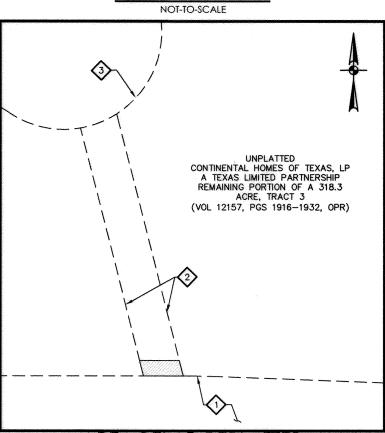


LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 50' THE 0.004 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A 20' WIDTH SANITARY SEWER EASEMENT, OF THE SAVANNAH SUBDIVISION UNIT 5A, PREVIOUSLY RECORDED IN VOLUME 9688, PAGES 203-204 AND RECORDED IN

VOLUME 9689, PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SAVANNAH SUBDIVISION UNIT 5A PLAT No. 150075, WHICH IS RECORDED IN VOLUME 9688, PAGES 203-204 AND VOLUME 9689, PAGE 1, 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

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, 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

COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS THE 18 DAY OF OCTOBER

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

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.

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.



DRAINAGE EASEMENT NOTE

NO STRUCTURE FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE BY THE SAN ANTONIO WATER SYSTEM. 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.

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RANCH VIEW-UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF

SURVEYOR'S NOTES

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

CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SURFACE.

FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

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.

RANCH VIEW EAST (PLAT 160086)

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.

CONTINENTAL HOMES OF TEXAS, LP

REMAINING PORTION OF A 318.3

(VOL 12157, PGS 1916-1932, OPR)

N24'06'43"E ~ 264.98

973 RANCH VIEW EAST

S24°06'43"W ~ 264.98'

= (86' RIGHT-OF-WAY)-

N: 13,738,993.95

E: 2,044,132.49'

N: 13,738,771.81

±1215 LF TO

RANCH VIEW EAST

973

974

J.J. SANCHEZ

SURVEY 83

ABSTRACT 666

CB 4451

E: 2,043,938.71

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

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 NSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTIN 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.

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. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH **LEGEND**

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK (SURVEYOR) DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS 0 GAS, ELECTRIC, TELEPHONE

AND CABLE TELEVISION OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

- -1140- EXISTING CONTOURS -----1140------ PROPOSED CONTOURS

VARIABLE WIDTH WATER, SEWER. ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.372 OF AN ACRE-"OFF-LOT")

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

20' COUNTY ROAD-

PAGE(S)

PLAT NUMBER 160085 FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

DR DEED RECORDS OF BEXAR COUNTY, TEXAS

VARIABLE WIDTH, GETCTV,

SANITARY SEWER, WATER AND

UPON INCORPORATION INTO

DRAINAGE EASEMENT TO EXPIRE

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

> PLATTED PUBLIC STREET ROW (VOL 9617, PG 210-221, DPR) 20' WIDE SANITARY SEWER EASEMENT (VOL 9688, PG 203-204, DPR)

(VOL 9689, PG 1, DPR) EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. 50' G.E.T.TV., ACCESS, SAN. SEWER, STATE OF TEXAS WATER & DRAINAGE ESM'T. (1.191 OF AN ACRE-"OFF-LOT" PERMEABLE (VOL 9689, PG 1, DPR)

VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW RANCH VIEW-UNIT 2 (PLAT NO. 160086)

16' SANITARY SEWER EASEMENT (VOL 11663, PG 1350-1360, OPR)

RHONDA YERKEY

Motory ID 11941438

ENotary Public, State of R

BLOCK 4451, IN BEXAR COUNTY, TEXAS.

REPLAT & SUBDIVISION PLAT

ESTABLISHING

RANCH VIEW-UNIT 3

BEING A 0.931 ACRE TRACT OF LAND ESTABLISHING AN 86' RIGHT-OF-WAY

OUT OF A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157,

PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY

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 I TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: October 17, 2017

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY (VOL 9688, PG 203-204, DPR) & 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, 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

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

IOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RANCH VIEW-UNIT 3 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.

> CHAIRMAN 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 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/ VOLUME_

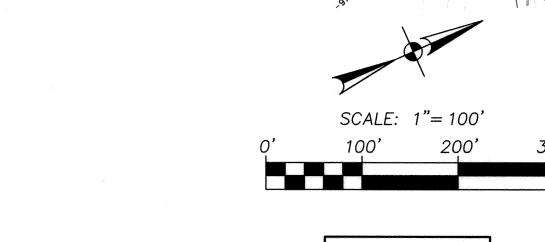
IN TESTIMONY WHEREOF, V. HESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF____ ___, A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1 BY:

, DEPUTY

CURVE TABLE CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTI 1053.00' 000'55'28" N24'34'27"E 16.99' 16.99' C2 15.00' 048'11'23" N00°01'02"E 12.25' 12.62 72.00' 276'22'46" S65'53'17"E C3 96.00' 347.31' 15.00' 04811'23" S4812'25"W 12.25 12.62' 1139.00' 000'55'28" S24'34'27"W 18.38' 18.38



UNPLATTED

A TEXAS LIMITED PARTNERSHIP

(VOL 12157, PGS 1916-1932, OPR)

CONTINENTAL HOMES OF TEXAS, LP

REMAINING PORTION OF A 318.3 ACRE, TRACT 3/

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N24'06'43"E	1.73'
L2	S24*06'43"W	1.73'
L3	N64*57'49"W	86.00'
L4	S65*53'17"E	86.00'



PHONDA YERKEY

ary Public, State of Te

Jomm. Expires 04-14-202

Notary ID 11941438

