

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 AND CABLE TELEVISION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10
CLOMR STUDY UNDER REVIEW
CITY OF SAN ANTONIO LIMITS
- 10' GETCTV EASEMENT
8' GETCTV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.126 OF AN ACRE "OFF-LOT")
10' BUILDING SETBACK LINE
12' GETCTV EASEMENT
25' PRIVATE DRAINAGE, ACCESS AND SANITARY SEWER EASEMENT
ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET AND/OR LOTS (TOTAL 0.350 OF AN ACRE "OFF-LOT")
20' x 50' PRIVATE DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.046 OF AN ACRE "OFF-LOT")
10' GETCTV AND WATER EASEMENT (LOTS 5, 22, 23, 24 & 25, BLOCK 160)
- ROW RIGHT-OF-WAY
BLUM VOLUME
PAGE(S)
PG FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
CENTERLINE
CITY LIMIT LINE
MINIMUM FINISHED FLOOR ELEVATION
- 1 CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW, FEMA CASE# 17-06-2305R.
2 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.
3 50' GAS PIPELINE EASEMENT (VOL. 7615, PG. 93-98, DR) (VOL. 3978, PG. 773-865, OPR)
4 17' GETCTV AND ACCESS EASEMENT (VOL. 9617, PG. 210, DPR)
VARIABLE WIDTH GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.046 OF AN ACRE "OFF-LOT")
VARIABLE WIDTH GETCTV, INGRESS/EGRESS, SAN. SEWER, WATER, GRADING AND DRAINAGE EASEMENT (VOL. 18008, PG. 1631, OPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (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 ZONE.

C.P.S. NOTES:

- 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 EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REMOVING, INSPECTING, MAINTAINING, REPAIRING, 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 AREA.
- 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.
- 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 THE 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.

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.

Shauna L. Weaver
SHAUNA L. WEAVER
89512
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: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan
G.E. BUCHANAN
4999
REGISTERED PROFESSIONAL LAND SURVEYOR

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VALLEY RANCH-UNIT 3A, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 901, 902, AND 999, BLOCK 160

INGRESS/EGRESS WATER AND SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND SEWER EASEMENT(S) SHOWN ON THIS PLAT

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

SAWS NOTE:

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.

OPEN SPACE NOTE:

LOT 901, BLK 160 IS DESIGNATED AS OPEN SPACE AND AS A GETCATV, ACCESS, AND PEDESTRIAN EASEMENT. LOT 902, BLK 160 IS DESIGNATED AS OPEN SPACE AND AS A GETCATV AND PEDESTRIAN EASEMENT. LOT 903, BLK 160 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, PEDESTRIAN, ACCESS, AND SANITARY SEWER EASEMENT.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOODPLAIN ON LOTS NOTE:

LOTS 17 THRU 18, AND LOT 32, BLOCK 160 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100-YR) 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOODPLAIN INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 48029C0195G DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND ENDORSED BY BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100-YR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

LINE #	BEARING	LENGTH
L1	S63°52'27"E	130.00'
L2	S26°07'33"W	20.00'
L3	S63°52'27"E	50.00'
L4	S26°07'33"W	20.00'
L5	S26°07'33"W	25.09'
L6	N81°56'15"E	40.11'
L7	N81°56'15"E	15.00'
L8	N81°56'15"E	7.38'
L9	N81°56'15"E	145.94'
L10	S35°31'27"E	162.31'
L11	S35°31'27"E	50.91'
L12	N59°10'36"E	27.58'
L13	S24°03'27"E	111.88'
L14	N65°56'33"E	120.00'
L15	S83°27'28"W	4.92'
L16	S15°09'31"E	145.50'
L17	S24°06'30"W	31.60'
L18	N15°09'31"W	173.00'
L19	N83°07'52"W	7.99'
L20	S86°23'40"W	8.07'
L21	N64°56'49"W	29.29'
L22	S81°56'15"W	111.70'
L23	N35°31'27"W	124.22'
L24	N64°56'49"W	32.57'
L25	S64°56'49"E	32.57'
L26	N35°31'27"W	77.96'
L27	N59°10'36"E	6.48'
L28	N81°56'15"E	93.02'
L29	S08°03'45"E	120.00'
L30	N81°56'15"E	272.17'
L31	S08°03'45"E	120.00'
L32	S81°56'15"W	11.00'
L33	S81°56'15"W	7.40'
L34	S64°56'49"E	29.29'
L35	S08°03'45"E	84.85'
L36	N88°13'34"W	46.49'
L37	S51°17'25"W	61.12'
L38	S86°24'02"W	77.64'

LINE #	BEARING	LENGTH
L39	S81°56'15"W	40.11'
L40	N71°56'25"W	15.77'
L41	S41°46'51"W	51.37'
L42	S49°38'16"W	39.21'
L43	N10°47'39"E	20.59'
L44	N59°10'36"E	50.00'
L45	S08°03'45"E	54.83'
L46	N40°21'44"W	32.32'
L47	N63°28'10"W	20.41'
L48	N40°21'44"W	42.23'
L49	S84°57'16"W	17.29'
L50	S12°54'19"W	16.80'
L51	S40°21'44"E	42.25'
L52	S17°17'18"E	20.41'
L53	S40°21'44"E	43.97'
L54	N49°38'16"E	48.98'
L55	N41°46'51"E	51.37'
L56	S63°52'27"E	50.00'
L57	N08°03'45"W	47.46'
L58	N47°49'37"W	140.84'
L59	S26°07'33"W	350.13'
L60	S78°28'39"E	155.27'
L61	N86°43'19"E	30.74'
L62	S26°11'17"E	73.30'
L63	N03°18'22"E	9.86'
L64	N01°19'20"E	171.69'
L65	N01°19'20"E	174.17'
L66	N03°18'22"E	10.14'
L67	S47°49'37"E	18.57'
L68	S15°09'31"E	173.32'
L69	S15°09'31"E	164.42'
L70	N47°49'37"W	4.01'
L71	S49°38'16"W	4.61'
L72	N03°18'22"E	120.00'
L73	N03°18'22"E	120.00'
L74	N78°46'06"E	12.49'
L75	S43°36'26"E	43.69'

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 25 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 160, CB 4451 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FLOOD ZONE NOTE:

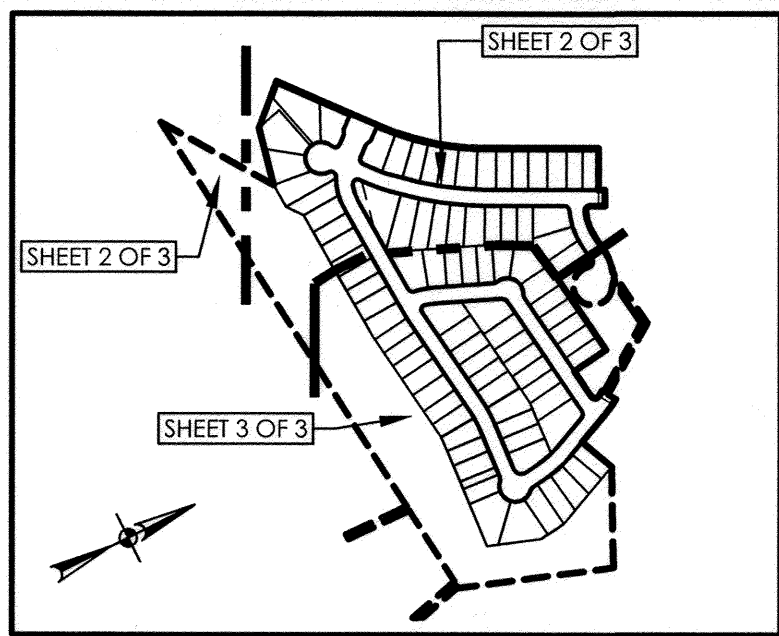
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE FLOW DEMAND NOTE:

