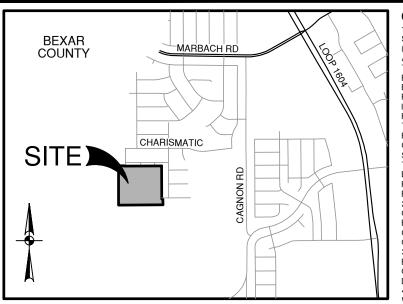
SECRETARY



LOCATION MAP NOT-TO-SCALE

UNPLATTED 18.76 AC

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 FASEMENT." "UTILITY FASEMENT." "GAS FASEMENT." "TRANSFORMER FASEMENT." "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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. 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.

USBOARDED REACON.

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.

CAGNON ROAD (VOL 9715, PGS 20-22, DPR) (VOL 9530. PG 122 DPR) PORTION OF PORTION OF LOT 2 CAGNON ROAD_/ LOT 2 -CAGNON ROAD SUBDIVISION-(VOL 9530. (VOL 9530, PG 122 DPR) PG 122 DPR) (VOL 20001, PGS 925-928, PR) PORTION OF PORTION OF CAGNON ROAD SUBDIVISION 7 LOT 3
CAGNON ROAD SUBDIVISION ..(VOL 9530, PG 122 DPR)

AREA BEING REPLATTED WITH WRITTEN NOTIFICATION

SCALE: 1"= 400'

THE 16.85 ACRES BEING REPLATTED IS A PORTION OF LOTS 2 & 3, A PORTION OF (2) SEPARATE 14' GAS AND ELECTRIC EASEMENTS, AND A VARIABLE WIDTH DRAINAGE EASEMENT OF THE CAGNON ROAD SUBDIVISION RECORDED IN VOLUME 9530, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

I HERERY 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

FINAL SURVEY DOCUMENT

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 3 OF 3 FOR CURVE & LINE TABLE, ENGINEER, SURVEYOR AND EXTRA NOTES.

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.

LEGEND

BLK BLOCK BSL BUILDING SETBACK LINE CB COUNTY BLOCK DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR)

ROW RIGHT-OF-WAY OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

1140 — EXISTING CONTOURS -----1140------ PROPOSED CONTOURS —— € —— CENTERLINE 14' GAS, ELECTRIC, TELEPHONE

AC ACRE(S)

AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS ELECTRIC TELEPHONE

AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 5' WATER EASEMENT

14' GAS AND ELECTRIC EASEMENT (VOL 9530, PG 122, DPR)

VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9530, PG 122, DPR)

VOL VOLUME PG PAGE(S) PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

VARIABLE WIDTH FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE SET 1/2" IRON ROD (PD)-ROW BEING 16.85 ACRES ESTABLISHING LOTS 60-66 & 902, BLOCK 31, LOTS 76-78, BLOCK

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9715, PGS 20-22, DPR) 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 20001, PGS 925-928, PR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 925-928, PR)

ESTABLISHING

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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: September 19, 2019

STATE OF ARIZONA

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: CW-CAGNON, LLC, A TEXAS LIMITED LIABILITY COMPANY JOHN CORK

8655 S PRIEST DR TEMPE. AZ 85284 (480) 820-0977

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

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.

TED THIS	DAY OF	A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>CHAMPIONS LANDING UNIT 3</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
		21
BY·		

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

300'

LAND-PLAT-19-11800043

REPLAT & SUBDIVISION PLAT

ESTABLISHING

CHAMPIONS LANDING UNIT 3

BEING 16.85 ACRES ESTABLISHING LOTS 60-66 & 902, BLOCK 31, LOTS 76-78, BLOCK

41, LOTS 16-29, BLOCK 42, LOTS 2-29, BLOCK 43, LOTS 2-29, BLOCK 44, AND LOTS

1-19 & 901, BLOCK 45, BEING A PORTION OF LOTS 2 & 3, COUNTY BLOCK 4334 OF

THE CAGNON ROAD SUBDIVISION RECORDED IN VOLUME 9530, PAGE 122 OF THE

SCALE: 1"= 100'

PAPE-DAWSON

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

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: September 19, 2019

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

JOHN CORK

(480) 820-0977

8655 S PRIEST DR

DAY OF

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 __

TEMPE, AZ 85284

LOCATION MAP

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC 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 FASEMENT." "UTILITY FASEMENT." "GAS FASEMENT." "TRANSFORMER FASEMENT." "WATER EASEMENT, "SANTIARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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. 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.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

USBOARDED REACON.

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

SAWS IMPACT FEE:

VATER 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.

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. NOT-TO-SCALE STATE OF ARIZONA SIMPLY SPOT SIMPLY SPOT CHAMPIONS LANDING UNIT 31 433 50' PUBLIC ROW 50' PUBLIC ROW (VOL 9715, PGS 20-22, DPR) 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 SH 59 BLK 43 15, BSL 30 30 25' 25' CB 4334 BLK 42 CB 4334 N89'50'37"E 779.15' DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, CB 4334 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE N: 13691494.67_ 134.58 120.00 120.00 N: 13691490.47 AND CONSIDERATION THEREIN EXPRESSED. E: 2058100.14 806 60 29 29 29 E: 2058999.48 N89°50'37"E N89°50'37"E S89°50'37"W S89*50'37"W N89°50'37"E S89*50'37"W 120.36'134.58 134.58 -120.00° 120.00 _{25.00}, 61 ⁸²⁶ 28 `28<u>\</u>4} 3 % 28 3 OWNER/DEVELOPER: CW-CAGNON, LLC, A TEXAS LIMITED LIABILITY COMPANY N89°50'37"E S89*50'37"W S89°50'37"W N89**°**50'37"E S89°50'37"W N89°50'37"E 120.41 134.58 120.00' 120.00 120.00 N89°50'37"E 27 27 CHAMPIONS 27 120.43' \$ 62^{25.00} LANDING UNIT 2 STATE OF ARIZONA N89°50'37"E S89*50'37"W N89°50'37"E S89°50'37"W S89*50'37"W DRAINAGE (VOL 20001, PGS COUNTY OF MARICOPA EASEMENT 134.58 134.58' 120.00 120.00 120.00 4 N89°50'37"E 925-928, PR) 0.069 AC 5 26 5 26 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED (0.055 AC 120.47 N89*50'37"E S89*50'37"W N89°50'37"E S89°50'37"W 63 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 120.00 120.00 120.00 134.58 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN က N89°50'37"E 25 25 25 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND <u>589°50'37"w</u> 4 120.52 N89°50'37"E S89°50'37"W N89*50'37"E S89°50'37"W SEAL OF OFFICE THIS UNPLATTED 120.00' 120.00 64 134.58'____ 134.58 <u>, /-</u>_\120.00' SB 114.965 AC 24 3) **24**/ 816 24 N89°50'37"E GUARDIAN LEASING, INC N89°50'37"E S89°50'37"W S89*50'37"W N89°50'37"E S89°50'37"W 8¹4 120.56' (VOL 16587, PG 2179, OPR) 120.00' 120.00' NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA 23 23 8 / 23 N89°50'37"E N89*50'37"I CERTIFICATE OF APPROVAL S89°50'37"W S89°50'37"W N89°50'37"E _120.61 120.00 120.00 120.00 s 66(5) THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING 22 22 0' BSL 5' 5 N89'50'37"E 22 9 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY N89*50'37"E √S89**°**50'37"W√₹ N89°50'37"E S89°50'37"W S89°50'37"W CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS 104.65 134.58 134.58 \120.00' 120.00 120.00 21 کو_{کر} کو چ SEA HERO 21 گ 10 10 √21 COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED . 60' PUBLIC ROW. S89°50'37"W 🕇 N89°50'37″E S89°50'37" THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND 120.00 S89*50'37"W , 134.58 120.00 REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID 20 20 8⁸/11 20 11. COMMISSIONERS COURT S89°50'37"W 😽 N89*50'37"E S89*50'37"W N89°50'37"E S89*50'37"W 120.00' 134.58 120.00 N89°50'37"E 19´% 可: 12 12 19 $12\langle 3\rangle$ 19 120.75 DATED THIS ___ N89°50'37"E S89°50'37"W S89*50'37"W N89°50'37"E S89°50'37"W 2 120.00' 120.00' 134.58 134.58 N89*50'37"E _{-20.75},18 ₈₁₆ /13 13 20.75 18 18 820/3 3 S89°50'37"W S89°50'37"W N89*50'37"E S89°50'37"W N89°50'37"E 134.58 3 120.00' N89'50'37"E 17 17 14 14 120.83 S89°50'37"W N89*50'37"E-S89*50'37"W N89°50'37"E S89°50'37"W 4 COUNTY JUDGE, BEXAR COUNTY, TEXAS 134.58' 134.58 120.00 116.06 116.06 N89°50'37"E 16 15 15 N89°50'37"E 203.65' N89°50'37"E 川か N89°50'37"E 229.15' AMBERINA io € 98.65'-**AMBERINA** S89°50'37"W 511.05' COUNTY CLERK, BEXAR COUNTY, TEXAS 46.39' - -46.38' - 46.38' - 35.00' -THIS PLAT OF <u>CHAMPIONS LANDING UNIT 3</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

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

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS

COUNTY OF BEXAR

N: 13690675.82

E: 2058101.64

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 3 FOR LEGEND.

