

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
CB COUNTY BLOCK	ROW RIGHT-OF-WAY
DOC DOCUMENT	REPETITIVE BEARING
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	AND/OR DISTANCE
NO. NUMBER (SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (PD)
	○ SET 1/2" IRON ROD (PD)-ROW
	992.50 MINIMUM FINISHED FLOOR ELEVATION
— CENTERLINE	— EXISTING CONTOURS
	— PROPOSED CONTOURS
③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑩ 15' DRAIN MAINTENANCE ACCESS EASEMENT
⑤ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑪ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.183 OF AN ACRE "OFF-LOT")
⑥ VARIABLE WIDTH CLEAR VISION EASEMENT	⑫ VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL 0.029 OF AN ACRE "OFF-LOT")
⑦ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (TOTAL 0.030 OF AN ACRE "OFF-LOT")	⑬ 16' SANITARY SEWER EASEMENT
⑧ 16' SANITARY SEWER EASEMENT	⑭ 10' BUILDING SETBACK
⑨ 10' BUILDING SETBACK	⑮ 15' BUILDING SETBACK
⑩ 15' BUILDING SETBACK	⑯ VARIABLE WIDTH SANITARY SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (TOTAL 0.287 OF AN ACRE "OFF-LOT")
⑪ 10' BUILDING SETBACK	⑰ 20'x60' SANITARY SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (TOTAL 0.028 OF AN ACRE "OFF-LOT")
⑫ 15' BUILDING SETBACK	⑱ 12' OVERHEAD ELECTRIC EASEMENT
⑬ 16' SANITARY SEWER EASEMENT	⑲ 25'x25' SANITARY SEWER EASEMENT (0.014 OF AN ACRE "OFF-LOT")
⑭ 10' BUILDING SETBACK	⑳ 1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 180494)
⑮ 15' BUILDING SETBACK	㉑ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.005 OF AN ACRE "OFF-LOT") (PLAT NO. 180494)
⑯ VARIABLE WIDTH SANITARY SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (TOTAL 0.287 OF AN ACRE "OFF-LOT")	㉒ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL 0.044 OF AN ACRE "OFF-LOT") (PERMEABLE) (PLAT NO. 180494)
⑰ 20'x60' SANITARY SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (TOTAL 0.028 OF AN ACRE "OFF-LOT")	
⑱ 12' OVERHEAD ELECTRIC EASEMENT	
⑲ 25'x25' SANITARY SEWER EASEMENT (0.014 OF AN ACRE "OFF-LOT")	
㉑ 1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 180494)	
㉒ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL 0.044 OF AN ACRE "OFF-LOT") (PERMEABLE) (PLAT NO. 180494)	

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 SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

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," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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 ACCESS 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

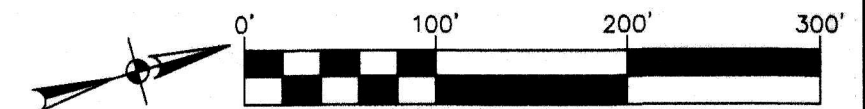
SEE SHEET 2 OF 2
FOR LINE &
CURVE TABLE

PLAT NUMBER 18-900115

SUBDIVISION PLAT
OF
LANGDON-UNIT 7

BEING A TOTAL OF 12.555 ACRES 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 7-9, 901, BLOCK 2, LOTS 12-40, BLOCK 4 & LOTS 18-40, 901-902, BLOCK 5, COUNTY BLOCK 4907.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: January 23, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHITEX 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) 496-2868

STATE OF TEXAS
COUNTY OF BEXAR

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 27 DAY OF January, A.D. 2020.

JENNIFER GABRIELLE MARZANO
Notary Public, State of Texas
Comm. Expires 10-12-2020
Notary ID 130860380

J. Marzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LANGDON-UNIT 7, 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

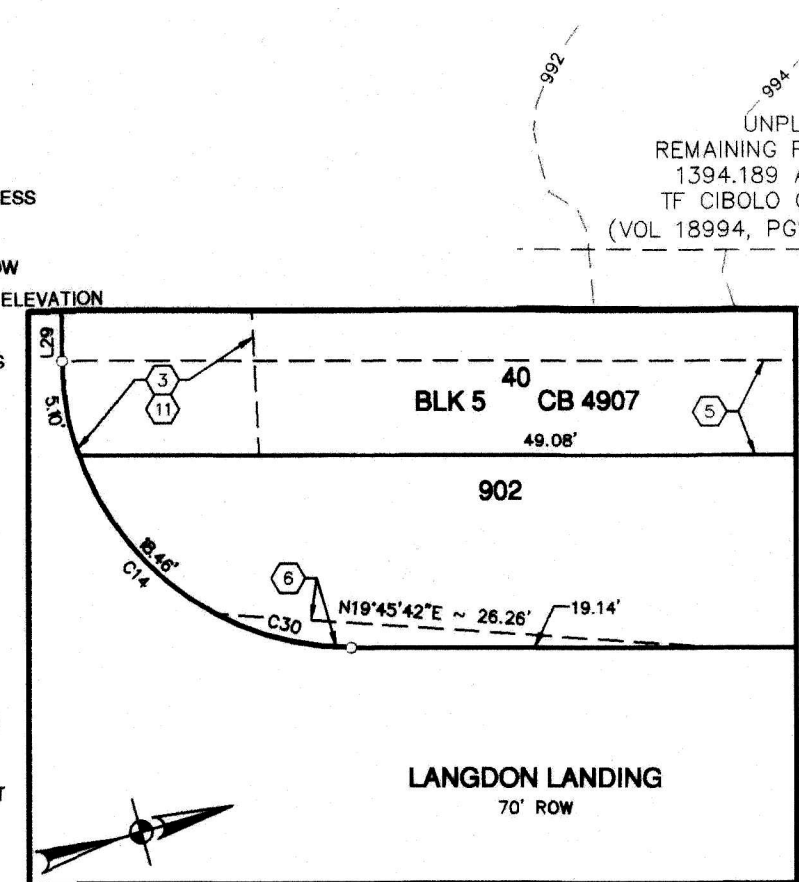
CERTIFICATE OF APPROVAL

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

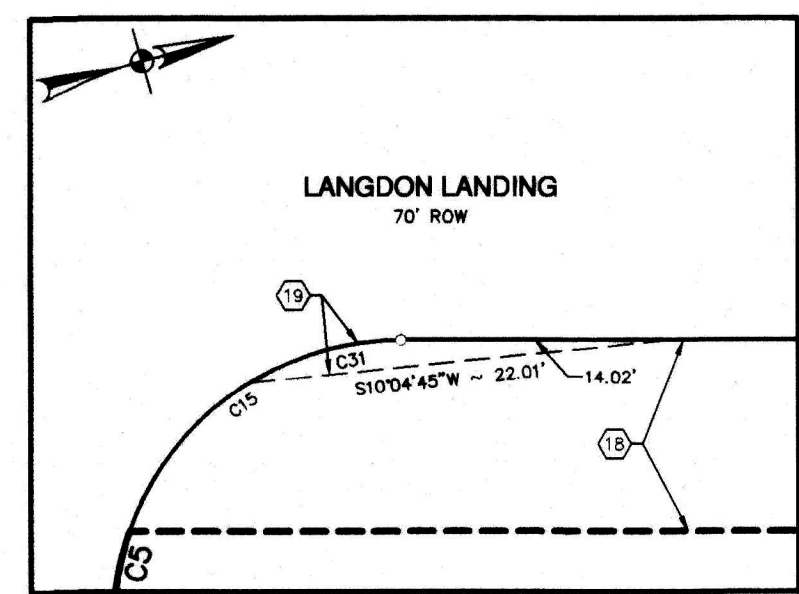
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



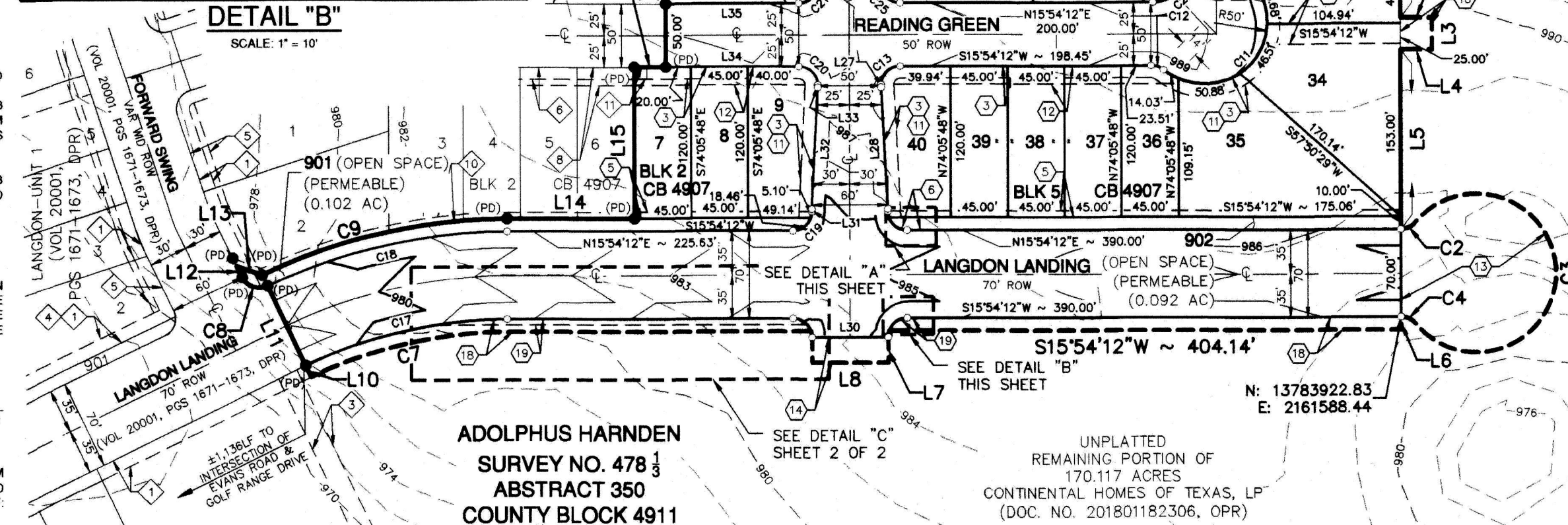
DETAIL "A"

SCALE: 1"= 10'



DETAIL "B"

SCALE: 1"= 10'

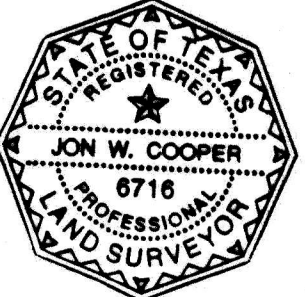


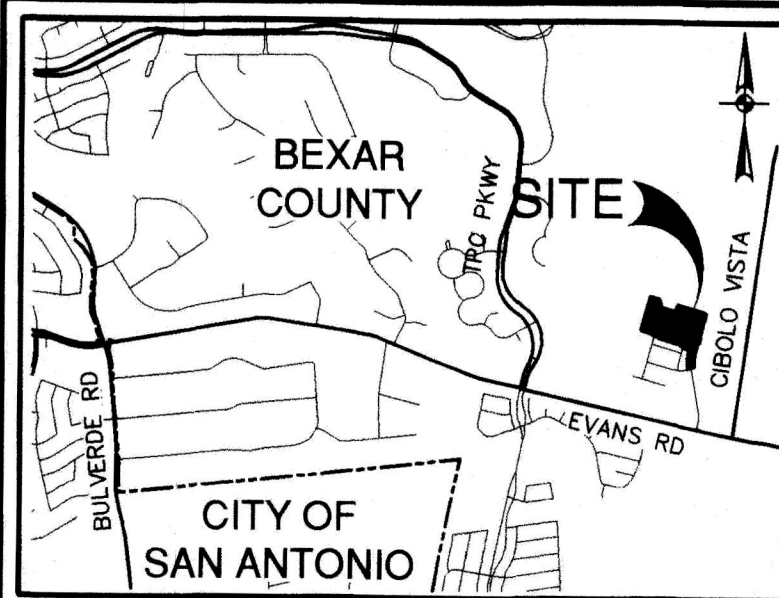
ADOLPHUS HARNDEN
SURVEY NO. 478 1/3
ABSTRACT 350
COUNTY BLOCK 4911

UNPLATTED
REMAINING PORTION OF
170.117 ACRES
CONTINENTAL HOMES OF TEXAS, L.P.
(DOC. NO. 20180182306, OPR)

N: 13783922.83
E: 2161588.44

SHEET 1 OF 2





LOCATION MAP
NOT-TO-SCALE

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 2 AND LOTS 901-902, BLOCK 5, COUNTY BLOCK 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 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.

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0145G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OPEN SPACE:

LOT 901, BLOCK 2 AND LOT 902, BLOCK 5, COUNTY BLOCK 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND A GAS, ELECTRIC, TELEPHONE, CABLE TV AND PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 5, COUNTY BLOCK 4907 IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND PRIVATE 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 903, BLOCK 1, CB 4907, SUBDIVISION UNIT LANGDON-UNIT 1, RECORDED IN VOLUME , PAGE (PLAT # 180491).

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.

SETBACK:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2367802) 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).

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.

PLAT NUMBER 18-900115

SUBDIVISION PLAT OF LANGDON-UNIT 7

BEING A TOTAL OF 12.555 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 7-9, 901, BLOCK 2, LOTS 12-40, BLOCK 4 & LOTS 18-40, 901-902, BLOCK 5, COUNTY BLOCK 4907.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 23, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
THE SOLE GENERAL PARTNER
OF CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1804 E, SUITE 130
SAN ANTONIO, TEXAS 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

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 27 DAY OF January, A.D. 20 20.

J. Marzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LANGDON-UNIT 7, 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

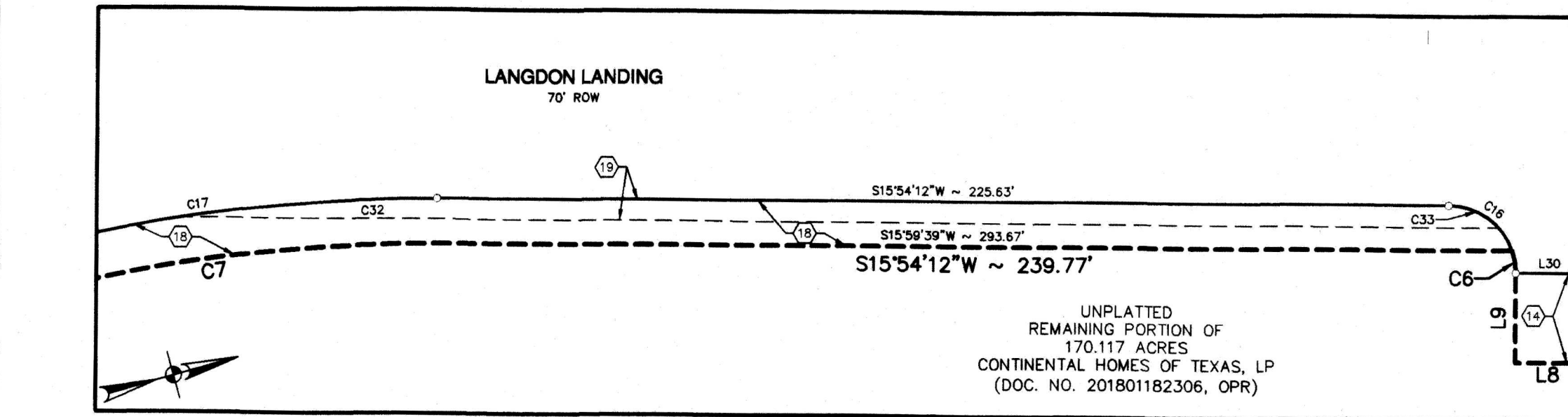
CERTIFICATE OF APPROVAL

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



DETAIL "C"

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," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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.

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 CORRS 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.

Shauna L. Weaver

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Jon W. Cooper

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N15°54'12"E	120.00'
L2	N15°54'12"E	25.00'
L3	S74°05'48"E	25.00'
L4	S15°54'12"W	25.00'
L5	S74°05'48"E	142.50'
L6	S74°05'48"E	10.00'
L7	S74°05'48"E	20.00'
L8	S15°54'12"W	60.00'
L9	N74°05'48"W	20.00'
L10	S80°02'58"W	10.00'
L11	S80°32'19"W	70.00'
L12	S80°02'58"W	10.05'
L13	N35°15'29"E	21.21'
L14	N15°54'12"E	100.63'
L15	N74°05'48"W	120.00'
L16	N15°54'12"E	25.00'
L17	N15°54'12"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N74°05'48"W	120.00'
L19	N15°54'12"E	20.00'
L20	N74°05'48"W	189.26'
L21	N16°04'00"E	53.90'
L22	S74°05'48"E	17.96'
L23	S15°54'12"W	53.90'
L24	S74°05'48"E	122.99'
L25	S43°56'35"E	23.70'
L26	S6°39'21"E	113.28'
L27	S74°05'48"E	2.00'
L28	S77°04'42"E	96.13'
L29	S74°05'48"E	2.00'
L30	S15°54'12"W	60.00'
L31	N74°05'48"W	2.00'
L32	N71°06'55"W	96.13'
L33	N74°05'48"W	2.00'
L34	S15°54'12"W	105.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	N15°54'12"E	105.00'
L36	N74°05'48"W	112.14'
L37	S74°05'48"E	112.14'
L38	S87°28'06"W	35.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	39°51'13"	S54°10'12"E	10.22'	10.43'
C2	15.00'	50°07'54"	N9°09'45"W	12.71'	13.12'
C3	63.00'	28°01'54"	S74°05'48"E	80.77'	308.17'
C4	15.00'	50°07'54"	S40°58'09"W	12.71'	13.12'
C5	15.00'	19°28'16"	S84°21'40"E	5.07'	5.10'
C6	15.00'	19°28'16"	N83°49'56"W	5.07'	5.10'
C7	355.00'	25°51'14"	S2°58'35"W	158.83'	160.19'
C8	15.00'	89°55'17"	S35°05'20"W	21.20'	23.54'
C9	445.00'	25°46'54"	N3°00'45"E	198.55'	200.24'
C10	15.00'	39°51'13"	N85°58'35"E	10.22'	10.43'
C11	50.00'	169°42'26"	S29°05'48"E	99.60'	148.10'
C12	15.00'	39°51'13"	S35°49'48"W	10.22'	10.43'
C13	15.00'	90°00'00"	S29°05'48"E	21.21'	23.56'
C14	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
C15	15.00'	70°31'44"	S19°21'40"E	17.32'	18.46'
C16	15.00'	70°31'44"	S51°10'04"W	17.32'	18.46'
C17	365.00'	25°51'14"	S2°58'35"W	163.31'	164.70'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	435.00'	25°46'31"	N3°00'56"E	194.04'	195.69'
C19	15.00'	90°00'00"	N29°05'48"W	21.21'	23.56'
C20	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
C21	15.00'	90°00'00"	N29°05'48"W	21.21'	23.56'
C22	15.00'	57°46'09"	S77°01'07"W	14.49'	15.12'
C23	60.00'	295°32'17"	N15°54'12"E	64.00'	309.49'
C24	15.00'	57°46'09"	S45°12'44"E	14.49'	15.12'
C25	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
C26	25.00'	90°00'00"	N29°05'48"W	35.36'	39.27'
C27	25.00'	90°00'00"	S60°54'12"W	35.36'	39.27'
C28	15.00'	39°51'13"	N4°01'25"W	10.22'	10.43'
C29	50.00'	169°42'26"	N60°54'12"E	99.60'	148.10'
C30	15.00'	28°05'30"	S29°58'56"W	7.28'	7.35'
C31	15.00'	31°40'00"	N0°04'13"E	8.19'	8.29'
C32	365.00'	8°58'16"	N11°25'04"E	57.09'	57.15'
C33	15.00'	47°49'56"	N39°49'10"E	12.16'	12.52'

SHEET 2 OF 2