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 1500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	096°28'56"	S22°06'55"E	22.38'	25.26'
C2	175.00'	027°42'22"	S84°12'34"E	83.80'	84.62'
C3	150.00'	027°32'34"	N84°17'28"W	71.41'	72.11'
C4	325.00'	003°31'41"	S32°35'15"E	20.01'	20.01'
C5	325.00'	006°45'57"	S27°26'28"E	38.36'	38.38'
C6	843.00'	023°30'43"	N37°52°54"E	343.51'	345.93'
C7	275.00'	004°10'14"	N32°54°31"W	20.01'	20.02'
C8	15.00'	112°45'39"	N25°33'25"E	24.98'	29.52'
C9	15.00'	110°30'26"	N42°48'32"W	24.65'	28.93'
C10	61.00'	241°29'43"	S71°41'49"W	104.85'	257.11'
C11	150.00'	010°16'21"	S54°11'13"E	26.86'	26.89'
C12	225.00'	026°07'20"	N85°00°05"W	101.70'	102.58'
C13	15.00'	081°56'02"	S67°05'34"W	19.67'	21.45'
C14	1023.00'	015°39'18"	S33°57'12"W	278.65'	279.52'
C15	275.00'	007°51'25"	S45°42'33"W	37.68'	37.71'
C16	15.00'	123°08'23"	S11°55'56"E	26.38'	32.24'
C17	155.00'	020°05'50"	S83°33'03"E	54.09'	54.37'
C18	15.00'	075°36'24"	N48°35'50"E	18.39'	19.79'
C19	225.00'	011°08'36"	N16°21'57"E	43.69'	43.76'
C20	15.00'	036°41'13"	N03°35'39"E	9.44'	9.60'
C21	50.00'	133°22'25"	N51°56'15"E	91.84'	116.39'
C22	15.00'	036°41'13"	S79°43'09"E	9.44'	9.60'

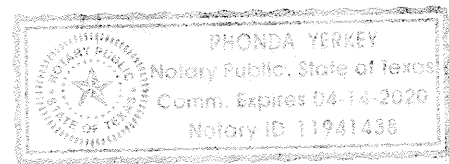
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	325.00'	015°59'42"	N16°03'36"W	90.43'	90.73'
C24	15.00'	041°14'57"	S28°41'13"E	10.57'	10.80'
C25	50.00'	183°52'00"	S42°37'18"W	99.94'	160.45'
C26	15.00'	041°14'57"	N66°04'10"W	10.57'	10.80'
C27	275.00'	011°22'07"	S87°37'18"W	54.48'	54.57'
C28	325.00'	004°27'47"	S84°10'09"W	25.31'	25.32'
C29	205.00'	030°05'33"	N78°33'11"W	106.44'	107.67'
C30	15.00'	118°56'49"	S57°01'10"W	25.84'	31.14'
C31	50.00'	250°32'53"	N57°10'47"W	81.64'	218.64'
C32	15.00'	108°27'23"	N13°51'57"E	24.34'	28.39'
C33	15.00'	090°00'00"	S85°21'44"E	21.21'	23.56'
C34	225.00'	007°51'25"	N45°42'33"E	30.83'	30.85'
C35	973.00'	015°39'18"	N33°57'12"E	265.03'	265.85'
C36	25.00'	060°00'00"	S51°56'15"W	25.00'	26.18'
C37	175.00'	010°41'13"	S16°35'38"W	32.59'	32.64'
C38	15.00'	109°18'47"	S43°24'22"E	24.47'	28.62'
C39	325.00'	011°22'07"	N87°37'18"E	64.38'	64.49'
C40	25.00'	101°22'07"	N42°37'18"E	38.68'	44.23'
C41	275.00'	015°59'42"	N16°03'36"W	76.52'	76.77'
C42	15.00'	074°00'18"	N61°03'36"W	18.06'	19.37'
C43	853.00'	023°30'43"	N37°52°54"E	347.58'	350.04'
C44	150.00'	011°11'48"	N64°55'17"W	29.27'	29.31'



INDEX MAP

SCALE: 1"=600'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



PLAT NUMBER 160578

SUBDIVISION PLAT OF
VALLEY RANCH-UNIT 3A,
ENCLAVE

BEING A 28.940 ACRE TRACT OF LAND ESTABLISHING LOTS 1-32, 61-73, 901-903, AND 999, BLOCK 160, LOTS 1-12, 19-31, BLOCK 161, AND LOTS 1-18, BLOCK 162, OUT OF A 318.3 ACRE TRACT OF LAND, AND A 413.4 ACRE TRACT OF LAND, BOTH RECORDED IN VOLUME 12157, PAGES 1916-1932, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 0.064 ACRE OFF-LOT EASEMENT LOCATED ON LOT 901, BLOCK 92 OF THE KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: October 12, 2017

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie Ostrander
OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

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 EXEC

BEING A 28.940 ACRE TRACT OF LAND ESTABLISHING LOTS 1-32, 61-73, 90-103, A AND 99-106, LOTS 11-12, 15-16, BLOCK 161, AND LOTS 118-120, BLOCK 162, OUT OF THE 314 ACRE TRACT OF LAND, AND A 413.4 ACRE TRACT OF LAND, BOTH RECORDED IN VOLUME 12157, PAGES 191-192, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 0.064 ACRE OFF-LOT EASEMENT LOCATED ON LOT 901, BLOCK 92 OF THE KALLISON RANCH UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGE 210 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 12, 2017

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 Ostrander*
LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHIEF OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

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 12 October, A.D. 20 17.

Richard Yarbry
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAN OF VALLEY RANCH-UNIT 3A, ENCLAVE 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. 20

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

STATE OF TEXAS

COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY
OF _____, A.D. 20 AT _____ M. AND DULY RECORDED THE
_____ DAY OF _____, A.D. 20 AT _____ M. IN THE
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON
PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE, THIS _____ DAY OF _____, A.D. 20 .

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



AC	ACRE(S)	ROW	RIGHT-OF-WAY
BLCK	BLOCK	VOL	VOLUME
CBK	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	F6	FUND 1 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	●	SET 1 1/2" IRON ROD (PD)
		○	SET 1 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	—	CENTERLINE
		---	CITY LIMIT LINE
		1234.56	MINIMUM FINISHED FLOOR ELEVATION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10		
---	CLOMR STUDY UNDER REVIEW		
---	CITY OF SAN ANTONIO LIMITS		
3	10' GETCTV EASEMENT	18	8' GETCTV EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	1	CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEA REVIEW. FEA CASE# 17-06-2305R.
9	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.126 OF AN ACRE "OFF-LOT")	2	ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY 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.
11	10' BUILDING SETBACK LINE	4	50' GAS PIPELINE EASEMENT (VOL. 7615, PG. 93-98, DR) (VOL. 3978, PG. 773-865, OPR)
13	12' GETCTV EASEMENT	2	17' GETCTV AND ACCESS EASEMENT (VOL. 9617, PG. 210, DPR)
14	25' PRIVATE DRAINAGE, ACCESS AND SANITARY SEWER EASEMENT	3	VARIABLE WIDTH GETCTV EASEMENT RANCH VIEW-UNIT 9B (PLAT NO. 160544)
15	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET AND/OR LOTS (TOTAL 0.350 OF AN ACRE "OFF-LOT")	4	VARIABLE WIDTH GETCTV, INGRESS/EGRESS, SAN, SEWER, WATER, GRADING AND DRAINAGE EASEMENT (VOL 18008, PG 1631, OPR)
16	20' x 50' PRIVATE DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.046 OF AN ACRE - "OFF-LOT")		
17	10' GETCTV AND WATER EASEMENT (LOTS 5, 22, 23, 24 & 25, BLOCK 1, L60)		

SURVEYOR'S NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED
"PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
[CORS 1996] FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH
CENTRAL ZONE. COORDINATE GRID VALUES DERIVED FROM THE NGSS
COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996).
FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL
ZONE.

C.P.S. NOTES:

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 PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "CONDUIT EASEMENT," "FACILITY EASEMENT," "POTENTIAL EASEMENT," "UTILITY EASEMENT," "POSSIBLE 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 GRANITE'S ADJACENT LAND, THE RIGHT OF GRANTOR TO TAKE ANY NECESSARY ACTION TO PROTECT SUCH EASEMENTS, AND THE RIGHT OF GRANTEE TO TAKE 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, STRUCTURES, OR OTHER ENCLOSURES SHALL BE PLACED OR MAINTAINED THEREIN.
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 ALTERATIONS.
3. THE FOLLOWING UTILITIES ARE ALLOWED TO CROSS THROUGH THE EASEMENTS: POWER, TELEPHONE, CABLE, FLOOD DRAINAGE, CELESTE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- a. OVERHEAD UTILITIES 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.
- b. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FACILITIES WHEN APPROXIMATELY EQUAL TO THE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

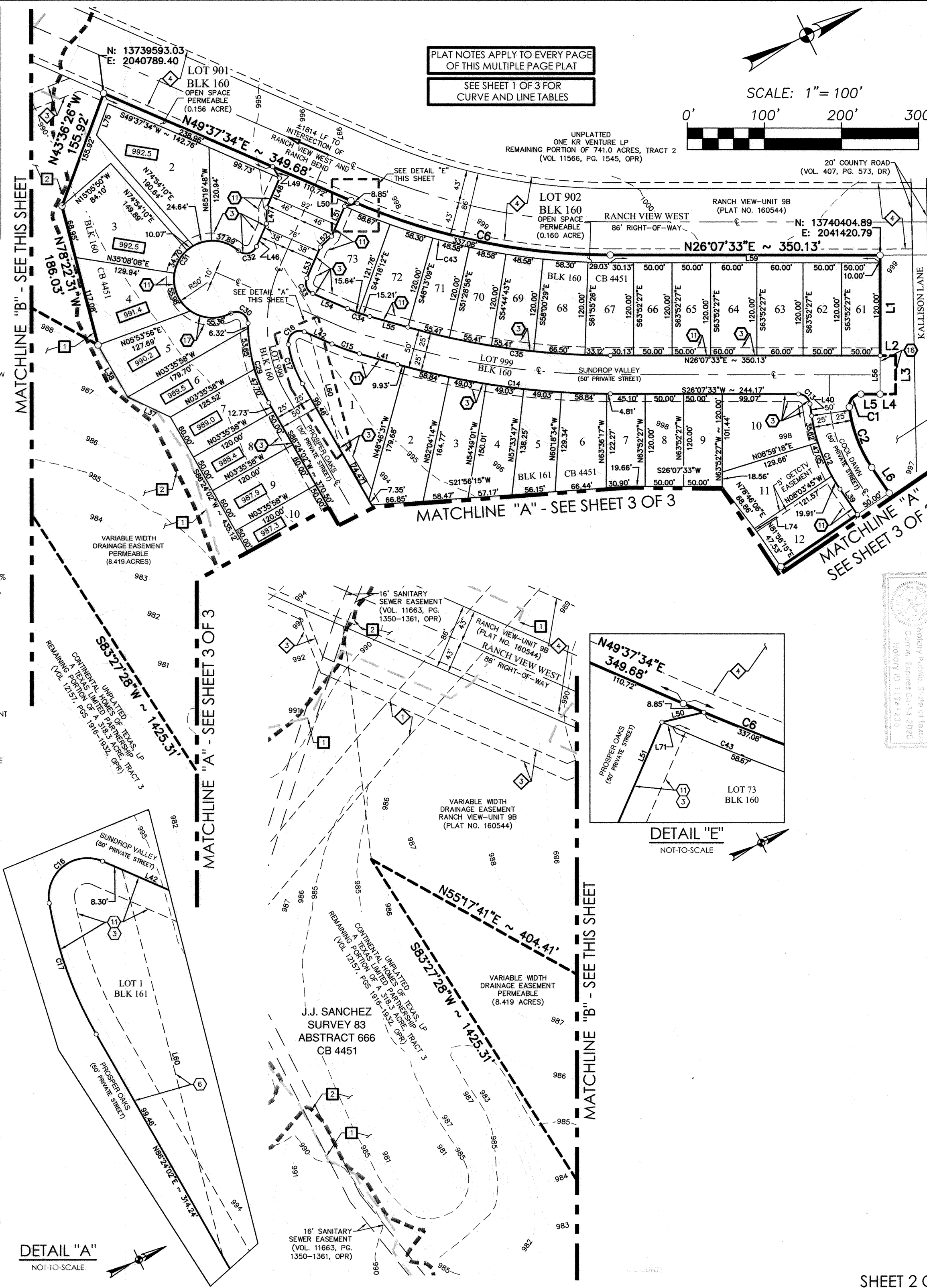
STATE OF TEXAS
COUNTY OF BEXAR

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

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: PAPE-DAWSON ENGINEERS, INC.


REGISTERED PROFESSIONAL LAND SURVEYOR



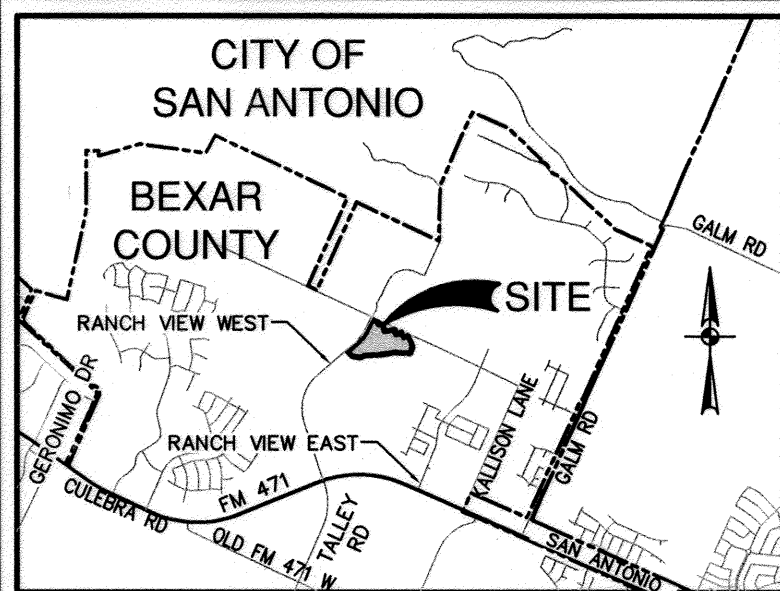
STATE OF TEXAS

SHAUNA L. WEAVER

89512

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4990
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|---|
| AC ACRE(S) | ROW RIGHT-OF-WAY |
| BLK BLOCK | VOLUME |
| CB COUNTY BLOCK | PAGE(S) |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | SET 1/2" IRON ROD (PD) CENTERLINE |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | CITY LIMIT LINE |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | MINIMUM FINISHED FLOOR ELEVATION |
| 1140 EXISTING CONTOURS | |
| 1140 PROPOSED CONTOURS | |
| 1140 EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10 | |
| 1140 CLOMR STUDY UNDER REVIEW | |
| 1140 CITY OF SAN ANTONIO LIMITS | |
| 10' GETCTV EASEMENT | 8' GETCTV EASEMENT |
| 16' VARIABLE WIDTH CLEAR VISION EASEMENT | 1 CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW, FEMA CASE# 17-06-2305R. |
| 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.126 OF AN ACRE "OFF-LOT") | 2 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. |
| 10' BUILDING SETBACK LINE | 1 50' GAS PIPELINE EASEMENT (VOL. 7615, PG. 93-98, DR) |
| 12' GETCTV EASEMENT | 2 17' GETCTV AND ACCESS EASEMENT (VOL. 9617, PG. 210, DPR) |
| 25' PRIVATE DRAINAGE, ACCESS AND SANITARY SEWER EASEMENT | 3 VARIABLE WIDTH GETCTV EASEMENT RANCH VIEW-UNIT 9B (PLAT NO. 160544) |
| ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET AND/OR LOTS (TOTAL 0.350 OF AN ACRE "OFF-LOT") | 4 VARIABLE WIDTH GETCTV, INGRESS/EGRESS, SAN. SEWER, WATER, GRADING AND DRAINAGE EASEMENT (VOL. 18008, PG. 1631, OPR) |
| 20' x 50' PRIVATE DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.046 OF AN ACRE "OFF-LOT") | |
| 10' GETCTV AND WATER EASEMENT (LOTS 5, 22, 23, 24 & 25, BLOCK 160) | |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

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- 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 ALTERATIONS.
- 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 THE 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.

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

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: PAPE-DAWSON ENGINEERS, INC.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 1 OF 3 FOR
CURVE AND LINE TABLES

MATCHLINE "A" - SEE SHEET 2 OF 3

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