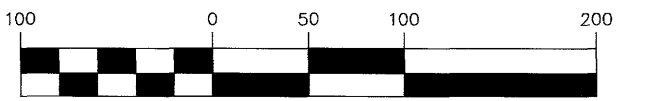


**VALLEY RANCH SUBD.
UNIT 5B**

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
11550 IH 10 WEST, SUITE 305
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

CEC

CIVIL ENGINEERING CONSULTANTS
d.b.a. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 305
SAN ANTONIO, TEXAS 78232-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-22141/10041000

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.

Leslie Ostrander

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.

BY: CHIEF 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 24 DAY OF July, A.D., 2019.

ROBERT ORTEGON, JR.
Notary Public, State of Texas
Comm. Expires 04-09-2023
Notary ID 124405152

Robert Ortega, Jr.
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 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.

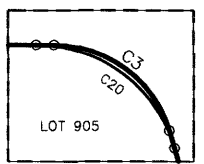
DATED THIS _____ DAY OF _____ A.D., 2019.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 TOI 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 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.
- 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.
- 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: 48029C01950, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA REVISION AND/OR AMENDMENTS.



ROW DEDICATION
DETAIL "A"
NOT TO SCALE

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 (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 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.
- 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 GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

PLAT REFERENCE
SAVANNAH SUBDIVISION UNIT 5A
(VOL. 9688/9689, PGS. 203-204/1, D.P.R.)

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
 - THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATED 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 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.

LINE	DISTANCE	BEARING
L1	45.37'	S65°53'30"E
L2	15.47'	S13°09'48"W
L3	50.00'	S76°50'12"E
L4	95.18'	S21°58'41"W
L5	9.40'	S21°48'14"W
L6	92.31'	S21°37'45"W
L7	68.78'	N40°19'51"W
L8	3.26'	S24°06'30"W
L9	50.00'	N24°06'30"E
L10	15.43'	S26°21'51"E
L11	12.73'	S63°38'09"W
L12	65.26'	N13°09'48"E
L13	65.26'	N13°09'48"E
L14	14.68'	N22°59'00"W
L15	13.58'	N66°43'35"E
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
L20	50.00'	N65°53'30"W
L21	125.00'	N24°06'30"E
L22	33.00'	S65°53'30"E
L23	50.00'	S24°06'30"W
L24	14.34'	N66°12'27"E
L25	20.74'	N24°06'30"E
L26	14.00'	N21°57'24"W
L27	14.00'	N65°13'59"E
L28	10.00'	S65°53'30"E
L29	10.00'	N24°06'30"E
L30	50.00'	N24°06'30"E

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	20.70'	15.00'	79°03'18"	19.09'
C2	26.43'	15.00'	100°56'42"	23.14'
C3	31.94'	25.00'	73°11'25"	29.81'
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'
C8	55.45'	421.21'	7°32'33"	55.41'
C9	18.33'	29.00'	36°12'48"	18.03'
C10	138.13'	51.00'	155°10'55"	99.62'
C11	17.35'	29.00'	34°16'41"	17.09'
C12	36.64'	25.00'	83°58'18"	33.45'
C13	50.28'	739.00'	3°53'53"	50.27'
C14	43.78'	789.00'	3°10'45"	43.77'
C15	18.83'	29.00'	37°12'37"	18.50'
C16	148.25'	51.00'	166°33'02"	101.30'
C17	18.83'	29.00'	37°12'37"	18.50'
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'

STATE OF TEXAS
COUNTY OF BEXAR

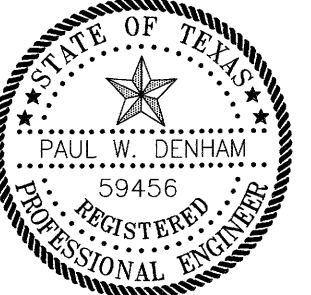
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



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.