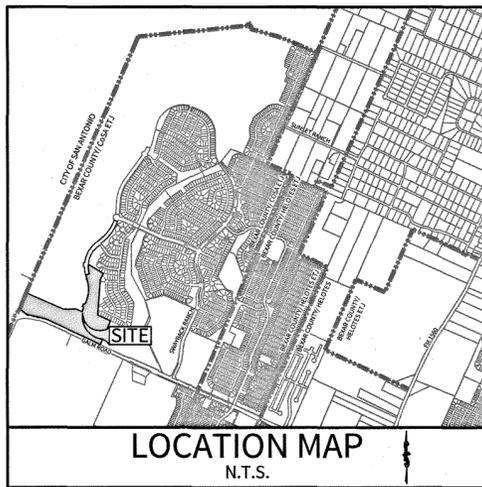


SUBDIVISION PLAT ESTABLISHING

MCCRARY TRACT SUBD., UNIT D

34.31 ACRES OF LAND IN THE M.Y.M. SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 30.50 ACRES RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF MCCRARY TRACT UNIT 27 RECORDED IN VOLUME 20003, PAGE 473-481 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS.

CUDE logo, M.W. CUDE ENGINEERS, L.L.C., 4122 POND HILL RD., S-101, SAN ANTONIO, TEXAS 78231. SCALE: 1"=100'

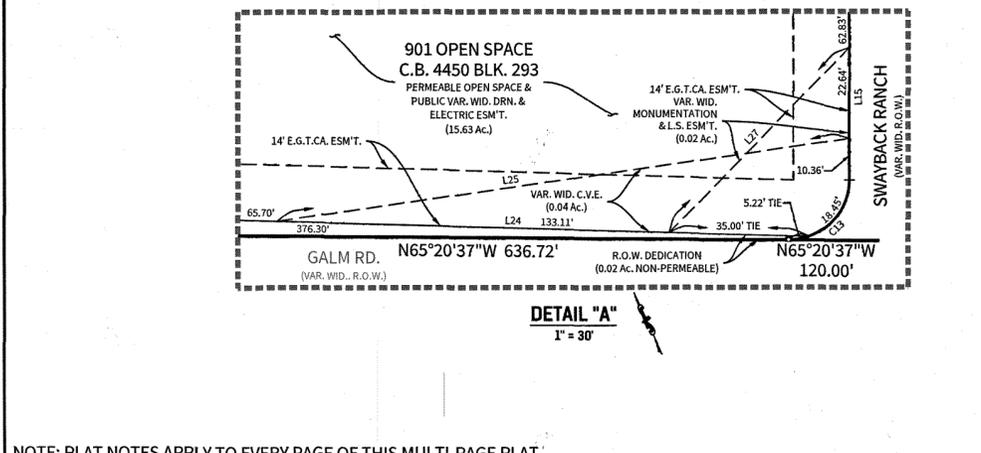
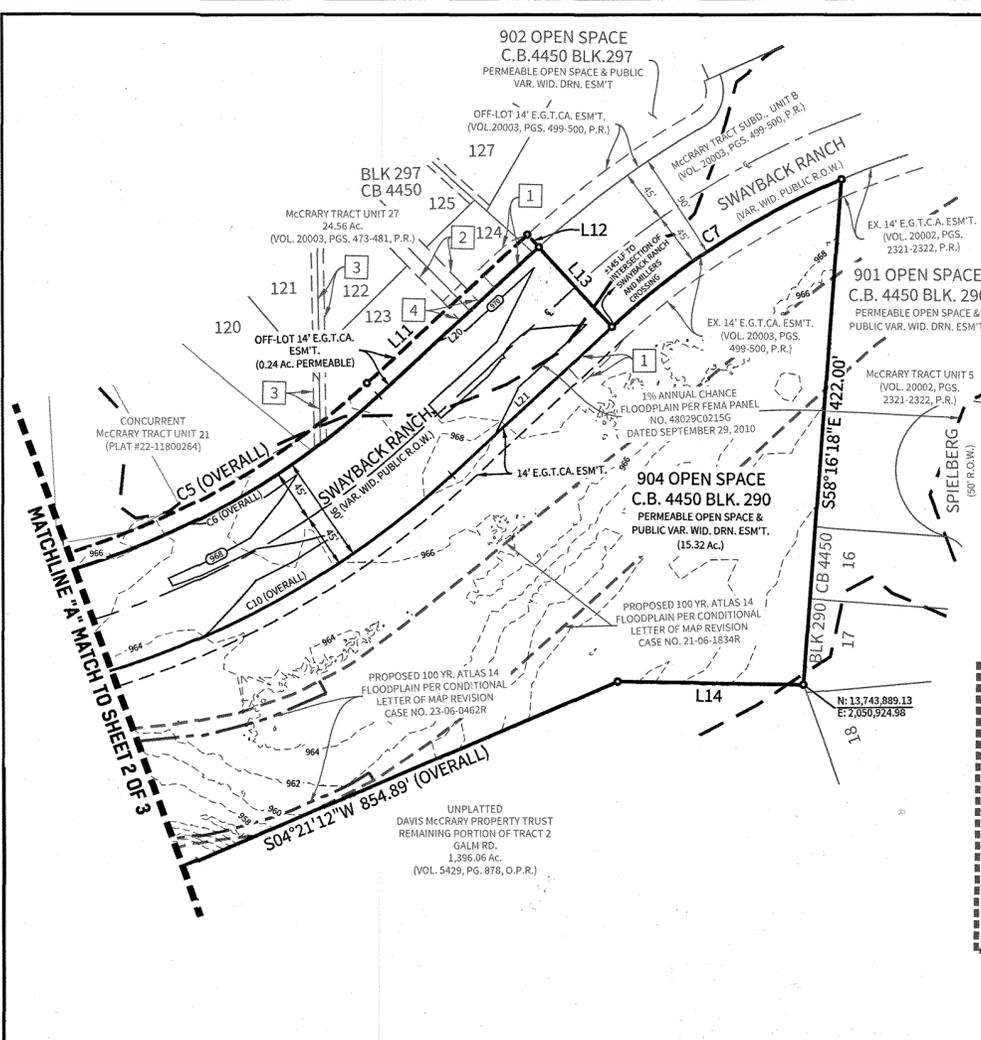


LEGEND table with symbols for ACRES, CURVE NUMBER, COUNTY BLOCK, CLEAR VISION EASEMENT, etc. KEYNOTES 1-4 describing easement types.

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEAR 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CPS/SAWS/COSA NOTES: 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.



DRAINAGE NOTES: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 290, C.B. 4450, LOT 901, BLOCK 293, 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 BEAR COUNTY.

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

STATE OF TEXAS COUNTY OF BEAR 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:



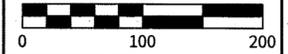
SUBDIVISION PLAT  
ESTABLISHING  
MCCRARY TRACT SUBD., UNIT D

34.31 ACRES OF LAND IN THE M.M.Y.M. SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 30.50 ACRES RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF MCCRARY TRACT UNIT 27 RECORDED IN VOLUME 20003, PAGE 473-481 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPLS #10048500 • TBPE FIRM #455  
[MWC: ANDREW R. LOWRY]

SCALE: 1"=100'



STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE 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 THEREON 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) 496-1965  
CONTACT PERSON: TROY ROGERS  
BY: PULTE NEVADA I LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Troy Rogers 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 3rd DAY OF April A.D. 2024.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2028  
Notary ID 132324420

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON April DAY OF April, A.D. 2024 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, BEAR COUNTY, TEXAS

\_\_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT SUBD., UNIT D 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. \_\_\_\_\_

\_\_\_\_\_ CHAIRMAN

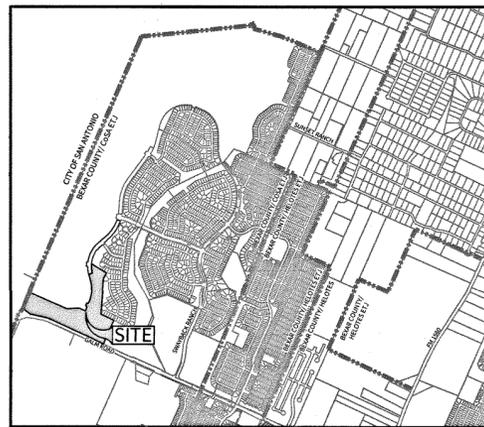
\_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

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. ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.P.L.S.

APRIL 2024 SHEET 2 OF 3



LOCATION MAP  
N.T.S.

LEGEND

- Ac. = ACRES
- C1. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.V.E. = CLEAR VISION EASEMENT
- DOC. = DOCUMENT
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T.
- EX. = EXISTING
- EX. = EXISTING TERRITORIAL JURISDICTION
- LS. = LANDSCAPE
- LI. = LINE NUMBER
- LF. = LINE FEET
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
- PG. = PAGE
- P.R. = PLAT RECORDS OF BEAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- PROPOSED CONTOUR
- STREET CENTERLINE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- EXISTING PROPERTY LINE
- UNIT BOUNDARY NODE
- 1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C0215G DATED SEPTEMBER 29, 2010
- PROPOSED 100 YR. ATLAS 14 FLOODPLAIN PER CLOMR NO. 21-06-1834R
- PROPOSED 100 YR. ATLAS 14 FLOODPLAIN PER CLOMR NO. 23-06-0462R

KEYNOTES

- OFF-LOT VAR. WID. TURNAROUND ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20003, PGS. 499-500, P.R.)
- 22' PUBLIC IRREVOCABLE ACCESS, SEWER, EATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T (VOL. 20003, PGS. 473-481, P.R.)
- 5' E.G.T.C.A. ESM'T (VOL. 20003, PGS. 473-481, P.R.)
- VAR. WID. NON-PERMEABLE DRN., UTILITY, SECONDARY ACCESS ESM'T, ETC. (TO EXPIRE UPON INCORPORATION INTO PLATTED ROW) (VOL. 20003, PGS. 473-481, P.R.)

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
HDC DAVIS RANCH II LLC  
45 NE LOOP 410 SUITE 225  
SAN ANTONIO, TX 78216  
PHONE: (210) 838-6784  
CONTACT PERSON: PAUL POWELL

BY: Paul Powell  
NAME: Paul Powell  
TITLE: Vice President

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell 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 3rd DAY OF April A.D. 2024.

\_\_\_\_\_ COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT SUBD., UNIT D 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. \_\_\_\_\_

\_\_\_\_\_ CHAIRMAN

\_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

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M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

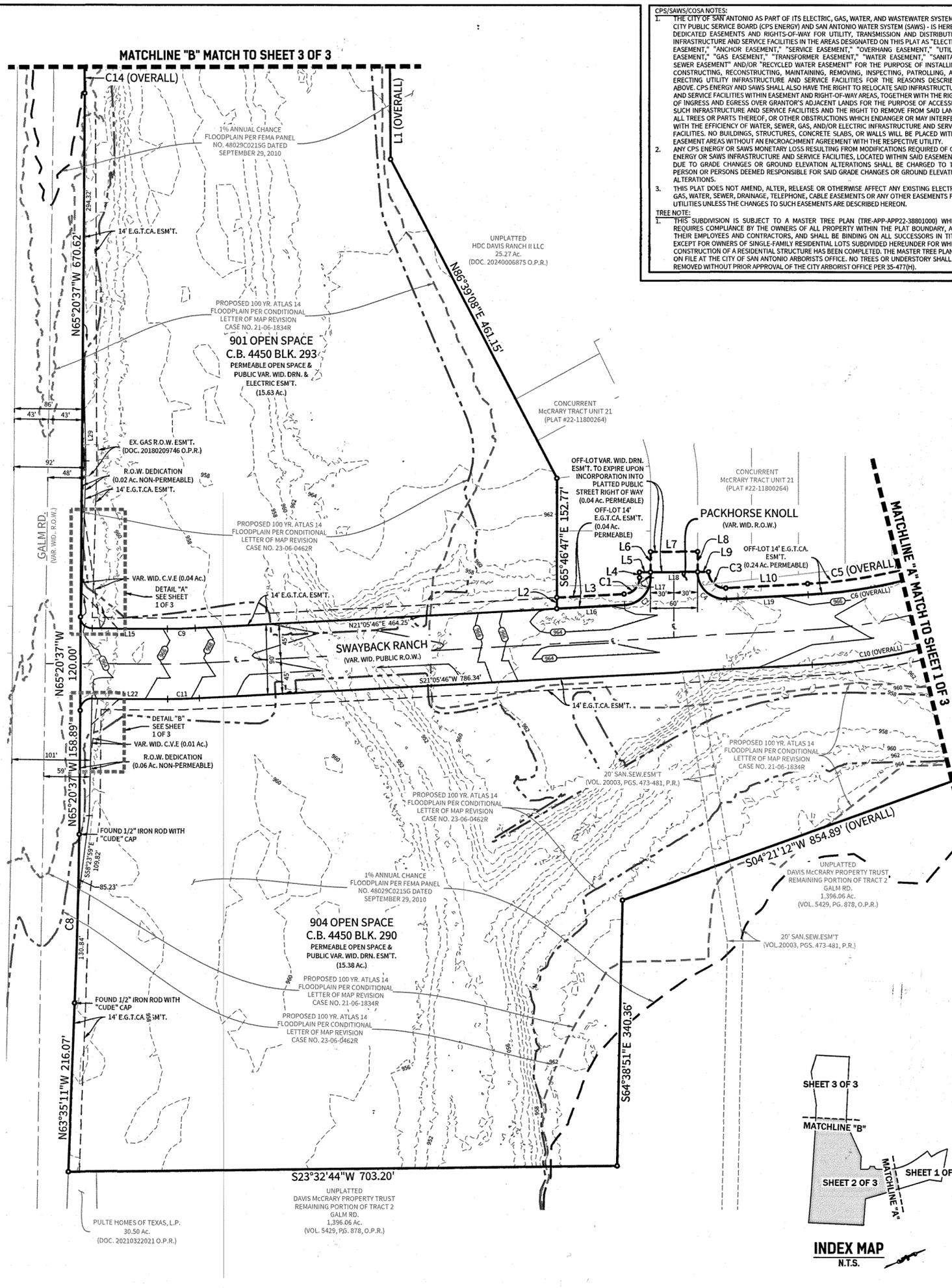
APRIL 2024  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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. ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.P.L.S.

APRIL 2024  
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI-PAGE PLAT SEE SHEET 1 OF 3

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

SHEET 3 OF 3

MATCHLINE "B"

MATCHLINE "A"

SHEET 2 OF 3

SHEET 1 OF 3

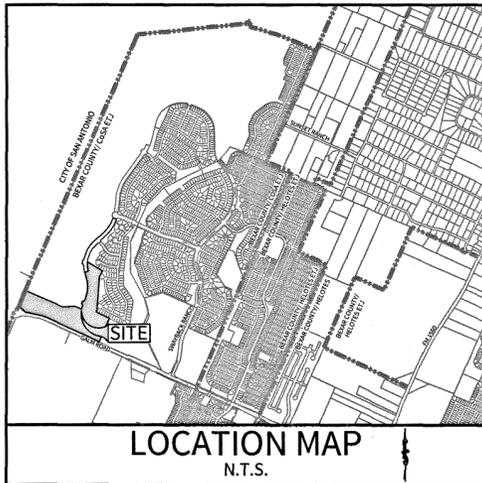
MATCHLINE "B"

MATCHLINE "A"

INDEX MAP

N.T.S.





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STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER  
HDC DAVIS RANCH II, LLC  
45 NE LOOP 410 SUITE 225  
SAN ANTONIO, TX 78226  
PHONE: (210) 838-6784  
CONTACT PERSON: PAUL POWELL

BY: Paul Powell  
NAME: Paul Powell  
TITLE: Vice President

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell 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 3rd DAY OF April A.D. 2024.

Notary Public, Bexar County, Texas

STATE OF TEXAS  
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

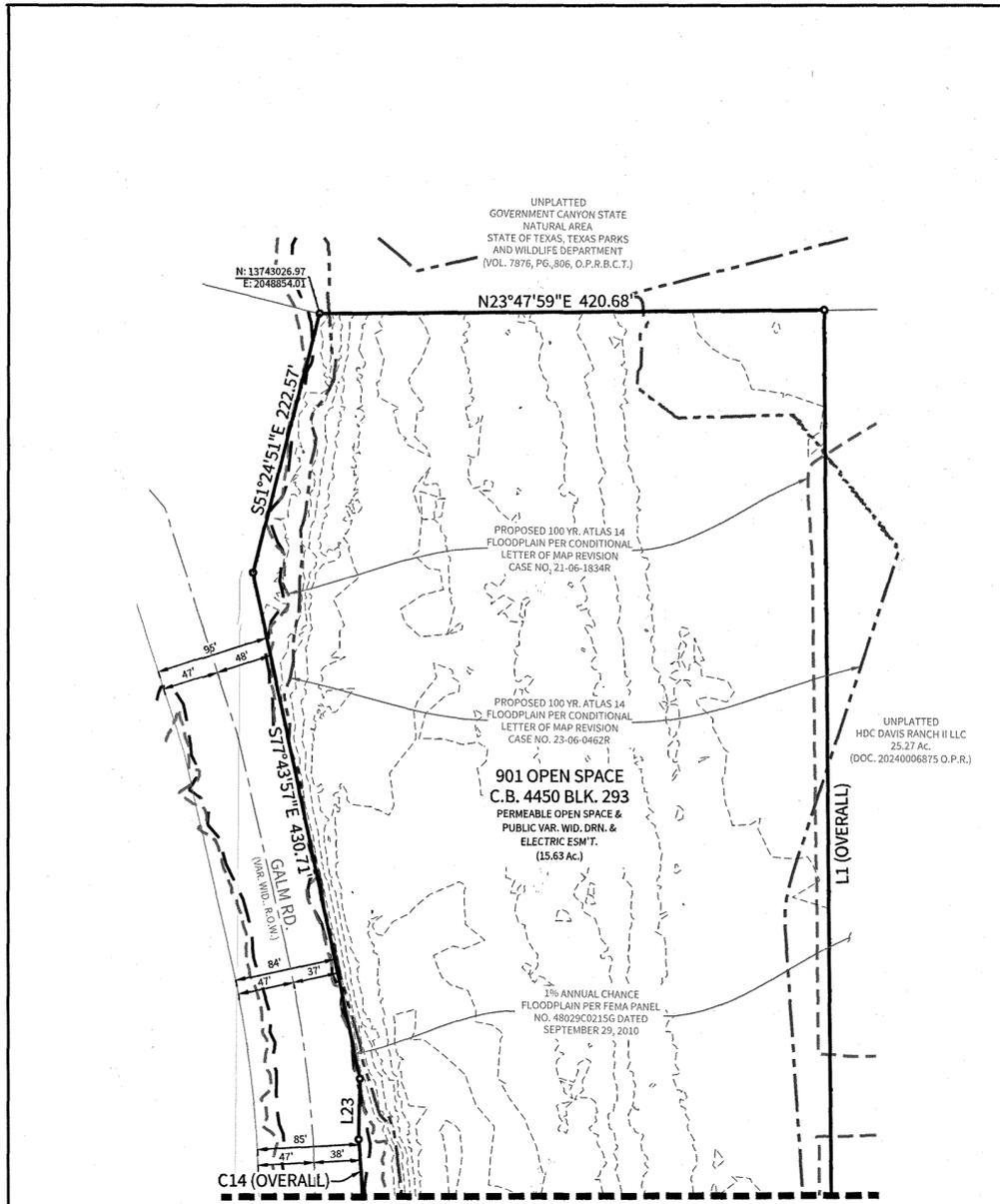
Andrew R. Lowry 4/3/24  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.P.L.S.

