

### **LOCATION MAP** NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

---- CENTERLINE

CITY OF SAN ANTONIO CITY LIMITS

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE) VARIABLE WIDTH DRAINAGE EASEMENT. ENTIRE EASEMENT TO **EXPIRE UPON INCORPORATION** INTO FUTURE PLATTED PUBLIC STREET ROW. (TOTAL 0.314 OF AN ACRE "OFF LOT") (PERMEABLE) 3

VARIABI E WIDTH SANITARY SEWER EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW. (TOTAL 0.056 OF AN ACRE "OFF LOT")

10' BUILDING SETBACK

15' BUILDING SETBACK

VARIABLE WIDTH SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.208 OF AN ACRE "OFF-LOT") (PERMEABLE)

10' GAS, ELECTRIC, TELEPHONE 9 AND CABLE TV EASEMENT. (TOTAL 0.004 OF AN ACRE "OFF-LOT) (PERMEABLE) 12' OVERHEAD ELECTRIC

"OFF LOT") (PERMEABLE)

EASEMENT PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT. (TOTAL 0.044 OF AN ACRE

VOLUME PG PAGE(S) ROW RIGHT-OF-WAY

VAR WID VARIABLE WIDTH

REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

SET 1/2" IRON ROD (PD)-ROW 970.50 MINIMUM FINISHED FLOOR ELEVATION — EXISTING CONTOURS

PROPOSED CONTOURS

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL 20001, PGS 1671-1673, DPR) VARIABLE WIDTH CLEAR VISION EASEMENT LANGDON - UNIT 1

(VOL 20001, PGS 1671-1673, DPR) 16' SANITARY SEWER EASEMENT **LANGDON - UNIT 1** (VOL 20001, PGS 1671-1673, DPR) 10' BUILDING SETBACK LANGDON - UNIT 1

(VOL 20001, PGS 1671-1673, DPR) 15' BUILDING SETBACK LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DPR)

12' OVERHEAD ELECTRIC EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DPR) 30-FOOT NON EXCLUSIVE GENERAL UTILITY AND TEMPORARY ACCESS EASEMENT

(VOL 13007, PG 1134, DPR) 10'X10' GAS, ELECTRIC. TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1671-1673, DPR)

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PGS 1671-1673, DPR) VARIABLE WIDTH SANITARY SEWER EASEMENT

(VOL 20001, PGS 1671-1673, DPR) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PGS 1671-1673, DPR)

SURVEYOR'S NOTES:

DIMENSIONS SHOWN ARE SURFACE.

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.

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 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.



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 METER SET AND/OR WASTEWATER SERVICE CONNECTION. THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG SAWS WASTEWATER EDU: EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT," AND/OR "RECYCLEDWATER EASEMENT" FOR THE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR 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 DEVELOPMENT SERVICES DEPARTMENT. RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR: SADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF PLAT NOTES APPLY TO EVERY OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS.

WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 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

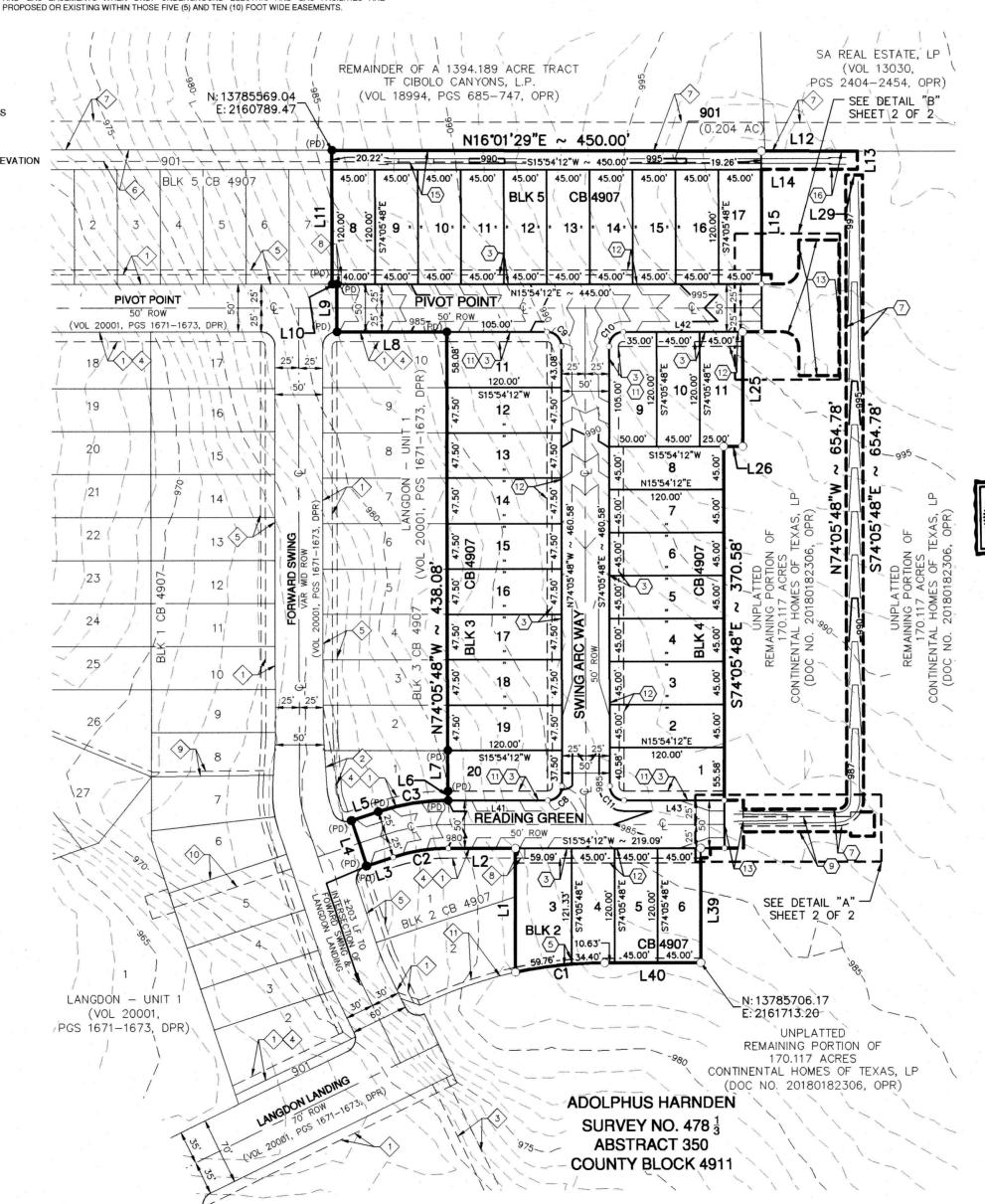
SAWS IMPACT FEE:

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

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE

PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE & **CURVE TABLE** 

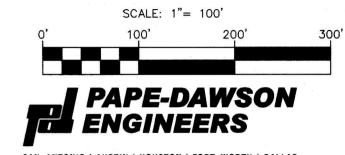


## PLAT NUMBER 180494

SUBDIVISION PLAT OF

**LANGDON-UNIT 3** 

BEING A TOTAL OF 6.859 ACRE TRACT OF LAND, OUT OF A 170,117 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NUMBER 20180182306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, NOW ASSIGNED TO COUNTY BLOCK 4907 IN BEXAR COUNTY. TEXAS. ESTABLISHING LOTS 3-6, BLOCK 2, LOTS 11-20, BLOCK 3, LOTS 1-11, BLOCK 4 & LOTS 8-17, 901, BLOCK 5, COUNTY BLOCK 4907



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: January 07, 2020

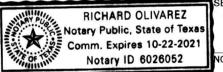
STATE OF TEXAS

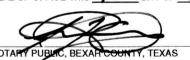
THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION THE SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. SAN ANTONIO, TEXAS 78232 (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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TO DAY OF THE PROPERTY., A.D. 20





THIS PLAT OF LANGDON-UNIT 3 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

	DATED THIS	DAY OF	, A.D. 20
	BY:		CHAIRMAN
			517414744
	BY:		
ERTIFICATE OF	APPROVAL		SECRETARY
FFICER OF TH AT THE ATTA XAR COUNTY CONFORMINATED THIS PLAT	E COMMISSIONERS  CHED PLAT WAS E  (, TEXAS AND THAT ,  TY WITH THE STATUT  WAS APPROVED BY	COURT OF BEXAR COULY FILED WITH THI AFTER EXAMINATION TES, RULES AND REG THE SAID COMMISSI	
ATED THIS	DAY OF		A.D. 20
v		2	
DUNTY JUDG	E, BEXAR COUNTY,	TEXAS	
OUNTY CLERI	K, BEXAR COUNTY,	TEXAS	

SHEET 1 OF 2



SHAUNA L. WEAVER

89512

NOT-TO-SCALE

#### PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE								
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
C1	e	445.00'	12'07'26"	S9'50'29"W	93.99'	94.16'		
C2		185.00'	18"12'03"	S6'48'10"W	58.52'	58.77		
С3		235.00	1812'03"	N6°48'10"E	74.34	74.65		
C4		17.00'	90.00,00,	N29'05'48"W	24.04'	26.70'		
C5		17.00'	90,00,00,	S60'54'12"W	24.04'	26.70		
C6		9.25'	90.00,00,	N29°05'48"W	13.08	14.53'		
C7		26.75	27'44'15"	S60'13'41"E	12.82'	12.95'		
CB	п,	15.00'	90.00,00,	N29°05'48"W	21.21'	23.56'		
C9		15.00'	90,00,00,	S60°54'12"W	21.21	23.56'		
C10		15.00'	90.00,00,	S29°05'48"E	21.21'	23.56'		
C11		.15.00	90,00,00,	N60'54'12"E	21.21	23.56		
C12		26.75'	62'15'45"	N15'13'41"W	27.66	29.07'		

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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

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

**SURVEYOR'S NOTES:** 

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STATE OF TEXAS COUNTY OF BEXAR

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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.



#### **CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, SAWS IMPACT FEE:

SAWS WASTEWATER EDU:

DEVELOPMENT SERVICES DEPARTMENT.

SAWS HIGH PRESSURE

ARBORIST OFFICE PER 35-477(H).

TREE NOTE:

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE

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

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR

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

RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF

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

CONFORMANCE WITH 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 901, BLOCK 5, CB 4907, 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.

#### 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 BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR[] S ANTONIO ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR MPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### SAWS AQUIFER:

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 AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL. STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

LOT 901, BLOCK 5, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

#### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

#### INCHES ABOVE FINAL ADJACENT GRADE. RESIDENTIAL FIRE FLOW:

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 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

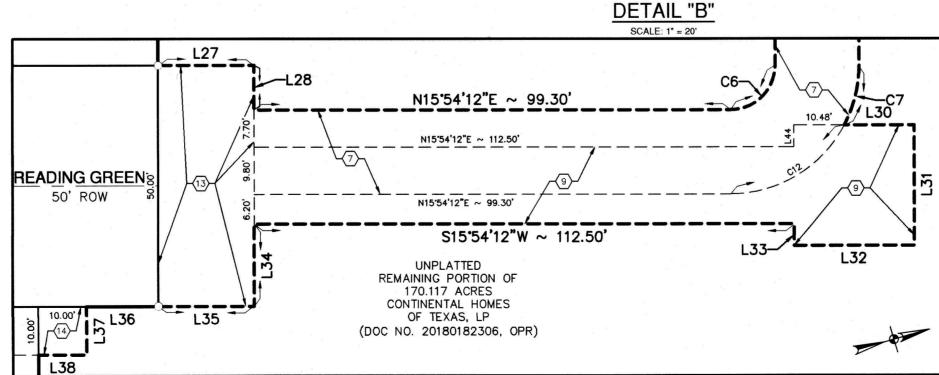
#### SAWS DEDICATION:

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.

LINE TABLE				. 1	E			
LINE #	BEARING	LENGTH		LINE # BEARING LEN				
L1	N74'05'48"W	129.93'		L23	S15'54'12"W	22.00'		
L2	S15'54'12"W	70.27'		L24	S15'54'12"W	20.00'		
L3	S2'17'51"E	29.06'		L25	S74'05'48"E	120.00'		
L4	S87'42'09"W	50.00'		L26	S15'54'12"W	20.00		
L5	N2'17'51"W	29.06		L27	N15'54'12"E	20.00'		
L6	N74'05'48"W	10.00'		L28	S74'05'48"E	9.30'		
L7	N74'57'12"W	42.50'		L29	N15'54'12"E	17.50'		
L8	S15*54'12"W	115.00'		L30	N15'54'12"E	14.52'		
L9	N74°05′48″W	50.00'		L31	S74'05'48"E	25.00'		
L10	S15*54'12"W	5.00'		L32	S15*54'12"W	25.00'		
L11	N74*05'48"W	140.22'		L33	N74'05'48"W	4.50'		
L12	N16'01'20"E	100.77		L34	S74'05'48"E	17.00'		
L13	S74'05'49"E	19.05		L35	S15*54'12"W	20.00		
L14	S15°54'12"W	100.77		L36	S15*54'12"W	15.00'		
L15	S74'05'48"E	110.00'		L37	S74'05'48"E	10.00'		
L16	N15'54'12"E	10.00'		L38	S15'54'11"W	10.00'		
L17	S74'05'48"E	10.00'		L39	S74'05'48"E	110.00'		
L18	N15'54'12"E	12.00'		L40	S15*54'12"W	100.63		
L19	N74°05'48"W	29.00'		L41	N15'54'12"E	104.36		
L20	N15'54'12"E	42.00'		L42	S15'54'12"W	145.00'		
L21	S15'54'12"W	42.00'		L43	N15'54'12"E	105.00'		
L22	N74'05'48"W	29.00'		L44	N74'05'48"W	4.50'		

L20 17 PIVOT POINT 50' ROW L24 L23 UNPLATTED REMAINING PORTION OF 170.117 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC NO. 20180182306, OPR)

L21



**DETAIL "A"** 

SCALE: 1" = 20'

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER & PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 903, BLOCK 1, CB 4907,

SUBDIVISION UNIT LANGDON-UNIT 1, RECORDED IN VOLUME, PAGE (PLAT#

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY

NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO

FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN

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 OWNERSD

ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY

OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH

DETENTION FOR PREVIOUSLY RECORDED PLAT:

TCI DETENTION & MAINTENANCE

OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED

# PLAT NUMBER 180494

SUBDIVISION PLAT

OF **LANGDON-UNIT 3** 

BEING A TOTAL OF 6.859 ACRE TRACT OF LAND, OUT OF A 170.117 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NUMBER 20180182306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, NOW ASSIGNED TO COUNTY BLOCK 4907 IN BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 3-6, BLOCK 2, LOTS 11-20, BLOCK 3, LOTS 1-11, BLOCK 4 & LOTS 8-17, 901, BLOCK 5, COUNTY BLOCK 4907



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: January 07, 2020

STATE OF TEXAS

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, ASSIST BY: CHTEX 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, TEXAS 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEXAF

RICHARD OLIVAREZ

Notary Public, State of Texas

Comm. Expires 10-22-2021

Notary ID 6026052

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 975 DAY OF JANUARY, A.D. 20 20.



THIS PLAT OF LANGDON-UNIT 3 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 THISDAY OF	, A.D. 20
	BY:	
		CHAIRMAN
	BY:	
		SECRETARY
CERTIFICATE OF	APPROVAL	

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF 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

SHEET 2 OF 2

SHAUNA L. WEAVER 89512

