DATED THIS _____ DAY OF ____ A.D. 20 _

STATE OF TEXAS COUNTY OF BEXAR

_M. AND DULY RECORDED THE

_ DAY OF_ COUNTY CLERK, BEXAR COUNTY, TEXAS

UNPLATTED ONE KR VENTURE, L.P. 20' COUNTY ROAD -J.J. SANCHEZ UNPLATTED
CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT 1 (VOL. 407, PG. 593, DR) **SURVEY 83** REMAINING PORTION OF A 430.4 ACRE TRACT 1 **UNPLATTED** ONE KR VENTURE, LP
REMAINING PORTION OF 741.0 ACRES, TRACT 2 (VOL 11566, PG 1545-1559, OPR) **ABSTRACT 666** (VOL 12157, PG 1916-1932, OPR) CB 4451 (VOL 11566, PG 1545-1559, OPR) 1000 N26°07'33"E ~ 188.64" TL5 N26'07'33"E ~ 452.33 RANCH VIÈW WEST RANCH VIEW WEST (86' RIGHT-OF-WAY) (86' RIGHT-OF-WAY S26'07'33"W ~ 640.98' UNPLATTED N: 13740699.33 CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 318.3 ACRE, TRACT 3 J.J. SANCHEZ 20' COUNTY ROAD E: 2041392.67 SURVEY 83 (VOL. 407, PG. 593, DR) (VOL 12157, PGS 1916-1932, OPR) ABSTRACT 666 CB 4451 UNPLATTED CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT 1 (VOL 12157, PG 1916-1932, OPR) ONE KR VENTURE, LE

LOCATION MAP NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS **GETCTV** GAS, ELECTRIC, TELEPHONE

CITY OF

SAN ANTONIO

BEXAR

COUNTY

DR DEED RECORDS OF BEXAR AND CABLE TELEVISION COUNTY, TEXAS OFFICIAL PUBLIC RECORDS FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) (OFFICIAL PUBLIC RECORDS O SET 1/2" IRON ROD (PD) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS O SET 1/2" IRON ROD (PD)-ROW

EXISTING CONTOURS PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10 CITY OF SAN ANTONIO LIMITS

CENTERLINE VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (PERMEABLE) (TOTAL 0.423 OF AN ACRE "OFF-LOT")

10' DRAINAGE FASEMENT (TOTAL 0.039 OF AN ACRE "OFF-LOT" PERMEABLE)

ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, TURNAROUND, AND GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (TOTAL 0.068 OF AN ACRE "OFF-LOT")

ENTIRE 15' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (TOTAL 0.052 OF AN ACRE "OFF-LOT" PERMEABLE)

14' GETCTV EASEMENT (TOTAL 0.291 OF AN ACRE "OFF-LOT") VARIABLE WIDTH GETCTV EASEMENT (TOTAL 0.221 OF AN ACRE "OFF-LOT") (VOL 9572, PG 119-124, DPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, SAN. SEWER, WATER, GRADING, DRAINAGE,

16' WIDTH SANITARY SEWER

50' GAS PIPELILNE EASEMENT

(VOL 3978, PG 773-865, RPR)

16' SANITARY SEWER EASEMENT

(VOL 7615, PG 93-98, DR)

(VOL 11663, PG1350-1360, OPR)

EASEMENT

RIGHT-OF-WAY

REAL PROPERTY RECORDS OF

SHE

BEXAR COUNTY, TEXAS

VOLUME

PAGE(S)

ROAD AND CONSTRUCTION EASEMENT AREA (VOL 18008, PG 1631, OPR) ±93 LF TO INTERSECTION OF

1 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS)

SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED. AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0195G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

STATE OF TEXAS TOWNS

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

OWNER/DEVELOPER: ONE REVENTURE, LP (7.172 ACRES)
1301 MUNICIPAL WAY, STE 200

GRAPEVINE, TEXAS 76051

STATE OF TEXAS - TOWON+

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 SEAL OF OFFICE THIS 1910 DAY OF SECTION DEV

