

SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING
UNIT 4

BEING A 19.361 ACRE TRACT OF LAND, SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF A 97.934 ACRE (4,265,990.18 SQUARE FEET) TRACT, DESIGNATED AS TRACT 1, 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.



BPPELS: 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: JANUARY 23, 2025

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 N COLLEGE AVE, SUITE 300, BOX 9
FAYETTEVILLE, AR 72703
(455) 479-9090

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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF _____ HIGDON CROSSING UNIT 4 _____ 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

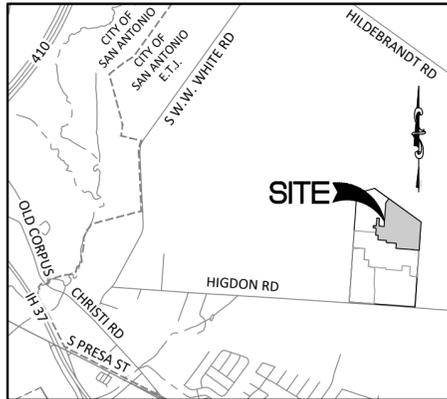
CERTIFICATE OF APPROVAL

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.

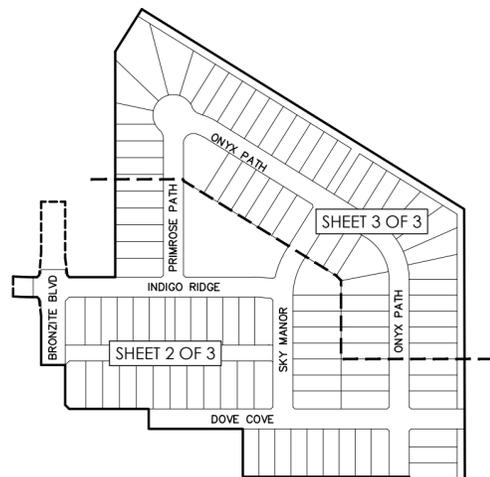
DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE



INDEX MAP NOT TO SCALE

CPS/SAWS/COSA/UTILITY NOTE:

- 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.
- 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.

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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0505H, 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:

LOTS LOT 901, BLOCK 9; LOT 901, BLOCK 15; LOT 901, BLOCK 17; LOT 901, BLOCK 18, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FINISHED FLOOR 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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9; LOT 901, BLOCK 15; LOT 901, BLOCK 17; LOT 901, BLOCK 18, 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.

- TOTAL OF 102 RESIDENTIAL LOTS ESTABLISHED.

LINE	LENGTH	BEARING
L1	5.00'	N04°10'11"E
L2	120.00'	N04°10'11"E
L3	50.00'	N04°10'11"E
L4	14.14'	N40°49'49"W
L5	100.00'	N04°10'11"E
L6	60.00'	N85°49'49"W
L7	6.53'	N40°49'49"W
L8	15.00'	N85°49'49"W
L9	50.06'	N04°10'11"E
L10	15.00'	S85°49'49"E
L11	7.42'	N49°10'11"E
L12	60.00'	S85°49'49"E
L13	6.53'	S40°49'49"E
L14	115.00'	S85°49'49"E
L15	124.96'	N36°04'04"E
L16	17.20'	S39°03'28"E
L17	115.00'	N04°10'11"E
L18	7.07'	S40°49'49"E
L19	318.59'	N04°10'11"E
L20	7.07'	N49°10'11"E
L21	7.07'	S40°49'49"E
L22	7.07'	N49°10'11"E
L23	7.07'	S40°49'49"E
L24	133.69'	N85°49'49"W
L25	318.59'	N04°10'11"E
L26	133.83'	N85°49'49"W
L27	7.07'	N49°10'11"E
L28	115.00'	S04°10'11"W
L29	6.73'	S38°06'02"E
L30	22.50'	S80°22'16"E
L31	329.51'	S04°10'11"W
L32	341.89'	N04°10'11"E

LINE	LENGTH	BEARING
L34	50.00'	N04°10'11"E
L35	22.65'	S80°22'16"E
L36	125.19'	N36°04'04"E
L37	6.59'	N58°22'34"E
L38	60.00'	S85°49'49"E
L39	125.19'	N36°04'04"E
L40	7.07'	N81°04'04"E
L41	14.14'	N49°10'11"E
L42	7.07'	N49°10'11"E
L43	24.07'	S40°49'49"E
L44	2.22'	N65°49'49"W
L45	14.61'	N65°49'49"W
L46	7.07'	S08°55'56"E
L47	14.14'	N49°10'11"E
L48	4.05'	S51°48'39"E
L49	43.75'	S02°54'00"E
L50	56.88'	N08°57'37"E
L51	43.72'	S02°54'00"E
L52	38.03'	N04°10'11"E
L53	14.14'	S40°49'49"E
L54	14.14'	S49°10'11"W
L55	9.00'	N04°10'11"E
L56	42.93'	N04°10'11"E
L57	29.01'	N04°10'11"E
L58	9.00'	N04°10'11"E
L59	14.14'	N40°49'49"W
L60	487.45'	N04°10'11"E
L61	21.28'	S82°58'06"E
L62	18.78'	N82°58'06"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	58°06'07"	69.43'	126.76'	121.40'	N24°52'52"W
C2	175.00'	31°53'53"	50.01'	97.43'	96.17'	S20°07'08"W
C3	200.00'	5°27'32"	9.53'	19.06'	19.05'	N83°06'02"W
C4	175.00'	58°06'07"	97.21'	177.46'	169.96'	N24°52'52"W
C5	25.00'	110°00'00"	35.70'	48.00'	40.96'	S59°10'11"W
C6	125.00'	11°53'53"	13.03'	25.96'	25.91'	N59°52'52"W
C7	225.00'	18°56'39"	37.54'	74.39'	74.06'	S26°35'44"W
C8	250.00'	5°27'32"	11.92'	23.82'	23.81'	N83°06'02"W
C9	29.00'	47°32'45"	12.77'	24.07'	23.38'	N19°36'11"W
C10	51.00'	205°05'30"	229.18'	182.56'	99.56'	S59°10'11"W
C11	29.00'	47°32'45"	12.77'	24.07'	23.38'	S42°03'26"E
C12	175.00'	11°53'53"	18.24'	36.34'	36.27'	N59°52'52"W
C13	475.00'	2°51'43"	11.87'	23.73'	23.72'	S84°23'57"E
C14	525.00'	2°51'43"	13.11'	26.22'	26.22'	S84°23'57"E

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

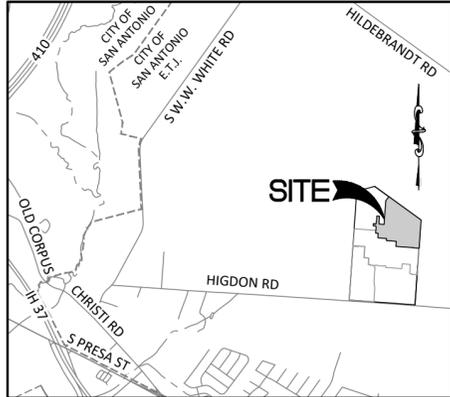
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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





LOCATION MAP NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- Ac. ACRES
- BLK. BLOCK
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ 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
- B.S.L. BUILDING SETBACK LINE
- " " REPETITIVE BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- NO. NUMBER
- E.T.J. EXTRATERRITORIAL JURISDICTION
- C.V.E. CLEAR VISION EASEMENT

CPS/SAWS/COSA/UTILITY NOTE:

- 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.
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- 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.

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.

TREE NOTE:

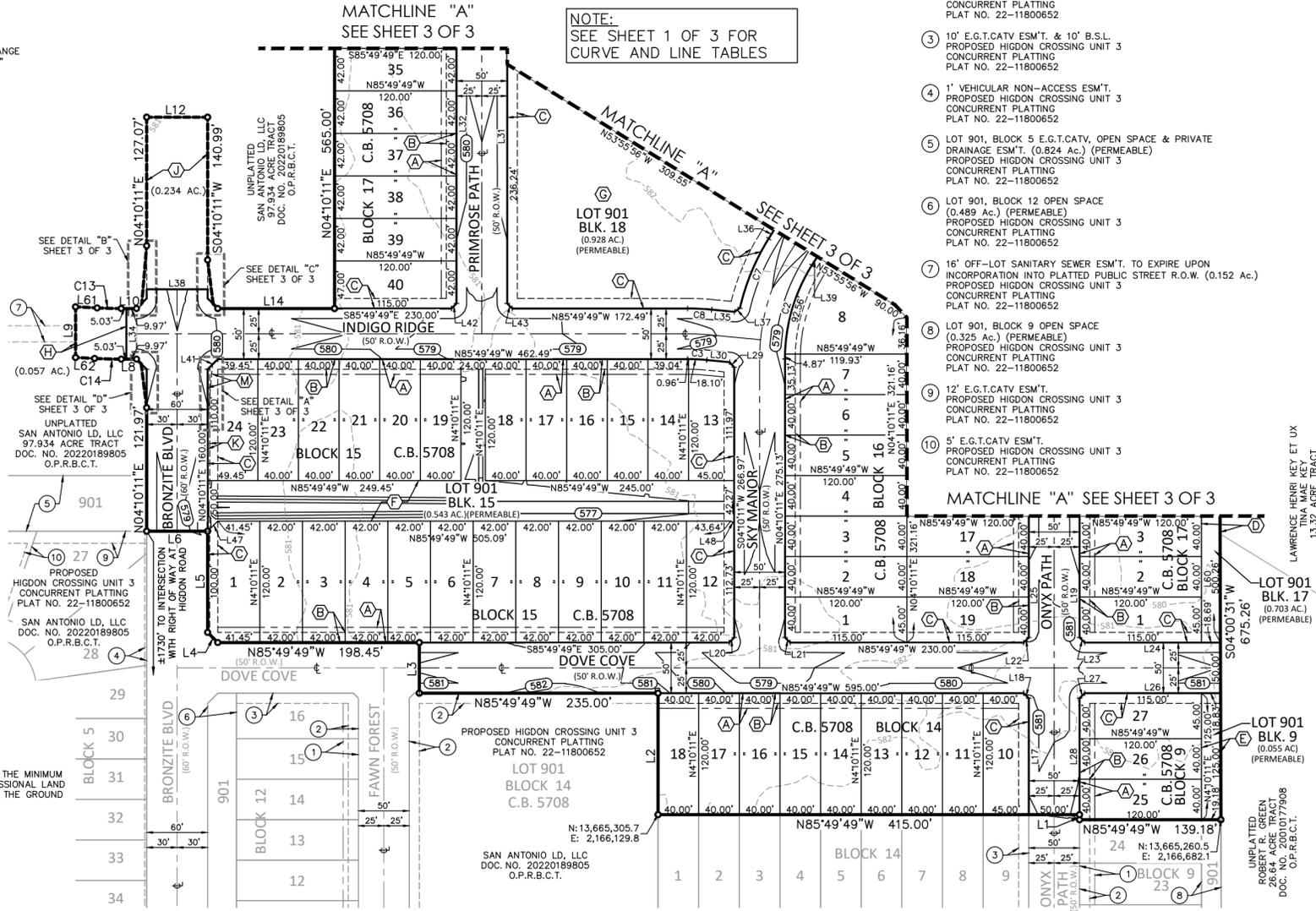
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-3880211) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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).

SURVEYOR'S NOTES:

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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



KEYNOTES

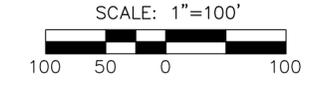
- A 15' B.S.L.
- B 10' E.G.T.CATV ESMT.
- C 10' E.G.T.CATV ESMT. & 10' B.S.L.
- D LOT 901, BLOCK 17 OPEN SPACE (PERMEABLE)(0.703 Ac.)
- E LOT 901, BLOCK 9 OPEN SPACE (PERMEABLE)(0.055 Ac.)
- F LOT 901, BLOCK 15 OPEN SPACE & DRAINAGE ESMT. (PERMEABLE)(0.543 Ac.)
- G LOT 901, BLOCK 18 OPEN SPACE & PARK (PERMEABLE)(0.928 Ac.)
- H 50'X50' OFF-LOT E.G.T.CATV, ACCESS, WATER SANITARY SEWER & DRAINAGE ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.
- J 60' OFF-LOT E.G.T.CATV, ACCESS, WATER SANITARY SEWER & DRAINAGE ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.
- K 1' VEHICULAR NON-ACCESS ESMT.
- L 20' B.S.L.
- M VARIABLE WIDTH C.V.E. (0.003 Ac.)
- N VARIABLE WIDTH OFF-LOT C.V.E. (0.002 Ac.)
- P VARIABLE WIDTH OFF-LOT C.V.E. (0.003 Ac.)
- R VARIABLE WIDTH OFF-LOT C.V.E. (0.002 Ac.)

