

0.244 ACRES BEING REPLATTED IS A VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, AND GETCTV EASEMENT, OF THE VALLEY RANCH-UNIT 3A PLAT, RECORDED IN VOLUME 9724, PAGES 114-116 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

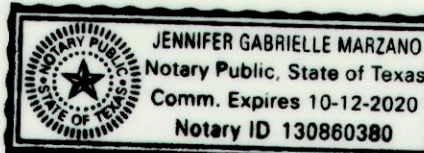
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT VALLEY RANCH-UNIT 3A, ENCLAVE WHICH IS RECORDED IN VOLUME 9724, PAGES 114-116, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED 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  
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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 8 DAY OF April, A.D. 2020

*J. Marzano*  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-12-2020



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.

*G. Buchanan* 03/26/2020  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS/SAWS/COSA UTILITY:**  
1. 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 DEDICATING 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," "SANITARYSEWER EASEMENT," AND/OR "RECYCLEDWATER 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.

2. ANY 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.

3. 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.

4. 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.

5. 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.

**SAWS IMPACT FEE:**  
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.

**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE

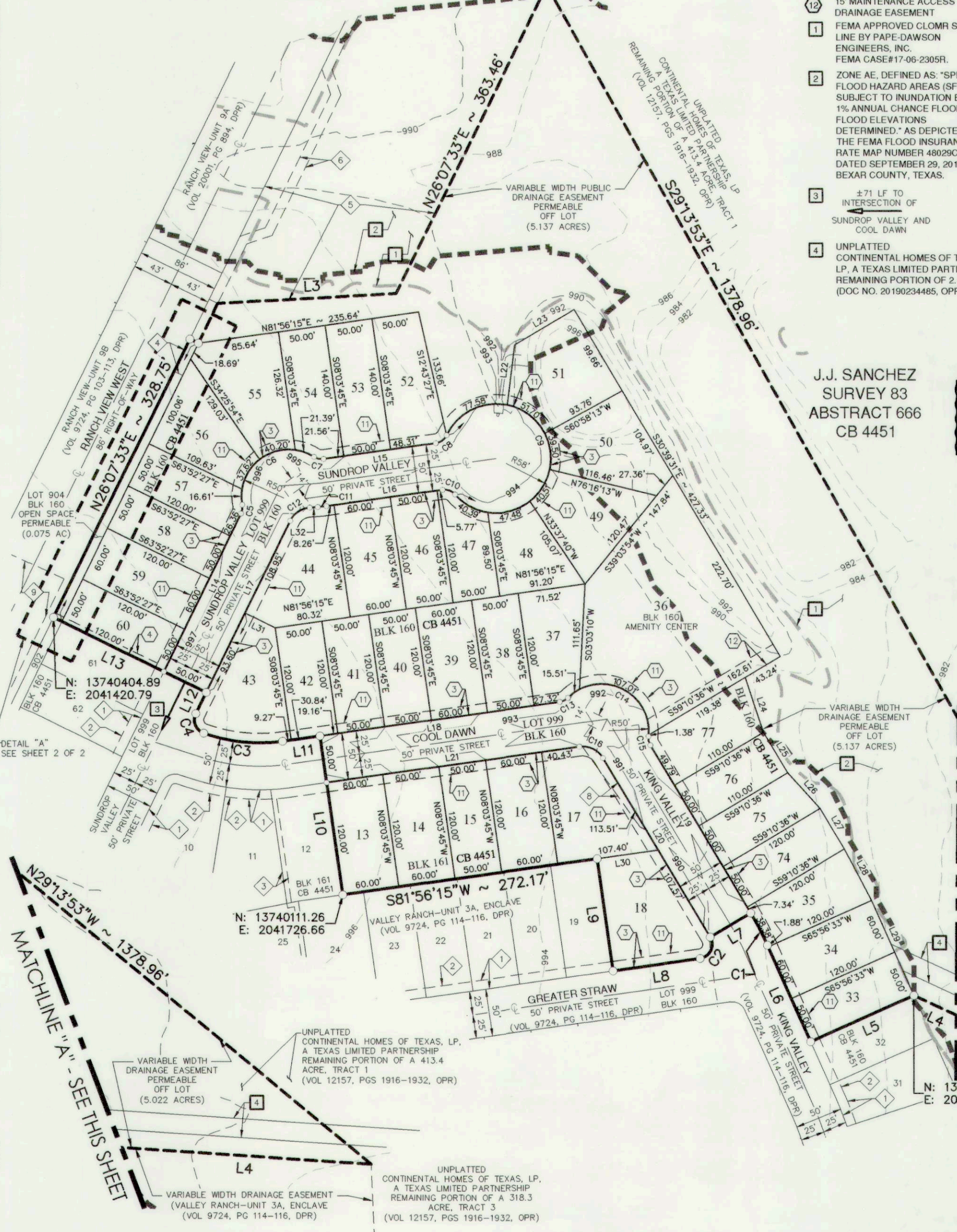
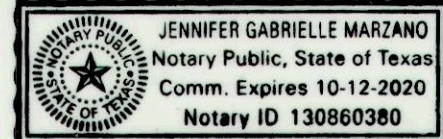
SCALE: 1"= 100'



