

SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING
UNIT 5

BEING A 17.249 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.



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

DATE OF PREPARATION: JANUARY 23, 2025



LOCATION MAP NOT TO SCALE

LEGEND

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

- 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 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, 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 TOI 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 901, BLOCK 17 AND LOT 901, BLOCK 20 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 21 IS DESIGNATED AS OPEN SPACE, PARK, AND COMMON AREA AND A DRAINAGE, SEWER, 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.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 17, LOT 901, BLOCK 20 AND LOT 901, BLOCK 21, 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 98 RESIDENTIAL LOTS ESTABLISHED.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE	LENGTH	BEARING
L1	115.00'	N85°49'49"W
L2	14.14'	N40°49'49"W
L3	9.00'	N04°10'11"E
L4	60.00'	N85°49'49"W
L5	9.00'	S04°10'11"W
L6	14.14'	S49°10'11"W
L7	9.97'	N85°49'49"W
L8	50.00'	S04°10'11"W
L9	9.97'	S85°49'49"E
L10	14.14'	S40°49'49"E
L11	105.00'	S04°10'11"W
L12	24.08'	N12°10'54"W
L13	124.96'	S36°04'04"W
L14	75.17'	S82°58'06"E
L15	71.38'	S82°58'06"E
L16	7.25'	N39°23'57"W
L17	7.07'	S49°10'11"W
L18	7.07'	S40°49'49"E
L19	7.07'	N49°10'11"E
L20	124.06'	N85°49'49"W
L21	124.26'	N85°49'49"W
L22	2.44'	N85°49'49"W
L23	145.66'	N74°33'32"E
L24	126.84'	N74°33'32"E
L25	14.00'	N50°38'08"W
L26	14.00'	S49°10'11"W
L27	14.00'	N52°10'57"E
L28	12.91'	N34°42'43"E
L29	3.47'	N32°12'33"E
L30	5.03'	S85°49'49"E
L31	5.03'	S85°49'49"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	25.00'	39.27'	35.36'	S40°49'49"E
C2	25.00'	70°23'21"	17.63'	30.71'	28.82'	S39°21'52"W
C3	175.00'	19°36'39"	30.24'	59.90'	59.61'	S84°21'52"W
C4	25.00'	90°00'00"	25.00'	39.27'	35.36'	N40°49'49"W
C5	475.00'	2°51'42"	11.86'	23.72'	23.72'	S84°23'57"E
C6	58.00'	95°23'59"	63.74'	96.57'	85.80'	N23°11'31"E
C7	525.00'	2°51'42"	13.11'	26.22'	26.22'	S84°23'57"E
C8	15.00'	56°26'53"	8.05'	14.78'	14.19'	S42°40'04"W
C9	475.00'	2°51'43"	11.87'	23.73'	23.72'	N84°23'57"W
C10	29.00'	37°37'15"	9.88'	19.04'	18.70'	S75°21'34"W
C11	51.00'	164°00'11"	362.95'	145.98'	101.01'	S41°26'58"E
C12	29.00'	36°22'57"	9.53'	18.41'	18.11'	N22°21'39"E
C13	29.00'	35°06'50"	9.18'	17.77'	17.50'	N13°23'14"W
C14	51.00'	140°37'01"	142.50'	125.17'	96.04'	S39°21'52"W
C15	29.00'	35°06'50"	9.18'	17.77'	17.50'	S87°53'02"E
C16	225.00'	18°19'49"	36.30'	71.98'	71.68'	S83°43'27"W
C17	29.00'	35°47'04"	9.36'	18.11'	17.82'	N74°59'49"E
C18	51.00'	164°03'17"	364.15'	146.03'	101.01'	N40°52'04"W
C19	29.00'	36°59'23"	9.70'	18.72'	18.40'	S22°39'53"W
C20	370.00'	10°16'26"	33.26'	66.34'	66.26'	S09°18'24"W
C21	430.00'	11°12'36"	42.20'	84.13'	84.00'	S09°46'29"W
C22	15.00'	48°08'30"	6.70'	12.60'	12.24'	N08°41'28"W
C23	58.00'	111°54'27"	85.84'	113.28'	96.12'	S23°11'31"W
C24	15.00'	48°08'30"	6.70'	12.60'	12.24'	N55°04'30"E
C25	430.00'	1°58'32"	7.41'	14.83'	14.83'	S31°59'31"W
C26	15.00'	56°26'53"	8.05'	14.78'	14.19'	S03°42'58"W

TRACEY J. COOR
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES NOV. 01, 2033
COMMISSION NO. 12725392

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
(479) 455-9090

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 31 DAY OF January, A.D. 2025

Tracey J. Coor
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HIGDON CROSSING UNIT 5 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

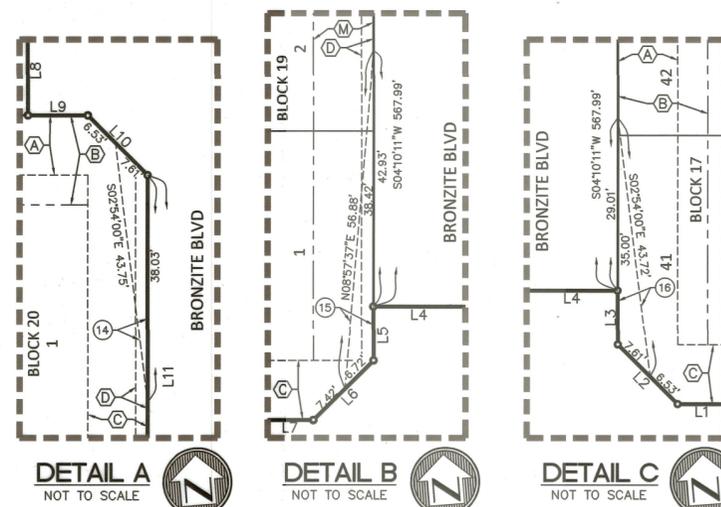
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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





LEGEND

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

NOTE:
SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 DEDICATING 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.

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.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

KEYNOTES

- (A) 10' E.G.T.CATV ESM'T.
- (B) 15' B.S.L.
- (C) 10' E.G.T.CATV ESM'T. & 10' B.S.L.
- (D) 1' VEHICULAR NON-ACCESS ESM'T.
- (E) LOT 901, BLOCK 20 DRAINAGE ESM'T. (PERMEABLE)(0.078 AC.)
- (F) LOT 901, BLOCK 17 OPEN SPACE (PERMEABLE)(0.077 AC.)
- (G) LOT 901, BLOCK 21 OPEN SPACE/PARK (PERMEABLE)(1.121 AC.)
- (H) 20' B.S.L.
- (J) 5' E.G.T.CATV ESM'T.
- (K) 16' SANITARY SEWER ESM'T.
- (L) 10' WATERLINE ESM'T.
- (M) 10' B.S.L.
- (1) 15' B.S.L. PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (2) 10' E.G.T.CATV ESM'T. PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (3) 10' E.G.T.CATV ESM'T. & 10' B.S.L. PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (4) 1' VEHICULAR NON-ACCESS ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-118000652
- (5) 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. 22-118000652
- (6) LOT 901, BLOCK 17 OPEN SPACE & DRAINAGE ESM'T. (PERMEABLE)(0.703 AC.) PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (7) 17' E.G.T.CA. & DRAINAGE EASEMENT DOC. NO. 20220032685
- (8) 50' DRAINAGE EASEMENT DOC. NO. 20220032680
- (9) 12' E.G.T.CATV ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-118000652
- (10) 10' WATERLINE ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-118000652
- (11) 5' E.G.T.CATV ESM'T. PROPOSED HIGDON CROSSING UNIT 3 CONCURRENT PLATTING PLAT NO. 22-118000652
- (12) 1' VEHICULAR NON-ACCESS ESM'T. PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (13) VARIABLE WIDTH C.V.E. (0.003 AC.) PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (14) VARIABLE WIDTH C.V.E. (0.002 AC.) PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (15) VARIABLE WIDTH C.V.E. (0.003 AC.) PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088
- (16) VARIABLE WIDTH C.V.E. (0.002 AC.) PROPOSED HIGDON CROSSING UNIT 4 CONCURRENT PLATTING PLAT NO. 22-11800088

SCALE: 1"=100'

MTR • Engineers • Surveyors • Planners

Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: JANUARY 23, 2025

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 N COLLEGE AVE SUITE 300, BOX 9
FAYETTEVILLE, AR 72703
(479) 455-9090

