

**LOCATION MAP** NOT-TO-SCALE

LEGEND

AC ACRE(S) VARIABLE WIDTH VAR WID BLOCK FOUND 1/2" IRON ROD (UNILESS DEED AND PLAT RECORDS (SURVEYOR) OF BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD) DEED RECORDS OF SET 1/2" IRON ROD (PD)-ROW BEXAR COUNTY, TEXAS --- 1140 -- EXISTING CONTOURS OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS ORIGINAL SURVEY/COUNTY LINE OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS CENTERLINE 20'X60' SEWER, WATER, ACCESS AND PAGE(S) DRAINAGE EASEMENT. ENTIRE EASEMENT PRIVATE TO EXPIRE UPON INCORPORATION INTO ROW RIGHT-OF-WAY **FUTURE PLATTED PUBLIC STREET ROW** 14 GAS, ELECTRIC, TELEPHONE

(TOTAL 0.027 OF AN ACRE "OFF-LOT") (PERMEABLE) (17) 20'X70' SEWER, WATER, ACCESS AND EXPIRE UPON INCORPORATION INTO FUTURE (OPEN SPACE) PLATTED PUBLIC STREET ROW (TOTAL 0.032 OF AN ACRE "OFF-LOT") (PERMEABLE)

FASEMENT (TOTAL 0.648 OF AN ACRE "OFF-LOT") (PERMEABLE) 50X120' SEWER, WATER, ACCESS AND DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC

ACCESS EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO **FUTURE PLATTED PUBLIC STREET ROW** 20) 60' SANITARY SEWER EASEMENT

> 10' GAS, ELECTRIC, TELEPHONE, WATER AND CABLE TV EASEMENT

EASEMENT 12 OVERHEAD ELECTRIC

PLATTED PUBLIC STREET ROW

(11) 15' BUILDING SETBACK LINE

(14) 10 BUILDING SETBACK LINE

12 15 PRIVATE DRAINAGE EASEMENT

16' SANITARY SEWER EASEMENT

(TOTAL 0.044 OF AN ACRE 'OFF-LOT')

20X50 SEWER, WATER, ACCESS AND

(TOTAL 0.027 OF AN ACRE 'OFF-LOT')

DRAINAGE EASEMENT. ENTIRE EASEMENT TO

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

VARIABLE WIDTH DRAINAGE EASEMENT.

**INCORPORATION INTO FUTURE PLATTED** 

PUBLIC STREET ROW (TOTAL 0.778 OF AN

VARIABLE WIDTH SANITARY SEWER AND

(TOTAL 0.175 OF AN ACRE "OFF-LOT")

ENTIRE EASEMENT TO EXPIRE UPON

ACRE "OFF-LOT") (PERMEABLE)

(6) VARIABLE WIDTH CLEAR VISION

10' GAS, ELECTRIC, TELEPHONE

I, 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 HEREB' 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 TRECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORIS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SLICE TREES OR PARTS THEREOF, OR OTHER COSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, GR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. L 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 A. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, CAS, WATER, SEWER, DRAWAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS

OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND

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.

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 NAD83 (NA2011) EPOCH 2010.00 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 NAD83 (NA2011) EPOCH 2010.00, 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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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.



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 SEE SHEET 3 OF 3 FOR LINE & **CURVE TABLE** 

S74'05'48"E ~ 438.08

43.08' 47.50' 47.50' 47.50' 47.50' 47.50'

**44.35 45.00 4.45.00 45.00** 

45,00

20 =

45.00

19 \*

50' ROW N74'05'48"W ~ 507.19'

38 \*

BLK 1 CB 4907

45.00' 45.00'

37

\_45.00°\_ \_45.00° \_\_45.00°\_ \_ 45.00°\_ \_45.00°\_

VAR WID ROW N74'05'48'W ~ 407.26'

14 \*

21 =

BACKSWING WAY \_\_\_\_\_\_ 376.02

36 \*

903

45.00 4.45.00

13 \*

45.00

22\*

35 6 8 34

(II)

45.00

CB|4907

CB 4907

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT

ADOLPHUS HARNDEN UNPLATTED SURVEY NO. 478 1/3 REMAINING PORTION OF 170.117 ACRES ABSTRACT 350 CONTINENTAL HOMES OF TEXAS, LP **COUNTY BLOCK 4911** (DOC# 20180182306, OPR) S74'05'48"E ~ 834.79' 19.90

(PERMEABLE) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.014 OF AN ACRE "OFF-LOT") S74'05'48"E ~ 677.29" UNPLATTED: 2.055 ACRES OUT OF THE 10X10 GAS, ELECTRIC, TELEPHONE AND **L\_166** (TOTAL 0.002 OF AN ACRE "OFF-LOT") (DOC# 20180182306, OPR)

N: 13785569.04

574'05'48"E

574'05'48'E (14)

S74'05'48"E ~ 125.89"

45.00 45.00 45.00

2 / 120.00

E: 2160789.47

(PERMEABLE) 10X10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT") PERMEABLE) 5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

LEGEND

CONTINUATION

(TOTAL 0.062 OF AN ACRE "OFF-LOT")

(TOTAL 0.092 OF AN ACRE "OFF-LOT")

10' GAS, ELECTRIC, TELEPHONE AND

10 GAS, ELECTRIC, TELEPHONE AND

CABLE TV EASEMENT

CABLE TV EASEMENT

(PERMEABLE)

5' RIGHT-OF-WAY DEDICATION (TOTAL 0.149 ACRES) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.062OF AN ACRE "OFF-LOT")

(PERMEABLE) VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TOTAL 7.322 ACRES) (PERMEABLE)

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (TOTAL 5.034 ACRES) (PERMEABLE) (0.151 AC) (VOL 9575, PGS 797-203, DPR)

30 FOOT NON EXCLUSIVE GENERAL EASEMENT UTILITY AND TEMPORARY ACCESS PERMEABLE) VARIABLE WIDTH PRIVATE DRAINAGE (VOL 13097, PG 1134, OPR) 4 16 SANITARY SEWER EASEMENT (DOC NO. 20180224109, OPR)

(TOTAL 0.125 OF AN ACRE "OFF-LOT") (PERMEABLE)

VARIABLE WIDTH SANITARY SEWER EASEMENT

10' WATER EASEMENT EXPIRE UPON INCORPORATION INTO FUTURE 24 VARIABLE WIDTH DRAINAGE

UNPLATTED

A PORTION 1394.189 ACRE TRACT IF CIBOLO CANYONS, L.P. (VOL. 18994, PGS. 685-747 O.P.R.)

(0.048 AC) (OPEN SPACE DRAINAGE EASEMENT-PERMEABLE)

N: 13784646.04\_

E: 2160524.37

ZONE "A" 1% ANNUAL CHANCE

FLOOD (100-YEAR FLOOD) NO BASE FLOOD

' 40 °

\_39 \*

45.00' 45.00'

S74'05'48"E ~ 421.27"

- ZONE "X" -

AREAS DETERMINED TO

BLK 1 **CB 4907** (12.357 AC)

(FLOODPLAIN 4.675 AC)

\_S77'07'18"E ~ 926,96"\_\_ S77'07'18"E ~ 930.75 N77'07'18"W ~ 931.06'

SHEET 1 OF 3

SHAUNA L. WEAVER 89512 SENSE

\* JON W. COOPER 6716 POFESSION

L10-

FRANCISCO VALDEZ SURVEY NO. 478 3/4

ABSTRACT 786 **COUNTY BLOCK 4913** 

RICHARD OLIVAREZ

Notary Public, State of Texas

Comm. Expires 10-22-2021

Notary ID 6026052

SHEET 2 OF 3

**DETAIL "D"** 

THIS PLAT OF LANGDON-UNIT 1 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

CHAIRMAN

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.

N77'07'18"W ~ 931.06 **EVANS ROAD** 115' ROW LICENSED PROFESSIONAL ENGINEER

N77'07'18'W ~ 930.75

BEXAR COUNTY CITY OF SAN ANTONIO

SEE SHEET 3 OF 3

FOR LINE &

**CURVE TABLE** 

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT

UNPLATTED:

REMAINING PORTION OF
170.117 ACRES
CONTINENTAL HOMES OF TEXAS, LP

(DOC# 20180182306, OPR)

S74"05'48"E ~ 834.79"

170.117 ACRES
CONTINENTAL HOMES OF TEXAS, LP

(DOC# 20180182306, OPR)

S74'05'48"E

00° 1"45.00° 11\

45.37

BACKSWING WAY

S74'05'48"E ~ 677.29' N:13785516.79\_

28/

/ 129.65\*

N73'23'54"W

AREAS DETERMINED TO BE OUTSIDE THE 0.2%

S770718 E ~ 926.96

ZONE "A" -

1% ANNUAL CHANCE

FLOOD (100-YEAR FLOOD)

BLK 2

SCALE: 1"= 100"

(0.031 AC)

903

BLK 1

CB 4907

(12.357 AC)

(FLOODPLAIN

4.675 AC)

\$78'03'06'E ~ 251.30

Ñ: 13784340.74 E: 2161894.1

DETAIL "A"\_ THIS SHEET

N78'03'06"W ~ 472.33"

1121

ÁDOLPHUŚ HARNDEN

SURVEY NO. 478 1/3

ABSTRACT 350

**COUNTY BLOCK 4911** 

BLK 1

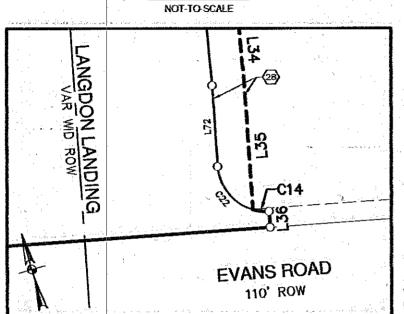
CB 4907

(2.641 AC)

PARK

(PERMEABLE)

**LOCATION MAP** 



DETAIL "A" SCALE: 1" = 30"

CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY
DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT, "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RESULTOF-WAY AREAS, TOGETHER WITH THE RICHT OF INCRESS AND EGRESS OVER GRANTOFIES 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 SLASS, 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 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

SURVEYOR'S NOTES:

1. 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 NAD83 (NA2011) EPOCH 2010.00 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 NAD83 (NA2011) EPOCH 2010.00, 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 HERBY 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:

"REGISTERED PHOFESSIONAL LAND SURVEYOR

SHAUNA L. WEAVER 89512

\* JON W. COOPER 6716

Aug 07, 2019, 1:05pm User iD: JQuintanillo P! \115\00\01\Design\Civil\Plat\PL1150001.dwg

A.D. 20 DATED THIS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

EASEMENT AND A 0.149 ACRE RIGHT OF WAY DEDICATION, OUT OF A 170.117 ACRE COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911 AND THE FRANCISCO VALDEZ, SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, NOW ASSIGNED TO COUNTY BLOCK. 4907 IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-43, 901-903, BLOCK 1, LOTS 1-2, BLOCK 2, LOTS 1-10, BLOCK 3, LOTS 1-7, 901, BLOCK 5, COUNTY BLOCK 4907

## PAPE-DAWSON

SAN ANTONIO I AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210,375,9000 TEPE FIRM REGISTRATION #470 | TEPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 07, 2019

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 AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

BY: CHIEX OF TEXAS, INC.

A DELAWARE CORPORATION THE SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 211 N LOOP 1604 E, SUITE 130 SAN ANTONIO, IX 78232 (210)496-2668

Notary Public, State of Texas

RICHARD OLIVAREZ

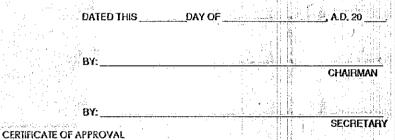
Comm. Expires 10-22-2021

Notary ID 6026052

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HAT 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 1510 DAY OF 11515.

A.D. 2019.

THIS PLAT OF LANGDON-UNIT 1 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.



THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, JEXAS 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

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. SAWS HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS **CLEAR VISION:** AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER & CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION

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

BEXAR

COUNTY

CITY OF SAN

ANTONIO

**LOCATION MAP** 

NOT-TO-SCALE

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON 05/24/2013 (CASE NO. 13-06-2069P), FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

LOMPS WITH FEMA APPROVAL

CPS/SAWS/COSA UTILITY:

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIOS FIRE FLOW RECHIBEMENTS 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, 901-903, BLK 1 & LOT 901, BLK 5, CB 4907, THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**CURVE TABLE** 

CURVE # RADIUS DELTA CHORD BEARING

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2367602) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIALLOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE, NO TREES OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

DRAINAGE EASEMENT ENCROACHMENTS:

OPEN SPACE

TREE NOTE:

			CURVE TABLE									
CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH					
42.43	44.73	C22	15.00*	070'31'44"	523'06'30"E	17.32	18.45					
20.00'	20.00	C23	15.00'	089'47'32"	N57'03'08"E	21.17	23.51					
5.07	5.10	C24	363,00'	021'46'32"	N02'54'04"E	137.13	137.96					
103.13	104.01	C25	15.00°	030,00,00	N54'57'02"W	21.21*	23.56					
93.39	94.19"	C25	130.00*	007'39'11"	S83'52'33"W	17.35	17.36					
5.07	5.10	C27	120.00	021"25"34"	N81"35"04"W	44.51	44.87					
111.27	111.91	C28	15.00	030.00,00.	S60'54'12"W	21.21*	23.56*					
34.89*	35.82	C29	15.00	090'00'00"	S29'05'48"E	21.21*	23.56					
21.11	21.70	C30	60.00*	26610'39"	S58'59'31"W	87.64	278.74					
38.25*	42.60	C31	15.00	08670739**	N31'00'29"W	20.49	22.56					
64.52	71.84	C32	15.00	030.00,00.	N60'54'12"E	21.21	23.56*					
35.61*	36.60	C33	15.00	030.00,00_	S29'05'48"E	21.21	23.56					
20.69	21.24	C34	60.00	014"21"35"	S85'07'04"E	15.00	15.04"					
5.13′	5.15	C35	15.00'	090,00,00,	N42'42'09"E	21.21	23.56					
21.29*	22.45	C36	15.00	090,00,00_	S47"17"51"E	21.21	23.56					
20.00	20.00	C37	70.00	007'39'11"	N83'52'33"E	9.34	9.35					
21.20	23.54	C38	185.00"	01872'03*	N06'48'10"E	58.52	58.77					

- Alice - 1971 - 198		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	GIIGIB BEIGHTO	333				111.000		airaina araitmia	00,10		
C1	39.95	064'08'58"	542'01'20"E	42.43	44.73		_C22	15.00*	070'31'44"	523'06'30"E	17.32	18.45	
C2	365.00	003'08'22"	S08"22"51"E	20.00	20.00		C23	15.00	089'47'32"	N57'03'08'E	21.17	23.51	
C3	15.00"	019'28'16"	N89'47'06"E	5.07	5.10		C24	363,00	021'46'32"	N02'54'04"E	137.13	137.96	
C4 .	230.90	025'48'29"	N02'59'57"E	103.13	104.01		C25	15.00	030.00,00	N54'57'02"W	21.21	23.56	
C5	209.10	025'48'29"	S02'59'57"W	93.39	94.19*		C25	130.00*	007"39"11""	S83'52'33"W	17.35	17.36	
C6	15.00	019"28'15"	570"18'50"W	5.07°	5.10		C27	120.00	021"25"34"	N81"35"04"W	44.51	44.87	
C7	301.90*	02174'17"	S00'05'45"E	111.27	111.91		C28	15.00	030.00,00,	S60'54'12"W	21.21*	23.56*	
. C8 /	45.20	045'24'24"	S57"10'49*E	34.89	35.82	1	C29	15.00	090,00,00	S29'05'48'E	21.21	23.56	
C9	26.80	045'23'39"	S57*40*26*E	21.11	21.70	1	C30	60.00	26610'39"	S58'59'31"W	87.64	278.74	
C10 .	26.80	091'04'12"	N53'35'38'E	38.25*	42.60		C31	15.00	08670'39"	N31700'29"W	20.49	22.56	
C11	45.20	091'04'12"	S53'35'38'W	64.52	71.84		C32	15.00	030.00,00.	N60'54'12"E	21.21	23.56*	
C12	45.20	046'23'39"	N57"40"26"W	35.61	36.60		C33	15.00	030.00,00_	S29'05'48"E	21.21	23.56	
C13	26.80	045"24"24"	N57'10'49"W	20.69	21.24		C34	60.00	014"21"35"	S85'07'04"E	15.00	15.04"	
C14	15.00	019'40'44"	S6812'44"E	5.13'	5.15		C35	15.00'	090'00'00"	N42'42'09"E	21.21	23.56	
C15	20.05	064'08'58"	S42'01'20"E	21.29	22.45		C36	15.00	090,00,00	S4717'51"E	21.21	23.56	
C16	435.00*	002'38'03"	S08'33'17"E	20.00	20.00	1	C37	70.00	007"39'11"	N83'52'33"E	9.34	9.35	
C17	15.00	089'55'05"	S35'05'25"W	21.20	23.54	1	C38	185.00	01812'03*	N06'48'10"E	58.52	58.77	
C18	445.00	013'39'27"	N03'02'58"W	105.82	106.07	1	C39	235.00	01812'03"	S06"48'10"W	74.34	74.65	
C19	15.00	070'31'44"	S4512'54"E	17.32	18.46	1	C40	447.00	021'50'56"	N00"24"05"W	169.43	170.46	
C20	15.00	070'31'45"	S2518'50"W	17.32	18.46*		C41	60.00	014"23"43"	N45'52"46"E	15.04	15.07	
C21	437.00	021,51,21	S00"24"17"E	165.69	166.70	1							
1 - 1 - 1	1774 1774	114,71		ar to the contract		_					,		
LINE TABLE			LINETA				LINE TA	PIE	7	•		4	
LINE IABLE			LINE IA	DLL	I		FIGE 17	WDLE.		<u> </u>			
UE # E	DE ADIAIC	ENCTH	LINE # DEADIN	CLENC	ALL LIK	E	# DEADIN	C LENG	<b>Г</b>			2 L	

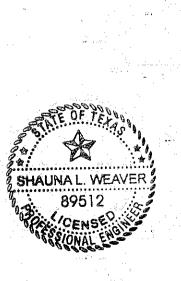
ı	INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY	C20 15.00		070'31'45"		52578	S2518'50"W		18.	18.46		C41	60.00	014'23'4
١	EASEMENT, "CAS EASEMENT," TRANSFORMER EASEMENT, "WATER EASEMENT," SANTARY SEWER EASEMENT AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING,	C21	437.00	021,51,51	T	S00°24	17"E	165.69	166.	.70	1 –			
ı	CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.			1144,611						Ξ	<u> </u>			
ı	CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND		INE TABL	E			INE TAE	BLE			Į	INE TAB	LE	- 1
I	SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF MINGRESS AND EGRESS OVER GRANTORIES ADJACENT LANCES FOR THE PURPOSE OF ACCESSING SUCH	LINE #	DEADNIO	Levon	ŀ	LINE #	DEADING	T. FNG	$\dashv$	<b>I</b>	NE #	DEADING	Lieus	r
I	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	LINE #	BEARING	LENGTH	L		BEARING		—-[	<u> </u>	NE #	BEARING	<del>-</del>	<b></b>   !
I	THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN	Li	S09'56'51"E	127.68	Ļ	L39	S15'54'12"	W 58.7		$\perp$	L77	NO971'03"Y	V 148.3	10,
ı	EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS	L2	N80'32'24"E	13.81	L	L40	S74 05 48	E 110.0	0	L	L78	\$80°02'58"V	N 53.3	1
ı	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	L3	N80'02'58"E	10.00	L	L41	N15'54'12"	E 10.0	0,	L	L79	S87"42'09"Y	N 155.8	39,
ı	OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.	L4	S09'57'02"E	7.78		L42	S74'05'48'	E 10.0	o:	Г	L80	N70'52'17"V	N 54.4	9,
ı	3. THIS PLAT DOES NOT AMEND, ALTER, HELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC,	L5	N80'02'58"E	124.04	١ſ	L43	N15'54'12"	E 15.0	o l		L81	S74'05'48"	E 50.0	o
ı	GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.	L6	N09'57'02"W	4.50	lſ	L44	S74'05'48'	E 17.0	0'	Г	L82	S77'56'16"E	55.7	4
I	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	L7	N80'02'58"E	25.00	lt	L45	N15'54'12"	E 224.9	,5·		L83	N87'42'09"	E 10.0	7
1	GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS	L8	S11'05'15"E	25.00	lt	L46	N74'05'48'		,	H	184	NO27751"V	y 1.00	,
I	EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.	L3	S80'02'58"W	25.00	lŀ	L47	N15'54'12	<del></del>	—{	$\vdash$	L85	N87'42'09"		
I	SAWS IMPACT FEE:	L10	N09'57'02"W	4.50	H	L48	N74'05'48"			-	L86	S0217'51"E		
ı	WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF		<del></del>		lŀ	- /- '				-		<u> </u>		<u> </u>
1	PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.	L11	S80'02'58"W	124.54	lŀ	L49	N15'54'12'			-	L87	N87'42'09"	<del></del>	— I
I	SAWS WASTEWATER EDU:	L12	N82'54'42"E	20.00	1	£50	509'56'51"			$\vdash$	L88	N80'02'58"		
ı	THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR	L13	S09'57'02'E	28.60		L51	S80'32'24"	W 36.3	5'	$\vdash$	F88	N67'51'53"Y	f 45.2	<u> </u>
1	THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN	L14	N75'34'28'E	125.14		L52	S80'02'58	W 10.0	5	L	F80	N26"45"41"Y	₩ 66.4	o
ı	ANTONIO WATER SYSTEM.	L15	N15'54'12"E	9.18	lL	L53	ห35"15"29	E 21.2	1° .	L	L91	S66*49'19*E	93.1	2
ı	SURVEYOR'S NOTES:	L16	S74"05"48"E	21.80	Ţ	1.54	N74'05'48'	W 119.9	13"		L92	N82'59'38"	E 80.9	8,
1	<ol> <li>PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.</li> </ol>	1.17	S15'54'12"W	9.18	П	L55	N15'54'12"	E 10.0	0,	Г	L93	568°27'00"\	N 74.8	3
1	2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983	L18	S80'05'42"W	21.80	lſ	L56	N74'05'48"	W 10.0	0.	Г	L94	N32'32'24"	E 118.4	ia'
ı	NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES	L19	N09'54'18"W	103.73	lľ	L57	S15'54'12"	W 10.0	<del>о</del> Т		L95	NO3'28'07"\	W 136.8	39'
ı	DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.	L20	575'34'28"W	126.13		L58	S15'54'12"	w 56.6	6.	$\vdash$	L96	S35'07'22"	E 88.7	8
١	3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83	L21	S09'57'02"E	13.35	lt	L59	N74'05'48			-	L97	574'05'48'	<del></del>	
1	(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED	L22	577'11'13"W	20.00	lŀ	L60	S15'54'12"			-	L98	NO9*57'01"V		<del></del>
I	FOR THE SOUTH CENTRAL ZONE.		· · · · · · · · · · · · · · · · · · ·		lŀ					-		<u> </u>		<u> </u>
ı	STATE OF TEXAS	L23	S10'42'54"E	87.98		L61	S74'05'48'			-	L99	N10"42'54"V		$\neg \circ$
١	COUNTY OF BEXAR	L24	N79"17"06"E	31.90		L62	S74'57'12'			$\vdash$	L100	N10'31'23"E		ICA
ı	I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN	L25	S10"42"54"E	98.59	ļ	L63	515'54'12"	<del></del>		$\vdash$	L101	50217'51'E	+	——fi⊥ı
ı	THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAMAGE LAYOUT. TO THE	<u>1.26</u>	S10'31'23 W	13.07		L64	N74 05 48	W 17.0	0,		L102	S0217'51"E	25,0	ш
١	BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE	1.27	S79'53'00"E	20.00		L65	N15'54'12"	E 224.9	)5°		L103	S87'42'09"Y	¥ 25.0	<u>※ 王</u>
ı	SAN ANTONIO PLANNING COMMISSION.	L28	S34'28'37'E	101.24	lL	L66	S74 05 48	E 4.50	"	L	L104	NO217'51"	<b>v</b> 25.0	м П
ı	Shawad Welle	129	S81 56 28 E	18.40"		L67	N15'54'12	E 5.10	7		L105	N80'02'59"	E 10.0	о, пт
ı	Chauller Mull	L30	N34 28 37 W	101.24		L68	N80'32'19'	E 70.0	o l	Г	L106	S09'57'01"E	34.2	, O
I	LICENSED PROFESSIONAL ENGINEER	L31	N79'53'00"W	20.13		L69	S09'57'02'	E 60.0	o l		L107	S80'02'59"V	W 10.0	0 0
1	STATE OF TEXAS COUNTY OF BEXAR	L32	510'31'23"W	40.98	lt	L70	S10'42'54	E 148.6	38'		L108	NO9'57'01"Y	N 34.2	
1		L33	N79"28"37"W	31.90*	lŀ	L71	S10'31'23"	<del></del>	-	-	L109	N75'34'28"	<del></del>	
	I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND	L34	510'31'23'W	20,16	lŀ	L72	S12'09'22"			$\vdash$	L110	S80'02'59"V	- <del></del>	
	SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:	L35			lŀ		S78'03'06'			-				
I	PAPE-DAWSON ENGINEERS, INC.		S12'09'22"W	39.57	lŀ	L73				-	L111	N09'57'01"Y	+	—~
1	The second secon	L36	S11'56'54"W	5.00'		L74	S78 03 06			$\vdash$	L112	S4012'08"		∢
1	8-7-11	L37	N16'01'29"E	58.77		L75	N12'09'22'	E 25.7	<u>"</u>	L	L113	S4012'08"E	E 99.1	<u>e,</u> ≥