SEE SHEET 3 OF 3 FOR CURVE

SURVEYOR AND EXTRA NOTES.

& LINE TABLE, ENGINEER,

PRIVATE DRAINAGE EASEMENT

(0.048 AC PERMEABLE)

^{_}901

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

១៩ 13 ១៩ 14 ១៩ 15 ១៩ 16 ១

UNPLATTED

18.76 AC

KINGWOOD ESTATES, INC

(VOL 11615, PGS 615-618, OPR)

S89*43'54"W 925.22

SHEET 2 OF 3

CHAMPIONS LANDING UNIT 2

925-928, PR)

⁷⁴ (VOL 20001, PGS

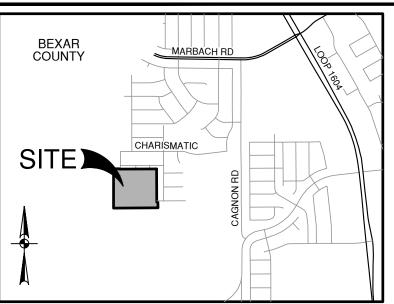
N: 13690680.15

E: 2059026.69

A.D. 20 __

CHAIRMAN

SECRETARY



LOCATION MAP NOT-TO-SCALE

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE DATE 9/29/10. 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 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.

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC 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 FASEMENT." "UTILITY FASEMENT." "GAS FASEMENT." "TRANSFORMER FASEMENT." "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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. 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.

DESCRIBED HEREUN. 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW 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 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.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 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 VITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS. INCLUDING LOT 902. BLOCK 31. CB 4334 AND LOT 901. BLOCK 45. CB 4334, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 902, BLOCK 31, CB 4334 AND LOT 901, BLOCK 45, CB 4334 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PRIVATE DRAINAGE EASEMENT.

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.

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2163503) 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 RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

REPLAT & SUBDIVISION PLAT

ESTABLISHING CHAMPIONS LANDING UNIT 3

BEING 16.85 ACRES ESTABLISHING LOTS 60-66 & 902, BLOCK 31, LOTS 76-78, BLOCK 41, LOTS 16-29, BLOCK 42, LOTS 2-29, BLOCK 43, LOTS 2-29, BLOCK 44, AND LOTS 1-19 & 901, BLOCK 45, BEING A PORTION OF LOTS 2 & 3, COUNTY BLOCK 4334 OF THE CAGNON ROAD SUBDIVISION RECORDED IN VOLUME 9530, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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: September 19, 2019

STATE OF ARIZONA COUNTY OF MARICOPA

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: CW-CAGNON, LLC, A TEXAS LIMITED LIABILITY COMPANY JOHN CORK

8655 S PRIEST DR TEMPE. AZ 85284 (480) 820-0977

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

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 <u>CHAMPIONS LANDING UNIT 3</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

LINE TABLE INE # BEARING LENGTH L1 N89*50'37"E 120.32' L2 S00°09'23"E N89*50'37"E 25.00' L4 S00°09'23"E 120.91' L5 S89*50'37"W 100.00'

	CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90'00'00"	S45°09'23"E	35.36'	39.27
C2	15.00'	90'00'00"	N44*50'37"E	21.21'	23.56'
C3	15.00'	90*00'00"	S45°09'23"E	21.21'	23.56'
C4	15.00'	86°33'59"	N46°33'37"E	20.57	22.66'
C5	15.00'	86°33'59"	S46°52'24"E	20.57	22.66'
C6	15.00'	90°00'00"	S44°50'37"W	21.21'	23.56'
C7	15.00'	90°00'00"	N45°09'23"W	21.21'	23.56'
C8	15.00'	40°52'57"	S69*24'08"W	10.48	10.70'
С9	51.00'	171°45'54"	N45°09'23"W	101.74	152.89'
C10	15.00'	40°52'57"	N20°17'05"E	10.48'	10.70'
C11	16.00'	90°00'00"	N45*09'23"W	22.63'	25.13'
C12	16.00'	90°00'00"	N44°50'37"E	22.63'	25.13'

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 FSTABILISHED 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 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. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT