





**LEGEND**

- Ac. = ACRES
- CL = CURVE NUMBER
- C.B. = COUNTY BLOCK
- DRN. = DRAINAGE
- DOC. = DOCUMENT
- E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ESM'T. = EASEMENT
- E.S.A. = EMERGENCY SECONDARY ACCESS
- E.T.J. = EXTRATERRITORIAL JURISDICTION
- L.S. = LANDSCAPE
- LI = LINE NUMBER
- MIN. = MINIMUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WAT. = WATER
- WID. = WIDTH
- = PROPOSED CONTOUR
- = STREET CENTERLINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = EXISTING PROPERTY LINE
- = UNIT BOUNDARY NODE

**KEYNOTES**

- 1 OFF-LOT 14' E.G.T.CA. ESM'T. (0.28 Ac.)
- 2 OFF-LOT 14' E.G.T.CA. ESM'T. (0.22 Ac.)
- 3 OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.01 Ac.)
- 4 14' E.G.T.CA. ESM'T.
- 1 14' E.G.T.CA. ESM'T. (VOL. 20003, PGS. 1393-1394, P.R.)
- 2 20' SAN. SEW. ESM'T. (VOL. 20002, PGS. 2415-2419, P.R.)
- 3 16' WAT. ESM'T. (VOL. 20002, PGS. 2415-2419, P.R.)
- 4 14' E.G.T.CA. ESM'T. (VOL. 20002, PGS. 2415-2419, P.R.)
- 5 VAR. WID. C.V.E. (VOL. 20002, PGS. 2415-2419, P.R.)
- 6 VAR. WID. C.V.E. (VOL. 20002, PGS. 2415-2419, P.R.)
- 7 1' V.N.A.E. (VOL. 20002, PG. 2061, P.R.)
- 8 VAR. WID. E.G.T.CA. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20002, PGS. 1351-1353, P.R.)

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E. \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.P.L.S. \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

- SURVEYOR'S NOTES:**
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
  2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
  3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
  4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).
- SAWS NOTES:**
1. SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAY ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
  2. 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.
  3. SAWS DEDICATION: 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.
  4. SAWS HIGH PRESSURE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

- CPS/SAWS/COSA NOTES:**
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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- TREE NOTE:**
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TRE-APP-APP21-38801503) 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 HERELUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

- DRAINAGE NOTES:**
1. DRAINAGE EASEMENT ENCROACHMENTS: 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  2. LOMRS WITH FEMA APPROVAL: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON OCTOBER 26, 2020 (CASE NO. 19-06-40149). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- MISCELLANEOUS NOTES:**
1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 259, C.B. 4450, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  2. OPEN SPACE: LOT 904, BLOCK 259, C.B. 4450 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A LANDSCAPING EASEMENT.
  3. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N24°22'20"E	14.00'	L17	N44°23'45"E	16.31'
L2	S65°37'40"E	139.87'	L18	N44°23'45"E	412.04'
L3	S65°37'40"E	139.87'	L19	S14°49'08"W	138.63'
L4	S45°19'14"E	16.97'	L20	S37°55'22"W	361.47'
L5	S45°19'14"E	16.97'	L21	S37°55'22"W	60.28'
L6	N76°36'47"E	12.04'	L22	S63°52'16"W	35.51'
L7	N76°36'47"E	12.04'	L23	N00°23'39"W	378.85'
L8	S13°23'13"E	14.00'	L24	N65°37'40"W	177.74'
L9	S13°23'13"E	60.00'	L25	N24°22'20"E	102.00'
L10	S13°23'13"E	14.00'	L26	N76°36'47"E	5.00'
L13	S20°19'56"W	15.62'	L27	S13°23'13"E	60.00'
L14	S20°19'56"W	15.62'	L28	S76°36'47"W	5.00'
L15	S00°23'39"E	290.07'			
L16	S00°23'39"E	290.07'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	74.00'	20°18'26"	26.23'	S55°28'27"E	26.09'
C2	60.00'	20°18'26"	21.27'	S55°28'27"E	21.15'
C3	26.00'	19°22'38"	8.79'	S55°00'33"E	8.75'
C4	40.00'	19°22'38"	13.53'	S55°00'33"E	13.46'
C5	759.00'	46°31'51"	616.39'	S41°25'57"E	599.59'
C6	745.00'	46°31'51"	605.03'	S41°25'57"E	588.54'
C7	21.00'	85°13'11"	31.23'	S60°46'37"E	28.43'
C8	35.00'	85°13'11"	52.06'	S60°46'37"E	47.39'
C9	21.00'	85°17'33"	31.26'	S33°58'01"W	28.45'
C10	35.00'	85°17'33"	52.10'	S33°58'01"W	47.42'
C11	895.83'	9°17'50"	145.36'	S03°17'06"E	145.20'
C12	881.83'	9°18'27"	143.25'	S03°16'37"E	143.09'
C13	74.00'	20°33'02"	26.54'	S10°03'25"W	26.40'
C14	60.00'	20°43'35"	21.70'	S09°58'09"W	21.59'
C15	26.00'	20°43'35"	9.41'	S09°58'09"W	9.35'
C16	40.00'	20°43'35"	14.47'	S09°58'09"W	14.39'
C17	641.00'	13°58'47"	156.40'	S07°23'02"E	156.01'
C18	655.00'	14°43'10"	168.27'	S07°45'12"E	167.81'
C19	745.00'	27°22'18"	355.91'	N14°04'48"E	352.53'
C20	655.00'	65°14'02"	745.75'	N33°00'40"W	706.12'
C21	655.00'	10°34'13"	120.84'	S20°23'55"E	120.67'
C22	771.00'	0°22'54"	5.14'	S08°29'18"E	5.14'
C23	757.00'	0°22'42"	5.00'	N08°29'24"W	5.00'

**PLAT NUMBER: 22-11800258**

**SUBDIVISION PLAT  
ESTABLISHING  
McCRRARY TRACT, UNIT F**

4.91 ACRES OF LAND LOCATED IN THE M.M.Y. MUSQUEZ SURVEY, NO. 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, THE MARY SAVAGE SURVEY, NUMBER 263, ABSTRACT NO. 690, COUNTY BLOCK 4465, THE BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 7.28 ACRES AND 46.68 ACRES OF LAND, AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2021-0322021 O.P.R.B.C.

SCALE: 1"=100'

M.W. CUDE ENGINEERS, L.L.C.  
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SAN ANTONIO, TEXAS 78231  
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WWW.CUDEENGINEERS.COM  
TBPLS #10048500 • TBPE FIRM #455  
[MWC: ANDREW R. LOWRY]

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY