

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
HDC DAVIS RANCH II, LLC  
45 NE LOOP 410 SUITE 225  
SAN ANTONIO, TX 78216  
PHONE: (210) 838-6784  
CONTACT PERSON: PAUL POWELL

BY: *Paul Powell*  
NAME: Paul Powell  
TITLE: Vice President

STATE OF TEXAS  
COUNTY OF BEAR

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 February DAY OF 2024.

SARAH WOOD  
Notary ID #130226833  
My Commission Expires  
May 14, 2027

*Sarah Wood*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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.  
ANDREW R. LOWRY, P.E.

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.  
CHRIS WALTERSCHEIDT, R.P.L.S.

*Chris Walterscheidt*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- 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:

- SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- SAWS DEDICATION: 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.
- RESIDENTIAL FIRE FLOW: 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.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CPS/SAWS/COA 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 DEDICATING 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.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801899) 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(R).
- LOT 901, BLOCK 280, C.B. 4450, (0.15 AC.) IS DESIGNATED AS TREE SAVE AREA.

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 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48092C0215G, EFFECTIVE (DATE), FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MISCELLANEOUS NOTES:

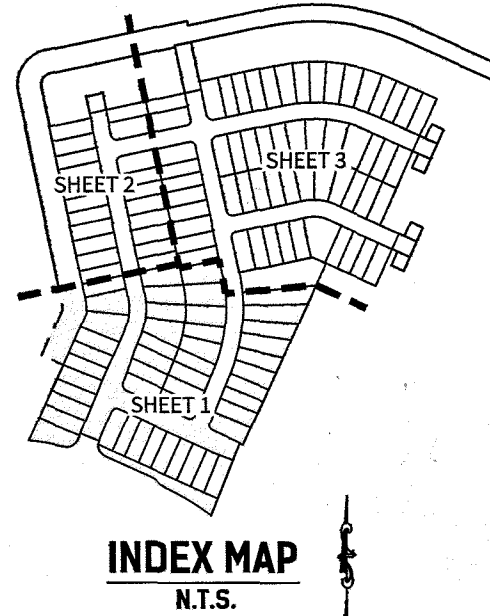
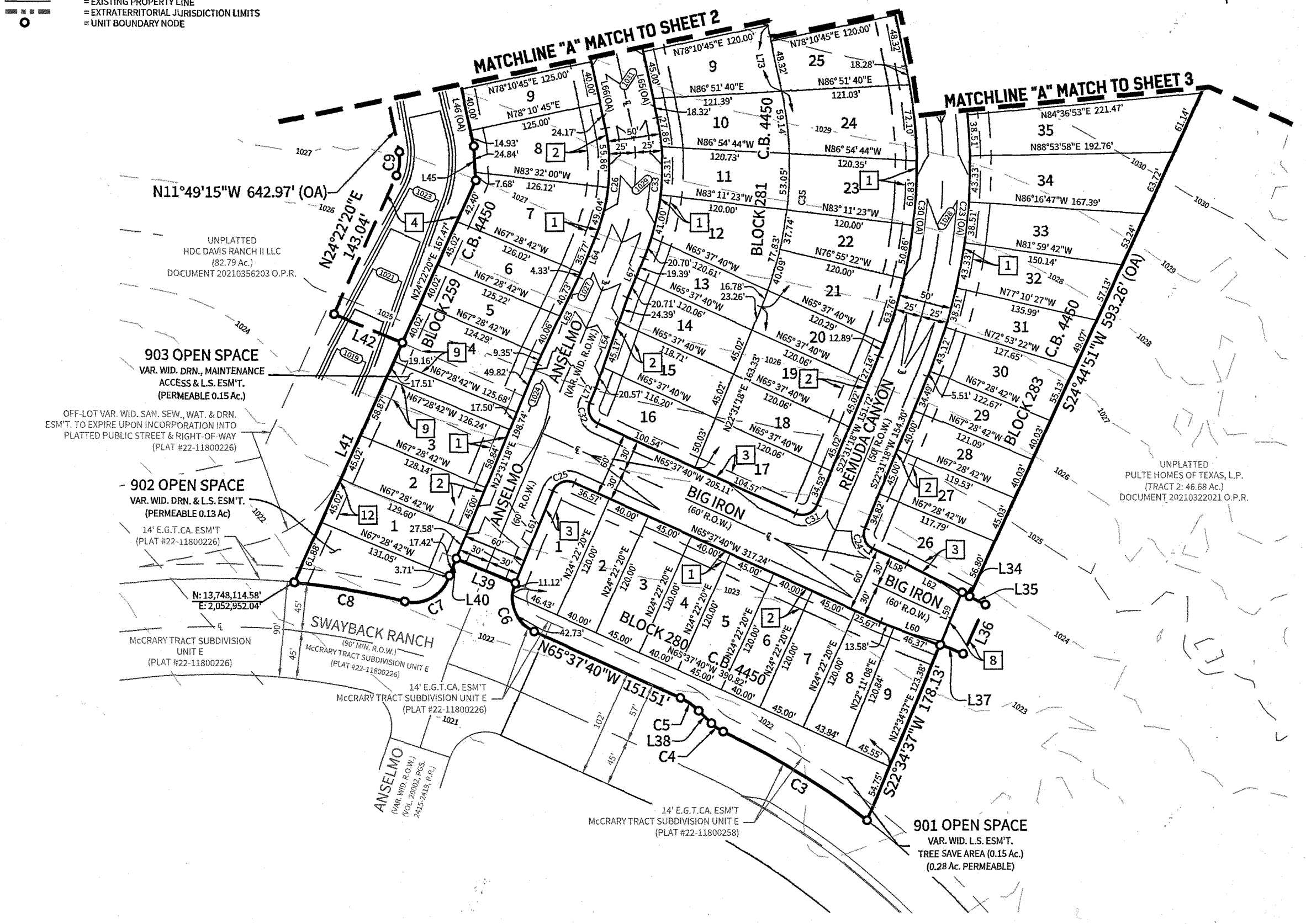
- SETBACK: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903 & 904, BLOCK 259, C.B. 4450 AND LOT 901, BLOCK 280, 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 BEAR COUNTY.
- OPEN SPACE: LOT 902, 903 & 904, BLOCK 259, C.B. 4450 AND LOT 901, BLOCK 280, C.B. 4450 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, MAINTENANCE ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

## LEGEND

AC. = ACRES  
B.S.L. = BUILDING SETBACK LINE  
CL. = CURVE NUMBER  
C.B. = COUNTY BLOCK  
C.P.S. = CITY PUBLIC SERVICE  
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
DRN. = DRAINAGE  
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION  
ESM'T. = EASEMENT  
L.S. = LANDSCAPE  
L.I. = LINE NUMBER  
MIN. = MINIMUM  
N.T.S. = NOT TO SCALE  
O.A. = OVERALL  
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. = TEMPORARY  
VAR. = VARIABLE  
V.N.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  
UNIT BOUNDARY NOTE

## KEYNOTES

- 10' E.G.T.C.A. ESM'T.
- 20' B.S.L.
- 10' E.G.T.C.A. ESM'T. & B.S.L.
- OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET, RIGHT-OF-WAY & LOT (3.30 AC.)
- OFF-LOT VAR. WID. TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.17 AC.)
- OFF-LOT 58' X 50' SAN. SEW. AND DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.13 AC.)
- OFF-LOT VAR. WID. SAN. SEW., WAT. AND DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.16 AC.)
- OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.03 AC.)
- VAR. WID. DRN. ESM'T. (PLAT #22-11800226)
- OFF-LOT 50' X 50' SAN. SEW., WAT. AND DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.06 AC.)

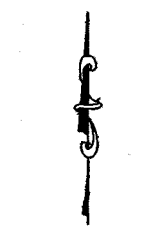


PLAT NUMBER: 22-11800196

## SUBDIVISION PLAT ESTABLISHING

### MCCRARY TRACT SUBD., UNIT 14

25.58 ACRES OF LAND LOCATED IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450 AND THE MARY SARGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 82.79 ACRE TRACT DESCRIBED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 46.68 ACRE TRACT DESCRIBED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND OUT OF THAT CALLED 1367.131 ACRE TRACT DESCRIBED IN VOLUME 5429, PAGE 878 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78221  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS #10048500 • TBPE FIRM #455  
[MWC: 02142.051.0]

124-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
PULTE HOMES, A NEVADA GENERAL PARTNERSHIP (PULTE HOMES OF TEXAS, L.P., A NEVADA CORPORATION, ITS GENERAL PARTNER)  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TX 78259  
PHONE: (210) 496-1985  
CONTACT PERSON: SEAN MILLER

BY: *Sean Miller*  
NAME: Sean Miller  
TITLE: Vice President

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Miller 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 7th DAY OF February A.D. 2024.

