

PLAT NUMBER 170254

REPLAT & SUBDIVISION PLAT
ESTABLISHING
VALLEY RANCH-UNIT 7A

BEING A TOTAL OF 15,210 ACRES ESTABLISHING LOTS 1-3, 33-50, & LOTS 901-902, BLOCK 109, LOTS 1-12, BLOCK 110, AND LOTS 19-34, BLOCK 111, OUT OF A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBP FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 17, 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.

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 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 October 16, A.D. 2017.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____, VALLEY RANCH-UNIT 7A, _____ 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

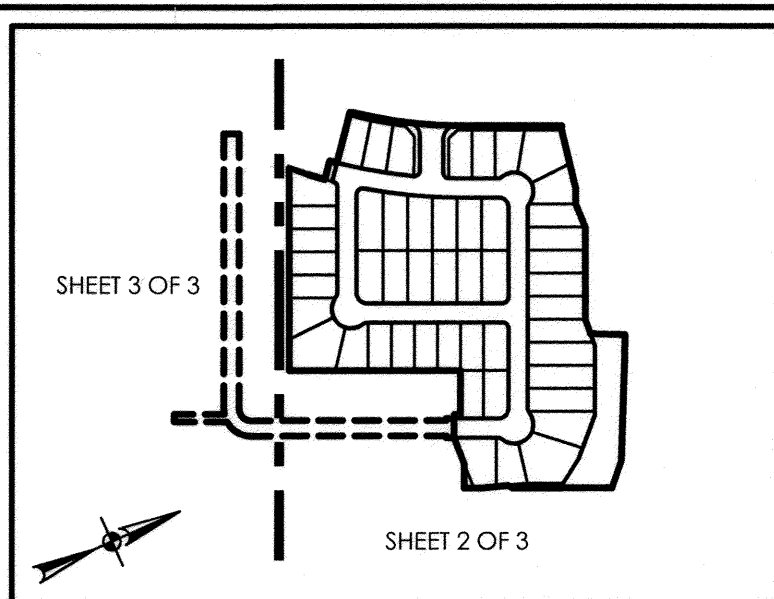
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED _____ 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, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



INDEX MAP

SCALE: 1"= 500'

SHEET 3 OF 3

SHEET 2 OF 3

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 LOWER OF THE 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 PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. 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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	GETCATV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		MINIMUM FINISHED FLOOR ELEVATION
			CENTERLINE
---	-1140-	---	EXISTING CONTOURS
---	-1140-	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10
---	---	---	CITY OF SAN ANTONIO LIMITS
---	---	---	ORIGINAL SURVEY/COUNTY LINE
---	---	---	FEMA APPROVED CLOMR (CASE NO. 17-06-2132R)

