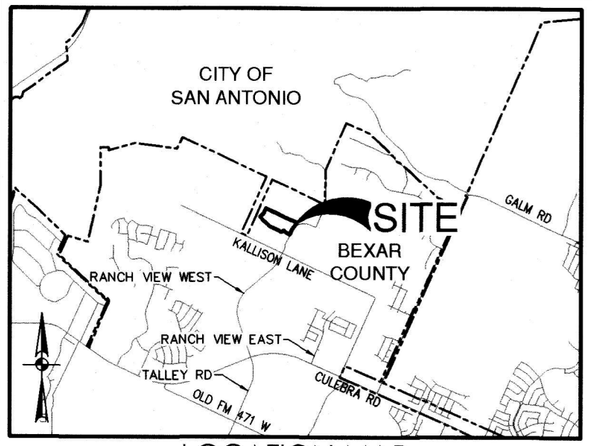
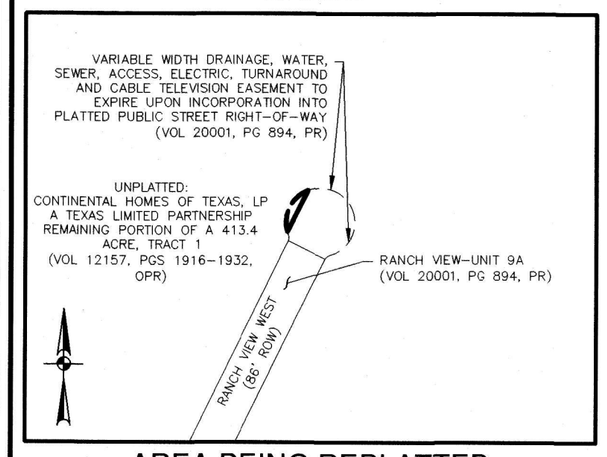


LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

0.029 ACRES BEING REPLATTED IS A PORTION OF A VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TURNAROUND, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT, OF THE RANCH VIEW-UNIT 9A PLAT RECORDED IN VOLUME 20001, PAGES 894 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RANCH VIEW-UNIT 9A, PLAT NUMBER 160545, WHICH IS RECORDED IN VOLUME 20001, PAGE 894, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT IT'S MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. 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.

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
CHTEX OF TEXAS, INC.
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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4 DAY OF October, A.D. 20 19

Meghan J Grace

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 12/27/20

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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.

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.

09/30/2019

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 153, CB 4451, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS WATER AND SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND SEWER EASEMENT(S) SHOWN ON THIS PLAT

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.

OPEN SPACE NOTE:

LOT 901, BLK 153 IS DESIGNATED AS AN OPEN SPACE AND GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 1 TO 25, BLOCK 207) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

FLOODPLAIN ON LOTS NOTE:

A PORTION OF LOTS 9 THRU 18, AND LOT 20, BLOCK 207 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0195G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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.

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.

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 1750 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.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
	SET 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		
-1140-	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
℄	CENTERLINE		
	CITY OF SAN ANTONIO LIMITS		
	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10 APPROVED CLOMR STUDY FEMA CASE# 17-06-2305R.		
	ORIGINAL SURVEY LINE		
	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		

(SURVEYOR)

- (3) 10' GETCTV EASEMENT
- (5) 1' VEHICULAR NON-ACCESS EASEMENT
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT
- (11) 10' BUILDING SETBACK LINE
- (12) 15' BUILDING SETBACK LINE
- (13) 15' PRIVATE DRAINAGE & ACCESS EASEMENT
- (14) 16' PRIVATE DRAINAGE EASEMENT
- (15) 20'x50' GETCTV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.023 OF AN ACRE "OFF-LOT" PERMEABLE)
- (16) VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, ACCESS, AND GETCTV EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.266 OF AN ACRE "OFF-LOT" PERMEABLE)
- (17) 32' DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (1.213 OF AN ACRE "OFF-LOT" PERMEABLE)
- (18) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (TOTAL-1.201 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
- (19) 10' GETCTV AND WATER EASEMENT (LOTS 29-30, BLOCK 155, AND LOTS 8-9, 18-19, BLOCK 207)
- (21) 10' GAS EASEMENT (0.207 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
- (22) 10' GETCTV EASEMENT (0.064 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
- (23) 28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (2.906 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
- (24) 16' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.009 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
- (25) 16' SANITARY SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.007 OF AN ACRE "OFF-LOT" (NON-PERMEABLE)
- (27) 5' GETCTV EASEMENT
- [1] CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. FEMA APPROVED. FEMA CASE# 17-06-2305R.
- [2] 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.
- [3] ±3343 LF TO INTERSECTION OF PROSPER OAKS AND RANCH VIEW WEST

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 TCI OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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.

CLOMRS WITH FEMA APPROVAL :

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON NOVEMBER 17, 2017 (CASE NO. 17-06-2305R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS:

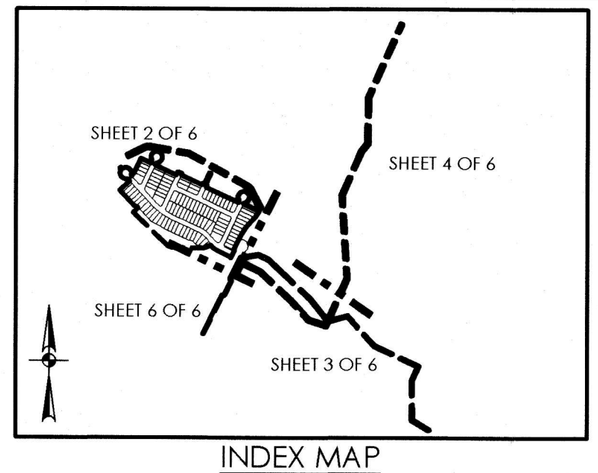
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES:

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 INSTALLING, CONSTRUCTING, RECONSTRUCTING, REMOVING, INSPECTING, MAINTAINING, 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 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.
3. 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:
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



INDEX MAP

NOT-TO-SCALE

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

PLAT NUMBER 180222

REPLAT & SUBDIVISION PLAT ESTABLISHING

VALLEY RANCH-UNIT 24A

BEING A TOTAL OF 24.604 ACRES, INCLUDING 8.117 ACRES OF OFFSITE EASEMENTS, ALL OUT OF A 413.4 ACRE TRACT OF LAND, AND A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-12, 901, BLOCK 153, LOTS 1-9, BLOCK 154, LOTS 1-32, BLOCK 155, LOTS 1-3, 48-50, BLOCK 156, LOTS 1-8, 25-31, BLOCK 157, LOTS 1-25, BLOCK 207, AND LOTS 1-5, BLOCK 208 OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE G TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

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: September 30, 2019

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
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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF October 4, A.D. 2019.

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 24A 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

Civil Job No. 8792-16; Survey Job No. 9027-06

Date: Sep 30, 2019, 2:19pm User ID: AChamberlin
File: C:\Users\local_AChamberlin\Temp\AcPublish_5528\PL879216.dwg

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DATE OF PREPARATION: September 30, 2019

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.

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.

SCALE: 1"= 100'
0' 100' 200' 300'

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

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Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER OF
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STATE OF TEXAS
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MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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

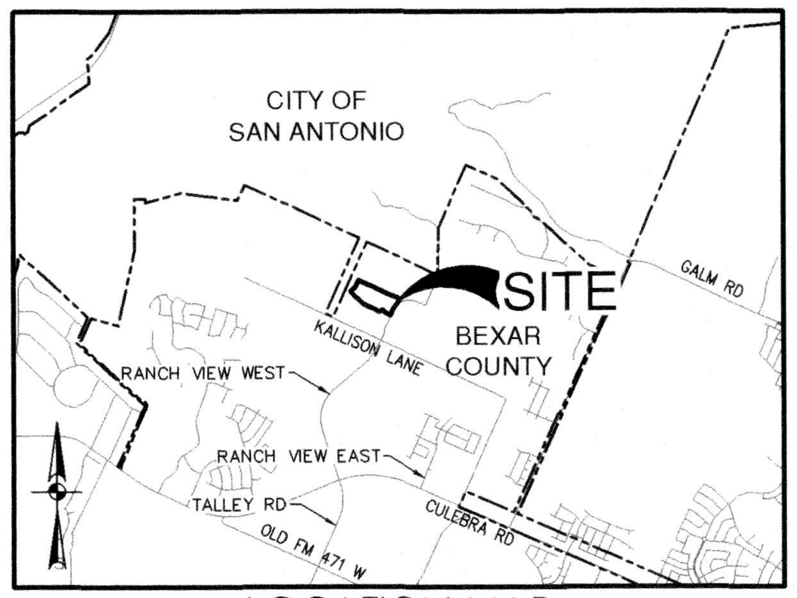
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNIT 24A 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

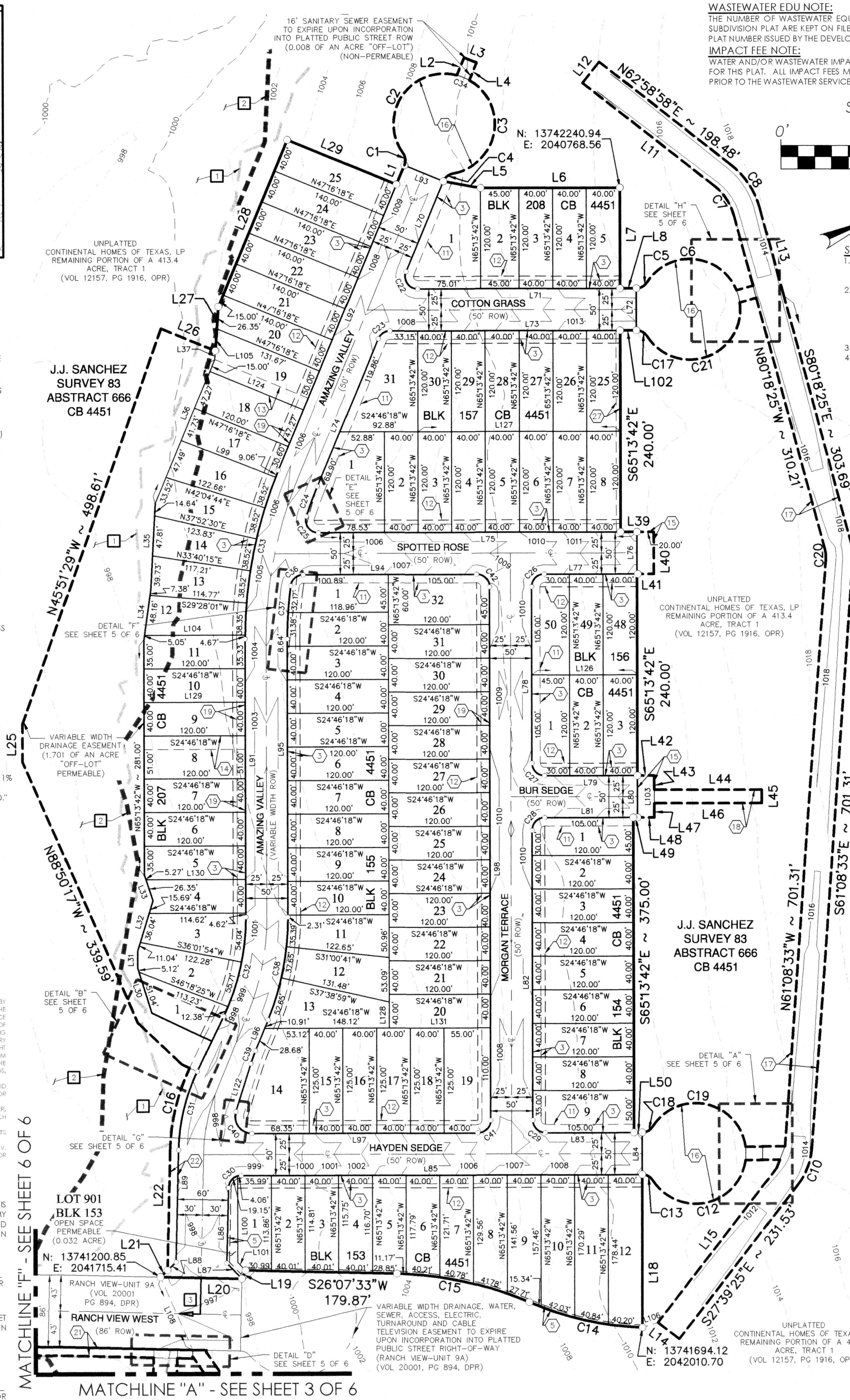


LOCATION MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
○	SET 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	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
-1140-	EXISTING CONTOURS		
-1140-	PROPOSED CONTOURS		
℄	CENTERLINE		
	CITY OF SAN ANTONIO LIMITS		
	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10		
	APPROVED CLOMR STUDY FEMA CASE# 17-06-2305R.		
	ORIGINAL SURVEY LINE		

3	10' GETCTV EASEMENT	22	10' GETCTV EASEMENT (0.064 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
5	1' VEHICULAR NON-ACCESS EASEMENT	23	28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (2.906 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	24	16' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.009 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
11	10' BUILDING SETBACK LINE	25	16' SANITARY SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.007 OF AN ACRE "OFF-LOT" (NON-PERMEABLE)
12	15' BUILDING SETBACK LINE	27	5' GETCTV EASEMENT
13	15' PRIVATE DRAINAGE & ACCESS EASEMENT	1	CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. FEMA APPROVED. FEMA CASE# 17-06-2305R.
14	16' PRIVATE DRAINAGE EASEMENT	2	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.
15	20'x50' GETCTV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.023 OF AN ACRE "OFF-LOT" PERMEABLE)	3	±3343 LF TO INTERSECTION OF PROSPER OAKS AND RANCH VIEW WEST
16	VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, ACCESS, AND GETCTV EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.266 OF AN ACRE "OFF-LOT" PERMEABLE)		
17	32' DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (1.213 OF AN ACRE "OFF-LOT" PERMEABLE)		
18	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (TOTAL-1.201 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)		
19	10' GETCTV AND WATER EASEMENT (LOTS 29-30, BLOCK 155, AND LOTS 8-9, 18-19, BLOCK 207)		
21	10' GAS EASEMENT (0.207 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)		



MATCHLINE "A" - SEE SHEET 3 OF 6
MATCHLINE "F" - SEE SHEET 6 OF 6

C.P.S. NOTES:
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 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 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.
3. 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:
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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.

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 Buchanan 09/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

Date: Sep 30, 2019, 2:20pm User ID: AChamberlin
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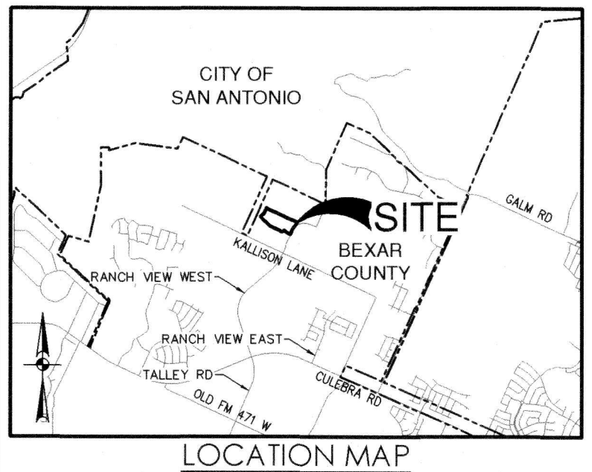

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STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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09/30/2019
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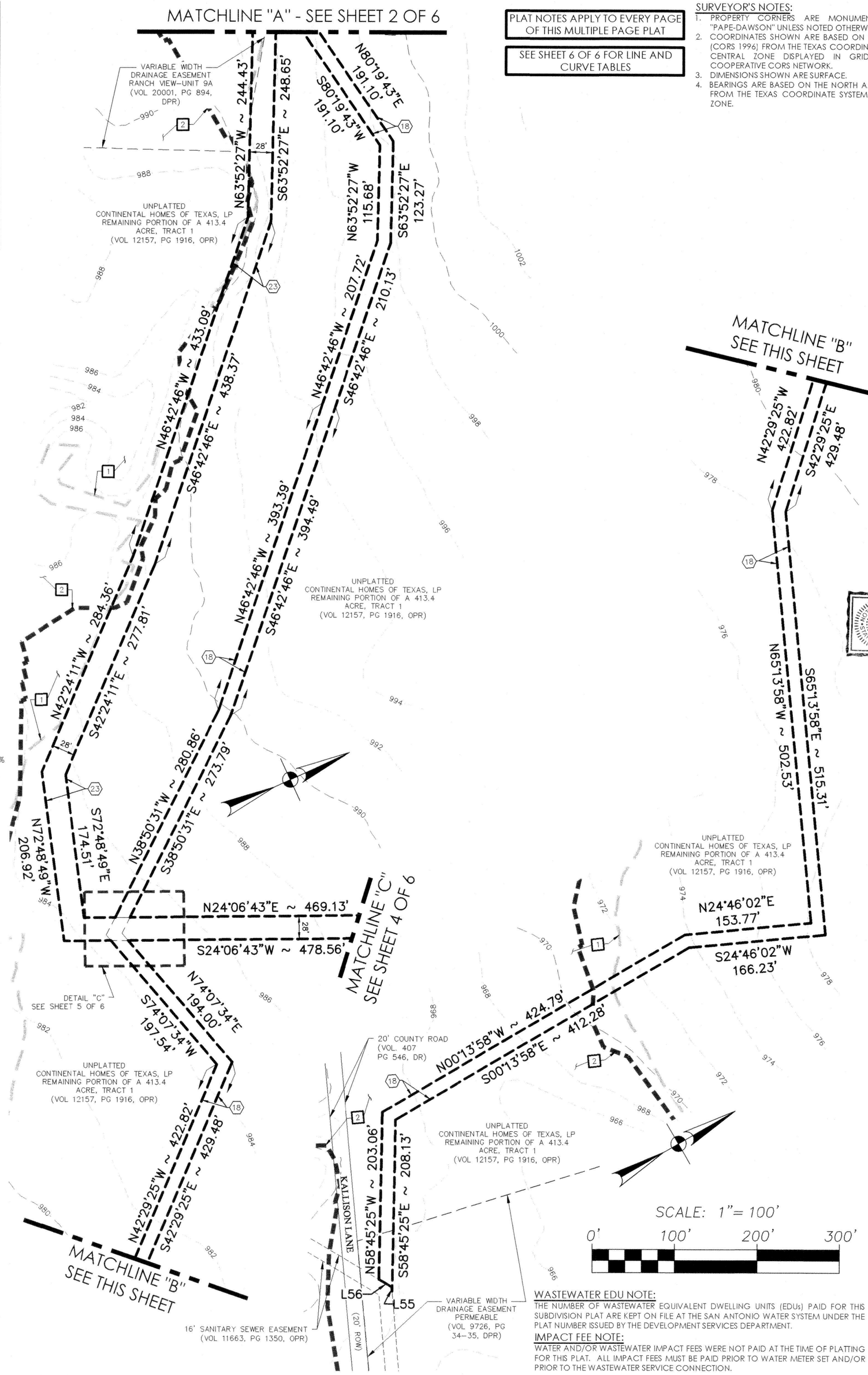


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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.

PLAT NUMBER 180222

REPLAT & SUBDIVISION PLAT ESTABLISHING

VALLEY RANCH-UNIT 24A

BEING A TOTAL OF 24.604 ACRES, INCLUDING 8.117 ACRES OF OFFSITE EASEMENTS, ALL OUT OF A 413.4 ACRE TRACT OF LAND, AND A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-12, 901, BLOCK 153, LOTS 1-9, BLOCK 154, LOTS 1-32, BLOCK 155, LOTS 1-3, 48-50, BLOCK 156, LOTS 1-8, 25-31, BLOCK 157, LOTS 1-25, BLOCK 207, AND LOTS 1-5, BLOCK 208 OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE G TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

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: September 30, 2019

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
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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF October 4, A.D. 2019.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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

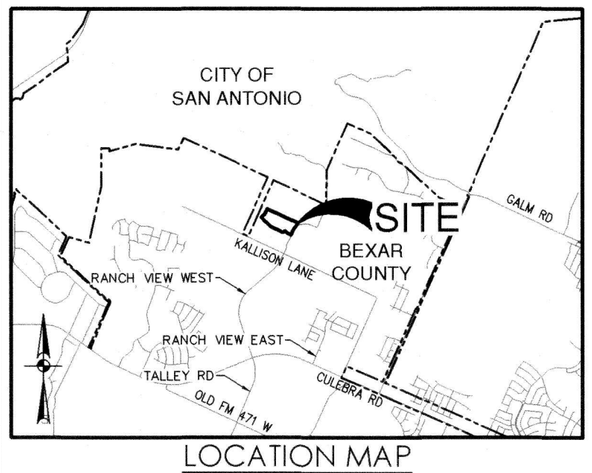
THIS PLAT OF VALLEY RANCH-UNIT 24A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

VALLEY RANCH-UNIT 24A
Civil Job No. 8792-16; Survey Job No. 9027-06
Date: Sep 30, 2019, 2:20pm User ID: AChamberlin
File: C:\Users\local_AChamberlin\Temp\AcPublish_5528\PLAT9216.dwg



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[3] ±3343 LF TO INTERSECTION OF PROSPER OAKS AND RANCH VIEW WEST

C.P.S. NOTES:

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 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 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.
3. 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:
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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.

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.

09/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

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.

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.

SURVEYOR'S NOTES:

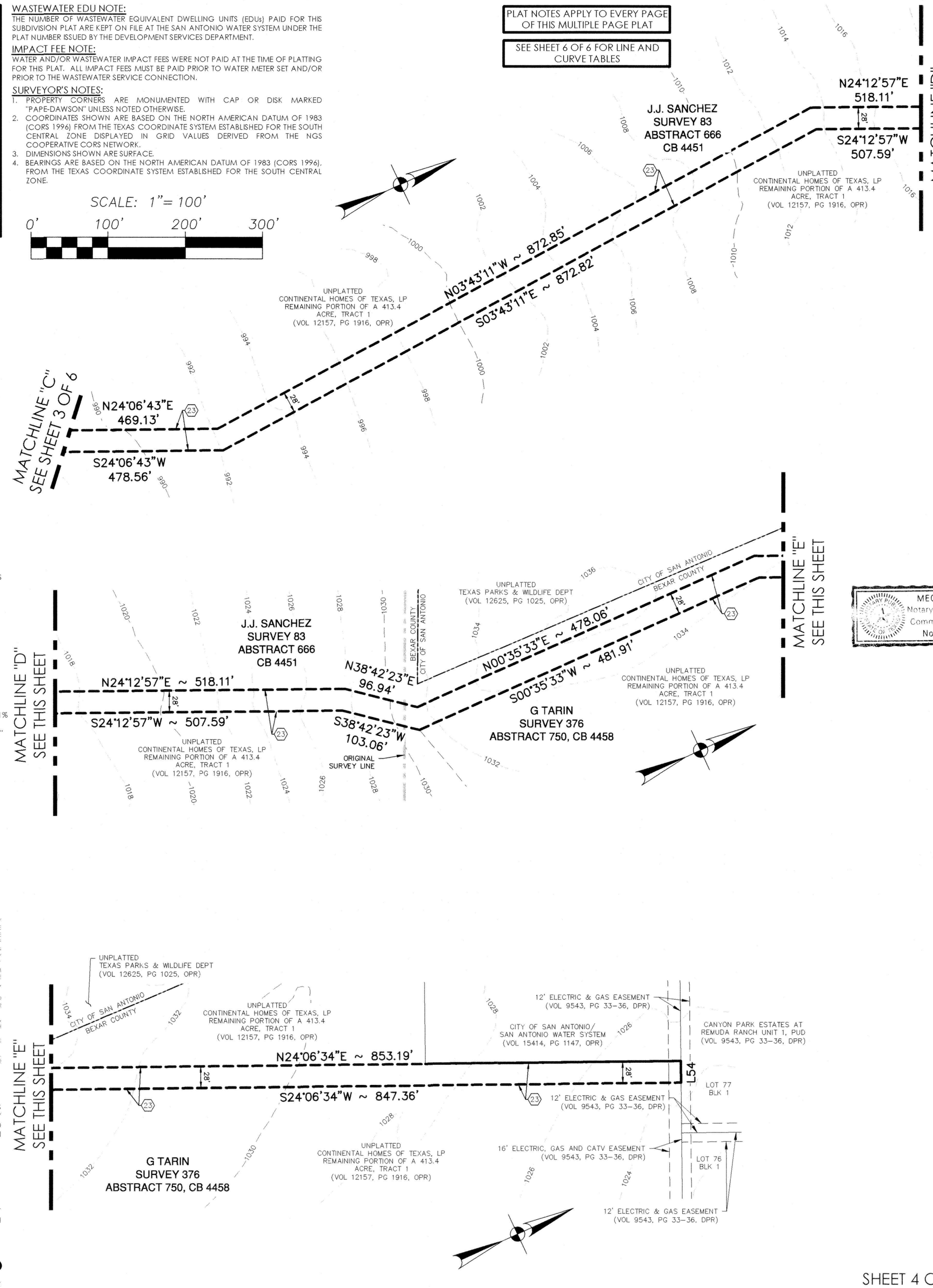
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE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

SCALE: 1"= 100'

0' 100' 200' 300'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES



PLAT NUMBER 180222

REPLAT & SUBDIVISION PLAT ESTABLISHING

VALLEY RANCH-UNIT 24A

BEING A TOTAL OF 24.604 ACRES, INCLUDING 8.117 ACRES OF OFFSITE EASEMENTS, ALL OUT OF A 413.4 ACRE TRACT OF LAND, AND A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-12, 901, BLOCK 153, LOTS 1-9, BLOCK 154, LOTS 1-32, BLOCK 155, LOTS 1-3, 48-50, BLOCK 156, LOTS 1-8, 25-31, BLOCK 157, LOTS 1-25, BLOCK 207, AND LOTS 1-5, BLOCK 208 OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE G TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

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: September 30, 2019

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
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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DATE October 4, A.D. 2019.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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 24A 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

VALLEY RANCH-UNIT 24A
Civil Job No. 8792-16; Survey Job No. 9027-06
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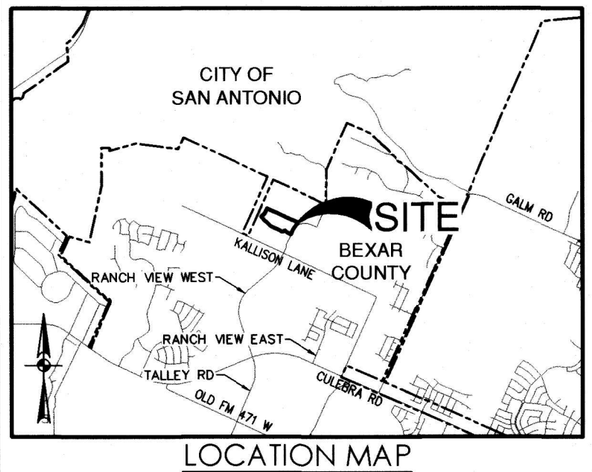

LOCATION MAP

NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
	SET 1/2" IRON ROD (PD)		
(SURVEYOR)	SET 1/2" IRON ROD (PD)-ROW		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

-1140- EXISTING CONTOURS
1140 PROPOSED CONTOURS
℄ CENTERLINE
CITY OF SAN ANTONIO LIMITS
EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10 APPROVED CLOMR STUDY FEMA CASE# 17-06-2305R.
ORIGINAL SURVEY LINE

(3) 10' GETCTV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK LINE
(12) 15' BUILDING SETBACK LINE
(13) 15' PRIVATE DRAINAGE & ACCESS EASEMENT
(14) 16' PRIVATE DRAINAGE EASEMENT
(15) 20'x50' GETCTV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.023 OF AN ACRE "OFF-LOT" PERMEABLE)
(16) VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, ACCESS, AND GETCTV EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.266 OF AN ACRE "OFF-LOT" PERMEABLE)
(17) 32' DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (1.213 OF AN ACRE "OFF-LOT" PERMEABLE)
(18) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (TOTAL-1.201 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
(19) 10' GETCTV AND WATER EASEMENT (LOTS 29-30, BLOCK 155, AND LOTS 8-9, 18-19, BLOCK 207)
(21) 10' GAS EASEMENT (0.207 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
(22) 10' GETCTV EASEMENT (0.064 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
(23) 28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (2.906 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
(24) 16' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.009 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)
(25) 16' SANITARY SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.007 OF AN ACRE "OFF-LOT" (NON-PERMEABLE)
(27) 5' GETCTV EASEMENT
[1] CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. FEMA APPROVED. FEMA CASE# 17-06-2305R.
[2] 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.
[3] ±3343 LF TO INTERSECTION OF PROSPER OAKS AND RANCH VIEW WEST

C.P.S. NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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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.

09/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

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IMPACT FEE NOTE:

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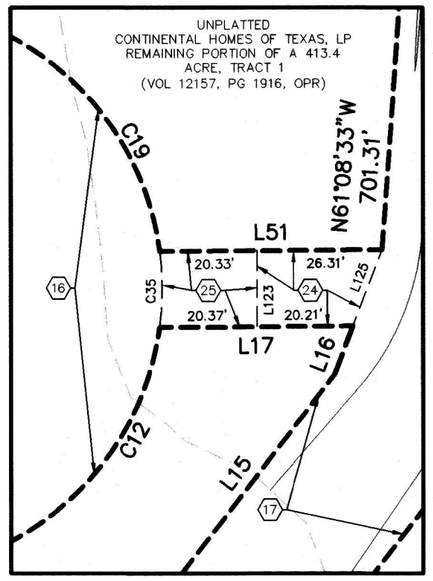
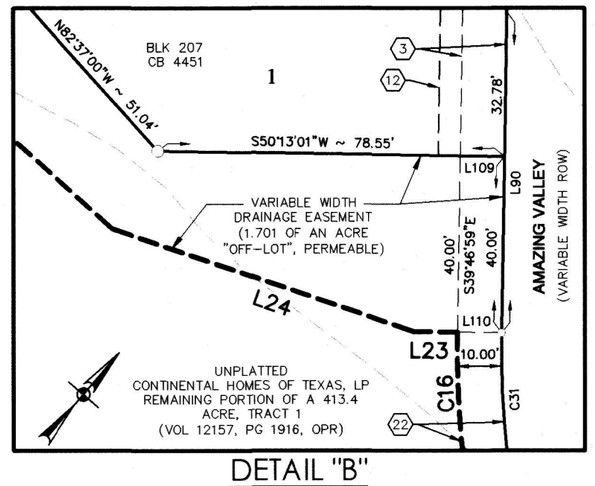
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES



DETAIL "A"

NOT-TO-SCALE



DETAIL "B"

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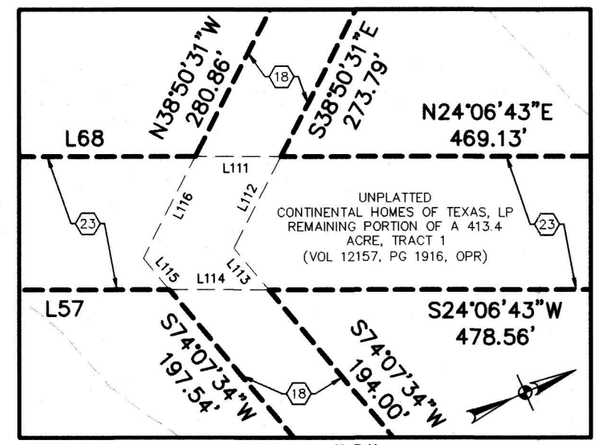

DETAIL "C"

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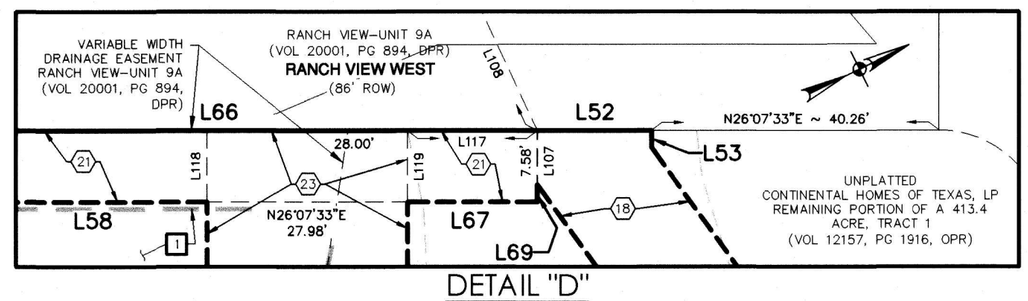

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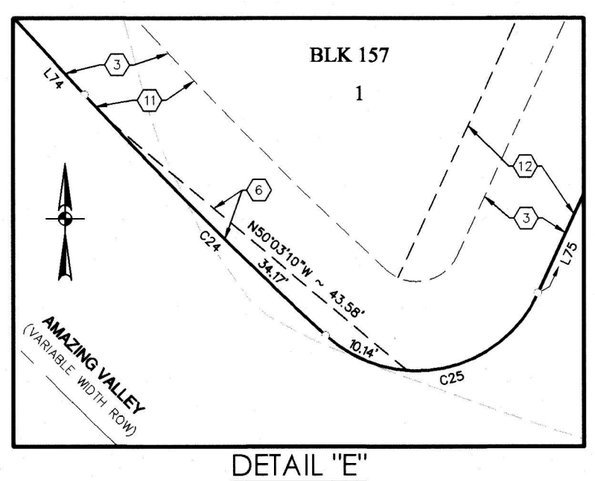

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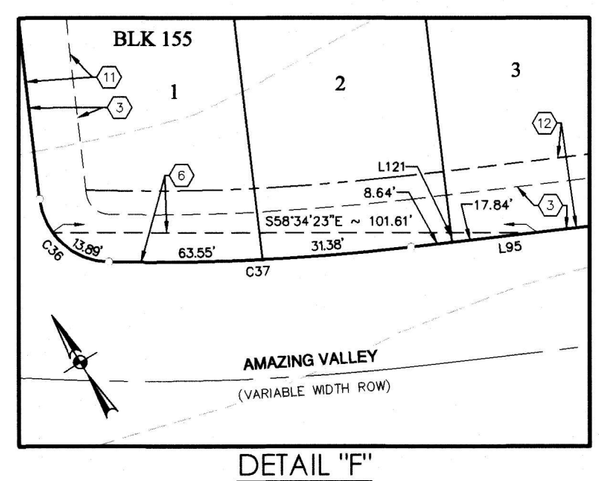

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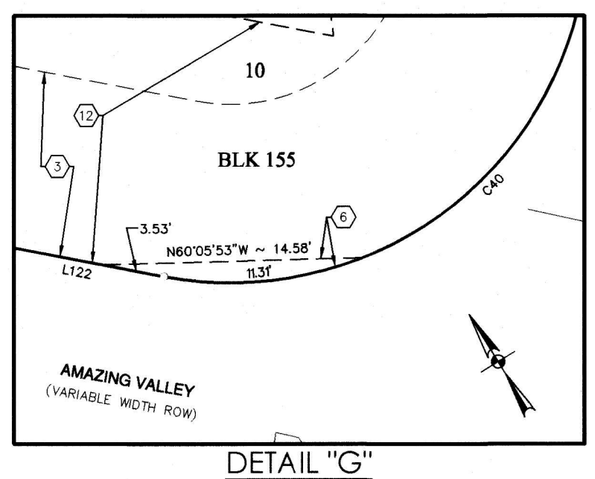

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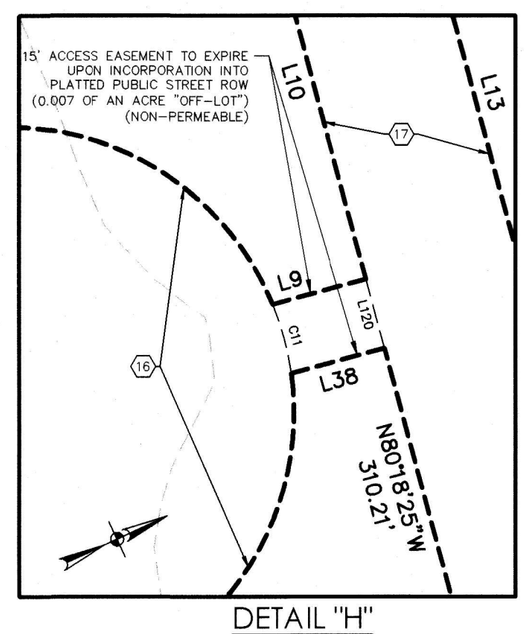

DETAIL "H"

NOT-TO-SCALE

PLAT NUMBER 180222

REPLAT & SUBDIVISION PLAT ESTABLISHING

VALLEY RANCH-UNIT 24A

BEING A TOTAL OF 24.604 ACRES, INCLUDING 8.117 ACRES OF OFFSITE EASEMENTS, ALL OUT OF A 413.4 ACRE TRACT OF LAND, AND A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-12, 901, BLOCK 153, LOTS 1-9, BLOCK 154, LOTS 1-32, BLOCK 155, LOTS 1-3, 48-50, BLOCK 156, LOTS 1-8, 25-31, BLOCK 157, LOTS 1-25, BLOCK 207, AND LOTS 1-5, BLOCK 208 OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE G TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

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: September 30, 2019

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
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 CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF October 4, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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 24A 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

Civil Job No. 8792-16; Survey Job No. 9027-06

Date: Sep 30, 2019, 2:20pm User ID: AChamberlin
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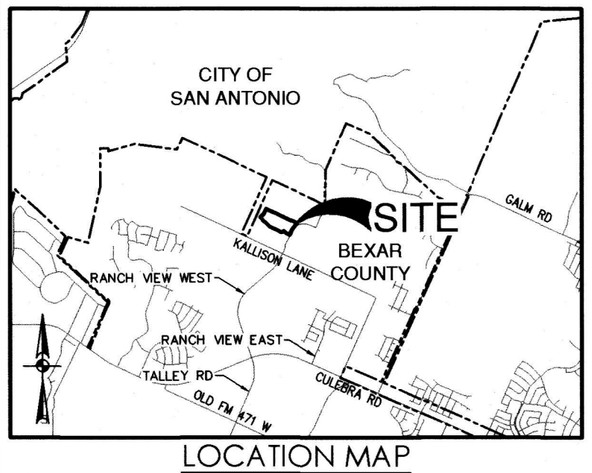


LOCATION MAP

NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
	SET 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		
-1140-	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)
℄	CENTERLINE		
	CITY OF SAN ANTONIO LIMITS		
	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10 APPROVED CLOMR STUDY FEMA CASE# 17-06-2305R.		
	ORIGINAL SURVEY LINE		

(3) 10' GETCTV EASEMENT

(5) 1' VEHICULAR NON-ACCESS EASEMENT

(6) VARIABLE WIDTH CLEAR VISION EASEMENT

(11) 10' BUILDING SETBACK LINE

(12) 15' BUILDING SETBACK LINE

(13) 15' PRIVATE DRAINAGE & ACCESS EASEMENT

(14) 16' PRIVATE DRAINAGE EASEMENT

(15) 20'x50' GETCTV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.023 OF AN ACRE "OFF-LOT" PERMEABLE)

(16) VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, ACCESS, AND GETCTV EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.266 OF AN ACRE "OFF-LOT" PERMEABLE)

(17) 32' DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (1.213 OF AN ACRE "OFF-LOT" PERMEABLE)

(18) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (TOTAL-1.201 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)

(19) 10' GETCTV AND WATER EASEMENT (LOTS 29-30, BLOCK 155, AND LOTS 8-9, 18-19, BLOCK 207)

(21) 10' GAS EASEMENT (0.207 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)

(22) 10' GETCTV EASEMENT (0.064 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)

(23) 28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (2.906 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)

(24) 16' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (0.009 OF AN ACRE "OFF-LOT") (NON-PERMEABLE)

(25) 16' SANITARY SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.007 OF AN ACRE "OFF-LOT" (NON-PERMEABLE)

(27) 5' GETCTV EASEMENT

[1] CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. FEMA APPROVED. FEMA CASE# 17-06-2305R.

[2] 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.

[3] ±3343 LF TO INTERSECTION OF PROSPER OAKS AND RANCH VIEW WEST

C.P.S. NOTES:

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 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 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.
3. 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:
4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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.

LICENSED PROFESSIONAL ENGINEER

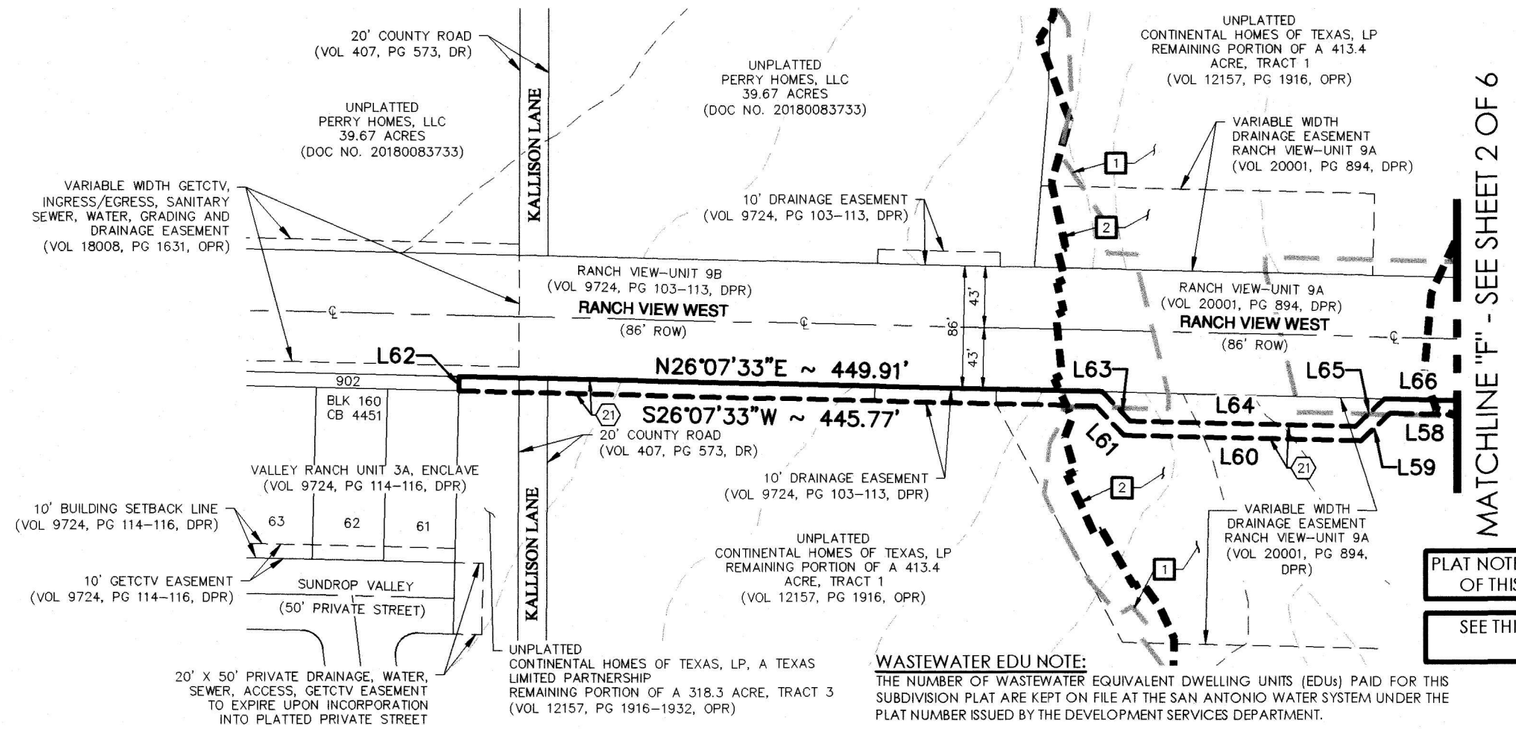
STATE OF TEXAS
REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER

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.

09/30/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES

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.

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.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCALE: 1"= 100'

0' 100' 200' 300'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N42°43'42"W	25.00'
L2	N42°43'42"W	22.62'
L3	N47°16'18"E	16.00'
L4	S42°43'42"E	22.62'
L5	N35°29'08"E	45.07'
L6	N24°46'18"E	165.00'
L7	S65°13'42"E	120.00'
L8	N24°46'18"E	19.21'
L9	N9°41'35"E	20.32'
L10	N80°18'25"W	87.12'
L11	S62°58'58"W	198.48'
L12	N27°01'02"W	32.00'
L13	S80°18'25"E	108.65'
L14	S62°20'35"W	32.00'
L15	N27°39'25"W	231.53'
L16	N44°23'59"W	10.77'
L17	S24°19'08"W	40.58'
L18	S65°13'42"E	182.20'
L19	S41°22'27"E	10.82'
L20	S26°07'33"W	96.37'
L21	N18°52'27"W	11.58'
L22	N63°52'27"W	143.47'
L23	S50°13'01"W	10.04'
L24	S68°10'10"W	72.00'
L25	N65°13'42"W	45.00'
L26	N47°16'18"E	69.68'
L27	N61°09'48"W	52.70'
L28	N42°43'42"W	215.00'
L29	N47°16'18"E	140.00'
L30	N82°37'00"W	56.16'
L31	N65°13'42"W	20.04'
L32	N48°07'14"W	62.78'
L33	N83°39'48"W	31.62'
L34	S57°15'23"E	60.59'
L35	S62°10'41"E	102.18'
L36	N42°43'42"W	185.00'
L37	N61°09'48"W	10.54'
L38	S9°41'35"W	20.32'
L39	S24°46'18"W	39.21'
L40	S65°13'42"E	50.00'
L41	S24°46'18"W	20.00'
L42	N24°46'18"E	20.00'
L43	S65°13'42"E	17.00'
L44	N24°46'18"E	128.00'

LINE TABLE

LINE #	BEARING	LENGTH
L45	S65°13'42"E	16.00'
L46	S24°46'18"W	128.00'
L47	S65°13'42"E	17.00'
L48	S24°46'18"W	20.00'
L49	S24°46'18"W	5.00'
L50	N24°46'18"E	9.74'
L51	N24°19'08"E	46.64'
L52	N26°07'33"E	16.00'
L53	S63°51'26"E	2.42'
L54	S65°53'26"E	28.00'
L55	N64°30'13"W	5.25'
L56	S60°54'00"W	17.81'
L57	S24°06'43"W	57.12'
L58	S26°07'33"W	186.83'
L59	S18°52'27"E	28.28'
L60	S26°07'33"W	165.82'
L61	S71°07'33"W	28.28'
L62	N63°52'27"W	10.00'
L63	N71°07'33"E	28.28'
L64	N26°07'33"E	157.53'
L65	N18°52'27"W	28.28'
L66	N26°07'33"E	237.19'
L67	S26°07'33"W	18.22'
L68	N24°06'43"E	37.73'
L69	S63°55'37"E	2.42'
L70	S42°43'42"E	116.51'
L71	N24°46'18"E	259.23'
L72	S65°13'42"E	50.00'
L73	S24°46'18"W	292.36'
L74	S42°43'42"E	189.77'
L75	N24°46'18"E	377.74'
L76	S65°13'42"E	50.00'
L77	S24°46'18"W	110.00'
L78	S65°13'42"E	210.00'
L79	N24°46'18"E	110.00'
L80	S65°13'42"E	50.00'
L81	S24°46'18"W	110.00'
L82	S65°13'42"E	345.00'
L83	N24°46'18"E	114.74'
L84	S65°13'42"E	50.00'
L85	S24°46'18"W	475.99'
L86	S63°52'27"E	89.79'
L87	N71°07'33"E	25.72'
L88	N18°52'27"W	14.14'

LINE TABLE

LINE #	BEARING	LENGTH
L89	N63°52'27"W	133.47'
L90	N39°46'59"W	72.78'
L91	N65°13'42"W	330.95'
L92	N42°43'42"W	392.87'
L93	N47°16'18"E	50.00'
L94	S24°46'18"W	205.89'
L95	S65°13'42"E	330.95'
L96	S43°04'04"E	39.59'
L97	N24°46'18"E	268.35'
L98	N65°13'42"W	635.00'
L99	N46°16'58"E	120.10'
L100	N65°13'42"W	103.12'
L101	S71°07'33"W	13.07'
L102	S24°46'18"W	19.21'
L103	N65°13'42"W	16.00'
L104	S24°46'18"W	119.32'
L105	N61°09'48"W	36.89'
L106	N7°22'44"E	19.34'
L107	N63°51'26"W	7.58'
L108	S88°52'59"E	94.90'
L109	S50°13'01"W	10.00'
L110	S50°13'01"W	10.00'
L111	N24°06'43"E	17.96'
L112	S38°50'31"E	21.62'
L113	N74°07'34"E	11.41'
L114	S24°06'43"W	20.88'
L115	S74°07'34"W	8.59'
L116	N38°50'31"W	24.05'
L117	S26°07'33"W	18.22'
L118	S63°52'27"E	10.00'
L119	N63°52'27"W	10.00'
L120	S80°18'25"E	15.00'
L121	N24°46'18"E	2.08'
L122	S47°46'15"E	59.75'
L123	S65°13'42"E	16.00'
L124	N47°16'18"E	120.00'
L125	N44°23'59"W	17.17'
L126	S24°46'18"W	125.79'
L127	S24°46'18"W	240.00'
L128	N65°13'42"W	30.95'
L129	S24°46'18"W	120.00'
L130	S24°46'18"W	118.33'
L131	S24°46'18"W	120.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°46'09"	S71°36'46"E	14.49'	15.12'
C2	60.00'	140°06'24"	N30°26'39"W	112.80'	146.72'
C3	60.00'	140°06'24"	S55°00'46"E	112.80'	146.72'
C4	15.00'	57°46'09"	S13°50'38"E	14.49'	15.12'
C5	15.00'	57°46'09"	N4°06'46"W	14.49'	15.12'
C6	60.00'	125°30'35"	N29°45'27"E	106.69'	131.43'
C7	66.52'	36°42'37"	S81°20'16"W	41.89'	42.62'
C8	98.52'	36°42'37"	N81°20'16"E	62.05'	63.12'
C9	66.00'	19°09'53"	S70°43'29"E	21.97'	22.08'
C10	80.50'	33°29'07"	S44°23'59"E	46.38'	47.05'
C11	60.00'	14°21'41"	N80°18'25"W	15.00'	15.04'
C12	60.00'	139°57'04"	S12°33'54"W	112.75'	146.56'
C13	15.00'	57°46'09"	S53°39'22"W	14.49'	15.12'
C14	378.00'	20°58'45"	S37°34'59"W	137.63'	138.41'
C15	422.00'	21°56'49"	S37°05'57"W	160.66'	161.64'
C16	240.00'	24°05'28"	N51°49'43"W	100.17'	100.91'
C17	15.00'	57°46'09"	S53°39'22"W	14.49'	15.12'
C18	15.00'	57°46'09"	N4°06'46"W	14.49'	15.12'
C19	60.00'	140°15'41"	N37°08'00"E	112.86'	146.88'
C20	34.00'	19°09'53"	N70°43'29"W	11.32'	11.37'
C21	60.00'	155°40'01"	S4°42'26"W	117.30'	163.01'
C22	15.00'	112°30'00"	N81°01'18"E	24.94'	29.45'
C23	15.00'	67°30'00"	S8°58'42"E	16.67'	17.67'
C24	475.00'	4°36'13"	S45°01'49"E	38.15'	38.17'
C25	15.00'	107°53'47"	N78°43'11"E	24.25'	28.25'
C26	15.00'	90°00'00"	S20°13'42"E	21.21'	23.56'
C27	15.00'	90°00'00"	N69°46'18"E	21.21'	23.56'
C28	15.00'	90°00'00"	S20°13'42"E	21.21'	23.56'
C29	15.00'	90°00'00"	N69°46'18"E	21.21'	23.56'
C30	15.00'	88°38'45"	S19°33'05"E	20.96'	23.21'
C31	230.00'	24°05'28"	N51°49'43"W	96.00'	96.71'
C32	275.00'	25°26'44"	N52°30'20"W	121.13'	122.13'
C33	525.00'	22°30'00"	N53°58'42"W	204.84'	206.17'
C34	60.00'	15°19'28"	S47°16'18"W	16.00'	16.05'
C35	60.00'	15°19'31"	N65°04'24"W	16.00'	16.05'
C36	15.00'	82°20'05"	S16°23'45"E	19.75'	21.56'
C37	475.00'	7°39'55"	S61°23'45"E	63.50'	63.55'
C38	325.00'	22°09'38"	S54°08'53"E	124.92'	125.70'
C39	200.00'	4°42'11"	S45°25'10"E	16.41'	16.42'
C40	20.00'	107°27'27"	N78°30'01"E	32.25'	37.51'
C41	15.00'	90°00'00"	N20°13'42"W	21.21'	23.56'
C42	15.00'	90°00'00"	S69°46'18"W	21.21'	23.56'

PLAT NUMBER 180222

REPLAT & SUBDIVISION PLAT ESTABLISHING

VALLEY RANCH-UNIT 24A

BEING A TOTAL OF 24.604 ACRES, INCLUDING 8.117 ACRES OF OFFSITE EASEMENTS, ALL OUT OF A 413.4 ACRE TRACT OF LAND, AND A 318.3 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-12, 901, BLOCK 153, LOTS 1-9, BLOCK 154, LOTS 1-32, BLOCK 155, LOTS 1-3, 48-50, BLOCK 156, LOTS 1-8, 25-31, BLOCK 157, LOTS 1-25, BLOCK 207, AND LOTS 1-5, BLOCK 208 OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, AND THE G TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4458, BEXAR COUNTY, TEXAS.

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: September 30, 2019

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
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF October 4, A.D. 2019.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891

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 24A 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

SHEET 6 OF 6

VALLEY RANCH-UNIT 24A

Civil Job No. 8792-16; Survey Job No. 9027-06

Date: Sep 30, 2019, 2:20pm User ID: AChamberlin
File: C:\Users\local_AChamberlin\Temp\AcPublish_5528\PLAT9216.dwg