**LEGEND**

- |        |   |                        |  |
|--------|---|------------------------|--|
| AC     | ACRE(S)                                       | VOL                    | VOLUME                                       |
| BLK    | BLOCK   | PG                     | PAGE(S)                                      |
| BSL    | BUILDING SETBACK LINE                         | ROW                    | RIGHT-OF-WAY                                 |
| CATV   | CABLE TELEVISION                              | DPR                    | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| CB     | COUNTY BLOCK                                  | DR                     | DEED RECORDS OF BEXAR COUNTY, TEXAS          |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | FOUND 1/2" IRON ROD    | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR    | OFFICIAL PUBLIC RECORDS (SURVEYOR)            | SET 1/2" IRON ROD (PD) | SET 1/2" IRON ROD (PD)-HOW                   |
- 
- |     |      |     |   |
|-----|------|-----|---|
| --- | 1140 | --- | EXISTING CONTOURS   |
| --- | 1140 | --- | PROPOSED CONTOURS   |
| --- | ---  | --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN DATED SEPTEMBER 29, 2010 |
| --- | ---  | --- | FEMA APPROVED CLOMR (CASE NO. 17-06-2305R)  |
| --- | ---  | --- | CITY OF SAN ANTONIO LIMITS  |
| --- | ---  | --- | CENTERLINE  |
- 
- |    |  |   |  |
|----|--|---|--|
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 1 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9724, PG 114-116, DPR)   |
| 4  | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 2 | 10' BUILDING SETBACK LINE (VOL 9724, PG 114-116, DPR)  |
| 11 | 10' BUILDING SETBACK LINE  | 3 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9724, PG 114-116, DPR)  |
| 12 | 15' MAINTENANCE ACCESS DRAINAGE EASEMENT   | 4 | 10' DRAINAGE EASEMENT (VOL 9724, PG 103-113, DPR)  |
| 1  | FEMA APPROVED CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. FEMA CASE#17-06-2305R.   | 5 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20001, PG 894, DPR)  |
| 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 FEMA FLOOD INSURANCE RATE MAP NUMBER 48025C0195G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS. | 6 | 10' GAS EASEMENT (VALLEY RANCH-UNIT 24A) (PLAT NO. 180222)   |
| 3  | ±71 LF TO INTERSECTION OF SUNDROP VALLEY AND COOL DAWN   | 7 | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREETS (VOL 9724, PG 114-116, OPR)                        |
| 4  | UNPLATTED CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP REMAINING PORTION OF 2.121 AC (DOC NO. 20190234485, OPR)  | 8 | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (VOL 9724, PG 114-116, OPR)   |
|    |  | 9 | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, INGRESS/EGRESS, SANITARY SEWER, WATER, GRADING, DRAINAGE, ROAD AND CONSTRUCTION EASEMENT AREA (VOL 18008, PG 1631, OPR) |

J.J. SANCHEZ  
SURVEY 83  
ABSTRACT 666  
CB 4451



**PLAT NUMBER 180509**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**VALLEY RANCH-UNIT 3B,**  
**ENCLAVE**

BEING A TOTAL OF 13.397 ACRES, COMPRISED OF 12.814 ACRES OUT OF A 318.3 ACRE TRACT OF LAND, AND A 413.4 ACRE TRACT OF LAND, BOTH RECORDED IN VOLUME 12157, PAGES 1916-1932, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.583 ACRES, OUT OF A 2.121 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190234485, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 33-60, 74-77, 904, 999, BLOCK 160, AND LOTS 13-18, BLOCK 161.



