

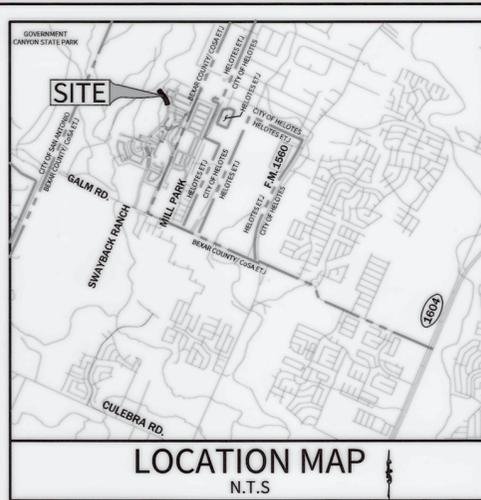
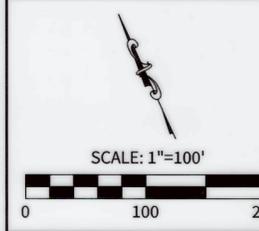
REPLAT AND SUBDIVISION PLAT ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 5C

BEING AN 1.41 ACRES TRACT OF LAND OUT OF THE M.M.Y. M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450 BEAR COUNTY TEXAS, ALSO BEING OUT LOT 902, BLOCK 248, CB 4450 RECORDED IN DAVIS RANCH SUBDIVISION, UNIT 5G VOLUME 20002, PAGES 462-464, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND OUT OF A CALLED 10.165 ACRE TRACT RECORDED IN VOLUME 19032, PAGE 1142 OF THE OFFICIAL PUBLIC RECORDS OF BEAR



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



CPSS/SAWS/COSA UTILITY: 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.

SAWS NOTES: 1. 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. 2. WASTEWATER EDU NOTE - THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

EASEMENTS FOR FLOODPLAINS: 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 DFIRM PANEL: 4802X02156, DATED SEPT. 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 BEAR COUNTY.

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

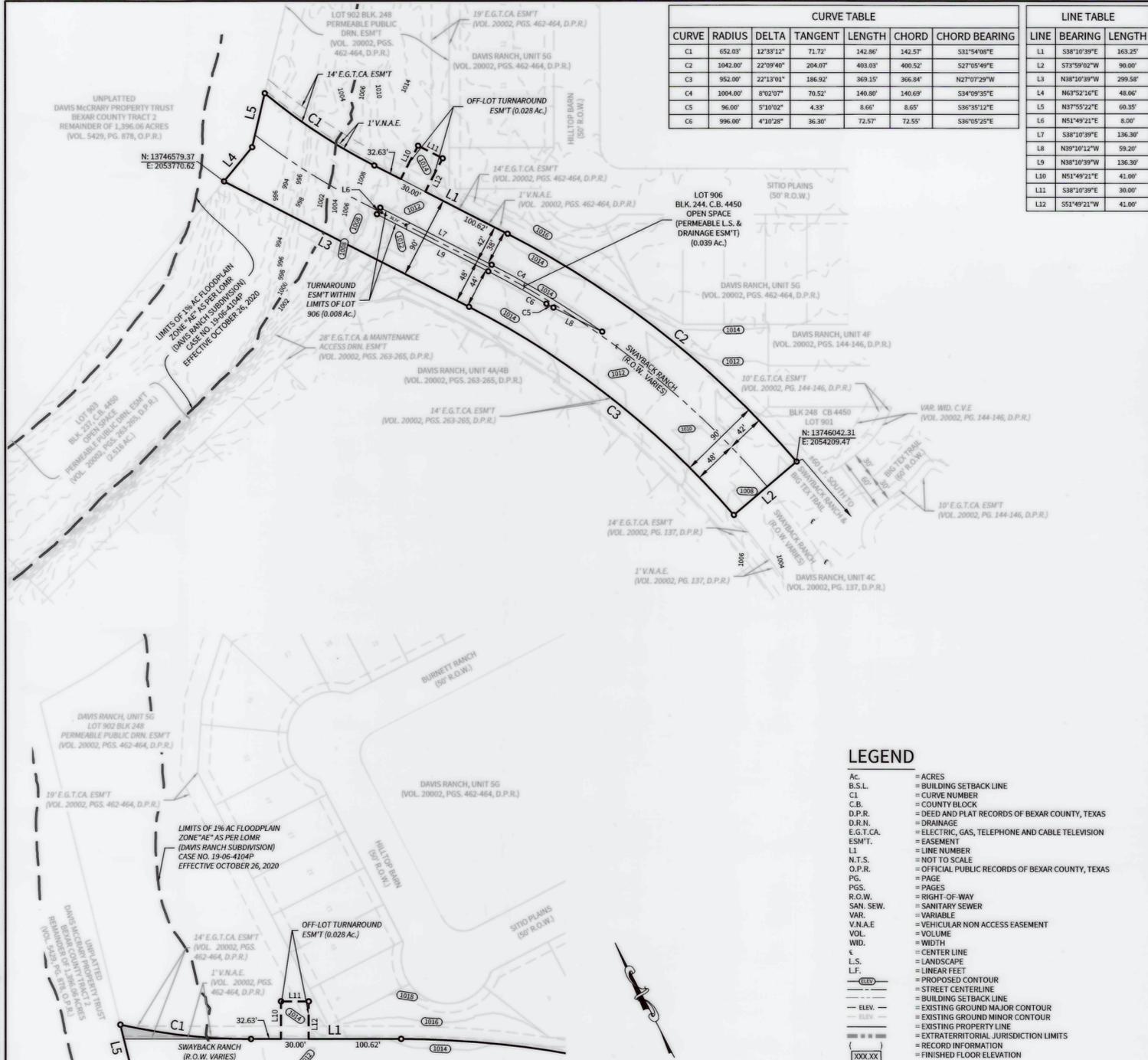


Table with 2 columns: CURVE TABLE and LINE TABLE. CURVE TABLE includes columns for CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, and CHORD BEARING. LINE TABLE includes columns for LINE, BEARING, and LENGTH.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT DAVIS RANCH, UNIT 5G WHICH IS RECORDED IN VOLUME 20002, PAGES 462-464, D.P.R., BEAR COUNTY PLAT AND DEED RECORDS.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION 0.016 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PERMEABLE PUBLIC DRAINAGE EASEMENT, 14' E.G.T.C.A. ESM'T, 1' V.N.A.E. AND LOT 902, BLOCK 248, CB 4450 RECORDED IN DAVIS RANCH SUBDIVISION, UNIT 5G (VOLUME 20002, PAGES 462-464, D.P.R.).

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

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

