LOCATION MAP

LINE TABLE				
LINE BEARING LENGTH				
L1	S65'53'30"E	50.00		
L2	S65'53'30"E	50.00		
L3	N24'06'30"E	17.14		
L4	S69'06'30"W	15.00		
L5	N20'53'30"W	15.00		
L6	S24'06'30"W	35.00'		
L7	S24'06'30"W	35.00'		

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	81'51'01"	51.00'	44.22'	72.86'	66.82'
C2	36'08'11"	29.00'	9.46'	18.29'	17.99'
C3	90.00,00	10.00'	10.00'	15.71	14.14'
C4	90.00,00	10.00'	10.00'	15.71	14.14'
C5	90.00,00,	25.00'	25.00'	39.27'	35.36'
C6	90'00'00"	25.00'	25.00'	39.27'	35.36'
C7	36'08'23"	29.00'	9.46'	18.29'	17.99'
C8	16216'45"	51.00'	327.16'	144.45	100.78'
C9	36'08'23"	29.00'	9.46'	18.29'	17.99'
C10	36'08'11"	29.00'	9.46'	18.29'	17.99'
C11	80'25'21"	51.00'	43.12'	71.59'	65.85'

"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 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", "OVERHANG PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABILES, 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.

2. ANY CPS 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 ALTERATIONS.

3. 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:

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE FLECTRIC AND FAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND 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.

LEOEND

	LEGEND		g
1.	BUILDING SETBACK LINE ————————————————————————————————————	· B.S.L.	
2.	CLEAR VISION EASEMENT	· C.V.E.	1
3.	ELECTRIC & CABLE TELEVISION EASEMENT	E.TV.E.	•
4.	TELEPHONE & CABLE TELEVISION EASEMENT	T.TV.E.	
5.	ELECTRIC & CABLE TELEVISION EASEMENT TELEPHONE & CABLE TELEVISION EASEMENT GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.TV.E./E.G.T.CA	
_	ESMT		
	VEHICULAR NON-ACCESS EASEMENT		
<i>_</i> .	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	· 0.P.R.	
8.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.	
9.	VARIABLE	VAR.	
10.	VOLUME	VOL.	
11.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. VARIABLE VOLUME PAGE	PG.	
12.	RIGHT OF WAY STREET CENTERLINE	ESM'T	
13.	RIGHT OF WAY	R.O.W.	
14.	STREET CENTERLINE	· Ç	
15.	SIREET CENTERCINE MINIMUM FINISHED FLOOR ELEVATION EXISTING CONTOUR PROPOSED FINISHED CONTOUR	FFE=930.0	
16.	EXISTING CONTOUR	980	
17.	PROPOSED FINISHED CONTOUR	990	
18.	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, SC	OUTH CENTRAL	
	ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'00".		
19.	MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERIN	IG AND ASSOCIATES,	

INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH $1/2^{\sigma}$ REBAR AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 20. BEARING REFERENCE SOURCE IS THE NORTHWEST LINE OF LOT 903. BLOCK 112 OF THE KALLISON RANCH SUBDIVISION UNIT 25 RECORDED IN VOLUME 9617, PAGES 210-221, D.P.R. OF BEXAR COUNTY, BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED S24"06"30"W ON SAID PLAT.

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

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 VALLEY RANCH SUBDIMISION UNIT 4B 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: LOT 910 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

SERVICE CONNECTION.

6. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

7. 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.

8. 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.

9. 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.

10. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OR PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

EDU NOTE:

THE NUMBER OF WASTEWATER 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

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			
0	KALLISON RANCH SUBDIVISION UNIT 25 VOL. 9617, PGS. 210–221, D.P.R.		
2	SAVANNAH RANCH SUBDIVISION UNIT 10 VOL. 9688, PGS. 129–131, D.P.R.		
3	VALLEY RANCH UNIT 4A VOL. 9697, PGS. 135–136 & VOL. 9698, PG. 1, D.P.R.		
4	KALLISON RANCH ELEMENTARY #2 VOL. 9708, PGS. 108 D.P.R.		

MONUMENT NOTE:

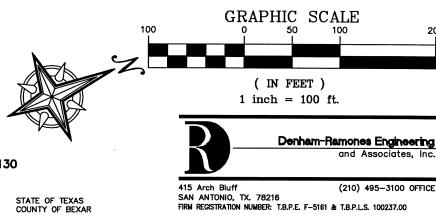
- = 1/2" IRON ROD FOUND W/D-R E CAP
- $\stackrel{*}{\bigcirc}$ = 1/2" IRON ROD SET W/D-R E CAP
- = 1/2" IRON ROD FOUND AS SHOWN

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

PLAT No. 160019

SUBDIVISION PLAT OF VALLEY RANCH

BEING A TOTAL OF 7.578 ACRE TRACT OF LAND ESTABLISHING VALLEY RANCH UNIT 4B OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, AND OUT OF A 6,315 ACRE TRACT RECORDED IN VOL. 17799, PG. 1287, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & THE MM.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO 467 COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

DULY AUTHORIZED AGENT:

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, 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 3 DAY OF MORE A.D., 2017.

ROBERT ORTEGOR, JA. Commis-Lin #124403152 STATE OF TEXAS My Committee Approval

THE UNDERSIONED 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS ___

VALLEY RANCH UNIT 4B LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED,

_ DAY OF

	Y:CHAIRMAN		
	BY:	SECRET	
STATE OF TEXAS COUNTY OF BEXAR		T	
I,	THIS PLAT WAS FILED F	COUNT	Y CLERK OF SAID COUNTY Y OFFICE, ON THE
DAY OF	A D	ΔT	M AND DULY PECOPDED THE

_OF SAID COUNTY, IN BOOK VOLUME .

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

____DAY OF______, A.D. ____ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1





②12' G.E.T.TV.E.--OWNER: NISD LOT 27, BLOCK 112 KALLISON RANCH ELEMENTARY #2 **④** (16.915 AC.) N=13.737.183.05 E= 2.043.847.55 (VOL. 9708, PGS, 108, D.P.R.) N=13,736,538.60 E= 2,043,559.16 -28' E.G.T.CA. ESMT. (4) 35' G.E.T.TV., ACCESS, SAN.
SEWER, WATER & DRAINAGE ESM'T. (3) FIRF W/ CEC CAP-20' B. S. L(4) __1' V.N.E. 🚯 10 **PARDNER** N24'06'30"E PARDNER RANCH ②906 RANCH 10' G.E.T.TV.E. 44.18' 68.00' N24'06'30"E B. S. L.3 11 32 33 37 36 **35** · N24'06'30"E ② 5' G.E.T.TV.E.^{_]} 120.06 68.00' N24'06'30"E C.B. 4451 mi (120.11 30 29 27 26 25 23 33 24 N24'06'30" 68.00' 68.00' BRISCOE ₹ ____N24:06'30"E BRISCOE—FIELDS **FIELDS** 23.53 60.00' 60.00' 60.00' 60.00' 60.00' 60.00' 60.00' В. 93-88 5 92 94 89 88 87 85 95 ②12' G.E.T.TV.E.--S24'06'30"W BEARING REFERENCE REMAINING PORTION OF LOT 903/BLK. 112 N=13,737,060.83 E= 2,044,274.35 N=13,736,350,44 E= 2,043,978.83 (VOL. 16484, PG. 2369, O.P.R.) SAN. SEWER ESM'T.—— - 32' ŚAN. SEWER ESM'T.(1) KALLISON RANCH SUBDIVISION UNIT 25 1 VOL 9617, PGS. 210–221, D.P.R. KALLISON LANE BO.5' DRAINAGE & G.E.T.TV.E. L 20' COUNTY ROAD (VOL. 407, PG. 567, R.P.R.)

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 CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT COVARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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