

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 (SURVEYOR)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
○ MINIMUM FINISHED FLOOR ELEVATION
- 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]
- 10' GETCTV EASEMENT
5' GETCTV EASEMENT
10' BUILDING SETBACK LINE
15' BUILDING SETBACK LINE
16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (TOTAL 0.626 OF AN ACRE - "OFF-LOT")
16' SANITARY SEWER EASEMENT (VOL 11663, PG 1350-1360, OPR)
10' WATER EASEMENT RANCH VIEW-UNIT 4 (PLAT NO. 160080)
VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 1.066 OF AN ACRE "OFF-LOT")
VARIABLE WIDTH GETCTV EASEMENT (TOTAL 0.415 ACRES "OFF-LOT")
10'x10' GETCTV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT")
28' GETCTV EASEMENT (TOTAL 0.320 OF AN ACRE - "OFF-LOT")
- 19 VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (PERMEABLE) (TOTAL 0.071 OF AN ACRE - "OFF-LOT")
1 VARIABLE WIDTH GETCTV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 9617, PG 210-221, DPR)
2 16' SANITARY SEWER EASEMENT (VOL 11663, PG 1350-1360, OPR)
3 10' WATER EASEMENT RANCH VIEW-UNIT 4 (PLAT NO. 160080)
4 VARIABLE WIDTH ACCESS & GETCTV EASEMENT REMAINDER OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION UNIT 25 (VOL 9617, PG 210, DPR)
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 FEMA APPROVED CLOMR BY PAPE-DAWSON ENGINEERS CASE NO. 17-06-2132R

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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC 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.

STATE OF TEXAS
COUNTY OF BEXAR

SHAUNA L. WEAVER
89512
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.

STATE OF TEXAS
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

OPEN SPACE NOTE:

LOT 902, BLK 119, AND LOT 901, BLK 122, CB 4451 ARE DESIGNATED AS AN OPEN SPACE, DRAINAGE, AND GETCTV EASEMENT.

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 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VALLEY RANCH-UNIT 12A 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: LOT 902, BLK 119, AND LOT 901, BLK 122.

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 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.

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.

WASTEWATER 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 SERVICES DEPARTMENT.

INGRESS/EGRESS SEWER:

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

INGRESS/EGRESS WATER:

