

LOCATION MAP

NOT TO SCALE

LEGEND

- | | |
|--|--------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. CLEAR VISION EASEMENT | C.V.E. |
| 3. ELECTRIC & CABLE TELEVISION EASEMENT | E.T.V.E. |
| 4. TELEPHONE & CABLE TELEVISION EASEMENT | T.V.C.E. |
| 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.C.E. |
| 6. VEHICULAR NON-ACCESS EASEMENT | V.N.E. |
| 7. PEDESTRIAN EASEMENT | PED |
| 8. WATER EASEMENT | W.E. |
| 9. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | O.P.R. |
| 10. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | D.P.R. |
| 11. MINIMUM FINISHED FLOOR ELEVATION | FFE=930.0 |
| 12. PROPOSED FINISHED CONTOUR | 930 |
| 13. 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 0°00'00". | |
| 14. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |
| 15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF LOT 804, BLOCK 112 BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED S 66°18'29" E ON THE PLAT OF KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. | |

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 727.38 L.F.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

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

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 905, 907, AND 908 OF BLOCK 112 AND LOTS 904 AND 905 OF BLOCK 115.
- IMPACT FEE NOTE: 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT 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.

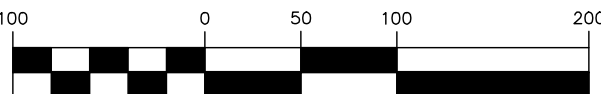
"CLEAR VISION EASEMENT"

"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	KALLISON RANCH SUBDIVISION UNIT 24 VOL. 9618, PGS. 1-3, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 10 PLAT I.D. NO. 150072



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



Denham-Ramones Engineering
and Associates, Inc.

1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 ALL STREETS, ALLEYS, PARKS, GREENBELTS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IAN CUDE

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 _____ DAY OF _____ A.D., 2015.

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

SAVANNAH SUBDIVISION UNIT 5

THIS PLAT OF _____ 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., 2015.

BY: _____
CHAIRMAN

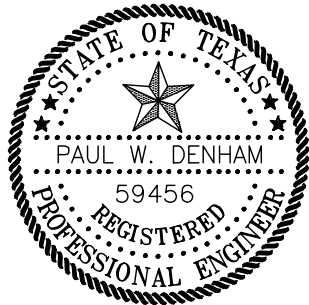
BY: _____
SECRETARY

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. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



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
PAUL W. DENHAM

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:

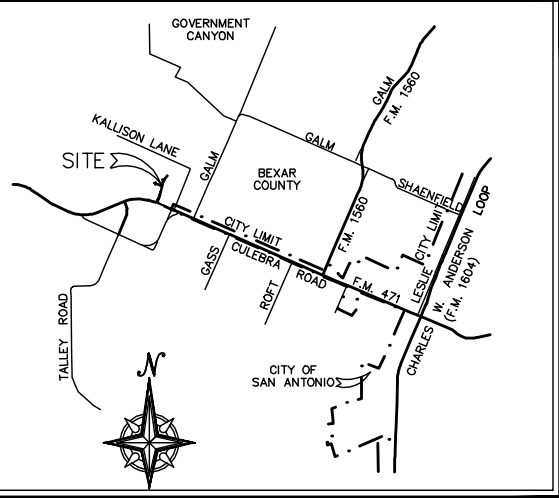
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

AREA BEING VACATED THROUGH VACATING DECLARATION

BEING A VACATE OF 33.748 ACRES OUT OF KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, DEED AND PLATS RECORDS OF BEXAR COUNTY, TEXAS, SAID 33.748 ACRE VACATE BEING LOTS 1-27 AND LOT 901, BLOCK 96; LOT 901, BLOCK 97; LOTS 1-16, BLOCK 98; LOTS 1-13 AND LOT 901, BLOCK 99; LOTS 1-9 AND LOT 901, BLOCK 103; LOTS 1-12 AND LOT 901, BLOCK 105; LOTS 1-14 AND LOT 901, BLOCK 107; LOTS 901, 902, AND 904, BLOCK 112; LOTS 902 AND 903, BLOCK 115; ALL STREET RIGHT-OF-WAYS TO INCLUDE: CHARBRAY GATE; GILLET FOREST; JENNINGS STAGE; KALLISON BEND; KALLISON VISTA; LOWLINE BRIDGE; MELTON GLEN; MEREDITH COVE; RITTER LODGE; SOREN SOUND; A 10' DRAIN ROW (0.030 ACRES); A VARIABLE WIDTH DRAINAGE ROW (0.716 ACRES); A 50' G.E.T.V., SAN. SEWER, WATER & INTERCEPTOR DRAINAGE ESM'T (0.841 ACRES); A 50' G.E.T.V., SAN. SEWER, WATER & INTERCEPTOR DRAINAGE ESM'T (0.124 ACRES); A 50' G.E.T.V., SAN. SEWER, WATER & INTERCEPTOR DRAINAGE ESM'T (0.135 ACRES); A 50' G.E.T.V., SAN. SEWER, WATER & INTERCEPTOR DRAINAGE ESM'T (1.404 ACRES); A 50' G.E.T.V., SAN. SEWER, WATER & DRAINAGE ESM'T (1.213 ACRES); A 20' SANITARY SEWER ESM'T (0.054 ACRES); A 14' SANITARY SEWER ESM'T (0.055 ACRES); AND ALL EASEMENTS CONTAINED WITHIN THE LOTS MENTIONED ABOVE.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Aug 05, 2015, 8:04am User ID: Blackmorelan_2 File: E:\Land Projects\CD-C-Kallison U25 Vacate.dwg Kallison-U25-Vacate.dwg



LOCATION MAP

NOT TO SCALE

LEGEND

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CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	152°2'44"	914.00'	123.41'	245.33'	244.59'
C2	30°24'59"	15.00'	4.08'	7.96'	7.87'
C3	8°31'34"	15.00'	1.12'	2.23'	2.21'
C4	100°56'42"	15.00'	18.18'	26.43'	23.14'
C5	79°03'18"	15.00'	12.38'	20.70'	19.09'
C6	109°58'31"	25.00'	35.69'	47.89'	40.95'
C7	24°55'14"	727.00'	160.64'	316.20'	313.12'
C8	94°56'43"	25.00'	27.26'	41.43'	36.85'
C9	76°33'25"	25.00'	19.73'	33.40'	30.97'
C10	6°09'45"	727.00'	39.13'	78.19'	78.16'
C11	3°56'33"	650.00'	20.48'	40.84'	40.84'
C12	17°50'42"	1010.00'	158.57'	314.57'	313.30'
C13	0°20'56"	1543.00'	4.70'	9.40'	9.40'
C14	144°0'46"	924.00'	119.02'	236.73'	236.09'
C15	7°31'12"	25.00'	18.66'	31.94'	29.81'
C16	70°31'44"	15.00'	10.61'	18.46'	17.32'
C17	70°31'44"	15.00'	10.61'	18.46'	17.32'
C18	1°07'05"	641.00'	17.45'	34.88'	34.88'
C19	106°29'15"	25.00'	33.47'	46.46'	40.06'
C20	83°57'34"	25.00'	22.49'	36.63'	33.44'
C21	26°00'58"	641.00'	148.08'	291.06'	288.56'
C22	0°20'56"	1457.00'	4.44'	8.87'	8.87'
C23	87°28'46"	25.00'	23.92'	38.17'	34.57'
C24	92°31'14"	25.00'	26.12'	40.37'	36.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°50'06"E	69.65'
L2	S13°09'48"W	50.00'
L3	N76°50'12"W	50.00'
L4	N13°09'48"E	65.47'
L5	N24°06'30"E	70.00'
L6	S65°53'30"E	90.97'
L7	N13°09'48"E	50.00'
L8	S76°50'12"E	50.00'
L9	S13°09'48"W	65.47'
L10	N04°07'59"E	35.46'
L11	N65°53'30"W	60.00'
L12	N24°06'30"E	60.00'
L13	S65°53'30"E	77.80'
L14	S46°17'09"E	97.00'
L15	S16°29'07"E	26.71'
L16	S24°06'30"W	15.00'
L17	N65°53'30"W	6.58'
L18	S24°06'30"W	75.00'
L19	N65°53'30"W	6.03'
L20	S66°00'34"W	29.01'
L21	S04°07'59"W	88.85'
L22	N65°53'30"W	15.96'
L23	S65°51'01"E	36.66'
L24	S65°51'01"E	12.66'
L25	S24°06'59"W	70.00'
L26	S22°09'54"E	71.46'
L27	S66°18'29"E	46.73'
L28	S23°41'31"W	15.00'
L29	S23°41'31"W	40.00'
L30	N21°37'45"E	32.17'
L31	S65°51'01"E	13.21'
L32	S65°51'01"E	5.39'
L33	N21°37'45"E	87.32'
L34	S65°53'30"E	21.91'
L35	N29°33'50"E	36.78'
L36	N66°12'27"E	14.34'
L37	N66°18'29"W	48.51'

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- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 905, 907, AND 908 OF BLOCK 112 AND LOTS 904 AND 905 OF BLOCK 115.
- IMPACT FEE NOTE: 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT 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.

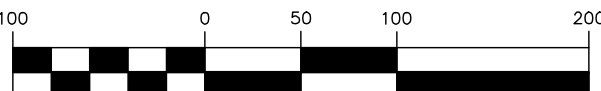
"CLEAR VISION EASEMENT"

"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	KALLISON RANCH SUBDIVISION UNIT 24 VOL. 9618, PGS. 1-3, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 10 PLAT I.D. NO. 150072



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 ALL STREETS, ALLEYS, PARKS, GREENBELTS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON 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
IAN CUDE, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IAN CUDE

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 _____ DAY OF _____ A.D., 2015.

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

SAVANNAH SUBDIVISION UNIT 5

THIS PLAT OF _____ 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., 2015.

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

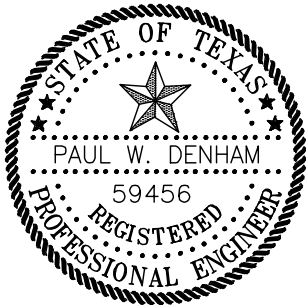
_____ DAY OF _____, A.D. _____ AT _____ M., IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



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
PAUL W. DENHAM

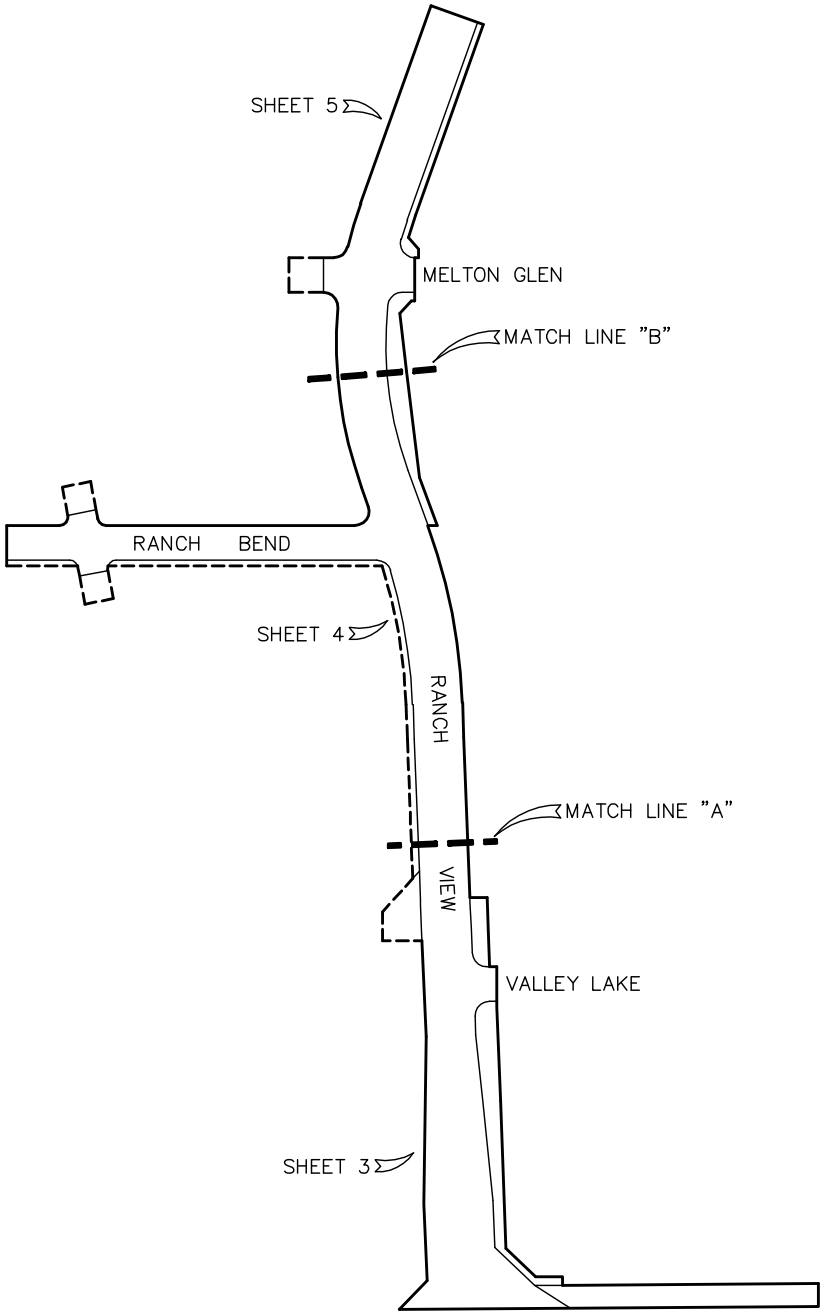
STATE OF TEXAS
COUNTY OF BEXAR

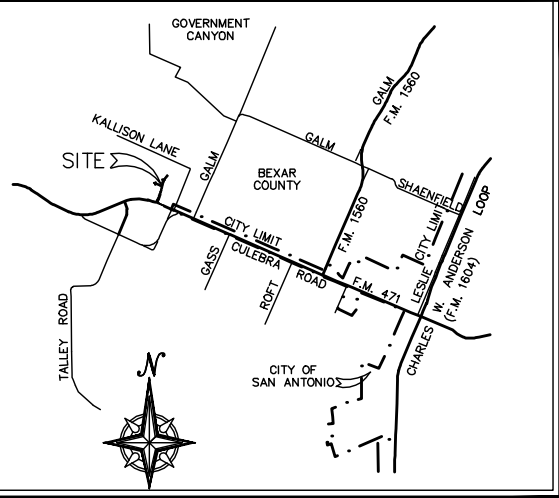
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

SUBDIVISION INDEX MAP

1"=400'





LOCATION MAP

NOT TO SCALE

- ### LEGEND
- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. CLEAR VISION EASEMENT | C.V.E. |
| 3. ELECTRIC & CABLE TELEVISION EASEMENT | E.T.V.E. |
| 4. TELEPHONE & CABLE TELEVISION EASEMENT | T.V.E. |
| 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 6. VEHICULAR NON-ACCESS EASEMENT | V.N.E. |
| 7. PEDESTRIAN EASEMENT | PED |
| 8. WATER EASEMENT | W.E. |
| 9. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | O.P.R. |
| 10. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | D.P.R. |
| 11. MINIMUM FINISHED FLOOR ELEVATION | FFE=930.0 |
| 12. PROPOSED FINISHED CONTOUR | 930 |
| 13. 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 0°00'00". | |
| 14. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |
| 15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF LOT 904, BLOCK 112 BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED S 66°18'29" E ON THE PLAT OF KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. | |

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 727.38 L.F.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

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

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 905, 907, AND 908 OF BLOCK 112 AND LOTS 904 AND 905 OF BLOCK 115.
- IMPACT FEE NOTE: 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE DRAINAGE PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

EDU NOTE:

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

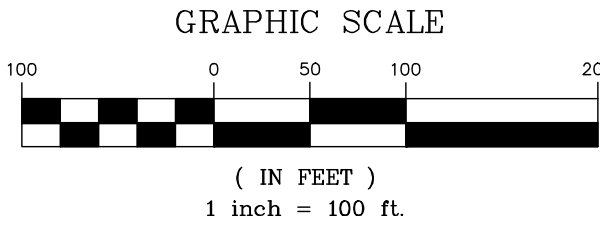
BUILDING SETBACK NOTE:

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	KALLISON RANCH SUBDIVISION UNIT 24 VOL. 9618, PGS. 1-3, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 10 PLAT I.D. NO. 150072



DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

Denham-Ramones Engineering
and Associates, Inc.

1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 ALL STREETS, ALLEYS, PARKS, RECREATION AREAS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
CITE OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
IAN CUDE, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IAN CUDE, 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 _____ DAY OF _____ A.D., 2015.

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

SAVANNAH SUBDIVISION UNIT 5
THIS PLAT OF _____ 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., 2015.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

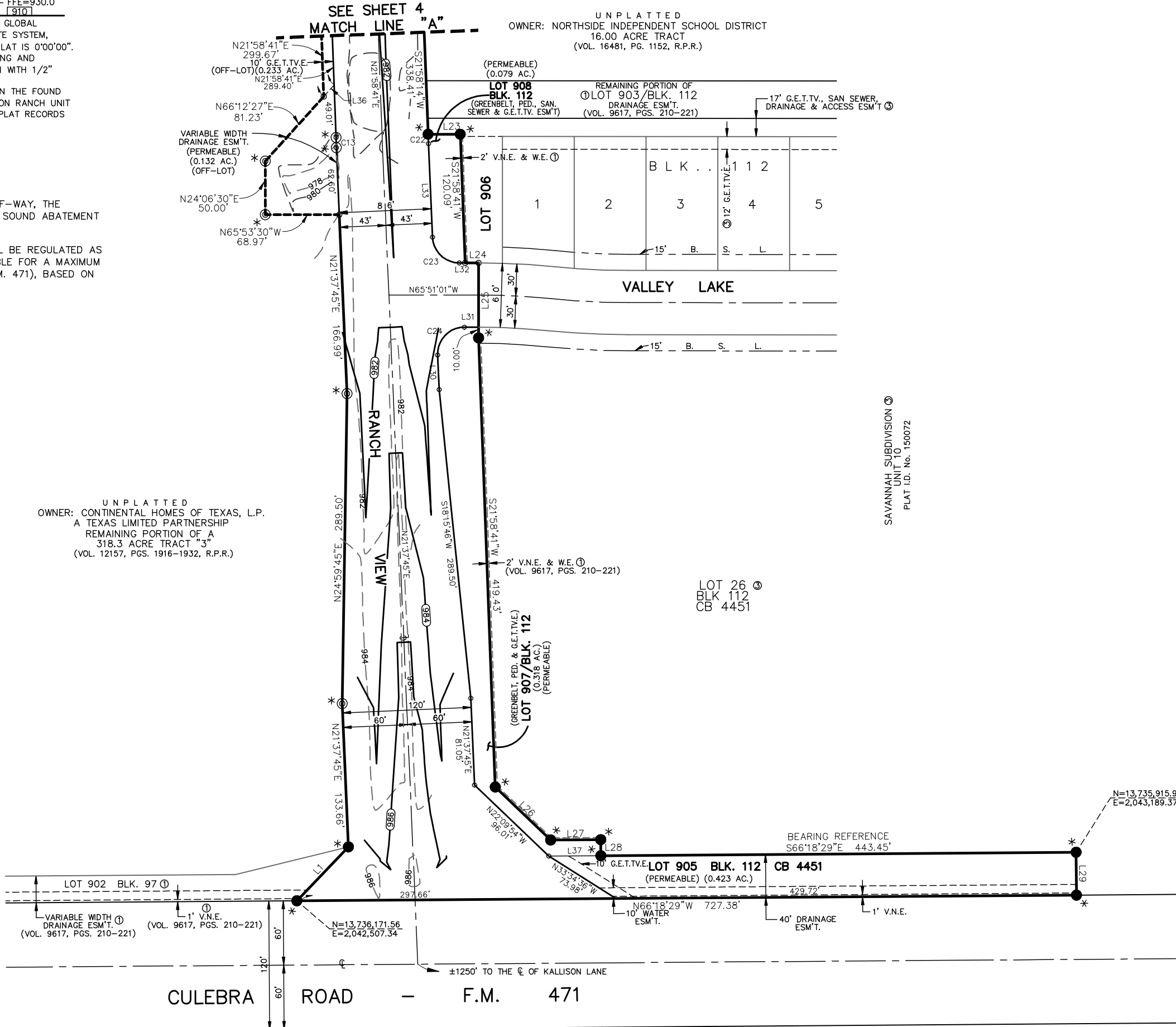
STATE OF TEXAS
COUNTY OF BEXAR

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. _____

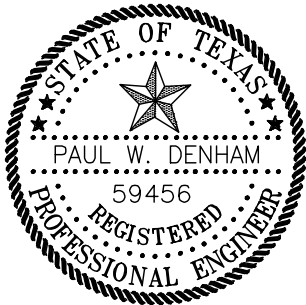
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



SUBDIVISION PLAT

CURVE AND LINE DATA ON SHEET 2 OF 5



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
PAUL W. DENHAM

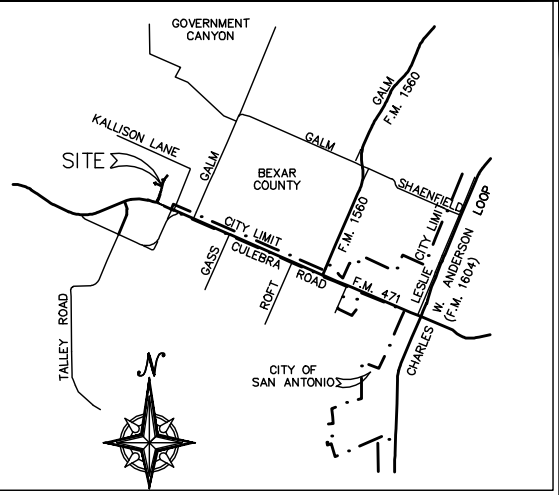
STATE OF TEXAS
COUNTY OF BEXAR

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Aug 05, 2015, 8:05am User ID: Blackmorel..._2 File: E:\Land Projects\CD-C-Kallison-U25 Vacate\dwg Kallison-U25-Vacate.dwg



LOCATION MAP

NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE
- CLEAR VISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- PEDESTRIAN EASEMENT
- WATER EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- MINIMUM FINISHED FLOOR ELEVATION
- PROPOSED FINISHED CONTOUR
- 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 0°00'00".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE NORTH LINE OF LOT 804, BLOCK 112 BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED S 66°18'29" E ON THE PLAT OF KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- B.S.L.
- C.V.E.
- E.T.V.E.
- T.V.E.
- G.E.T.V.E.
- V.N.E.
- PED
- W.E.
- O.P.R.
- D.P.R.
- FFE=930.0
- GRID

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 727.38 L.F.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 905, 907, AND 908 OF BLOCK 112 AND LOTS 904 AND 905 OF BLOCK 115.
- IMPACT FEE NOTE: 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT 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 BEAR 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	KALLISON RANCH SUBDIVISION UNIT 24 VOL. 9618, PGS. 1-3, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 10 PLAT I.D. NO. 150072



