

LOCATION MAP  
NOT TO SCALE

- LEGEND**
- BUILDING SETBACK LINE
  - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
  - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - MINIMUM FINISHED FLOOR ELEVATION
  - PROPOSED FINISHED CONTOUR
  - THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 0°00'00".
  - MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-BE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
  - BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN ON THE SOUTHWEST LINE OF LOTS 1-6, BLOCK 90 AND SHOWN AS N24°06'06"W ON THE PLAT OF SAVANNAH SUBDIVISION UNIT 1A, PLAT ID NO. 140534.

LINE	BEARING	DISTANCE
L1	S24°06'06"E	39.49'
L2	S42°36'15"W	5.00'
L3	S42°31'52"W	60.00'
L4	S24°06'06"E	40.88'
L5	S65°53'54"W	50.00'
L6	N24°06'06"W	73.15'
L7	N55°55'44"W	60.00'
L8	N84°04'16"E	40.30'
L9	N61°54'21"E	54.79'
L10	N84°42'28"E	11.03'
L11	N89°07'16"E	75.52'
L12	S77°21'09"W	36.78'
L13	S12°38'51"E	50.00'
L14	S25°31'23"E	55.61'
L15	S39°08'41"E	66.91'
L16	N84°04'16"E	105.59'
L17	N84°42'41"W	15.00'
L18	S28°02'39"E	10.00'
L19	N12°38'51"W	10.08'
L20	S34°33'02"W	25.62'
L21	N60°40'20"W	17.32'
L22	N57°58'46"W	16.72'
L23	N28°59'09"E	24.30'

**"C.P.S. NOTES"**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**OTHER NOTES:**

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SAVANNAH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901 BLK 89 & LOT 905 BLK 92.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**EDU NOTE:**

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

**BUILDING SETBACK NOTE:**

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

PLAT REFERENCE	
①	SAVANNAH SUBDIVISION UNIT 1A PLAT I.D. #140534
②	SAVANNAH SUBDIVISION UNIT 2A PLAT I.D. #140536

**MONUMENT NOTE:**

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
- \* = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP

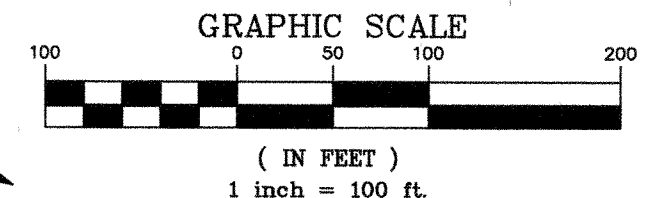
**DEVELOPER/OWNER:**  
CONTINENTAL HOMES OF TEXAS, L.P.  
211 NORTH LOOP 1804 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-2668

PLAT No. 140535  
SHEET 1 OF 1

55 LOTS

**SUBDIVISION PLAT  
ESTABLISHING  
SAVANNAH SUBDIVISION  
UNIT 1B**

BEING 10.287 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, BEXAR COUNTY, TEXAS.



**Denham-Ramones Engineering**  
and Associates, Inc.  
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE  
SAN ANTONIO, TX. 78232 (210) 495-3122 FAX  
FIRM REGISTRATION NUMBER: T&P.E. F-9181 & T&P.L.S. 100237.00

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**OWNER:** CONTINENTAL HOMES OF TEXAS, L.P.  
**BY:** A TEXAS LIMITED PARTNERSHIP  
CITECH TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
IAN CUDE, ASSISTANT SECRETARY

**DULY AUTHORIZED AGENT:**  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
IAN CUDE  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22<sup>nd</sup> DAY OF July, A.D., 2015.

**PATTI LYNN BROWN**  
NOTARY PUBLIC STATE OF TEXAS  
COMMISSION EXPIRES  
JANUARY 03, 2016

**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 SAVANNAH SUBDIVISION UNIT 1B 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., 2015.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

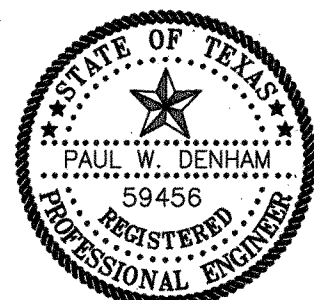
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M., IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



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 THE UNIFORMED CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

**Paul W. Denham**  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

**Gary B. Neill**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	30°15'58"	505.00'	136.57'	266.76'	263.67'
C2	6°55'37"	500.00'	30.26'	60.45'	60.41'
C3	46°19'41"	440.00'	186.26'	355.77'	345.16'
C4	15°01'42"	505.00'	66.62'	132.48'	132.10'
C5	44°27'41"	500.00'	204.36'	388.00'	378.34'
C6	48°44'39"	61.00'	27.64'	51.90'	50.34'
C7	25°58'21"	19.00'	5.09'	9.84'	9.83'
C8	4°01'48"	240.00'	8.45'	16.89'	16.88'
C9	3°44'47"	365.00'	11.94'	23.87'	23.86'
C10	37°08'50"	29.00'	9.74'	18.80'	18.47'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	108°48'34"	25.00'	34.93'	47.48'	40.66'
C12	171°53'57"	51.00'	720.21'	153.01'	101.75'
C13	72°11'18"	225.00'	14.46'	28.88'	28.86'
C14	72°11'18"	225.00'	17.68'	35.30'	35.28'
C15	78°32'45"	10.00'	8.18'	13.71'	12.66'
C16	101°27'15"	10.00'	12.23'	17.71'	15.48'
C17	18°04'15"	415.00'	65.89'	130.89'	130.35'
C18	18°04'15"	415.00'	114.64'	241.64'	241.64'
C19	29°58'21"	29.00'	7.78'	15.17'	15.00'
C20	4°01'48"	230.00'	8.09'	16.18'	16.18'