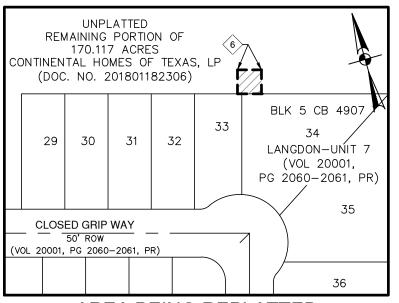


LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100'

0.014 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 25'X25' SANITARY SEWER EASEMENT OF THE LANGDON-UNIT 7 RECORDED IN VOLUME 20001, PAGES 2060-2061, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LANGDON-UNIT 7 PLAT NO. 18-900115 WHICH IS RECORDED IN VOLUME 20001, PAGES 2060-2061, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION, ITS GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY

5419 N LOOP 1604 E., SAN ANTONIO TEXAS 78247

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

, A.D. 20___

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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," " SANITARYSEWER EASEMENT" AND/OR " RECYCLEDWATER 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 IGHT-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, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER. SEWER, GAS, ANDOR 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 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 FOR 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.

LEGEND

AC ACRE(S) VOL VOLUME PAGE(S) BLK BLOCK PLAT RECORDS OF BEXAR COUNTY, TEXAS CB COUNTY BLOCK RIGHT-OF-WAY DOC DOCUMENT DEED AND PLAT RECORDS VAR WID VARIABLE WIDTH OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (UNLESS (SURVEYOR) NO. NUMBER NOTED OTHERWISE) SET 1/2" IRON ROD (PD) OFFICIAL PUBLIC RECORDS SET 1/2" IRON ROD (PD)-ROW EXISTING CONTOURS (OFFICIAL PUBLIC RECORDS -1000-OF REAL PROPERTY) OF -1000---- PROPOSED CONTOURS BEXAR COUNTY, TEXAS — CENTERLINE

19.33' PRIVATE DRAINAGE

VARIABLE WIDTH WATER

(VOL 20001, PG 2060-2061, PR)

12' OVERHEAD ELECTRIC

25'X25' SANITARY SEWER

AND CABLE TV EASEMENT

(VOL 20002, PG 416-417, PR)

(VOL 20002, PG 416-417, PR

(VOL 20002, PG 416-417, PR)

(VOL 20002, PG 416-417, PR)

10' BUILDING SETBACK

15' BUILDING SETBACK

EASEMENT

EASEMENT

EASEMENT

EASEMENT.

EASEMENT

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5)	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6	VARIABLE WIDTH CLEAR VISION
	EASEMENT VARIABLE WIDTH ACCESS AND
(7)	DRAINAGE EASEMENT. ENTIRE
	EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE
	DI ATTEN DI IRI IC STREET

AND CABLE TV EASEMENT (VOL 20001, PG 2060-2061, PR) 10' BUILDING SETBACK LINE (VOL 20001, PG 2060-2061, PR) RIGHT-OF-WAY 15' BUILDING SETBACK LINE (TOTAL 1.163 OF AN ACRE (VOL 20001, PG 2060-2061, PR) 16' SANITARY SEWER EASEMENT

"OFF-LOT") 16' SANITARY SEWER **EASEMENT** 10' WATER EASEMENT $\langle 11 \rangle$ 10' BUILDING SETBACK

15' BUILDING SETBACK 20'X70' SANITARY SEWER, WATER, ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO 7 EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (TOTAL 0.032 OF AN ACRE

"OFF-LOT") 20'X50' SANITARY SEWER, WATER, (9) ACCESS AND DRAINAGE EASEMENT. ENTIRE EASEMENT TO 10 EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY. (PERMEABLE) (TOTAL 0.028 OF AN ACRE "OFF-LOT")

EASEMENT

EASEMENT

10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND

24 AND 25, BLOCK 6, LOTS 25

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

AND CABLE TV EASEMENT.

AND ELECTRIC EASEMENT

8' ELECTRIC EASEMENT

902

WATER EASEMENT. LOTS 17, 18,

AND 26, BLOCK 14, LOTS 14 AND

10'X10' GAS, ELECTRIC, TELEPHONE

(TOTAL 0.009 OF AN ACRE "OFF-LOT")

15' DRAINAGE MAINTENANCE ACCESS

VARIABLE WIDTH SANITARY SEWER, WATER, ACCESS,

EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE

N15*54'12"E

PLATTED PUBLIC STREET RIGHT-OF-WAY. (PERMEABLE)

DRAINAGE AND TURNAROUND EASEMENT. ENTIRE

VARIABLE WIDTH GAS, ELECTRIC,

(TOTAL 0.159 OF AN ACRE "OFF-LOT")

TELEPHONE AND CABLE TV

EASEMENT (VOL 20002, PG 416-417, PR) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 17' PRIVATE DRAINAGE (VOL 20002, PG 416-417, PR) VARIABLE WIDTH PRIVATE 15' DRAINAGE MAINTENANCE ACCESS EASEMENT DRAINAGE EASEMENT (VOL 20001, PG 2060-2061, PR) 15.5' PRIVATE DRAINAGE

30-FOOT NON EXCLUSIVE GENERAL UTILITY AND TEMPORARY ACCESS **EASEMENT** (VOL 13007, PG 1134, OPR 28' ELECTRIC EASEMENT 10' GAS, ELECTRIC, TELEPHONE (VOL 6201, PG 1692, OPR) 28' TELEPHONE EASEMENT (VOL 6581, PG 150 DPR)

SAWS IMPACT FEE:

SAWS WASTEWATER EDU:

DEVELOPMENT SERVICES DEPARTMENT.

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

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

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 18639, PG 2486-2491, OPR) NON-EXCLUSIVE 60' INGRESS AND EGRESS EASEMENT (VOL 5301, PG 1671-1679, OPR) (VOL 5915, PG 1639-1645, OPR)

12' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1167-1168, PR) 1' VEHICULAR NON-ACCESS EASEMEN¹

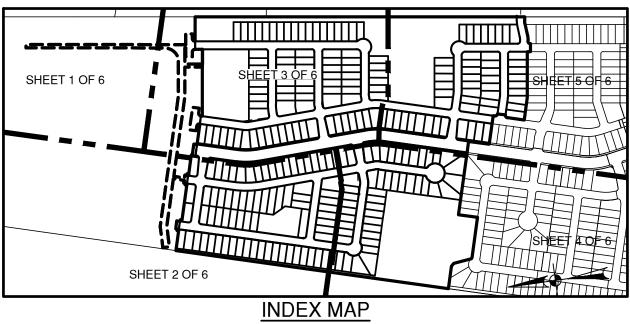
(VOL 20001, PG 2060-2061, PR) (VOL 20001, PG 1167-1168, PR) (VOL 20001, PG 2060-2061, PR) 10' GAS, ELECTRIC, TELEPHONE NOT USED 1' VEHICULAR NON-ACCESS VARIABLE WIDTH DRAINAGE **EASEMENT** (VOL 20002, PGS 1265-1269, PR) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 20002, PGS 1265-1269, PR) VARIABI E WIDTH PRIVATE DRAINAGE FASEMENT (20002, PG 1590-1592, PR) 1' VEHICULAR NON-ACCESS

PRACTICE GREEN

SEE SHEET 6 OF 6 FOR LINE & **CURVE TABLE**

PLAT NOTES APPLY TO EVERY

PAGE OF THIS MULTIPLE PAGE PLAT



SCALE: 1"= 600' SCALE: 1"= 100'

FRANCISCO **VALDEZ** SURVEY NO. 478 **ABSTRACT 786** COUNTY **BLOCK 4913**

BLK 6 3°S67°18'43"E L2.70' 4.32' N4°39'2 N4°39'20"E S3202'51"E / L111 16.35 57.00 L15.77' N4°39'20"E ~ 175.02' 6013'54"-(26)-سر 'R15.00 CH15.05 LANGDON LANDING 70' ROW

DETAIL "A'

SCALE: 1" = 30'

BLK 7

DETAIL "B"

SCALE: 1" = 30'

SURVE) ABSTF COUNTY MATCHLINE A - SEE SHEET 3 OF 6

SHEET 1 OF 6

PLAT NO. 21-11800070

REPLAT & SUBDIVISION PLAT ESTABLISHING LANGDON-UNIT 6, 8, 9, 10

BEING A TOTAL OF 70.593 ACRE TRACT OF LAND, ESTABLISHING LOTS 901, BLOCK 5 1-58, 902, BLOCK 6, LOTS 1-17, BLOCK 7, LOTS 1-20, 901, BLOCK 8, LOTS 1-24, 901, BLOCK 9, LOTS 1, 26, BLOCK 10, LOT 1, 901, BLOCK 11, LOTS 1-38, 902, BLOCK 14, LOTS 1-9, LOT 901, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-14, BLOCK 20, LOTS 1-16 901. BLOCK 21. LOTS 1-16. BLOCK 23. LOTS 10-18. BLOCK 24. LOTS 7-10. 901. BLOCK 30, LOTS 1-16, 901, BLOCK 31, OUT OF A 170.117 ACRE TRACT OF DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT 20180182306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1, ABSTRACT 350, COUNTY BLOCK 4911 AND OUT OF THE FRANCISCO VALDEZ, SURVEY NUMBER 478 \$ ABSTRACT 786, COUNTY BLOCK 4913, NOW ALL ASSIGNED BLOCK 4907, BEXAR

PAPE-DAWSON

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: June 28, 2022

STATE OF TEXAS

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: CONTINENTAL HOMES OF TEXAS, L.P

A TEXAS LIMITED PARTNERSHIP CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO TEXAS 78247

STATE OF TEXAS

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 _ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>LANGDON-UNIT 6, 8, 9, 10</u> 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
DV		
ВҮ:		CHAIRMAN
RV·		
D1		SECRETARY
TE OF APPROVAL		

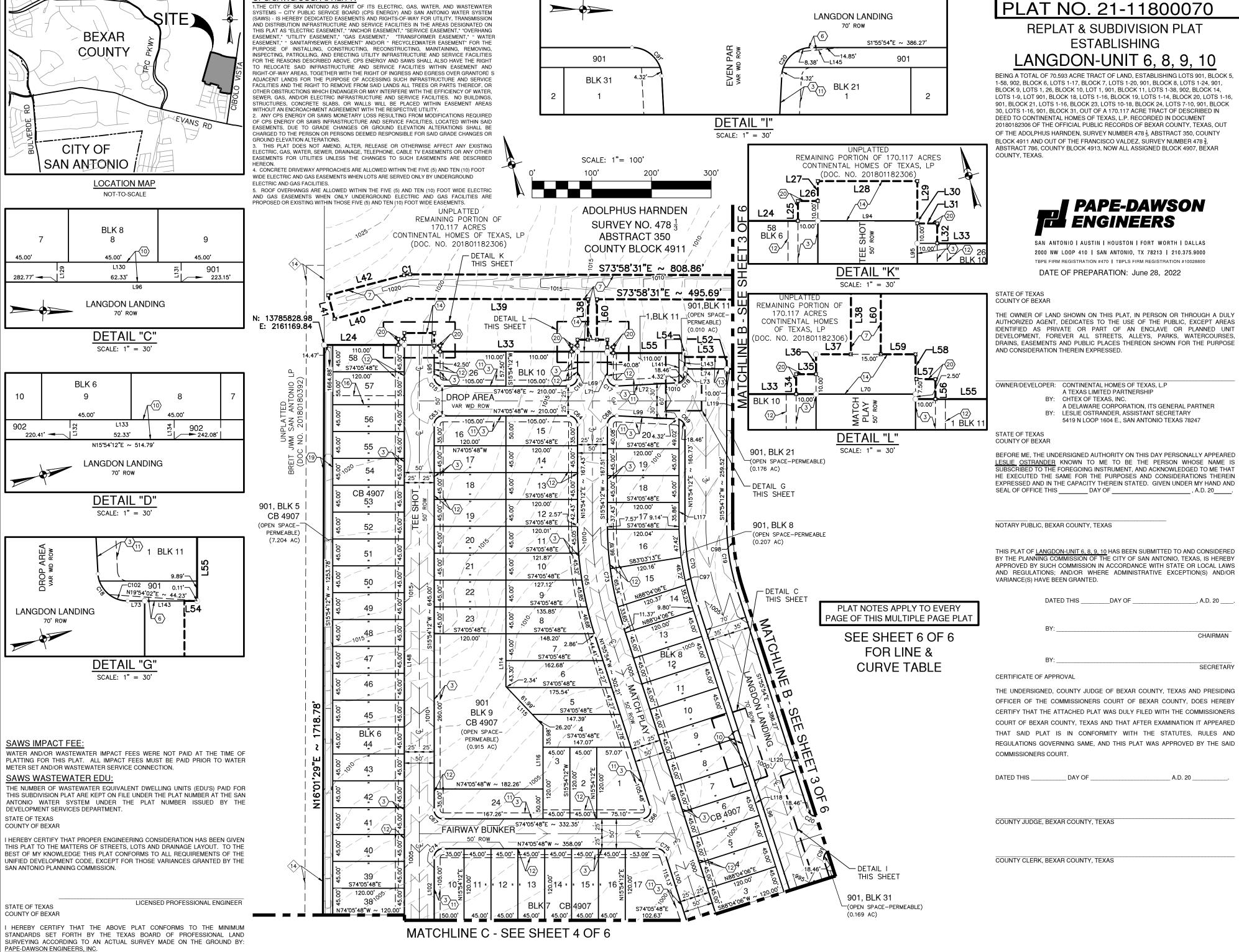
CERTIFICA[®]

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREB 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

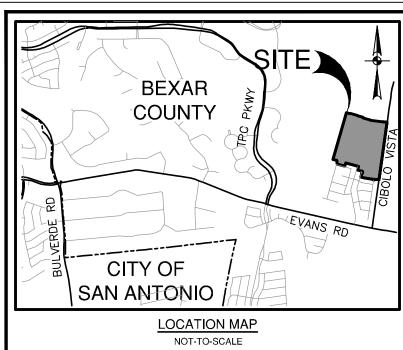


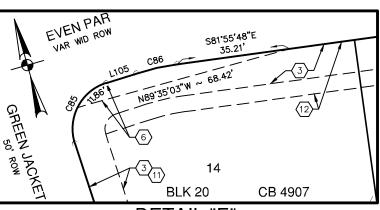
CPS/SAWS/COSA UTILITY:

REGISTERED PROFESSIONAL LAND SURVEYOR

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER

SHEET 2 OF 6





DETAIL "E" SCALE: 1" = 30'

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 GRANTORIJS DJACENT 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 GROUND ELEVATION ALTERATIONS.

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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

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 LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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.

MATCHLINE A - SEE SHEET 1 OF 6

FRÁNCISCO **VALDEZ** ADOLPHÚS HARNDEN ONTINENTAL HOMES OF TEXAS, LP 865.50'_| SURVEY NO. 478 \(\frac{3}{4} \) (DOC. NO. 201801182306) SURVEY NO. 478 ABSTRACT 786 **ABSTRACT 350** COUNTY **COUNTY BLOCK 4911 BLOCK 4913**

S81.55,48"E ~ 237.41

S73*58'31"E ~ 808.86' N73°58'31"W ~ 495.69'

UNPLATTED

REMAINING PORTION OF

170.117 ACRES

995 16 (12) S74°05'48"E

15 8 **BLK 18** CB 4907 SEE SHEET 4 OF 6 (OPEN SPACE

PRIVATE DRAINAGE EASEMENT-PERMEABLE) 1∖3 (2.914 AC) 12 BLK 21 S74°05'48"E -_{10.48},11 N81'55'48"W ~ 453.56' S74°05'48"E 45.00

/10 6.78'. 4.62

CB 4907

45.00 45.00 DETAIL E THIS SHEET

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

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.

13 DETAIL I SEE SHEET 2 OF 6 45.00

P

Q.

O

MATCHLINE I SEE SHEET 4 50' ROW C29 CB 4907 5

EASEMENT-PERMEABLE) 320 E 19 15 16 N74°05'48"W ~ 123.58

CB 4907

45.00

45.00

₄\/∗ 5

VAR WID ROW N81.55,48"W

45.00

MATCHLINE E - SEE SHEET 5 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE SHEET 6 OF 6 FOR LINE & **CURVE TABLE**

> > SCALE: 1"= 100'

200'

_N: 13785505.74 E: 2162598.43

13.00'-

BLK 14

CB 4907

(OPEN SPACE PRIVATE DRAINAGE

EASEMENT-PERMEABLE)

(7.061 AC)

*-*38

36 BLK 145

CB 4907 33

29

28

26

119.98

902, BLK 14,

CB 4907

(OPEN SPACE PRIVATE DRAINAGE

(7.061 AC)

_9.64° 21

PAPE-DAWSON

ESTABLISHING

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

DATE OF PREPARATION: June 28, 2022

STATE OF TEXAS COLINTY 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: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION, ITS GENERAL PARTNER BY: LESLIE OSTRANDER, ASSISTANT SECRETARY

5419 N LOOP 1604 E., SAN ANTONIO TEXAS 78247

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>LESLIE_OSTRANDER</u> KNOWN TO ME TO BE THE PERSON WHOSE NAME IS <u>SUBSCRIBED TO THE FOREGOING INSTRUMENT</u>, 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 _ __ DAY OF _

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>LANGDON-UNIT 6, 8, 9, 10</u> 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.

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 HEREB 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

SHEET 3 OF 6

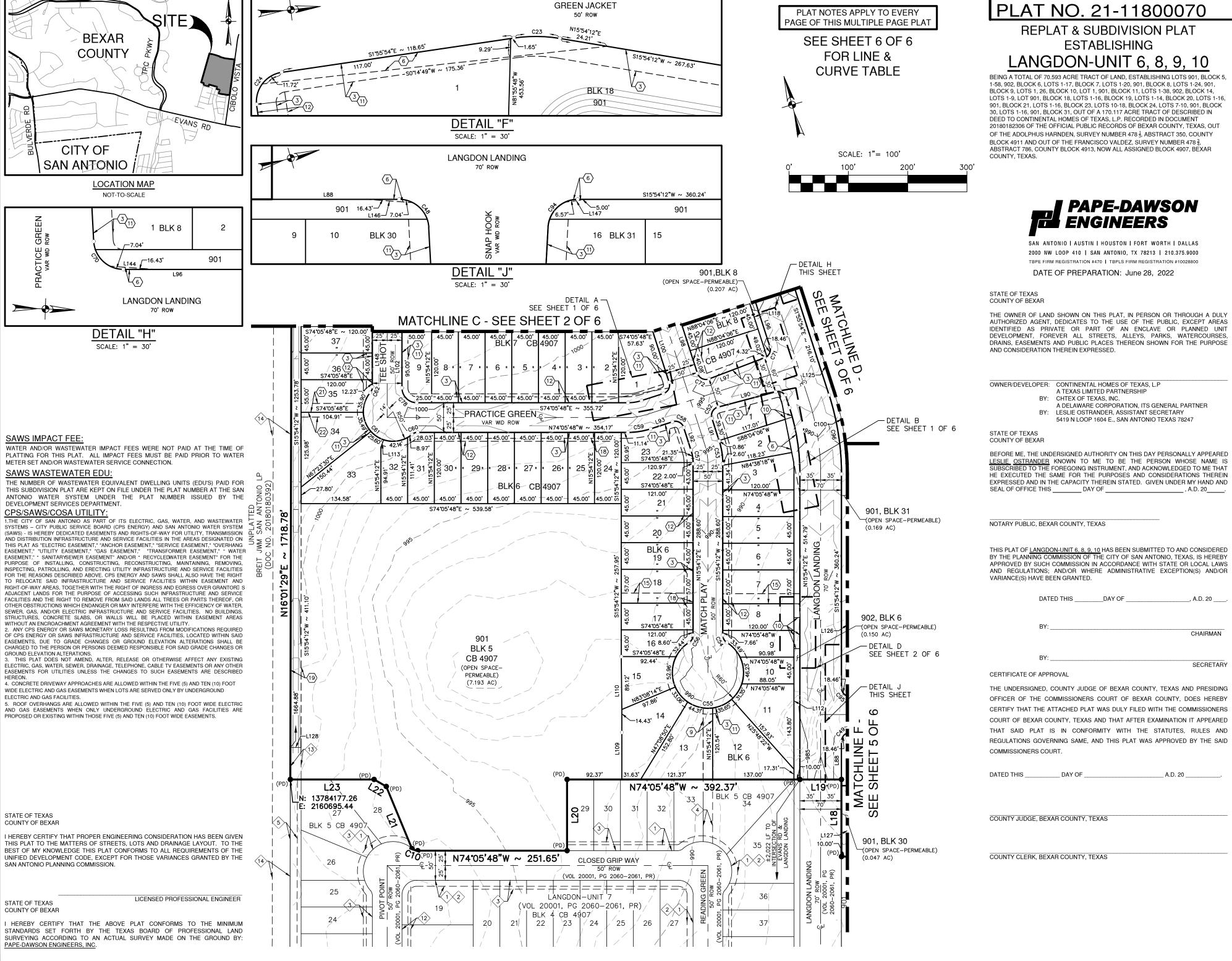
ESTABLISHING

A TEXAS LIMITED PARTNERSHIP

CHTEX OF TEXAS, INC.

DAY OF

DAY OF



REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 6

A.D. 20

LOCATION MAP

NOT-TO-SCALE

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," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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

SAWS IMPACT FEE:

SAWS WASTEWATER EDU:

DEVELOPMENT SERVICES DEPARTMENT.

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

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

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 ALTERATIONS.

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 E. 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

> SEE SHEET 6 OF 6 FOR LINE & **CURVE TABLE**

REPLAT & SUBDIVISION PLAT ESTABLISHING LANGDON-UNIT 6, 8, 9, 10

BEING A TOTAL OF 70.593 ACRE TRACT OF LAND, ESTABLISHING LOTS 901, BLOCK 5 1-58, 902, BLOCK 6, LOTS 1-17, BLOCK 7, LOTS 1-20, 901, BLOCK 8, LOTS 1-24, 901, BLOCK 9, LOTS 1, 26, BLOCK 10, LOT 1, 901, BLOCK 11, LOTS 1-38, 902, BLOCK 14, LOTS 1-9, LOT 901, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-14, BLOCK 20, LOTS 1-16 901, BLOCK 21, LOTS 1-16, BLOCK 23, LOTS 10-18, BLOCK 24, LOTS 7-10, 901, BLOCK 30, LOTS 1-16, 901, BLOCK 31, OUT OF A 170.117 ACRE TRACT OF DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT 20180182306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1, ABSTRACT 350, COUNTY BLOCK 4911 AND OUT OF THE FRANCISCO VALDEZ, SURVEY NUMBER 478 \(\frac{3}{4}\), ABSTRACT 786, COUNTY BLOCK 4913, NOW ALL ASSIGNED BLOCK 4907, BEXAR

PLAT NO. 21-11800070

PAPE-DAWSON

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

DATE OF PREPARATION: June 28, 2022

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: CONTINENTAL HOMES OF TEXAS, L.P

- A TEXAS LIMITED PARTNERSHII
- CHTEX OF TEXAS, INC.
- A DELAWARE CORPORATION, ITS GENERAL PARTNER BY: LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO TEXAS 78247

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>LESLIE_OSTRANDER</u> KNOWN TO ME TO BE THE PERSON WHOSE NAME IS <u>SUBSCRIBED TO THE FOREGOING INSTRUMENT</u>, 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 _ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DATED THIS ____

THIS PLAT OF LANGDON-UNIT 6, 8, 9, 10 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.

__DAY OF _

BY:	
	CHAIRMAN
BY:	
	SECRETARY

A.D. 20 _

A.D. 20

CERTIFICATE OF APPROVAL

DATED THIS _

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREB 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	

DAY OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

DETAIL J -SEE SHEET 4 OF 6

STATE OF TEXAS COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

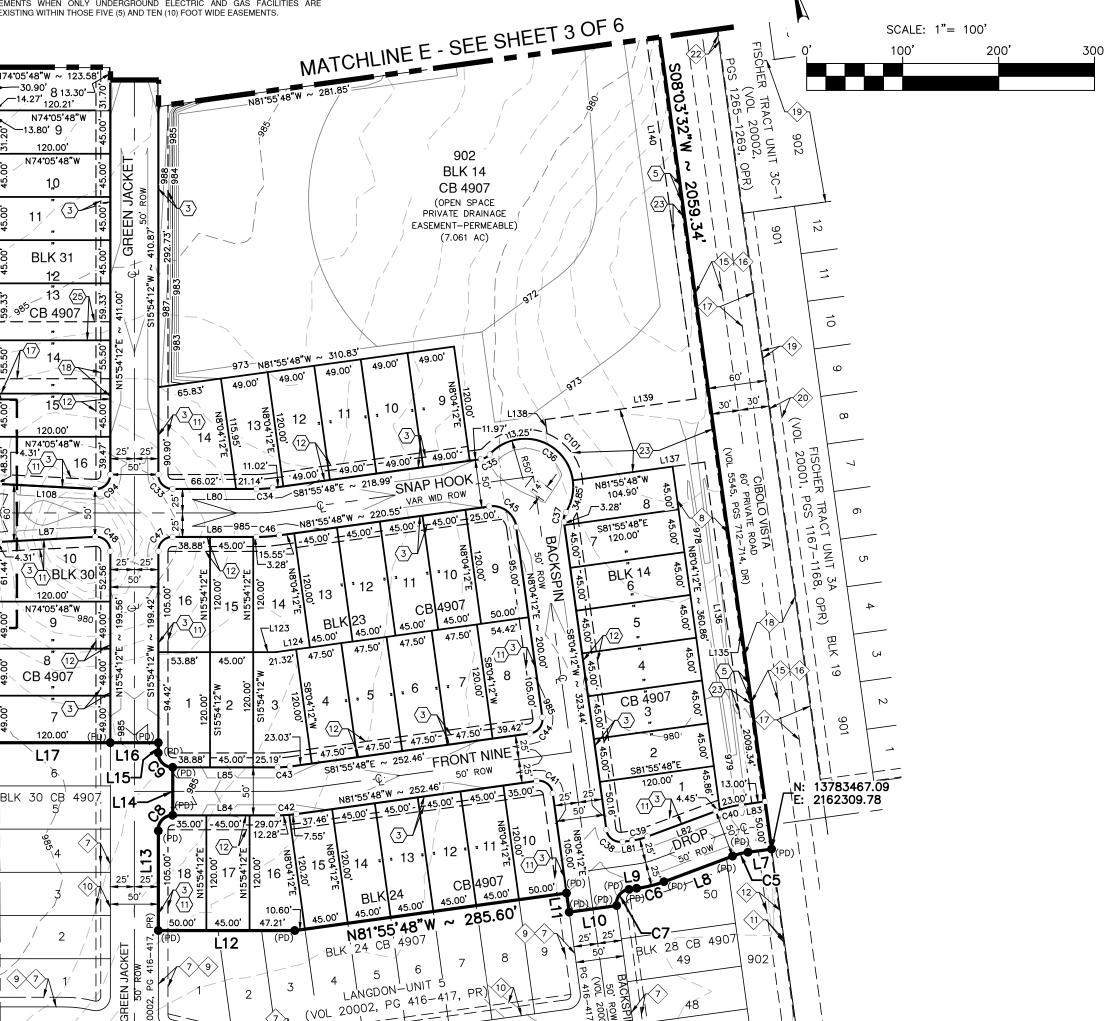
STATE OF TEXAS COUNTY OF BEXAR

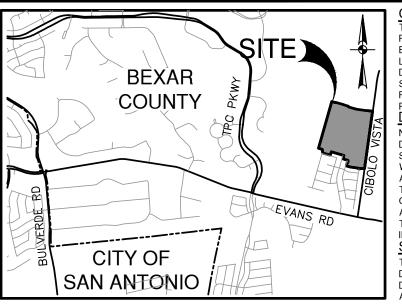
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

SHEET 5 OF 6





LOCATION MAP

NOT-TO-SCALE

LINE TABLE				I	INE TABL	E
LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH
L1	S81°55'48"E	21.00'	1	L22	N43°56'35"W	23.70'
L2	S81°55'48"E	67.00'	1	L23	N74°05'48"W	141.11'
L3	S8*04'12"W	42.00'	1	L24	S74*05'48"E	124.47'
L4	N81*55'48"W	29.00'	1	L25	N15°54'12"E	10.00'
L5	S81°55'48"E	120.00'	1	L26	S74*05'48"E	10.00'
L6	S81*56'28"E	32.48'		L27	N15*54'12"E	10.00'
L7	N81*56'28"W	25.00'		L28	S74°05'48"E	50.00'
L8	S85°28'31"W	76.14'		L29	S15*54'12"W	20.00'
L9	N81*56'28"W	10.01'		L30	S15*54'12"W	1.28'
L10	N81*55'48"W	50.00'		L31	S74*05'48"E	10.00'
L11	N8°04'12"E	19.99'		L32	S15*54'12"W	10.00'
L12	N74*05'48"W	142.21		L33	S74°05'48"E	220.00'
L13	N15*54'12"E	105.00'		L34	N15°54'12"E	10.00'
L14	N15*54'12"E	50.00'		L35	S74*05'48"E	10.00'
L15	N15*54'12"E	10.58'		L36	N15*54'12"E	10.00'
L16	N74*05'48"W	50.00'		L37	S74*05'48"E	17.50'
L17	N74*05'48"W	130.00'		L38	N16°01'29"E	67.80'
L18	N15*54'12"E	130.00'		L39	N73°58'31"W	297.92
L19	N74*05'48"W	70.00		L40	N88*53'52"W	131.14'
L20	S15°54'12"W	120.00'		L41	N1°06'08"E	41.00'
L21	N6°39'21"W	113.28']	L42	S88*53'52"E	131.40'

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," " SANITARYSEWER EASEMENT" AND/OR " RECYCLEDWATER 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 : 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

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.

. 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.

SURVEYOR'S NOTES:

FOR THE SOUTH CENTRAL ZONE.

. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1 IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF LITH ITY INSTALLATION AND STREET CONSTRUCTION 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

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 LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 5, LOT 902, BLOCK 6, LOT 901, BLOCK 8, LOT 901, BLOCK 9, LOT 901, BLOCK 11, LOT 902, BLOCK 14, LOT 901, BLOCK 18 LOT 901, BLOCK 21, LOT 901, BLOCK 30, LOT 901, BLOCK 31, COUNTY BLOCK 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.

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 GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR MPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER

LINE TABLE				ı	LINE TABL	E
LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH
L43	N81°55'48"W	182.79'		L64	N8°04'12"E	42.00'
L44	N8°04'12"E	109.50'		L65	S81*55'48"E	55.00'
L45	S15*54'12"W	9.15'		L66	N8*04'12"E	4.74'
L46	N74*05'48"W	29.00'		L67	N81°55'48"W	101.00'
L47	S15°54'12"W	42.00'		L68	S8°04'12"W	109.50'
L48	N74*05'48"W	142.00'		L69	N15*54'12"E	42.50'
L49	S15*54'12"W	42.00'		L70	S74°05'48"E	50.00'
L50	S74°05'48"E	29.00'		L71	S15*54'12"W	42.58'
L51	S74°05'48"E	130.00'		L72	S77*04'42"E	100.14
L52	S15°54'12"W	20.00'		L73	N15°54'12"E	8.54'
L53	S74°05'48"E	70.00		L74	S74°05'48"E	70.00'
L54	S15°54'12"W	6.34'		L75	S88*57'01"E	100.14
L55	S74°05'48"E	120.00'		L76	S74°05'48"E	50.00'
L56	S15*54'12"W	10.00'		L77	N88°04'06"E	10.62'
L57	S74°05'48"E	10.00'		L78	S81*55'48"E	50.00'
L58	S15°54'12"W	12.50'		L79	S88*04'06"W	14.37'
L59	S74°05'48"E	17.50'		L80	S74°05'48"E	87.16'
L60	S16°01'29"W	67.77'		L81	S81*56'28"E	9.99'
L61	S81°55'48"E	92.00'		L82	N85°28'31"E	76.14
L62	N8°04'12"E	45.76		L83	S81°56'28"E	25.00'
L63	N81*55'48"W	29.00'		L84	N74°05'48"W	109.07'

			CUR	VE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		39.00'	14 ° 55'21"	S81°26'11"E	10.13'	10.16
C2		26.00'	7 ° 57 ' 17"	S77°57'10"E	3.61'	3.61'
C3		89.50'	73 ° 55'25"	N45°01'54"E	107.63	115.47
C4		17.00'	90°00'00"	S53*04'12"W	24.04'	26.70'
C5		75.00'	12°35'01"	N88¶3'58"W	16.44'	16.47
C6		125.00'	12°35'01"	N88¶3'58"W	27.40'	27.45
C7		15.00'	89 ° 59'20"	S53°03'52"W	21.21'	23.56'
C8		15.00'	89°59'59"	N60°54'11"E	21.21'	23.56'
C9		15.00'	90°00'00"	N29*05'48"W	21.21'	23.56'
C10		15.00'	39 ° 51'13"	N54*10'12"W	10.22'	10.43'
C11		17.00'	90°00'00"	N36*55'48"W	24.04'	26.70'
C12		67.00'	7 ° 57'17"	N77*57'10"W	9.29'	9.30'
C13		17.00'	90°00'00"	S60*54'12"W	24.04'	26.70
C14		17.00'	90°00'00"	S29*05'48"E	24.04'	26.70'
C15		15.00'	90°00'00"	S29*05'48"E	21.21'	23.56'
C16		15.00'	90°00'00"	N60*54'12"E	21.21'	23.56'
C17		15.00'	92*58'53"	S30*35'15"E	21.76'	24.34
C18		15.00'	87 ° 01'07"	N59*24'45"E	20.65'	22.78'
C19		365.00'	17 ° 50'06"	S6°59'09"W	113.16'	113.62
C20		15.00'	87 ° 01'07"	S45°26'28"E	20.65'	22.78'
C21		15.00'	92°58'53"	N44*33'32"E	21.76'	24.34'
C22		125.00'	17*50'06"	N6*59'09"E	38.75'	38.91'
C23		75.00'	17 ° 50'06"	S6°59'09"W	23.25'	23.35'
C24		15.00'	90°00'00"	S46°55'54"E	21.21'	23.56'
C25		365.00'	10°00'06"	S86*55'51"E	63.63'	63.72
C26		15.00'	90°00'00"	N53*04'12"E	21.21'	23.56'
C27		15.00'	39 ° 51'12"	S11°51'25"E	10.22'	10.43'
C28		50.00'	169*42'26"	S53°04'12"W	99.60'	148.10
C29		15.00'	39 ° 51'13"	N62°00'12"W	10.22'	10.43'
C30		75.00'	10°00'06"	N86°55'51"W	13.08'	13.09'
C31		15.00'	85°06'50"	S45°30'41"W	20.29'	22.28'
C32		325.00'	12 ° 56'55"	S9°25'44"W	73.29'	73.45'
C33		15.00'	90°00'00"	S29*05'48"E	21.21'	23.56
C34		125.00'	7 * 50'00"	S78*00'48"E	17.08'	17.09'
C35		15.00'	39 ° 51'13"	N78*08'35"E	10.22	10.43'
C36		50.00'	169*42'26"	S36*55'48"E	99.60'	148.10'
C37		15.00'	39°51'13"	S27*59'48"W	10.22'	10.43'
C38		15.00'	90°00'40"	S36*56'08"E	21.22'	23.56'
C39		75.00'	12°35'01"	N8813'58"W	16.44'	16.47'
C40		125.00'	12°35'01"	S8813'58"E	27.40'	27.45

N36*55'48"W

21.21' 23.56'

C41 15.00' 90°00'00"

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,073 FEET PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

SETBACK. 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 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN DEVELOPMENT SERVICES DEPARTMENT.

OPEN SPACE:

LOT 901, BLOCK 5, LOT 902, BLOCK 6, LOT 901, BLOCK 8, LOT 901, BLOCK 9, LOT 901, BLOCK 11, LOT 902, BLOCK 14, LOT 901, BLOCK 18, LOT 901, BLOCK 21, LOT 901, BLOCK 30, LOT 901, BLOCK 31, COUNTY BLOCK 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND DRAINAGE EASEMENT

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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

INGRESS/EGRESS

CURVE # RADIUS |

145.00'

95.00'

15.00

25.00'

175.00'

15.00'

15.00'

15.00

365.00'

15.00

15.00'

125.00'

15.00'

60.00'

15.00'

75.00'

15.00'

50.00'

15.00'

15.00'

15.00'

605.00'

15.00

15.00'

15.00'

15.00'

435.00'

15.00

15.00'

555.00'

15.00'

15.00'

15.00'

75.00'

25.00'

15.00'

315.00'

15.00

7*50'00'

7°50'00"

90'00'00'

90'00'00'

7*50'00"

90'00'00"

93°00'46"

86°59'14"

17*50'06'

87°01'07'

92°58'53"

17*50'06"

57'46'09'

295'32'17'

57'46'09'

17*50'06"

90'00 00

39*51'13"

169°42'26"

39°51'13"

90'00'00"

90'00'00"

17*50'06'

107*50'06"

90'00'02"

92*58'53"

87*01'07"

17*50'06'

87°01'07'

92.58'53"

17*50'06"

90'00'00"

72'09'54'

90,00,00,00

17.50'06"

90'00'00"

90'00'00"

10'00'06"

89*59'57'

15.00' 90°00'00"

125.00' | 17*50'06"

C42

C43

C44

C45

C46

C47

C48

C49

C50

C51

C52

C53

C54

C55

C56

C57

C59

C61

C62

C63

C64

C66

C67

C68

C69

C70

C71

C72

C73

C74

C75

C76

C77

C78

C79

C80

C81

C82

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

CURVE TABLE

DELTA CHORD BEARING CHORD LENGTH

19.81

12.98'

21.21

35.36'

23.91

21.21'

21.76'

20.65

113.16'

20.65

21.76

38.75'

14.49

64.00'

14 49'

23.25'

21.21

38.75'

10.22'

99.60'

10.22'

21.21'

21.21

187.56'

24.25'

21.21'

21.76

134.86

20.65

21.76'

172.06'

21.21

17.67

21.21

23.25'

35.36'

21.21

21.21

54.92'

20.65' 22.78'

19.82

23.56

23.93

23.56

22.77

113.62

22.78

24.34

15.12

309.49

15.12

23.35

23.56

10.43

148.10

10.43

23.56

23.56

188.32

28.23

23.56

24.34

22.78

24.34

172.76

23.56

18.89

23.56

23.35

39.27

23.56

54.99

23.56

21.21' 23.56'

