

LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 EXISTING CONTOURS
- (1190) PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- C.L. CENTER LINE
- AC ACRE(S)

- A 10' G.E.T.C.A. ESMT
- B OFF-LOT STREET EXTENSION ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY, NON PERMEABLE (0.04 AC)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MOUNTED WITH A 1/2" REBAR WITH CAP STAMPED "TOD SURVEYING" AND "BAKER SURVEYING".
- COORDINATED SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES BASED ON TRIMBLE RTX SOLUTION.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 OF MADE ON THE GROUND BY:

Jerry D. Wilkie Jr.
JERRY D. WILKIE JR., R.P.L.S. #4
TSPLS FIRM NO. 10194153

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.

Priscilla G. Flores
PRISCILLA FLORES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 109874

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0600, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COSA UTILITY NOTES:

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 GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRINKAGE, 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.

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / 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.

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 4, NCB 14850, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN CHAVANEAUX SUBDIVISION UNIT 3 SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, OR THE LAND OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

STORM WATER DETENTION AND MAINTENANCE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 1, NCB 14850, CHAVANEAUX SUBDIVISION UNIT 1, RECORDED IN VOLUME 20002, PAGE 1145 (PLAT 19-11800554).

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.

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.

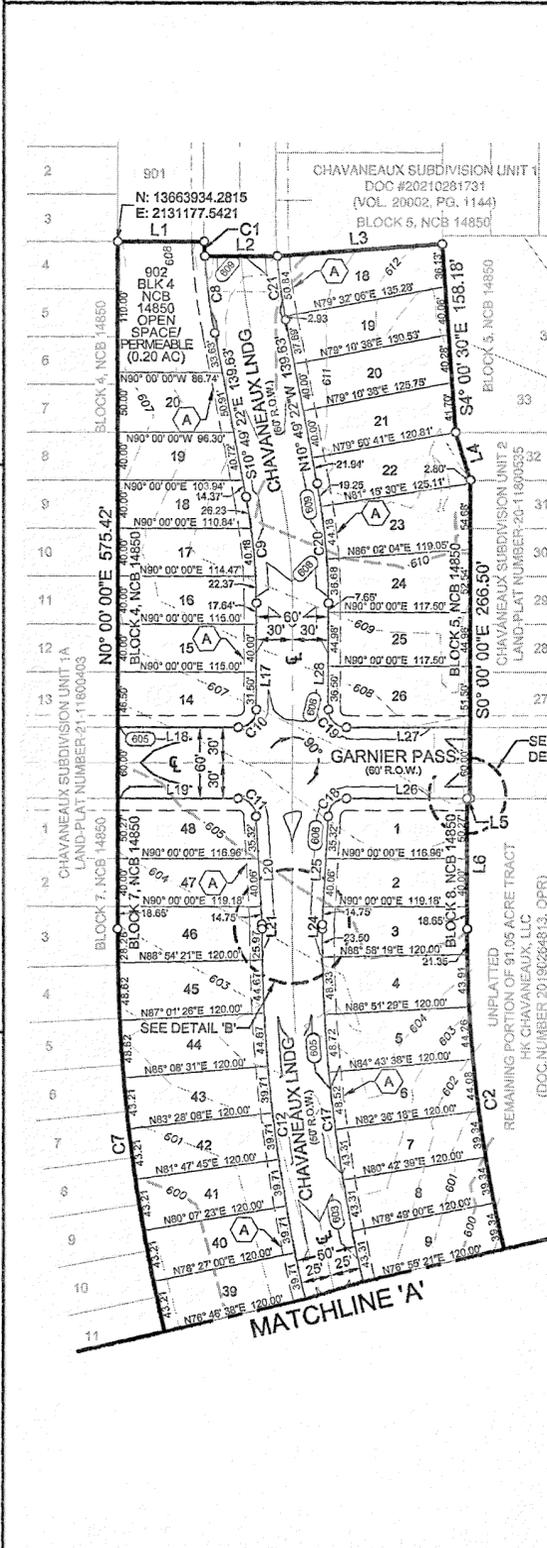
SAWS DEDICATION:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1600 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801469) 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(i).

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

OPEN SPACE:
LOT 902, BLOCK 4, NCB 14850 (0.20 AC), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.



LINE TABLE

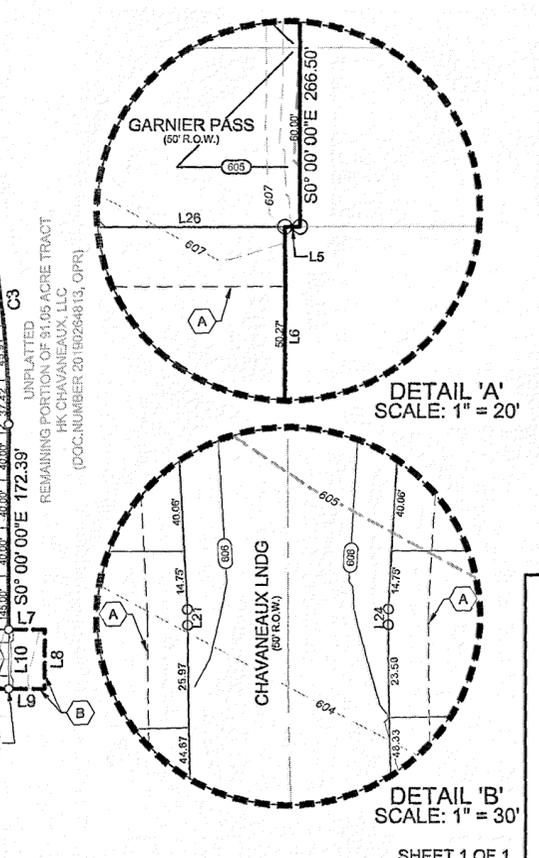
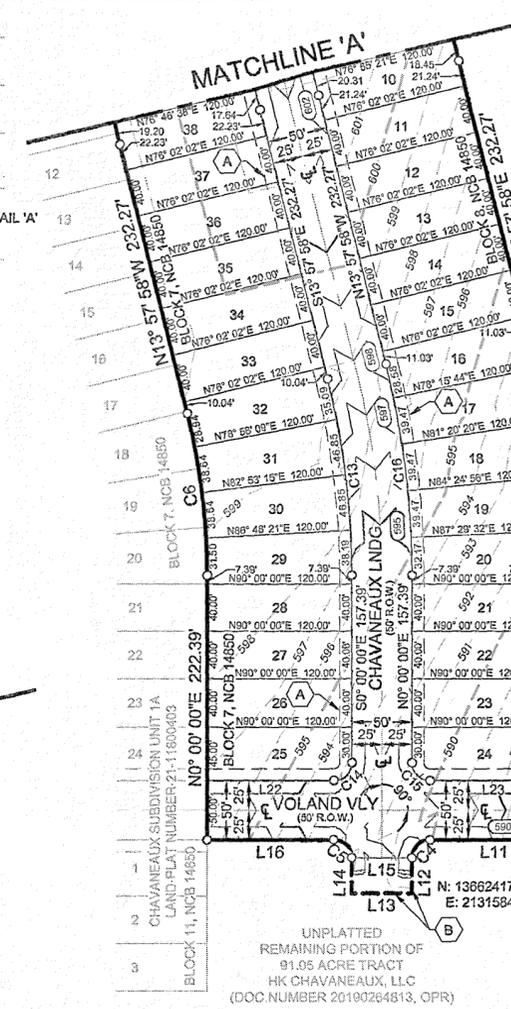
LINE	LENGTH	DIRECTION
L1	71.48'	N90° 00' 00"E
L2	60.15'	N90° 00' 00"E
L3	137.39'	N85° 43' 56"E
L4	41.80'	S16° 52' 13"E
L5	2.50'	N90° 00' 00"W
L6	108.92'	S0° 00' 00"E
L7	30.00'	N90° 00' 00"E
L8	50.00'	S0° 00' 00"E
L9	30.00'	N90° 00' 00"W
L10	50.00'	S0° 00' 00"E
L11	105.00'	N90° 00' 00"W
L12	30.00'	S0° 00' 00"E
L13	50.00'	N90° 00' 00"W
L14	30.00'	N0° 00' 00"E
L15	50.00'	N90° 00' 00"W
L16	105.00'	N90° 00' 00"W

LINE TABLE

LINE	LENGTH	DIRECTION
L17	89.14'	S0° 00' 00"E
L18	100.00'	N90° 00' 00"W
L19	100.00'	N90° 00' 00"E
L20	90.14'	S3° 10' 47"E
L21	3.92'	S0° 00' 00"E
L22	105.00'	N90° 00' 00"W
L23	105.00'	N90° 00' 00"W
L24	3.92'	N0° 00' 00"E
L25	90.14'	N3° 10' 47"E
L26	100.00'	N90° 00' 00"E
L27	102.50'	N90° 00' 00"W
L28	89.14'	N0° 00' 00"W

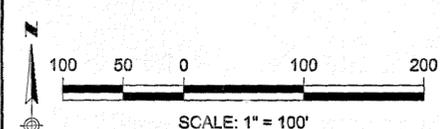
CURVE TABLE

Curve #	l	Rad	Arc	Tan	Chord	Chord Bearing
C1	1'20"44"	530.00'	12.45'	6.22'	12.45'	S3° 08' 04"E
C2	13°57'58"	1190.00'	290.07'	145.76'	289.35'	S6° 58' 59"E
C3	13°57'58"	855.00'	208.41'	104.72'	207.89'	S6° 58' 59"E
C4	90°00'02"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C5	89°59'58"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C6	13°57'58"	565.00'	137.72'	69.20'	137.38'	N6° 58' 59"W
C7	13°57'58"	1480.00'	360.75'	181.28'	359.86'	N6° 58' 59"W
C8	7°02'19"	530.00'	65.11'	32.60'	65.07'	S7° 18' 12"E
C9	10°49'22"	470.00'	88.78'	44.52'	88.65'	S5° 24' 41"E
C10	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C11	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"E
C12	13°57'58"	1360.00'	331.50'	166.58'	330.68'	S6° 58' 59"E
C13	13°57'58"	685.00'	166.97'	83.90'	166.56'	S6° 58' 59"E
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 00' 00"W
C15	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C16	13°57'58"	735.00'	179.16'	90.03'	178.72'	N6° 58' 59"W
C17	13°57'58"	1310.00'	319.32'	160.45'	318.53'	N6° 58' 59"W
C18	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"E
C19	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 00' 00"W
C20	10°49'22"	530.00'	100.11'	50.21'	99.96'	N5° 24' 41"W
C21	6°33'17"	470.00'	53.77'	26.91'	53.74'	N7° 32' 43"W



LAND-PLAT NUMBER-21-11800451
SUBDIVISION PLAT ESTABLISHING
CHAVANEAUX SUBDIVISION
UNIT 3

BEING 10.18 ACRES OUT OF A 91.05 ACRE TRACT SITUATED IN NEW CITY BLOCK (N.C.B.) 11166, IN THE JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT 769, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS CONVEYED TO HK CHAVANEAUX, LLC BY WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NO. 20190264813 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.).



LJA Engineering & Surveying, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

ATWELL, LLC
TSPLS FIRM NO. 10194153
10100 RELIANCE PLACE, SUITE 700
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, REPRESENTS AND WARRANTS 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.

Rudy Munoz
OWNER:
CENTURY LAND HOLDINGS II LLC
CONTACT: RUDY MUNOZ
3519 PASANOS PARKWAY 0304
SHAVANO PARK, TEXAS 78231
PHONE: (210) 405-0195

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUDY MUNOZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF March 2022.

Priscilla Martinez
NO NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

PRISCILLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 04-18-2026
Notary ID 13153638-3

THIS PLAT OF CHAVANEAUX SUBDIVISION UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2022.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



K:\31199 Century Communities\0402 Chavaneaux U3 Construction\426 Site Development Plans\DWG-Sheets\Ch_Plat.dwg
User: smcneffian
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