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHEN LIEUX

TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING KNOWN TO ME 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 31 DAY OF January, A.D. 2025

Tracey J. Coor
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HIGDON CROSSING UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID 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

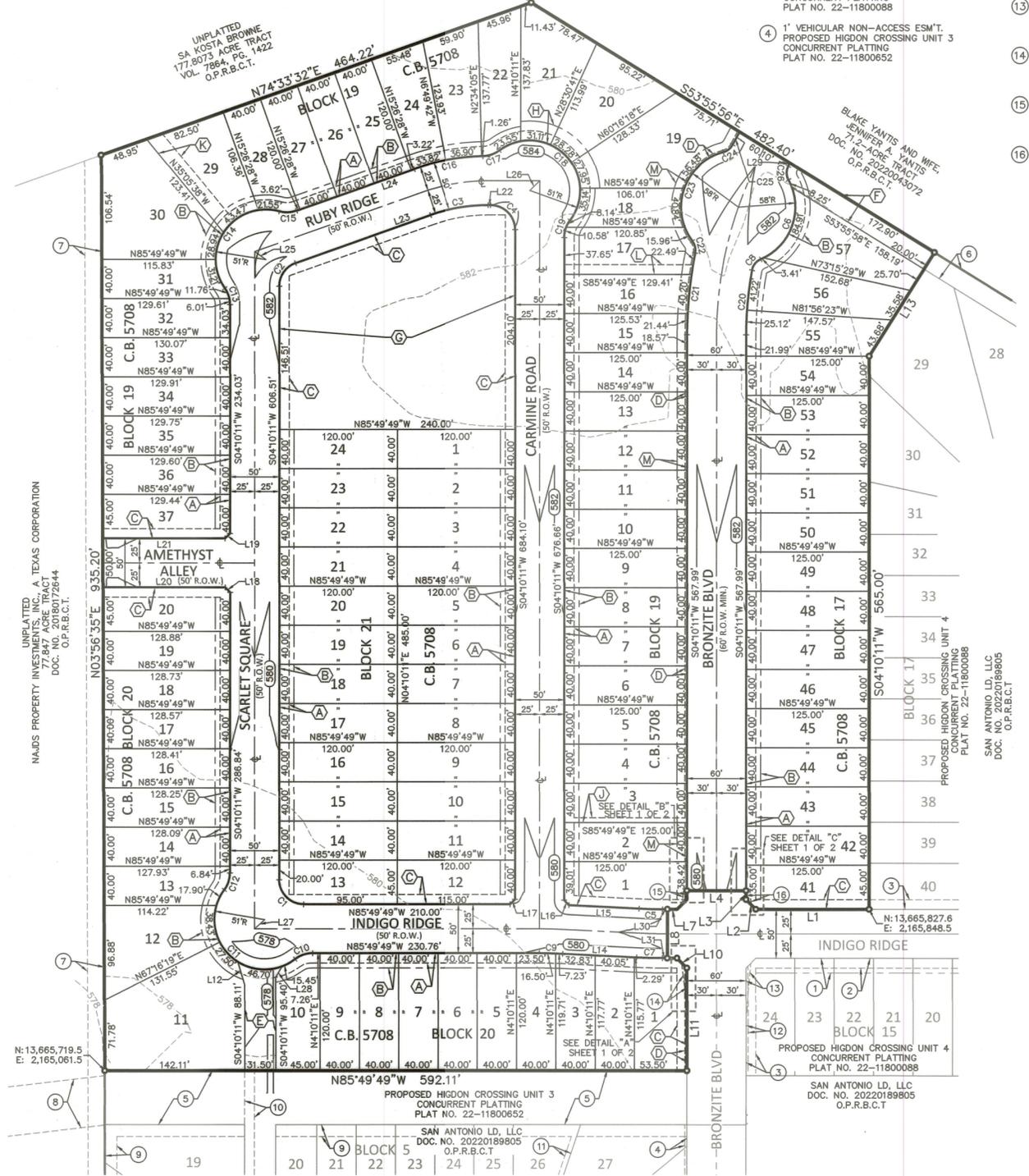
CERTIFICATE OF APPROVAL

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