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS COUNTY OF BEXAR

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

10000

LICENSED PROFESSIONAL ENGINEER

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. COUNTY, TEXAS

₹ E (0.458 ACRE) J.J. SANCHEZ **SURVEY 83** ABSTRACT 666 CB 4451 N49°38'16"E ~ 291.96' ھ RANCH VIEW WEST (86' RIGHT-OF-WAY) S49'37'34"W ~ S49'37'34"W ~ 345.75' S49'37'34"W ~ 349.68' S49'37'34"W ~ 306.04' - SEE DETAIL — VARIABLE WIDTH — DRAINAGE EASEMENT (2.451 ACRES "OFF-LOT") UNPLATTED CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 318.3 ACRE, TRACT 3 THS. (VOL 12157, PGS 1916-1932, OPR) J.J. SANCHEZ SHEET **SURVEY 83 ABSTRACT 666** CB 4451 N: 13738659.29 UNPLATTED ONE KR VENTURE, LP E: 2039711.96 (VOL 11263, PG 1160-1166, OPR) 1006 J.J. SANCHEZ SURVEY 83 RANCH VIEW WEST **ABSTRACT 666** CB 4451 ◈ (PL160469). \$ RANCH VIEW-UNIT 10 UNIT 2C (PL160469) (PL160324) 43' 43' J.J. SANCHEZ SURVEY 83 ABSTRACT 666 UNPLATTED
CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 318.3 ACRE, TRACT 3 CB 4451 (VOL 12157, PGS 1916-1932, OPR)

SCALE: 1"= 100'

200'

REMAINING PORTION OF 317.85 ACRES (VOL 11263, PG 1160-1166, OPR) /11--/ DRAINAGE EASEMENT (1.186 ACRES "OFF-LOT") LOT 901
BLOCK 163, CB 4451
OPEN SPACE
VARIABLE WIDTH UNPLATTED ONE KR VENTURE, REMAINING PORTION OF 741.0 ACRES DRAINAGE EASEMENT (VOL 11566, PG 1545-1559, OPR)

LAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT SEE SHEET 2 FOR LINE AND CURVE TABLES

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY PATTI LYNN BROWN Commission # 11832911 say Commission Expires January 3, 2020

STATE OF TEXA

STATE OF TEXAS

COUNTY OF BEXAR

(3.472 ACRES) BY: CHTEX OF TEXAS, INC A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 E, SUITE 130 SAN ANTONIO, TX 78232 (210) 496-2668

SUBDIVISION PLAT

ESTABLISHING

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF September 2 , A.D. 20 ...

NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF RANCH VIEW-UNIT 9B 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.

SECRETAR

CERTIFICATE OF APPROVAL

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

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _

_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

SHEET 1 OF 2 BY: __

REGISTERED PROFESSIONAL LAND SURVEYOR

89512 BUCHANA 4399

JESSICA SONTAG

otary Public, State of Texas Comm. Expires 05-30-2021

Notary ID 129438795

SHAUNA L. WEAVER

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _

OFFICE, THIS _____ DAY OF__

OUT OF A 741.0 ACRE TRACT OF LAND RECORDED IN VOLUME 11566, PAGES 1545-1559, A 318.3 ACRE AND 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12159, PAGES 1916-1932, AND A 317.85 ACRE TRACT OF LAND RECORDED IN VOLUME 11263, PAGES 1160-1166, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE 1.1 SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR

SUBDIVISION PLAT

ESTABLISHING

RANCH VIEW-UNIT 9B

AND LOT 901, BLOCK 160, INCLUDING 4.995 ACRES OFF-SITE EASEMENTS

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 8, 2017

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

Commission of 1 (editor)

COUNTY OF BEXAR

SHEET 1 OF 2

INDEX MAP

SCALE: 1"= 800'

SHEET 1 OF 2

SHEET 1 OF 2

20.49

84.80'

10.00

155.92'

42.14

74.95

100.00

86.00'

59.01

80.61'

66.47

66.47

140.00

10.00'

UNPLATTED CONTINENTAL HOMES OF TEXAS, LP

A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT 1

(VOL 12157, PG 1916-1932, OPR)

N25'22'26"W

L11

L13

L15

L17

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: LESLIE OSTRANDE

(3.472 ACRES) BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION

IT'S SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1604 F. SUITE 130 SAN ANTONIO, TX 78232

(210) 496-2668

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS OF September 12

NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF RANCH VIEW-UNIT 9B 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.

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 CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SHEET 2 OF 2 BY: _

CURVE TABLE CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH C3 C5

IE#	BEARIN	G LENGTI	4	LINE #	BEARING	LENGTH
LINE TABLE				LINE TABLE		
					,	
3	1107.Q0'	23'33'26"	s	37*50'51"W	451.95	455.14
5	757.00'	23'30'43"	N:	37 : 52'54 " E	308.47	310.64
4	1093.00'	23°33'26"	S	37°50'51"W	446.23	449.39'
3	843.00	23'30'43"	S	37 : 52'54 " W	343.51	345.93'
2	738.00'	23'30'42"	N.	37 ' 52'54 " E	300.72	302.84
1	1193.00′	23'33'26"	N.	37°50′51″E	487.06′	490.50

LINE TABLE				l	LINE TABLI
LINE #	BEARING	LENGTH		LINE #	BEARING
L1	N40°22'26"W	195.00'		L18	S63*52'27"E
L2	S43*59'07"E	138.27		L19	S26°07'33"W
L3	S25'22'26"E	19.09'	-	L20	S8212'08"W
L4	N59°28'29"E	114.04'		L21	S26*07'33"W
L5	S63'52'27"E	19.00'		L22	N63*52'27"W
L6	N63°52'27"W	10.00'		L23	S43*36'26"E
L7	N26°07'33"E	85.59'		L24	S49*37'34"W
L8	N63°52'27"W	17.00'		L25	N85*22'26"W
L9	N26°07'33"E	40.00'		L26	N63*55'52"W
L10	S63*52'27"E	16.50'		L27	S63*52'27"E
L11	N26°07'33"E	62.35'		L28	S25°22'26"E
L12	S63*52'27"E	15.00'		L29	N4'37'34"E
L13	S26'07'33"W	62.35'	9	L30	N85*22'26"W
L14	S63'52'27"E	77.00'		L31	N4°37'34"E
L15	N26°07'33"E	88.93'		L32	S63°52'27"E
L16	S63*52*27"E	15.00'		L33	S63*52'27"E

	LINE #	BEARING	LENGTH	
	L1	N40°22'26"W	195.00'	
-	L2	S43*59'07"E	138.27	
	L3	S25'22'26"E	19.09'	
	L4	N59°28'29"E	114.04'	
	L5	S63'52'27"E	19.00'	
	L6	N63°52'27"W	10.00'	
	L7	N26°07'33"E	85.59'	
	L8	N63*52'27"W	17.00'	
	L9	N26°07'33"E	40.00'	
	L10	S63°52'27"E	16.50'	
	L11	N26°07'33"E	62.35'	
	L12	S63°52'27"E	15.00'	
	L13	S26*07'33"W	62.35'	
	L14	S63'52'27"E	77.00'	
	L15	N26*07'33"E	88.93'	
	L16	S63*52*27"E	15.00'	

C6 3*52'27"E 16.50' 6°07'33"W 29.36'

· L						
LINE	#	BEARING	LENGTH			
L1		N40°22'26"W	195.00'			
L2		S43*59'07"E	138.27			
L3		S25'22'26"E	19.09'			
L4		N59°28'29"E	114.04'			
L5		S63'52'27"E	19.00'			
L6		N63°52'27"W	10.00'			
L7		N26°07'33"E	85.59'			
L8		N63°52'27"W	17.00'			
L9		N26°07'33"E	40.00'			
L10		S63°52'27"E	16.50'			
L11		N26°07'33"E	62.35			
L12		S63*52'27"E	15.00'			
L13		S26°07'33"W	62.35'			
L14		S63'52'27"E	77.00'			
L15		N26*07'33"E	88.93'			
L16		S63'52'27"E	15.00'			
L17		S26'07'33"W	88.93'			

CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED

L2	S43*59'07"E	138.27		L19
L3	S25'22'26"E	19.09'	-	L20
L4	N59*28'29"E	114.04		L21
L5	S63'52'27"E	19.00'		L22
L6	N63*52'27"W	10.00'		L23
L7	N26°07'33"E	85.59		L24
L8	N63°52'27"W	17.00'		L25
L9	N26°07'33"E	40.00*		L26
L10	S63°52'27"E	16.50'		L27
L11	N26°07'33"E	62.35'		L28
L12	S63*52'27"E	15.00'		L29
L13	S26°07'33"W	62.35'	9	L30
L14	S63'52'27"E	77.00'		L31
L15	N26°07'33"E	88.93'		. L32
L16	S63*52*27"E	15.00'		L33
L17	S26'07'33"W	88.93'		L34

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 LOT 901, BLOCK 163, CB 4451 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE

ONE KR VENTURE, L.P.
REMAINING PORTION OF A 430.4 ACRE TRACT

N26'07'33"E ~ 756.57'

\$26'07'33"W ~ 756.57'

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.

