

SUBDIVISION PLAT
ESTABLISHING
LADERA HILLS-PHASE III



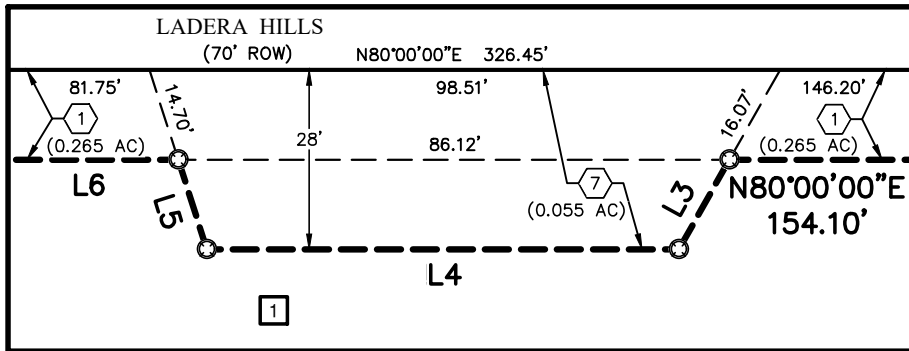
**PAPE-DAWSON
ENGINEERS**

DATE OF PREPARATION: August 7, 2024

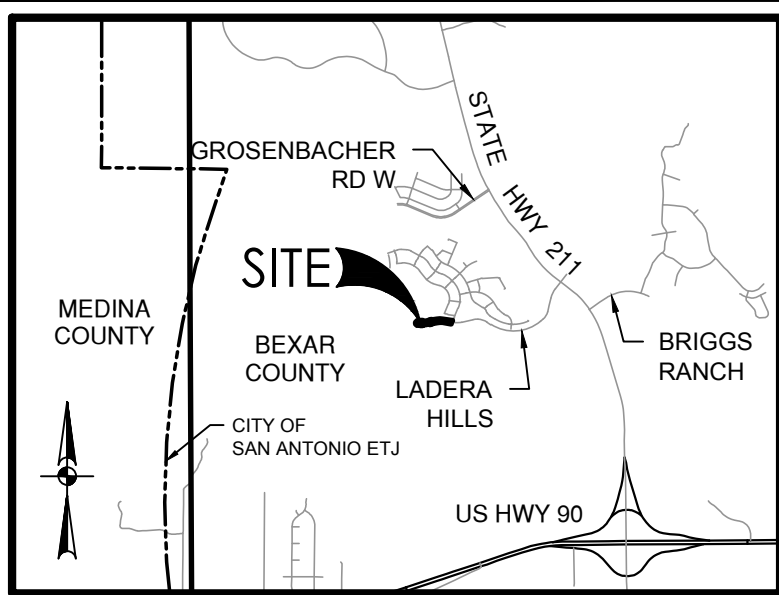
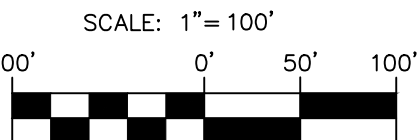
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

BY: _____ SECRETARY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S81°23'47"E	10.00'
L2	S8°36'13"W	84.00'
L3	S19°26'04"W	16.07'
L4	S80°00'00"W	73.73'
L5	N27°46'18"W	14.70'
L6	S80°00'00"W	86.24'
L7	N90°00'00"W	19.08'
L8	S00°00'00"E	20.00'
L9	N90°00'00"W	60.00'
L10	N0°00'00"E	20.00'
L11	N0°00'00"E	20.00'
L12	N90°00'00"E	60.00'
L13	S0°00'00"E	20.00'
L14	N90°00'00"E	19.08'
L15	N80°00'00"E	73.06'
L16	N35°00'00"E	48.08'
L17	N80°00'00"E	84.66'
L18	S55°00'00"E	48.08'
L19	N80°00'00"E	100.73'
L20	N0°00'00"E	70.00'
L21	S10°00'00"E	14.00'



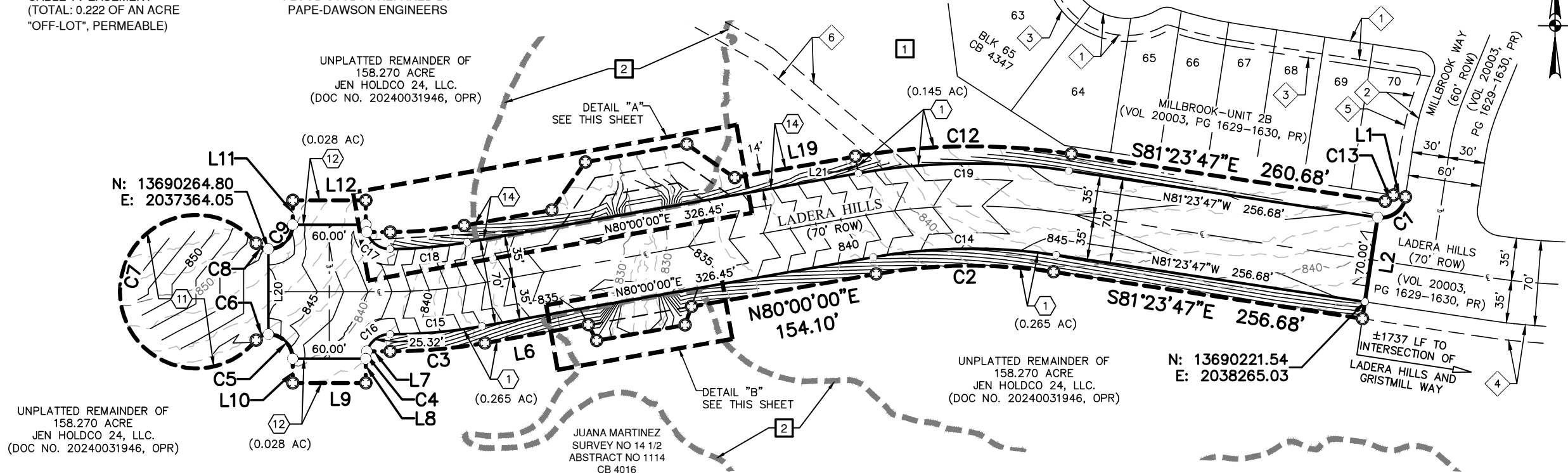
DETAIL "B"
SCALE: 1" = 30'
SEE THIS SHEET



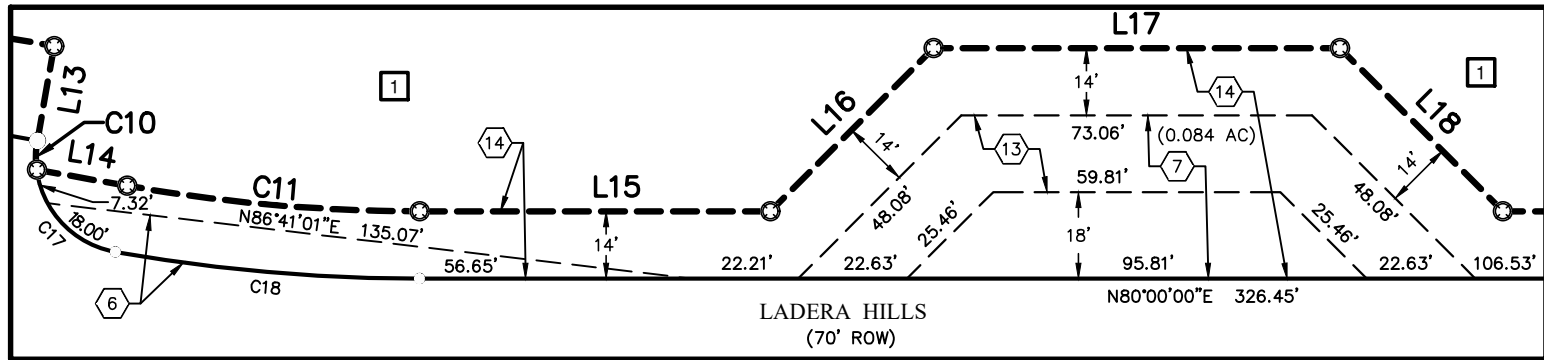
LOCATION MAP

NOT-TO-SCALE

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF REAL PROPERTY) OF
DOC	DOCUMENT		BEXAR COUNTY, TEXAS
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TV	ROW	RIGHT-OF-WAY
LF	LINEAR FEET	VOL	VOLUME
NO	NUMBER	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG	PAGE(S)		(SURVEYOR)
— 1140 —	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
— 5' —	CENTERLINE	●	SET 1/2" IRON ROD (PD)-ROW EASEMENT POINT OF INTERSECTION
①	14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND FILL EASEMENT (TOTAL: 0.410 OF AN ACRE "OFF-LOT", PERMEABLE)	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 1629-1630, PR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 1629-1630, PR)
⑦	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TOTAL: 0.139 OF AN ACRE "OFF-LOT", PERMEABLE)	③	15' BUILDING SETBACK (NOT-TO SCALE) (VOL 20003, PG 1629-1630, PR)
⑪	VARIABLE WIDTH GETCTV, DRAINAGE, WATER, SEWER AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.285 OF AN ACRE "OFF-LOT", PERMEABLE)	④	14' GAS, ELECTRIC, TELEPHONE TV AND FILL EASEMENT (TOTAL: 0.266 OF AN ACRE "OFF-LOT", PERMEABLE) (VOL 20003, PG 1629-1630, PR)
⑫	20'X60' GETCTV, DRAINAGE, WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.056 OF AN ACRE "OFF-LOT", PERMEABLE)	⑤	10' BUILDING SETBACK (VOL 20003, PG 1629-1630, PR)
⑬	16' WATER EASEMENT (TOTAL: 0.051 OF AN ACRE "OFF-LOT", PERMEABLE)	⑥	VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20003, PG 1635-1638, PR)
⑭	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL: 0.222 OF AN ACRE "OFF-LOT", PERMEABLE)	①	UNPLATTED REMAINDER OF 150.270 ACRE JEN HOLDCO 24, L.L.C. (DOC NO. 20240031946, OPR)
		②	1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN PE FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS



REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
SCALE: 1" = 40'
SEE THIS SHEET