

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.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

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

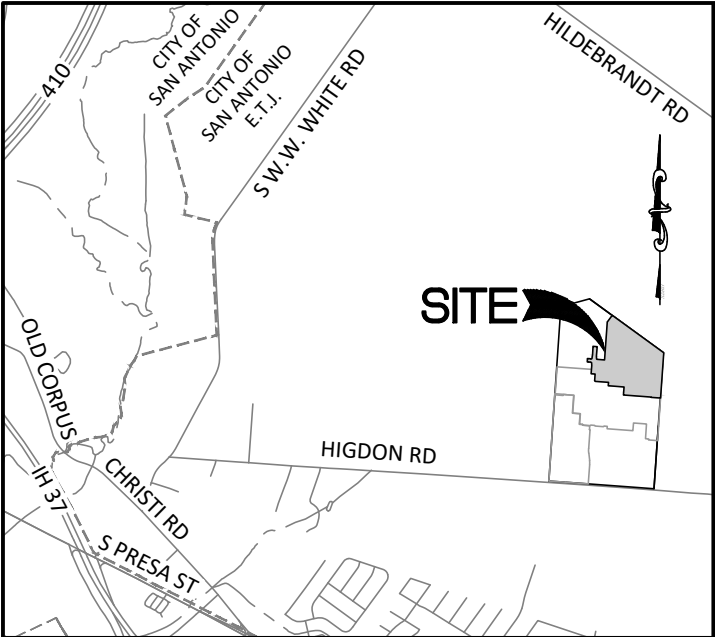
CERTIFICATE OF APPROVAL

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\_\_\_\_

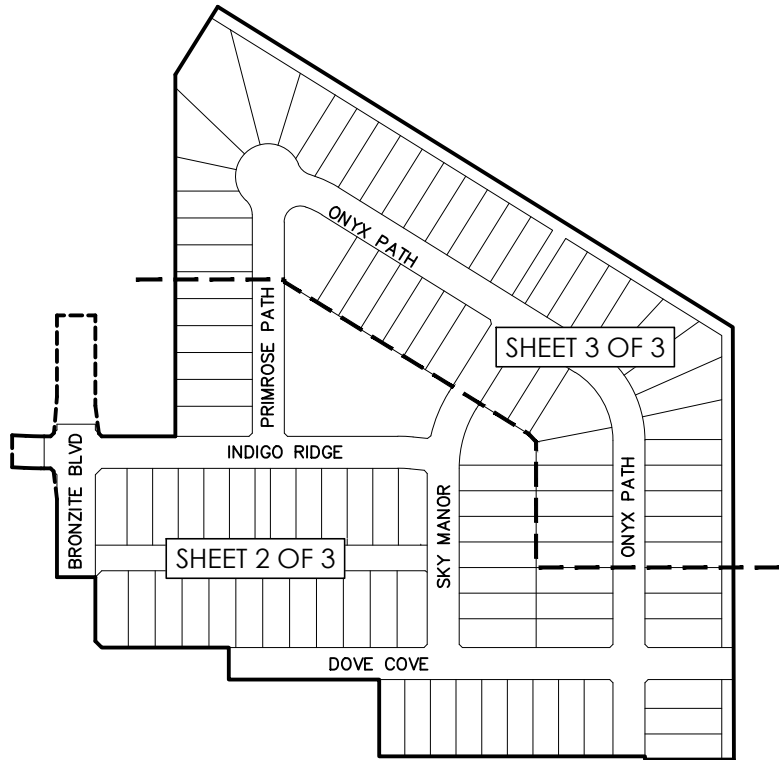
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE



INDEX MAP

NOT TO SCALE

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

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.

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:  
480290505H, 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 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:

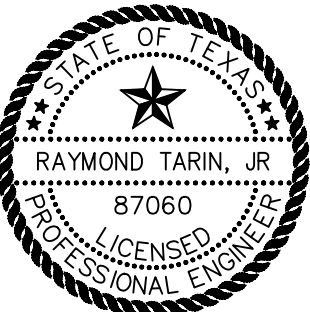
THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACES, GREENBELTS,  
PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9; LOT 901, BLOCK  
15; LOT 901, BLOCK 17; LOT 901, BLOCK 18, DRAINAGE EASEMENTS AND  
EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE  
RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS'  
ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE  
RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

1. TOTAL OF 102 RESIDENTIAL LOTS ESTABLISHED.

LINE TABLE		
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

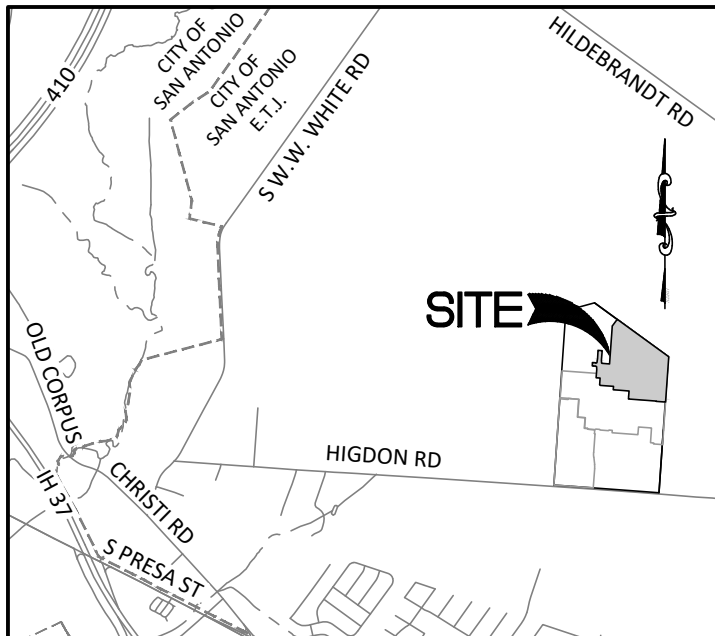
LINE TABLE		
LINE	LENGTH	BEARING
L33	96.10'	N53°55'56"W
L34	50.00'	N04°10'11"E
L35	22.65'	S80°22'16"E
L36	125.19'	N36°04'04"E
L37	6.59'	N58°22'34"E
L38	60.00'	S85°49'49"E
L39	125.19'	N36°04'04"E
L40	7.07'	N81°04'04"E
L41	14.14'	N49°10'11"E
L42	7.07'	N49°10'11"E
L43	7.07'	S40°49'49"E
L44	2.22'	N65°49'49"W
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 TABLE						
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







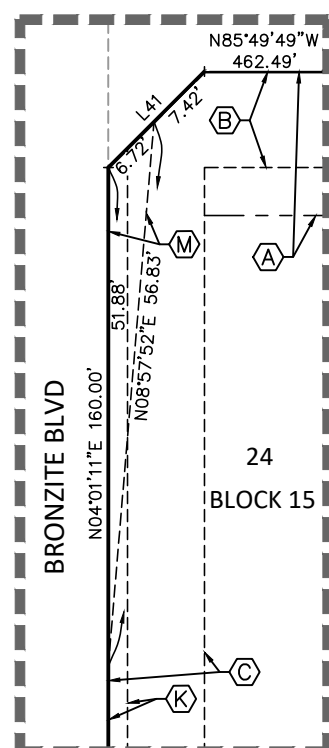


## LOCATION MAP

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
⊕		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
B.S.L.		BUILDING SETBACK LINE
"		REPETITIVE BEARING AND/OR DISTANCE
DOC.		DOCUMENT
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:

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, 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.

### 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:

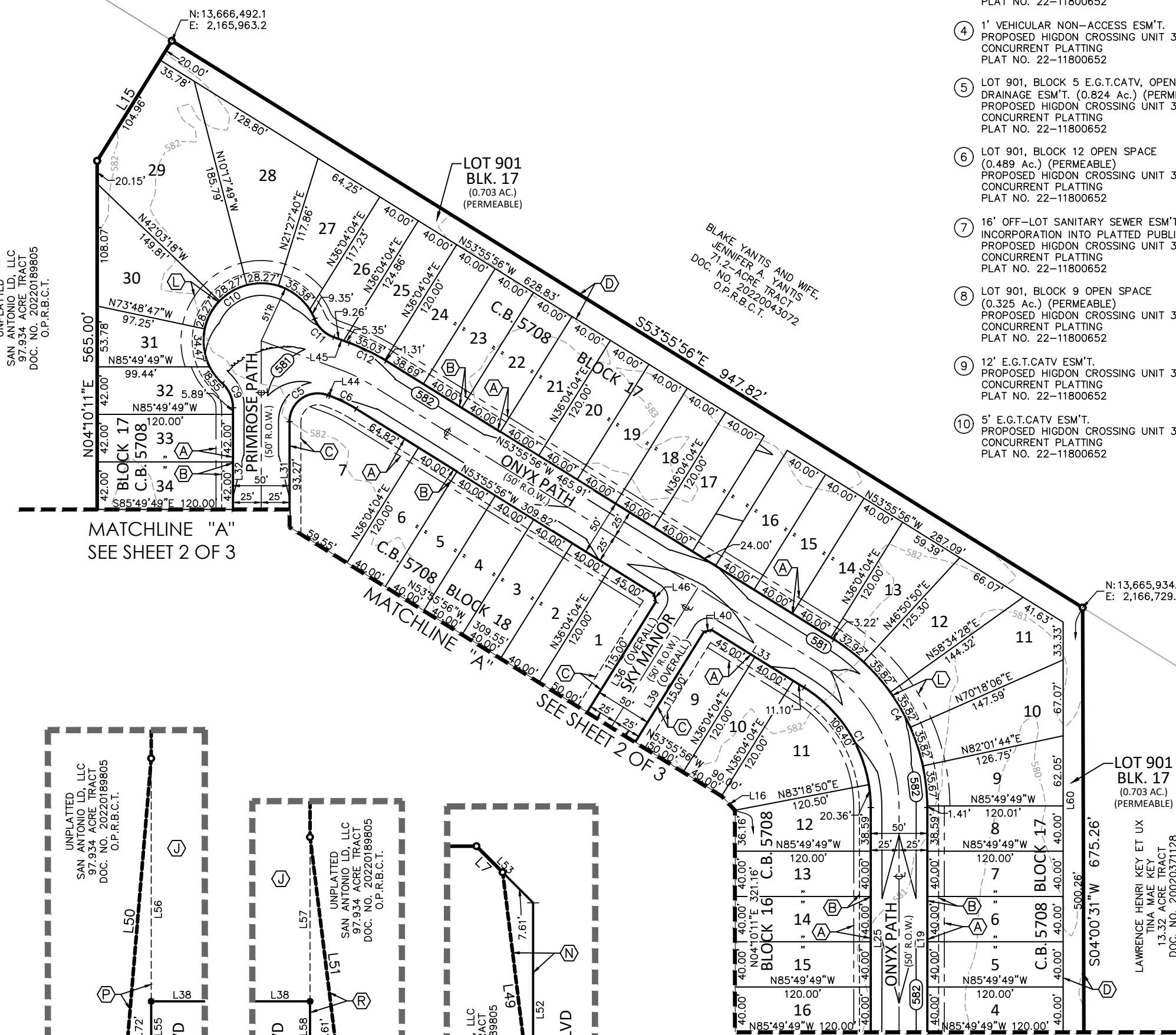
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-AP22-38802211) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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).

### 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.

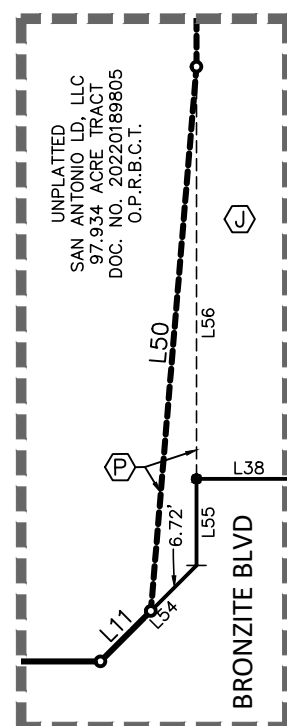
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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



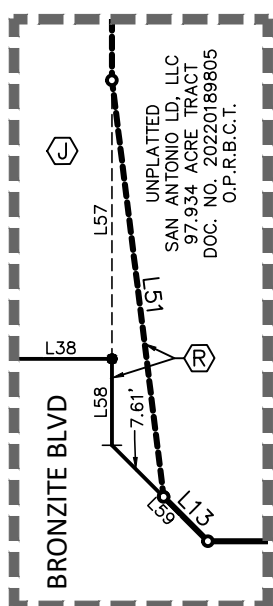
MATCHLINE "A"  
SEE SHEET 2 OF 3

MATCHLINE "A" SEE SHEET 2 OF 3



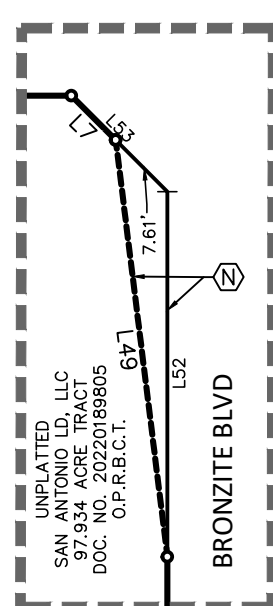
## DETAIL B

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

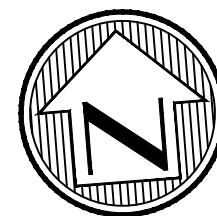
### KEYNOTES

- 15' B.S.L.
  - 10' E.G.T.CATV ESM'T.
  - 10' E.G.T.CATV ESM'T. & 10' B.S.L.
  - LOT 901, BLOCK 17 OPEN SPACE (PERMEABLE)(0.703 Ac.)
  - LOT 901, BLOCK 9 OPEN SPACE (PERMEABLE)(0.055 Ac.)
  - LOT 901, BLOCK 15 OPEN SPACE & DRAINAGE ESM'T. (PERMEABLE)(0.543 Ac.)
  - LOT 901, BLOCK 18 OPEN SPACE & PARK (PERMEABLE)(0.928 Ac.)
  - 50'X50' OFF-LOT E.G.T.CATV, ACCESS, WATER SANITARY SEWER & DRAINAGE ESM'T., TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.
  - 60' OFF-LOT E.G.T.CATV, ACCESS, WATER SANITARY SEWER & DRAINAGE ESM'T., TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.
  - 1' VEHICULAR NON-ACCESS ESM'T.
  - 20' B.S.L.
  - VARIABLE WIDTH C.V.E. (0.003 Ac.)
  - VARIABLE WIDTH OFF-LOT C.V.E. (0.002 Ac.)
  - VARIABLE WIDTH OFF-LOT C.V.E. (0.003 Ac.)
  - 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 ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
  - 10' E.G.T.CATV ESM'T. & 10' B.S.L. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
  - 1' VEHICULAR NON-ACCESS ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
  - LOT 901, BLOCK 5 E.G.T.CATV, OPEN SPACE & PRIVATE DRAINAGE ESM'T. (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 ESM'T. 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 ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-11800652
  - 5' E.G.T.CATV ESM'T. 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.



SCALE: 1"=100'  
100 50 0 100

**MTR**

**Moy Tarin Ramirez Engineers, LLC**

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

• Engineers  
• Surveyors  
• Planners

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