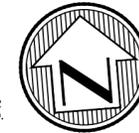


PLAT NO. 22-11800340

**SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING,
UNIT 2**

BEING A 21.896 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING ALL OF A CALLED 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220189805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



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: MARCH 14, 2023

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, ALLEY, 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 STE. 300, BOX 9
FAYETVILLE, 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF _____ HIGDON CROSSING, UNIT 2 _____ 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

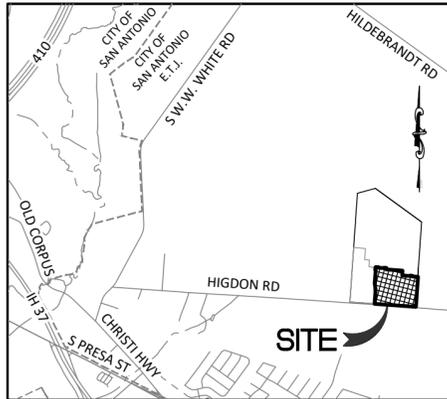
CERTIFICATE OF APPROVAL

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 THAT 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 EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ESM.T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- I.P. FOUND IRON PIN FOUND
- MFF MINIMUM FINISHED FLOOR
- " REPEITIVE BEARING
- AND/OR DISTANCE
- DOC DOCUMENT

- 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.

NOTES:

- 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 TO 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.
- LOTS 901-902, BLOCK 6; LOT 901, BLOCK 7; LOT 901, BLOCK 9; LOT 901, BLOCK 11, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- TOTAL OF 116 RESIDENTIAL LOTS ESTABLISHED.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-902, BLOCK 6; LOT 901, BLOCK 7; LOT 901, BLOCK 9; LOT 901, BLOCK 11, 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0605F, EFFECTIVE [DATE]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS NOTED OTHERWISE;
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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:

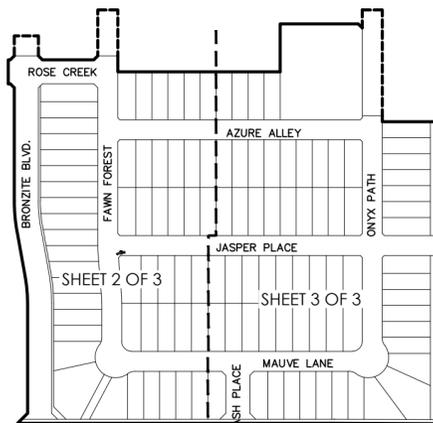
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800523) 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 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.



INDEX MAP NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36'	N49°10'11"E
L2	114.92'	N06°02'05"W
L3	14.14'	N40°49'49"W
L4	5.00'	N85°49'49"W
L5	60.00'	N04°10'11"E
L6	5.00'	S85°49'49"E
L7	14.14'	N49°10'11"E
L8	50.00'	N04°10'11"E
L9	60.00'	S85°49'49"E
L10	50.00'	S04°10'11"W
L11	14.14'	S40°49'49"E
L12	14.14'	N49°10'11"E
L13	115.00'	N04°10'11"E
L14	155.00'	S04°10'11"W
L15	120.00'	N04°10'11"E
L16	195.00'	S85°49'49"E
L17	14.14'	S40°49'49"E
L18	45.00'	N04°10'11"E
L19	50.00'	S85°49'49"E
L20	280.00'	S04°10'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	60.00'	S85°49'49"E
L22	50.00'	S85°49'49"E
L23	155.00'	N04°10'11"E
L24	7.07'	N40°49'49"W
L25	7.07'	S49°10'11"W
L26	5.00'	N04°10'11"E
L27	50.00'	N85°49'49"W
L28	7.07'	N40°49'49"W
L29	137.85'	S85°49'49"E
L30	138.08'	N85°49'49"W
L31	7.07'	S49°10'11"W
L32	14.14'	S49°10'11"W
L33	95.00'	S04°10'11"W
L34	95.00'	N04°10'11"E
L35	14.14'	N40°49'49"W
L36	216.82'	S85°49'49"E
L37	88.36'	N04°10'11"E
L38	96.08'	N00°24'08"W
L39	14.14'	N40°49'49"W
L40	128.45'	N85°49'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	14.14'	S49°10'11"W
L42	114.92'	S06°02'05"E
L43	21.21'	N40°49'49"W
L44	90.00'	S85°49'49"E
L45	7.07'	S49°10'11"W
L46	7.07'	N40°49'49"W
L47	7.07'	N49°10'11"E
L48	7.07'	S40°49'49"E
L49	7.35'	S46°53'01"W
L50	7.07'	N40°49'49"W
L51	96.39'	S04°10'11"W
L52	87.58'	S00°24'08"E
L53	107.56'	N81°49'47"E
L54	118.71'	N32°10'04"E
L55	265.00'	S04°10'11"W
L56	50.00'	S85°49'49"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	370.00'	101°21'7"	33.04'	65.90'	65.81'	N00°55'57"W
C2	430.00'	101°21'7"	38.39'	76.59'	76.48'	N00°55'57"W
C3	29.00'	36°59'23"	9.70'	18.72'	18.40'	S14°19'30"E
C4	51.00'	163°58'46"	362.41'	145.96'	101.00'	S49°10'11"W
C5	29.00'	36°59'23"	9.70'	18.72'	18.40'	N67°20'07"W
C6	29.00'	36°59'23"	9.70'	18.72'	18.40'	S75°40'30"W
C7	51.00'	163°58'46"	362.41'	145.96'	101.00'	N40°49'49"W
C8	29.00'	36°59'23"	9.70'	18.72'	18.40'	N22°39'53"E
C9	275.00'	4°34'20"	10.98'	21.94'	21.94'	N01°53'01"E
C10	325.00'	4°34'20"	12.97'	25.93'	25.93'	N01°53'01"E
C11	370.00'	101°21'7"	33.04'	65.90'	65.81'	S00°55'57"E
C12	430.00'	101°21'7"	38.39'	76.59'	76.48'	S00°55'57"E
C13	25.00'	90°00'00"	25.00'	39.27'	35.36'	S40°49'49"E
C14	325.00'	4°34'20"	12.97'	25.93'	25.93'	S01°53'01"W
C15	25.00'	90°00'00"	25.00'	39.27'	35.36'	N49°10'11"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:

