A D 20

VAR WID

VARIABLE WIDTH

REPETITIVE BEARING

FOUND 1/2" IRON ROD (UNLESS

SET 1/2" IRON ROD (PD)-ROW

ORIGINAL SURVEY/ COUNTY LINE

AND/OR DISTANCE

NOTED OTHERWISE)

20'X50' DRAINAGE, WATER, SEWER

PLATTED PUBLIC STREET ROW

PLATTED PUBLIC STREET ROW

TOTAL 0.073 OF AN ACRE

VARIABLE WIDTH DRAINAGE AND

(PERMEABLE

**(16)** 

VARIABLE WIDTH SANITARY

AND ACCESS EASEMENT TO EXPIRE

(TOTAL 0.023 OF AN ACRE "OFF-LOT")

SEWER EASEMENT TO EXPIRE UPON **INCORPORATION INTO FUTURE** 

(TOTAL 0.056 OF AN ACRE "OFF-LOT")

MAINTENANCE ACCESS EASEMENT (TOTAL 0.092 OF AN ACRE "OFF-LOT")

TELEPHONE AND CABLE TV EASEMENT

(TOTAL 0.002 OF AN ACRE "OFF-LOT") SEE DETAIL "B"

VARIABLE WIDTH GAS, ELECTRIC,

19 10'X10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION

UPON INCORPORATION INTO FUTURE

SET 1/2" IRON ROD (PD)

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

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

BEXAR COUNTY, TEXAS -1140- — EXISTING CONTOURS PROPOSED CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

6 VARIABLE WIDTH CLEAR VISION

7 VARIABLE WIDTH DRAINAGE EASEMENT 9 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.041 OF AN ACRE "OFF-LOT")

10 10 WATER EASEMENT 15' PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT

12 10' BUILDING SETBACK LINE 13 15 BUILDING SETBACK LINE

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 FASEMENT, "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," "AND/OR "RECYCLED WATER 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 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 OF GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TY 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

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

PLANO, TEXAS, 75024

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

JON W. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716 PAPE-DAWSON ENGINEERS, INC TBPE, FIRM REGISTRATION NO. 470 TBPLS, FIRM REGISTRATION NO. 10194390 5810 TEENYSON PARKWAY, SUITE 425,

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.

VARIABLE WIDTH CLEAR VISION

5' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

16' SANITARY SEWER EASEMENT

(VOL 20001, PGS 1671-1673, DR)

SEE DETAIL

SHEET 2 OF

901

SPACE

(0.025 A

SHEET 2 OF 2

BLK 29 CB 4907

903

LANGDON - UNIT

VOL 20001, PGS 1671-1673, DR)

20

FASEMENT

CABLE TV FASEMENT

LANGDON - UNIT 1

LEGEND CONT. VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE (TOTAL 0.001 OF AN ACRE "OFF-LOT" PLATTED PUBLIC STREET ROW 5' GAS, ELECTRIC, TELEPHONE AND **LANGDON - UNIT 1** 

LANGDON - UNIT 1

(VOL 20001, PGS 1671-1673, DR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR)

(VOL 20001, PGS 1671-1673, DR)

UNPLATTED:

REMAINING PORTION OF

170.117 ACRES

CONTINENTAL HOMES OF TEXAS, LP

(DOC# 20180182306, OPR)

ADOLPHUS HARNDEN

SURVEY NO. 478 1/3

ABSTRACT 350

**COUNTY BLOCK 4911** 

**BLK 28** 

CB 4907

L57-

S81'55'48"E ~ 235.53'

43

N: 13781997.80

E: 2161526.65

(VOL 20001, PGS 1671-1673, DR) NON-EXCLUSIVE 60' INGRESS AND EGRESS EASEMENT (VOL 5301, PGS 1671-1679, OPR) (VOL 5915, PGS 1639-1645, OPR) VARIABLE WIDTH DRAINAGE EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) 28' ELECTRIC EASEMENT (VOL 6201, PG 1692, OPR

LANGDON - UNIT 1

VARIABLE WIDTH SANITARY SEWER

AND ACCESS EASEMENT TO EXPIRE

UPON INCORPORATION INTO FUTURE

PLATTED PUBLIC STREET ROW

28' TELEPHONE EASEMENT 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 18639, PG 2486-2491, OPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT CABLE TV EASEMENT

(VOL 9727, PG 69-72, DPR)

\$81.55,48"E ~ 330.06

BLK 26

42.07' + 45.00' + 45.00' + 45.00'

**\(3**)

45.00

**2**\

LOT 902

**BLK 28** 

OPEN SPACE

3.422 AC

(PERMEABLE)

45.00 42.76

BLK 27

N81'55'48"W ~ 257.07'

10

45.00

3 :

DANCING GOPHER

10

N81'55'48"W ~ 240.44"

11:

"S81"55'48"E ~ 190.00"

N81'55'48"W ~ 156.02'/

16 3

120.84

N81'55'48"W

17

FRANCISCO VALDEZ

**SURVEY NO. 478 3/4** 

ABSTRACT 786

COUNTY BLOCK 4913

CB 4907

45.00' 45.00' 45.00' 35.00'

45.00' 45.00'

CB 4907

50,00

86

13

25.17

12:01

\_45.00'\

20.67

\$78'03'06"E ~ 551.40"

N78'03'06"W ~ 570.83'

**EVANS ROAD** 

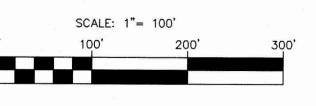
(115' RIGHT-OF-WAY)

VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (VOL 9727, PG 69-72, DPR) 1' VEHICULAR NON-ACCESS

EASEMENT (VOL 9727, PG 69-72, DPR) 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9727, PG 69-72, DPR)

VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (VOL 9727, PG 69-72, DPR) 1' VEHICULAR NON-ACCESS EASEMENT (VOL 20001, PG 139-140, DPR)

12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 139-140, DPR)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

> > 13782851.90

E: 2162222.68

SEE DETAIL "A"

SHEET 2 OF 2

S81'55'48"E

120.00

33

**√**13

32

**BLK 28** 

30

29

23

21



BEING A TOTAL OF 15.315 ACRE TRACT OF LAND, INCLUDING A 0.073 OF AN ACRE DEDICATION AND 0.238 OF ACRE OFF-SITE EASEMENTS OUT OF A 170.117 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED 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 AND OUT OF 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 1-8, BLOCK 26, LOTS 1-13, BLOCK 27, LOTS 1-37, 901-902, BLOCK 28 AND LOTS 12-14, 901, BLOCK 29



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

DATE OF PREPARATION: April 03, 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

SAN ANTONIO, TX 78232

(210)496-2668

OWNER/DEVELOPER: BY: CHTEX OF TEXAS, INC. JENNIFER GABRIELLE MARZANO A DELAWARE CORPORATION THE SOLE GENERAL PARTNER Notary Public, State of Texas OF CONTINENTAL HOMES OF TEXAS, L.P. Comm. Expires 10-12-2020 211 N LOOP 1604 E, SUITE 130

STATE OF TEXAS COUNTY OF BEXAR

Notary ID 130860380

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 B DAY OF April , A.D. 20 20

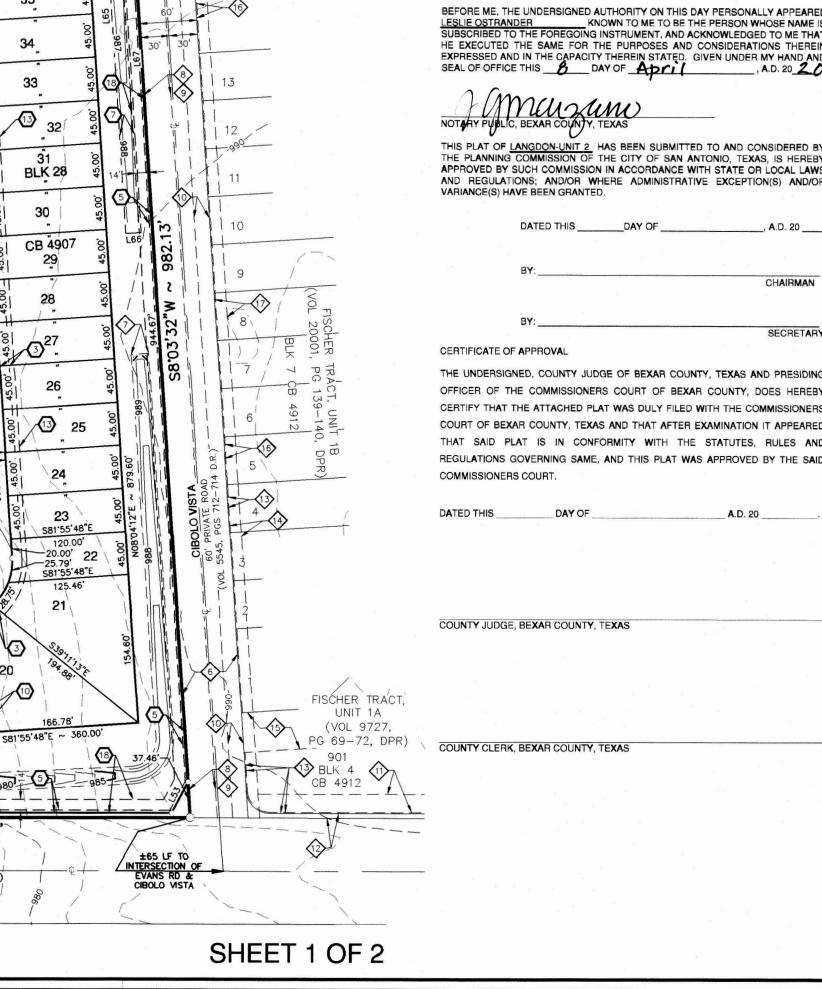
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OF

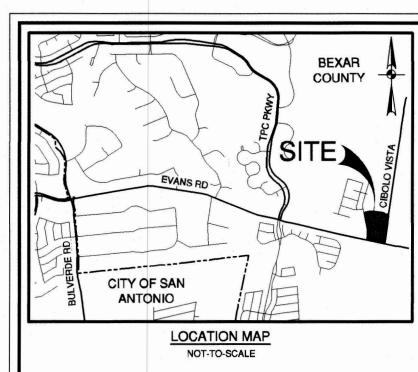
	5/11-5/ IIII	
	B <b>Y</b> :	
		CHAIRMAN
	BY:	
		SECRETARY
E OF	APPROVAL	

OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREB CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES ANI REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID









REMAINING PORTION OF

170.117 ACRES
CONTINENTAL HOMES OF TEXAS, LP

(DOC# 20180182306, OPR)

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL FINISHED FLOOR

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

INCHES ABOVE FINAL ADJACENT GRADE.

SAWS HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 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 COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORUS CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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

RESIDENTIAL FIRE FLOW:

BLK 29

L6

16.00

50.00

4 S11'16'10"E ~ 134.95'

12

901

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.

14

**CB 4907** 

C24-\

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 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901-902, BLOCK 28 AND LOT 901, BLOCK 29, 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.

OPEN SPACE:

UNPLATTED: REMAINING PORTION OF 170.117 ACRES

CONTINENTAL HOMES OF TEXAS, LP

(DOC# 20180182306, OPR)

CB 4907

L59

L66

L60

LINE TABLE

LINE # BEARING LENGTH

N08'04'12"E

N81'55'48"W

N08'04'12"E

N64'46'07"E

L61 N10'31'23"E L62 N79'53'00"W

L63 S64'46'07"W

L64 N81'55'48"W

L65 N08'03'32"E

N81'55'48"W

L67 S08'03'32"W 362.01'

14.48

88.26

162.91

134.98

5.63

136.51

8.17

362.00

16.00

S81'55'48"E ~ 120.26

120.00

**DETAIL "A"** 

NOT-TO-SCALE

**BLK 28** 

LOT 901-902, BLOCK 28 AND LOT 901, BLOCK 29, CB 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA.

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.

**BLK 28** 

**CB 4907** 

12.42' 1.69

901 4

(6)

N09'57'01"W

19.13

Q\ \16.76°

902

TREE NOTE:

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 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 AQUIFER:

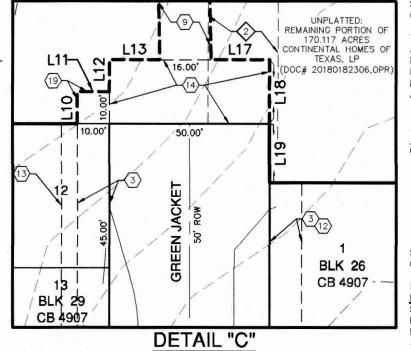
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY
REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL
SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, NOW ASSIGNED TO
COUNTY BLOCK 4907 IN BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-8, BLOCK 26, REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER

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.



NOT-TO-SCALE

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

## 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 CERTIFICATE OF APPROVAL FOR THE SOUTH CENTRAL ZONE.

PLAT NUMBER 180492

SUBDIVISION PLAT OF **LANGDON-UNIT 2** 

BEING A TOTAL OF 15.315 ACRE TRACT OF LAND, INCLUDING A 0.073 OF AN ACRE DEDICATION AND 0.238 OF ACRE OFF-SITE EASEMENTS OUT OF A 170.117 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED 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 AND OUT OF THE FRANCISCO VALDEZ, LOTS 1-13, BLOCK 27, LOTS 1-37, 901-902, BLOCK 28 AND LOTS 12-14, 901, BLOCK 29, **COUNTY BLOCK 4907.** 



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

DATE OF PREPARATION: April 03, 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

OWNER/DEVELOPER

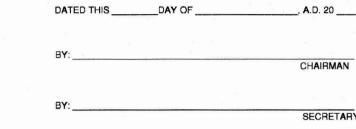
(210)496-2668

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, TX 78232

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 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 2 DAY OF ADC 1, A.D. 20 2 0

THIS PLAT OF LANGDON-UNIT 2 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, 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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

## NOT-TO-SCALE

**DETAIL** "B"

N09'57'02"W ~ 138.40'

LANGDON LANDING

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, LANGDON-UNIT 1, RECORDED IN VOLUME, PAGE (PLAT # 180491).

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

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.

## 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

## 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

JON W. COOPER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716 PAPE-DAWSON ENGINEERS, INC.

TBPE, FIRM REGISTRATION NO. 470 TBPLS, FIRM REGISTRATION NO. 10194390 5810 TEENYSON PARKWAY, SUITE 425, PLANO, TEXAS, 75024

LINE TABLE					
LINE #	BEARING	LENGTH			
L1	N11'56'54"E	5.00'			
L2	N12'09'22"E	25.29'			
L3	N10'31'23"E	59.34			
L4	N10'42'54"W	148.68'			
L5	N09'57'02"W	60.00'			
L6	N09'57'02"W	124.26'			
L7	N09'57'02"W	57.92'			
L8	S11'16'10"E	57.94'			
L9	N80'02'58"E	118.67'			
L10	N09'57'02"W	10.00'			
L11	N80'02'58"E	10.00'			
L12	N09'57'03"W	10.00'			
L13	N80'02'58"E	15.73'			
L14	N11'05'15"W	110.52'			
L15	N80'02'58"E	16.00'			
L16	S11'05'15"E	110.52			
L17	N80'02'58"E	18.27			
L18	S09'57'02"E	20.00'			
L19	S09'57'02"E	18.34			
L20	N80'02'58"E	90.52			
L21	N08'04'12"E	20.00'			
L22	S81°55'48"E	17.00			
L23	N08'04'12"E	112.50'			
L24	N81'55'48"W	4.50'			
L25	N08'04'12"E	25.00			
L26	S81'55'48"E	25.00'			
L27	508'04'12"W	25.00'			

L28 N81'55'48"W 4.50'

LINE TABLE				
LINE #	BEARING	LENGTH		
L29	508'04'12"W	112.50'		
L30	S81°55'48"E	17.00'		
L31	S08'04'12"W	20.00'		
L32	N28'53'53"W	10.80'		
L33	N61'06'07"E	16.00'		
L34	S28'53'53"E	36.26'		
L35	S81'55'48"E	12.98'		
L36	N80'02'58"E	2.00'		
L37	N83'01'51"E	96.13'		
L38	N80'02'58"E	2.00'		
L39	N09'57'02"W	129.26'		
L40	509'57'02"E	110.92		
L41	N80'02'58"E	54.88'		
L42	N08'04'12"E	105.00'		
L43	N14'29'01"W	73.99'		
L44	N09'57'02"W	91.89'		
L45	S80'02'58"W	2.00'		
L46	S75'11'02"W	97.42'		
L47	S43'39'45"W	19.78'		
L48	S80'02'58"W	54.88'		
L49	S14'29'01"E	91.67'		
L50	S09'57'02"E	91.89'		
L51	N09'57'01"W	310.53'		
L52	N10'42'54"W	26.20'		
L53	N39'30'08"E	36.52'		
L54	N75'52'42"E	52.76'		
L55	577'28'37"W	29.92'		
L56	S06'05'31"E	20.18'		

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090'12'28"	N32'56'52"W	21.25'	23.62'
C2	437.00	021'51'21"	N00'24'17"W	165.69*	166.70'
C3	15.00'	090'00'00"	N35°02′58″E	21.21'	23.56'
C4	15.00'	090,00,00,	N54'57'02"W	21.21'	23.56*
C5	38.00'	023'55'45"	S16'56'01"E	15.76'	15.87'
C6	15.00'	090,00,00,	N35'02'58"E	21.21	23.56
C7	15.00'	090'00'00"	\$54.57,05,E	21.21'	23.56
СВ	125.00	018'01'14"	N89'03'35"E	39.15'	39.31'
C9	15.00'	090'00'00"	N53'04'12"E	21.21'	23.56
C10	60.00'	266'10'40"	N38'50'29"W	87.64'	278.74
C11	15.00'	086'10'39"	N51'09'31"E	20.49'	22.56
C12	15.00'	090'00'00"	N36'55'48"W	21.21'	23.56'
C13	15.00'	035'39'28"	580'14'28"W	9.19'	9.34'
C14	50.00'	142'38'54"	N46'15'49"W	94.73'	124.48
C15	15.00'	039'32'39"	N05'17'18"E	10.15	10.35
C16	225.00'	004'31'59"	N12'13'02"W	17.80	17.80'
C17	15.00'	090'00'00"	N54'57'02"W	21.21'	23.56'
C18	15.00'	090'00'00"	S35'02'58"W	21.21'	23.56'
C19	75.00'	018'01'14"	S89'03'35"W	23.49'	23.59
C20	15.00'	090'00'00"	N36'55'48"W	21.21'	23.56'
C21	15.00'	090'00'00"	N53'04'12"E	21.21'	23.56
C22	25.00'	067'26'44"	548'12'23"E	27.76'	29.43
C23	175.00	004`31`59"	S12'13'02"E	13.84	13.85
C24	15.00'	045'14'54"	N32'34'29"W	11.54	11.85'
C25	22.00'	022'55'28"	N03'24'12"W	8.74	8.80'
C26	38.00'	013'01'40"	S01'32'42"W	8.62'	8.64



