

LOCATION MAP NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- EFFECTIVE FLOODPLAIN (FEMA MAP No. 48029C0195G)
- APPROVED CLOMR FLOODPLAIN (CLOMR CASE NO. 17-06-2132R)
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE NORTH LINE OF CAMP LIGHT WAY BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N89°48'45"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

- MONUMENT NOTE:**
- = 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
 - * = 1/2" IRON ROD FOUND W/ CEC CAP
 - = 1/2" IRON ROD SET W/ CEC CAP

PLAT REFERENCE			
①	SAVANNAH SUBDIVISION UNIT 5	VOL. 9688, PGS. 143-147, D.P.R.	
②	SAVANNAH SUBDIVISION UNIT 5A	VOL. 9688, PGS. 203-204, & VOL. 9689, PG. 1, D.P.R.	
③	VALLEY RANCH UNIT 88	VOL. 9727, PG. 108, D.P.R.	
④	RANCH VIEW UNIT 2	VOL. 9725, PGS. 173, D.P.R.	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	359.59'	1053.00'	19°33'57"
C2	25.34'	475.00'	3°03'22"
C3	25.66'	75.00'	19°36'21"
C4	18.29'	29.00'	36°08'23"
C5	144.45'	51.00'	162°16'45"
C6	18.29'	29.00'	36°08'23"
C7	109.14'	175.00'	35°43'57"
C8	73.36'	525.00'	8°00'22"
C9	66.37'	475.00'	8°00'22"
C10	18.29'	29.00'	36°08'23"
C11	144.45'	51.00'	162°16'45"
C12	18.29'	29.00'	36°08'23"
C13	58.85'	75.00'	44°57'23"
C14	76.36'	425.00'	10°17'40"
C15	256.45'	868.00'	16°55'41"
C16	122.95'	125.00'	56°21'22"
C17	17.58'	29.00'	34°44'11"
C18	131.85'	51.00'	148°07'39"
C19	13.21'	29.00'	26°06'08"
C20	94.13'	125.00'	43°08'39"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	17.91'	28.00'	35°23'34"
C22	137.07'	51.00'	153°59'47"
C23	17.91'	28.00'	35°23'34"
C26	198.80'	918.00'	12°16'58"
C27	42.77'	125.00'	19°36'21"
C28	39.27'	25.00'	90°00'00"
C29	140.32'	225.00'	35°43'57"
C30	39.27'	25.00'	90°00'00"
C31	24.65'	29.00'	48°42'23"
C32	125.14'	51.00'	140°35'37"
C33	23.75'	29.00'	46°55'52"
C34	67.38'	375.00'	10°17'40"
C35	38.88'	25.00'	89°05'56"
C36	54.11'	75.00'	41°20'03"
C37	36.31'	25.00'	83°12'39"
C38	73.77'	75.00'	56°21'22"
C40	231.75'	1043.00'	12°43'50"
C41	25.35'	1043.00'	12°33'34"
C42	28.46'	918.00'	1°46'34"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	80.26'	N15°10'19"E
L2	48.46'	N65°11'3"E
L3	74.15'	N3°37'06"W
L4	50.00'	N11°37'27"W
L5	30.00'	N78°22'33"E
L6	50.00'	S11°37'27"E
L7	14.14'	S17°09"E
L8	18.29'	S46°17'09"E
L9	35.91'	S11°37'27"E
L10	14.14'	S56°37'27"E
L11	17.35'	S46°17'09"E
L12	14.47'	N87°22'31"E
L13	16.22'	N24°06'30"E
L14	14.14'	N20°53'30"W
L15	36.93'	N85°53'30"W
L16	21.54'	S20°00'13"E
L17	91.05'	S85°53'30"E
L18	91.49'	S85°53'30"E
L19	19.82'	N72°46'11"E
L20	14.14'	N88°42'51"E

LINE TABLE		
LINE	DISTANCE	BEARING
L21	18.29'	S46°17'09"E
L22	35.91'	S11°37'27"E
L23	14.14'	S33°22'33"W
L24	18.29'	S46°17'09"E
L25	14.14'	S17°09"E
L26	14.14'	N69°06'30"E
L27	36.93'	S85°53'30"E
L28	23.61'	S57°26'10"E
L29	56.36'	N21°49'54"E
L30	77.25'	N24°06'30"E
L31	25.82'	S16°59'59"E
L32	40.93'	S17°33'01"E
L33	40.42'	N69°54'10"E
L34	15.30'	S018°51"E
L35	6.75'	S56°37'27"E
L36	3.00'	S78°22'33"W

MATCH LINE "A"

SHEET 2

INDEX MAP

1"=200'

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY. 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 ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE VALLEY RANCH UNIT 9 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, 904, 905 & 906 BLOCK 101 & LOT 903 & 904, BLOCK 107.
- 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 1000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 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. NON RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE DAWSON ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 18, 2017 CASE NO. 17-06-2132R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL SAID CLOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- LOTS 903 THRU 904, BLOCK 101 LIE WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 4800350195G AND 4800450195G, DATED 09/29/2010. A FEMA LOWAR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE DAWSON AND WAS APPROVED 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 YEAR) 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (CLOMR) HAS BEEN ISSUED BY FEMA AND BECOMES EFFECTIVE INDICATING 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.

BUILDING SETBACK NOTE:

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

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS NOTES

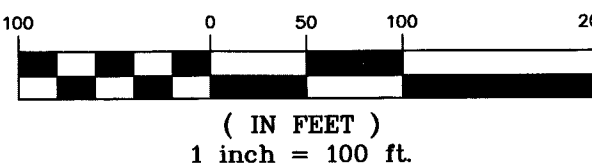
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE 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.

PLAT No. 180197
SHEET 1 OF 3

SUBDIVISION PLAT ESTABLISHING VALLEY RANCH UNIT 9

BEING A TOTAL OF 19.531 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOLUME 12157, PAGES 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1804 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 466-2666

CEC

CIVIL ENGINEERING CONSULTANTS
d/b/a. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214/ 10041000

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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

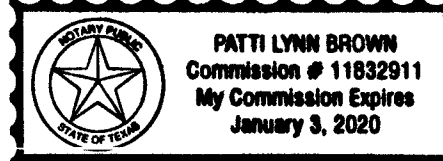
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LESLIE K. 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 & SEAL OF OFFICE THIS 31st DAY OF July, A.D., 2018.



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 9 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., 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

Paul W. Denham
LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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:

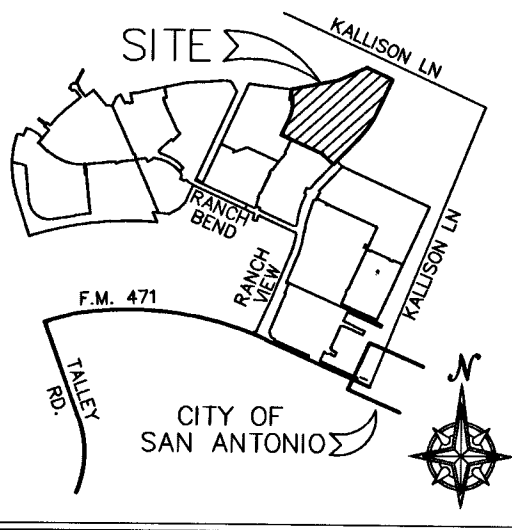
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jul 24, 2018, 8:52am User ID: nrmommes File: L:\Data\dwg\p\proj\2017\E0559108_Valley Ranch Subdivision Unit 9A.dwg (E0559108 SUBD PLAT.dwg)



LOCATION MAP

NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
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- BEARING REFERENCE SOURCE IS THE REAR LINES OF LOTS 11-15, BLOCK 106 OF VALLEY RANCH UNIT 8B SUBDIVISION BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED S24°06'30"W AS SHOWN ON THE PLAT RECORDED IN VOLUME 9727 PAGE 108 D.P.R. OF BEXAR COUNTY AND BASED ON MADB3(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

MONUMENT NOTE:

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④	RANCH VIEW UNIT 2 VOL. 9725, PGS. 173, D.P.R.

- ### "C.P.S. NOTES"
- THE CITY OF SAN ANTONIO AS A 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 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 AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 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.

SAWS NOTES

- 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.
- 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.
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PLAT No. 180197

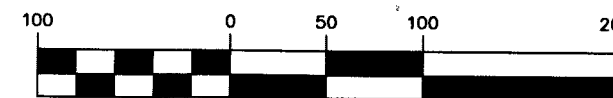
SHEET 2 OF 3

SUBDIVISION PLAT
ESTABLISHING

VALLEY RANCH SUBDIVISION UNIT 9

BEING A TOTAL OF 19.532 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOLUME 12157, PAGES 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-2668



CIVIL ENGINEERING CONSULTANTS
D.B. DUNN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #2214/10041000

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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CITE OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

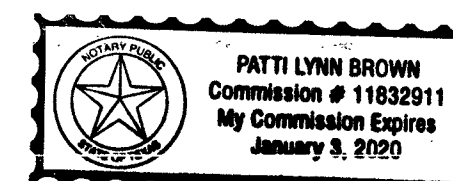
DULY AUTHORIZED AGENT:

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 & SEAL OF OFFICE THIS 31st DAY OF July, A.D., 2018.



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, TEXAS, 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., 2018.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH SUBDIVISION UNIT 9 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., 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

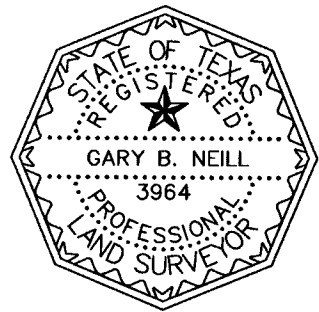
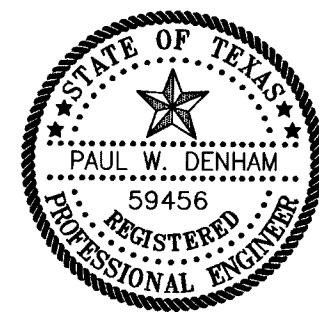
Paul W. Denham
LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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:

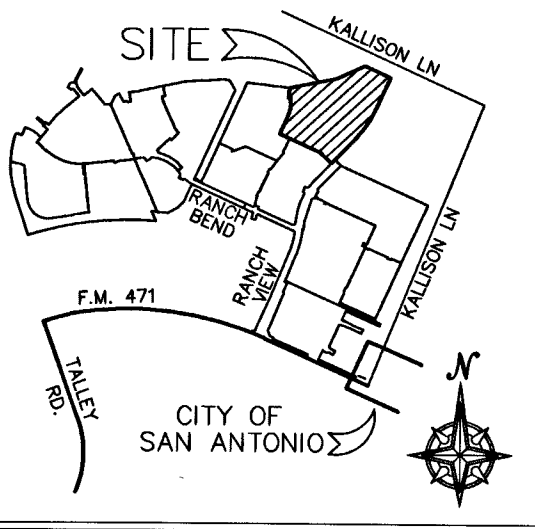
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CURVE AND LINE DATA ON SHEET 1 OF 3
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jul 24, 2018, 8:55am User ID: nramones File: L:\Data\develop\Proj\2017\EC0559108_Valley Ranch Subdivision Unit 9A\ec0559108 SUBD PLAT.dwg



LOCATION MAP

NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- EFFECTIVE FLOODPLAIN (FEMA MAP No. 48028C0195G)
- APPROVED CLOMR FLOODPLAIN (CLOMR CASE NO. 17-06-2132R)
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE REAR LINES OF LOTS 11-15, BLOCK 106 OF VALLEY RANCH UNIT 88 SUBDIVISION BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED S24°08'30"W AS SHOWN ON THE PLAT RECORDED IN VOLUME 9727 PAGE 108 D.P.R. OF BEXAR COUNTY AND BASED ON MAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- * = 1/2" IRON ROD FOUND W/ CEC CAP
- = 1/2" IRON ROD SET W/ CEC CAP

PLAT REFERENCE	
①	SAVANNAH SUBDIVISION UNIT 5 VOL. 9688, PGS. 143-147, D.P.R.
②	SAVANNAH SUBDIVISION UNIT 5A VOL. 9688, PGS. 203-204, & VOL. 9689, PG. 1, D.P.R.
③	VALLEY RANCH UNIT 88 VOL. 9727, PG. 108, D.P.R.
④	RANCH VIEW UNIT 2 VOL. 9725, PGS. 173, D.P.R.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A 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 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 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.

SAWS NOTES

- 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.
- 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.
- 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 WASTEWATER SERVICE CONNECTION.
- HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 905 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.

PLAT No. 180197
SHEET 3 OF 3

SUBDIVISION PLAT
ESTABLISHING

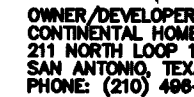
VALLEY RANCH SUBDIVISION UNIT 9

BEING A TOTAL OF 19.532 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOLUME 12157, PAGES 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1804 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-2668



CIVIL ENGINEERING CONSULTANTS
d.b.a. DON DUDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F2214F 10041000

STATE OF TEXAS
COUNTY OF BEXAR

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A TEXAS LIMITED PARTNERSHIP
BY: CHITEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY

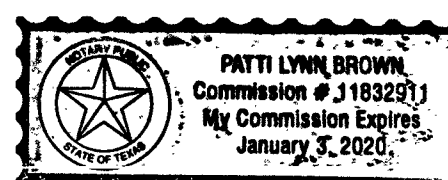
DULY AUTHORIZED AGENT:

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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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH SUBDIVISION UNIT 9 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., 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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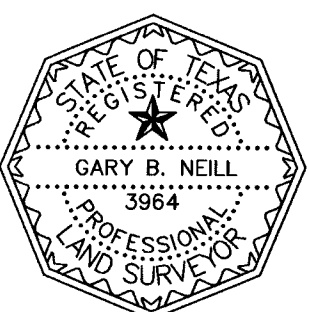
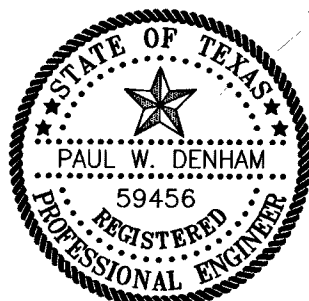
Paul W. Denham
LICENSED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CURVE AND LINE DATA ON SHEET 1 OF 3
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



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Date: Jul 24, 2018, 8:54am User ID: nmonas File: L:\Data\Valley\Proj_2017\180197\08_Vall_Ranch_Subdiv_Unit_9A\cead\180197_08_Vall_Ranch_Subdiv_Unit_9A.dwg