

CPS/SAWS/COSA UTILITY NOTES
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER
SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM SYSTEMS—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)—IS HEREBY DEDICATED EASEMENTS AND RIGHTS—OF—WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER. SEWER, GAS, AND/OR FIFCTRIC ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH

THE RESPECTIVE UTILITY.

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND

OTHER NOTES:

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

2. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

3. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

PAYEMENT ARE NOT 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE
DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR
COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT
PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID
DRAINAGE FASEMENT AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID. DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE

AREAS INCLUDING LOT 905, BLOCK 97 & LOT 901, BLK 100, C.B. 4451, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR PROPERTY OWNERS' ASSOCIATION, OR THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

MARSHALL

BUILDING SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMEIN"

"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 REFVISION 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.
- 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.
- TER METER SET AND/OR STEM IS HEREBY GRANTED THE SS ACROSS GRANTOR'S CESS THE WATER AND/OR
- SHOWN ON THIS PLAT.

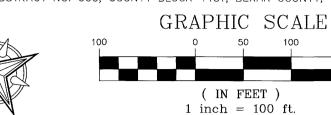
 A PORTION OF THE TRACT IS
 ON OF **985** FEET WHERE THE MALLY EXCEED 80 PSI. AT ALL LOPER OR BUILDER SHALL HE CUSTOMER'S SIDE OF THE PRESSURE REGULATOR IN
 JMBING CODE OF THE CITY OF

PLAT No. 180430

SHEET 1 OF 1 SUBDIVISION PLAT **ESTABLISHING**

VALLEY RANCH SUBD. UNIT 5B

BEING 10.454 ACRES ACRES OF LAND OUT OF A 318.3 ACRE OF TRACT "3" RECORDED IN VOL. 12157, PAGE 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.



OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP. 211 NORTH LOOP 1804 EAST, SUITE 130 SAN ANTONIO, TEXAS 782.32 PHONE: (210) 496—2668 STATE OF TEXAS COUNTY OF BEXAR

A TEXAS LIMITED PARTNERSHIP

LESLIE OSTRANDER, ASSISTANT SECRETARY

CIVIL ENGINEERING CONSULTANTS dba. 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

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

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.

CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

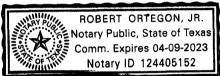
DULY AUTHORIZED AGENT:

COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON LESUE OSTRANDER 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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 24 DAY OF



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 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

VALLEY RANCH SUBD. UNIT 5B 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 ____ CHAIRMAN

SECRETARY

3964

LOCATION MAP NOT TO SCALE LEGEND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED W GAS EASEMENTS WHEN ONLY UNDER EXISTING WITHIN THOSE FIVE (5) AR	RGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR	MARSHAL. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISION AND/OR AMENDMENTS.	3. 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. 4. 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
1. BUILDING SETBACK LINE B.S.L. 2. VEHICULAR NON-ACCESS EASEMENT V.N.E. 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT C.V.E. 4. CLEAR VISION EASEMENT C.V.E. 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. O.P.R. 6. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R. 7. COUNTY BLOCK C.B.	PLAT REFERENCE SAVANNAH SUBDIVISION UNIT 5A (VOL. 9688/9689, PGS. 203–204/1, D.P.R)		WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. 5. SAWS 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
COUNTY BLOCK		ROW DEDICATION DETAIL "A" NOT TO SCALE	SAN ANTONIO.
15. EXISTING CONTOUR 16. PROPOSED FINISHED CONTOUR 17. 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". 18. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO	VALLEY RANCH UNIT 8A VOL. 9707, PGS. 145–150, D.P.R.	SAVANNAH SUBDIVISION UNIT 5A VOL. 9688/VOL. 9689, PGS. 203–204/PG. 1 D.P.R.	
MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 19. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF RANCH BEND (60' ROW) BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N65'53'30'W AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM— SOUTH CENTRAL ZONE.	B L K 1 0 1	B L K 1 0 2	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(\(\text{VOL 9617 } \)	G.E.T.TV.E L1 10.00 39.50 6 G.E.T.TV.E L21 10.00 50.210-221, D.P.R.)	SAVANNAH SUBDIVISION UNIT 5 NEARESTYOL. 9688, PGS. 143–147, D.P.R. BEARING REFERENCE S65'53'30"E 452.36' N65'53'30"W 59.30' 59.30' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00'	R.O.W DEDICATION (28.710 S.F.) SEE DETAIL "A"
L2 15.47' \$13'09'48"W L3 50.00' \$76'50'12"E L4 95.18' \$21'58'41"W L5 9.40' \$21'48'14"W L6 92.31' \$21'37'45"W L6 92.31' \$21'37'45"W L7 15.47' \$13'09'48"W (0.212 AC.) (0.212 AC.) (0.212 AC.) (0.212 AC.) (AC.) (AC.)	BLK.100) (0.002 AC.) (0.002 AC.) (0.002 AC.) (0.002 AC.) (0.003 AC.) (0.004 AC.) (0.004 AC.) (0.005 A	1 3,00,90,70, 15, 15, 15, 16, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10	
L8 3.26' S24'06'30"W L9 50.00' N24'06'30"E	33'30"E 218.00'	248.84' 50.00' 50.00' 50.00' 25.77' 29 985 NEWMAN STAGE N65'53'30"W 986 N65'53'30"W 10.55' 10 10.55' 10 10.55' 10 10.55' 114.27' 114.27' 114.27'	(A)
L11 12.73' S63'38'09"W CURVE TABLE L12 65.26' N13'09'48"E CURVE LENGTH RADIUS DELTA CHORD LENGTH L13 65.26' N13'09'48"E C1 20.70' 15.00' 79'03'18" 19.09' L14 14.68' N22'59'00"W C2 26.43' 15.00' 100'56'42" 23.14' L15 13.58' N66'43'35"E C3 31.94' 25.00' 73'11'25" 29.81'	%% 125.00, N62,23,30, M 152.00, N62,23,30, N62,23	28 (5) (5) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	RANCH VIE
L16 14.14' N69'06'30"E L17 14.14' S20'53'30"E L18 14.14' N20'53'30"W L19 14.14' N69'06'30"E C4 236.73' 924.00' 14'40'46" 236.09' C5 33.96' 361.21' 5'23'10" 33.94' C6 42.07' 351.21' 6'51'48" 42.05' C7 43.52' 411.21' 6'03'49" 43.50'	P EXAS, L.P. FIRSHIP SHIP SHIP SHIP SHIP SHIP SHIP SHIP	100 58,00' 51.00' 50.00' 50.00' 65.07'	EAS
L20 50.00' N65'53'30"W C8 55.45' 421.21' 7'32'33" 55.41' L21 125.00' N24'06'30"E C9 18.33' 29.00' 36'12'48" 18.03' L22 33.00' S65'53'30"E C10 138.13' 51.00' 155'10'55" 99.62' L23 50.00' S24'06'30"W C11 17.35' 29.00' 34'16'41" 17.09' L24 14 34' N66'12'27"E C12 36.64' 25.00' 83'58'18" 33.45'	UNPLATTE CONTINENTAL HOMES OF TEXAS LIMITED PARTIN SEASAINE PA	17.90' B. S. WORMANDE BELL NORMANDE BELL	SAV
L24 14.34' N66"12'27"E	MANNED 22 100 100 100 100 100 100 100	9,71'- 126 984	UBDIVISION UNIT 5 35. 143-147, D.P.R.
C17 18.83' 29.00' 37'12'37" 18.50' L29 10.00' N24'06'30"E C18 40.20' 25.00' 92'07'49" 36.01' C19 202.23' 914.00' 12'40'38" 201.82' C20 38.45' 30.00' 73'25'41" 35.87'	N65'53'30"W 125.00' N65'53' N65' N65'5	23 SANITA SEWER/DRAINA ACCESS EM C.B. 4451 S5.00 G.E. T.TV.E. & B.S.L. 50.00' 50.00' 50.00' 72.76' 55.3'30"W N65'53'30"W (1.021 AC.)	AGE & 1 1 24
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.	WA	PERMEABLE GREENBELT BENEVATE DRAINAGE ESM'T 980 BENEVATE DRAINAGE ESM'T 978 CO.061 AC.) E.T.TV., SANITARY SEWER, TER & DRAINAGE ESM'T SEMENT TO EXPIRE UPON UNPLATTED UNPLATTED	STIVE 1
LICENSED PROFESSIONAL ENGINEER PAUL W. DENHAM STATE OF TEXAS COUNTY OF BEXAR	9 ₈₆	OWNER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTINERSHIP REMAINING PORTION OF A 318.3 ACRE TRACT "3" (VOL. 12157, PG. 1916–1932, O.P.R.)	
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:			



