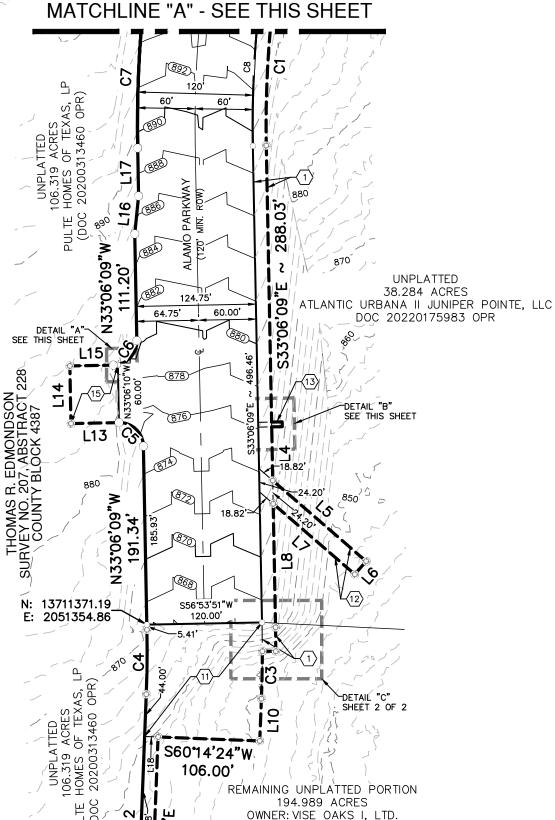
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

UNPLATTED

38.284 ACRES

ATLANTIC URBANA II JUNIPER POINTE, LLC

DOC 20220175983 OPR



VOL 7746, PG 803 OPR

OF **ALAMO PARKWAY PHASE 2**

BEING A TOTAL OF 5.296 ACRE TRACT OF LAND, ESTABLISHING A 4.283 ACRE RIGHT-OF-WAY AND 1.013 ACRES OF OFF-LOT EASEMENTS, OUT OF A 106.319 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200313460, OUT OF A 38.284 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220175983, AND OUT OF A 194.989 ACRE TRACT OF LAND RECORDED IN VOLUME 7746, PAGE 803, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS R.

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: August 24, 2022

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.

OWNER/DEVELOPER: FELIPE GONZALEZ

PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO PARKWAY PHASE 2 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.

1	DATED THIS	_DAY OF	, A.D. 20
	BY:		
			CHAIRMAN
	BY:		
CERTIFICATE OF A	PPROVAL		SECRETARY
THE UNDERSIGNE	D, COUNTY JUDGE (OF BEXAR COUNTY, TEXAS A	ND PRESIDING
OFFICER OF THE C	COMMISSIONERS COU	RT OF BEXAR COUNTY, DOES F	HEREBY CERTIFY
THAT THE ATTACH	IED PLAT WAS DULY	filed with the commission	ERS COURT O

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS	

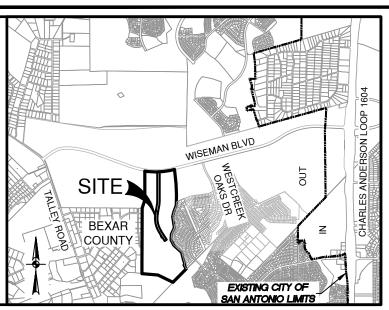
COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS _____ DAY OF ___

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

_, A.D. 20 __



LOCATION MAP

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: HUGO A GUITIERREZ, JR.

VISE OAKS I. LTD. 19230 STONE OAK PKWY SUITE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081

STATE OF TEXAS

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OWNER/DEVELOPER: JIM CAMPBELL ATLANTIC URBANA II JUNIPER POINTE, LLC 3755 S. CAPITAL OF TEXAS HWY, STE 100 AUSTIN, TX 78704

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM CAMPBELL 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 DAY OF _ SEAL OF OFFICE THIS _ , A.D. 20__

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

SURVEYOR'S NOTES:

- . PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE
- 4. BEARINGS 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.

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 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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 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 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

LINE TABLE

N33°06'10"W

N56*53'51"E

N26"14'02"W

N33°06'09"W

S60°14'24"W

60.00'

45.25

39.72

49.89

14.00

ALAMO

PARKWAY

120' MIN. ROW)

L9

DETAIL "C"

NOT-TO-SCALE

SEE SHEET 1 OF 2

S56*53'51"W

120.00

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L16

L18

SAWS IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER INCHES ABOVE FINAL ADJACENT GRADE. METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF $\underline{926}$ FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 926 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.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN FLOODPLAIN VERIFICATION: ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800222) 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).

	CURVE TABLE							
GTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
00'	C1	1126.00'	43*27'25"	S11*22'27"E	833.71	854.04		
0'	C2	1284.00'	1°06'34"	S32*32'52"E	24.86'	24.86'		
00'	C3	1270.00'	2*14'00"	S30*52'35"E	49.50'	49.50'		
87'	C4	1150.00'	3*20'34"	N31*25'52"W	67.08'	67.09'		
55'	C5	25.00'	90'00'00"	N78 * 06 ' 09"W	35.36'	39.27		
00'	C6	25.00'	90'00'00"	N11*53'51"E	35.36'	39.27		
38'	C7	1260.00'	43*27'25"	N11*22'27"W	932.93	955.67		
77'	C8	1140.00'	43*27'25"	S11°22'27"E	844.08	864.65		
00'	C9	1270.00'	1*06'34"	N32*32'52"W	24.59'	24.59'		
00'								
00'								
08'								

UNPLATTED

38.284 ACRES ATLANTIC URBANA I

JUNIPER POINTE, LLC

DOC 20220175983 OPF

REMAINING PORTION 194.989 ACRES OWNER: VISE OAKS I, LTD

VOL. 7746, PG. 803 O.P.R.

INE # BEARING LENG N56°53'51"E 11.0 S33°06'09"E 5.00 S56*53'51"W 11.00 S33*06'09"E 55.8 S81°09'21"E 128.5 S8°50'39"W 18.00 N81°09'21"W 112.3 S33°06'09"E 128.7 S58*00'25"W 14.00 S29°45'36"E 44.00 S60'14'24"W 14.00 N29°45'36"W 283.08 S56*53'51"W 50.00

RESIDENTIAL FINISHED FLOOR

SAWS WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

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

PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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. STREETSCAPE NOTE:

IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0355G EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

PLAT NO. 21-11800491

SUBDIVISION PLAT

OF **ALAMO PARKWAY PHASE 2** BEING A TOTAL OF 5.296 ACRE TRACT OF LAND, ESTABLISHING A 4.283 ACRE

RIGHT-OF-WAY AND 1.013 ACRES OF OFF-LOT EASEMENTS, OUT OF A 106.319 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200313460, OUT OF A 38.284 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220175983, AND OUT OF A 194.989 ACRE TRACT OF LAND RECORDED IN VOLUME 7746, PAGE 803, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS R. EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, IN BEXAR



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: August 24, 2022 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: FELIPE GONZALEZ PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ALAMO PARKWAY PHASE 2</u> 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 ____

BY:	CHAIDMAN
	CHAIRMAN
BY:	OFODETADY/
CERTIFICATE OF APPROVAL	SECRETARY
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS A	nd presiding
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES H	IEREBY CERTIFY
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONE	ERS COURT OF
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED TH.	at said plat is
IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOV	erning same,
AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.	
DATED THIS DAY OF A.D.:	20
7.0.	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR