

SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING,
UNIT 3

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



BPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: August 14, 2024

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 NORTH COLLEGE AVE. STE 300, BOX 9
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX
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 14 DAY OF August, A.D. 2024

Tasha Willis
Notary Public, Washington County, Arkansas

THIS PLAT OF HIGDON CROSSING, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

DAY OF _____ A.D. 20_____

BY: _____ CHAIRMAN

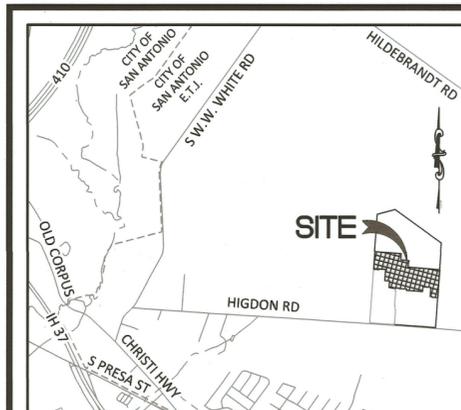
BY: _____ SECRETARY

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



LOCATION MAP NOT TO SCALE

LEGEND

---609---	EXISTING CONTOUR
---608---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
○	SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
pg.	PAGE(S)
"	REPETITIVE BEARING AND/OR DISTANCE
NO.	NUMBER
B.S.L.	BUILDING SETBACK LINE

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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.

NOTES:
FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020B, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
DRAINAGE EASEMENT ENCROACHMENTS NOTE:
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.
OPEN SPACE NOTE:
ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:
• LOT 901 BLOCK 5 IS E.G.T.CATV, OPEN SPACE & PRIVATE DRAINAGE EASEMENT.
• LOT 901 BLOCK 9 IS OPEN SPACE.
• LOT 901 BLOCK 12 IS OPEN SPACE.
• LOT 901 BLOCK 14 IS OPEN SPACE.

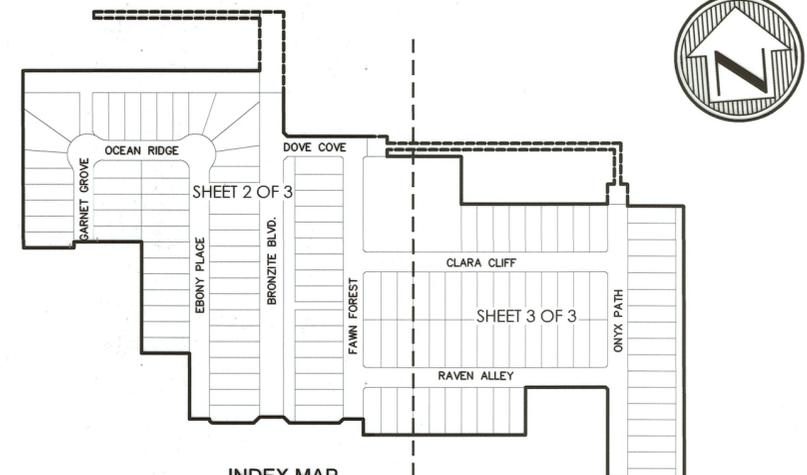
FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES 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.
SAWS IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS DEDICATION NOTE:
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.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (22-38802211) 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).

RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
RESIDENTIAL FINISHED FLOOR ELEVATION NOTE (COSA):
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED;
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

SETBACK NOTE:
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.
1. TOTAL OF 133 RESIDENTIAL LOTS ESTABLISHED.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 5, LOT 901, BLOCK 9, LOT 901, BLOCK 12, LOT 901, BLOCK 14, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.



INDEX MAP NOT TO SCALE

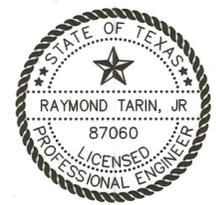
LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
L1	303.00'	S04°10'11"W	L26	17.00'	S04°10'11"W	L51	14.14'	S49°10'11"W	C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N40°49'49"W
L2	14.14'	S40°49'49"E	L27	567.00'	N85°49'49"W	L52	7.07'	S49°10'11"W	C2	29.00'	36°59'23"	9.70'	18.72'	18.40'	N14°19'30"W
L3	17.00'	S04°10'11"W	L28	87.00'	N04°10'11"E	L53	600.00'	N85°49'49"W	C3	51.00'	163°58'46"	362.41'	145.96'	101.00'	N49°10'11"E
L4	583.00'	S85°49'49"E	L29	17.00'	S85°49'49"E	L54	7.07'	N40°49'49"W	C4	29.00'	36°59'23"	9.70'	18.72'	18.40'	S67°20'07"E
L5	16.00'	N04°10'11"E	L30	50.00'	N04°10'11"E	L55	7.07'	N49°10'11"E	C5	29.00'	36°59'23"	9.70'	18.72'	18.40'	N75°40'30"E
L6	103.00'	S04°10'11"W	L31	365.00'	S85°49'49"E	L56	600.00'	S85°49'49"E	C6	51.00'	163°58'46"	362.41'	145.96'	101.00'	S40°49'49"E
L7	17.00'	S85°49'49"E	L32	120.00'	S04°10'11"W	L57	7.07'	S40°49'49"E	C7	29.00'	36°59'23"	9.70'	18.72'	18.40'	S22°39'53"W
L8	55.00'	S04°10'11"W	L33	185.00'	S85°49'49"E	L58	107.94'	S04°10'11"W	C8	25.00'	90°00'00"	25.00'	39.27'	35.36'	N40°49'49"W
L9	15.00'	N04°10'11"E	L34	171.97'	N04°10'11"E	L59	12.81'	N33°23'38"W	C9	25.00'	90°00'00"	25.00'	39.27'	35.36'	S49°10'11"W
L10	50.00'	N85°49'49"W	L35	173.93'	S85°49'49"E	L60	132.00'	N04°10'11"E							
L11	7.07'	N40°49'49"W	L36	190.00'	N85°49'49"W	L61	120.00'	N85°49'49"W							
L12	120.00'	S04°10'11"W	L37	180.00'	S04°10'11"W	L62	120.00'	S85°49'49"E							
L13	40.00'	N04°10'11"E	L38	60.00'	S85°49'49"E	L63	16.00'	N04°10'11"E							
L14	50.00'	N85°49'49"W	L39	50.00'	S04°10'11"W	L64	16.00'	S85°49'49"E							
L15	14.14'	S49°10'11"W	L40	7.07'	S49°10'11"W	L65	14.00'	N40°49'49"W							
L16	123.45'	N85°49'49"W	L41	7.07'	S40°49'49"E	L66	14.00'	N49°10'11"E							
L17	21.21'	N40°49'49"W	L42	600.00'	S85°49'49"E	L67	50.00'	S85°49'49"E							
L18	60.00'	N85°49'49"W	L43	7.07'	N49°10'11"E										
L19	21.21'	S49°10'11"W	L44	115.00'	N04°10'11"E										
L20	100.00'	N85°49'49"W	L45	50.00'	S85°49'49"E										
L21	50.00'	N85°49'49"W	L46	600.00'	N85°49'49"W										
L22	165.00'	N04°10'11"E	L47	7.07'	S49°10'11"W										
L23	120.00'	N85°49'49"W	L48	75.00'	S04°10'11"W										
L24	15.00'	S04°10'11"W	L49	7.07'	N40°49'49"W										
L25	125.34'	N85°49'49"W	L50	133.45'	N85°49'49"W										

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.
Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



SUBDIVISION PLAT ESTABLISHING HIGDON CROSSING, UNIT 3

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR Moy Tarin Ramirez Engineers, LLC

Engineers Surveyors Planners
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: August 14, 2024

STATE OF ARKANSAS COUNTY OF WASHINGTON
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 INDICATED 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: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 NORTH COLLEGE AVE. STE 300, BOX 9
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS COUNTY OF WASHINGTON
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX
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 14 DAY OF August, A.D. 2024

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS
HIGDON CROSSING, UNIT 3
THIS PLAT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED, DATED THIS DAY OF _____ A.D. 20____

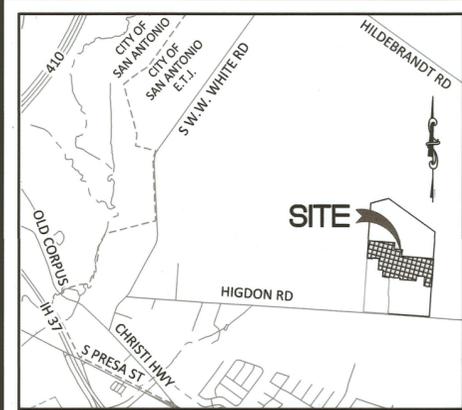
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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



LOCATION MAP NOT TO SCALE

- LEGEND
- 609 EXISTING CONTOUR
 - 608 PROPOSED CONTOUR
 - Ac. ACRES
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - R.O.W. RIGHT OF WAY
 - R RADIUS
 - CL CENTERLINE
 - ESMT. EASEMENT
 - SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - VOL. VOLUME
 - PG. PAGE(S)
 - " REPETITIVE BEARING AND/OR DISTANCE
 - NO. NUMBER
 - B.S.L. BUILDING SETBACK LINE

- KEYNOTES
- 1 15' BUILDING SETBACK LINE VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 2 10' E.G.T.CATV ESM'T. VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 3 10' E.G.T.CATV ESM'T. & 10' B.S.L. VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 4 12' E.G.T.CATV ESM'T. VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 5 17' E.G.T.C.A. & DRAINAGE EASEMENT (1.064 Ac.) DOC. 20220032683, O.P.R.B.C.T.
 - 6 50' DRAINAGE EASEMENT (0.691 Ac.) DOC. 20220032680, O.P.R.B.C.T.
 - 7 25' DRAINAGE EASEMENT (0.006 Ac.) DOC. 20220032681, O.P.R.B.C.T.
 - 8 16' OFF-LOT SANITARY SEWER ESM'T VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 9 50' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. VOL. 20003, PG. 625-627, O.P.R.B.C.T.
 - 10 1' VEHICULAR NON-ACCESS ESM'T. VOL. 20003, PG. 1749-1751, O.P.R.B.C.T.
 - 11 LOT 901, BLOCK 9 OPEN SPACE VOL. 20003, PG. 1749-1751, O.P.R.B.C.T.
 - 12 10' B.S.L. & E.G.T.CATV ESM'T. VOL. 20003, PG. 1749-1751, O.P.R.B.C.T.
 - 13 10'X10' E.G.T.CATV ESM'T (0.002 Ac.) VOL. 20003, PG. 625-627, O.P.R.B.C.T.

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:

MOY TARIN RAMIREZ ENGINEERS, LLC
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, OR CABLE TELEVISION 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.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

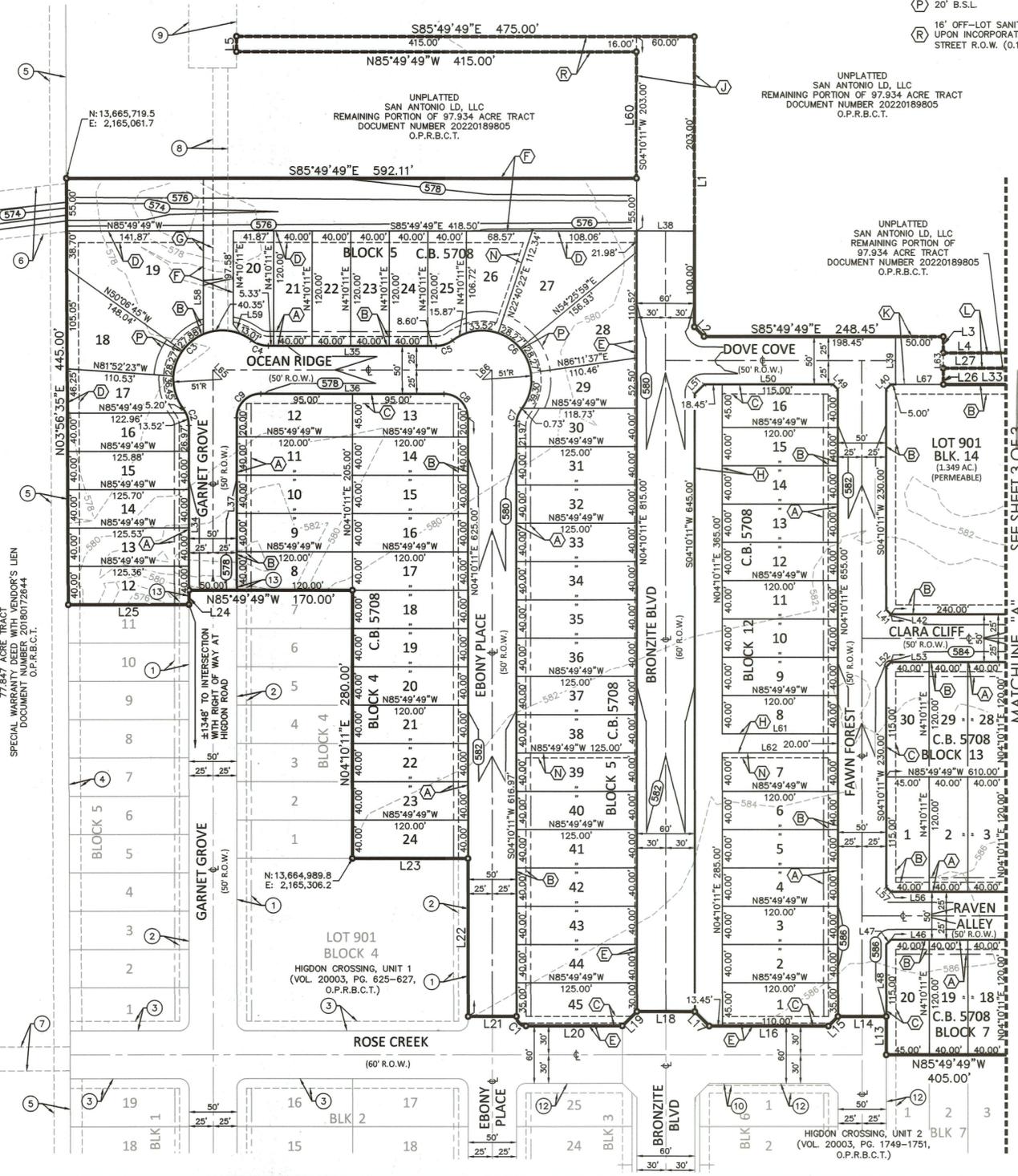
SAWS IMPACT FEE
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:
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.

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

NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SEE SHEET 3 OF 3

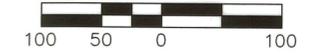
MATCHLINE "A"

PLAT NO. 22-11800652

SUBDIVISION PLAT ESTABLISHING HIGDON CROSSING, UNIT 3

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR Engineers Surveyors Planners Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249

DATE OF PREPARATION: August 14, 2024

STATE OF ARKANSAS COUNTY OF WASHINGTON

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 INDICATED 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: STEPHEN LIEUX SAN ANTONIO LD, LLC 4058 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703

STATE OF ARKANSAS COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX 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 17 DAY OF August A.D. 20 24

Tasha Willis Notary Public, Washington County, Arkansas

THIS PLAT OF HIGDON CROSSING, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

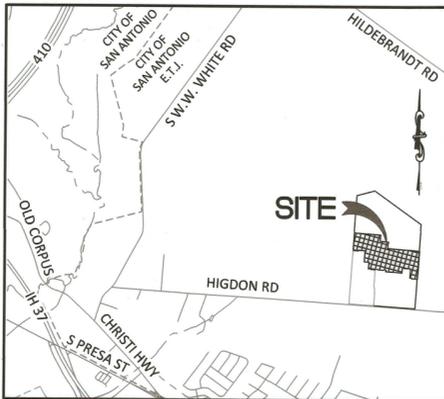
BY: CHAIRMAN BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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



LOCATION MAP NOT TO SCALE

- LEGEND: 609 EXISTING CONTOUR, 608 PROPOSED CONTOUR, Ac. ACRES, E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, R.O.W. RIGHT OF WAY, R RADIUS, CENTERLINE, ESM'T. EASEMENT, SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG", O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS, VOL. VOLUME, PG. PAGE(S), " REPETITIVE BEARING AND/OR DISTANCE, NO. NUMBER, B.S.L. BUILDING SETBACK LINE

- KEYNOTES: 1 15' BUILDING SETBACK LINE VOL. 20003, PG. 625-627, O.P.R.B.C.T., 2 10' E.G.T.CATV ESM'T. VOL. 20003, PG. 625-627, O.P.R.B.C.T., 3 10' E.G.T.CATV ESM'T. & 10' B.S.L. VOL. 20003, PG. 625-627, O.P.R.B.C.T., 4 12' E.G.T.CATV ESM'T. VOL. 20003, PG. 625-627, O.P.R.B.C.T., 5 17' E.G.T.CA. & DRAINAGE EASEMENT (1.064 Ac.) DOC. 20220032683, O.P.R.B.C.T., 6 50' DRAINAGE EASEMENT (0.691 Ac.) DOC. 20220032680, O.P.R.B.C.T., 7 25' DRAINAGE EASEMENT (0.006 Ac.) DOC. 20220032681, O.P.R.B.C.T., 8 16' OFF-LOT SANITARY SEWER ESM'T. VOL. 20003, PG. 625-627, O.P.R.B.C.T., 9 50' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. VOL. 20003, PG. 625-627, O.P.R.B.C.T., 10 1' VEHICULAR NON-ACCESS ESM'T. VOL. 20003, PG. 1749-1751, O.P.R.B.C.T., 11 LOT 901, BLOCK 9 OPEN SPACE VOL. 20003, PG. 1749-1751, O.P.R.B.C.T., 12 10' B.S.L. & E.G.T.CATV ESM'T. VOL. 20003, PG. 1749-1751, O.P.R.B.C.T., 13 10'x10' E.G.T.CATV ESM'T (0.002 Ac.) VOL. 20003, PG. 625-627, O.P.R.B.C.T.

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:

MOY TARIN RAMIREZ ENGINEERS, LLC Stephanie L. James, R.P.L.S., Registered Professional Land Surveyor No. 5950, Moy Tarin Ramirez Engineers, LLC, 12770 Cimarron Path Ste. 100, San Antonio, Texas 78249, Phone: (210) 698-5051

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Raymond Tarin, Jr., P.E., Licensed Professional Engineer No. 87060, Moy Tarin Ramirez Engineers, LLC, 12770 Cimarron Path, Ste. 100, San Antonio, Texas 78249, Phone: (210) 698-5051

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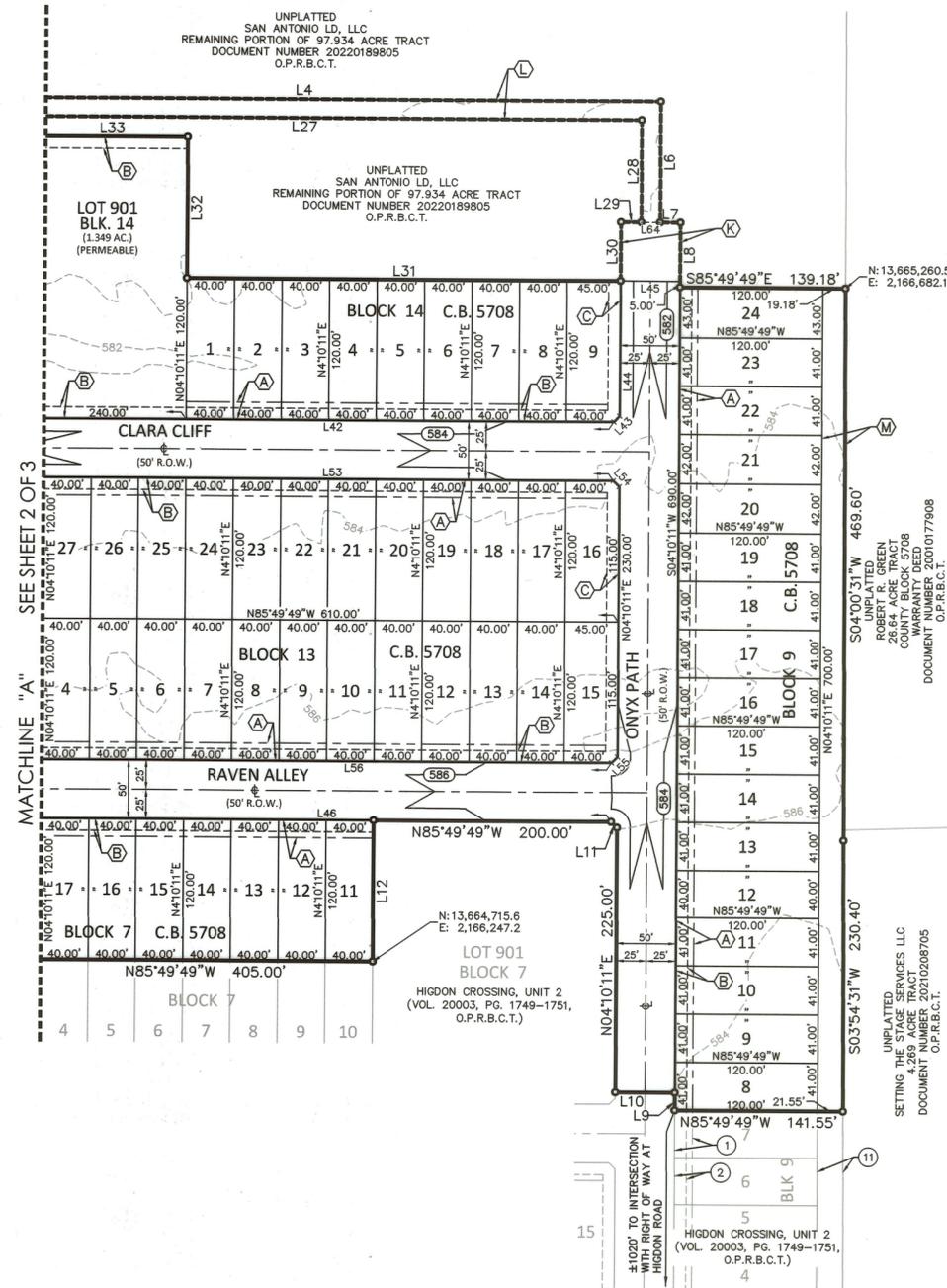
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TASHA WILLIS, Benton County, Notary Public - Arkansas, My Commission Expires October 18, 2027, Commission No. 12710309