Chris Walterscheidt 04/01/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
L1	S66°15'54"E	855.08'	L16	N21°05'46"E	87.04'	C1	21.00'	86°52'34"	31.84'	N22°20'31"W	28.88'
L2	S65°46'47"E	14.02'	L17	N65°46'47"W	7.10'	C2	35.00'	86°52'34"	53.07'	N22°20'31"W	48.13'
L3	N21°05'46"E	86.27'	L18	N24°13'13"E	60.00'	C3	21.00'	93°07'26"	34.13'	N67°39'29"E	30.50'
L4	N65°46'47"W	7.10'	L19	N21°05'46"E	104.86'	C4	35.00'	93°07'26"	56.89'	N67°39'29"E	50.83'
L5	N24°13'13"E	14.00'	L20	N15°16'33"W	181.60'	C5	641.00'	36°22'20"	406.92'	N02°54'36"E	400.12'
L6	N65°46'47"W	26.00'	L21	S15°16'33"E	181.60'	C6	655.00'	36°22'20"	415.80'	N02°54'36"E	408.86'
L7	N24°13'13"E	60.00'	L22	S24°13'13"W	96.74'	C7	655.00'	19°58'52"	228.42'	N05°17'07"W	227.27'
L8	S65°46'47"E	26.00'	L23	S64°32'04"E	50.64'	C8	8043.00'	1°32'21"	216.07'	N64°21'21"W	216.06'
L9	N24°13'13"E	14.00'	L24	S64°07'52"E	198.81'	C9	655.00'	3°07'26"	35.71'	N22°39'29"E	35.71'
L10	N21°05'46"E	104.86'	L25	S74°00'00"E	144.53'	C10	745.00'	36°22'20"	472.94'	S02°54'36"W	465.04'
L11	N15°16'33"W	181.60'	L26	S58°47'10"E	76.92'	C11	745.00'	3°07'26"	40.62'	S22°39'29"W	40.61'
L12	N74°43'27"E	14.00'	L27	N68°29'33"E	64.43'	C12	15.00'	89°33'50"	23.45'	S20°33'42"E	21.13'
L13	N74°43'27"E	90.00'	L28	N18°55'49"W	49.05'	C13	15.00'	90°26'10"	23.68'	S69°26'18"W	21.29'
L14	S28°26'28"W	154.91'	L29	N66°56'44"W	182.73'	C14	793.00'	5°49'26"	80.60'	S68°15'20"E	80.57'
L15	N24°13'13"E	95.83'									

**CPS/SAWS/COSA NOTES:**

- 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**TREE NOTE:**

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801000) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(h).

**PLAT NUMBER 22-11800391**

**SUBDIVISION PLAT ESTABLISHING MCCRARY TRACT SUBD., UNIT D**

34.31 ACRES OF LAND IN THE M.M.Y.M. SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 30.50 ACRES RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF MCCRARY TRACT UNIT 27 RECORDED IN VOLUME 20003, PAGE 473-481 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE**

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPLS #10048500 • TBPE FIRM #455  
[MWC: ANDREW R. LOWRY]

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
2718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TX 78259  
PHONE: (210) 496-1888  
CONTACT PERSON: TREY ROGERS  
BY: PULTE NEVADA I LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: Trey Rogers  
NAME: Trey Rogers  
TITLE: Director Land

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Trey Rogers 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 3rd DAY OF April A.D. 2024.

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

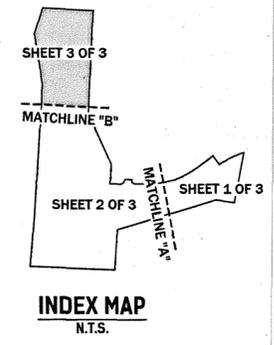
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT SUBD., UNIT D 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



NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI-PAGE PLAT SEE SHEET 1 OF 3

LINE AND CURVE TABLE ON THIS SHEET

APRIL 2024 SHEET 3 OF 3