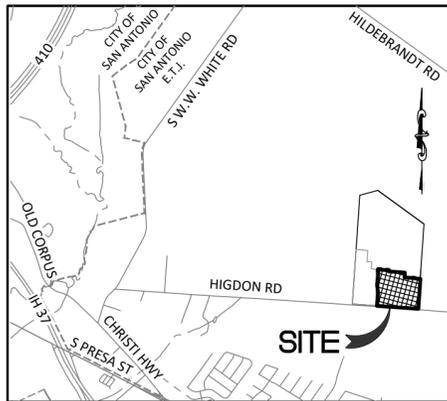
MOY TARIN RAMIREZ ENGINEERS, LLC

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
PH# (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
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
⊙	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
MFF	MINIMUM FINISHED FLOOR
"	REPETITIVE BEARING
DOC	AND/OR DISTANCE DOCUMENT

KEYNOTES

(A)	20' BUILDING SETBACK LINE	(1)	10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(B)	10' E.G.T.CATV EASEMENT	(2)	10' E.G.T.CATV EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(C)	10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT	(3)	1 VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(D)	20' DRAINAGE EASEMENT (0.056 AC.)	(4)	10' STREET DEDICATION CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(E)	60' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (0.069 AC.)	(5)	10' BUILDING SETBACK LINE CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(F)	50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (0.132 AC.)	(6)	16' UTILITY EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-1180017
(G)	LOT 901, BLOCK 3 OPEN SPACE (PERMEABLE)(1.128 AC.)		
(H)	LOT 901, BLOCK 6 OPEN SPACE (PERMEABLE)(0.094 AC.)		
(J)	10' STREET DEDICATION TO BEXAR COUNTY (0.241 AC.)		
(K)	LOT 901, BLOCK 9 OPEN SPACE (PERMEABLE)(0.145 AC.)		
(L)	LOT 901, BLOCK 11 OPEN SPACE (PERMEABLE)(0.227 AC.)		
(M)	16' DRAINAGE EASEMENT		
(N)	1' VEHICULAR NON-ACCESS EASEMENT		
(P)	CLEAR VISION EASEMENT		

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEXAR

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MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
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MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
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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.

PLAT NO. 22-11800340

SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING,
UNIT 2

BEING A 21.896 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING ALL OF A CALLED 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220189805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MIR
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: MARCH 14, 2023

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, ALLEY, 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 DOOLITTLE 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HIGDON CROSSING, UNIT 2 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

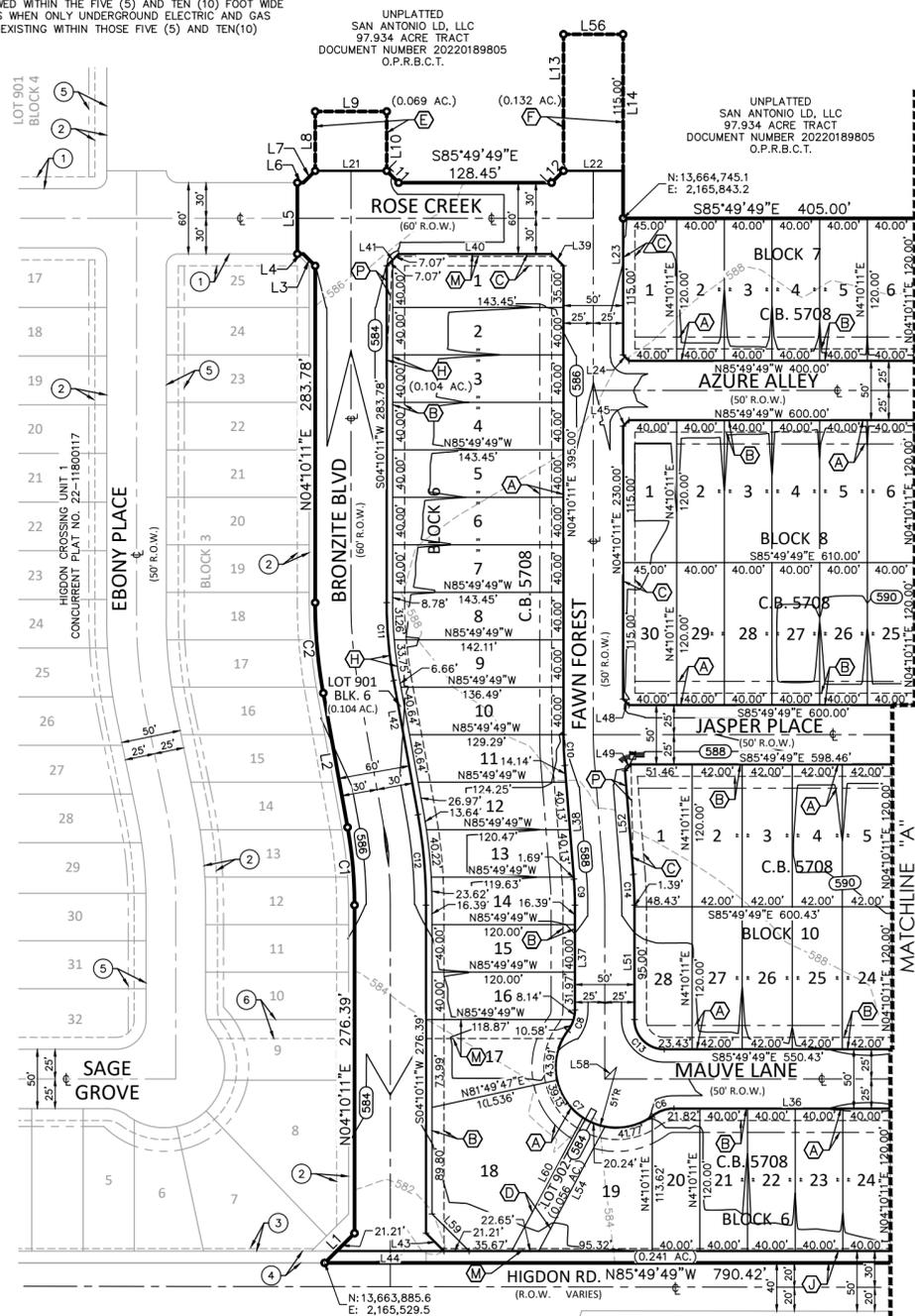
CERTIFICATE OF APPROVAL

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 THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

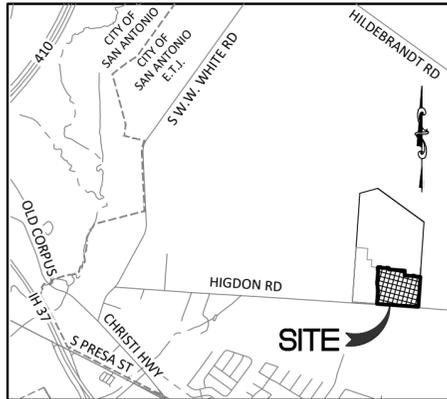
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



SEE SHEET 3 OF 3

MATCHLINE 'A'



LOCATION MAP NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
⊙	CENTERLINE
ESM.T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
MFF	MINIMUM FINISHED FLOOR
''	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT

KEYNOTES

(A)	20' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT	(1)	10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(B)	10' E.G.T.CATV EASEMENT	(2)	10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(C)	10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT	(3)	1 VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(D)	20' DRAINAGE EASEMENT (0.056 AC.)	(4)	10' STREET DEDICATION CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(E)	60' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (0.069 AC.)	(5)	10' BUILDING SETBACK LINE CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(F)	50' OFF-LOT DRAINAGE, SANITARY SEWER, WATER & E.G.T.CATV EASEMENT (0.132 AC.)	(6)	16' UTILITY EASEMENT CONCURRENT PLAT: HIGDON CROSSING UNIT 1 PLAT NO. 22-11800117
(G)	LOT 901, BLOCK 3 OPEN SPACE (PERMEABLE)(1.128 AC.)		
(H)	LOT 901, BLOCK 6 OPEN SPACE (PERMEABLE)(0.094 AC.)		
(J)	10' STREET DEDICATION TO BEXAR COUNTY (0.241 AC.)		
(K)	LOT 901, BLOCK 9 OPEN SPACE (PERMEABLE)(0.145 AC.)		
(L)	LOT 901, BLOCK 11 OPEN SPACE (PERMEABLE)(0.227 AC.)		
(M)	16' DRAINAGE EASEMENT		
(N)	1' VEHICULAR NON-ACCESS EASEMENT		
(P)	CLEAR VISION EASEMENT		

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

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
PH# (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

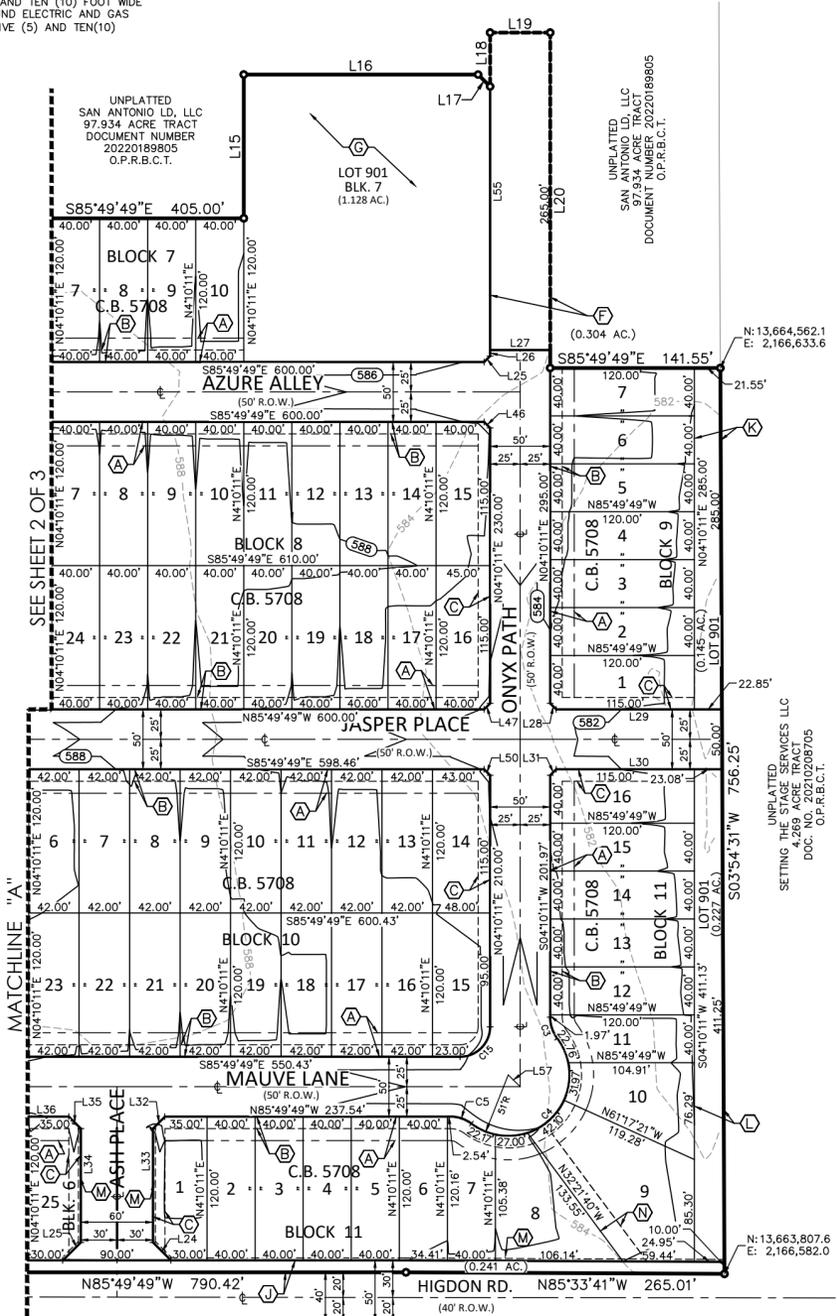
- CPS/SAWS/COSA/UTILITY NOTE:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE 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.

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.

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PLAT NO. 22-11800340

**SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING,
UNIT 2**

BEING A 21.896 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING ALL OF A CALLED 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220189805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MIR
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• Engineers
• Surveyors
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TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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DATE OF PREPARATION: MARCH 14, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 NORTH COLLEGE 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF _____ HIGDON CROSSING, UNIT 2 _____ 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 THAT 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