

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 AN 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, COUNTY BLOCK 4907.

**PAPE-DAWSON
ENGINEERS**

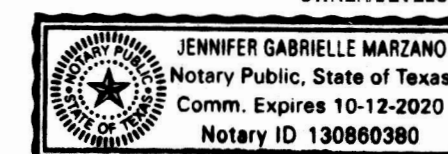
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDRP FIRM REGISTRATION #470 | TDRPLS FIRM REGISTRATION #10028900

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: LESLIE OSTRANDER, ASSISTANT SECRETARY

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 8 DAY OF April, A.D. 20 20

J. Marzano
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

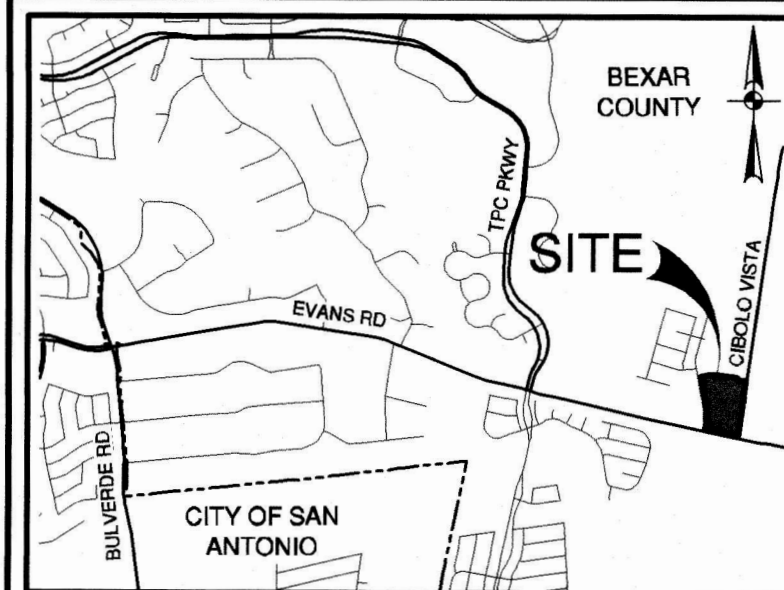
CERTIFICATE OF APPROVAL

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT	(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
---	EXISTING CONTOURS	---	ORIGINAL SURVEY/ COUNTY LINE
- - -	PROPOSED CONTOURS	---	CENTERLINE
10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14	20'X50' DRAINAGE, WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE)
11	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	15	VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT")
12	VARIABLE WIDTH CLEAR VISION EASEMENT	16	VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (TOTAL 0.073 OF AN ACRE)
13	VARIABLE WIDTH DRAINAGE EASEMENT	17	VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT")
14	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.041 OF AN ACRE "OFF-LOT")	18	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15	10' WATER EASEMENT	19	10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.002 OF AN ACRE "OFF-LOT")
16	15' PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT		
17	10' BUILDING SETBACK LINE		
18	15' BUILDING SETBACK LINE		

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 DEDICATING 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.
- 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 ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- 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 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

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TDRP, FIRM REGISTRATION NO. 470
TDRPLS, FIRM REGISTRATION NO. 10194390
5810 TEENYSON PARKWAY, SUITE 425,
PLANO, TEXAS, 75024

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.

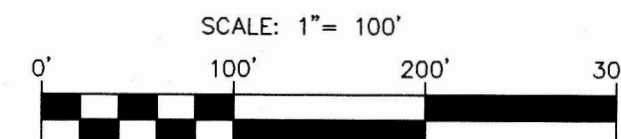
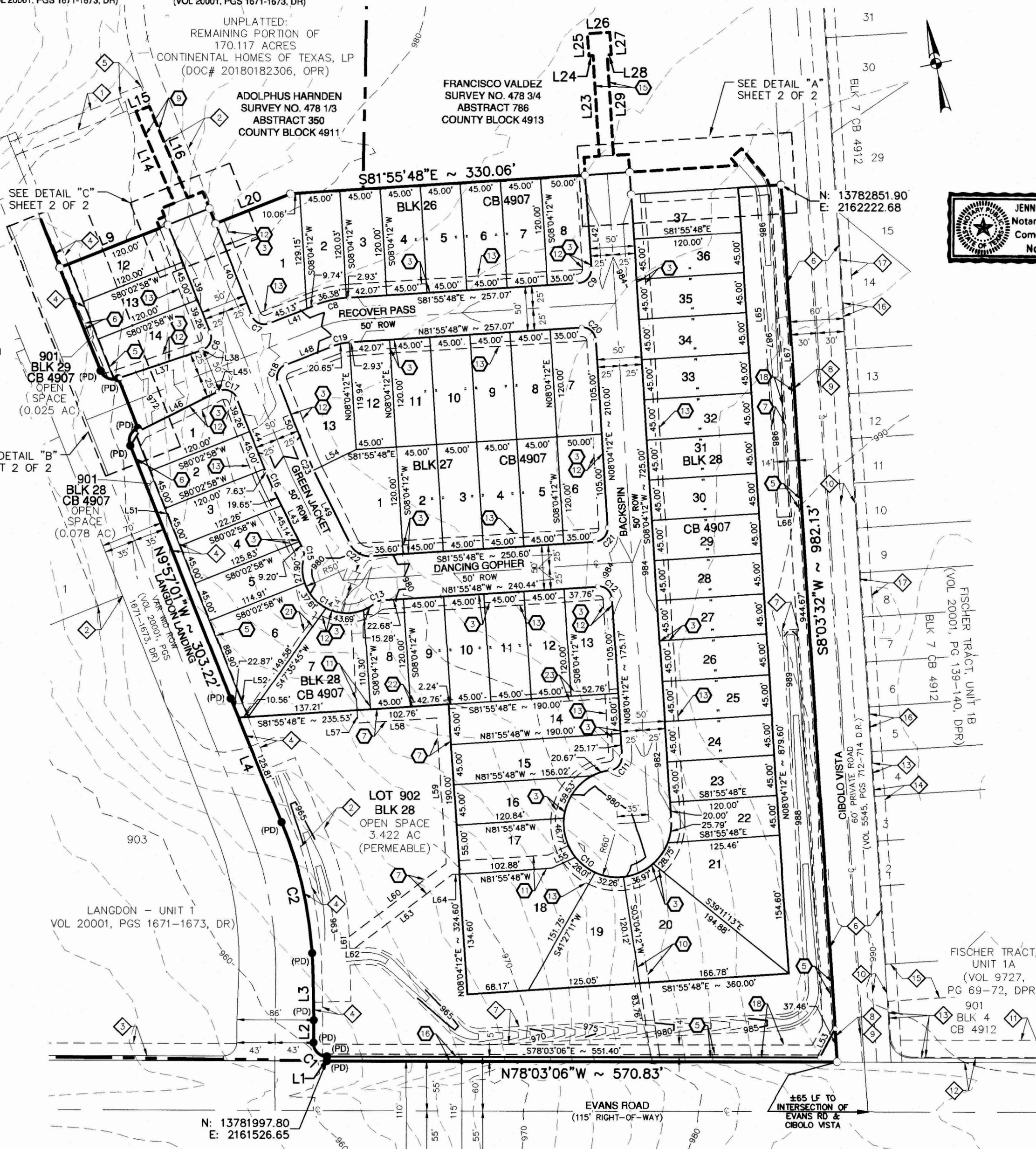
LEGEND CONT.

- | | | | |
|----|---|----|---|
| 20 | VARIABLE WIDTH CLEAR VISION EASEMENT (TOTAL 0.001 OF AN ACRE "OFF-LOT") | 2 | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) |
| 21 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) |
| 22 | 5' PRIVATE DRAINAGE EASEMENT | 4 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) |
| 23 | 10' PRIVATE DRAINAGE EASEMENT | 5 | 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT LANGDON - UNIT 1 (VOL 18639, PG 2486-2491, OPR) |
| 24 | 16' SANITARY SEWER EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) | 6 | 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT LANGDON - UNIT 1 (VOL 9727, PG 69-72, DPR) |
| 25 | | 7 | VARIABLE WIDTH DRAINAGE EASEMENT LANGDON - UNIT 1 (VOL 20001, PGS 1671-1673, DR) |
| 26 | | 8 | 28' ELECTRIC EASEMENT (VOL 6201, PG 1692, OPR) |
| 27 | | 9 | 28' TELEPHONE EASEMENT (VOL 6581, PG 150, OPR) |
| 28 | | 10 | 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 18639, PG 2486-2491, OPR) |
| 29 | | 11 | 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9727, PG 69-72, DPR) |

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

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

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLATSEE SHEET 2 OF 2
FOR LINE &
CURVE TABLE

SHEET 1 OF 2