L76

N13'47'20"E

58.23

L114 N4012'08"W 85.75"



JON W. COOPER 6716 OFESSION

REGISTERED PROFESSIONAL LAND SURVEYOR

£38

S74'05'49'E

20.09

RECOVER PASS 60' ROW DETAIL "B" SCALE: 1" = 30"

UNPLATTED: REMAINING PORTION OF 170.117 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC# 20180182306 338.74 N80'52'16"W **EVANS ROAD** 

SHEET 3 OF 3

FISCHER TRACE UNIT 1A

(VOL 9727, PG 69-72, DPR)

TCI DETENTION & MAINTENANCE:

LINE TABLE

S19"16"44"W

S70'43'16"E

S5712'07"E

S09"57"01"E

57213'02"E

S18'39'27"E

S78'03'06"E

S11'56'54"W 60.00"

SCALE: 1"= 100"

101.93

207.08

147.37

122.46

71.11

51.46

LINE # BEARING

L116

L117

L119

L120

L121

L122

**EASEMENTS FOR FLOODPLAINS:** 

WITH DFIRM PANEL 48029C0145G, 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

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 30-43, BLOCK 1, COUNTY

SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI,

DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE

BLOCK 4907 LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN

OF CONSTRUCTION, CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE

ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOT 902, BLK 1 & LOT 901, BLK 5, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND A PRIVATE DRAINAGE EASEMENT. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH LOT 901 AND 903, BLK 1, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN. ANTONIO FLOODPLAIN ADMINISTRATOR, THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN AND AS A COMMON AREA. LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OF ASSIGNS AND IS NOT THE RESPONSIBILITY

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED

SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE

OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, SAWS AQUIFER:

WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS

TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORIS

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS,

FRANCISCO VALDEZ SURVEY NO. 478 3/4 ABSTRACT 786 **COUNTY BLOCK 4913**