5	10' GETCATV EASEMENT	5	25' SANITARY SEWER EASEMENT (VOL. 11208, PG 501-509 OPR)
11	10' BUILDING SETBACK LINE	6	20' WIDTH SANITARY SEWER EASEMENT (VOL. 9688, PG 203-204, DPR) (VOL. 9689, PG 1, DPR)
12	15' BUILDING SETBACK LINE	7	20' SANITARY SEWER & GETCATV EASEMENT (VOL. 9618, PG 1-3, DPR)
13	16' DRAINAGE EASEMENT	8	20' SANITARY SEWER EASEMENT (VOL. 9618, PG 1-3, DPR)
14	28' GETCATV EASEMENT (TOTAL 0.018 OF AN ACRE - "OFF-LOT")	9	28' GETCATV EASEMENT (VOL. 9617, PG 210-221, DPR)
15	20'X50' DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.046 OF AN ACRE - "OFF-LOT") (PERMEABLE)	10	100.5' DRAINAGE EASEMENT REMAINDER OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION-UNIT 25 (VOL. 9617, PG 210-221, DPR)
16	VARIABLE WIDTH CLEAR VISION EASEMENT	11	12' GETCATV EASEMENT (VOL. 9677, PG 201-202, DPR)
17	VARIABLE WIDTH GETCATV, ACCESS, SANITARY SEWER, WATER & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 1.197 OF AN ACRE - "OFF-LOT") (PERMEABLE)	12	20' SANITARY SEWER EASEMENT (VOL. 9697, PG 135-136, DPR) (VOL. 9698, PG 1, DPR)
18	20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.062 OF AN ACRE - "OFF-LOT")	13	VARIABLE WIDTH ACCESS & GETCATV EASEMENT REMAINDER OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION-UNIT 25 (VOL. 9617, PG 210-221, DPR)
19	28' GETCATV EASEMENT	14	50' GETCATV, SANITARY SEWER, WATER & DRAINAGE EASEMENT (VOL. 9618, PG 1-3, DPR)
20	10' GETCATV EASEMENT (TOTAL 0.004 OF AN ACRE - "OFF-LOT")	15	10' GETCATV EASEMENT (VOL. 9688, PG 203-204, DPR) (VOL. 9689, PG 1, DPR)
21	16' SANITARY SEWER EASEMENT	16	15' BUILDING SETBACK LINE (VOL. 9688, PG 203-204, DPR) (VOL. 9689, PG 1, DPR)
22	VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL 0.856 OF AN ACRE - "OFF-LOT") (PERMEABLE)	17	20' BUILDING SETBACK LINE (VOL. 9688, PG 203-204, DPR) (VOL. 9689, PG 1, DPR)
1	80.5' DRAINAGE & GETCATV EASEMENT (TOTAL 0.856 OF AN ACRE - "OFF-LOT") (PERMEABLE)	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.
2	16' SANITARY SEWER EASEMENT (VOL. 11663, PG 1350-1360, OPR)	2	UNPLATTED CONTINENTAL HOMES OF TEXAS, LP A TEXAS LIMITED PARTNERSHIP REMAINING PORTION OF A 318.3 ACRE, TRACT 3 (VOL. 12157 PG 1916-1932, OPR)
3	20' SANITARY SEWER EASEMENT (VOL. 9617, PG 210-221, DPR)	4	FEMA APPROVED CLOMR BY PAPE-DAWSON ENGINEERS CASE NO. 17-06-2132R
4	16' SANITARY SEWER EASEMENT VALLEY RANCH-UNIT 12A (PLAT NO. 160477)		

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN 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 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.

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 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 BURNING 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; THEREBY, 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 WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

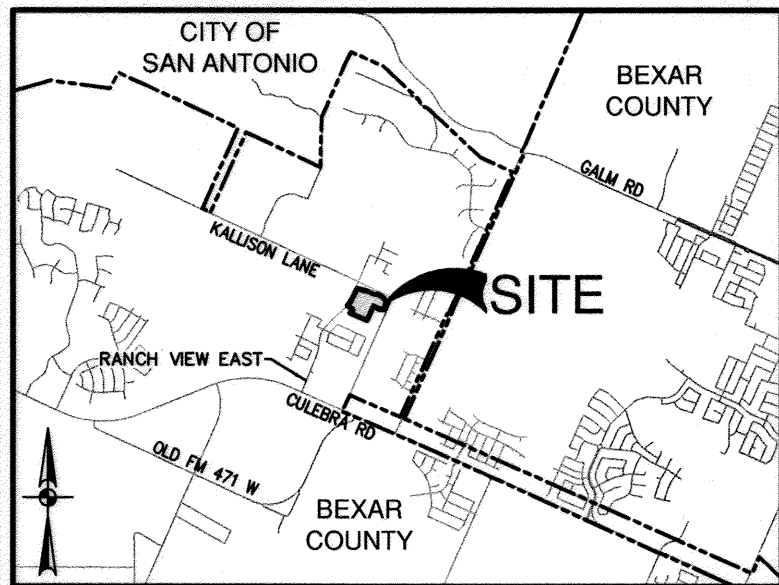
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OPEN SPACE NOTE:

LOTS 901-902, BLK 109, CB 4451 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, SEWER, AND PEDESTRIAN EASEMENT.

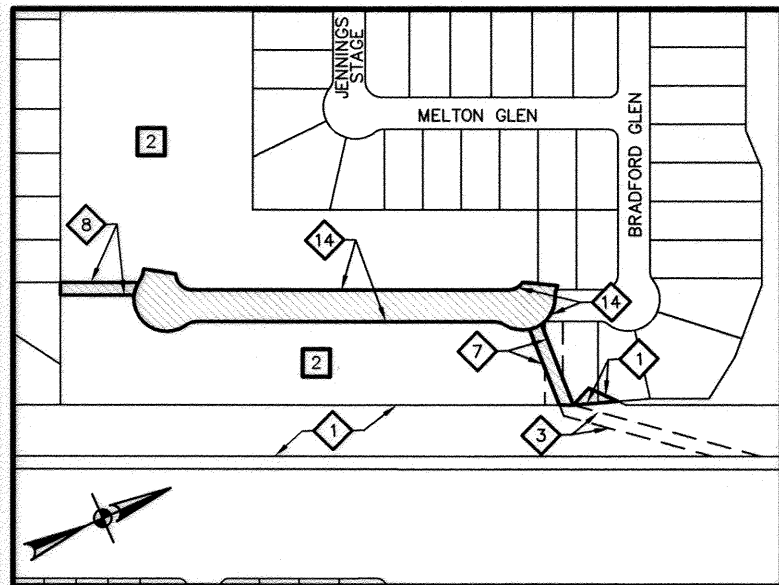
LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S65°53'17"E	11.00'	L23	N65°53'17"W	10.00'
L2	S79°23'49"E	155.33'	L24	N24°06'43"E	16.05'
L3	S65°53'17"E	40.91'	L25	N65°53'17"W	115.00'
L4	S88°30'28"E	65.00'	L26	N66°56'31"W	46.83'
L5	S85°32'30"E	39.96'	L27	N51°22'06"W	50.01'
L6	N25°45'41"E	90.09'	L28	N51°22'06"W	136.00'
L7	S64°59'19"E	61.87'	L29	N65°53'17"E	85.70'
L8	S46°47'32"E	75.09'	L30	N24°06'43"E	99.71'
L9	S48°49'08"W	14.09'	L31	N24°06'43"E	114.50'
L10	S19°15'24"W	69.67'	L32	S65°53'17"E	50.00'
L11	S24°06'30"W	19.85'	L33	N24°06'43"E	116.05'
L12	S24°06'30"W	24.69'	L34	N65°53'17"W	88.62'
L13	N65°53'17"W	62.78'	L35	S24°06'43"W	101.27'
L14	N87°21'20"W	72.55'	L36	S72°15'47"W	34.37'
L15	S24°06'43"W	20.00'	L37	S20°53'17"E	31.70'
L16	N65°53'17"W	5.00'	L38	N29°02'24"E	97.09'
L17	S24°08'46"W	138.29'	L39	N85°32'30"W	34.38'
L18	N65°53'30"W	20.00'	L40	S34°03'37"E	76.80'
L19	N24°06'46"E	131.07'	L41	S19°15'24"W	50.76'
L20	N24°06'43"E	40.00'	L42	S65°53'17"E	40.00'
L21	N65°53'17"W	5.00'	L43	N51°22'06"W	50.00'
L22	N24°06'43"E	20.00'			

