

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	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	NCB	NEW CITY BLOCK
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS	☒	CENTERLINE
1140	PROPOSED CONTOURS		
---	CITY OF SAN ANTONIO LIMITS		
---	ORIGINAL SURVEY LINE		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

3	10' GETCTV EASEMENT	22	15' PUBLIC DRAINAGE EASEMENT (TOTAL-0.041 OF AN ACRE - "OFF-LOT", PERMEABLE)
11	10' BUILDING SETBACK LINE	23	10' GETCTV AND WATER EASEMENT (LOT 20-21, BLOCK 124, AND LOT 5-6, BLOCK 125)
12	15' BUILDING SETBACK LINE	1	VARIABLE WIDTH SANITARY SEWER EASEMENT (24' MINIMUM) (VOL 20001, PG 131-132, PR)
13	20'x50' GETCTV, DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.023 OF AN ACRE - "OFF-LOT", PERMEABLE)	2	10' GETCTV EASEMENT (VOL 20001, PG 131-132, PR)
14	20'x60' GETCTV, DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.028 OF AN ACRE - "OFF-LOT", PERMEABLE)	3	10' BUILDING SETBACK LINE (VOL 20001, PG 131-132, PR)
15	VARIABLE WIDTH GETCTV, WATER, SEWER, ACCESS, AND PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-1.221 OF AN ACRE - "OFF-LOT", PERMEABLE)	4	15' BUILDING SETBACK LINE (VOL 20001, PG 131-132, PR)
16	VARIABLE WIDTH GETCTV EASEMENT (TOTAL-1.244 OF AN ACRE - "OFF-LOT", NON-PERMEABLE)	5	10' GETCTV EASEMENT (VOL 9726, PG 54-56, DPR)
17	8' GETCTV EASEMENT	6	15' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR)
18	5' GETCTV EASEMENT	7	10' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR)
19	25' PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.598 OF AN ACRE-"OFF-LOT", PERMEABLE)	8	15' DRAINAGE EASEMENT (VOL 9677, PG 201-202, DPR)
20	25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.137 OF AN ACRE-"OFF-LOT", NON-PERMEABLE)	9	24' SANITARY SEWER EASEMENT (VOL 20001, PG 131-132, PR)
21	15' PUBLIC DRAINAGE EASEMENT	10	LOT 903, OPEN SPACE, VARIABLE WIDTH GETCTV AND DRAINAGE EASEMENT (VOL 9707, PG 101-106, DPR)
		11	VARIABLE WIDTH GETCTV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 9617, PG 210-221, DPR)

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 CORDS 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.

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
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

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 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- THE PLAT DOES NOT AVOID, 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.
- ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE 1-V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE 1-V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VALLEY RANCH-UNIT 13A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S 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 122.

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.

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.

FINISHED FLOOR NOTE:

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

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.

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.

OPEN SPACE NOTE:

LOT 902, BLK 122, CB 4451 IS DESIGNATED AS OPEN SPACE AND AS A GETCTV, WATER, SEWER, AND PEDESTRIAN EASEMENT.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	943.00'	000°36'27"	S28°34'59"E	10.00'	10.00'
C2	15.00'	087°18'28"	S71°55'59"E	20.71'	22.86'
C3	15.00'	090°00'00"	N19°24'47"E	21.21'	23.56'
C4	30.50'	007°46'49"	S68°18'12"W	4.14'	4.14'
C5	12.50'	007°46'49"	N68°18'12"E	1.70'	1.70'
C6	48.50'	049°41'56"	N89°15'45"E	40.76'	42.07'
C7	23.50'	049°41'56"	S89°15'45"W	19.75'	20.38'
C8	15.00'	090°00'00"	S70°35'13"E	21.21'	23.56'
C9	15.00'	057°46'09"	N36°33'06"W	14.49'	15.12'
C10	60.00'	130°02'11"	N00°25'05"W	108.77'	136.17'
C11	60.00'	141°19'15"	S20°33'31"E	113.23'	147.99'
C12	15.00'	057°46'09"	S21°13'02"W	14.49'	15.12'
C13	1413.00'	000°44'05"	S07°17'59"E	18.12'	18.12'
C14	1120.00'	001°39'34"	N14°23'21"E	32.44'	32.44'
C15	943.00'	010°33'10"	S18°50'08"W	173.44'	173.68'
C16	857.00'	052°59'56"	N02°23'15"W	764.77'	792.73'
C17	15.00'	090°00'00"	S19°24'47"W	21.21'	23.56'
C18	175.00'	006°49'42"	S22°10'22"E	20.84'	20.86'
C19	1123.00'	020°46'36"	S08°22'13"E	405.00'	407.22'
C20	325.00'	001°38'16"	S02°50'13"W	9.29'	9.29'
C21	15.00'	069°32'38"	S31°06'58"E	17.11'	18.21'
C22	25.00'	090°00'00"	N69°06'43"E	35.36'	39.27'
C23	15.00'	090°00'00"	N20°53'17"W	21.21'	23.56'
C24	15.00'	037°01'50"	N84°24'12"W	9.53'	9.69'
C25	50.00'	136°59'14"	N34°25'30"W	93.04'	119.54'
C26	15.00'	037°52'51"	N15°07'42"E	9.74'	9.92'
C27	1363.00'	003°51'18"	N05°44'23"W	91.69'	91.71'
C28	1413.00'	004°32'30"	S05°23'47"E	111.98'	112.01'
C29	25.00'	062°45'45"	S34°30'24"E	26.04'	27.39'
C30	15.00'	090°00'00"	N69°06'43"E	21.21'	23.56'
C31	15.00'	039°51'13"	S04°11'07"W	10.22'	10.43'
C32	50.00'	169°42'26"	S69°06'43"W	99.60'	148.10'
C33	15.00'	039°51'13"	N45°57'40"W	10.22'	10.43'
C34	15.00'	100°33'10"	S63°50'08"W	23.07'	26.32'
C35	275.00'	011°32'28"	N07°47'20"E	55.30'	55.39'
C36	1073.00'	020°46'36"	N08°22'13"W	386.96'	389.09'
C37	125.00'	006°49'42"	N22°10'22"W	14.89'	14.90'
C38	15.00'	090°00'00"	N70°35'13"W	21.21'	23.56'
C39	943.00'	036°27'14"	N04°40'03"W	589.91'	599.98'
C40	953.00'	031°39'42"	N07°41'26"W	519.95'	526.63'
C41	60.00'	024°01'51"	S76°41'26"W	25.13'	25.32'

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.

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.

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.

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

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE #	BEARING	LENGTH
L1	N61°06'47"E	86.00'
L2	N64°24'47"E	101.06'
L3	N25°35'13"W	20.00'
L4	N64°24'47"E	12.50'
L5	S64°24'47"W	71.29'
L6	N17°48'24"W	25.00'
L7	S24°06'43"W	25.00'
L8	N64°24'47"E	12.50'
L9	S25°35'13"E	20.00'
L10	N64°24'47"E	20.00'
L11	S25°35'13"E	60.00'
L12	N64°24'47"E	84.64'
L13	S22°03'42"E	92.93'
L14	S17°52'34"E	88.63'
L15	S13°47'30"E	88.56'
L16	S09°42'31"E	88.56'
L17	N82°19'58"E	120.00'
L18	N07°22'41"W	17.60'
L19	N82°37'19"E	25.00'
L20	S07°22'41"E	15.00'
L21	N83°04'03"E	44.80'
L22	S67°58'04"E	37.27'
L23	N24°06'43"E	119.00'
L24	N65°53'17"W	29.12'
L25	N24°06'43"E	51.00'
L26	S65°53'17"E	59.00'
L27	S65°53'17"E	99.36'
L28	S65°43'33"E	30.40'
L29	N76°26'26"W	177.00'