38.91

N78°00'48"W

S78°00'48"E

N53°04'12"E

N36°55'48"W

N78°00'48"W

S60°54'12"W

N30°36'11"W

S59°23'49"W

N6*59'09"E

N45°26'28"W

S44°33'32"W

S6*59'09"W

S12*58'53"E

N74°05'48"W

N44°47'16"F

N6*59'09"E

N83°00'51"W

S85°58'35"W

N29°05'48"W

N35*****49'48"E

S60°54'12"W

N29°05'48"W

N6*59'09"E

N51°59'09"F

S29°05'48"E

S62°23'38"W

N27°36'22"W

N6*59'09"E

N41°34'39"F

S48°25'21"E

S6*59'09"W

S60°54'12"W

N38°00'51"W

N43°04'06"E

S83°00'51"E

S29°05'48"E

S43°04'06"W

N86*55'51"W

N36°55'47"W

N53°04'12"E

I	INE TABL	E	l	INE TABL	E	l	LINE TABLI	E
INE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L85	S74°05'48"E	109.07'	L106	N88°04'06"E	13.14'	L127	S15°54'12"W	208.44'
L86	N74*05'48"W	87.16'	L107	S85°05'12"W	100.14'	L128	N74°05'48"W	18.00'
L87	N77*06'34"W	100.14'	L108	S71°05'02"E	100.14	L129	S88*04'06"W	10.00'
L88	S15°54'12"W	64.30'	L109	S15*54'12"W	103.51	L130	N1°55'54"W	62.33'
L89	N1°55'54"W	17.69'	L110	S15*21'00"W	103.54'	L131	N88*04'06"E	10.00'
L90	N88*57'01"W	100.14	L111	N1*55'54"W	22.32'	L132	N74 ° 05'48"W	10.00'
L91	S1*55'54"E	40.16'	L112	S15*54'12"W	514.79'	L133	N15*54'12"E	52.33'
L92	N1°55'54"W	40.08'	L113	N34°36'54"E	13.34'	L134	S74°05'48"E	10.00'
L93	S88°04'06"W	38.68'	L114	S15*54'12"W	88.30'	L135	S8*03'32"W	2009.34
L94	S74°05'48"E	50.00'	L115	N27*32'56"W	90.52	L136	N8*04'12"E	358.74
L95	S15°54'12"W	52.50'	L116	S15*54'12"W	105.99'	L137	N81*56'55"W	128.77
L96	N1°55'54"W	584.68'	L117	S15*54'12"W	174.88'	L138	N8°03'32"E	14.66'
L97	N85°05'12"E	100.14	L118	S1°55'54"E	598.82'	L139	S81*56'28"E	158.72'
L98	S1*55'54"E	591.45'	L119	S15*54'12"W	259.52'	L140	N8*03'32"E	1584.00'
L99	N71°06'55"W	100.14	L120	S1*55'54"E	400.41'	L141	S15°54'12"W	49.02'
L100	N1°55'54"W	205.13'	L121	N87°50'47"E	41.77	L143	S15°54'12"W	20.00'
L101	N88*04'06"E	38.68'	L122	S81*55'48"E	40.00'	L144	N2*03'56"E	23.27'
L102	S15°54'12"W	200.00'	L123	S74*05'48"E	23.48'	L145	S7*38'43"E	22.92'
L103	S88°04'06"W	10.62'	L124	S81*55'48"E	35.74'	L146	S19*54'02"W	23.27'
L104	N88°04'06"E	10.00'	L125	S1°55'54"E	230.24'	L147	S8°48'00"W	11.45'
L105	S88°04'06"W	10.00'	L126	S15*54'12"W	374.38'	L148	N15*54'12"E	1057.23'

OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS HIGH PRESSURE

RBORIST OFFICE PER 35-477(H).

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FINISHED FLOOR

INCHES ABOVE FINAL ADJACENT GRADE

SAWS DEDICATION:

TREE NOTF

WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH

LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE

CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

CUSTOMER'S SIDE OF THE METER. AN APPROVED TYPE PRESSURE REGULATOR IN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

CLEAR VISION AREAS MUST BE FREE OF VISUAL

WITH THE AMERICAN ASSOCIATION OF STATE

OFFICIALS (AASHTO) POLICY ON GEOMETRIC

DESIGN OF HIGHWAYS AND STREETS, OR

OBSTRUCTIONS IN ACCORDANCE

HIGHWAY AND TRANSPORTATION

LATEST REVISION THEREOF

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

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0145G EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY

FLOODPLAIN VERIFICATION

CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

	CURVE TABLE						
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C83		125.00'	10°00'06"	S86*55'51"E	21.79'	21.82'	
C84		15.00'	90°00'00"	S46*55'54"E	21.21'	23.56'	
C85		15.00'	90°00'00"	S43*04'06"W	21.21'	23.56'	
C86		75.00'	10*00'06"	N86°55'51"W	13.08'	13.09'	
C87		15.00'	90°00'00"	N36*55'48"W	21.21'	23.56'	
C88		26.00'	90°00'00"	N53*04'12"E	36.77'	40.84'	
C89		125.00'	10*00'06"	S86*55'51"E	21.79'	21.82'	
C90		15.00'	90°00'00"	S46*55'54"E	21.21'	23.56'	
C91		15.00'	87°01'07"	S41*34'39"W	20.65'	22.78'	
C92		15.00'	92*58'53"	N48°25'21"W	21.76'	24.34'	
C93		275.00'	17*50'06"	N6*59'09"E	85.26'	85.60'	
C94		15.00'	93°00'46"	N62°24'35"E	21.76'	24.35'	
C95		15.00'	86*59'14"	S27*35'25"E	20.65'	22.77'	
C96		435.00'	17*50'06"	S6*59'09"W	134.86	135.41	
C97		445.00'	17 ° 50'06"	S6°59'09"W	137.96	138.52	
C98		355.00'	17 ° 50'06"	S6°59'09"W	110.06'	110.50'	
C99		355.00'	316'12"	N14"6'06"E	20.26'	20.26'	
C100		445.00'	1443'15"	N5*10'43"E	110.17	110.45'	
C101		60.00'	60°00'24"	N21°57'31"W	60.01'	62.84'	
C102		15.00'	38°04'30"	S34°56'27"W	9.79'	9.97'	

C103 365.00' 2'34'39" S0'40'11"E 16.42' 16.42'

PLAT NO. 21-11800070

REPLAT & SUBDIVISION PLAT ESTABLISHING _ANGDON-UNIT 6, 8, 9, 10

BEING A TOTAL OF 70.593 ACRE TRACT OF LAND, ESTABLISHING LOTS 901, BLOCK 5 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2367602) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BLOCK 9, LOTS 1, 26, BLOCK 10, LOT 1, 901, BLOCK 11, LOTS 1-38, 902, BLOCK 14, BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING LOTS 1-9, LOT 901, BLOCK 18, LOTS 1-16, BLOCK 19, LOTS 1-14, BLOCK 20, LOTS 1-16 ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY 901, BLOCK 21, LOTS 1-16, BLOCK 23, LOTS 10-18, BLOCK 24, LOTS 7-10, 901, BLOCK RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 30, LOTS 1-16, 901, BLOCK 31, OUT OF A 170.117 ACRE TRACT OF DESCRIBED IN RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON DEED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR 20180182306 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY OF THE ADOLPHUS HARNDEN, SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911 AND OUT OF THE FRANCISCO VALDEZ, SURVEY NUMBER 478 \(\frac{3}{4} \). ABSTRACT 786, COUNTY BLOCK 4913, NOW ALL ASSIGNED BLOCK 4907, BEXAR THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN COUNTY, TEXAS.

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAPE-DAWSON

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: June 28, 2022

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: CONTINENTAL HOMES OF TEXAS, L.P

A TEXAS LIMITED PARTNERSHIP

CHTEX OF TEXAS, INC. A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO TEXAS 78247

STATE OF TEXAS

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 _ _ DAY OF _

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>LANGDON-UNIT 6, 8, 9, 10</u> 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 THISDAY OF	, A.D. 20
BY:	
	CHAIRMAN
BY:	
	SECRETAR\

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREB' 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

SHEET 6 OF 6