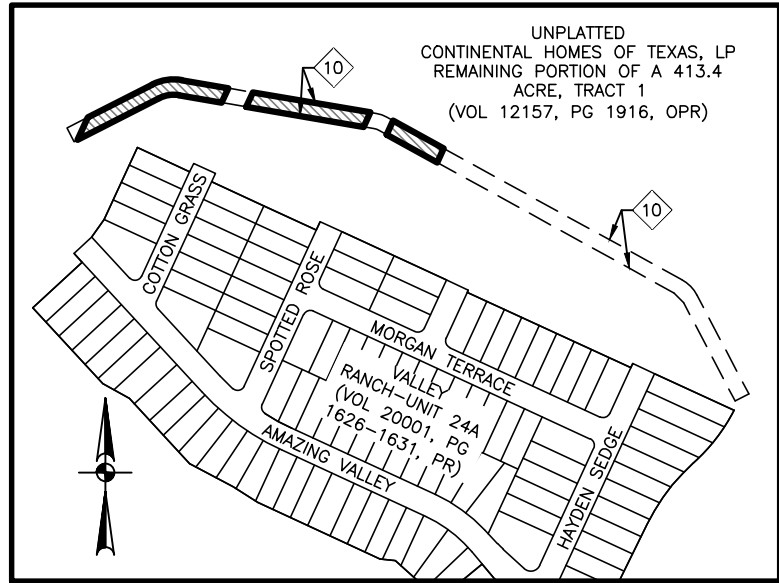


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 400'

0.504 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 32' DRAINAGE EASEMENT OF THE VALLEY RANCH-UNIT 24A PLAT RECORDED IN VOLUME 20001, PAGES 1626-1631 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 24A, PLAT NUMBER 180222, WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 1626-1631, 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.

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
CHTEX OF TEXAS, INC.
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

LICENSED PROFESSIONAL ENGINEER

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.

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 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," "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 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.

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.

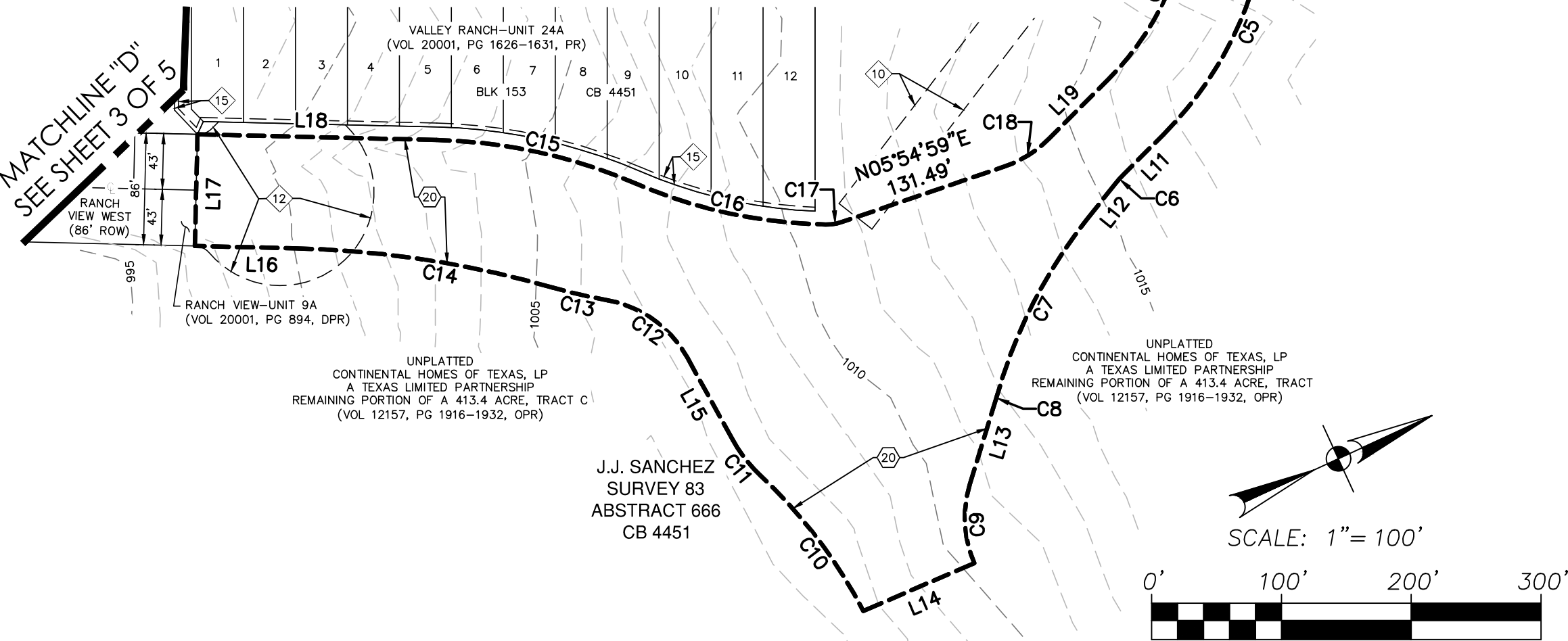
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND
CURVE TABLES

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		
	SET 1/2" IRON ROD (PD)		
	SET 1/2" IRON ROD (PD)-ROW		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		
	EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN DATED 9-29-10		
	CLOMR STUDY UNDER REVIEW FEMA CASE# 17-06-2305R.		
	CITY OF SAN ANTONIO LIMITS		
	CENTERLINE		

- | | | | |
|----|---|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT | 3 | 10' BUILDING SETBACK (VOL 20001, PG 1626-1631, PR) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT | 4 | PRIVATE 15' DRAINAGE EASEMENT (VOL 20001, PG 1626-1631, PR) |
| 11 | 10' BUILDING SETBACK LINE | 5 | 5' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 20001, PG 1626-1631, PR) |
| 12 | 15' BUILDING SETBACK LINE | 6 | 15' PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 1626-1631, PR) |
| 13 | 15' PUBLIC MAINTENANCE ACCESS DRAINAGE EASEMENT | 7 | 16' PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 1626-1631, PR) |
| 14 | 20'x70' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.032 OF AN ACRE "OFF-LOT", PERMEABLE) | 8 | 10' DRAINAGE EASEMENT (VOL 9724, PG 103-113, DPR) |
| 15 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE, AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.273 OF AN ACRE "OFF-LOT", PERMEABLE) | 10 | 32' DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW. (VOL 20001, PG 1626-1631, PR) |
| 16 | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.305 OF AN ACRE "OFF-LOT", PERMEABLE) | 12 | VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TURNAROUND AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20001, PG 1626-1631, PR) |
| 17 | 13' DRAINAGE EASEMENT (0.040 OF AN ACRE "OFF-LOT", PERMEABLE) | 13 | 20'x50' GETCTV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20001, PG 1626-1631, PR) |
| 18 | VARIABLE WIDTH DRAINAGE EASEMENT (1.680 ACRES "OFF-LOT", PERMEABLE) | 14 | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20001, PG 1626-1631, PR) |
| 19 | 15' DRAINAGE MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 1.053 OF AN ACRE "OFF-LOT", PERMEABLE) | 15 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 1626-1631, PR) |
| 20 | VARIABLE WIDTH EMERGENCY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (3.542 ACRES "OFF-LOT", PERMEABLE) | 1 | CLOMR STUDY LINE BY PAPE-DAWSON ENGINEERS, INC. UNDER CURRENT FEMA REVIEW. FEMA CASE# 17-06-2305R. |
| 21 | 40'x70' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.064 OF AN ACRE "OFF-LOT", PERMEABLE) | 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. |
| 1 | 10' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (VOL 20001, PG 1626-1631, PR) | 3 | ±299 LINEAR FEET TO INTERSECTION OF AMAZING VALLEY AND COTTON GRASS |
| 2 | 15' BUILDING SETBACK (VOL 20001, PG 1626-1631, PR) | | |



SCALE: 1"= 100'



SHEET 1 OF 5

PLAT NUMBER 180578

REPLAT & SUBDIVISION PLAT
ESTABLISHING
VALLEY RANCH-UNIT 24B

BEING A TOTAL OF A 33.739 ACRE TRACT OF LAND, OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-2, 23-28, BLOCK 159, LOTS 26-50, 901, BLOCK 207, AND LOTS 6-25, BLOCK 208.



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: June 04, 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.

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.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(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 _____, A.D. 20____.

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 24B 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 180578

REPLAT & SUBDIVISION PLAT
ESTABLISHING
VALLEY RANCH-UNIT 24B

BEING A TOTAL OF A 33.739 ACRE TRACT OF LAND, OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBERED 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 37-38, 41-47, BLOCK 156, LOTS 9-24, BLOCK 157, LOTS 1-2, 27-28, BLOCK 158, LOTS 1-2, 23-28, BLOCK 159, LOTS 26-50, 901, BLOCK 207, AND LOTS 6-25, BLOCK 208.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
CHTEX OF TEXAS, INC.
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IT'S SOLE GENERAL PARTNER OF
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5419 N. LOOP 1604 E
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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 DAY OF , A.D. 20

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

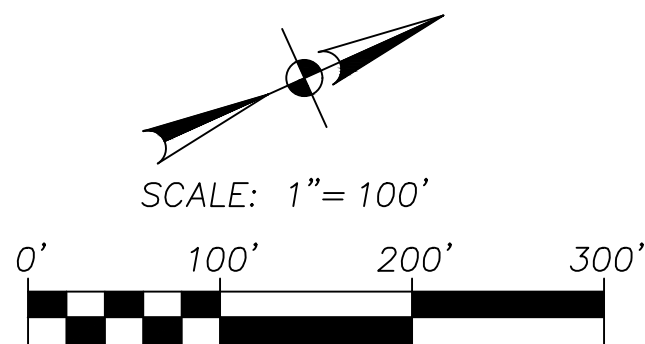
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNIT 24B 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 NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND
CURVE TABLES

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.

CPS/SAWS/COSA UTILITY:

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 PURPOSES, TO THE FOLLOWING DESCRIBED EASEMENT AREAS, HEREIN SET FORTH 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPLACING, PATROLING AND/OR REPAIRING THE SAID UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS. 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 LANDS 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, OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED IN THE SAID 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.

A map of the City of San Antonio showing the location of the proposed site. The site is indicated by a black arrow pointing to a specific area. The map includes labels for 'CITY OF SAN ANTONIO', 'RANCH VIEW WEST', 'RANCH VIEW EAST', 'BEXAR COUNTY', 'OLD FM 471 W', 'CULEBRA RD', and 'GALM RD'. A north arrow is located in the bottom left corner.

MATCHLINE "A" SEE SHEET 3 OF 5

MATCHLINE "B"
SEE SHEET 4 OF 5

MATCHLINE "B"
SEE SHEET 4 OF 5

MATCHLINE "C"
SEE SHEET 1 OF 5

SHEET 2 OF 5

STATE OF TEXAS
COUNTY OF BEXAR

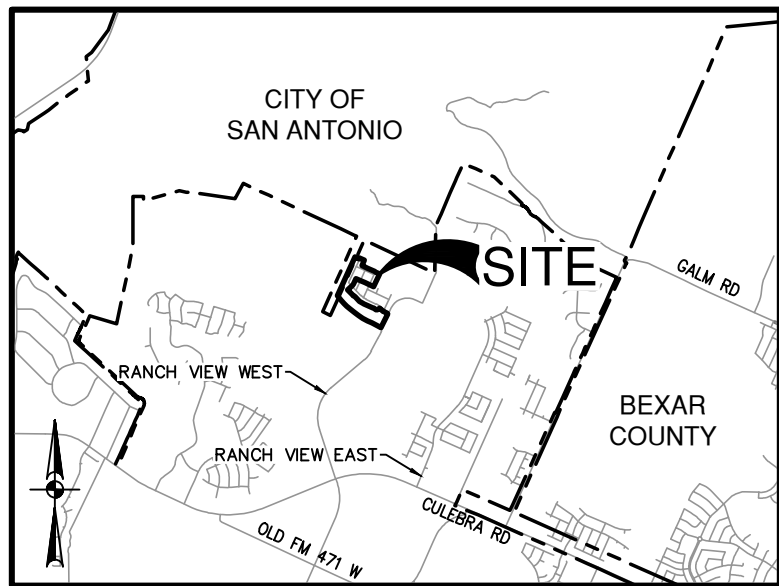
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STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP
NOT-TO-SCALE

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," "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.

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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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND
CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

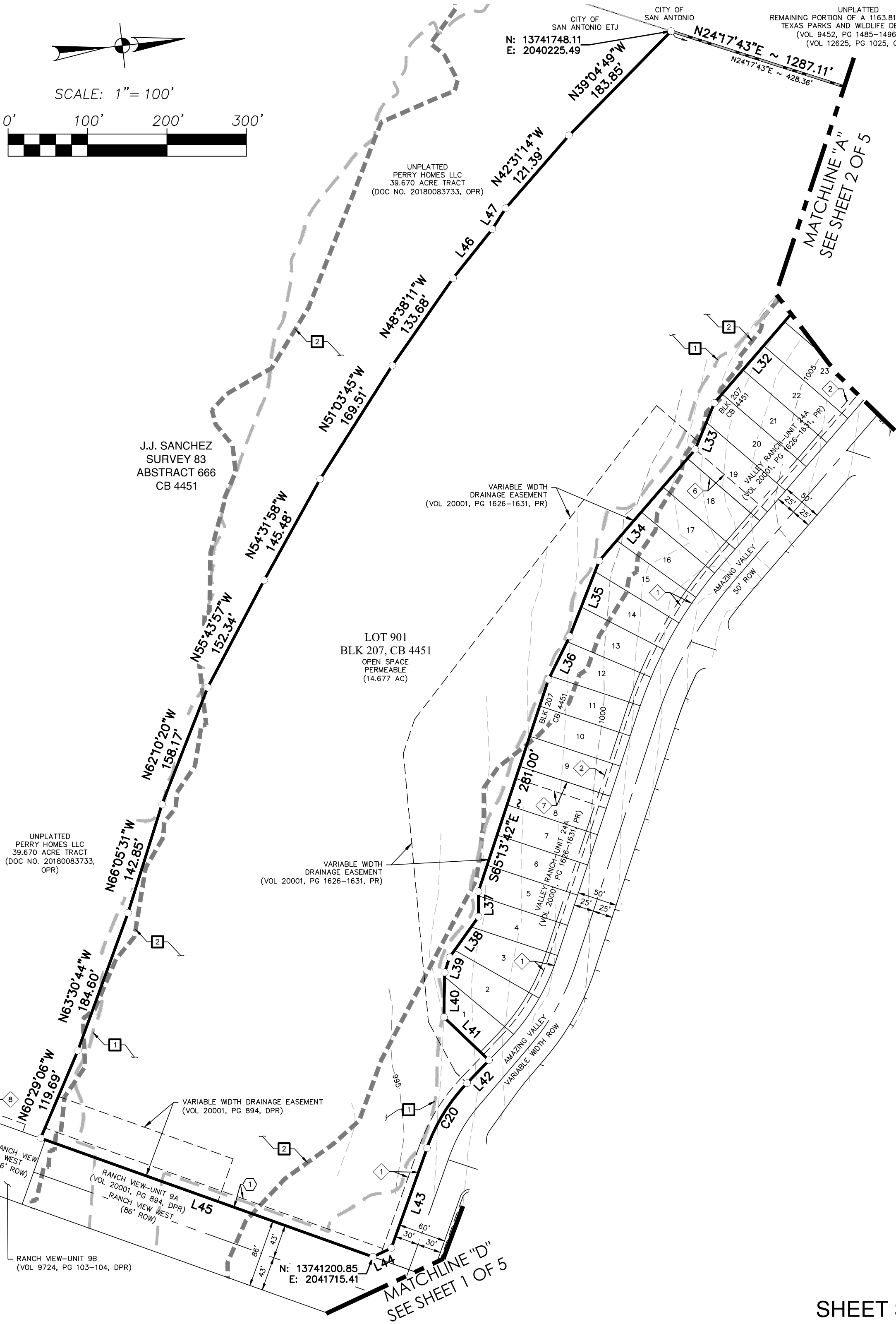
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 180578

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
VALLEY RANCH-UNIT 24B**

BEING A TOTAL OF A 33.739 ACRE TRACT OF LAND, OUT OF A 413.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12157, PAGES 1916-1932 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 37-38, 41-47, BLOCK 156, LOTS 9-24, BLOCK 157, LOTS 1-2, 27-28, BLOCK 158, LOTS 1-2, 23-28, BLOCK 159, LOTS 26-50, 901, BLOCK 207, AND LOTS 6-25, BLOCK 208.



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: June 03, 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.

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.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(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 _____, A.D. 20 _____.

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

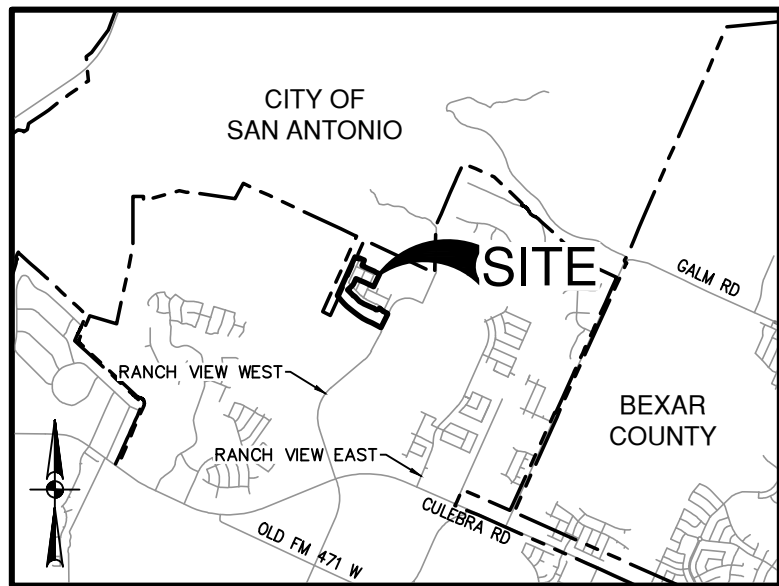
THIS PLAT OF VALLEY RANCH-UNIT 24B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 3 OF 5



LOCATION MAP
NOT-TO-SCALE

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;" "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 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.

SAWS IMPACT FEE:

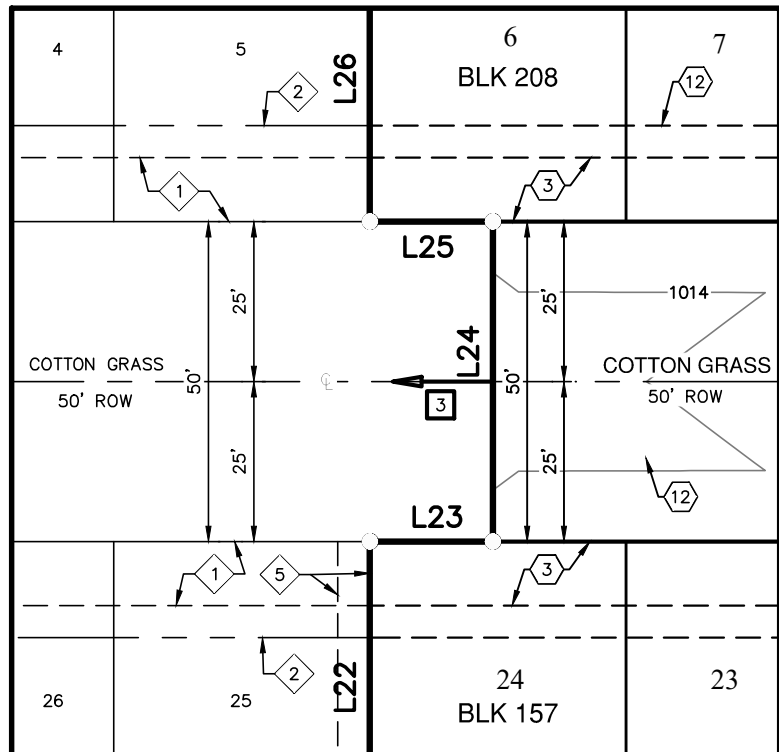
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PLAT NOTES APPLY TO EVERY PAGE
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DATE OF PREPARATION: June 03, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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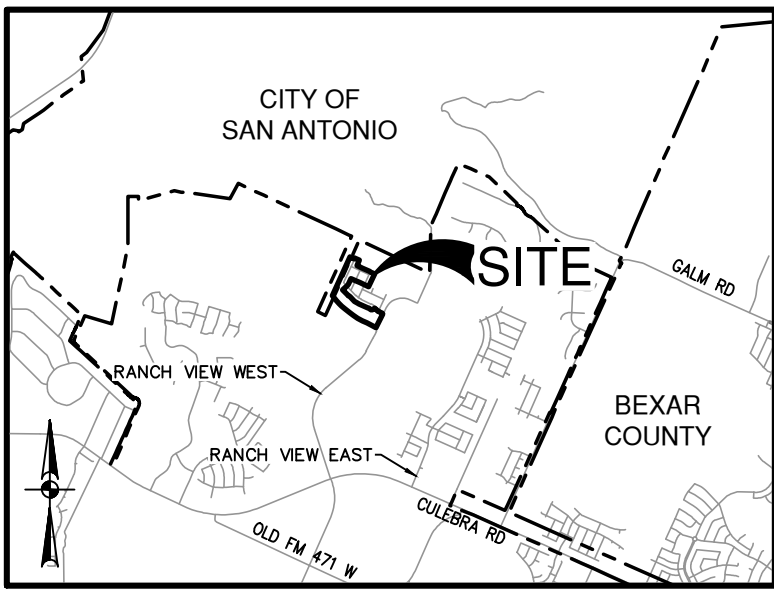
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT-TO-SCALE

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.

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.

COUNTY FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 26-30, BLOCK 207, CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESIDENTIAL FINISHED FLOOR

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

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 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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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," "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.
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- 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 901, BLOCK 207, 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.

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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	56°53'44"	N1°05'43"W	57.16'	59.58'
C2	60.00'	81°05'11"	N83°49'21"E	78.00'	84.91'
C3	77.00'	90°00'00"	S20°13'42"E	108.89'	120.95'
C4	21.00'	90°00'00"	N20°13'42"W	29.70'	32.99'
C5	280.00'	45°00'23"	S42°43'42"E	214.30'	219.91'
C6	90.00'	6°37'11"	S23°32'18"E	10.39'	10.40'
C7	388.00'	22°43'58"	S38°12'52"E	152.93'	153.94'
C8	102.00'	1°23'24"	N48°53'09"W	2.47'	2.47'
C9	88.00'	40°23'33"	S68°23'13"E	60.76'	62.04'
C10	388.00'	19°24'33"	S77°34'32"W	130.81'	131.44'
C11	112.00'	17°58'56"	S76°51'43"W	35.01'	35.15'
C12	88.00'	50°50'57"	S60°25'43"W	75.56'	78.10'
C13	436.00'	5°43'12"	S37°51'50"W	43.51'	43.53'
C14	788.00'	14°35'53"	S33°25'30"W	200.23'	200.77'
C15	412.00'	21°56'49"	N37°05'57"E	156.85'	157.81'
C16	388.00'	22°14'33"	N36°57°05"E	149.68'	150.62'
C17	38.00'	19°54'50"	N15°52'24"E	13.14'	13.21'
C18	90.00'	26°08'41"	N7°09'21"W	40.71'	41.07'
C19	220.00'	45°00'00"	N42°43'42"W	168.38'	172.79'
C20	230.00'	24°05'28"	S51°49'43"E	96.00'	96.71'
C21	60.00'	57°30'28"	S11°51'01"E	57.73'	60.22'
C22	59.50'	69°27'27"	S14°58'23"E	67.79'	72.13'
C23	4.00'	75°54'49"	S45°02'44"W	4.92'	5.30'
C24	60.00'	43°23'57"	S57°23'12"W	44.37'	45.45'
C25	40.50'	94°13'10"	N2°35'32"W	59.35'	66.60'
C26	15.00'	37°23'41"	N61°25'33"W	9.62'	9.79'
C27	50.00'	142°17'22"	N8°58'42"W	94.63'	124.17'
C28	15.00'	37°23'41"	N43°28'08"E	9.62'	9.79'
C29	15.00'	90°00'00"	S20°13'42"E	21.21'	23.56'
C30	15.00'	90°00'00"	N69°46'18"E	21.21'	23.56'
C31	15.00'	90°00'00"	S20°13'42"E	21.21'	23.56'
C32	15.00'	90°00'00"	N69°46'18"E	21.21'	23.56'
C33	75.00'	3°07'16"	N63°40'04"W	4.09'	4.09'
C34	15.00'	90°00'00"	S69°46'18"W	21.21'	23.56'
C35	15.00'	90°00'00"	N20°13'42"W	21.21'	23.56'
C36	15.00'	90°00'00"	S69°46'18"W	21.21'	23.56'
C37	25.00'	67°30'00"	S8°58'42"E	27.78'	29.45'
C38	60.00'	15°55'37"	N35°18'57"E	16.62'	16.68'
C39	60.00'	15°01'49"	S48°07'09"E	15.69'	15.74'
C40	60.00'	18°47'00"	S26°17'44"W	19.58'	19.67'
C41	15.00'	90°00'00"	S69°46'18"W	21.21'	23.56'
C42	15.00'	86°52'44"	S18°40'04"E	20.63'	22.74'
C43	70.00'	3°07'16"	S63°40'04"E	3.81'	3.81'
C44	36.00'	90°00'00"	N20°13'42"W	50.91'	56.55'

SAWS IMPACT FEE:

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RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

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.

OPEN SPACE:

LOT 901, BLOCK 207, CB 4451, IS DESIGNATED AS OPEN SPACE AND AS A PUBLIC DRAINAGE EASEMENT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S65°13'42"E	117.35'
L2	N24°46'18"E	22.78'
L3	N16°07'28"W	140.82'
L4	N73°52'32"E	13.00'
L5	S16°07'28"E	130.45'
L6	N24°17'43"E	45.00'
L7	N65°13'42"W	56.00'
L8	N48°35'48"W	20.96'
L9	N65°13'42"W	82.72'
L10	S24°46'18"W	720.79'
L11	S20°13'42"E	42.98'
L12	S26°50'53"E	34.58'
L13	S48°11'27"E	68.62'
L14	S1°25'00"W	92.94'
L15	S85°51'11"W	72.48'
L16	S26°07'33"W	77.28'
L17	N63°52'27"W	86.00'
L18	N26°07'33"E	184.01'
L19	N20°13'42"W	64.64'
L20	N65°13'42"W	170.00'
L21	S24°46'18"W	19.21'
L22	N65°13'42"W	240.00'
L23	N24°46'18"E	19.21'
L24	N65°13'42"W	50.00'
L25	S24°46'18"W	19.21'
L26	N65°13'42"W	120.00'
L27	S24°46'18"W	165.00'
L28	S35°29'08"W	45.07'
L29	S47°16'18"W	50.00'
L30	S42°43'42"E	25.00'
L31	S47°16'18"W	140.00'
L32	S42°43'42"E	215.00'
L33	S61°09'48"E	63.25'
L34	S42°43'42"E	185.00'
L35	S62°10'41"E	102.18'
L36	S57°15'23"E	60.59'
L37	S83°39'48"E	31.62'
L38	S48°07'14"E	62.78'
L39	S65°13'42"E	20.04'
L40	S82°37'00"E	56.16'
L41	N50°13'01"E	78.55'
L42	S39°46'59"E	40.00'
L43	S63°52'27"E	133.47'
L44	S18°52'27"E	25.72'
L45	S26°07'33"W	444.11'
L46	N44°54'16"W	79.34'
L47	N51°00'21"W	31.18'
L48	N24°46'18"E	720.79'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	N60°06'33"W	20.17'
L50	N56°06'31"W	21.37'
L51	S49°42'07"E	504.92'
L52	N83°00'08"E	172.57'
L53	S6°59'52"E	12.00'
L54	S83°00'08"W	176.55'
L55	S7°05'19"W	7.83'
L56	S65°13'42"E	22.12'
L57	S24°46'18"W	20.00'
L58	S65°13'42"E	110.00'
L59	S24°46'18"W	85.79'
L60	S24°46'18"W	14.71'
L61	S65°13'42"E	110.00'
L62	S24°46'18"W	160.00'
L63	S65°13'42"E	110.00'
L64	N24°46'18"E	40.00'
L65	S65°13'42"E	70.00'
L66	S24°46'18"W	40.00'
L67	N24°46'18"E	20.00'
L68	S65°13'42"E	21.15'
L69	S44°31'03"W	5.83'
L70	N49°42'07"W	500.18'
L71	N42°43'42"W	90.27'
L72	N24°46'18"E	70.00'
L73	S65°13'42"E	50.00'
L74	S24°46'18"W	70.00'
L75	N24°46'18"E	70.00'
L76	S65°13'42"E	50.00'
L77	N18°40'04"W	22.46'
L78	S42°43'42"E	104.11'
L79	S24°46'18"W	325.00'
L80	S24°46'18"W	85.00'
L81	S24°46'18"W	325.00'
L82	S24°46'18"W	85.00'
L83	S65°13'42"E	120.00'
L84	S65°13'42"E	120.00'
L85	N65°13'42"W	105.00'
L86	N65°13'42"W	89.22'
L87	S62°06'26"E	12.80'
L88	S65°13'42"E	15.00'
L89	S56°06'31"E	20.19'
L90	N35°36'12"W	80.62'
L91	S60°06'33"E	20.17'
L92	S48°37'40"E	21.00'
L93	N65°13'42"W	120.00'
L94	N62°06'26"W	11.27'
L95	S65°13'42"E	50.00'