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: March 26, 2020

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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF April, A.D. 2020

*J. Marzano*  
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

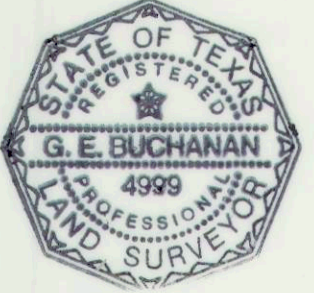
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNIT 3B, ENCLAVE 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





## PLAT NUMBER 180509

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
VALLEY RANCH-UNIT 3B,  
ENCLAVE

BEING A TOTAL OF 13.397 ACRES, COMPRISED OF 12.814 ACRES OUT OF A 318.3 ACRE TRACT OF LAND, AND A 413.4 ACRE TRACT OF LAND, BOTH RECORDED IN VOLUME 12157, PAGES 1916-1932, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.583 ACRES, OUT OF A 2.121 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2019024486, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 33-60, 74-77, 904, 999, BLOCK 160, AND LOTS 13-18, BLOCK 161.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 26, 2020

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  
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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 8 DAY OF April, A.D. 2020

*J. Marquez*  
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 3B, ENCLAVE 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

## RESIDENTIAL FINISHED FLOOR

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

## COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 33-36, 74-77, AND LOTS 49-51, BLOCK 160) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

## 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.

## DRAINAGE EASEMENT ENCROACHMENTS:

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 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.

## 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.

## CPS/SAWS/COSA UTILITY:

1. 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 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.

2. 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.

3. 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.

4. 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.

5. 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.

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 904 AND LOT 96, BLOCK 160, CB 4451, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

## OPEN SPACE:

LOT 904, BLOCK 160, CB 4451, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S63°52'27"E	10.00'
L2	N26°07'33"E	46.90'
L3	N86°50'35"E	189.17'
L4	N64°59'19"W	315.40'
L5	S65°56'33"W	120.00'
L6	N24°03'27"W	111.88'
L7	S59°10'36"W	50.00'
L8	S81°56'15"W	93.02'
L9	N8°03'45"W	120.00'
L10	N8°03'45"W	170.00'
L11	S81°56'15"W	40.11'
L12	N26°07'33"E	25.09'
L13	N63°52'27"W	180.00'
L14	N26°07'33"E	186.36'
L15	N81°56'15"E	119.87'
L16	S81°56'15"W	124.03'
L17	S26°07'33"W	202.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N81°56'15"E	256.48'
L19	S30°49'24"E	207.13'
L20	N30°49'24"W	221.09'
L21	S81°56'15"W	270.43'
L22	S7°01'47"W	63.98'
L23	N59°20'29"E	73.34'
L24	S18°20'43"E	61.45'
L25	S30°49'24"E	50.00'
L26	S42°08'00"E	50.99'
L27	S30°49'24"E	50.00'
L28	S27°44'22"E	61.72'
L29	S24°03'27"E	110.00'
L30	S81°56'15"W	65.23'
L31	N63°52'27"W	35.51'
L32	S86°07'33"W	8.60'
L33	N63°52'27"W	10.00'

## SAWS IMPACT FEE:

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.

## SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## SAWS DEDICATION:

THE OWNER 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.

## SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 25 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

## SETBACK:

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

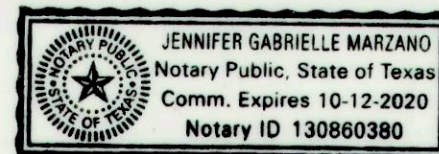
## PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 160, CB 4451, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

## LEGAL INSTRUMENT:

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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	6°45'57"	N27°26'25"W	38.36'	38.38'
C2	15.00'	112°45'39"	S25°33'25"W	24.98'	29.52'
C3	175.00'	27°42'22"	N84°12'34"W	83.80'	84.62'
C4	15.00'	96°28'56"	N22°06'55"W	22.38'	25.26'
C5	15.00'	36°19'11"	N7°57'58"E	9.35'	9.51'
C6	50.00'	132°42'37"	N56°09'41"E	91.60'	115.81'
C7	15.00'	40°34'44"	S77°46'23"E	10.40'	10.62'
C8	15.00'	56°46'26"	N53°33'02"E	14.26'	14.86'
C9	58.00'	293°32'52"	S8°03'45"E	63.56'	297.16'
C10	15.00'	56°46'26"	N69°40'32"W	14.26'	14.86'
C11	125.00'	4°11'18"	S84°01'54"W	9.14'	9.14'
C12	25.00'	60°00'00"	S56°07'33"W	25.00'	26.18'
C13	15.00'	37°22'09"	N63°15'11"E	9.61'	9.78'
C14	50.00'	141°58'39"	S64°26'35"E	94.55'	123.90'
C15	15.00'	37°22'09"	S12°08'20"E	9.61'	9.78'
C16	25.00'	67°14'21"	N64°26'35"W	27.68'	29.34'



## 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 CORS 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.

*J. Buchanan* 03/26/2020  
REGISTERED PROFESSIONAL LAND SURVEYOR