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS
COUNTY OF BEAR

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 ALL STREETS, ALLEYS, PARKS, WETLANDS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IAN CUDE, 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 _____ DAY OF _____ A.D., 2015.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

SAVANNAH SUBDIVISION UNIT 5
THIS PLAT OF _____ 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., 2015.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF BEAR

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
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEAR

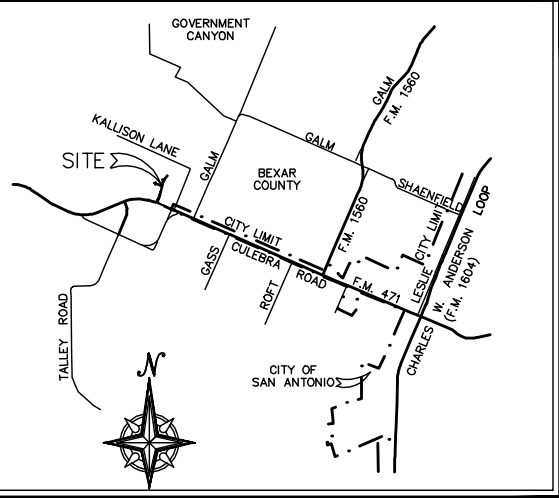
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

SUBDIVISION PLAT

CURVE AND LINE DATA ON SHEET 2 OF 5





LOCATION MAP

NOT TO SCALE

- LEGEND**
- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. CLEAR VISION EASEMENT | C.V.E. |
| 3. ELECTRIC & CABLE TELEVISION EASEMENT | E.T.V.E. |
| 4. TELEPHONE & CABLE TELEVISION EASEMENT | T.V.E. |
| 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 6. VEHICULAR NON-ACCESS EASEMENT | V.N.E. |
| 7. PEDESTRIAN EASEMENT | PED |
| 8. WATER EASEMENT | W.E. |
| 9. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | O.P.R. |
| 10. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | D.P.R. |
| 11. MINIMUM FINISHED FLOOR ELEVATION | FFE=930.0 |
| 12. PROPOSED FINISHED CONTOUR | 930 |
| 13. 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 0°00'00". | |
| 14. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |
| 15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF LOT 804, BLOCK 112 BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED S 66°18'29" E ON THE PLAT OF KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. | |

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG CULEBRA ROAD (F.M. 471), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 727.38 L.F.

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- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

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

OTHER NOTES:

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- THE DEVELOPER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 905, 907, AND 908 OF BLOCK 112 AND LOTS 904 AND 905 OF BLOCK 115.
- IMPACT FEE NOTE: 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.
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- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
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- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

EDU NOTE:

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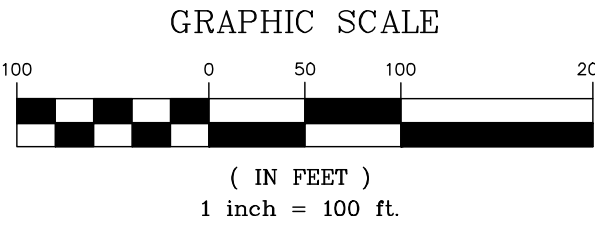
BUILDING SETBACK NOTE:

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	KALLISON RANCH SUBDIVISION UNIT 24 VOL. 9618, PGS. 1-3, D.P.R.
③	SAVANNAH SUBDIVISION UNIT 10 PLAT I.D. NO. 150072



DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



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 ALL STREETS, ALLEYS, PARKS, GREENBELTS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
IAN CUDE, 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 _____ DAY OF _____ A.D., 2015.

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

SAVANNAH SUBDIVISION UNIT 5
THIS PLAT OF _____ 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., 2015.

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. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT

CURVE AND LINE DATA ON SHEET 2 OF 5

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
PAUL W. DENHAM

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Aug 05, 2015, 8:05am User ID: Blackmorelan_2 File: E:\Land Projects\CD-C-Kallison U25 Vacate.dwg Kallison-U25-Vacate.dwg