

LOCATION MAP  
NOT-TO-SCALE  
LEGEND

AC	ACRE(S)	VAR WID	VARIABLE WIDTH
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		2234.56	MINIMUM FINISHED FLOOR ELEVATION
		1140	EXISTING CONTOURS
		---	PROPOSED CONTOURS
		---	ORIGINAL SURVEY/COUNTY LINE
℄	CENTERLINE		
⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑧	15' BUILDING SETBACK LANGDON-UNIT 6, 8, 9, 10 (CONCURRENT PLATTING)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑨	15' ACCESS EASEMENT LANGDON-UNIT 6, 8, 9, 10 (CONCURRENT PLATTING)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑩	VARIABLE WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	⑪	28' ELECTRIC EASEMENT (VOL 6201, PG 1692, DPR)
⑦	10' BUILDING SETBACK	⑫	28' TELEPHONE EASEMENT (VOL 6581, PG 150, DPR)
⑧	15' BUILDING SETBACK	⑬	16' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 18639, PG 2486-2491, OPR)
⑨	15' DRAINAGE MAINTENANCE ACCESS EASEMENT	⑭	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FISCHER TRACT UNIT 3C-1 (VOL 20092, PGS 1285-1288, OPR)
⑩	10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT, LOTS 79, BLOCK 6, LOTS 3 AND 4, BLOCK 10, LOTS 2 AND 3, BLOCK 12, LOTS 1 AND 2, BLOCK 13, LOTS 51, 52, 54 AND 55, BLOCK 14, LOTS 6 AND 7, BLOCK 16.	⑮	REMAINING PORTION OF VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)
⑪	13' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑯	10'X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)
⑫	15' DRAINAGE EASEMENT	⑰	1' VEHICULAR NON-ACCESS EASEMENT LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)
⑬	WELL (NON-POTABLE)	⑱	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON-UNIT 6, 8, 9, 10 (CONCURRENT PLATTING)
⑭	12' ROW & INGRESS/EGRESS (VOL 9561, PG 1462-1467, OPR)		
⑮	50' ACCESS & UTILITY EASEMENT (VOL 5545, PG 715-720, DR)		
⑯	NON-EXCLUSIVE 10' INGRESS AND EGRESS EASEMENT (VOL 5301, PG 1671-1679, OPR)		
⑰	NON-EXCLUSIVE 60' INGRESS AND EGRESS EASEMENT (VOL 5915, PG 1639-1645, OPR)		
⑱	30' NON-EXCLUSIVE GENERAL UTILITY AND TEMPORARY ACCESS EASEMENT (VOL 13007, PG 1134, DPR)		
⑲	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)		
⑳	10' BUILDING SETBACK LANGDON-UNIT 6, 8, 9, 10 (LAND-PLAT-21-11800070) (CONCURRENT PLATTING)		

**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 CORN 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.

*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

**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 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 GRANITOR'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.

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 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.

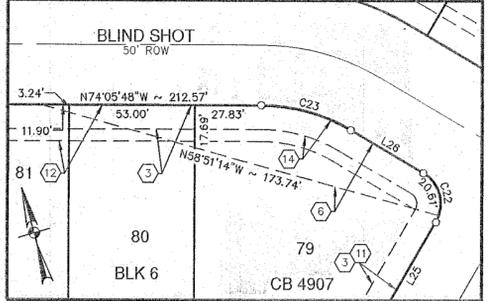
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

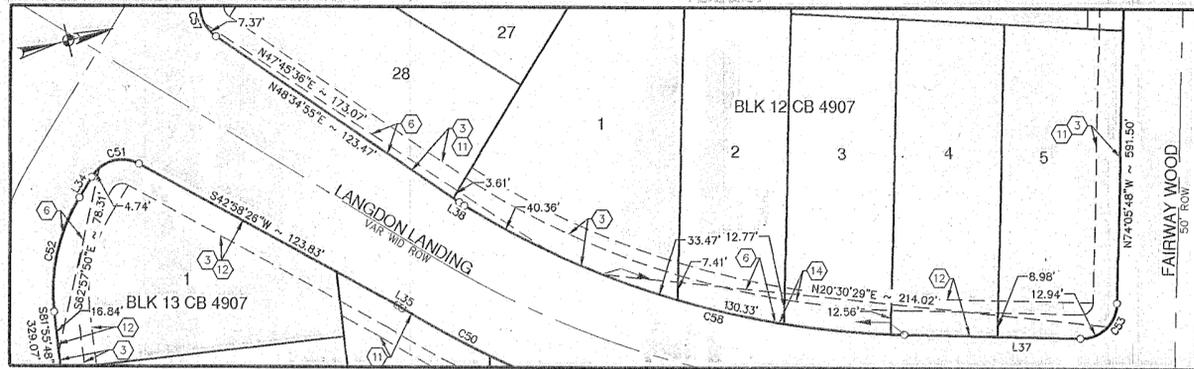
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**