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.00'	061°24'57"	S54°49'12"W	71.49'
C2	70.00'	011°06'32"	N71°26'33"W	13.55'
C3	30.00'	090°00'00"	N69°06'43"E	42.43'
C4	1325.00'	004°31'6"	N41°36'26"E	97.59'
C5	1275.00'	000°53'56"	N39°04'52"E	20.00'
C6	1139.00'	014°31'11"	N31°22'19"E	287.87'
C7	35.00'	090°25'43"	S20°40'26"E	49.68'
C8	15.00'	088°41'28"	N69°45'59"E	20.97'
C9	1275.00'	001°18'32"	N24°45'59"E	29.12'
C10	15.00'	039°51'13"	N04°11'07"E	10.22'
C11	50.00'	169°42'26"	S69°06'43"W	99.60'
C12	15.00'	039°51'13"	S45°57'40"E	10.22'
C13	15.00'	039°51'13"	S85°48'53"E	10.22'
C14	50.00'	169°42'26"	S20°53'17"E	99.60'
C15	15.00'	039°51'13"	S44°02'20"W	10.22'
C16	25.00'	090°00'00"	N20°53'17"W	35.36'
C17	15.00'	090°00'00"	S69°06'43"W	21.21'
C18	15.00'	039°51'13"	S04°11'07"W	10.22'
C19	50.00'	169°42'26"	S69°06'43"W	99.60'
C20	15.00'	039°51'13"	N45°57'40"W	10.22'
C21	15.00'	075°34'42"	S76°19'22"W	18.38'
C22	1325.00'	000°05'53"	S38°34'58"W	2.27'
C23	1275.00'	009°06'38"	N34°04'36"E	202.52'
C24	15.00'	095°24'34"	N18°11'00"W	22.19'
C25	35.00'	083°12'40"	S72°30'23"W	46.48'
C26	1325.00'	010°54'54"	S29°34'10"W	252.42'
C27	15.00'	100°54'54"	S15°25'50"E	23.13'
C28	25.00'	090°00'00"	N69°06'43"E	35.36'
C29	15.00'	090°00'00"	N20°53'17"W	21.21'
C30	25.00'	090°00'00"	S69°06'43"W	35.36'
C31	1150.00'	007°27'59"	N34°53'55"E	149.75'
C32	1325.00'	000°51'54"	N39°03'51"E	20.00'



LOCATION MAP

NOT-TO-SCALE

AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 300'

0.946 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 50' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER & DRAINAGE EASEMENT, A 20' SANITARY SEWER EASEMENT, AND A PORTION OF A 20' SANITARY SEWER & GETCATV EASEMENT, OF THE KALLISON RANCH UNIT 24 SUBDIVISION RECORDED IN VOLUME 9618, PAGES 1-3, AND A PORTION OF LOT 903, BLOCK 112 WHICH IS A VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT OF THE KALLISON RANCH-UNIT 25 SUBDIVISION RECORDED IN VOLUME 9617, PAGES 210-221, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KALLISON RANCH-UNIT 24 WHICH IS RECORDED IN VOLUME 9618, PAGES 1-3, COUNTY PLAT AND DEED RECORDS, AND ON PLAT KALLISON RANCH-UNIT 25, WHICH IS RECORDED IN VOLUME 9617, PAGES 210-221, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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) 469-2668

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 16 DAY OF October, A.D. 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4/14/20
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.

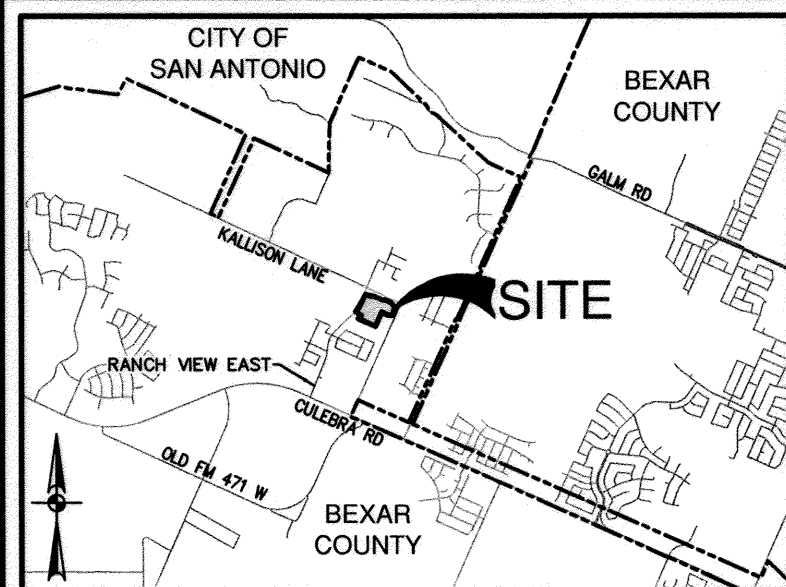
STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	GETCATV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		MINIMUM FINISHED FLOOR ELEVATION
			CENTERLINE
-1140-	EXISTING CONTOURS	-1140-	PROPOSED CONTOURS
-1140-	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10		
-1140-	CITY OF SAN ANTONIO LIMITS		
-1140-	ORIGINAL SURVEY/COUNTY LINE		
-1140-	FEMA APPROVED CLOMR (CASE NO. 17-06-2132R)		

- 10' GETCATV EASEMENT
- 10' BUILDING SETBACK LINE
- 15' BUILDING SETBACK LINE
- 16' DRAINAGE EASEMENT
- 28' GETCATV EASEMENT (TOTAL 0.018 OF AN ACRE - "OFF-LOT")
- 20'x50' DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.046 OF AN ACRE - "OFF-LOT") (PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH GETCATV, ACCESS, SANITARY SEWER, WATER & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 1.197 OF AN ACRE - "OFF-LOT") (PERMEABLE)
- 20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.062 OF AN ACRE - "OFF-LOT")
- 28' GETCATV EASEMENT
- 10' GETCATV EASEMENT (TOTAL 0.004 OF AN ACRE - "OFF-LOT")
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL 0.856 OF AN ACRE - "OFF-LOT") (PERMEABLE)
- 80.5' DRAINAGE & GETCATV EASEMENT A PORTION OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION-UNIT 25 (VOL 9617, PG 210-221, DPR)
- 16' SANITARY SEWER EASEMENT (VOL 11663, PG 1350-1360, OPR)
- 20' SANITARY SEWER EASEMENT (VOL 9617, PG 210-221, DPR)
- 16' SANITARY SEWER EASEMENT VALLEY RANCH-UNIT 12A (PLAT NO. 160477)
- 25' SANITARY SEWER EASEMENT (VOL 11208, PG 501-509 OPR)
- 20' WIDTH SANITARY SEWER EASEMENT (VOL 9688, PG 203-204, DPR)
- 20' SANITARY SEWER & GETCATV EASEMENT (VOL 9618, PG 1-3, DPR)
- 20' SANITARY SEWER EASEMENT (VOL 9618, PG 1-3, DPR)
- 28' GETCATV EASEMENT (VOL 9617, PG 201-202, DPR)
- 20' SANITARY SEWER EASEMENT (VOL 9697, PG 135-136, DPR)
- VARIABLE WIDTH ACCESS & GETCATV EASEMENT REMAINDER OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION-UNIT 25 (VOL 9617, PG 210-221, DPR)
- 50' GETCATV, SANITARY SEWER, WATER & DRAINAGE EASEMENT (VOL 9618, PG 1-3, DPR)
- 10' GETCATV EASEMENT (VOL 9688, PG 203-204, DPR)
- 15' BUILDING SETBACK LINE (VOL 9688, PG 203-204, DPR)
- 20' BUILDING SETBACK LINE (VOL 9688, PG 203-204, DPR)
- 20' BUILDING SETBACK LINE (VOL 9688, PG 1, DPR)
- ZONE A.E. 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.
- UNPLATTED CONTINENTAL HOMES OF TEXAS, LP A TEXAS LIMITED PARTNERSHIP REMAINING PORTION OF A 318.3 ACRE, TRACT 3 (VOL 12157, PG 1916-1932, OPR)
- FEMA APPROVED CLOMR BY PAPE-DAWSON ENGINEERS CASE NO. 17-06-2132R

