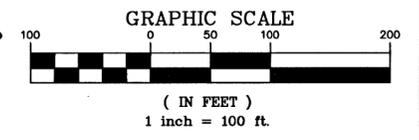


58 LOTS

SUBDIVISION PLAT  
ESTABLISHING  
**VALLEY RANCH  
UNIT 8B**

BEING 12.024 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOLUME 12157, PAGES 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.



**CIVIL ENGINEERING CONSULTANTS  
d/b/a DON DURDEN, INC.**  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214/10041000

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

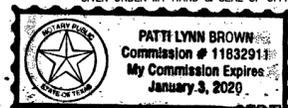
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
LESLIE OSTRANDER, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:  
*Leslie K Ostrander*

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
LESLIE OSTRANDER  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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 & SEAL OF OFFICE THIS 7<sup>th</sup> DAY OF September A.D., 2017.



*Path Lynn Brown*  
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 VALLEY RANCH UNIT 8B 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., 2017.

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**WASTEWATER EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION UNIT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

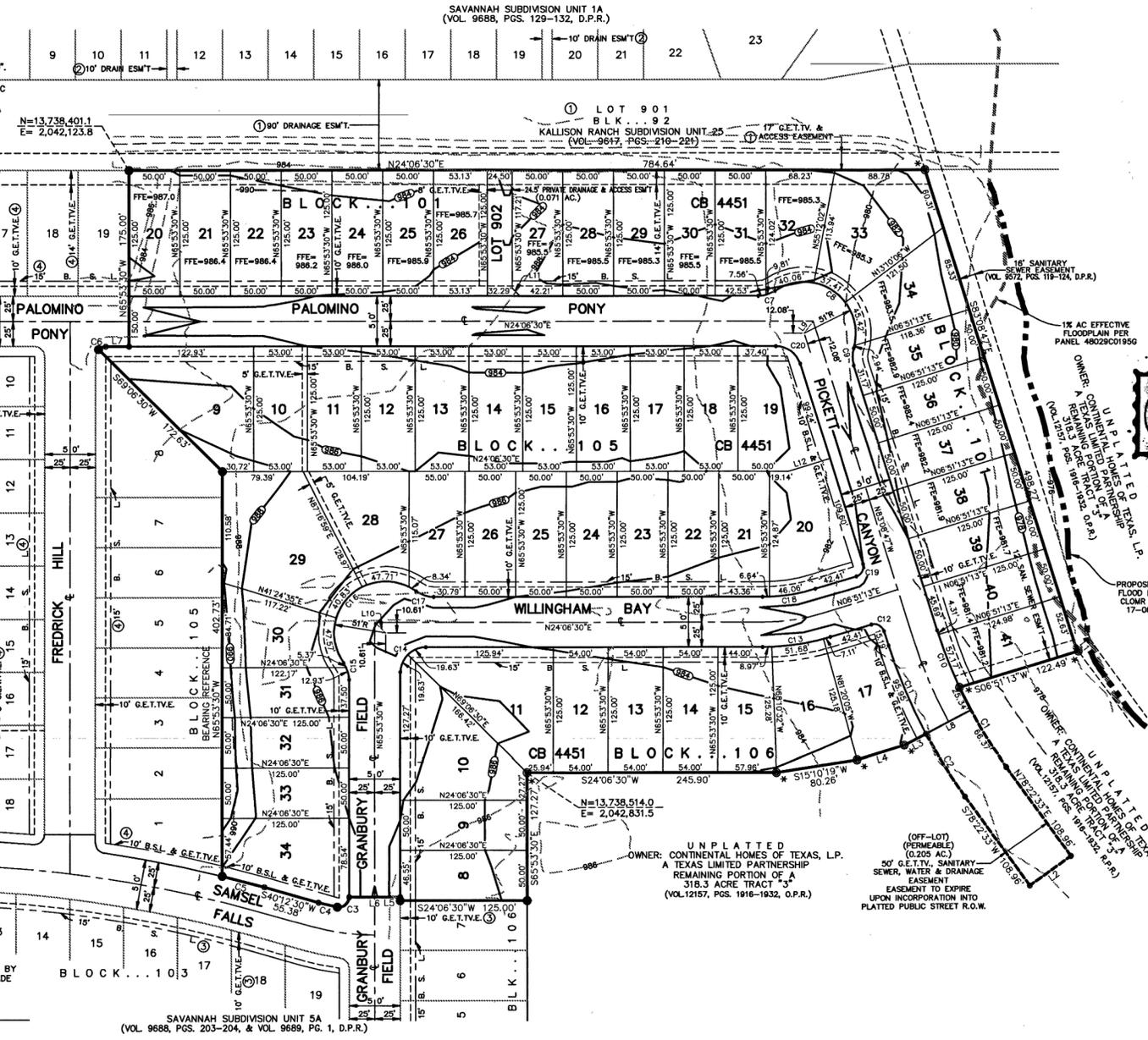
**BUILDING SETBACK NOTE:**  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**"CLEAR VISION EASEMENT"**  
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 25 VOL. 9617, PGS. 210-221, D.P.R.
②	SAVANNAH SUBDIVISION UNIT 1A VOL. 9688, PGS. 129-132, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 5A VOL. 9688, PGS. 203-204, & VOL. 9689, PG. 1, D.P.R.
④	VALLEY RANCH SUBDIVISION UNIT 8A VOL. 9707, PGS. 145-146, D.P.R.

DEVELOPER/OWNER:  
CONTINENTAL HOMES OF TEXAS, L.P.  
NORTH LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 498-2668

SAVANNAH SUBDIVISION UNIT 1A  
(VOL. 9688, PGS. 129-132, D.P.R.)



**MONUMENT NOTE:**  
● = 1/2" IRON ROD FOUND W/D-R-E CAP  
○ = 1/2" IRON ROD SET W/CEC CAP

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

10' DRAIN ESMT  
10' DRAIN ESMT  
10' DRAIN ESMT

N=13,738.4011  
E=2,042.123.8

LOT 901  
LOT 902

BLOCK 105  
BLOCK 106

PALOMINO  
PONY

FREDRICK HILL

WILLINGHAM BAY

CRANBURY FIELD

SAMSEL FALLS

VALLEY RANCH UNIT 8A  
(VOL. 9707, PGS. 145-146, D.P.R.)

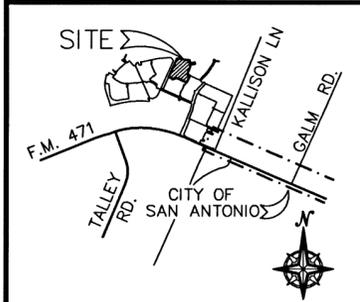
SAVANNAH SUBDIVISION UNIT 5A  
(VOL. 9688, PGS. 203-204, & VOL. 9689, PG. 1, D.P.R.)

UNPLATTED  
CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
REMAINING PORTION OF A  
318.3 ACRE TRACT "3"  
(VOL. 12157, PGS. 1916-1932, D.P.R.)

(OFF-LOT) (PERMEABLE) (0.025 AC.)  
5' G.E.T.V.E., SANITARY SEWER, WATER & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.

10' B.S.L. & G.E.T.V.E.  
10' B.S.L. & G.E.T.V.E.  
10' B.S.L. & G.E.T.V.E.

10' G.E.T.V.E.  
10' G.E.T.V.E.  
10' G.E.T.V.E.



**LOCATION MAP  
NOT TO SCALE  
LEGEND**

- |   |       |            |
|---|-------|------------|
| 1. BUILDING SETBACK LINE  | ----- | B.S.L.     |
| 2. CLEAR VISION EASEMENT  | ----- | C.V.E.     |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT   | ----- | G.E.T.V.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.   | ----- | D.P.R.     |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.  | ----- | D.P.R.     |
| 6. MINIMUM FINISHED FLOOR ELEVATION   | ----- | FFE=930.0  |
| 7. VOLUME   | ----- | VOL.       |
| 8. PAGE   | ----- | PG.        |
| 9. COUNTY BLOCK   | ----- | C.B.       |
| 10. EASEMENT  | ----- | ESMT       |
| 11. RIGHT OF WAY  | ----- | R.O.W.     |
| 12. VARIABLE  | ----- | VAR.       |
| 13. STREET CENTERLINE   | ----- | CL         |
| 14. EXISTING CONTOUR  | ----- | 980        |
| 15. PROPOSED FINISHED CONTOUR   | ----- | 990        |
| 16. CITY LIMIT LINE   | ----- | CL         |
| 17. EFFECTIVE FLOODPLAIN (PANEL 48029C0195C)  | ----- | EFF        |
| 18. PROPOSED 100-YR FLOOD LIMITS (CLOMR CASE No. 17-06-2132R)   | ----- | 100        |
| 19. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 (2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 000'00". |       |            |
| 20. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.  |       |            |
| 21. BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF BLOCK 105 OF VALLEY RANCH UNIT 8A RECORDED IN VOLUME 9707, PAGES 145-146, D.P.R. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED N65°53'30"W.   |       |            |

10' G.E.T.V.E.  
10' G.E.T.V.E.  
10' G.E.T.V.E.



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.

*Gary B Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

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.

*Paul W Denham*  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT