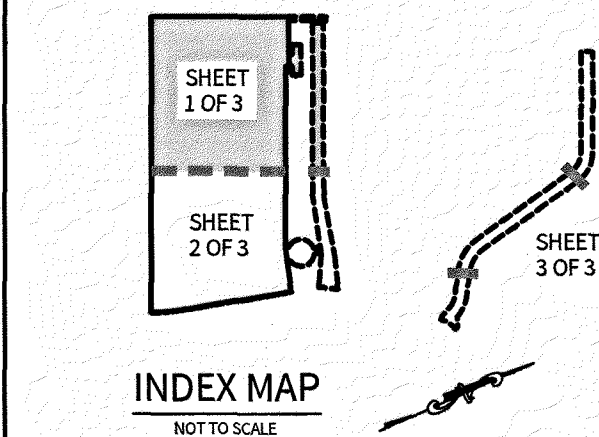


- AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C.B. = CURVE NUMBER
C. = COUNTY BLOCK
C.P.S. = CITY PUBLIC SERVICE
C.V.E. = CLEAR VISION EASEMENT
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T. = EASEMENT
L. = LINE NUMBER
L.F. = LINEAR FEET
NAD. = NORTH AMERICAN DATUM
MIN. = MINIMUM
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG. = PAGE
PGS. = PAGES
RD. = ROAD
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
S.A.W.S. = SAN ANTONIO WATER SYSTEM
VAR. = VARIABLE
V.L.A.E. = VEHICULAR NON ACCESS EASEMENT
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
---(---)--- = PROPOSED CONTOUR
---(---)--- = STREET CENTERLINE
---(---)--- = BUILDING SETBACK LINE
---(---)--- = EXISTING GROUND MAJOR CONTOUR
---(---)--- = EXISTING GROUND MINOR CONTOUR
---(---)--- = EXISTING PROPERTY LINE
---(---)--- = EXTRATERRITORIAL JURISDICTION LIMITS
---(---)--- = RECORD INFORMATION
---(---)--- = SEE MINIMUM FINISH FLOOR ELEVATION NOTE
---(---)--- = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
---(---)--- = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY



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.
JEFFREY MCKINNIE, P.E.

3-14-24

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.

6/3/14/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (B526-37.)

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TSCS) 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 TSCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS IMPACT FEE: (B526-30.)

- WATER OR/AND 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 WASTEWATER EDU: (B526-31.)

- 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.

SAWS DEDICATION: (B526-32.)

- THE OWNER DEDICATES THE SAN. SEW. AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:

- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

TREE NOTE: (B526-44.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #22-38801325) 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).

CPS/SAWS/COSA UTILITY: (B526-22-26.)

- 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 TO THE CITY OF SAN ANTONIO THE RIGHT OF EGRESS AND UTILITIES 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," "SAN. SEW. 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 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.
- 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.

RESIDENTIAL FIRE FLOW: (B526-35.)

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 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 MARSHAL.

DRAINAGE EASEMENT ENCROACHMENTS: (B526-12.)

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.

COMMON AREA MAINTENANCE: (B526-1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 267, & LOT 903, BLOCK 267, 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.

OPEN SPACE: (B526-47.)

LOT 902, BLOCK 267, & LOT 903, BLOCK 267, CB 4450, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SETBACK: (B526-41.)

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.

FLOODPLAIN VERIFICATION: (B526-6.)

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48025C0215G EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FEMA MAP REVISIONS AND/OR AMENDMENTS.

CLEAR VISION: (B526-16.)

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.

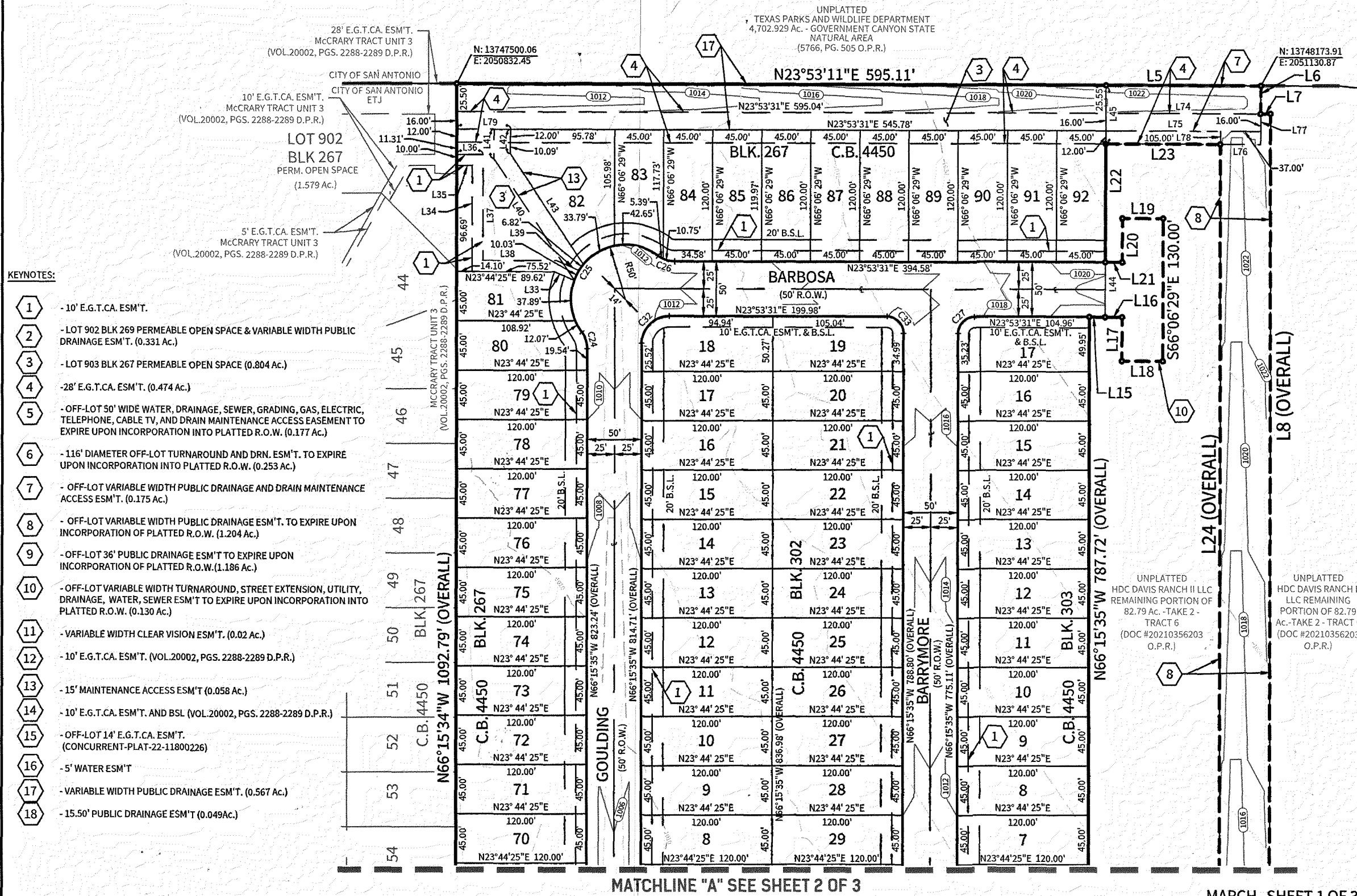
RESIDENTIAL FINISHED FLOOR: (B526-8.)

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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	759.00'	3°33'31"	47.14'	N28°02'40"E	47.13'
C2	882.00'	0°31'34"	8.10'	S23°28'38"W	8.10'
C3	58.00'	117°41'10"	119.13'	S16°06'58"W	99.27'
C4	14.00'	58°59'32"	14.41'	N45°27'47"E	13.79'
C5	882.00'	0°11'20"	2.91'	N15°52'21"E	2.91'
C6	882.00'	1°36'05"	24.65'	N14°58'38"E	24.65'
C7	955.00'	8°53'38"	148.24'	S18°37'25"W	148.09'
C8	932.00'	0°36'20"	9.85'	N23°26'15"E	9.85'
C9	58.00'	125°36'07"	127.15'	N23°23'18"E	103.17'
C10	14.00'	55°31'43"	13.57'	N11°38'54"W	13.04'
C11	932.00'	0°20'16"	5.50'	N15°56'49"E	5.50'
C12	100.00'	35°11'51"	61.43'	N43°05'46"W	60.47'
C13	200.00'	48°52'26"	170.60'	N36°15'28"W	165.48'
C14	100.00'	54°26'27"	95.02'	N39°02'29"W	91.48'
C15	136.00'	54°26'27"	129.22'	S39°02'29"E	124.42'
C16	164.00'	48°52'26"	139.89'	S36°15'28"E	135.69'
C17	136.00'	35°11'51"	83.55'	S43°05'46"E	82.24'
C18	130.00'	16°39'04"	37.78'	S47°29'26"W	37.65'
C19	932.00'	7°01'08"	114.17'	N19°37'31"E	114.10'
C20	58.00'	51°05'02"	51.71'	S68°16'08"E	50.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C21	882.00'	7°14'50"	111.56'	N19°35'26"E	111.49'
C22	475.00'	8°31'09"	70.63'	N18°25'11"E	70.56'
C23	15.00'	80°26'11"	21.06'	N26°02'30"W	19.37'
C24	25.00'	37°00'34"	16.15'	N84°45'52"W	15.87'
C25	50.00'	164°08'50"	143.25'	S21°11'44"E	99.04'
C26	25.00'	36°59'10"	16.14'	N42°23'06"E	15.86'
C27	15.00'	90°09'06"	23.60'	S21°11'02"E	21.24'
C28	15.00'	99°33'49"	26.07'	N63°57'30"E	22.91'
C29	932.00'	1°36'05"	26.05'	N14°58'38"E	26.05'
C30	525.00'	8°37'07"	78.97'	S18°29'10"W	78.90'
C31	15.00'	99°33'49"	26.07'	S63°57'30"W	22.91'
C32	25.00'	90°09'06"	39.34'	N21°11'02"W	35.40'
C33	15.00'	89°50'54"	23.52'	N68°48'58"E	21.19'
C34	15.00'	80°26'11"	21.06'	N26°02'30"W	19.37'

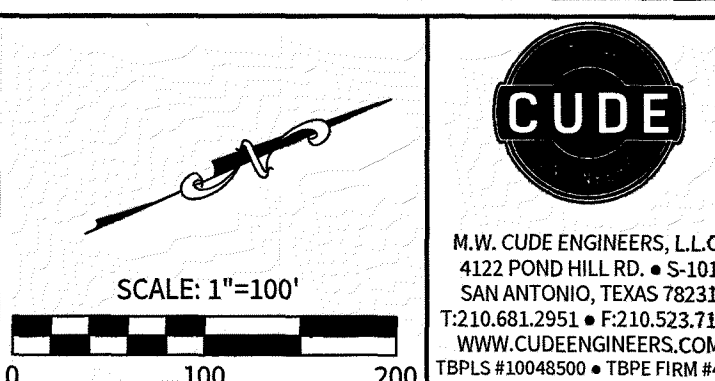
SEE SHEET SHEET 2 FOR LINE TABLES.



- KEYNOTES:
- 10' E.G.T.C.A. ESM'T.
 - LOT 902 BLK 267 PERMEABLE OPEN SPACE & VARIABLE WIDTH PUBLIC DRAINAGE ESM'T. (0.331 AC.)
 - LOT 903 BLK 267 PERMEABLE OPEN SPACE (0.804 AC.)
 - 28' E.G.T.C.A. ESM'T. (0.474 AC.)
 - OFF-LOT 50' WIDE WATER, DRAINAGE, SEWER, GRADING, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND DRAIN MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.177 AC.)
 - 116' DIAMETER OFF-LOT TURNAROUND AND DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.253 AC.)
 - OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE AND DRAIN MAINTENANCE ACCESS ESM'T. (0.175 AC.)
 - OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION OF PLATTED R.O.W. (1.204 AC.)
 - OFF-LOT 36' PUBLIC DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION OF PLATTED R.O.W. (1.186 AC.)
 - OFF-LOT VARIABLE WIDTH TURNAROUND, STREET EXTENSION, UTILITY, DRAINAGE, WATER, SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.130 AC.)
 - VARIABLE WIDTH CLEAR VISION ESM'T. (0.02 AC.)
 - 10' E.G.T.C.A. ESM'T. (VOL.20002, PGS. 2288-2289 D.P.R.)
 - 15' MAINTENANCE ACCESS ESM'T. (0.058 AC.)
 - 10' E.G.T.C.A. ESM'T. AND B.S.L. (VOL.20002, PGS. 2288-2289 D.P.R.)
 - OFF-LOT 14' E.G.T.C.A. ESM'T. (CONCURRENT-PLAT 22-11800226)
 - 5' WATER ESM'T
 - VARIABLE WIDTH PUBLIC DRAINAGE ESM'T. (0.567 AC.)
 - 15.50' PUBLIC DRAINAGE ESM'T. (0.049 AC.)

PLAT NUMBER: 22-11800203

SUBDIVISION PLAT
ESTABLISHING
MCCRARY TRACT UNIT 9
19.493 ACRES OF LAND LOCATED IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BOCK 4450, THE MARY SAVAGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 82.79 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



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 UTILITY 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
100 NE LOOP 410 SUITE 1080
SAN ANTONIO, TX 78216
PHONE: (210) 838-6784
CONTACT PERSON: PAUL POWELL
TITLE: VICE PRESIDENT

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 19th DAY OF March 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 FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON 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

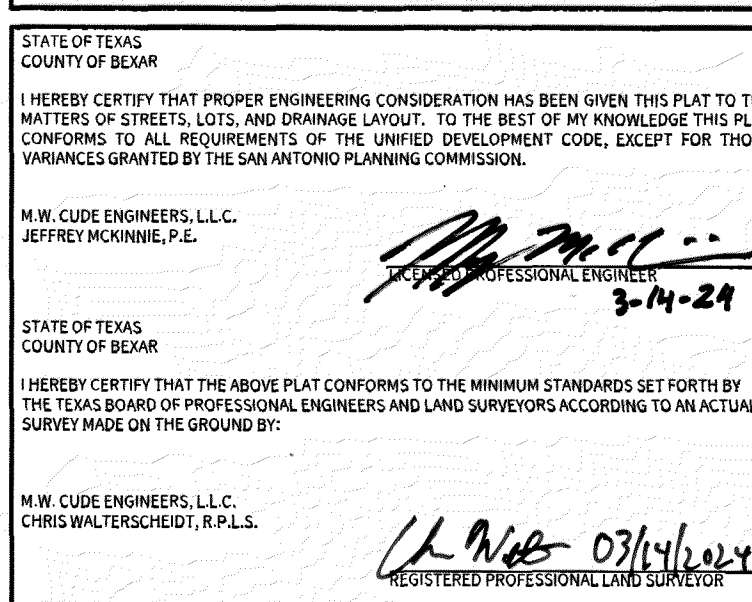
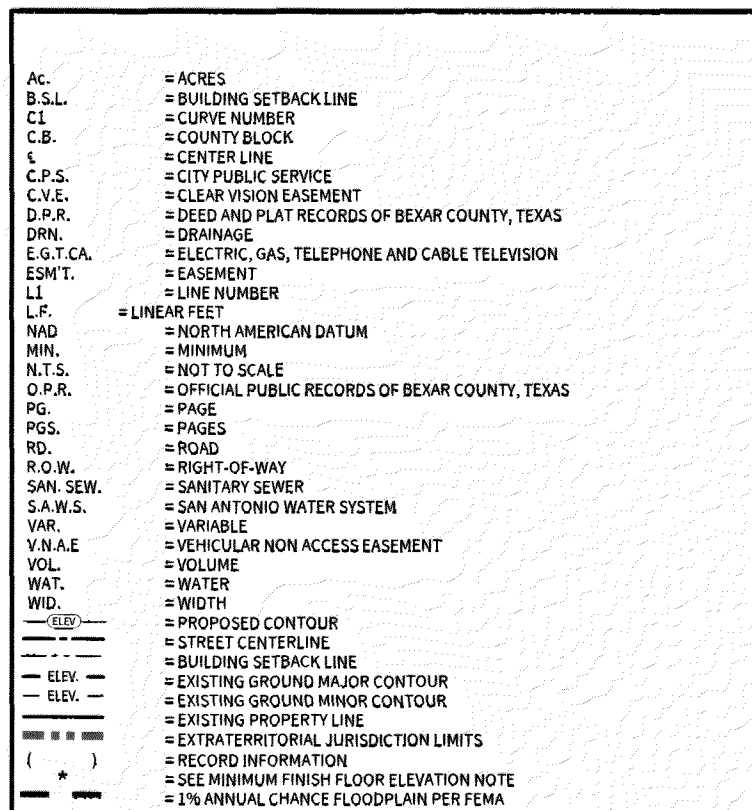
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 9 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



KEY NOTES:		SEE SHEET 1 FOR	
1	-10' E.G.T. C.A. ESM.T.		
2	-LOT 902 BLK 269 PERMEABLE OPEN SPACE & VARIABLE WIDTH PUBLIC DRAINAGE ESM.T. (0.331 Ac.)		
3	-LOT 903 BLK 267 PERMEABLE OPEN SPACE (0.804 Ac.)		
4	-28' E.G.T. C.A. ESM.T. (0.474 Ac.)		
5	-OFF-LOT 50' WIDE WATER, DRAINAGE, SEWER, GRADING, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND DRAIN MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.177 Ac.)		
6	-11 1/2" DIAMETER OFF-LOT TURNAROUND AND DRN. ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.253 Ac.)		
7	-OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE AND DRAIN MAINTENANCE ACCESS ESM.T. (0.175 Ac.)		
8	-OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE ESM.T. TO EXPIRE UPON INCORPORATION OF PLATTED R.O.W. (1.204 Ac.)		
9	-OFF-LOT 36' PUBLIC DRAINAGE ESM.T. TO EXPIRE UPON INCORPORATION OF PLATTED R.O.W. (1.186 Ac.)		
10	-OFF-LOT VARIABLE WIDTH TURNAROUND, STREET EXTENSION, UTILITY, DRAINAGE, W.P. AND ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.130 Ac.)		
11	-VARIABLE WIDTH CLEAR VISION ESM.T. (0.02 Ac.)		
12	-10' E.G.T. C.A. ESM.T. (VOL.20002, PGS. 2288-2289 D.P.R.)		
13	-15' MAINTENANCE ACCESS ESM.T. (0.058 Ac.)		
14	-10' E.G.T. C.A. ESM.T. AND BSL (VOL.20002, PGS. 2288-2289 D.P.R.)		
15	-OFF-LOT 14' E.G.T. C.A. ESM.T. (CONCURRENT PLAT-22-11900228)		
16	-5' WATER ESM.T		
17	-VARIABLE WIDTH PUBLIC DRAINAGE ESM.T. (0.567 Ac.)		
18	-15.50' PUBLIC DRAINAGE ESM.T. (0.049Ac.)		

LINE TABLE			LINE TABLE			LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING
L1	N66°47'38"W	18.00'	L26	N25°29'51"W	65.21'	L51	N75°49'24"
L2	N66°15'35"W	116.29'	L27	N60°41'41"W	93.43'	L52	S75°49'24"
L3	N66°15'35"W	3.72'	L28	N23°44'18"E	36.00'	L53	S75°49'24"
L4	N66°15'34"W	46.28'	L29	S60°41'41"E	93.43'	L54	N14°10'36"
L5	N23°53'11"E	142.00'	L30	S25°29'51"W	54.20'	L55	N16°07'25"
L6	S66°06'29"E	25.57'	L31	N74°52'56"W	50.57'	L56	N20°26'38"
L7	N23°53'31"E	8.96'	L32	N14°10'36"E	37.76'	L57	N27°09'11"
L8	S66°15'35"E	735.07'	L33	N47°22'03"E	20.03'	L58	S75°49'24"
L9	S66°15'35"E	127.22'	L34	S66°15'35"E	96.69'	L59	N14°10'36"
L10	N66°15'35"W	120.14'	L35	N23°44'26"E	14.10'	L60	S75°49'24"
L11	N74°52'56"W	4.83'	L36	N23°44'26"E	24.10'	L61	S14°10'36"
L12	S23°44'25"W	31.70'	L37	S66°15'35"E	96.69'	L62	S75°49'24"
L13	S14°10'36"W	7.68'	L38	N23°44'25"E	67.61'	L63	S14°10'36"
L14	S75°49'24"E	138.00'	L39	N47°22'03"E	22.53'	L64	N75°49'24"
L15	S23°53'31"W	14.55'	L40	S80°11'05"W	133.56'	L65	S14°10'36"
L16	S23°53'31"W	15.49'	L41	N66°06'29"W	26.60'	L66	S75°49'24"
L17	N66°06'29"W	40.00'	L42	N66°06'29"W	22.09'	L67	N14°10'36"
L18	S23°53'31"W	37.51'	L43	N80°11'05"E	121.52'	L68	N75°49'24"
L19	N23°53'31"E	37.51'	L44	S66°06'29"E	50.00'	L69	S14°10'36"
L20	N66°06'29"W	40.00'	L45	S66°06'29"E	53.55'	L70	S75°49'24"
L21	N23°53'31"E	15.49'	L46	N14°10'36"E	77.85'	L71	S14°10'36"
L22	N66°06'29"W	108.00'	L47	S74°13'19"E	50.00'	L72	S75°49'24"
L23	N23°53'31"E	105.03'	L48	S75°49'24"E	128.00'	L73	N14°10'36"
L24	N66°15'35"W	717.33'	L49	S75°49'24"E	18.00'	L74	N23°53'31"
L25	N23°44'23"E	24.10'	L50	S75°49'24"E	18.00'	L75	N23°53'31"

CURVE TABLES

MATCHLINE "A" SEE SHEET 1 OF 3

N66°15'34"W 1092.79' (OVERALL)

BLK 267

C.B. 4450

BLK 302

C.B. 4450

COPPOLA

GOULDING

SECTION 10

SECTION 11

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

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LOT 246

LOT 2

TABLE

	LENGTH	LINE	BEARING	LENGTH
W	120.00'	L76	N23°53'31"E	36.96'
E	120.00'	L77	S66°06'29"E	28.00'
E	120.00'	L78	N66°15'35"W	12.00'
E	49.61'	L79	N23°53'31"E	49.22'
E	50.52'			
E	51.90'			
E	109.54'			
E	5.00'			
E	53.06'			
E	5.00'			
W	25.97'			
E	5.00'			
W	73.06'			
W	5.00'			
W	25.53'			
E	5.00'			
E	52.69'			
W	5.00'			
W	21.47'			
E	5.00'			
W	72.69'			
W	5.00'			
W	30.84'			
E	142.00'			
E	142.00'			

LINE TABLE

Diagram showing the layout of the property with various lines and bearings. The diagram includes a north arrow pointing towards the top right. The property is bounded by a dashed line. The lines are labeled L1 through L79. The bearings are given in degrees, minutes, and seconds. The lengths are given in feet. The diagram also shows the location of the 'MCCRARY TRACT UNIT' and the 'CONCURRENT-PLAT-22-111800022'.

Diagram showing the layout of the property with various lines and bearings. The diagram includes a north arrow pointing towards the top right. The property is bounded by a dashed line. The lines are labeled L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79. The bearings are given in degrees, minutes, and seconds. The lengths are given in feet. The diagram also shows the location of the 'MCCRARY TRACT UNIT' and the 'CONCURRENT-PLAT-22-111800022'.

3 4 5

59 C.B. 4450

1.57 1.17 1.55 1.54 1.66

CT

6

DETAIL "A"

SEE THIS SHEET

(SCALE: 1" = 20')

COPPOLA

14' 10' 36" E 483.14' (OVERALL)

35.00' 35.00' 35.00'

L59 L63

LOT 902

1 2

9.03' 9.03' 19.03' 35.97'

L58 L61 L62

20' B.S.L.

BLK. 269 C.B. 4450

6 7

DETAIL "B"

SEE THIS SHEET

(SCALE: 1" = 20')

MARCH 2024 SHEET 2 OF 3

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
100 NE LOOP 410 SUITE 1080
SAN ANTONIO, TX 78216
PHONE: (210) 838-6784
CONTACT PERSON: PAUL POWELL
TITLE: VICE PRESIDENT

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 19th DAY OF March A.D. 2024.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF McCRARY TRACT, UNIT 9, 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

