

SURVEYOR'S NOTES: (8526-37)

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NAD OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS IMPACT FEE: (8526-30)

- WATER AND 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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU: (8526-31)

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE S.A.W.S.

SAWS DEDICATION: (8526-32)

- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE S.A.W.S.

SAWS HIGH PRESSURE: (8526-33)

- 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 C.O.S.A.

RESIDENTIAL FIRE FLOW: (8526-35)

- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED TO SUSTAIN A FIRE FLOW OF 1750 GPM AT PEAK HOUR DEMAND AND 25 PSI STATIC PRESSURE RESIDUAL, TO SERVE LOTS SHOWN ON THIS PLAT.

TREE SITE: (8526-43)

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-APP23-3880421) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SETBACK (8526-41)

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

CPS/SAWS/COSA UTILITY: (8526-22-26)

- 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 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 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 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.

OPEN SPACE: (8526-47)

- LOT 901 BLOCK 293, LOT 901 BLOCK 296, LOT 903, 904 & 905 BLOCK 293, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (8526-18)
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

DRAINAGE EASEMENT ENCROACHMENTS: (8526-12)

- 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 BEAR 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.

COMMON AREA MAINTENANCE: (8526-17)

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING BUT NOT LIMITED TO, 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 BEAR 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.

CITY OF SAN ANTONIO OR BEAR COUNTY.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

CLOMR PENDING FEMA APPROVAL: (8526-5)

- LOTS 17, 23 THRU 26, BLOCK 294, C.B. 4450, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 22-06-1766P) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOMR WITH FEMA APPROVAL: (8526-3)

- THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MTR AND APPROVED BY FEMA ON DECEMBER 19, 2022 (CASE NO. 22-06-1766P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: (8526-7)

- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

ZERO LOT LINE:

- FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

PLAT NUMBER: 23-11800307

SUBDIVISION PLAT ESTABLISHING McCRARY TRACT UNIT 23

BEING A TOTAL OF 22.995 ACRES OF LAND LOCATED IN THE M. Y. M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 60.988 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 202000668 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 82.79 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF PROPERTY OF BEAR COUNTY, TEXAS.

ESTABLISHING LOTS 5-60, BLOCK 303 C.B. 4450, LOTS 1-26, BLOCK 294 C.B. 4450 AND LOTS 12-32 BLOCK 296 C.B. 4450.

LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- CL. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CL. = CENTER LINE
- C.P.S. = CITY PUBLIC SERVICE
- C.V.E. = CLEAR VISION EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- EMT. = EXTRATERRITORIAL JURISDICTION
- L.F. = LINEAR FEET
- LI. = LINE NUMBER
- NAD. = NORTH AMERICAN DATUM
- MIN. = MINIMUM
- N.C.B. = NEW COUNTY BLOCK
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG. = PAGE
- PES. = RIGHT-OF-WAY
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VEHICULAR NON ACCESS EASEMENT
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- WID. = PROPOSED CONTOUR
- ST. = STREET CENTERLINE
- B.S.L. = BUILDING SETBACK LINE
- EX. = EXISTING GROUND MAJOR CONTOUR
- EX. = EXISTING GROUND MINOR CONTOUR
- EX. = EXISTING PROPERTY LINE
- EX. = EXTRATERRITORIAL JURISDICTION LIMITS
- EX. = 100 YR ATLAS 14 FLOODPLAIN PER LOMR CASE NO. 21-06-1834R
- EX. = 1% ANNUAL CHANCE FLOODPLAIN PER LOMR CASE NO. 22-06-1766P
- EX. = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- EX. = RECORD INFORMATION
- EX. = FINISHED FLOOR ELEVATION
- EX. = DENOTES ZERO LOT LINE
- EX. = UNIT BOUNDARY NODE



CUDE

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • 5-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TPBE FIRM #455
CUDE JOB # 02142.643

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEAR

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
SITTERLE HOMES
2015 EVANS RD, STE 100
SAN ANTONIO, TX 78258-7428
PHONE: (713) 791-8990
CONTACT PERSON: JEFF BUELL

NAME: JEFF BUELL
TITLE: _____

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEFF BUELL KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 9th DAY OF April A.D. 2024.

