LOCATION MAP

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE

NOT TO SCALE

2.BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

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 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, SANITARY SEWENS EASEMENT AND/OR RECOLLED 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

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.

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)

FLOODPLAIN VERIFICATION NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO

CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

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 EASEMENTS, AS
APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF
TCI 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.

C.B. 5708, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV

RESIDENTIAL FINISHED FLOOR RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,
PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLK 1; LOT 901 BLK 3; LOT
901 BLK 4 C.B. 5708, 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

370.00

430.00

55.00'

C4

C5

C6

C9

C12

C13

C15

C16

C18

C19

C20

C21

C22

C23

C24

C25

C26

C28

C29

C30

C14

10°12'17"

101217

TOTAL OF 94 RESIDENTIAL LOTS ESTABLISHED.

LINE TABLE

LINE LENGTH BEARING

L2

60.00' S04°10'11"W

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

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 HIGH PRESSURE
NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE
STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800523) 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 OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

TREE SAVE AREA NOTE:

65.81

76.48

LOT 901, BLOCK 4, CB 5708 (0.991 Ac.) IS DESIGNATED AS A TREE SAVE AREA.

S00°55'57"E

S00°55'57"E

65.90'

76.59

CURVE TABLE

33.04

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.

CURVE RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD | BEARING

BEXAR COUNTY, TEXAS.

Moy Tarin Ramirez Engineers, LLC TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

Engineers

Surveyors

Planners

PLAT NO. 22-11800117

SUBDIVISION PLAT

ESTABLISHING

HIGDON CROSSING,

UNIT 1

BEING A 19.860 ACRE (865,119.01 SQUARE FEET) TRACT OF

DEDICATION, SITUATED IN THE JUAN MONTES SURVEY NO. 6,

ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF

A 97.934 ACRE TRACT, AS CONVEYED TO SAN ANTONIO LD, LLC,

SCALE: 1"=100'

NUMBER 20220189806, OF THE OFFICIAL PUBLIC RECORDS OF

LAND, INCLUSIVE OF A 0.156 OF AN ACRE RIGHT OF WAY

BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT

50

12770 CIMARRON PATH. SUITE 100 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 TEL: (210) 698-5051

DATE OF PREPARATION: January 18, 2023

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.

SAN ANTONIO LD, LLC. 4058 NORTH COLLEGE AVE. STE 300, BOX 9

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 24 DAY OF January

MOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

_, A.D. 20<u>23</u>

CHAIRMAN

SECRETARY

THIS PLAT OF, HIGDON CROSSING, UNIT 1 , 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

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

---- 609 ---- EXISTING CONTOUR -608 PROPOSED CONTOUR

LEGEND

E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT

R.O.W. RIGHT OF WAY

RADIUS CENTERLINE

ESM'T EASEMENT SET 1/2" IRON ROD WITH AN ORANGE

O.P.R.B.C.T.

PLASTIC CAP STAMPED "MTR ENG

REPETITIVE BEARING AND/OR DISTANCE

DOC. DOCUMENT BUILDING SETBACK LINE

SEE SHEET 1 OF 3 FOR

MOY TARIN RAMIREZ ENGINEERS, LLC

MOY TARIN RAMIREZ ENGINEERS, LLC SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

RAYMOND TARIN, JR., P.E.

PHONE: (210)698-5051

12770 CIMARRON PATH, STE, 100

CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE

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

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.

anmona and

LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC

OF THIS MULTIPLE PAGE PLAT

STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

B.S.L.

MATCH LINE __ SHEET 3 OF 3 **MATCH LINE** "A" SHEET 2 OF 3 MATCH LINE "C" SHEET 3 OF 3

INDEX MAP

114.92' S06'02'05"E 115.34' S85'49'49"E 10.00' N04'10'11"E 10.00' S85'49'49"E 25.00' S85'49'49"W 16.99' N74'33'32"E 115.12' S35'05'38"E 45.84' S85'49'49"W 9.00' N85'49'49"W 9.00' N85'49'49"E 10.00' N04'10'11"W 110.00' S85'49'49"E 10.00' S85'49'49"E 105.00' S85'49'49"E 105.00' S85'49'49"E 21.19' N49'13'58"E 21.19' N49'13'58"E 21.24' S40'46'02"E 50.00' S85'49'49"E 50.00' S85'49'49"E 50.00' S85'49'49"E 50.00' S85'49'49"E 50.	00.00	304 10 11 11
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	114.91	NU6 02 05 W