- 15' B.S.L. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 10' E.G.T.CATV ESMT. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 10' E.G.T.CATV ESMT. & 10' B.S.L. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 1' VEHICULAR NON-ACCESS ESMT. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- LOT 901, BLOCK 5 E.G.T.CATV, OPEN SPACE & PRIVATE DRAINAGE ESMT. (0.824 Ac.) (PERMEABLE) PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- LOT 901, BLOCK 12 OPEN SPACE (0.489 Ac.) (PERMEABLE) PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 16' OFF-LOT SANITARY SEWER ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.152 Ac.) PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- LOT 901, BLOCK 9 OPEN SPACE (0.325 Ac.) (PERMEABLE) PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 12' E.G.T.CATV ESMT. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
- 5' E.G.T.CATV ESMT. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652

PLAT NO. 23-11800088

SUBDIVISION PLAT ESTABLISHING HIGDON CROSSING UNIT 4

BEING A 19.361 ACRE TRACT OF LAND, SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF A 97.934 ACRE (4,265,990.18 SQUARE FEET) TRACT, DESIGNATED AS TRACT 1, 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.



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: JANUARY 23, 2025

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 N COLLEGE AVE, SUITE 300, BOX 9
 FAYETTEVILLE, AR 72703
 (455) 479-9090

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 ___ DAY OF ___, A.D. 20__

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS
 THIS PLAT OF HIGDON CROSSING UNIT 4 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

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

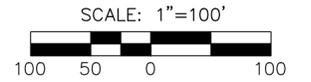
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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



SUBDIVISION PLAT ESTABLISHING HIGDON CROSSING UNIT 4

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MTR Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: JANUARY 23, 2025

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
4558 N COLLEGE AVE, SUITE 300, BOX 9
FAYETTEVILLE, AR 72703
(455) 479-9090

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 ___ DAY OF ___, A.D. 20__

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS
THIS PLAT OF HIGDON CROSSING UNIT 4 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__

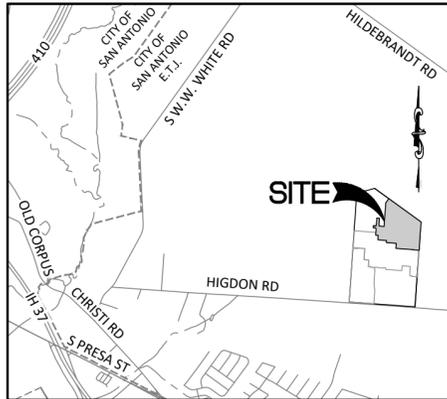
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

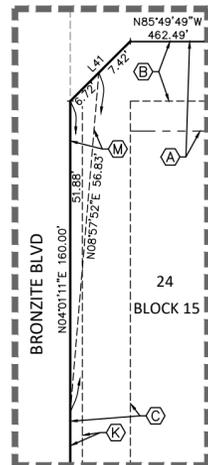
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

LEGEND

- 609 --- EXISTING CONTOUR
--- 608 --- PROPOSED CONTOUR
Ac. ACRES
BLK. BLOCK
E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W. RIGHT OF WAY
R RADIUS
C CENTERLINE
ESMT. EASEMENT
o 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
B.S.L. BUILDING SETBACK LINE
" REPETITIVE BEARING AND/OR DISTANCE
DOC. DOCUMENT
NO. NUMBER
E.T.J. EXTRATERRITORIAL JURISDICTION
C.V.E. CLEAR VISION EASEMENT



DETAIL A NOT TO SCALE SEE SHEET 2 OF 3

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:

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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.
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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, TELEPHONE, CABLE TV EASEMENT 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 THIS SUBDIVISION 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:

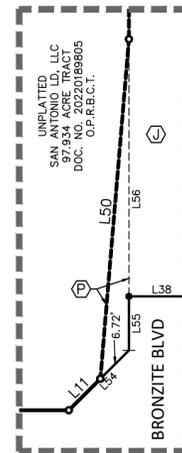
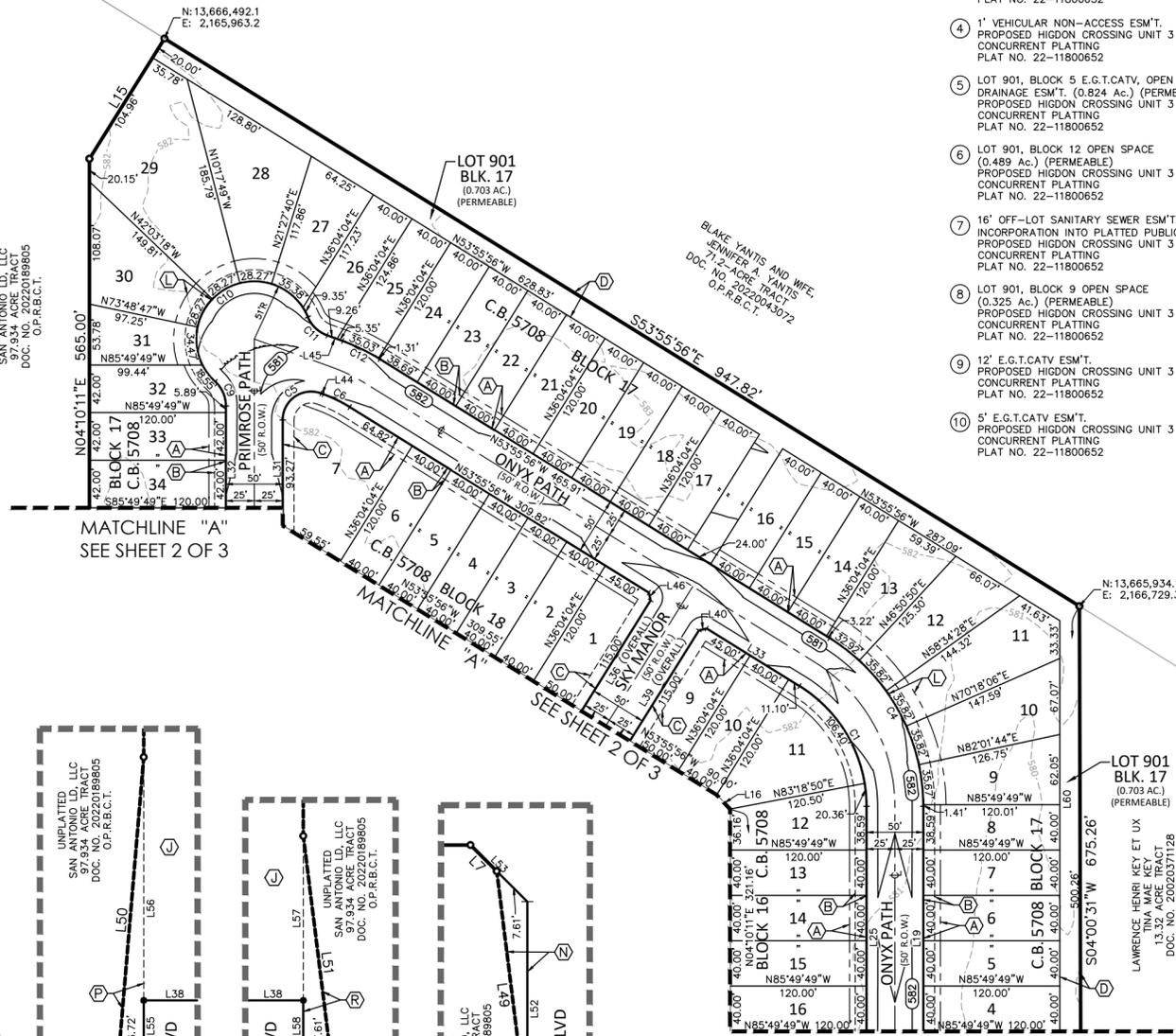
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-3880221) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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).

SURVEYOR'S NOTES:

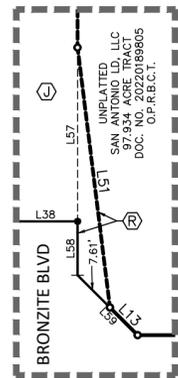
- 1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

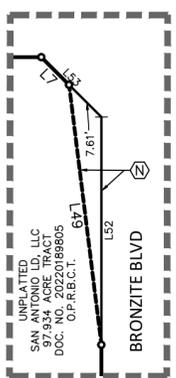
NOTE: SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES



DETAIL B NOT TO SCALE SEE SHEET 2 OF 3



DETAIL C NOT TO SCALE SEE SHEET 2 OF 3



DETAIL D NOT TO SCALE SEE SHEET 2 OF 3