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON 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. _____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF McCRARY TRACT UNIT 23 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
CONTACT PERSON: TREY ROGERS
BY: PULTE NEVADA I LLC A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Trey Rogers KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 9th DAY OF April A.D. 2024.

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

STATE OF TEXAS
COUNTY OF BEAR

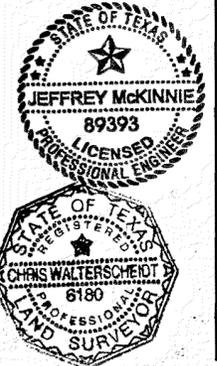
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.
LICENSED PROFESSIONAL ENGINEER
4-10-24

STATE OF TEXAS
COUNTY OF BEAR

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:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
04/16/2024

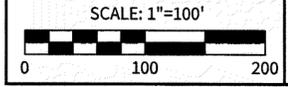


SUBDIVISION PLAT
ESTABLISHING
MCCRARY TRACT UNIT 23

BEING A TOTAL OF 22.995 ACRES OF LAND LOCATED IN THE M. M. T. M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 60.988 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 2020006668 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 82.719 ACRES OF LAND, AS DESCRIBED IN DOCUMENT 2021355203 OF THE OFFICIAL PUBLIC RECORDS OF PROPERTY OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 5-60, BLOCK 303 C.B. 4450, LOTS 1-26, BLOCK 294 C.B. 4450 AND LOTS 12-32 BLOCK 296 C.B. 4450.



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBP#10048500 • TBPE FIRM #455
CUDE JOB # 02142.643



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
SITTERLICH HOMES
2015 EVANS RD, STE 100
SAN ANTONIO, TX 78258-7428
PHONE: (713) 791-8980
CONTACT PERSON: JEFF BUELL

BY: *Jeff Buell*
NAME: JEFF BUELL
TITLE: *JB*

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEFF BUELL KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 *9th* DAY OF *April* A.D. *2024*

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

Maty Villarreal
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, ON 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. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

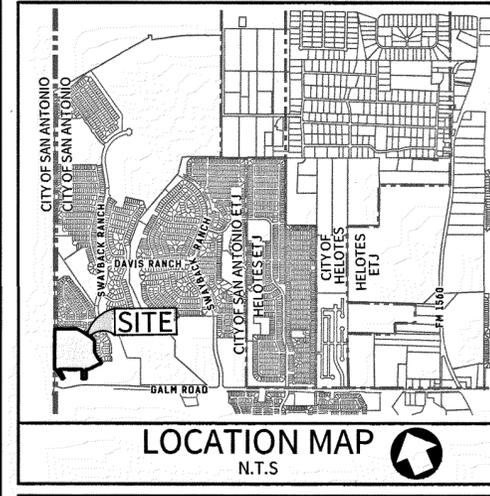
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 23 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- Ac. = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CL = CENTER LINE
- C.P.S. = CITY PUBLIC SERVICE
- C.V.E. = CLEAR VISION EASEMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.C.A. = EASEMENT
- EJ = EXTRANJURISDICTION
- ETJ = EXTRANJURISDICTION
- L.F. = LINEAR FEET
- LI = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- MIN. = MINIMUM
- NCB = NEW COUNTY BLOCK
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- (dashed) --- = PROPOSED CONTOUR
- (solid) --- = STREET CENTERLINE
- (dotted) --- = BUILDING SETBACK LINE
- (dash-dot) --- = EXISTING GROUND MAJOR CONTOUR
- (dotted) --- = EXISTING GROUND MINOR CONTOUR
- (solid) --- = EXISTING PROPERTY LINE
- (dotted) --- = EXTRANJURISDICTION LIMITS
- (dotted) --- = 100 YR ATLAS 14 FLOODPLAIN PER CLMFR CASE NO. 21-06-1834R
- (dotted) --- = 1% ANNUAL CHANCE FLOODPLAIN PER CLMFR CASE NO. 22-06-1766P
- (dotted) --- = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- (dotted) --- = RECORD INFORMATION
- (dotted) --- = FINISHED FLOOR ELEVATION
- (dotted) --- = DENOTES ZERO LOT LINE
- (circle) = UNIT BOUNDARY NODE

KEYNOTES (PROPOSED):

1	-10' E.G.T.C.A. ESM'T.	9	-5' WATER ESM'T
2	-VARIABLE WIDTH DRAINAGE ESM'T. (0.43 Ac.)	10	-100 YR. ATLAS 14 FLOODPLAIN PER CONDITIONAL LETTER OF MAP REVISION CASE NO. 21-06-1834R
3	-LOT 901 BLK 293 PERMEABLE OPEN SPACE VARIABLE WIDTH DRAINAGE ESM'T. (1.39 Ac.)	11	-20' BUILDING SETBACK LINE
4	-LOT 903 BLK 303 PERMEABLE OPEN SPACE VARIABLE WIDTH DRAINAGE ESM'T. (1.66 Ac.)	12	-15'x15' LANDSCAPE/MONUMENT ESM'T. (0.01 Ac.)
5	-VARIABLE WIDTH E.G.T.C.A. ESM'T. (0.02 Ac.)	13	-10' WATER ESM'T. (0.01 Ac.)
6	-VARIABLE WIDTH DRAINAGE ESM'T. (0.29 Ac.)	14	-10' E.G.T.C.A. ESM'T. & B.S.L.
7	-15' DRAINAGE ESM'T. (0.04 Ac.)	15	-15' BUILDING SETBACK LINE
8	-LOT 904 BLK 303 PERMEABLE OPEN SPACE VARIABLE WIDTH DRAINAGE ESM'T. (0.25 Ac.)		

KEYNOTES (EXISTING):

1	-28' OVERHEAD ELECTRIC ESM'T. (DOC. # 2020035087)	7	-5' E.G.T.C.A. ESM'T. MCCRARY TRACT UNIT 27 (VOL. 20003, PG. 473-481)
2	-20' E.G.T.C.A. ESM'T. (VOL. 20003, PG. 473-481)	8	-5' E.G.T.C.A. ESM'T. MCCRARY TRACT UNIT 21 (CONCURRENT-PLAT #22-11800264)
3	-10' E.G.T.C.A. ESM'T. (VOL. 20003, PG. 473-481)	9	-22' PUBLIC IRREVOCABLE ACCESS, SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T. (VOL. 20003, PG. 473-481)
4	-APPROXIMATE LINE OF 1% ANNUAL CHANCE FLOODPLAIN, ZONE "AE" PER CLMFR CASE NO. 22-06-1766P EFFECTIVE DECEMBER 19, 2022		
5	-14' E.G.T.C.A. ESM'T. & B.S.L. MCCRARY TRACT UNIT 21 (CONCURRENT-PLAT #22-11800264)		
6	-14' E.G.T.C.A. ESM'T. MCCRARY TRACT UNIT 21 (CONCURRENT-PLAT #22-11800264)		

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

Jeffrey McKinnie
LICENSED PROFESSIONAL ENGINEER
4-10-24

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:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

Chris Walterscheidt
REGISTERED PROFESSIONAL LAND SURVEYOR
04/09/2024

SURVEYOR'S NOTES: (BS26 - 37.)

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES. NAD OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS IMPACT FEE: (BS26 - 30)

- WATER AND 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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU: (BS26 - 31)

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE S.A.W.S.

SAWS DEDICATION: (BS26 - 32)

- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE S.A.W.S.

SAWS HIGH PRESSURE: (BS26 - 33)

- 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 C.O.S.A.

RESIDENTIAL FIRE FLOW: (BS26 - 35)

- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED TO SUSTAIN A FIRE FLOW OF 1750 GPM AT PEAK FLOW DEMAND AND 25 PSI STATIC PRESSURE RESIDUAL, TO SERVE LOTS SHOWN ON THIS PLAT.

TREE NOTE: (BS26 - 43)

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-APP23-38801421) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SETBACK: (BS26 - 41)

- 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.

CPS(SAWS)/COSA UTILITY: (BS26 - 22-26)

- 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 EFFICIENT USE 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 MONEY 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.

OPEN SPACE: (BS26 - 47)

- LOT 901 BLOCK 293, LOT 901 BLOCK 296, LOT 903, 904 & 905 BLOCK 303, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

INGRESS/EGRESS: (BS26 - 18)

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

DRAINAGE EASEMENT ENCROACHMENTS: (BS26 - 12)

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS 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.

COMMON AREA MAINTENANCE: (BS26 - 1)

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 901 BLOCK 293, LOT 901 BLOCK 296, LOT 903, 904 & 905 BLOCK 303, 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.

RESIDENTIAL FINISHED FLOOR ELEVATION: (BS26 - 8)

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

CLMFRS PENDING FEMA APPROVAL: (BS26 - 5)

- LOTS 5 THRU 27, 43 THRU 60, BLOCK 297, CB 4450 AND LOTS 12 THRU 29, BLOCK 296, CB 4450, AND LOTS 1 THRU 17, 23 THRU 26, BLOCK 294, CB 4450, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLMFR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-1834R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CLMFRS WITH FEMA APPROVAL: (BS26 - 3)

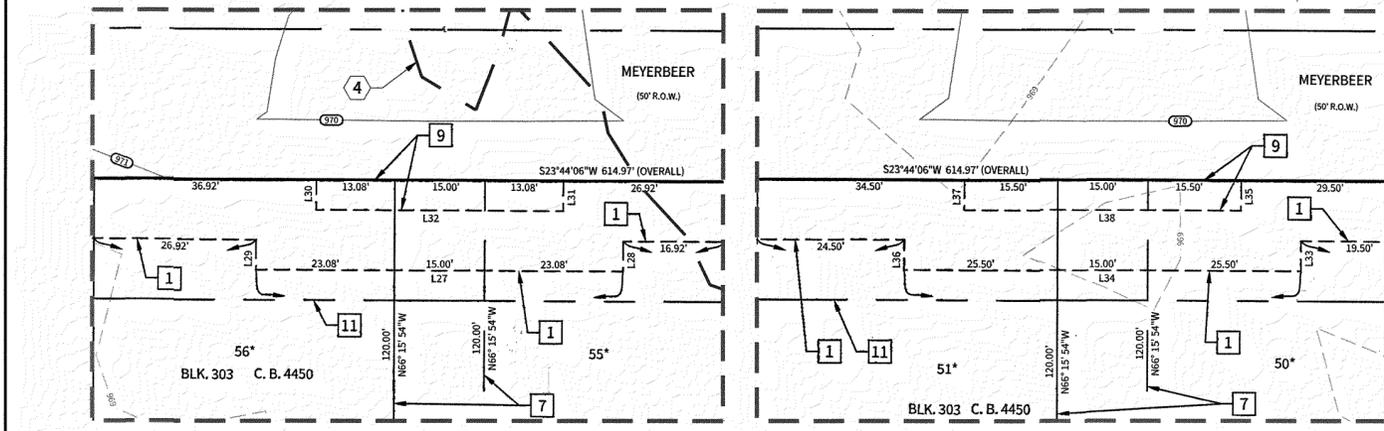
- THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MTR AND APPROVED BY FEMA ON DECEMBER 19, 2022 (CASE NO. 22-06-1766P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOMR WITH FEMA APPROVAL: (BS26 - 3)

- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

ZERO LOT LINES:

- FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.



DETAIL "A" SEE SHEET 1
(SCALE: 1" = 20')

DETAIL "B" SEE SHEET 1
(SCALE: 1" = 20')



DETAIL "C" SEE SHEET 1
(SCALE: 1" = 20')

LINE TABLE

LINE	BEARING	LENGTH
L1	S24°25'16"E	113.70'
L2	S88°32'27"W	16.64'
L3	S04°19'18"E	122.69'
L4	S83°12'16"W	47.38'
L5	N08°17'22"W	6.11'
L6	N66°15'54"W	28.00'
L7	S88°32'27"W	47.45'
L8	S85°40'42"E	58.86'
L9	N66°15'54"W	50.00'
L10	S23°44'06"W	22.00'
L11	N66°15'54"W	24.00'
L12	S23°44'06"W	40.00'
L13	S66°15'54"E	24.00'
L14	N85°40'42"E	57.61'
L15	N82°48'57"E	47.45'
L16	N04°19'18"W	62.07'
L17	N65°26'22"W	30.56'
L18	N23°44'06"E	10.00'
L19	S66°15'54"E	50.00'
L20	S23°44'06"W	10.00'

LINE TABLE

LINE	BEARING	LENGTH
L21	S21°13'36"E	148.97'
L22	N66°15'03"W	27.91'
L23	S68°46'24"W	29.11'
L24	S21°13'36"E	158.13'
L25	N23°44'06"E	108.26'
L26	N23°44'06"E	104.99'
L27	N23°44'06"E	61.16'
L28	N66°15'54"W	5.00'
L29	S66°15'54"E	5.00'
L30	S66°15'54"E	5.00'
L31	N66°15'54"W	5.00'
L32	N23°44'06"E	41.16'
L33	N66°15'54"W	5.00'
L34	N23°44'06"E	65.99'
L35	N66°15'54"W	5.00'
L36	S66°15'54"E	5.00'
L37	S66°15'54"E	5.00'
L38	N23°44'06"E	45.99'
L39	S04°19'18"E	15.02'
L40	S88°32'27"W	15.02'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	225.00'	28°03'24"	110.18'	S80°17'36"E	109.08'
C2	25.00'	36°59'52"	16.14'	S84°45'50"E	15.86'
C3	50.00'	163°59'43"	143.11'	S21°15'54"E	99.03'
C4	25.00'	36°59'52"	16.14'	S42°14'02"W	15.86'
C5	25.00'	36°59'52"	16.14'	N05°14'10"E	15.86'
C6	50.00'	163°59'43"	143.11'	S68°44'06"W	99.03'
C7	25.00'	36°59'52"	16.14'	S47°45'58"E	15.86'
C8	25.00'	36°59'52"	16.14'	S84°45'50"E	15.86'
C9	50.00'	163°59'43"	143.11'	N21°15'54"W	99.03'
C10	25.00'	36°59'52"	16.14'	S42°14'02"W	15.86'
C11	15.00'	90°00'00"	23.56'	S21°15'54"E	21.21'
C12	175.00'	28°03'24"	85.69'	S80°17'36"E	84.84'
C13	15.00'	90°00'00"	23.56'	N40°40'42"E	21.21'
C14	225.00'	28°03'24"	110.18'	S09°42'24"W	109.08'
C15	18.00'	90°00'00"	28.27'	N21°15'54"W	25.46'
C16	18.00'	90°00'00"	28.27'	N68°44'06"E	25.46'
C17	175.00'	28°03'24"	85.69'	S09°42'24"W	84.84'
C18	15.00'	90°00'00"	23.56'	S49°19'18"E	21.21'
C19	15.00'	90°00'00"	23.56'	S68°44'06"W	21.21'
C20	25.00'	90°00'00"	39.27'	N21°15'54"W	35.36'
C21	25.00'	90°00'00"	39.27'	N68°44'06"E	35.36'
C22	25.00'	90°00'00"	39.27'	S21°15'54"E	35.36'

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
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
CONTACT PERSON: TROY ROGERS
BY: *Troy Rogers*
NAME: Troy Rogers
TITLE: Director Land Ac.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Troy Rogers KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 *9th* DAY OF *April* A.D. *2024*

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

Maty Villarreal
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

