

LOCATION MAP  
NOT-TO-SCALE

AC	BLK	CB	DOC	DPR	PR	OPR
ACRE(S)	BLOCK	COUNTY BLOCK	DOCUMENT NUMBER	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	PG	ROW	LF	VAR.	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	SET 1/2" IRON ROD (PD)
VOLUME	PAGE(S)	RIGHT-OF-WAY	LINEAR FEET	VARIABLE	FOUND TxDOT MONUMENTATION	FOUND TxDOT MONUMENTATION
TYPE I, II OR III						

— 1140 — EXISTING CONTOURS  
— 1140 — PROPOSED CONTOURS  
— 0 — CENTERLINE

- |  |  |
|--|--|
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (SEE DETAIL THIS SHEET)                               | 8 22' DRAINAGE EASEMENT LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                               |
| 2 14' SANITARY SEWER EASEMENT (SEE DETAIL THIS SHEET)  | 9 20' PERMANENT WATER EASEMENT (VOL. 11552, PG. 2181, OPR)   |
| 3 14' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC R.O.W. (OFF-LOT) (0.031 ACRE)       | 10 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522) |
| 4 20' RIGHT-OF-WAY DEDICATION (0.220 ACRE)   | 11 20' DRAINAGE EASEMENT (DOC NO. #20190139144 OPR)  |
| 5 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT (SEE DETAIL THIS SHEET)          | 12 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20002, PGS. 703-707, DPR)  |
| 6 20' BUILDING SETBACK   | 13 20' BUILDING SETBACK (VOL. 20002, PGS. 703-707, DPR)  |
| 7 VARIABLE WIDTH CLEAR VISION EASEMENT   | 14 R.O.W DEDICATION LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                                   |
| 1 16' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 703-707, DPR)  | 15 VARIABLE WIDTH DRAINAGE EASEMENT LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                   |
| 2 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20002, PGS. 703-707, DPR)   | 16 20' BUILDING SETBACK LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                               |
| 3 18.5' SANITARY SEWER EASEMENT (20002, PGS. 703-707, DPR)   | 17 20' BUILDING SETBACK LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                               |
| 4 37' IRREVOCABLE INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 703-707, DPR)             | 18 15' BUILDING SETBACK LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                               |
| 5 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PGS. 703-707, DPR)                       | 19 10' BUILDING SETBACK LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)                               |
| 6 33.25' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PGS. 703-707, DPR)                    | 20 1' VEHICULAR NON ACCESS EASEMENT (NOT TO SCALE) LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)    |
| 7 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LONDON RIDGE UNIT 1 (CONCURRENT PLAT NO. 20-11800522) | 21 VARIABLE WIDTH CLEAR VISION EASEMENT LONDON RIDGE UNIT 1 (CONCURRENT PLATTING PLAT NO. 20-11800522)               |

#### 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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

10/20/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

#### 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 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 BUILDING, STRUCTURE, 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.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2613647) 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).

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 015 - 017, BLOCK 001, CB 4369, 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.

#### CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

LINE #	BEARING	LENGTH
L1	N46°51'55"W	98.45'
L2	N43°08'05"E	14.00'
L3	S46°51'55"E	96.78'
L4	N36°18'22"E	5.68'
L5	N31°06'42"E	14.38'
L6	N41°38'07"E	20.00'
L7	S36°18'24"W	14.00'
L8	N36°18'22"E	14.10'
L9	S36°18'24"W	72.17'
L10	N36°18'22"E	47.01'

#### 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.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

#### 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.

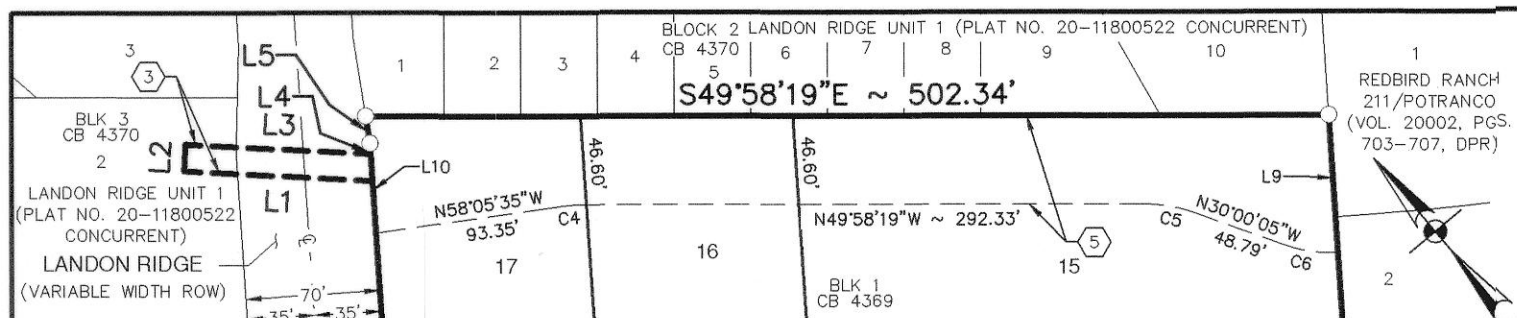
#### DRAINAGE EASEMENT ENCROACHMENTS:

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.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1870.08'	51°9'02"	N51°01'42"W	173.48'	173.54'
C2	25.00'	84°39'30"	N6°01'23"W	33.67'	36.94'
C3	1850.08'	51°9'01"	N51°01'42"W	171.62'	171.68'
C4	81.50'	10°44'40"	N55°20'39"W	15.26'	15.28'
C5	81.50'	19°58'14"	N39°59'12"W	28.26'	28.41'
C6	68.50'	23°55'20"	N41°57'45"W	28.39'	28.60'

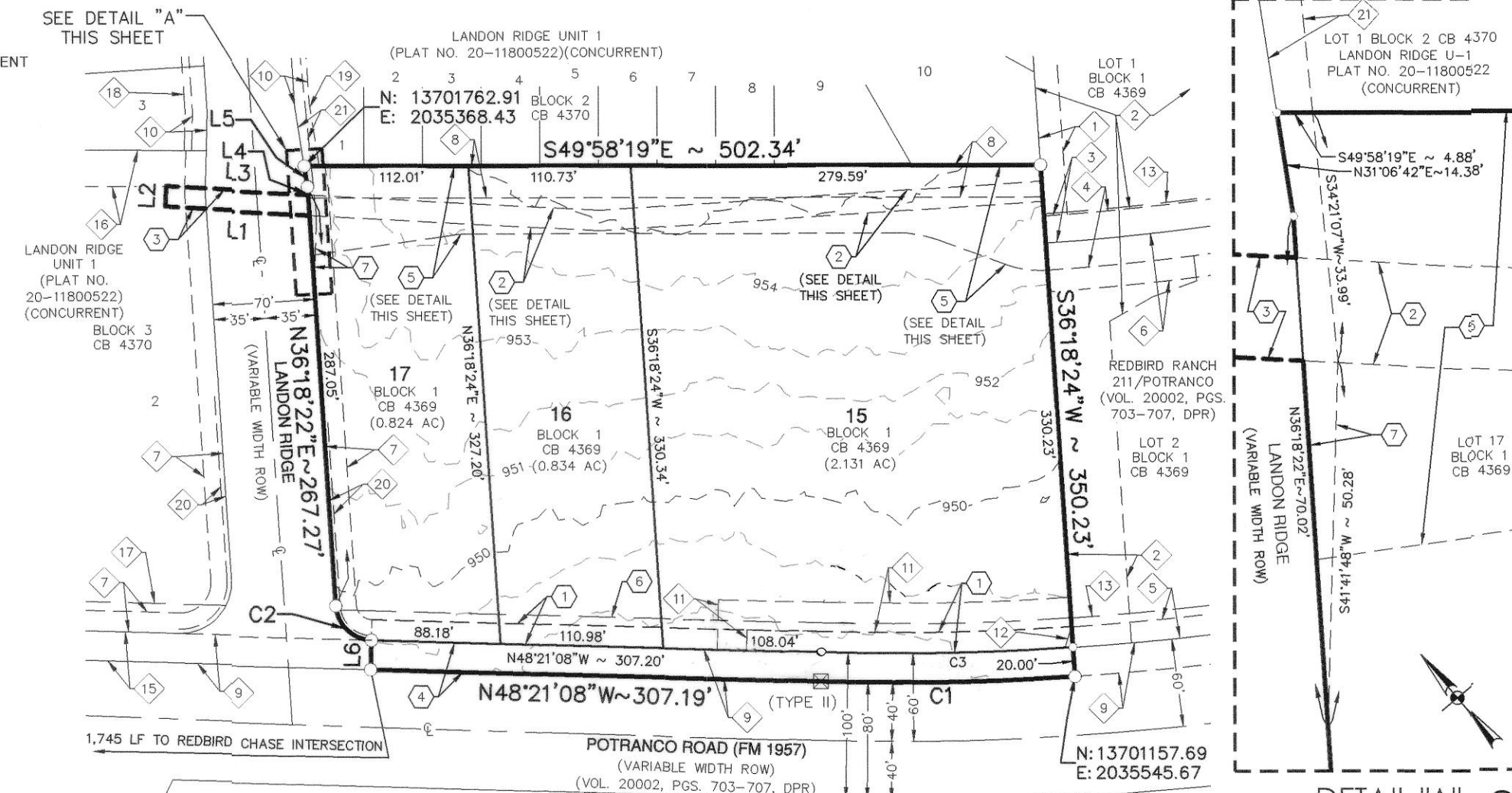
#### DETAIL 14' SANITARY SEWER EASEMENT

SCALE: 1"=100'



#### DETAIL VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT

SCALE: 1"=100'



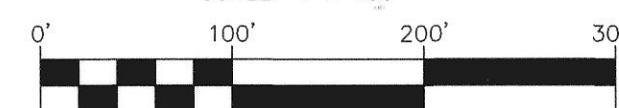
DETAIL "A" SHEET 1 OF 1  
SCALE: 1"=20'

PLAT NO. 21-11800202

## SUBDIVISION PLAT ESTABLISHING LONDON RIDGE POTRANCO - COMMERCIAL

BEING A TOTAL OF 4.040 ACRE TRACT OF LAND, ESTABLISHING LOTS 15-17, BLOCK 1, A 0.031 ACRE OFFSITE EASEMENT, A 0.220 ACRE 20' WIDE RIGHT OF WAY DEDICATION, OUT OF A 83.606 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2000319270 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.P. TALAMANTES SURVEY NUMBER 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: October 18, 2021

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: TOM YANTIS  
SA LONDON RIDGE LP  
6812 WEST AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM YANTIS, 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 21 DAY OF October, A.D. 20 21.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

THIS PLAT OF LONDON RIDGE POTRANCO COMMERCIAL 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