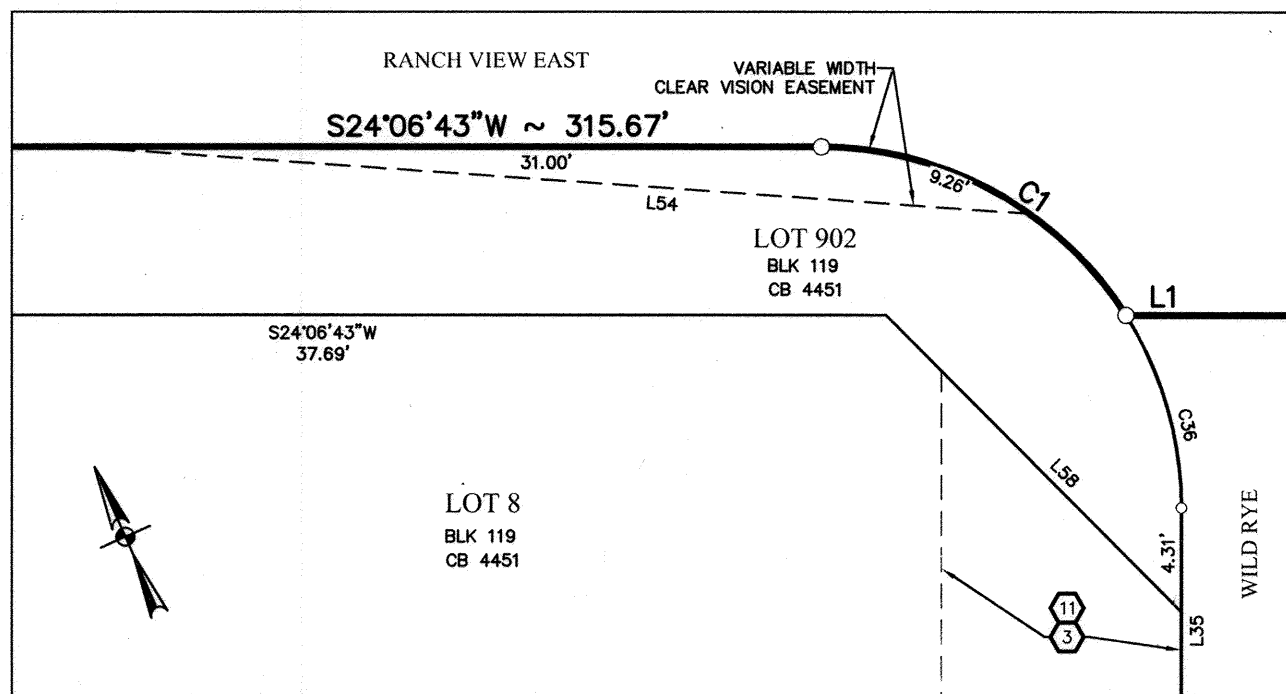
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N24°06'43"E	64.62'
L2	S76°26'26"E	127.00'
L3	N10°47'23"E	5.28'
L4	S79°12'37"E	16.00'
L5	S10°47'23"W	4.73'
L6	S24°06'43"W	120.00'
L7	S65°53'17"E	2.29'
L8	S65°53'17"E	176.70'
L9	S65°53'17"E	53.88'
L10	S24°06'53"W	28.00'
L11	N65°53'17"W	38.97'
L12	S03°55'04"E	66.95'
L13	N05°37'01"E	6.85'
L14	N63°50'39"W	13.84'
L15	N03°55'04"W	71.47'
L16	S24°06'43"W	120.00'
L17	S65°53'17"E	22.14'
L18	S65°53'17"E	167.88'
L19	N65°53'17"W	185.82'
L20	S24°06'43"W	240.00'
L21	S65°53'17"E	185.70'
L22	N65°53'17"W	160.70'
L23	S24°06'43"W	120.00'
L24	N65°53'17"W	45.00'
L25	N24°06'43"E	110.00'
L26	S65°53'17"E	10.00'
L27	S24°06'43"W	10.00'
L28	S65°53'17"E	10.00'
L29	S24°06'43"W	50.00'
L30	N65°53'17"W	90.00'

LINE TABLE

LINE #	BEARING	LENGTH
L31	N24°06'43"E	198.35'
L32	N67°11'24"W	210.05'
L33	S24°06'43"W	58.58'
L34	N24°06'43"E	58.47'
L35	N65°53'17"W	97.00'
L36	S65°53'17"E	97.00'
L37	N24°06'43"E	216.86'
L38	S76°26'26"E	50.00'
L39	S65°53'17"E	397.05'
L40	S24°06'43"W	50.00'
L41	N65°53'17"W	395.00'
L42	S24°06'43"W	205.11'
L43	S64°35'10"E	212.11'
L44	S65°53'17"E	151.72'
L45	S24°06'43"W	50.00'
L46	N65°53'17"W	80.00'
L47	S24°06'43"W	200.00'
L48	S65°53'17"E	92.14'
L49	S65°53'17"E	31.65'
L50	N59°29'30"W	100.07'
L51	N24°06'43"E	289.83'
L52	N24°06'43"E	229.54'
L53	N24°06'43"E	28.00'
L54	N28°06'11"E	39.78'
L55	N40°31'13"W	58.32'
L56	S65°53'17"E	58.09'
L57	N24°06'43"E	52.28'
L58	S69°06'43"W	17.41'
L59	N20°53'17"W	17.41'



DETAIL "D"

NOT-TO-SCALE

FLOODPLAIN ON LOTS NOTE:

