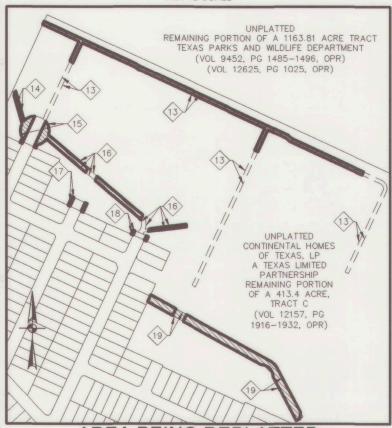


LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 400' 1.629 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 20' X 70' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT, A 40'X70' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT, A VARIABLE WIDTH GAS. ELECTRIC TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE, AND TURNAROUND EASEMENT, A VARIABLE WIDTH DRAINAGE EASEMENT, A 13' DRAINAGE EASEMENT, AND A 15' DRAINAGE MAINTENANCE ACCESS EASEMENT OF THE VALLEY RANCH-UNIT 24B PLAT RECORDED IN VOLUME 20001, PAGES 2388-2392 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 32' DRAINAGE EASEMENT OF THE VALLEY RANCH-UNIT 24A PLAT RECORDED IN VOLUME 20001, PAGES 1626-1631 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT VALLEY RANCH-UNIT 24B WHICH IS RECORDED IN VOL 20001, PG 2388-2392, BEXAR COUNTY

PLAT 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

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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF

MY COMMISSION EXPIRES: 10.12.202

STATE OF TEXAS COUNTY OF BEXAR

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 NOWLEDGE 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:

ICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEE

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. OPS 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 BUILDING, STRUCTURE, 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.

S. 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 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

IDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND S. 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.

LEGEND AC ACRE(S) VOL VOLUME PG PAGE(S) BLK BLOCK ROW RIGHT-OF-WAY CB COUNTY BLOCK DOC NO DOCUMENT NUMBER OPR OFFICIAL PUBLIC RECORDS DPR DEED AND PLAT RECORDS (OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD ETJ EXTRA TERRITORIAL (UNLESS NOTED OTHERWISE) JURISDICTION SET 1/2" IBON BOD (PD) SET 1/2" IRON ROD (PD)-ROW - -1140- EXISTING CONTOURS CITY OF SAN ANTONIO LIMITS — ← CENTERLINE

N: 13743406.83

-59

S65'13'42"E

S65'13'42"E

116.47 (3)

S65'13'42"E

116.13

S65"13'42"E

115.80

54 (12)

S6513'42"E

S65'13'42"E ~ 128.01

S6513'42"E

127.68

-51-

L41

48 (2)

50

115.47

_ L59 \

103.80' --

-58 21.45'-

116.80' 11.52'-

E: 2040974.27

LOT 902 BLK 207 OPEN SPACE DRAINAGE EASEMENT

PERMEABLE

(1.332 AC)

OPEN SPACE

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2024

Notary ID 130860380

DRAINAGE EASEMENT

41' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.648 ACRES - "OFF-LOT") (PERMEABLE)

15' MAINTENANCE ACCESS EASEMENT (0.137 ACRES - "OFF-LOT") (PERMEABLE)

UNPLATTED
REMAINING PORTION OF A 1163.81 ACRE TRACT
TEXAS PARKS AND WILDLIFE DEPARTMENT

(VOL 9452, PG 1485-1496, OPR)

-20.00

N65'13'42"W

16

N65'13'42"W

-120.00'

N65'13'42"W

N6513'42"W

120.00'

N65'13'42"W

21-

N65'13'42"W

L39

N: 13742658.55

E: 2040961.26

(3) 19

N65'13'42"W ~ 408.53'

BLK 207

40.00' 40.00' 40.00' 40.00' 40.00' 40.00'

N65"13'42"W ~ 200.00'

(11) 14

120.00

N65'13'42"W

N65'13'42"W

N65'13'42"W

120.00'

_N65°13'42"W

120.00

O N65'13'42"W

N65'13'42"W

¥ N65'13'42"W

N65'13'42"W

N65'13'42"W

120.00

-N65'13'42"W

(50' ROW)

-10(12)

N65'13'42"W

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.

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.

CABLE TV EASEMENT

15' BUILDING SETBACK

(VOL 20001, PG 1626-1631, DPR)

(VOL 20001, PG 1626-1631, DPR)

PLATTED PUBLIC STREET ROW.

UPON INCORPORATION INTO

PLATTED PUBLIC STREET ROW.

1' VEHICULAR NON-ACCESS

VARIABLE WIDTH DRAINAGE

10' BUILDING SETBACK

(VOL 20001, PG 2388-2392, PR)

(VOL 20001, PG 1626-1631, DPR)

(VOL 20001, PG 1626-1631, DPR)

1 LOT 902, BLOCK 153

OPEN SPACE

PERMEABLE

(0.287 ACRES

PEDESTRIAN, SEWER, WATER,

CABLE TELEVISION EASEMENT

ZONE AE, DEFINED AS 'SPECIAL

FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1%

ANNUAL CHANCE FLOOD: BASE

INSURACE RATE MAP NUMBER 48029C0195G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

BY PAPE-DAWSON ENGINEERS

FEMA APPROVED LOMR

CASE NO. 20-06-2465P

VALLEY RANCH PHASE II

FLOOD ELEVATIONS DETERMINED.

AS DEPICTED ON THE FEMA FLOOD

ELECTRIC, GAS, TELEPHONE, AND

1' VEHICULAR NON-ACCESS

(VOL 20001, PG 1626-1631, DPR)

10' GAS EASEMENT

EASEMENT

EASEMENT

EASEMENT

S65°13'42"E

N65'13'42"W ~ 399.97'

120.00

N6513'42"W

S65'13'42"E

120.00

S65'13'42"E

N65'13'42"W - 3

(3) 20 O S

S65'13'42"E

120.00'

N6513'42"W LC

-23-

S65'13'42"E

- 120.00°

24

S6513'42"E

120.00

VALLEY RANCH-UNIT 24B

(VOL 20001 PG 2388-2392, PR)

120.00' \(\sigma_{\color}\)

19

16' SANITARY SEWER EASEMENT TO

EXPIRE UPON INCORPORATION INTO

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

10' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT & CABLE TV EASEMENT (VOL 20001, PG 2388-2392, PR) 5' GAS, ELECTRIC, TELEPHONE, &

CABLE TV EASEMENT 15' BUILDING SETBACK VARIABLE WIDTH CLEAR VISION (VOL 20001, PG 2388-2392, PR) EASEMENT (0.159 OF AN ACRE 10' BUILDING SETBACK "OFF-LOT, PERMEABLE) (VOL 20001, PG 2388-2392, PR) 10' GAS, ELECTRIC, TELEPHONE, & 10' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

VARIABLE WIDTH GETCTV, WATER, SANITARY SEWER. DRAINAGE, AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.170 OF AN ACRE

"OFF-LOT", PERMEABLE) 15' DRAINAGE MAINTENANCE ACCESS FASEMENT 8' GETCTV EASEMENT

15' GETCTV, AND DRAINAGE MAINTENANCE ACCESS EASEMENT

15' OVERHEAD ELECTRIC TELEPHONE, & CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS FASEMENT

(PERMEABLE)

CB 4451__

(NOT-TO-SCALE) VARIABLE WIDTH GAS, ELECTRIC, DRAINAGE, WATER, SANITARY SEWER. AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.042 ACRES - "OFF-LOT")

CITY OF SAN ANTONIO 1474.78'

SHEET 2 OF 4 SHEET 1 OF 4 SHEET 3 OF 4

INDEX MAP

SCALE: 1"= 1000"

15' DRAINAGE MAINTENANCE ACCESS EASEMENT (VOL 20001, PG 2388-2392, PR) 13' DRAINAGE EASEMENT (VOL 20001, PG 2388-2392, PR)

(VOL 20001, PG 1626-1631, DPR) VARIABLE WIDTH GAS, 28' GETCTV EASEMENT TO EXPIRE ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE, AND TURNAROUND (VOL 20001, PG 1626-1631, DPR) EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED **PUBLIC STREET ROW** (VOL 20001, PG 1626-1631, DPR)

(VOL 20001, PG 2388-2392, PR) VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

(VOL 20001, PG 2388-2392, PR) 40'X70' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED (VOL 20001, PG 2388-2392, PR)

EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20001, PG 2388-2392, PR) 32' DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

20'X70' GAS, ELECTRIC,

TELEPHONE, CABLE TV. WATER.

SANITARY SEWER, AND DRAINAGE

PUBLIC STREET ROW (VOL 20001, PG 1626-1631, DPR)

REMAINING PORTION OF A 15' DRAINAGE MAINTENANCE ACCESS EASEMENT (VOL 20001, PG 2388-2392, PR)

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2024

Notary ID 130860380

REPLAT & SUBDIVISION PLAT ESTABLISHING VALLEY RANCH-UNITS 24C &

BEING A TOTAL OF A 32.806 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 G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-13, BLOCK 150, LOTS 13-53, 902, BLOCK 153, LOTS 10-18, BLOCK 154, LOTS 4-36, BLOCK 156, LOTS 3-26, BLOCK 158, LOTS 3-22, BLOCK 159, LOTS 51-93, 902, BLOCK 207.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 23, 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 I.P. 5419 N. LOOP 1604 E

SAN ANTONIO, TX 78247

(210) 496-2668

STATE OF TEXAS

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

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

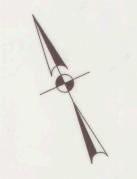
DATED THIS _____ DAY OF ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>VALLEY BANCH-UNITS 24C & 24D</u> 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



SCALE: 1"= 100'

100' 200' 300





SHEET 1 OF 4

ESTABLISHING

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: October 23, 2020

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

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY

CHTEX OF TEXAS, INC.

5419 N. LOOP 1604 E

(210) 496-2668

SAN ANTONIO, TX 78247

A DELAWARE CORPORATION.

IT'S SOLE GENERAL PARTNER OF

CONTINENTAL HOMES OF TEXAS, L.P.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

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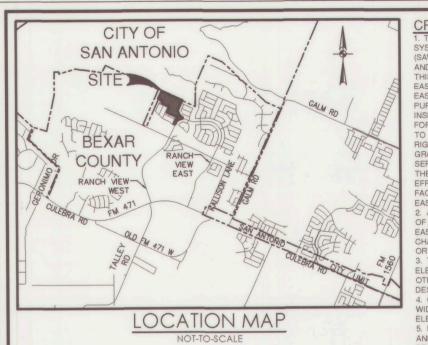
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF 0. A.D. 20 ... A.D. 20 ...

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR



OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER YSTEMS - 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 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. OPS 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

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 BUILDING, STRUCTURE, 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

I. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING LECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE 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.

N65'13'42"W

19

-120.00

_ N65'13'42"W

8 0 N65'13'42"W

✓N65'13'42"W

.15_

-14-102

N65'13'42"W

-13-

N6513'42"W

12

N6513'42"W

120.00

- -120.00'

-120.00'

N65'13'42"W

-120.00'

N65"13"42"W

¥ N65'13'42"W

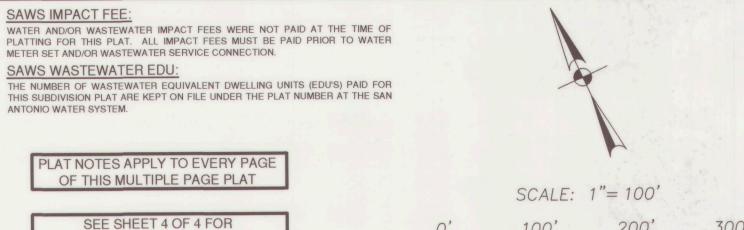
N65'13'42"W

120.00'

120.00

N65'13'42"W

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.



200' LINE AND CURVE TABLES

REMAINING PORTION OF A 1163.81 ACRE TRACT
TEXAS PARKS AND WILDLIFE DEPARTMENT (VOL 9452, PG 1485-1496, OPR) 1: 13742789.00 (VOL 12625, PG 1025, OPR) E: 2042313.12 CITY OF SAN ANTONIO S65°13'42"E ~ 1474.78' CITY OF SAN ANTONIO S65'13'42"E ~ 259.87" 40.00 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00 BLK 207 CB 4451 N65'13'42"W ~ 858.45" RED ROCK RUN ___S65'13'42"E ~ 203.00' ____C26 135.74' C58 L58 V(3) 24 -25-11) 3 13 (1) 41 13.00 120.00 N65'13'42"W N65'13'42"W N65'13'42"W S6513'42"E 120.00 N65'13'42"W N65'13'42"W 120.00 42 S65"13'42"E 15.00 N65'13'42"W N65'13'42"W 120.00 N65'13'42"W N65'13'42"W S65'13'42"E N65'13'42"W -43. -N65'13'42"W 120.00 120.00' 120.00 28 .11 N65'13'42"W S65"13'42"E N65°13'42"W 120.00' 120.00' 44 10 N6513'42"W N65°13'42"W

N65'13'42"W

N65'13'42"W

35

120.00

34

120.00

N65'13'42"W

33

120.00

32

N65'13'42"W 120.00' (3)

N65'13'42"W

29

44.14' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 25.12'

S65'13'42"E ~ 333.45'_

CYPRUS SEDGE

N65'13'42"W ~ 335.00'

120.00'-

N65'13'42"W

 $\langle 3 \rangle$ 28

S65'13'42"E ~ 210.00'

60' ROW

✓ N65"13"42"W

N65'13'42"W

36 (12)

120.00

N65'13'42"W

2-45--

N65'13'42"W

- 46 -

120.00

N65'13'42"W

47

120.00'

N65°13'42"W

48

-120.00

N65'13'42"W

49

N65'13'42"W

50

120.00

N65'13'42"W

51

120.00 N65°13'42"W

2>52-

120.00

3)120.00'-

S65'13'42"E -

120.00

120.00

S65'13'42"E

120.00'

S65"13'42"E

- 120.00

_S65'13'42"E

S65'13'42"E

120.00

S65'13'42"E

120.00

S65'13'42"E-

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UNPLATTED
CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4

(VOL 12157, PG 1916-1932, OPR)

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JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2024 Notary ID 130860380

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING

OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNITS 24C & 24D 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.

DAY OF	, A.D. 20
	CHAIRMAN
	SECRETARY
	DAY OF



COUNTY OF BEXAR

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 VALLEY RANCH-UNIT 24A SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PG 1626-1631, DPR) PAPE-DAWSON ENGINEERS, INC.

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

S65'13'42"E

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LICENSED PROFESSIONAL ENGINEER

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V 44

RANCH CIRCLE

VARIABLE WIDTH ROW

_L30 4 CB 4451 (VOL 20001, PG 1626-1631, DPR) (VOL 20001,

SHEET 2 OF 4

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 (SAWS) - IS HEREBY DEDICATED EASEMENTS AND HIGHTS-OF-WAY FOR OTICITY, THANSMISSION 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 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 BUILDING, STRUCTURE, 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

R GROUND ELEVATION ALTERATIONS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING LECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY THER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

JESCHIBED 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

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.

RANCH VIEW WEST

VARIABLE WIDTH ROW

DETAIL "A"

NOT-TO-SCALE

CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT C

(VOL 12157, PG 1916-1932, OPR)

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.

L85

L86

CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
REMAINING PORTION OF A 413.4 ACRE, TRACT C

(VOL 12157, PG 1916-1932, OPR)

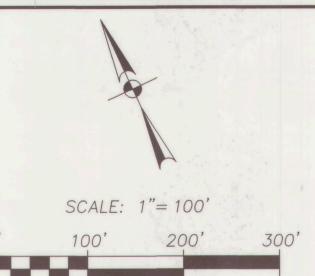
N: 13741691.82

J.J. SANCHEZ

E: 2042308.13

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES



PLAT NO. 19-11800022

REPLAT & SUBDIVISION PLAT ESTABLISHING VALLEY RANCH-UNITS 24C &

BEING A TOTAL OF A 32.805 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 G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-13, BLOCK 150, LOTS 13-53, 902, BLOCK 153, LOTS 10-18, BLOCK 154, LOTS 4-36, BLOCK 156, LOTS 3-26, BLOCK 158, LOTS 3-22, BLOCK 159, LOTS 51-93, 902, BLOCK 207.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 23, 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 EXPRESSE

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

STATE OF TEXAS

JENNIFER GABRIELLE MARZANO

Notary Public, State of Texas

Comm. Expires 10-12-2024

Notary ID 130860380

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 2 DAY OF 0 DOES , A.D. 2020.

(210) 496-2668

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.

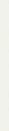
DATED THIS _____ DAY OF _ A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>VALLEY RANCH-UNITS 24C & 24D</u> 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



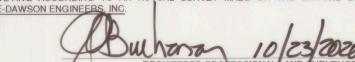
COUNTY OF BEXAR

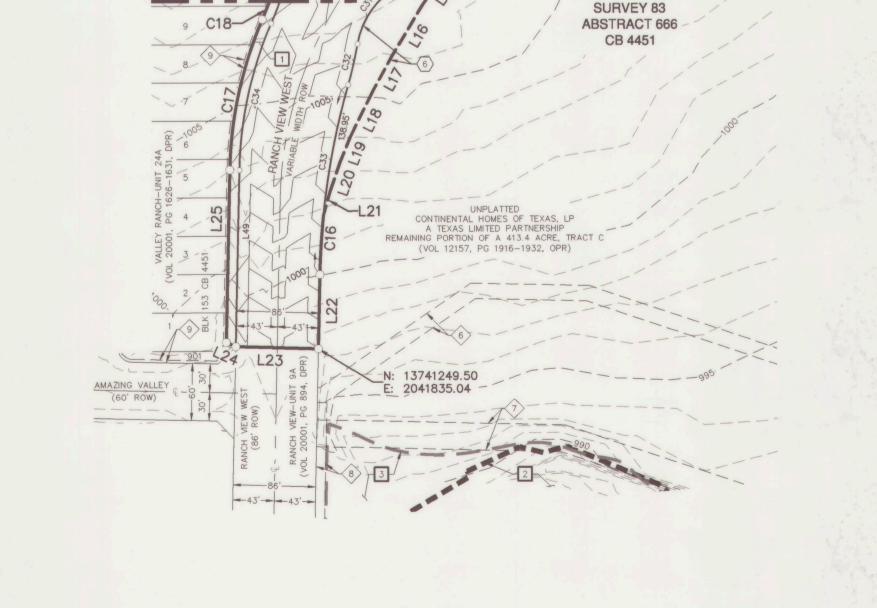
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY NOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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





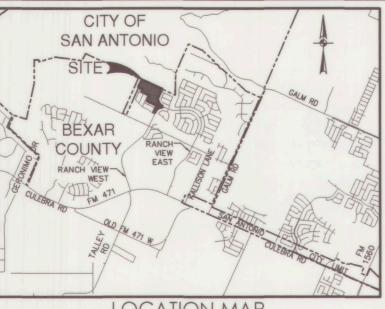


G.E. BUCHANAN

4999

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEE

SHEET 3 OF 4



LOCATION MAP

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 GRANTORD 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.

l	INE TABL	E		LINE TABL	E
INE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S24'46'18"W	130.00'	L44	S65'13'42"E	51.00
L2	S65'13'42"E	53.00'	L45	N65'13'42"W	118.00
L3	S65'13'42"E	15.12'	L46	S65'13'42"E	45.12
L4	S2'45'43"E	80.00'	L47	S1'25'00"W	92.94
L5	S87'14'17"W	41.00'	L48	S85'51'11"W	72.48
L6	N2'45'43"W	80.00'	L49	N26'07'36"E	184.04
L7	N65'13'42"W	81.12'	L50	N5°54'59"E	131.49
L8	S24'46'18"W	78.98	L51	N2013'42"W	64.64
L9	S20°13'42"E	42.98'	L52	S24'46'18"W	100.00'
L10	S26'50'53"E	34.58'	L53	S24'46'18"W	83.70'
L11	S48'11'27"E	68.62'	L54	N24'46'18"E	85.26
L12	S3'42'31"W	91.69	L55	S24'46'18"W	100.00'
L13	S64°51'52"W	19.47	L56	N65'13'42"W	210.00'
L14	S62'27'39"W	7.81	L57	N65'13'42"W	210.00'
L15	S59'53'43"W	45.69	L58	N65'13'42"W	5.00'
L16	S55'40'55"W	63.09	L59	N65'13'42"W	110.20'
L17	S53°23'19"W	40.01	L60	N3'36'41"W	10.55
L18	S51'06'01"W	54.10'	L61	S24'17'43"W	398.80'
L19	S47'03'07"W	26.72	L62	N56'06'31"W	20.19
L20	S43'49'06"W	31.93'	L63	N60'06'33"W	20.17
L21	S40'36'53"W	27.05'	L64	N48'37'40"W	21.00'
L22	S26'07'33"W	77.28	L65	S24'46'18"W	118.41
L23	N63'52'27"W	86.00'	L66	N24'46'18"E	115.00'
L24	N41'22'27"W	10.82	L67	S24'46'18"W	40.00'
L25	N26'07'33"E	179.87	L68	S24'46'18"W	45.00'
L26	N65'13'42"W	232.20'	L69	S24'46'18"W	40.00'
L27	S24'46'18"W	9.74	L70	N65"13'42"W	120.00'
L28	N65'13'42"W	375.00'	L71	N65'13'42"W	120.00'
L29	N24'46'18"E	5.00'	L72	S24'46'18"W	45.00'
L30	N65'13'42"W	170.00'	L73	S24'46'18"W	40.00'
L31	N24'46'18"E	295.00'	L74	S24'46'18"W	45.00'
L32	N65'13'42"W	105.00	L75	S24'46'18"W	52.00'
L33	N24'46'18"E	90.78	L76	S24'46'18"W	46.32
L34	S62'06'26"E	12.80'	L77	S38'51'25"W	95.29'
L35	S65*13'42"E	89.22'	L78	N82°23'35"E	96.30'
L36	N24'46'18"E	85.79'	L79	N65'13'42"W	349.26
L37	N65'13'42"W	580.00'	L80	N24'46'18"E	40.00'
L38	N24'46'18"E	160.00'	L81	S24'46'18"W	41.00'
L39	N65'13'42"W	170.00'	L82	S24'46'18"W	50.00'
140	\$24'46'18"W	8 07'	183	S2013'42"F	43 36'

L40 | S24'46'18"W | 8.07

L41 N65'13'42"W 127.35'

L42 N24'17'43"E 533.09'

L43 N65'13'42"W 51.00'

L83 S20'13'42"E 43.36'

L84 S20'13'42"E 21.28'

L85 N65'13'42"W 287.24'

L86 N65'13'42"W 287.24'

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

FOR THE HEASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE HIGHT 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL SWILL BE PLACED WITHIN THE DESCRIPTION OF THE DESCRIPTION OF THE PLACED WITHIN THE DESCRIPTION OF THE PROPERTINE LITTLY.

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRE

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

A. 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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

ESCRIBED HEREON.

SURVEYOR'S NOTES:

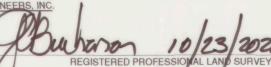
- . PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE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

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

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:



LICENSED PROFESSIONAL ENGINEER

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW (SAWS) - 1S HEREBY DEDICATED EASEMENTS AND HIGHTS-OF-WAY FOR UTILITY, HANSMISSION 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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE

			CUR	VE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		105.50	67'30'00"	S31°28'42"E	117.23'	124.29
C2		51.98	67'30'00"	S31°28'42"E	57.76'	61.24
C3		70.50'	62.27.59"	S33'59'43"E	73.11	76.86
C4		29.50'	62°27'59"	N33'59'43"W	30.59	32.16
C5		92.98'	67'30'00"	N31'28'42"W	103.31	109.54
C6		64.50'	67'30'00"	N31'28'42"W	71.67	75.99
C7		280.00	32'39'03"	S36'33'14"E	157.41	159.56
C8		90.00'	6'37'11"	S23'32'18"E	10.39	10.40
C9		388.00'	22.43.58"	S38"12'52"E	152.93	153.94
C10		102.00'	1'23'24"	S48'53'09"E	2.47'	2.47'
C11		88.00'	40°23'33"	S68'23'13"E	60.76	62.04
C12	-	543.00'	2'17'31"	S87'26'14"E	21.72	21.72
C13		388.01	2'40'06"	S88'36'52"W	18.07	18.07
C14		388.00	19'24'33"	S77:34'32"W	130.81	131.44
C15	_		15.54,13			
	_	112.00'		S75'49'22"W	30.99'	31.09'
C16		788.00'	4.29,40,	S28:22'23"W	61.80'	61.81
C17		422.00'	21.56,49"	N37'05'57"E	160.66	161.64
C18		378.00	20'58'45"	N37'34'59"E	137.63	138.41
C19		15.00'	90.00,00,	S69'46'18"W	21.21	23.56
C20		15.00'	86'52'44"	S18'40'04"E	20.63	22.74
C21		70.00'	3'07'16"	S63'40'04"E	3.81	3.81
C22		15.00'	39.51.13"	N4'50'41"E	10.22	10.43
C23		50.00'	169'42'26"	N69'46'18"E	99.60'	148.10
C24		15.00'	39.51,13"	S45'18'06"E	10.22	10.43
C25		325.00'	6°43'06"	S61°52'09"E	38.09'	38.11
C26		275.00'	6°43'06"	S61°52'09"E	32.23	32.25
C27		15.00	90'00'00"	S69'46'18"W	21.21	23.56
C28		15.00'	90'00'00"	S2013'42"E	21.21	23.56
C29		280.00'	45'00'00"	S42'43'42"E	214.30'	219.91
C30		112.00'	17.58.56"	N76'51'43"E	35.01	35.15
C31		88.00'	50'50'57"	S60°25'43"W	75.56'	78.10
C32		436.00'	5'43'12"	S37'51'50"W	43.51	43.53
C33		788.00'	14'35'53"	S33'25'30"W	200.23	200.77
C34		412.00'	21'56'44"	N37'05'58"E	156.84	157.81
C35		388.00'	22'14'22"	N36'57'09"E	149.66	150.60
C36		38.00'	19'54'59"	N15'52'29"E	13.14'	13.21
C37		90.00'	26'08'41"	N7'09'21"W	40.71	41.07
C38		220.00'	45'00'00"	N42'43'42"W	168.38	172.79
C39		15.00'	90.00,00,	S69'46'18"W	21.21	23.56
	_				21.21	
C40		15.00'	90.00,00,	S20'13'42"E		23.56'
C41		15.00'	39*51'13"	S85'09'19"E	10.22'	10.43
C42		50.00'	169'42'26"	S20'13'42"E	99.60'	148.10
C43		15.00'	39.51.13"	S44'41'54"W	10.22	10.43
C44		25.00'	90'00'00"	N20'13'42"W	35.36	39.27
C45		15.00'	90.00,00,	S69'46'18"W	21.21	23.56
C46		15.00'	90.00,00,	N2013'42"W	21.21	23.56
C47		15.00'	90.00,00,	N69'46'18"E	21.21	23.56
C48		15.00'	90'00'00"	N20'13'42"W	21.21	23.56
C49		15.00'	90.00,00,	S69'46'18"W	21.21	23.56
C50		15.00'	90.00,00,	N2013'42"W	21.21	23.56
C51		15.00'	90.00,00,	S69'46'18"W	21.21	23.56
C52		15.00'	90.00,00,	N20'13'42"W	21.21	23.56
C53		25.00'	90.00,00,	S69°46'18"W	35.36	39.27
C54		15.00'	90'00'00"	S69'46'18"W	21.21	23.56
C55		15.00'	90'00'00"	S2013'42"E	21.21	23.56
C56		15.00'	90.00,00,	N69'46'18"E	21.21	23.56
C57		15.00'	90'00'00"	N20'13'42"W	21.21	23.56
		325.00'	6'43'06"	N61'52'09"W	38.09	38.11
C58	-	275.00	6'43'06"	N61'52'09"W	32.23'	32.25
C58		2/0.00	0 40 00	1101 02 03 11		
C59	_	379.00'	1"15"50"	N26'27'47"F	8 77'	
C59 C60		378.00'	1'15'52"	N26°27'43"E	8.33'	8.33'
C59		378.00' 28.00' 80.00'	1'15'52" 19'54'59" 26'08'41"	N26"27"43"E N15"52'29"E S7"09'21"E	9.68' 36.19'	9.73' 36.51'

RESIDENTIAL FIRE FLOW:

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER DEMAND OF 1500 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

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 902, BLOCK 153, CB 4451, AND LOT 902, BLOCK 207, CB 4451, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR

OPEN SPACE:

LOTS 902, BLOCK 153, CB 4451, IS DESIGNATED AS OPEN SPACE AND A EASEMENT. LOT 902, BLOCK 207, CB 4451 IS DESIGNATED AS OPEN SPACE AND A BLOCK 158, LOTS 3-22, BLOCK 159, LOTS 51-93, 902, BLOCK 207. DRAINAGE FASEMENT.

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.

PLAT NO. 19-11800022

REPLAT & SUBDIVISION PLAT ESTABLISHING VALLEY RANCH-UNITS 24C &

BEING A TOTAL OF A 32.805 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 G. TARIN SURVEY NUMBER 376, ABSTRACT 750, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-13, BLOCK 150, LOTS 13-53, 902, PEDESTRIAN, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV



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: October 23, 2020

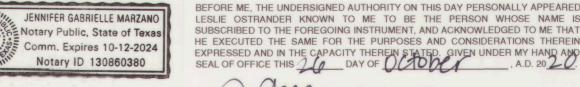
STATE OF TEXAS COUNTY OF BEXAR

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



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 CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY RANCH-UNITS 24C & 24D 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:	1	CHAIRMAN
BY:		
		SECRETARY