L3	115.34	S85°49'49"E		
L4	10.00'	N04°10'11"E		
L 5	10.00	S85°49'49"E		
L6	25.00'	S85°49'49"E		
L7	25.00'	N85°49'49"W		
L8 16.99'		N74°33'32"E		
L9	115.12'	S35°05'38"E		
L10	45.84'	S85°49'49"E		
L11	9.00'	N85°49'49"W		
L 12	9.00'	S85°49'49"E		
L13	10.00'	N04°10'11"E		
L14	10.00'	S85°49'49"E		
L 15	10.00'	S04°10'11"W		
L16	110.00'	S85°49'49"E		
L17	120.00'	S85°49'49"E		
L 18	5.00'	S85°49'49"E		
L19	105.00'	S85°49'49"E		
L20	60.00'	S04°10'11"W		
L21	62.39'	N07°04'20"W		
L22	62.39'	N07°04'20"W		
L23	5.00'	N04°10'11"E		
L24	21.19'	N49°13'58"E		
L25	21.24'	S40°46'02"E		
L26	50.00'	S85°49'49"E		
L27	5.00'	N04°10'11"E		
L28	50.00'	S85°49'49"E		
L29	50.00'	S85°49'49"E		
L30	13.68'	N04°10'11"E		
L31	16.00'	S85°49'49"E		
L32	63.21	S04°10'11"W		
L33	13.40'	S40°49'49"E		
L34	24.98'	N57°38'20"E		
L35	16.00'	S32°21'40"E		
L36	13.69'	S57°38'20"W		
L37	64.41	S85°33'41"E		
L38	26.65	N40°49'49"W		
L39	40.15'	N04°10'11"E		
L40	16.00'	S04°10'11"W		
L41	14.14'	N49°10'11"E		
L42	60.00'	S85°49'49"E		
L43	10.00'	S04°10'11"W		
L44	96.39'	S04°10'11"W		
L45	21.21	S49°10'11"W		
L46	44.14'	N49°10'11"E		
L47	14.14'	N40°49'49"W		
L48	14.14'	S40°49'49"E		
L49	10.00'	S03°54'34"W		
L50	77.00'	N85°33'41"W		
L51	82.28'	S00°33'18"E		
L 52	83.62'	S07°07'21"E		
L 53	41.58'	S05°26'07"E		
L54	42.80'	S01°13'35"E		





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 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, SAINTARY SEWER EASEMENT AND/OR RECTCED 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

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

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 HIGH PRESSURE
NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE
STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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.

SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LEGEND

---- 609 ---- EXISTING CONTOUR PROPOSED CONTOUR

ACRES

ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT E.G.T.CATV.

RIGHT OF WAY CENTERLINE

SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

REPETITIVE BEARING AND/OR DISTANCE

BUILDING SETBACK LINE B.S.L.

SCALE: 1"=100'

PLAT NO. 22-11800117

SUBDIVISION PLAT

ESTABLISHING

HIGDON CROSSING,

BEING A 19.860 ACRE (865,119.01 SQUARE FEET) TRACT OF

LAND, INCLUSIVE OF A 0.156 OF AN ACRE RIGHT OF WAY

BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT

DEDICATION, SITUATED IN THE JUAN MONTES SURVEY NO. 6,

ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF

A 97.934 ACRE TRACT, AS CONVEYED TO SAN ANTONIO LD, LLC,

NUMBER 20220189806, OF THE OFFICIAL PUBLIC RECORDS OF





TEL: (210) 698-5051

 Planners Moy Tarin Ramirez Engineers, LLC

Engineers

Surveyors

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

DATE OF PREPARATION: January 18, 2023

STATE OF ARKANSAS COUNTY OF WASHINGTON

BEXAR COUNTY, TEXAS.

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 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703

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 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 тніѕ 24 DAY OF January

, A.D. 20**2.3**

HIGDON CROSSING, UNIT 1 HAS BEEN

THIS PLAT OF, HIGDON CROSSING, UNIT 1 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_

> CHAIRMAI 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.

___ A.D. 20___. DATED THIS ____DAY OF ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

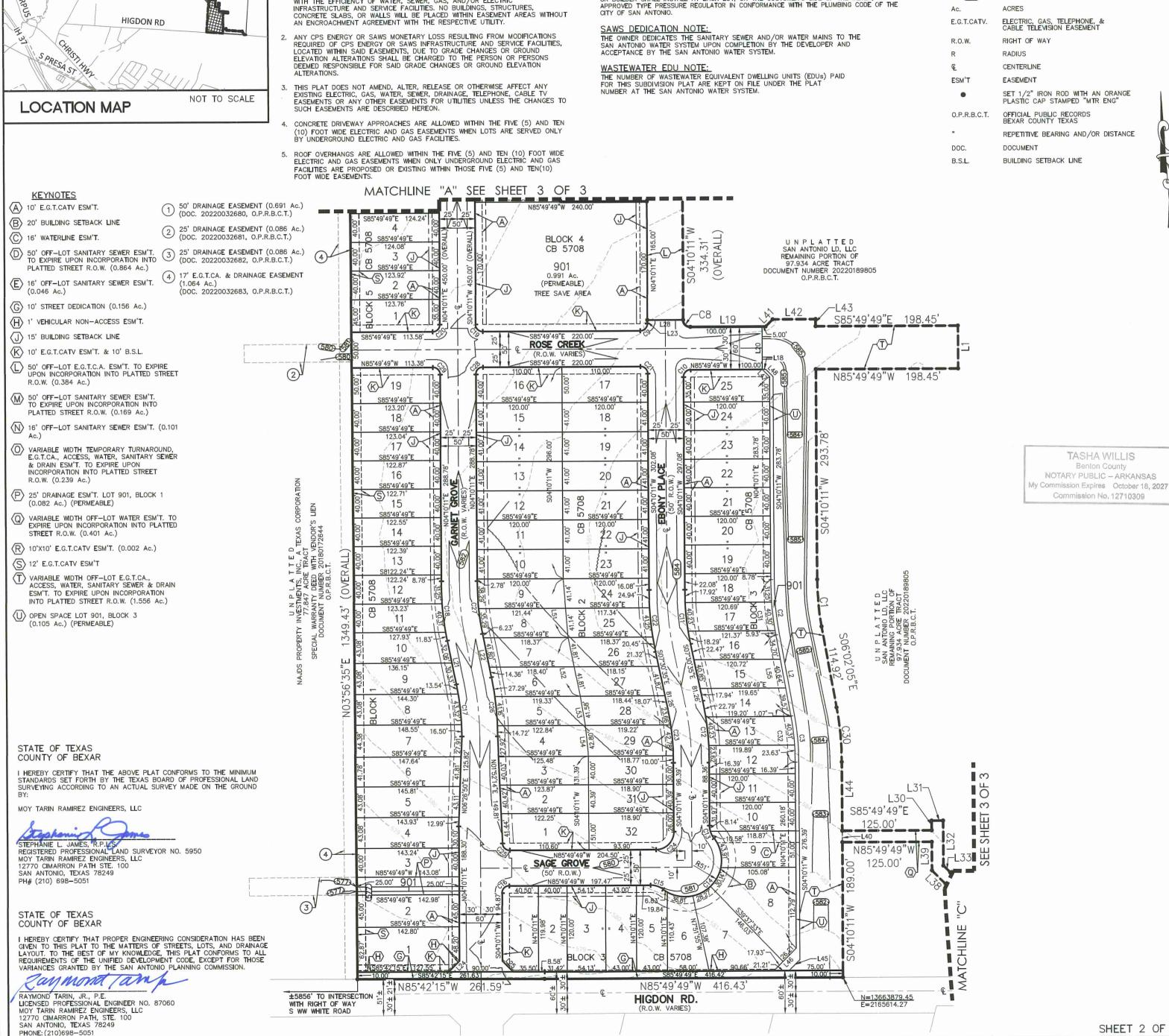
COUNTY CLERK, BEXAR COUNTY, TEXAS

STEPHANIE L. JAMES 5950 F SURYE



A A A

OF



TASHA WILLIS NOTARY PUBLIC - ARKANSAS

Commission No. 12710309

SHEET 2 OF 3

LOCATION MAP

NOT TO SCALE

KEYNOTES

- A 10' E.G.T.CATV ESM'T.
- (B) 20' BUILDING SETBACK LINE
- (C) 16' WATERLINE ESM'T.
- D 50' OFF-LOT SANITARY SEWER ESM'T. PLATTED STREET R.O.W. (0.864 Ac.)
- (E) 16' OFF-LOT SANITARY SEWER ESM'T. (0.046 Ac.)
- (G) 10' STREET DEDICATION (0.156 Ac.)
- (H) 1' VEHICULAR NON-ACCESS ESM'T.
- (J) 15' BUILDING SETBACK LINE
- (K) 10' E.G.T.CATV ESM'T. & 10' B.S.L.
- 50' OFF-LOT E.G.T.C.A. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.384 Ac.)
- M 50' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.169 Ac.)
- (N) 16' OFF-LOT SANITARY SEWER ESM'T.
- VARIABLE WIDTH TEMPORARY TURNAROUND, E.G.T.CA., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.239 Ac.)
- (P) 25' DRAINAGE ESM'T. LOT 901, BLOCK 1 (0.082 Ac.) (PERMEABLE)
- Q VARIABLE WIDTH OFF-LOT WATER ESM'T. TO STREET R.O.W. (0.401 Ac.)
- (R) 10'X10' E.G.T.CATV ESM'T. (0.002 Ac.)
- S 12' E.G.T.CATV ESM'T
- VARIABLE WIDTH OFF-LOT E.G.T.CA., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (1.556 Ac.)
- (U) OPEN SPACE LOT 901, BLOCK 3 (0.105 Ac.) (PERMEABLE)
- 1 50' DRAINAGE EASEMENT (0.691 Ac.) (DOC. 20220032680, O.P.R.B.C.T.)
- 25' DRAINAGE EASEMENT (0.086 Ac.) (DOC. 20220032681, O.P.R.B.C.T.)
- 3 25' DRAINAGE EASEMENT (0.086 Ac.) (DOC. 20220032682, O.P.R.B.C.T.)
- (4) 17' E.G.T.CA. & DRAINAGE EASEMENT (1.064 Ac.) (DOC. 20220032683, O.P.R.B.C.T.)

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

STATE OF TEXAS COUNTY OF BEXAR

PHONE: (210)698-5051

PH# (210) 698-5051

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 ANTONIQ PLANNING COMMISSION.

Raymond Jampa RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100

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 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", 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
APEAS. TOCETHER MITH THE RIGHT OF INSPESS AND REPORTS OF REASONS. 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 MONETART 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

- 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.
- 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.

C33

S85°49'49"E

125.03

9 S85°49'49"E 124.87' 8

S85°49'49"E 124.71

S85°49'49"E

124.55

6

MATCHLINE "A" SEE SHEET 2 OF 3

10 J

R

-S85°49'49"E

120.00

S85°49'49"E 🗖

S85°49'49"E

CB

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

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 HIGH PRESSURE

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE

STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. 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

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.

SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LEGEND

EXISTING CONTOUR --608)--PROPOSED CONTOUR

ACRES

E.G.T.CATV.

RIGHT OF WAY R.O.W. RADIUS CENTERLINE

ESM'T

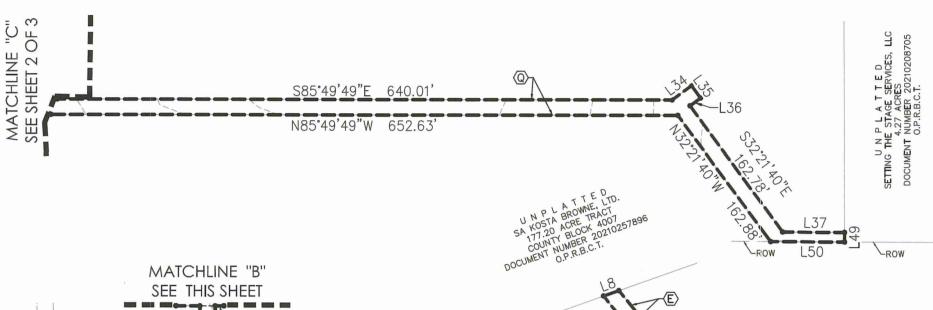
SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG

EASEMENT

REPETITIVE BEARING AND/OR DISTANCE

DOC.

B.S.L. BUILDING SETBACK LINE



TASHA WILLIS Benton County Commission No. 12710309 I P L A T T E ANTONIO LD, INING PORTION 334 ACRE TRAINMBER 202 O.P.R.B.C.T.

MATCHLINE "B"

SEE THIS SHEET

NOTARY PUBLIC - ARKANSAS My Commission Expires October 18, 2027

PLAT NO. 22-11800117

SUBDIVISION PLAT **ESTABLISHING** HIGDON CROSSING, UNIT 1

BEING A 19.860 ACRE (865,119.01 SQUARE FEET) TRACT OF LAND, INCLUSIVE OF A 0.156 OF AN ACRE RIGHT OF WAY DEDICATION, SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF A 97.934 ACRE TRACT, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189806, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





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

DATE OF PREPARATION: January 18, 2023

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 NORTH COLLEGE AVE. STE 300, BOX 9

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 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 PLAT OF, HIGDON CROSSING, UNIT 1 , 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 HIGDON CROSSING, UNIT 1 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

YAC	OF	 A.D.	20	

SECRETARY

CHAIRMAN

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