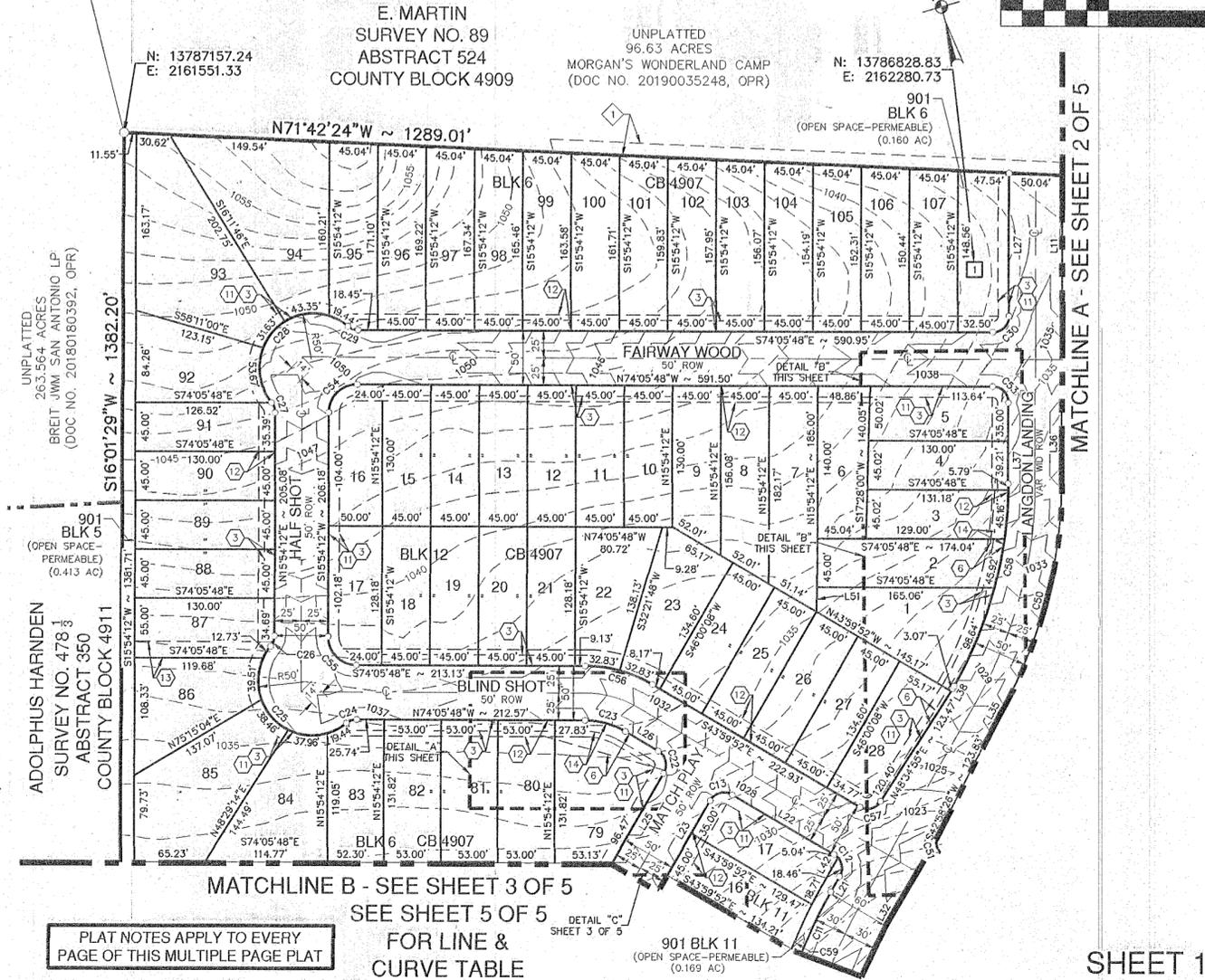
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



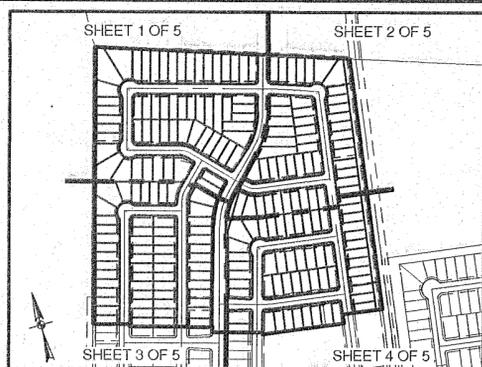
DETAIL "A"  
SCALE: 1"=50'



DETAIL "B"  
SCALE: 1"=50'



MATCHLINE B - SEE SHEET 3 OF 5  
SEE SHEET 5 OF 5  
FOR LINE & CURVE TABLE



INDEX MAP  
SCALE: 1"=600'

**PLAT NO. 21-11800179**  
SUBDIVISION PLAT  
OF  
**LANGDON-UNIT 11,12, 13**

BEING A TOTAL OF 43.139 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 5, LOTS 59-107, 901, BLOCK 6, LOTS 2-25, BLOCK 10, LOTS 2-17, 901, BLOCK 11, LOTS 1-28, BLOCK 12, LOTS 1-19, 901, BLOCK 13, LOTS 39-70, 902 BLOCK 14, LOTS 1-29, 901, BLOCK 15, LOTS 1-15, BLOCK 16, LOTS 10-17, BLOCK 18, LOTS 17-18, 901, BLOCK 21, OUT OF A 170.117 RECORDED IN DOCUMENT NUMBER 20190102306 AND ALL OF A 15.970 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190107086, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, BOTH CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, ADOLPHUS HARMDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 9411, AND FRANCISCO VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 788, COUNTY BLOCK 4913, NOW ALL ASSIGNED COUNTY BLOCK 4907, BEXAR COUNTY, TEXAS.



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: September 02, 2022

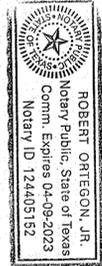
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*Leslie Ostrander*  
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP  
A TEXAS LIMITED PARTNERSHIP  
BY: CITEH 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  
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 2 DAY OF September, A.D. 2022.



*Robert Ortegón, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LANGDON-UNIT 11, 12, 13 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

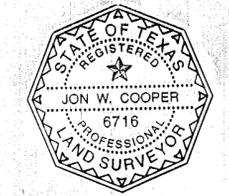
**CERTIFICATE OF APPROVAL**

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

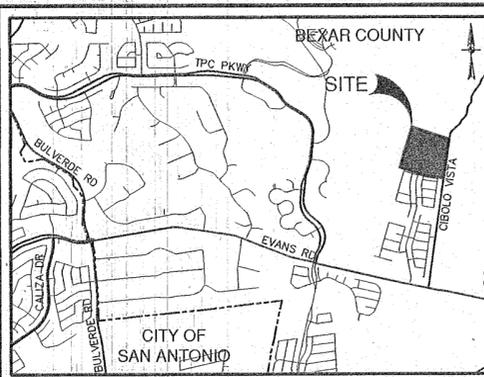
COUNTY CLERK, BEXAR COUNTY, TEXAS



LANGDON-UNIT 11, 12, 13  
Civil Job No. 11500-06; Survey Job No. 11500-00







LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

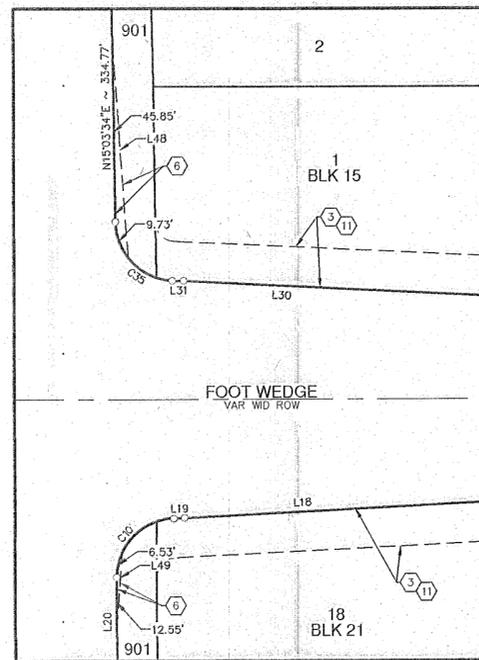
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "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.
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 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.
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**SAWS IMPACT FEE:**

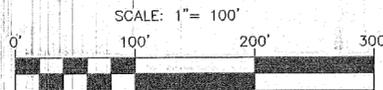
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.



DETAIL "D"  
SCALE: 1"=30'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLE

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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

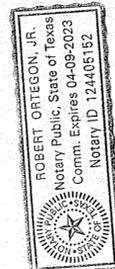
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*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



PLAT NO. 21-11800179

SUBDIVISION PLAT  
OF  
LANGDON-UNIT 11, 12, 13

BEING A TOTAL OF 43.139 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 5, LOTS 59-107, 901, BLOCK 6, LOTS 2-25, BLOCK 10, LOTS 2-17, 901, BLOCK 11, LOTS 1-28, BLOCK 12, LOTS 1-19, 901, BLOCK 13, LOTS 39-70, 902 BLOCK 14, LOTS 1-28, 901, BLOCK 15, LOTS 1-15, BLOCK 16, LOTS 10-17, BLOCK 18, LOTS 17-18, 901, BLOCK 21, OUT OF A 170.117 ACRES TRACT RECORDED IN DOCUMENT NUMBER 20180182306 AND ALL OF A 15.970 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190017098, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, BOTH CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 9411, AND FRANCISCO VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, NOW ALL ASSIGNED COUNTY BLOCK 4907, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TAPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10228800  
DATE OF PREPARATION: September 02, 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.

*Leslie Ostrander*  
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: 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  
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 2 DAY OF September, A.D. 2022

*Robert Ortega, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LANGDON-UNIT 11, 12, 13 SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCR 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.

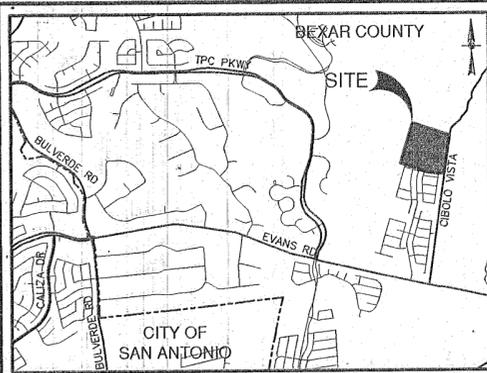
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LANGDON-UNIT 11, 12, 13  
Civil Job No. 11500-06; Survey Job No. 11500-00



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," "SERVISE 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 OR WALLS 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.  
 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 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.

**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 5, LOT 901, BLOCK 6, LOT 901, BLOCK 11, LOT 901, BLOCK 13, LOT 902, BLOCK 14, LOT 901, BLOCK 15, LOT 901, BLOCK 21, 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.

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 18, CB 4907, SUBDIVISION UNIT LANGDON-UNIT 6, 8, 9, 10, RECORDED IN VOLUME PAGE (PLAT NO. 21-11800070).

**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.  
**OPEN SPACE:**  
 LOT 901, BLOCK 5, LOT 901, BLOCK 11, LOT 901, BLOCK 13, LOT 902, BLOCK 14, LOT 901, BLOCK 15, LOT 901, BLOCK 21, COUNTY BLOCK 4907, IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND DRAINAGE EASEMENT. LOT 901, BLOCK 5 IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS A COMMON AREA AND GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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

**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.

**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.

**FLOODPLAIN VERIFICATION:**  
 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 CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SAWS HIGH PRESSURE:**  
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,073 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.

**SETBACKS:**  
 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2367602) 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).

**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.

**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 RECHARGE ZONE.

**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.

**PLAT NO. 21-11800179**

**SUBDIVISION PLAT OF LANGDON-UNIT 11, 12, 13**

BEING A TOTAL OF 43.139 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 5, LOTS 59-107, 901, BLOCK 6, LOTS 2-25, BLOCK 10, LOTS 2-17, 901, BLOCK 11, LOTS 1-28, BLOCK 12, LOTS 1-19, 901, BLOCK 13, LOTS 39-70, 902 BLOCK 14, LOTS 1-26, 901, BLOCK 15, LOTS 1-15, BLOCK 16, LOTS 10-17, BLOCK 18, LOTS 17-18, 901, BLOCK 21, OUT OF A 170.117 RECORDED IN DOCUMENT NUMBER 20180182306 AND ALL OF A 15.970 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190017086, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BOTH CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, ADOLPHUS HARDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 9411, AND FRANCISCO VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, NOW ALL ASSIGNED COUNTY BLOCK 4907, BEXAR COUNTY, TEXAS.

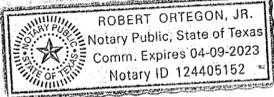


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800  
 DATE OF PREPARATION: September 02, 2022

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.

*Leslie Ostrander*  
 OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: 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  
 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 2 DAY OF September, A.D. 2022



*Robert Ortega, Jr.*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LANGDON-UNIT 11, 12, 13 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

LINE TABLE			CURVE TABLE					
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
L1	N81°56'28"W	32.48'	C1	15.00'	90°00'00"	S29°05'48"E	21.21'	23.56'
L2	N81°55'48"W	170.00'	C2	125.00'	2°50'44"	S72°40'26"E	6.21'	6.21'
L3	S8°04'12"W	45.76'	C3	15.00'	38°34'47"	N89°27'32"E	9.91'	10.10'
L4	N15°54'12"E	9.15'	C4	50.00'	156°34'51"	S31°32'26"E	97.92'	136.64'
L5	N74°05'48"W	250.00'	C5	15.00'	38°40'48"	S27°24'36"W	9.94'	10.13'
L6	N15°54'12"E	26.34'	C6	15.00'	90°00'00"	N36°55'48"W	21.21'	23.56'
L7	N74°05'48"W	130.00'	C7	175.00'	7°50'00"	N78°00'48"W	23.91'	23.93'
L8	N15°54'12"E	2.50'	C8	15.00'	90°00'00"	S60°54'12"W	21.21'	23.56'
L9	N15°54'12"E	11.28'	C9	15.00'	90°00'00"	N29°05'48"W	21.21'	23.56'
L10	N74°05'48"W	184.47'	C10	15.00'	90°00'00"	S60°54'12"W	21.21'	23.56'
L11	S15°54'12"W	129.49'	C11	400.00'	29°01'36"	N31°15'37"E	200.48'	202.84'
L12	S74°05'48"E	12.52'	C12	15.00'	89°46'17"	N0°53'17"E	21.17'	23.50'
L13	N8°04'12"E	59.24'	C13	15.00'	90°00'00"	N88°59'52"W	21.21'	23.56'
L14	N74°05'48"W	11.50'	C14	75.00'	30°05'57"	S30°57'10"W	38.95'	39.40'
L15	S15°54'12"W	102.27'	C15	15.00'	90°00'00"	N29°05'48"W	21.21'	23.56'
L16	N15°54'12"E	102.29'	C16	26.00'	90°00'00"	S60°54'12"W	36.77'	40.84'
L17	N74°05'48"W	2.00'	C17	15.00'	39°51'13"	N4°01'25"W	10.22'	10.43'
L18	N77°04'42"W	96.13'	C18	50.00'	169°42'26"	N60°54'12"E	99.60'	148.10'
L19	N74°05'48"W	2.00'	C19	15.00'	39°51'13"	S54°10'12"E	10.22'	10.43'
L20	S15°54'12"W	97.29'	C20	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
L21	N45°46'25"E	16.23'	C21	125.00'	30°05'57"	N30°57'10"E	64.91'	65.67'
L22	N43°59'52"W	108.90'	C22	15.00'	90°00'00"	N1°00'08"E	21.21'	23.56'
L23	S46°00'08"W	131.50'	C23	75.00'	30°05'57"	N59°02'50"W	38.95'	39.40'
L24	N15°54'12"E	12.00'	C24	15.00'	39°51'13"	S85°58'33"W	10.22'	10.43'
L25	N46°00'08"E	131.50'	C25	50.00'	169°42'26"	N29°05'48"W	99.60'	148.10'
L26	N43°59'52"W	35.38'	C26	15.00'	39°51'13"	N35°49'48"E	10.22'	10.43'
L27	N15°54'12"E	131.58'	C27	15.00'	39°51'13"	N4°01'25"W	10.22'	10.43'
L28	N43°59'52"W	10.72'	C28	50.00'	169°42'26"	N60°54'12"E	99.60'	148.10'
L29	S74°05'48"E	2.00'	C29	15.00'	39°51'13"	S54°10'12"E	10.22'	10.43'
L30	S71°06'55"E	96.13'	C30	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
L31	S74°05'48"E	2.00'	C31	15.00'	90°00'00"	N36°55'48"W	21.21'	23.56'
L32	S45°46'25"W	15.89'	C32	125.00'	37°55'57"	N62°57'50"W	81.25'	82.76'
L33	N74°05'48"W	12.52'	C33	15.00'	90°13'43"	N89°06'43"W	21.26'	23.62'
L34	S43°59'52"E	10.01'	C34	340.00'	30°42'51"	S30°25'00"W	180.09'	182.26'
L35	S45°46'25"W	2.38'	C35	15.00'	89°09'22"	S29°31'07"E	21.06'	23.34'
L36	S15°54'12"W	74.21'	C36	15.00'	90°00'00"	N60°54'12"E	21.21'	23.56'
L37	N15°54'12"E	74.21'	C37	15.00'	38°56'48"	N3°34'12"W	10.00'	10.20'
L38	N45°46'25"E	2.38'	C38	50.00'	160°03'36"	N56°59'12"E	98.49'	139.68'
L39	S74°05'48"E	11.50'	C39	15.00'	38°56'48"	S62°27'24"E	10.00'	10.20'
L40	N15°54'12"E	160.98'	C40	15.00'	89°59'58"	N5°30'41"E	21.21'	23.56'
L41	N16°44'49"E	339.54'	C41	15.00'	90°00'00"	S29°05'48"E	21.21'	23.56'
L42	N45°46'25"E	30.46'	C42	125.00'	7°50'00"	S78°00'48"E	17.08'	17.09'
L43	S15°03'34"W	333.17'	C43	15.00'	90°00'00"	N53°04'12"E	21.21'	23.56'
L44	S32°03'44"W	218.99'	C44	15.00'	89°59'56"	N36°55'48"W	21.21'	23.56'
L45	S30°57'10"W	55.64'	C45	26.00'	82°10'00"	S56°59'12"W	34.17'	37.29'
L46	S15°54'12"W	111.44'	C46	15.00'	90°00'00"	N53°04'12"E	21.21'	23.56'
L47	N75°01'37"E	13.96'	C47	26.00'	79°19'16"	N31°35'26"W	33.19'	35.99'
L48	S11°52'52"W	55.00'	C48	75.00'	2°50'44"	N72°40'26"W	3.72'	3.72'
L49	S20°08'12"W	18.93'	C49	15.00'	90°00'00"	S60°54'12"W	21.21'	23.56'
L50	S81°55'48"E	50.00'	C50	425.00'	29°52'14"	S30°50'18"W	219.07'	221.57'
L51	N17°47'59"E	22.83'	C51	15.00'	86°58'17"	S0°30'43"E	20.65'	22.77'
			C52	75.00'	37°55'57"	S62°57'50"E	48.75'	49.65'
			C53	15.00'	90°00'00"	N29°05'48"W	21.21'	23.56'
			C54	26.00'	90°00'00"	S60°54'12"W	36.77'	40.84'

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. 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 CORNERS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. 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.  
*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



LANGDON-UNIT 11, 12, 13  
 Civil Job No. 11500-06; Survey Job No. 11500-00