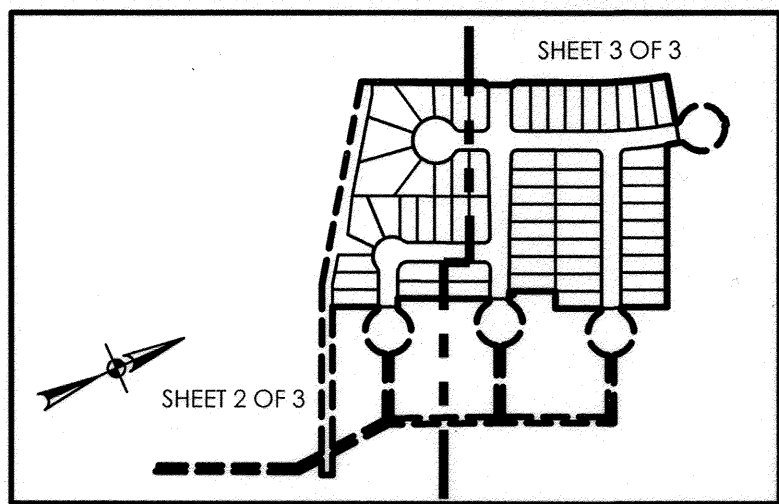
LOTS 18-20, BLOCK 119 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEMA FLOODPLAIN INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS. MAP NOS. 48029C0195G DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (LOMR) [CASE NO. 17-06-2132R] PREPARED BY PAPE DAWSON ENGINEERS WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE LOMR THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN. HOWEVER, UNTIL 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.

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 TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	057°46'09"	N52°59'48"E	14.49'	15.12'
C2	15.00'	057°46'09"	N04°46'21"W	14.49'	15.12'
C3	943.00'	010°33'10"	N18°50'08"E	173.44'	173.68'
C4	15.00'	059°28'34"	N16°10'55"W	14.88'	15.57'
C5	60.00'	137°03'39"	N22°36'38"E	111.67'	143.53'
C6	60.00'	143°06'47"	S01°58'08"E	113.84'	149.87'
C7	15.00'	056°09'00"	S41°30'46"W	14.12'	14.70'
C8	1120.00'	000°07'18"	S13°29'55"W	2.38'	2.38'
C9	1120.00'	001°39'34"	S14°23'21"W	32.44'	32.44'
C10	15.00'	057°46'09"	N85°13'39"E	14.49'	15.12'
C11	60.00'	140°06'24"	S53°36'13"E	112.80'	146.72'
C12	60.00'	140°06'24"	N78°10'20"W	112.80'	146.72'
C13	15.00'	057°46'09"	N37°00'12"W	14.49'	15.12'
C14	15.00'	057°46'09"	N85°13'39"E	14.49'	15.12'
C15	60.00'	140°06'24"	S53°36'13"E	112.80'	146.72'
C16	60.00'	140°06'24"	N78°10'20"W	112.80'	146.72'
C17	15.00'	057°46'09"	N37°00'12"W	14.49'	15.12'
C18	60.00'	140°06'24"	N78°10'20"W	112.80'	146.72'
C19	15.00'	057°46'09"	N37°00'12"W	14.49'	15.12'
C20	15.00'	057°46'09"	N85°13'39"E	14.49'	15.12'
C21	60.00'	140°06'24"	S53°36'13"E	112.80'	146.72'
C22	15.00'	090°00'00"	S69°06'43"W	21.21'	23.56'
C23	15.00'	088°41'53"	S20°14'13"E	20.97'	23.22'
C24	289.00'	001°18'07"	S65°14'13"E	6.57'	6.57'
C25	15.00'	090°00'00"	S69°06'43"W	21.21'	23.56'
C26	25.00'	090°00'00"	S20°53'17"E	35.36'	39.27'
C27	16.69'	039°11'17"	N85°28'56"W	11.19'	11.41'
C28	50.00'	168°54'12"	N20°37'28"W	99.53'	147.40'
C29	15.00'	039°42'54"	N43°58'11"E	10.19'	10.40'
C30	15.00'	091°18'07"	N21°32'20"W	21.45'	23.90'
C31	15.00'	088°41'53"	S68°27'40"W	20.97'	23.22'
C32	15.00'	057°46'09"	S04°46'21"E	14.49'	15.12'
C33	60.00'	295°32'17"	N65°53'17"W	64.00'	309.49'
C34	15.00'	057°46'09"	N52°59'48"E	14.49'	15.12'
C35	15.00'	090°00'00"	N20°53'17"W	21.21'	23.56'
C36	15.00'	032°13'51"	N82°00'12"W	8.33'	8.44'
C37	15.00'	032°13'51"	S49°46'21"E	8.33'	8.44'
C38	15.00'	090°00'00"	N69°06'43"E	21.21'	23.56'
C39	1070.00'	010°33'10"	N18°50'08"E	196.79'	197.07'
C40	1120.00'	005°27'04"	S17°56'40"W	106.52'	106.56'
C41	15.00'	36°33'28"	S22°36'32"E	20.57'	22.66'
C42	60.00'	015°20'01"	N81°11'32"W	16.01'	16.06'
C43	60.00'	015°19'28"	N24°06'43"E	16.00'	16.05'
C44	60.00'	015°19'28"	N24°06'43"E	16.00'	16.05'
C45	60.00'	015°19'28"	N24°06'43"E	16.00'	16.05'
C46	950.00'	010°33'10"	S18°50'08"W	174.72'	174.97'



INDEX MAP

SCALE: 1"= 500'

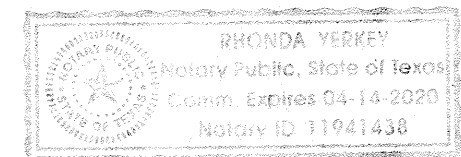
SAWS HIGH PRESSURE NOTE:

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.

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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



PLAT NUMBER 160477

SUBDIVISION PLAT OF

VALLEY RANCH-UNIT 12A

BEING A TOTAL OF A 13.225 ACRE TRACT OF LAND ESTABLISHING LOTS 1-21 & LOT 902, BLOCK 119, LOTS 1-2 & 15-16, BLOCK 120, LOTS 1-8 & 20-28, BLOCK 121, LOTS 1-9 & LOT 901, BLOCK 122, AND LOTS 18-26, BLOCK 123, OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12159, 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. MUSQUEZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, AND INCLUDING A 0.066 ACRE OFFSITE EASEMENT LOCATED ON LOT 903, BLOCK 112 OF THE KALLISON RANCH SUBDIVISION UNIT 25 RECORDED IN VOLUME 9617, PAGE 210-221 OF THE DEED AND PLAT RECORDS OF 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 #10288800

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.

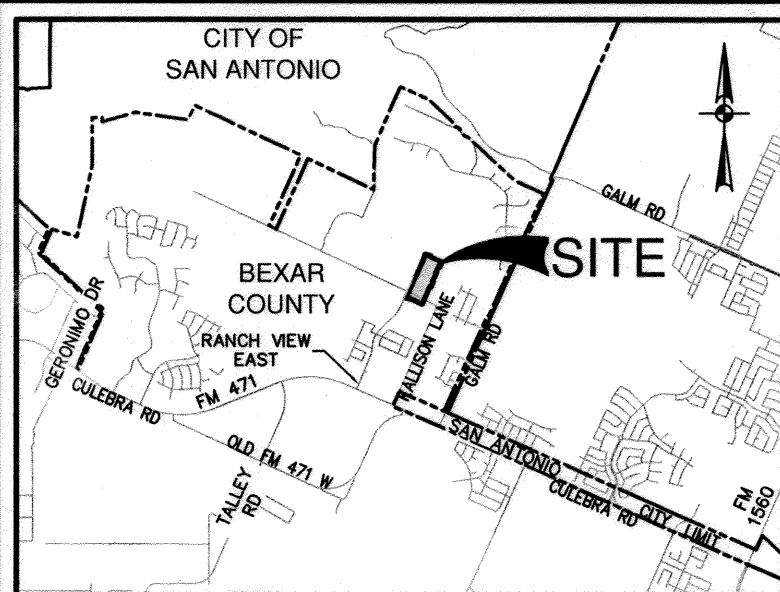
OWNER/DEVELOPER: *Leslie Ostrander*
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
[210] 496-2668

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. 20 *17*.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF *VALLEY RANCH-UNIT 12A* 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 *16* DAY OF *October*, A.D. 20 *17*



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SET	SET 1/2" IRON ROD (PD)-ROW
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	MINIMUM	MINIMUM FINISHED FLOOR ELEVATION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
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)		
3	10' GETCTV EASEMENT	19	VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (PERMEABLE) (TOTAL 0.071 OF AN ACRE - "OFF-LOT")
4	5' GETCTV EASEMENT	1	VARIABLE WIDTH GETCTV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL. 9617, PG. 210-221, DPR)
11	10' BUILDING SETBACK LINE	2	16' SANITARY SEWER EASEMENT (VOL. 11663, PG. 1350-1360, OPR)
12	15' BUILDING SETBACK LINE	3	10' WATER EASEMENT RANCH VIEW-UNIT 4 (PLAT NO. 160080)
13	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (TOTAL 0.626 OF AN ACRE - "OFF-LOT")	4	VARIABLE WIDTH ACCESS & GETCTV EASEMENT REMAINDER OF LOT 903, BLK 112 KALLISON RANCH SUBDIVISION UNIT 25 (VOL. 9617, PG. 210, DPR)
14	15' DRAINAGE EASEMENT	1	ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SHAS) 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.
15	VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 1.066 OF AN ACRE - "OFF-LOT")	2	FEMA APPROVED CLOMR BY PAPE-DAWSON ENGINEERS CASE NO. 17-06-2132R
16	VARIABLE WIDTH GETCTV EASEMENT (TOTAL 0.415 ACRES - "OFF-LOT")		
17	10'x10' GETCTV EASEMENT (TOTAL 0.002 OF AN ACRE - "OFF-LOT")		
18	28' GETCTV EASEMENT (TOTAL 0.320 OF AN ACRE - "OFF-LOT")		

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 CORNERS 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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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, MAINTAINING, REMOVING, INSPECTING, PAROLLING, 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 THEREOF. 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.

STATE OF TEXAS
COUNTY OF BEXAR

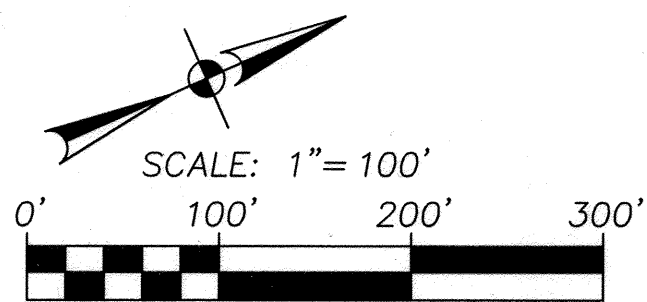
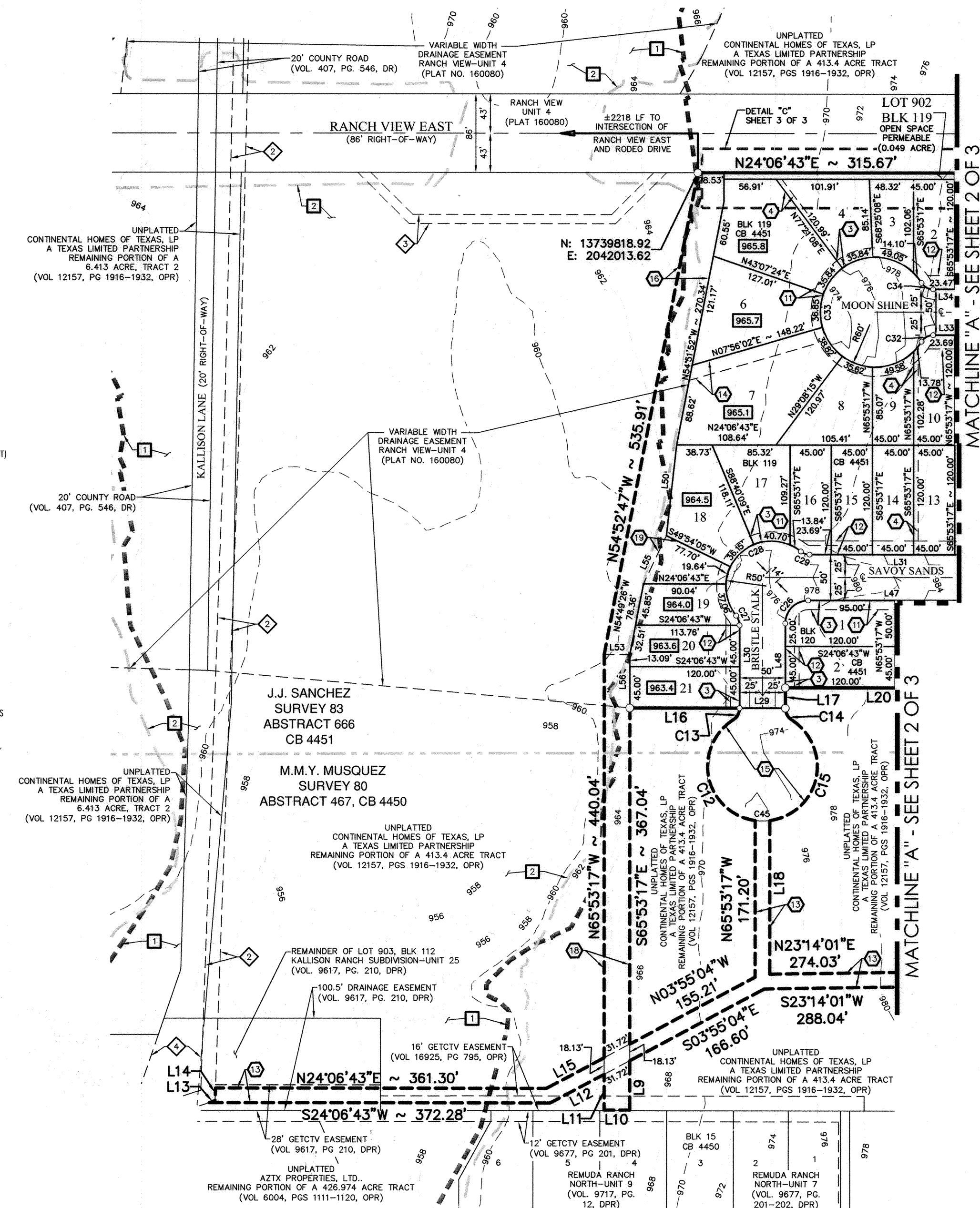
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND
CURVE TABLES



PLAT NUMBER 160477

SUBDIVISION PLAT OF

VALLEY RANCH-UNIT 12A

BEING A TOTAL OF A 13.225 ACRE TRACT OF LAND ESTABLISHING LOTS 1-21 & LOT 902, BLOCK 119, LOTS 1-2 & 15-16, BLOCK 120, LOTS 1-8 & 20-28, BLOCK 121, LOTS 1-9 & LOT 901, BLOCK 122, AND LOTS 18-26, BLOCK 123, OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12159, 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. MUSQUEZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, AND INCLUDING A 0.066 ACRE OFFSITE EASEMENT LOCATED ON LOT 903, BLOCK 112 OF THE KALLISON RANCH SUBDIVISION UNIT 25 RECORDED IN VOLUME 9617, PAGE 210-221 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE 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.

OWNER/DEVELOPER: **Leslie Ostrander**
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 10**, A.D. 20**17**.

Phonnia Y. Yarbrough
Notary Public, State of Texas
Comm. Expires 08/20/2020
Notary ID: 11941433
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF **VALLEY RANCH-UNIT 12A** 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 IN

_____ DAY OF _____, A.D. 20____ AT _____ M. IN

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

PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 3

