

LEGEND	
AC.	= ACRES
C.I.	= 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
ESMT.	= EASEMENT
E.T.J.	= EXTRATERRITORIAL JURISDICTION
EX.	= EXISTING
L.S.	= LANDSCAPE
L.N.	= LINE NUMBER
LF.	= LINEAR FEET
N.T.S.	= NOT TO SCALE
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PG.	= PAGE
P.R.	= PLAT RECORDS OF BEXAR 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 CLMR NO. 21-06-1834R
---	= PROPOSED 100 YR. ATLAS 14 FLOODPLAIN PER CLMR NO. 23-06-0462R

KEYNOTES	
1	OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (VOL. 20003, PGS. 499-500, P.R.)
2	22' PUBLIC IRREVOCABLE ACCESS, SEWER, EATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESMT. (VOL. 20003, PGS. 473-481, P.R.)
3	5' E.G.T.C.A. ESMT. (VOL. 20003, PGS. 473-481, P.R.)
4	VAR. WID. NON-PERMEABLE DRN., UTILITY, SECONDARY ACCESS ESMT., ETC. (TO EXPIRE UPON INCORPORATION INTO PLATTED ROW) (VOL. 20003, PGS. 473-481, P.R.)

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
HDC DAVIS RANCH II, LLC
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 839-6184
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
Gregory Sean Masias
My Commission Expires
10/28/2024
ID No. 132754628

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 UNITED 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.

Andrew R. Lowry 4/3/24
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.

Chris Walterscheidt 04/02/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

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," "OVERLAP 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.
- 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.

SURVEYOR'S NOTES:

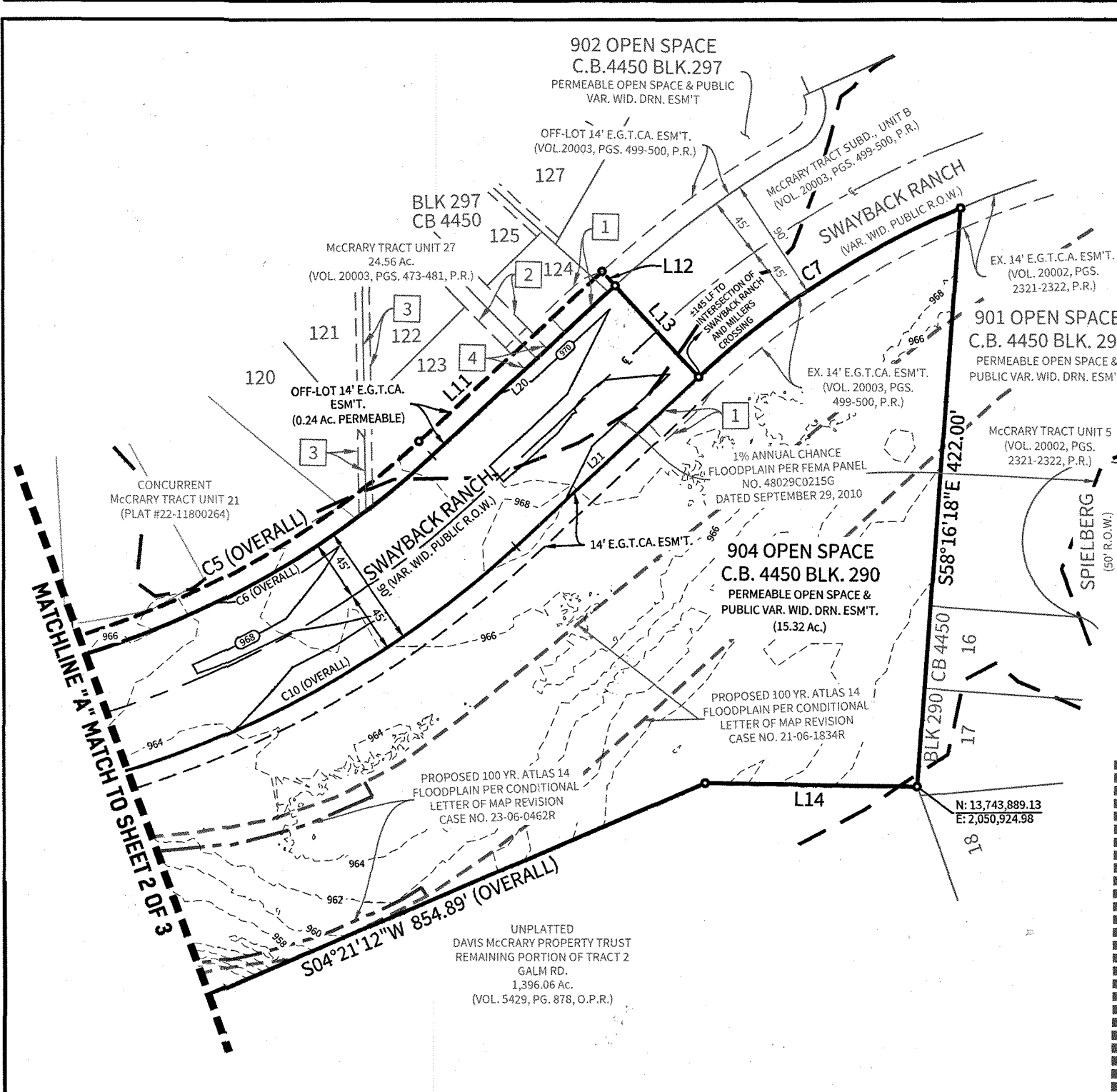
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:

- SAWS WASTEWATER EDU NOTE: EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- IMPACT FEE NOTE: 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.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: 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.

DRAINAGE 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 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.
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

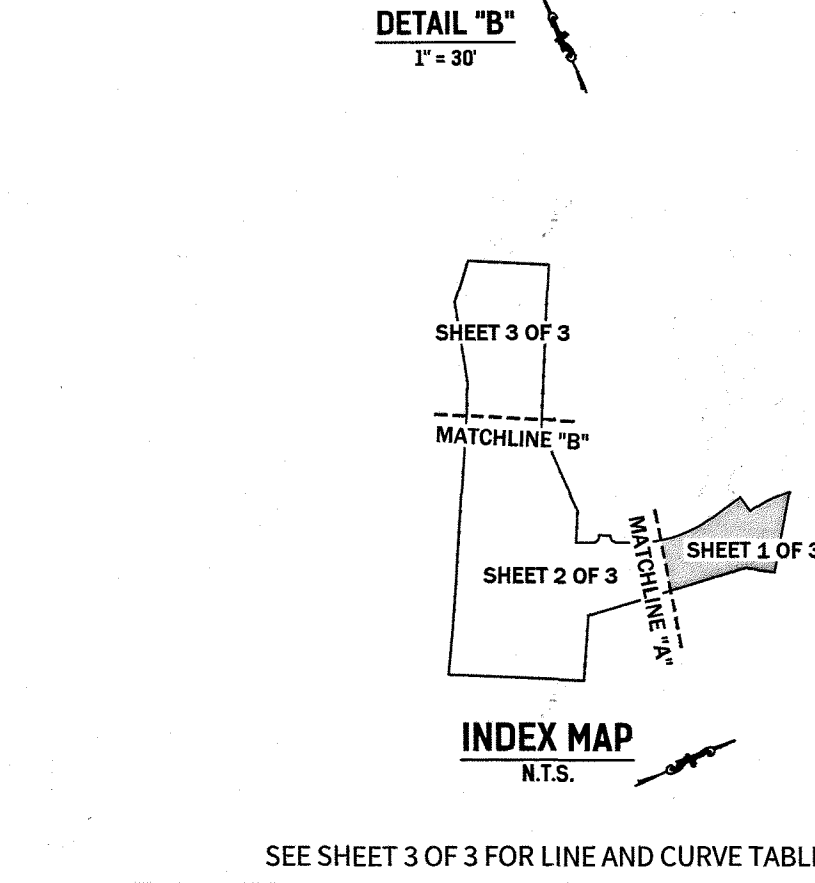
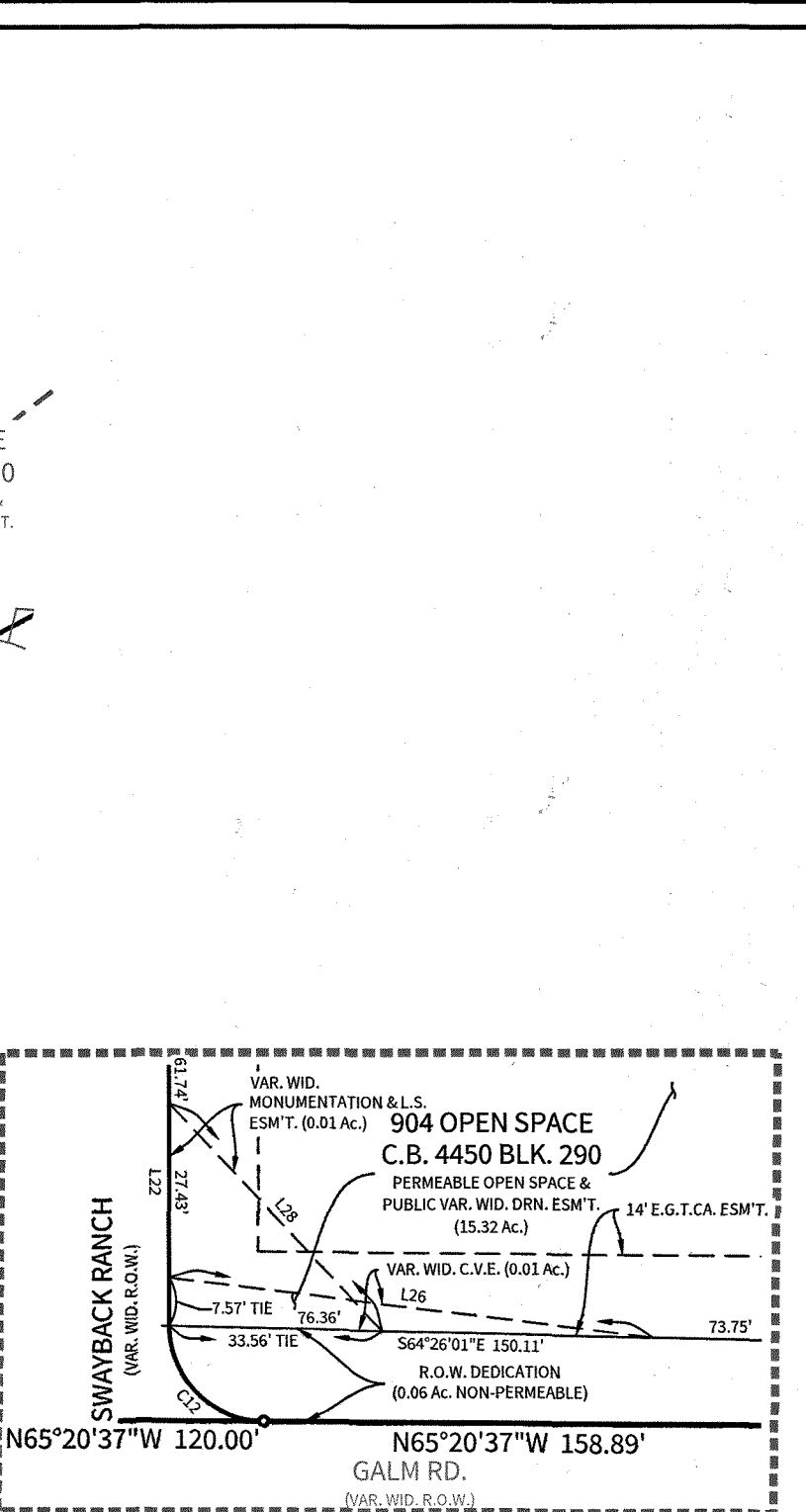


DRAINAGE NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904 BLOCK 290, C.B. 4450 AND 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 BEXAR COUNTY.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- LOT 904 BLOCK 290, C.B. 4450 AND LOT 901 BLOCK 293, C.B. 4450 IS DESIGNATED AS OPEN SPACE, AND AS A COMMON AREA, AND A LANDSCAPE AND DRAINAGE EASEMENT.
- 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.
- FINISHED FLOOD ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TTP-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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(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 RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

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
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

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

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 April 3, 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 3rd DAY OF April, A.D. 2024

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 3rd DAY OF April, A.D. 2024

BY: Gregory Sean Masias CHAIRMAN
BY: Chris Walterscheidt SECRETARY

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.

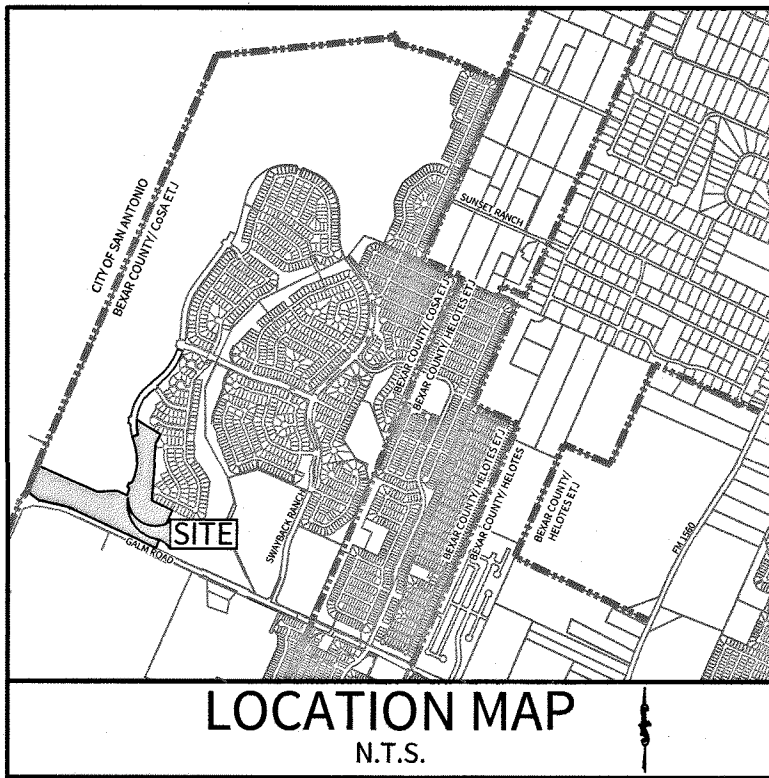
Chris Walterscheidt 04/02/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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Chris Walterscheidt 04/02/2024
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

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KEYNOTES

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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 78216
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

Gregory Sean Meas
My Commission Expires
10/26/2024
ID NO. 132754928
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.

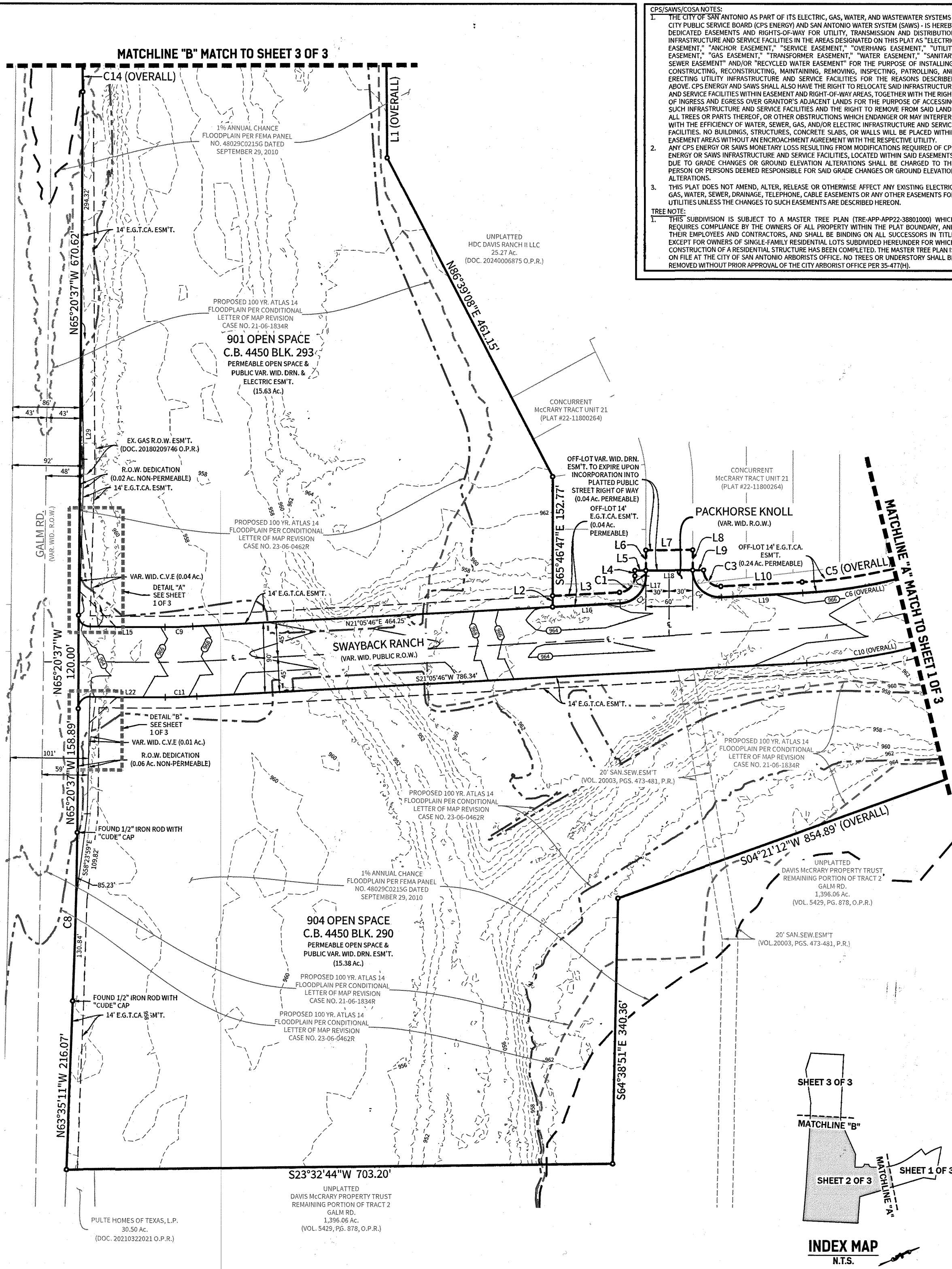
Andrew R. Lowry 4/3/24
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STATE OF TEXAS COUNTY OF BEXAR

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Chris Walterscheidt 04/02/2024
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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.

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PLAT NUMBER 22-11800391

SUBDIVISION PLAT ESTABLISHING MCCRARY TRACT SUBD., UNIT D

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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]

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
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
CONTACT PERSON: TREY ROGERS
BY: PULTE NEVADA 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

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420
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 April A.D. 2024 AND THAT AFTER EXAMINATION IT APPEARED 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. _____

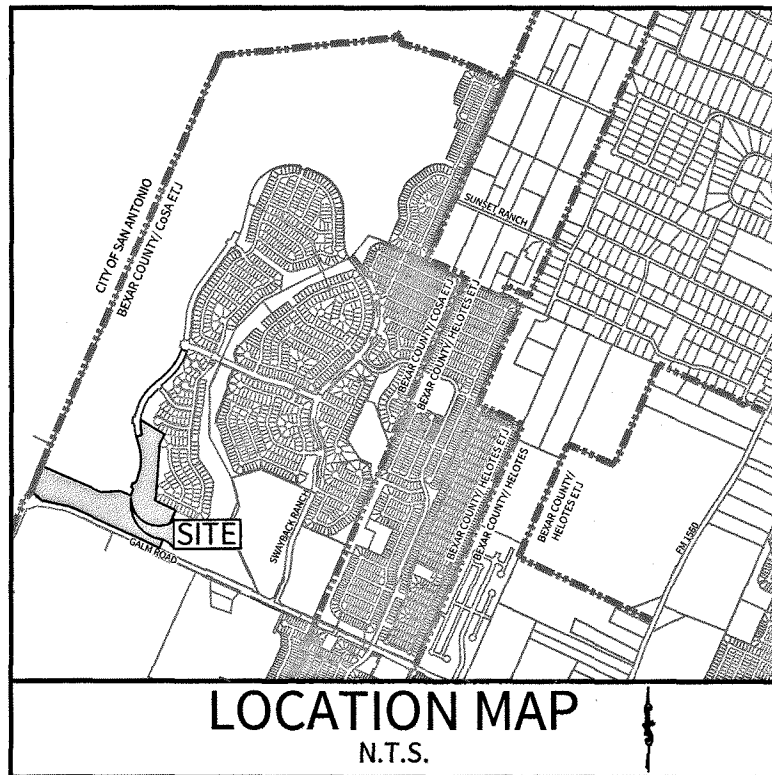
BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

APRIL 2024 SHEET 2 OF 3



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.	= EASEMENT
E.T.J.	= EXTRATERRITORIAL JURISDICTION
EX.	= EXISTING
L.S.	= LANDSCAPE
LF	= LINE NUMBER
LI	= LINEAR FEET
N.T.S.	= NOT TO SCALE
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PG.	= PAGE
P.R.	= PLAT RECORDS OF BEXAR 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

1	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.)
2	22' PUBLIC IRREVOCABLE ACCESS, SEWER, EATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESM'T (VOL. 20003, PGS. 473-481, P.R.)
3	5' E.G.T.C.A. ESM'T (VOL. 20003, PGS. 473-481, P.R.)
4	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 BEXAR

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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 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, State of Texas
ID No. 132754928

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 UNITED 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.

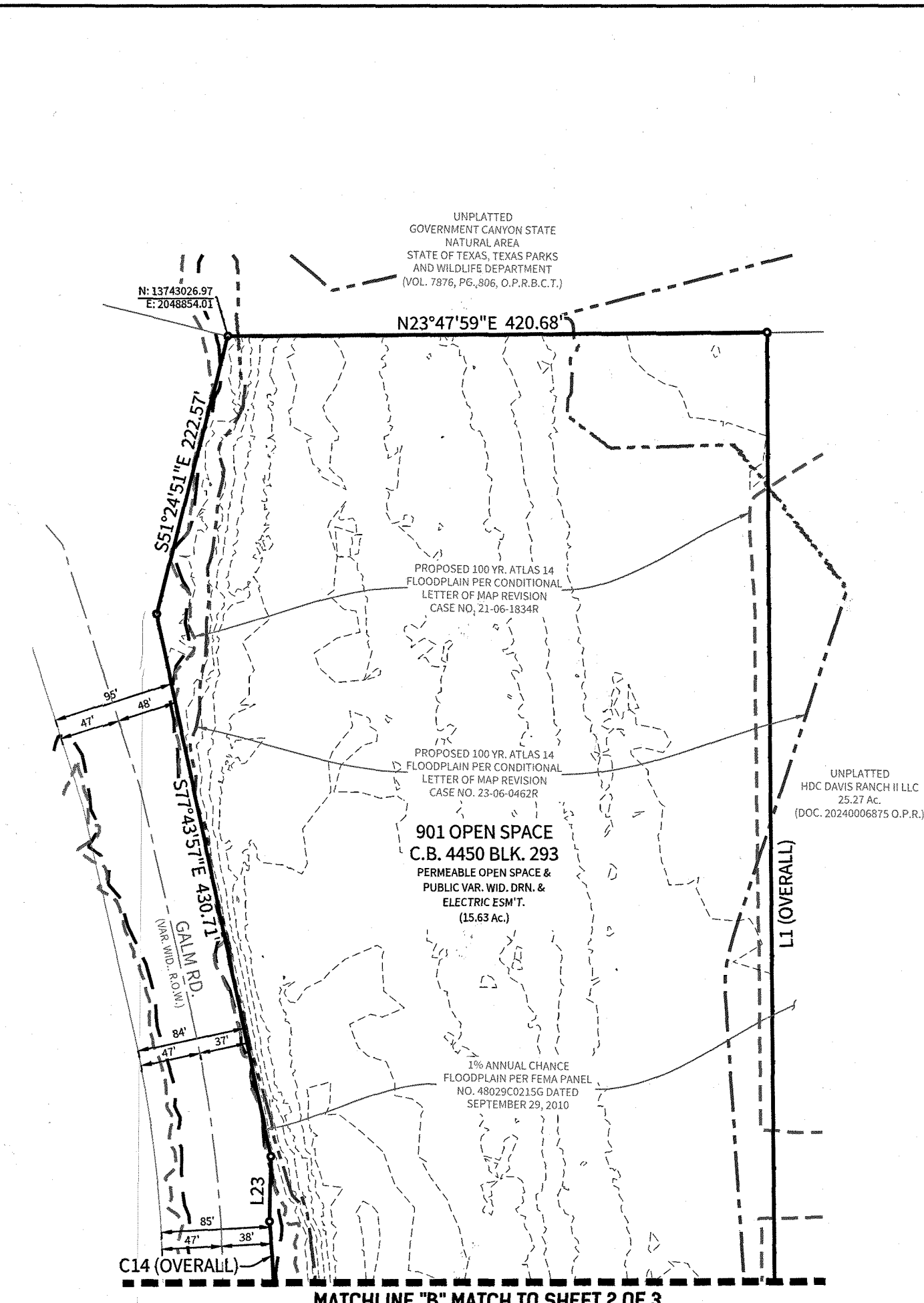
Andrew R. Lowry 4/3/24
LICENSED PROFESSIONAL ENGINEER

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.

Chris Walterscheidt 04/01/2024
REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°15'54"E	855.08'	L16	N21°05'46"E	87.04'
L2	S65°46'47"E	14.02'	L17	N65°46'47"W	7.10'
L3	N21°05'46"E	86.27'	L18	N24°13'13"E	60.00'
L4	N65°46'47"W	7.10'	L19	N21°05'46"E	104.86'
L5	N24°13'13"E	14.00'	L20	N15°16'33"W	181.60'
L6	N65°46'47"W	26.00'	L21	S15°16'33"E	181.60'
L7	N24°13'13"E	60.00'	L22	S24°13'13"W	96.74'
L8	S65°46'47"E	26.00'	L23	S64°32'04"E	50.64'
L9	N24°13'13"E	14.00'	L24	S64°07'52"E	198.81'
L10	N21°05'46"E	104.86'	L25	S74°00'00"E	144.53'
L11	N15°16'33"W	181.60'	L26	S58°47'10"E	76.92'
L12	N74°43'27"E	14.00'	L27	N68°29'33"E	64.43'
L13	N74°43'27"E	90.00'	L28	N18°55'49"W	49.05'
L14	S28°26'28"W	154.91'	L29	N66°56'44"W	182.73'
L15	N24°13'13"E	95.83'			

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	21.00'	86°52'34"	31.84'	N22°20'31"W
C2	35.00'	86°52'34"	53.07'	N22°20'31"W
C3	21.00'	93°07'26"	34.13'	N67°39'29"E
C4	35.00'	93°07'26"	56.89'	N67°39'29"E
C5	641.00'	36°22'20"	406.92'	N02°54'36"E
C6	655.00'	36°22'20"	415.80'	N02°54'36"E
C7	655.00'	19°58'52"	228.42'	N05°17'07"W
C8	8043.00'	1°32'21"	216.07'	N64°21'21"W
C9	655.00'	3°07'26"	35.71'	N22°39'29"E
C10	745.00'	36°22'20"	472.94'	S02°54'36"W
C11	745.00'	3°07'26"	40.62'	S22°39'29"W
C12	15.00'	89°33'50"	23.45'	S20°33'42"E
C13	15.00'	90°26'10"	23.68'	S69°26'18"W
C14	793.00'	5°49'26"	80.60'	S68°15'20"E

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 (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 35-477(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

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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

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

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

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 April 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