1301 MUNICIPAL WAY, STE 200

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

GRAPEVINE, TEXAS 76051

OWNER/DEVELOPER: ONE REVENTURE, LP (7.172 ACRES)

512-657-6420

RANCH VIEW WEST

HE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RANCH VIEW-UNIT 9B

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR

HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF

THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND

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

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

HE 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

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE

PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

L7

L21

10.00'-

30.79

UNPLATTED
CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT 1

(VOL 12157, PG 1916-1932, OPR)

L19

DETAIL "A"

DRAINAGE EASEMENT NOTE

WASTEWATER EDU NOTE:

IMPACT FEE NOTE:

SERVICE CONNECTION.

REAL PROPERTY RECORDS OF TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID

50' GAS PIPELILNE EASEMENT (VOL 7615, PG 93-98, DR) (VOL 3978, PG 773-865, RPR) 16' SANITARY SEWER EASEMENT (VOL 9572, PG 119-124, DPR) VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV. INGRESS/EGRESS, SAN, SEWER, WATER, GRADING, DRAINAGE, ROAD AND CONSTRUCTION EASEMENT AREA (VOL 18008, PG 1631, OPR) ±93 LF TO RANCH VIEW WEST AND RANCH BEND 1 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED."

AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0195G, DATED

SEPTEMBER 29, 2010 FOR BEXAR

COUNTY, TEXAS.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

CITY OF

SAN ANTONIO

RANCH VIEW EAST-

LOCATION MAP

NOT-TO-SCALE

LEGEND

(SURVEYOR)

PROPOSED CONTOURS
FFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10

RIGHT-OF-WAY

COUNTY, TEXAS

16' WIDTH SANITARY SEWER

(VOL 11663, PG1350-1360, OPR)

EASEMENT

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

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

DEED RECORDS OF BEXAR

VOL VOLUME

PG PAGE(S)

BEXAR

COUNTY

AC ACRE(S)

CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

AND CABLE TELEVISION

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

——

CENTERLINE

VARIABLE WIDTH DRAINAGE

EASEMENT TO EXPIRE UPON

WATER, SEWER, ACCESS,

EASEMENT TO EXPIRE UPON

TURNAROUND, AND GETCTV

PUBLIC STREET RIGHT-OF-WAY

PLATTED PUBLIC STREET

14' GETCTV EASEMENT

PERMEABLE)

INCORPORATION INTO PLATTED

(TOTAL 0.068 OF AN ACRE "OFF-LOT")

(TOTAL 0.052 OF AN ACRE "OFF-LOT"

(TOTAL 0.291 OF AN ACRE "OFF-LOT")

VARIABLE WIDTH GETCTV EASEMENT

(TOTAL 0.221 OF AN ACRE "OFF-LOT")

ENTIRE 15' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO

INCORPORATION INTO PLATTED

PUBLIC STREET ROW. (PERMEABLE)

(TOTAL 0.423 OF AN ACRE "OFF-LOT")

10' DRAINAGE EASEMENT (TOTAL 0.039 OF AN ACRE "OFF-LOT"

ENTIRE VARIABLE WIDTH DRAINAGE,

(OFFICIAL PUBLIC RECORDS

EXISTING CONTOURS

---- CITY OF SAN ANTONIO LIMITS

OPR OFFICIAL PUBLIC RECORDS

GETCTV GAS, ELECTRIC, TELEPHONE

BLK BLOCK

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

1. THE CITY OF SAN ANTONIO AS 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 (Sement," "Overhang easement," "Utility easement," and "Transformer easement" for the purpose of EASEMENT, OVERTHANG EASEMENT, AND INTEREST. AND ERECTING PAIR OF THE PURPOSE OF THE THROUGH 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 OR ELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.

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 THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

COUNTY OF

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 SEAL OF OFFICE THIS DAY OF SEAL OF OFFICE THE ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

JESSICA SONTAG Notary Public, State of Texas Comm. Expires 05-30-2021 Notary ID 129438795

STATE OF TEXAS TAWAY

STATE OF TEXAS
COUNTY OF _____

NOTARY PUBLIC, TOWARK

RANCH VIEW WEST (86' RIGHT-OF-WAY) 30.69

DETAIL "B' NOT-TO-SCALE