LINE #	BEARING	LENGTH
L30	S24°06'43"W	216.86'
L31	N65°53'17"W	86.00'
L32	N24°06'43"E	216.86'
L33	N64°24'47"E	50.00'
L34	S25°35'13"E	60.00'
L35	S25°35'13"E	11.56'
L36	S18°45'31"E	56.56'
L37	S02°01'05"W	65.65'
L38	N82°19'58"E	50.00'
L39	N24°06'43"E	105.00'
L40	S65°53'17"E	50.00'
L41	S13°33'34"W	71.49'
L42	N13°33'34"E	95.34'
L43	N02°01'05"E	65.65'
L44	N18°45'31"E	56.56'
L45	N25°35'13"W	11.56'
L46	S64°24'47"W	101.06'
L47	S20°45'33"W	20.71'
L48	S13°33'34"W	45.00'
L49	S11°57'23"W	45.02'
L50	S05°45'16"E	45.41'
L51	S03°40'49"E	48.97'
L52	N31°24'33"W	47.53'
L53	N65°53'17"W	32.53'
L54	N65°53'17"W	4.07'
L55	S65°53'17"E	9.00'
L56	S24°06'43"W	4.54'
L57	N24°06'43"E	7.46'
L58	N64°24'47"E	25.00'

TCI 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 DIRM PANEL 48029C0195G, DATED SEPTEMBER 09, 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.



PLAT NUMBER 170195

SUBDIVISION PLAT

OF VALLEY RANCH-UNIT 13A

BEING A TOTAL OF 21.733 ACRE TRACT OF LAND OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 10-23, & LOT 902, BLOCK 122, LOTS 27-53, BLOCK 123, LOTS 1-42, BLOCK 124, AND LOTS 1-11, BLOCK 125, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, AND THE G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: October 19, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: 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 *November 7*, A.D. *2018*

Meghan J. Grace
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

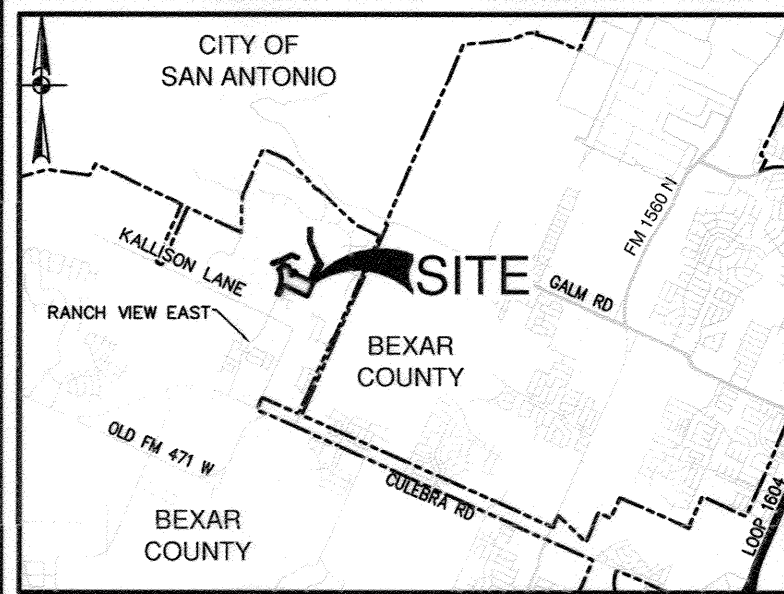
THIS PLAT OF _____ VALLEY RANCH-UNIT 13A _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | VOL VOLUME PAGE(S) |
| BLK BLOCK | PG RIGHT-OF-WAY |
| CATV CABLE TELEVISION | GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION |
| CB DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | NCB NEW CITY BLOCK (UNLESS NOTED OTHERWISE) |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | FOUND 1/2" IRON ROD (PD) |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | SET 1/2" IRON ROD (PD)-ROW |
| | PR PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| 1140 EXISTING CONTOURS | C CENTERLINE |
| 1140 PROPOSED CONTOURS | |
| 1140 CITY OF SAN ANTONIO LIMITS | |
| 1140 ORIGINAL SURVEY LINE | |
| 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | |
-
- | | |
|--|---|
| 10' GETCTV EASEMENT | 15' PUBLIC DRAINAGE EASEMENT (TOTAL-0.041 OF AN ACRE - "OFF-LOT", PERMEABLE) |
| 10' BUILDING SETBACK LINE | 10' GETCTV AND WATER EASEMENT (LOT 20-21, BLOCK 124, AND LOT 5-6, BLOCK 125) |
| 15' BUILDING SETBACK LINE | 10' GETCTV EASEMENT (VOL 20001, PG 131-132, PR) |
| 20'x50' GETCTV, DRAINAGE, WATER SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.023 OF AN ACRE - "OFF-LOT", PERMEABLE) | 10' BUILDING SETBACK LINE (VOL 20001, PG 131-132, PR) |
| 20'x60' GETCTV, DRAINAGE, WATER SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.028 OF AN ACRE - "OFF-LOT", PERMEABLE) | 10' GETCTV EASEMENT (VOL 9726, PG 54-56, DPR) |
| VARIABLE WIDTH GETCTV, WATER, SEWER, ACCESS, AND PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-1.221 OF AN ACRE - "OFF-LOT", PERMEABLE) | 10' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR) |
| VARIABLE WIDTH GETCTV EASEMENT (TOTAL-1.264 OF AN ACRE - "OFF-LOT", NON-PERMEABLE) | 10' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR) |
| 8' GETCTV EASEMENT | 15' DRAINAGE EASEMENT (VOL 9677, PG 201-202, DPR) |
| 5' GETCTV EASEMENT | 24' SANITARY SEWER EASEMENT (VOL 20001, PG 131-132, PR) |
| 25' PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.598 OF AN ACRE-"OFF-LOT", PERMEABLE) | LOT 903, OPEN SPACE, VARIABLE WIDTH GETCTV AND DRAINAGE EASEMENT (VOL 9707, PG 101-106, DPR) |
| 25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.137 OF AN ACRE-"OFF-LOT", NON-PERMEABLE) | VARIABLE WIDTH GETCTV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 9617, PG 210-221, DPR) |
| 15' PUBLIC DRAINAGE EASEMENT | |

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

STATE OF TEXAS
COUNTY OF BEXAR

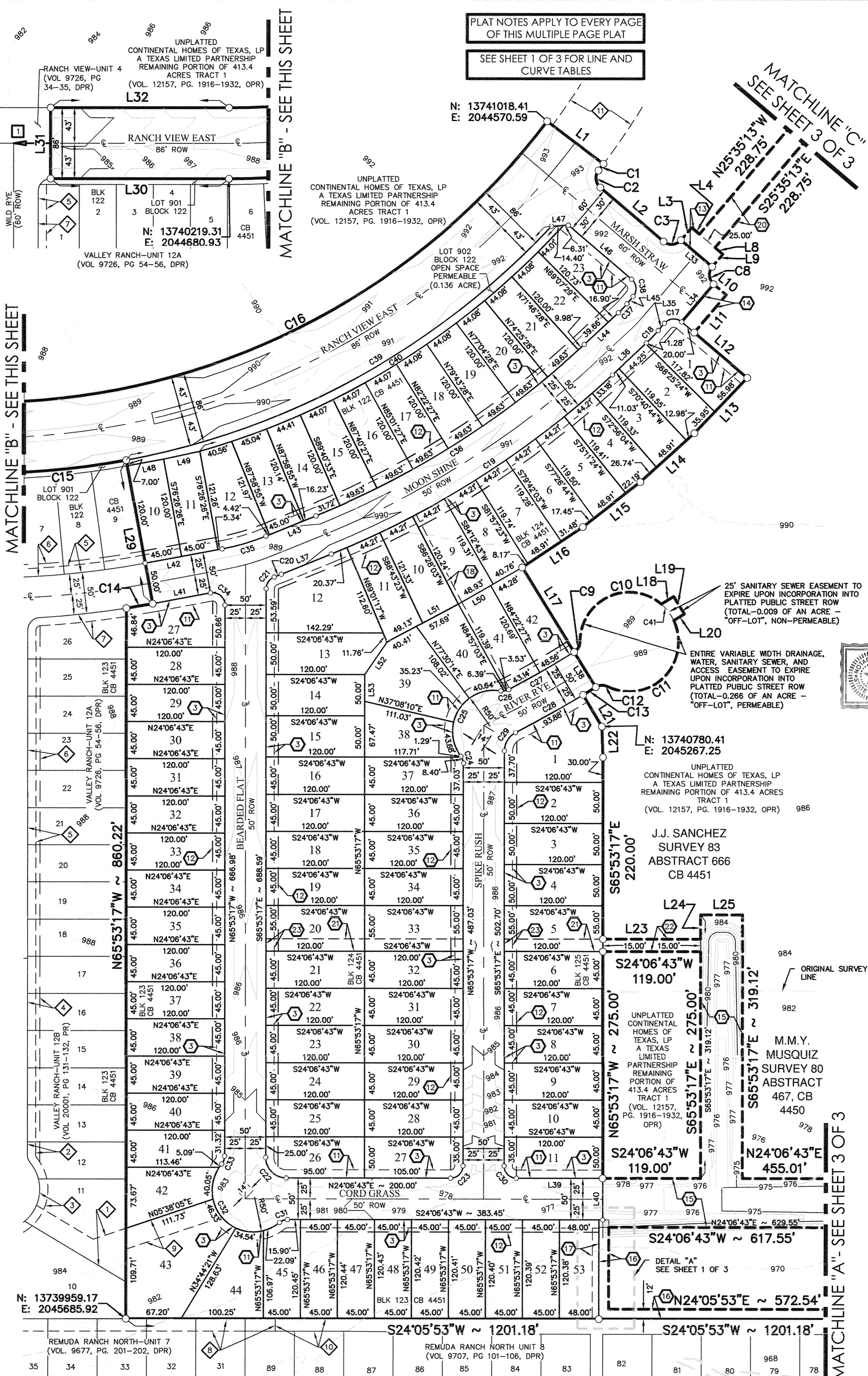
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

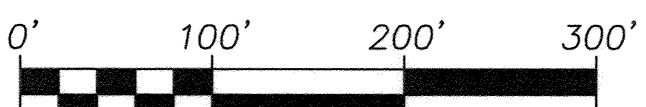
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



PLAT NUMBER 170195
SUBDIVISION PLAT
OF
VALLEY RANCH-UNIT 13A

BEING A TOTAL OF 21.733 ACRE TRACT OF LAND OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 10-23, & LOT 902, BLOCK 122, LOTS 27-53, BLOCK 123, LOTS 1-42, BLOCK 124, AND LOTS 1-11, BLOCK 125, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, AND THE G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 19, 2018

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: CHIEF 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 CAPACITY HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November, A.D. 2018.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID: 12081881

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

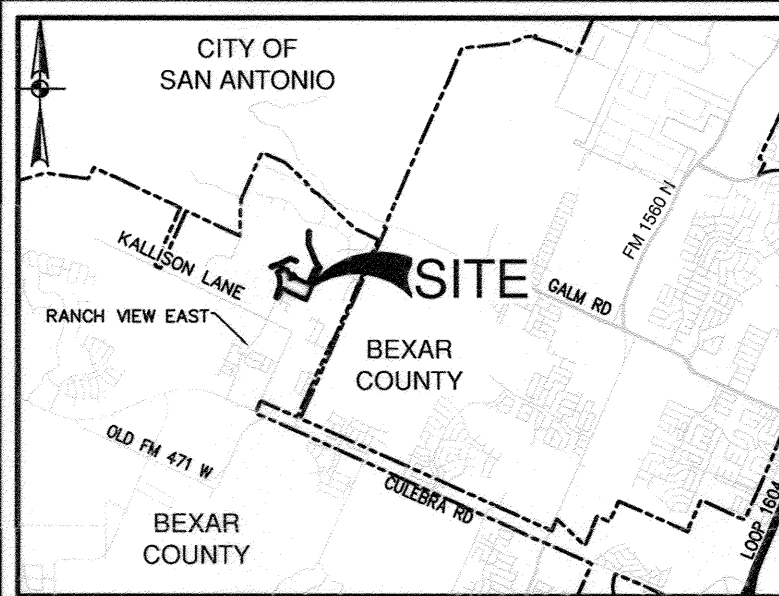
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ VALLEY RANCH-UNIT 13A _____ 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



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	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	NCB	NEW CITY BLOCK
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS	—	CENTERLINE
1140	PROPOSED CONTOURS		
---	CITY OF SAN ANTONIO LIMITS		
---	ORIGINAL SURVEY LINE		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
3	10' GETCTV EASEMENT	22	15' PUBLIC DRAINAGE EASEMENT (TOTAL-0.041 OF AN ACRE - "OFF-LOT", PERMEABLE)
11	10' BUILDING SETBACK LINE	23	10' GETCTV AND WATER EASEMENT (LOT 20-21, BLOCK 124, AND LOT 5-6, BLOCK 125)
12	15' BUILDING SETBACK LINE	1	VARIABLE WIDTH SANITARY SEWER EASEMENT (24" MINIMUM) (VOL 2001, PG 131-132, PR)
13	20'x50' GETCTV, DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.023 OF AN ACRE - "OFF-LOT", PERMEABLE)	2	10' GETCTV EASEMENT (VOL 2001, PG 131-132, PR)
14	20'x60' GETCTV, DRAINAGE, WATER, SEWER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.028 OF AN ACRE - "OFF-LOT", PERMEABLE)	3	10' BUILDING SETBACK LINE (VOL 2001, PG 131-132, PR)
15	VARIABLE WIDTH GETCTV, WATER, SEWER, ACCESS, AND PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-1.221 OF AN ACRE - "OFF-LOT", PERMEABLE)	4	15' BUILDING SETBACK LINE (VOL 2001, PG 131-132, PR)
16	VARIABLE WIDTH GETCTV EASEMENT (TOTAL-1.264 OF AN ACRE - "OFF-LOT", NON-PERMEABLE)	5	10' GETCTV EASEMENT (VOL 9726, PG 54-56, DPR)
17	8' GETCTV EASEMENT	6	15' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR)
18	5' GETCTV EASEMENT	7	10' BUILDING SETBACK LINE (VOL 9726, PG 54-56, DPR)
19	25' PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.598 OF AN ACRE - "OFF-LOT", PERMEABLE)	8	15' DRAINAGE EASEMENT (VOL 9677, PG 201-202, DPR)
20	25' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.137 OF AN ACRE - "OFF-LOT", NON-PERMEABLE)	9	24' SANITARY SEWER EASEMENT (VOL 2001, PG 131-132, PR)
21	15' PUBLIC DRAINAGE EASEMENT	10	LOT 903, OPEN SPACE, VARIABLE WIDTH GETCTV AND DRAINAGE EASEMENT (VOL 9707, PG 101-106, DPR)
		11	VARIABLE WIDTH GETCTV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 9617, PG 210-221, DPR)
		1	±29 LF TO INTERSECTION OF RANCH VIEW EAST AND WILD RYE

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

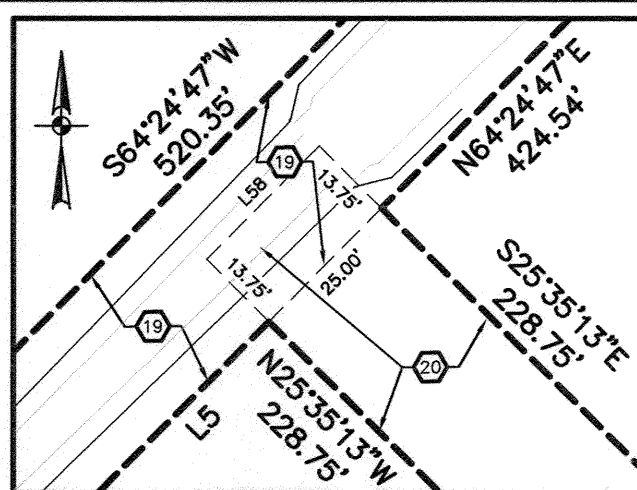
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

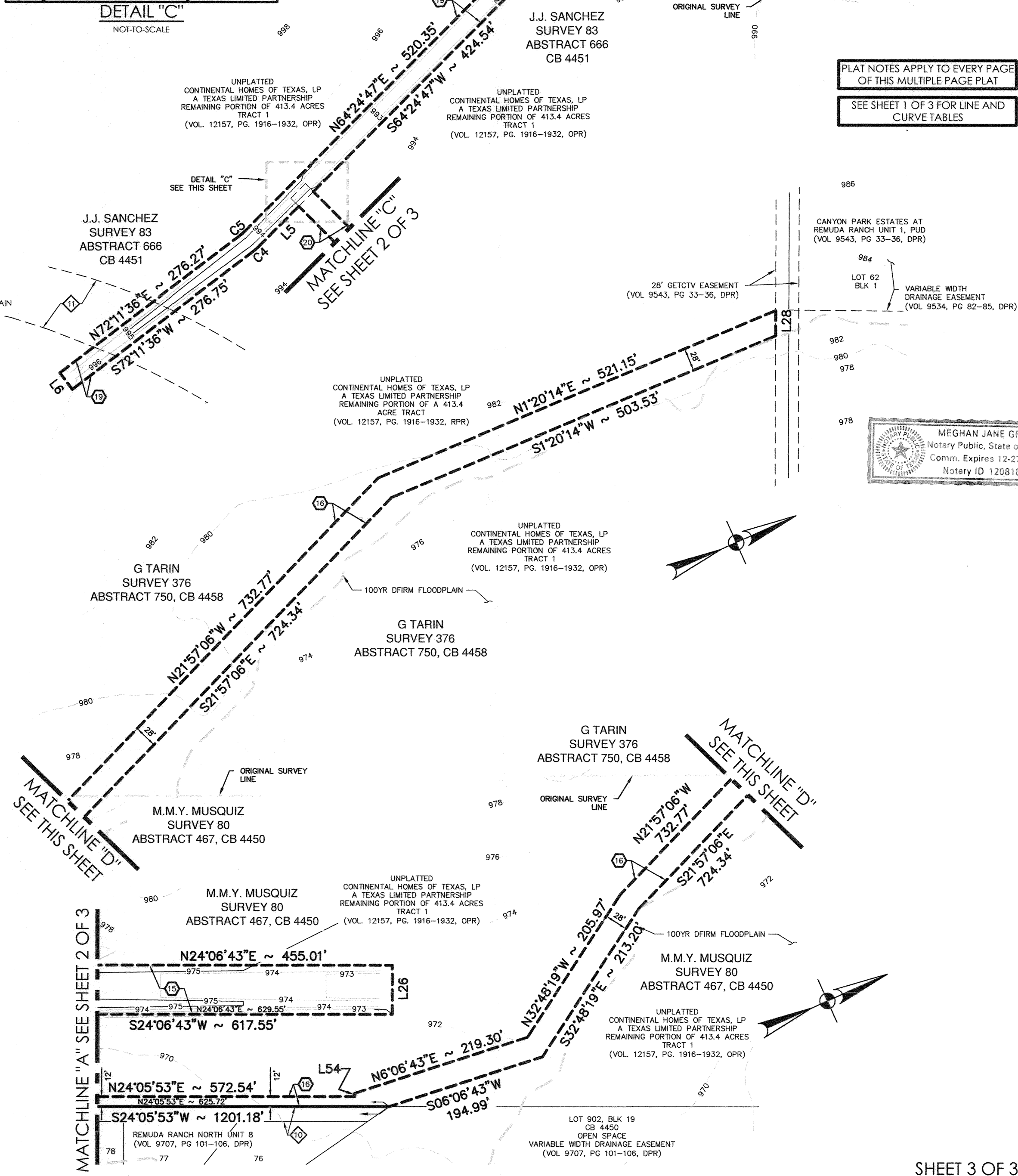
STATE OF TEXAS
COUNTY OF BEXAR

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.

J. Buchanan 10/19/2018
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "C"
NOT-TO-SCALE

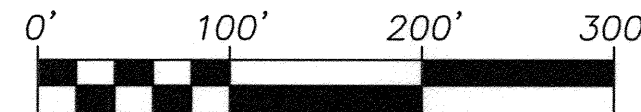


PLAT NUMBER 170195

SUBDIVISION PLAT
OF
VALLEY RANCH-UNIT 13A

BEING A TOTAL OF 21.733 ACRE TRACT OF LAND OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 10-23, & LOT 902, BLOCK 122, LOTS 27-53, BLOCK 123, LOTS 1-42, BLOCK 124, AND LOTS 1-11, BLOCK 125, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, AND THE G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 19, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie Ostrander
OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
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 CITY OF SAN ANTONIO, TEXAS, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF October, A.D. 2018.



Meghan J. Gracich
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 13A 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