

STATE OF TEXAS  
COUNTY OF BEXAR

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.

OWNER  
DAVIS MCCRARY PROPERTY TRUST  
4608 RIDGE OAK DR.  
AUSTIN, TX 78731

BY: *[Signature]*  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

AUTHORIZED AGENT/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  
FAX: (210) 496-0449  
CONTACT PERSON: FELIPE GONZALEZ  
BY: PULTE NEVADA I, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: *[Signature]*  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 27th DAY OF September A.D. 2021.

RHEYNA RODRIGUEZ  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

**KEYNOTES**

1	10' E.G.T.C.A. ESM'T.	16	VAR. WID. DRN. ESM'T. (VOL. 18233, PG. 928, O.P.R.)
2	20' B.S.L.	17	10' E.G.T.C.A. ESM'T. & B.S.L. (VOL. 20002, PGS. 462-464, P.R.)
3	10' E.G.T.C.A. ESM'T. & B.S.L.	18	1' V.N.A.E. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
4	20' DRN. ESM'T. (0.051 AC. PERMEABLE)	19	VAR. WID. DRN. & SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
5	VAR. WID. DRN. & SAN. SEW. ESM'T. OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (1.41 AC. PERMEABLE)	20	12' SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
6	28' O.H.E.	21	31' E.G.T.C.A. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
7	1' V.N.A.E.	22	28' WAT. ESM'T. (0.651 AC.)
8	16' WAT. ESM'T. (0.111 AC.)	23	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.084 AC. NON-PERMEABLE)
9	20' SAN. SEW. ESM'T. (0.170 AC.)	24	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. (0.181 AC. NON-PERMEABLE)
10	OFF-LOT 22' DRN. ESM'T. (0.076 AC. PERMEABLE)		
11	OFF-LOT VAR. WID. TURNAROUND ESM'T. (0.035 AC. NON-PERMEABLE)		
12	OFF-LOT 50' x 50' WAT., SEW., TURNAROUND & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.061 AC. NON-PERMEABLE)		
13	± 184' TO INTERSECTION OF BIG TEX TRAIL & BURNETT RANCH		
14	PRIVATE 10' DRN. ESM'T.		
15			

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT II, P.E.

*[Signature]* 09.27.21  
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.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

*[Signature]* 09.27.21  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" 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 NGC/CORS NETWORK. 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:**

- 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.
- 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.
- THE DEVELOPER 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.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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**CPS UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY FACILITIES (CPS ENERGY AND SAN ANTONIO WATER SYSTEMS (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.
- 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.

**COMMON AREA MAINTENANCE:**

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 248, 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.

**DRAINAGE NOTE:**

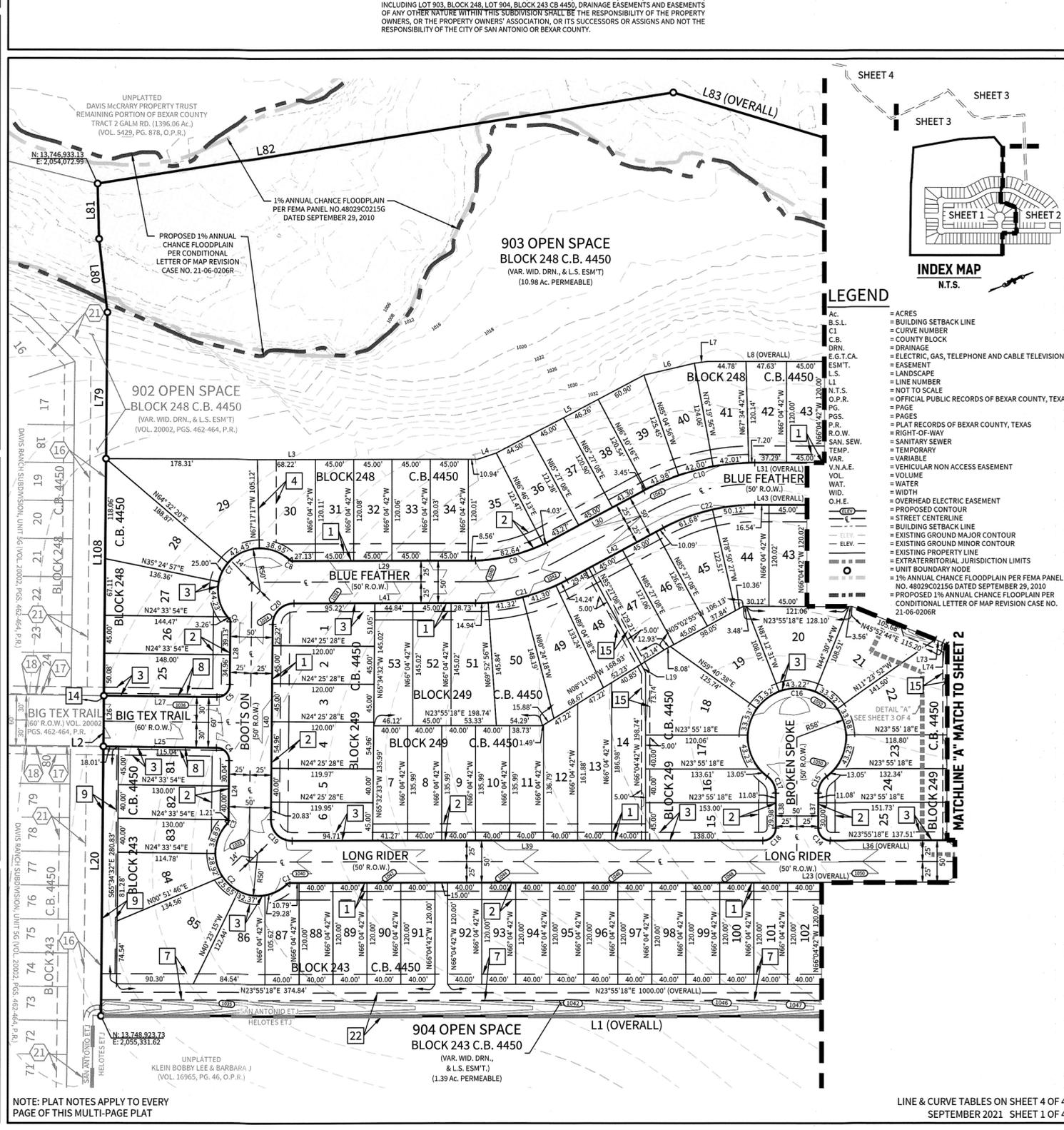
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- LOT 903, BLOCK 248, C.B. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS VERIFIED BY FEMA MAP PANEL: 48020C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-0206R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**TREE NOTE:**

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2768377-2529434) 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).

**MISCELLANEOUS NOTES:**

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- 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.



**PLAT NUMBER: 20-11800181**

**SUBDIVISION PLAT ESTABLISHING MCCRARY TRACT SUBD., UNIT 4**

35.68 ACRES OF LAND IN THE MARY SAVAGE SURVEY NUMBER 263, ABSTRACT NUMBER 690, COUNTY BLOCK 4465 AND THE D.S. ALVEY SURVEY NUMBER 5, ABSTRACT NUMBER 1038, COUNTY BLOCK 4484, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 64.347 ACRES AND A 50.895 ACRES RECORDED IN DOC 202000627 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1,396.06 ACRES OF LAND, TRACT 2, "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

**CUDE ENGINEERS**

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS #10048500 • TBP FIRM #455  
(MWC: 02142-029.0)

**124-RESIDENTIAL LOTS  
2-OPEN SPACE LOTS**

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER  
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A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TX 78259  
PHONE: (210) 496-1985  
FAX: (210) 496-0449  
CONTACT PERSON: FELIPE GONZALEZ  
BY: PULTE NEVADA I, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: *[Signature]*  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 27th DAY OF September A.D. 2021.

RHEYNA RODRIGUEZ  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

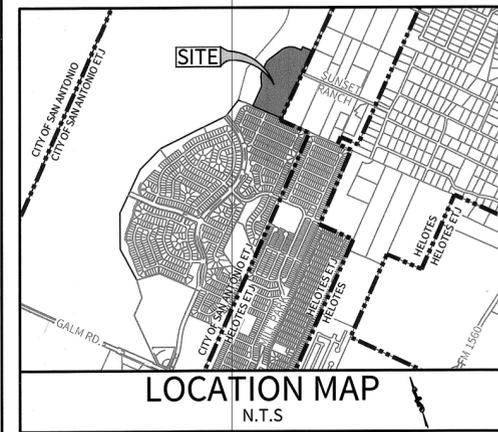
THIS PLAT FOR MCCRARY TRACT SUBD., UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY





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OWNER  
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AUTHORIZED AGENT/ DEVELOPER  
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CPS UTILITY 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.
- 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.

COMMON AREA MAINTENANCE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 248, LOT 904, BLOCK 243 CB 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.

DRAINAGE NOTE:

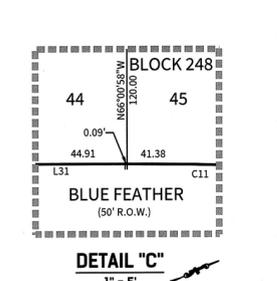
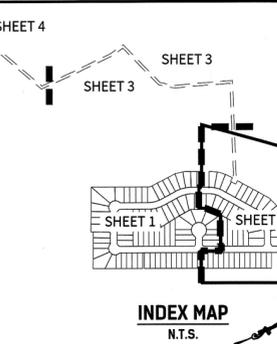
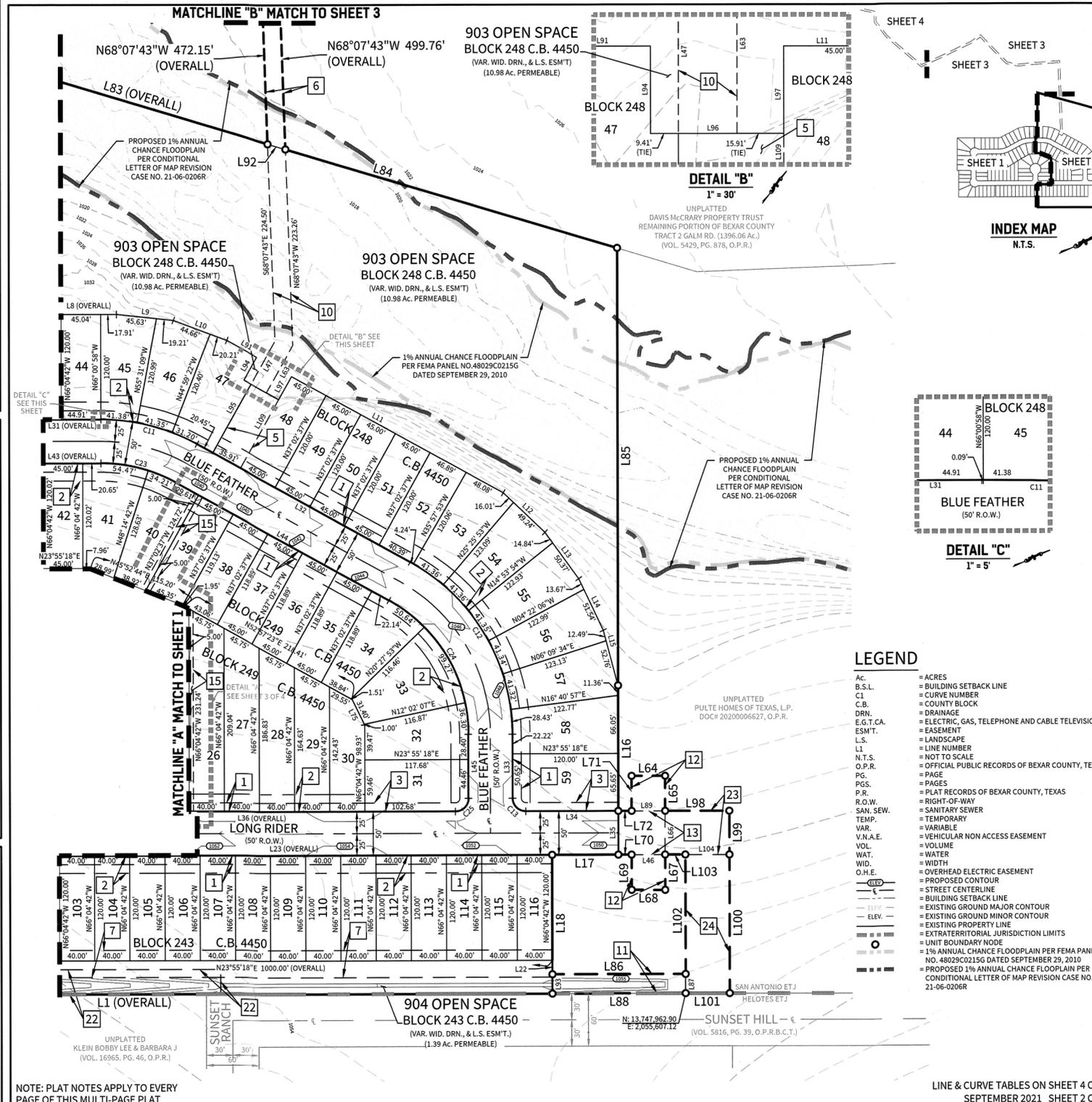
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- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- LOT 903, BLOCK 248, C.B. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLAWBACK FLOODPLAIN STUDY HAS BEEN PREPARED BY CUE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-0206R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2768377-2529434) 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).

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE ELECTRIC AND GAS FINISHED GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- 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.



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- DRN. = DRAINAGE
- E.G.T.C.A. ESM'T. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- L.S. = LANDSCAPE
- L.I. = LINE NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- TEMP. = TEMPORARY
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- O.H.E. = OVERHEAD ELECTRIC EASEMENT
- (---) = PROPOSED CONTOUR
- (---) = STREET CENTERLINE
- (---) = BUILDING SETBACK LINE
- (---) = EXISTING GROUND MAJOR CONTOUR
- (---) = EXISTING GROUND MINOR CONTOUR
- (---) = EXISTING PROPERTY LINE
- (---) = EXTRATERRITORIAL JURISDICTION LIMITS
- (---) = UNIT BOUNDARY NODE
- (---) = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C0215G DATED SEPTEMBER 29, 2010
- (---) = PROPOSED 1% ANNUAL CHANCE FLOODPLAIN PER CONDITIONAL LETTER OF MAP REVISION CASE NO. 21-06-0206R

PLAT NUMBER: 20-11800181

SUBDIVISION PLAT  
ESTABLISHING  
McCRRARY TRACT SUBD., UNIT 4

35.68 ACRES OF LAND IN THE MARY SAVAGE SURVEY NUMBER 263, ABSTRACT NUMBER 690, COUNTY BLOCK 4465 AND THE D.S. ALVEY SURVEY NUMBER 5, ABSTRACT NUMBER 1038, COUNTY BLOCK 4484, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 64.347 ACRES AND A 50.895 ACRES RECORDED IN DOC. 2020006627 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1,306.06 ACRES OF LAND, TRACT 2, "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPES11004500 - TYPE FIRM #455  
(MWC: 02142.029.0)

124-RESIDENTIAL LOTS  
2-OPEN SPACE LOTS

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

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.

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  
FAX: (210) 496-0449  
CONTACT PERSON: FELIPE GONZALEZ  
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
Felipe Gonzalez 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 27th DAY OF September A.D. 2021.

**RHEYNA RODRIGUEZ**  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

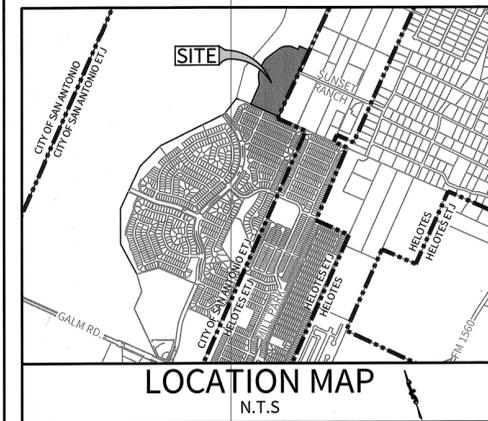
THIS PLAT OF McCRRARY TRACT SUBD., UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

LINE & CURVE TABLES ON SHEET 4 OF 4  
SEPTEMBER 2021 SHEET 2 OF 4



STATE OF TEXAS  
COUNTY OF BEXAR

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.

OWNER  
DAVIS MCCRARY PROPERTY TRUST  
4608 RIDGE OAK DR.  
AUSTIN, TX 78731

NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

BY: Felipe Gonzalez  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez 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 27th DAY OF September A.D. 2021.

**RHEYNA RODRIGUEZ**  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

**KEYNOTES**

1	10' E.G.T.CA. ESM'T.	16	VAR. WID. DRN. ESM'T. (VOL. 18235, PG. 928, O.P.R.)
2	20' B.S.L.	17	10' E.G.T.CA. ESM'T. & B.S.L. (VOL. 20002, PGS. 462-464, P.R.)
3	10' E.G.T.CA. ESM'T. & B.S.L.	18	1' V.N.A.E. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
4	20' DRN. ESM'T. (0.051 AC. PERMEABLE)	19	VAR. WID. DRN. & SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
5	VAR. WID. DRN. & SAN. SEW. ESM'T.	20	12' SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
6	OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (1.41 AC. PERMEABLE)	21	31' E.G.T.CA. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
7	28' O.H.E.	22	28' WAT. ESM'T. (0.651 AC.)
8	1' V.N.A.E.	23	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.084 AC. NON-PERMEABLE)
9	16' WAT. ESM'T. (0.111 AC.)	24	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. (0.181 AC. NON-PERMEABLE)
10	20' SAN. SEW. ESM'T. (0.170 AC.)		
11	OFF-LOT 22' DRN. ESM'T. (0.076 AC. PERMEABLE)		
12	OFF-LOT VAR. WID. TURNAROUND ESM'T. (0.035 AC. NON-PERMEABLE)		
13	OFF-LOT 50' 50' WAT., SEW., TURNAROUND & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.061 AC. NON-PERMEABLE)		
14	± 184' TO INTERSECTION OF BIG TEX TRAIL & BURNETT RANCH		
15	PRIVATE 10' DRN. ESM'T.		

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT II, P.E.

David D. Cupit II 09-27-21  
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.  
YURI V. BALMACEA WHEELLOCK, R.P.L.S.

Yuri V. Balmaceda Wheellock 09-27-21  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" 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 NGC/CORS NETWORK.
- 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:**

- 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.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES 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.
- THE DEVELOPER 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.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.
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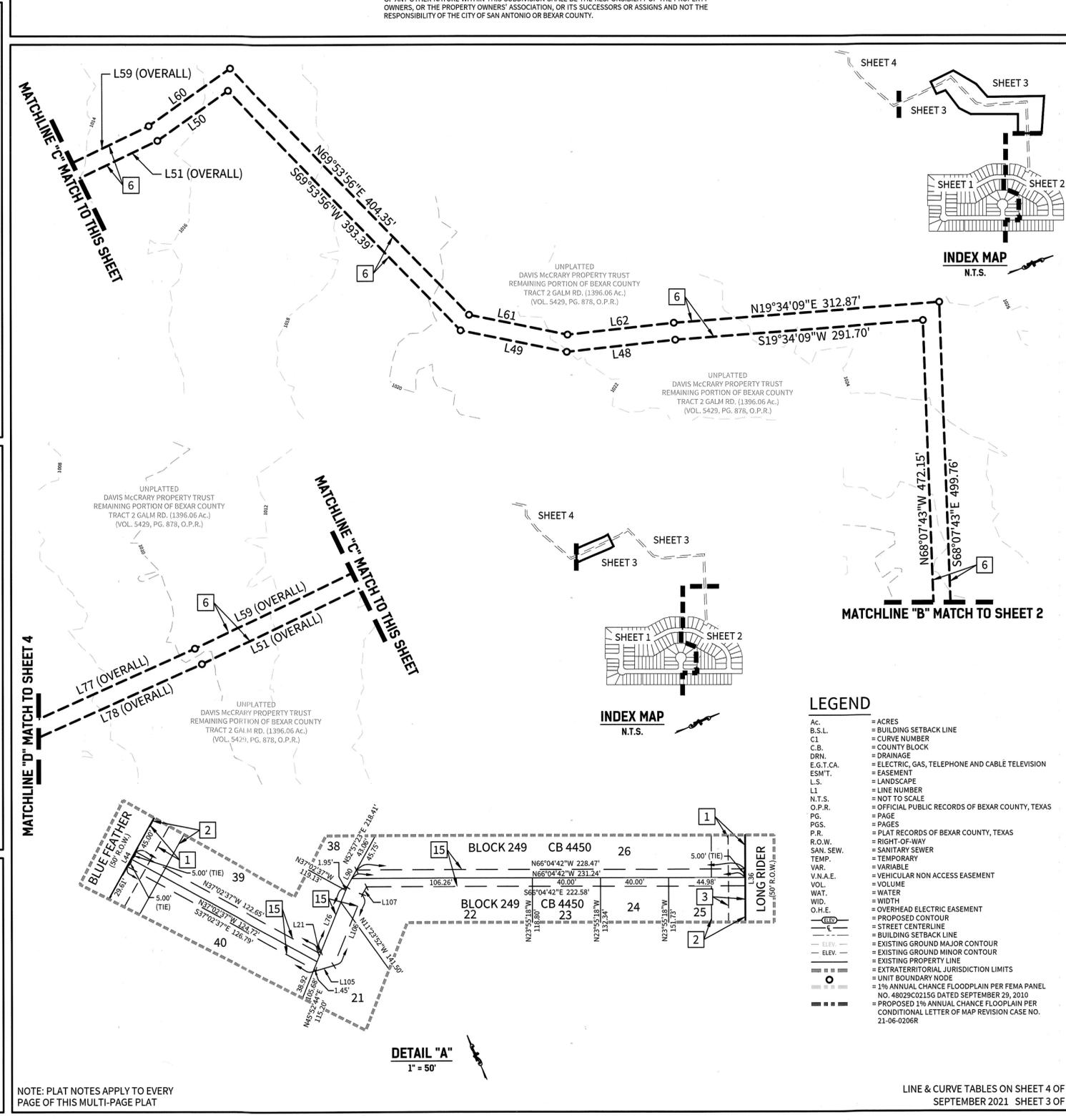
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**PLAT NUMBER: 20-11800181**

**SUBDIVISION PLAT  
ESTABLISHING  
McCrary Tract Subd., Unit 4**

35.68 ACRES OF LAND IN THE MARY SAVAGE SURVEY NUMBER 263, ABSTRACT NUMBER 690, COUNTY BLOCK 4465 AND THE D.S. ALVEY SURVEY NUMBER 5, ABSTRACT NUMBER 1038, COUNTY BLOCK 4484, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 64.347 ACRES AND A 50.895 ACRES RECORDED IN DOC 2020000627 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1,396.06 ACRES OF LAND, TRACT 2, "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNTY, TEXAS

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS #1006550 • TPIE FIRM #455  
[MWC: 02142.029.0]  
**124-RESIDENTIAL LOTS  
2-OPEN SPACE LOTS**

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

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.

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  
FAX: (210) 496-0449  
CONTACT PERSON: FELIPE GONZALEZ  
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez 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 27th DAY OF September A.D. 2021.

**RHEYNA RODRIGUEZ**  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

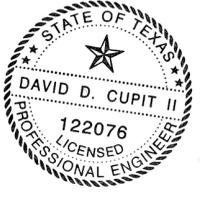
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

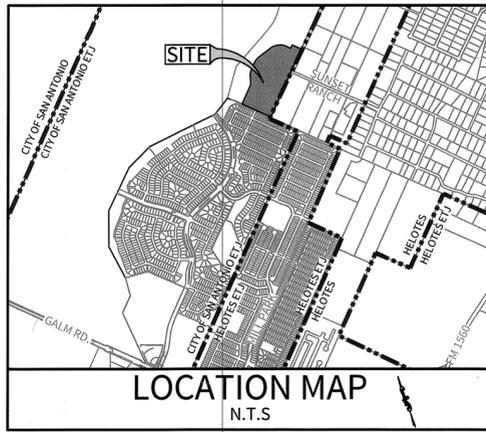
THIS PLAT OF McCrary Tract Subd., Unit 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY





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.

OWNER  
DAVIS McCRARY PROPERTY TRUST  
4608 RIDGE OAK DR.  
AUSTIN, TX 78731

BY: *[Signature]*  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

BY: *[Signature]*  
NAME: Felipe Gonzalez  
TITLE: VP of Land Dev

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 27th DAY OF September, A.D. 2021.

RHEYNA RODRIGUEZ  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

**KEYNOTES**

1	10' E.G.T.CA. ESM'T.	16	VAR. WID. DRN. ESM'T. (VOL. 18235, PG. 928, O.P.R.)
2	20' B.S.L.	17	20' E.G.T.CA. ESM'T. & B.S.L. (VOL. 20002, PGS. 462-464, P.R.)
3	10' E.G.T.CA. ESM'T. & B.S.L.	18	1' V.N.A.E. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
4	20' DRN. ESM'T. (0.051 AC. PERMEABLE)	19	VAR. WID. DRN. & SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
5	VAR. WID. DRN. & SAN. SEW. ESM'T. OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (1.41 AC. PERMEABLE)	20	12' SAN. SEW. ESM'T. (VOL. 20002, PGS. 503-505, P.R.)
6	28' O.H.E.	21	31' E.G.T.CA. ESM'T. (VOL. 20002, PGS. 462-464, P.R.)
7	1' V.N.A.E.	22	28' WAT. ESM'T. (0.651 AC.)
8	16' WAT. ESM'T. (0.111 AC.)	23	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.084 AC. NON-PERMEABLE)
9	20' SAN. SEW. ESM'T. (0.170 AC.)	24	OFF-LOT VAR. WID. TEMP. ACCESS ESM'T. (0.181 AC. NON-PERMEABLE)
10	OFF-LOT 22' DRN. ESM'T. (0.076 AC. PERMEABLE)		
11	OFF-LOT VAR. WID. TURNAROUND ESM'T. (0.035 AC. NON-PERMEABLE)		
12	OFF-LOT 50' x 50' WAT., SEW., TURNAROUND & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.061 AC. NON-PERMEABLE)		
13	± 184' TO INTERSECTION OF BIG TEX TRAIL & BURNETT RANCH		
14	PRIVATE 10' DRN. ESM'T.		
15			

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.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT II, P.E.  
*[Signature]* 09.27.21  
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. CUDE ENGINEERS, L.L.C.  
YURI V. BALMAYOR WHEELOCK P.R.L.S.  
*[Signature]* 09.27.21  
REGISTERED PROFESSIONAL LAND SURVEYOR

**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 NETWORK.
- 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:**

- 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.
- 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.
- THE DEVELOPER 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.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**CPS UTILITY 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 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 GRANITOR'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.
- 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.

**COMMON AREA MAINTENANCE:**

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 248, LOT 904, BLOCK 248 (RES. 503-505, P.R.), DRAINAGE EASEMENT(S) 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.

**DRAINAGE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'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.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- LOT 903, BLOCK 248, C.B. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOWR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-0206R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**TREE NOTE:**

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2768377-2529434) 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).

**MISCELLANEOUS NOTES:**

- RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**PLAT NUMBER: 20-11800181**

**SUBDIVISION PLAT ESTABLISHING MCCRARY TRACT SUBD., UNIT 4**

35.68 ACRES OF LAND IN THE MARY SAVAGE SURVEY NUMBER 263, ABSTRACT NUMBER 690, COUNTY BLOCK 4465 AND THE D.S. ALVEY SURVEY NUMBER 5, ABSTRACT NUMBER 1038, COUNTY BLOCK 4484, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 64.347 ACRES AND A 50.895 ACRES RECORDED IN DOC 20200006627 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1,396.06 ACRES OF LAND, TRACT 2, "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEAR COUNTY, TEXAS.

**SCALE: 1"=100'**

0 100 200

**CUDE ENGINEERS**  
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[MWC: 02142.029.0]

**12-RESIDENTIAL LOTS  
2-OPEN SPACE LOTS**

STATE OF TEXAS  
COUNTY OF BEAR

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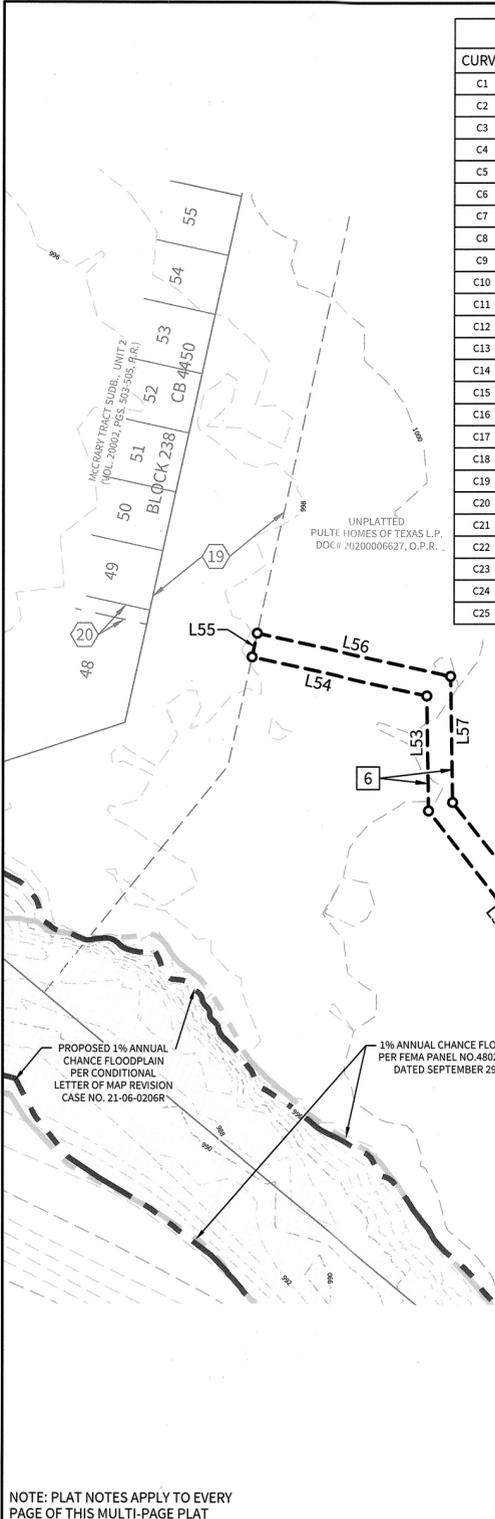
OWNER/DEVELOPER  
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A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TX 78259  
PHONE: (210) 496-1985  
FAX: (210) 496-0449

CONTACT PERSON: FELIPE GONZALEZ  
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEAR

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RHEYNA RODRIGUEZ  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747



**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	5.00'	43°33'42"	2.00'	3.80'	3.71'	N02°08'27"E
C2	50.00'	177°44'30"	2536.90'	155.11'	99.98'	N69°13'51"E
C3	5.00'	43°40'39"	2.00'	3.81'	3.72'	N43°44'13"W
C4	15.00'	89°51'33"	14.96'	23.53'	21.19'	N69°29'41"E
C5	15.00'	90°28'59"	15.12'	23.68'	21.30'	N20°39'35"W
C6	5.00'	43°25'49"	1.99'	3.79'	3.70'	N87°17'27"W
C7	50.00'	176°21'15"	1571.04'	153.90'	99.95'	N20°49'44"W
C8	5.00'	43°25'36"	1.99'	3.79'	3.70'	N45°38'06"E
C9	212.00'	23°25'22"	43.95'	86.67'	86.06'	N09°41'13"E
C10	275.00'	28°28'10"	69.76'	136.64'	135.24'	N09°41'13"E
C11	225.00'	29°02'05"	58.26'	114.02'	112.80'	N38°26'21"E
C12	225.00'	60°57'55"	132.44'	239.41'	228.27'	N83°26'21"E
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	N68°55'18"E
C14	15.00'	87°00'58"	14.24'	22.78'	20.65'	N70°24'49"E
C15	25.00'	52°57'26"	12.45'	23.11'	22.29'	N39°35'59"W
C16	58.00'	285°54'53"	43.77'	289.43'	69.88'	N23°55'18"E
C17	25.00'	52°57'26"	12.45'	23.11'	22.29'	N87°24'49"E
C18	15.00'	90°00'00"	15.00'	23.56'	21.21'	N21°04'42"W
C19	25.00'	90°30'10"	25.22'	39.49'	35.51'	N69°10'23"E
C20	25.00'	89°29'50"	24.78'	39.05'	35.20'	N20°49'37"W
C21	225.00'	28°28'10"	57.08'	111.80'	110.65'	N09°41'13"E
C22	225.00'	28°28'10"	57.08'	111.80'	110.65'	N09°41'13"E
C23	175.00'	29°02'05"	45.31'	88.68'	87.74'	N38°26'21"E
C24	175.00'	60°57'55"	103.01'	186.21'	177.55'	N83°26'21"E
C25	15.00'	90°00'00"	15.00'	23.56'	21.21'	N21°04'42"W

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S23°55'18"W	1408.18'	L41	N23°55'18"E	213.79'	L81	N67°34'26"W	65.42'
L2	N65°34'31"W	60.00'	L42	N04°32'52"W	129.57'	L82	N14°49'08"E	686.11'
L3	S23°57'14"W	437.47'	L43	N40°38'20"E	127.19'	L83	N40°38'20"E	431.68'
L4	S05°01'42"W	23.22'	L44	N52°57'23"E	276.75'	L84	N40°38'20"E	393.26'
L5	S04°03'58"E	196.66'	L45	N66°04'42"W	72.87'	L85	S66°04'42"E	499.09'
L6	S10°35'51"W	61.01'	L46	S23°55'18"W	38.00'	L86	S23°55'18"E	151.17'
L7	S15°38'48"W	16.08'	L47	S37°02'37"E	56.42'	L87	S66°04'42"E	22.00'
L8	S23°55'18"W	200.36'	L48	S17°34'05"W	128.36'	L88	S23°55'18"W	151.17'
L9	S30°03'01"W	64.84'	L49	S35°22'45"W	127.29'	L89	S23°55'18"W	38.00'
L10	S44°39'22"W	64.88'	L50	S11°25'06"E	101.69'	L90	S52°57'23"W	11.58'
L11	S52°57'23"W	274.96'	L51	S01°51'18"E	318.11'	L91	S52°57'23"W	38.78'
L12	S67°33'36"W	65.24'	L52	S67°00'13"W	202.11'	L92	S40°38'20"W	21.12'
L13	S78°01'43"W	65.21'	L53	N67°04'08"W	94.97'	L93	S66°04'42"E	22.00'
L14	S88°45'02"W	65.21'	L54	S36°16'27"W	147.45'	L94	N37°02'37"E	30.02'
L15	N80°51'53"W	65.25'	L55	N53°43'33"W	20.00'	L95	N37°02'37"W	89.98'
L16	S66°04'42"E	193.05'	L56	N36°16'27"E	163.26'	L96	S52°57'23"W	45.32'
L17	N23°55'18"E	75.28'	L57	S67°04'08"E	104.11'	L97	S37°02'37"E	30.02'
L18	S66°04'42"E	136.00'	L58	N76°00'13"E	193.45'	L98	N23°55'18"E	72.88'
L19	N85°27'08"E	11.33'	L59	N01°51'21"W	315.98'	L99	S66°04'42"E	50.00'
L20	N65°34'31"W	319.02'	L60	N11°25'06"W	117.19'	L100	S66°04'42"E	158.00'
L21	N82°02'37"W	1.82'	L61	N35°22'45"E	117.95'	L101	S23°55'18"W	50.00'
L22	S66°04'42"E	16.00'	L62	N17°34'05"E	125.58'	L102	S66°04'42"E	136.00'
L23	N23°55'18"E	1261.07'	L63	N37°02'37"W	61.98'	L103	N23°55'18"E	22.91'
L24	N65°34'32"W	71.24'	L64	N23°56'58"E	38.00'	L104	N23°55'18"E	50.00'
L25	N24°33'55"E	133.04'	L65	S66°03'02"E	39.97'	L105	S82°02'37"E	10.85'
L26	N65°34'22"W	60.00'	L66	N66°03'02"W	50.00'	L106	N45°52'44"E	45.23'
L27	S24°33'55"W	132.97'	L67	N66°03'02"W	40.03'	L107	N52°57'23"E	5.08'
L28	N65°34'32"W	74.09'	L68	N23°56'58"E	38.00'	L108	N65°34'31"W	280.25'
L29	N23°55'18"E	215.69'	L69	N66°03'02"W	40.01'	L109	N37°02'37"W	89.98'
L30	N04°32'52"W	129.57'	L70	N23°55'18"E	14.98'			
L31	N23°55'18"E	127.19'	L71	N66°03'02"W	39.99'			
L32	N52°57'23"E	276.75'	L72	N23°55'18"E	15.01'			
L33	N66°04'42"W	72.87'	L73	N45°52'44"E	9.52'			
L34	N23°55'18"E	105.00'	L74	N23°57'23"E	5.86'			
L35	S66°04'42"E	50.00'	L75	N88°00'29"E	31.40'			
L36	N23°55'18"E	440.20'	L76	S45°52'44"W	40.96'			
L37	N66°04'42"W	41.08'	L77	N00°23'39"W	264.35'			
L38	N66°04'42"W	41.06'	L78	S00°23'39"E	277.16'			
L39	N23°55'18"E	553.98'	L79	N65°34'31"W	173.25'			
L40	N65°34'32"W	231.01'	L80	N72°34'18"W	87.64'			

**LEGEND**

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- DRN. = DRAINAGE
- E.G.T.CA. ESM'T. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- L.S. = LANDSCAPE
- L1. = LINE NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.R. = PLAT RECORDS OF BEAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- TEMP. VAR. = TEMPORARY VARIANCE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- O.H.E. = OVERHEAD ELECTRIC EASEMENT
- PROPOSED CONTOUR = PROPOSED CONTOUR
- STREET CENTERLINE = STREET CENTERLINE
- BUILDING SETBACK LINE = BUILDING SETBACK LINE
- EXISTING GROUND MAJOR CONTOUR = EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR = EXISTING GROUND MINOR CONTOUR
- EXISTING PROPERTY LINE = EXISTING PROPERTY LINE
- EXTRATERRITORIAL JURISDICTION LIMITS = EXTRATERRITORIAL JURISDICTION LIMITS
- UNIT BOUNDARY NODE = UNIT BOUNDARY NODE
- 1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C0215G DATED SEPTEMBER 29, 2010 = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C0215G DATED SEPTEMBER 29, 2010
- PROPOSED 1% ANNUAL CHANCE FLOODPLAIN PER CONDITIONAL LETTER OF MAP REVISION CASE NO. 21-06-0206R = PROPOSED 1% ANNUAL CHANCE FLOODPLAIN PER CONDITIONAL LETTER OF MAP REVISION CASE NO. 21-06-0206R

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