STATE OF TEXAS
COUNTY OF BEXAR

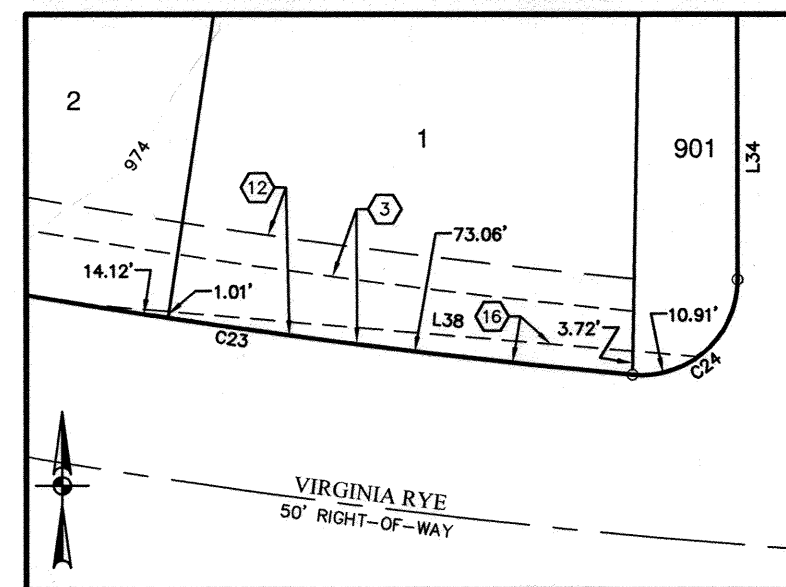
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
SHAUNA L. WEAVER
99512
LICENSED PROFESSIONAL ENGINEER

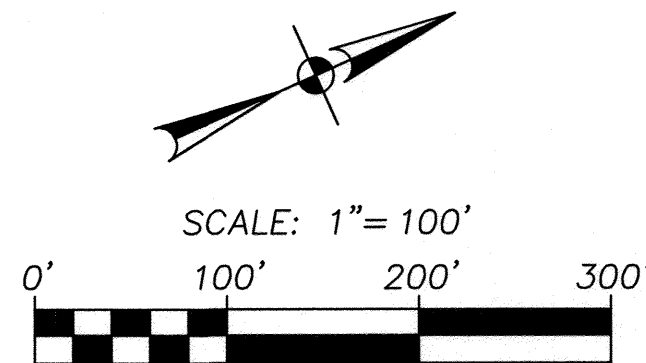
STATE OF TEXAS
COUNTY OF BEXAR

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.

John B. Burman
JOHN B. BURMAN
4999
REGISTERED PROFESSIONAL LAND SURVEYOR

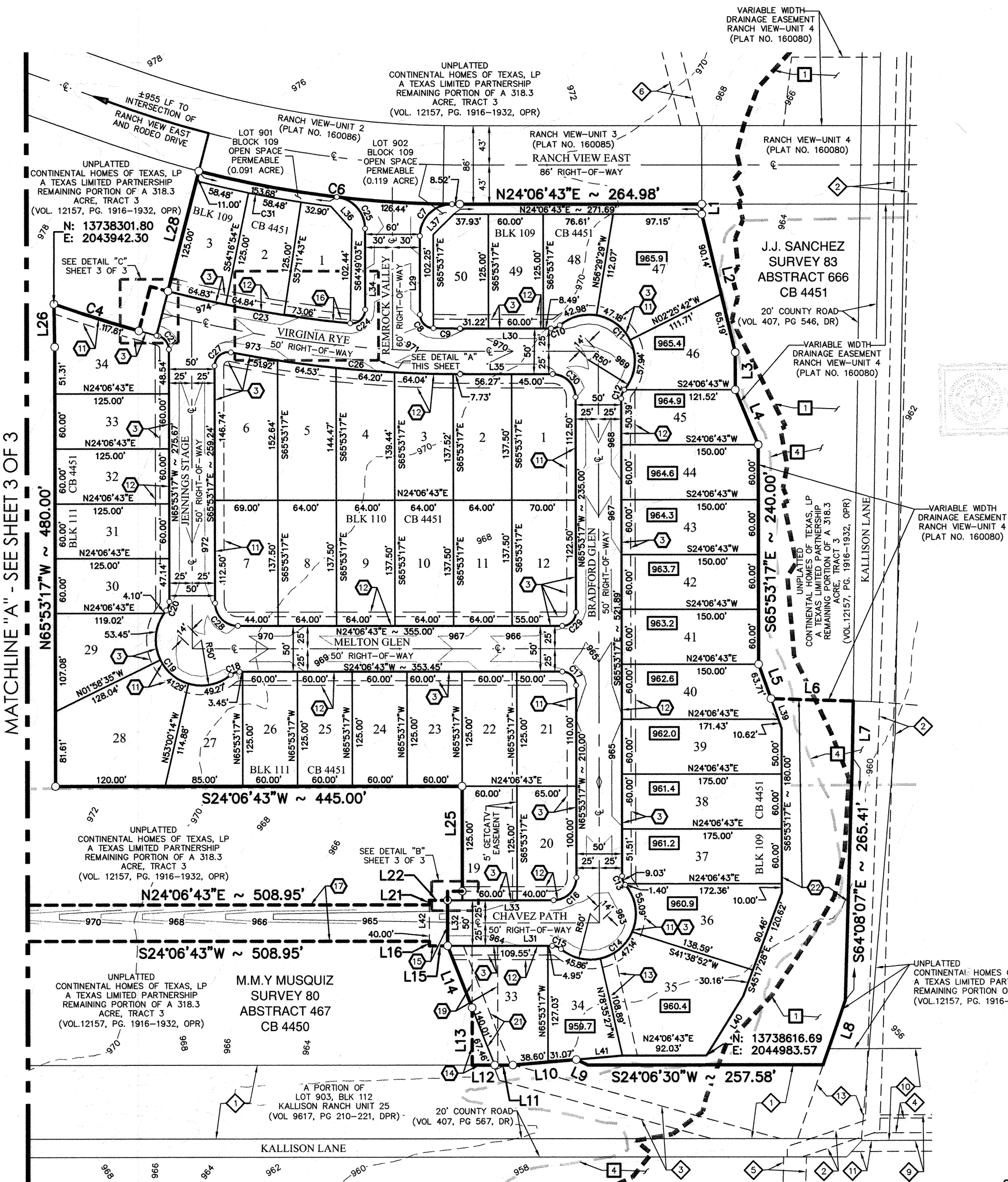


DETAIL "A"
NOT-TO-SCALE



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND
CURVE TABLES



PLAT NUMBER 170254

REPLAT & SUBDIVISION PLAT
ESTABLISHING
VALLEY RANCH-UNIT 7A

BEING A TOTAL OF 15.210 ACRES ESTABLISHING LOTS 1-3, 33-50, & LOTS 901-902, BLOCK 109, LOTS 1-12, BLOCK 110, AND LOTS 19-34, BLOCK 111, OUT OF A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028900
DATE OF PREPARATION: October 17, 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.

OWNER/DEVELOPER: *Leslie Ostrander*
LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CITEH OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, LP,
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 *October 19*, A.D. 20*17*.

Rhonda J. Taylor
RHONDA J. TAYLOR
Notary Public, State of Texas
Comm. Expires 04-14-2020
Notary ID: 11961436
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNIT 7A 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

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