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

*Maty Villarreal*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON February DAY OF 2024 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT SUBD., UNIT 14 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. \_\_\_\_\_

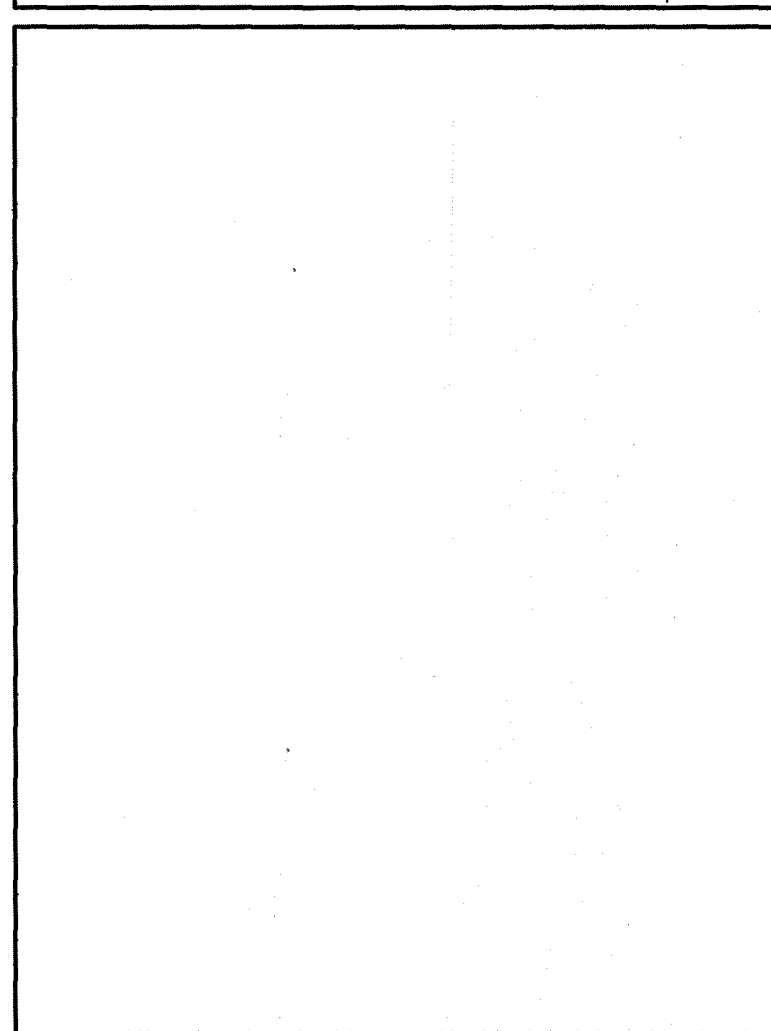
BY: \_\_\_\_\_  
CHAIRMAN

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










STATE OF TEXAS  
COUNTY OF 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 1 DAY OF  
February, 2004.

 SARAH WOOD  
Notary ID #130226833  
My Commission Expires  
May 14, 2007

Sarah Wood  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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AS. = ACRES  
 B.S.L. = BUILDING SETBACK LINE  
 CI = CURVE NUMBER  
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 C.P.S. = CITY PUBLIC SERVICE  
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 DRN. = DRAINAGE  
 E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION  
 ESMT. = EASEMENT  
 LS. = LANDSCAPE  
 LI = LINE NUMBER  
 MIN. = MINIMUM  
 N.T.S. = NOT TO SCALE  
 OA = OVERALL  
 O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 PG. = PAGE  
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 P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 R.O.W. = RIGHT-OF-WAY  
 SAN. SEW. = SANITARY SEWER  
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 PROPOSED CONTOUR  
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 EXISTING GROUND MAJOR CONTOUR  
 EXISTING GROUND MINOR CONTOUR  
 EXISTING PROPERTY LINE  
 EXTRACT/ARTIAL JURISDICTION LIMITS  
 UNIL. ROADWAY NODE

1	10' E.G.T.CA. ESM'T.	11	UNPLANNED PULTE HOMES OF TEXAS, L.P. (58.00 Ac.) DOCUMENT 20240006886 O.P.R.
2	20' B.S.L.	12	12" O.H.E. ESM'T
3	10' E.G.T.CA. ESM'T. & B.S.L.		
4	OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.30 Ac.)		
5	OFF-LOT VAR. WID. TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.17 Ac.)		
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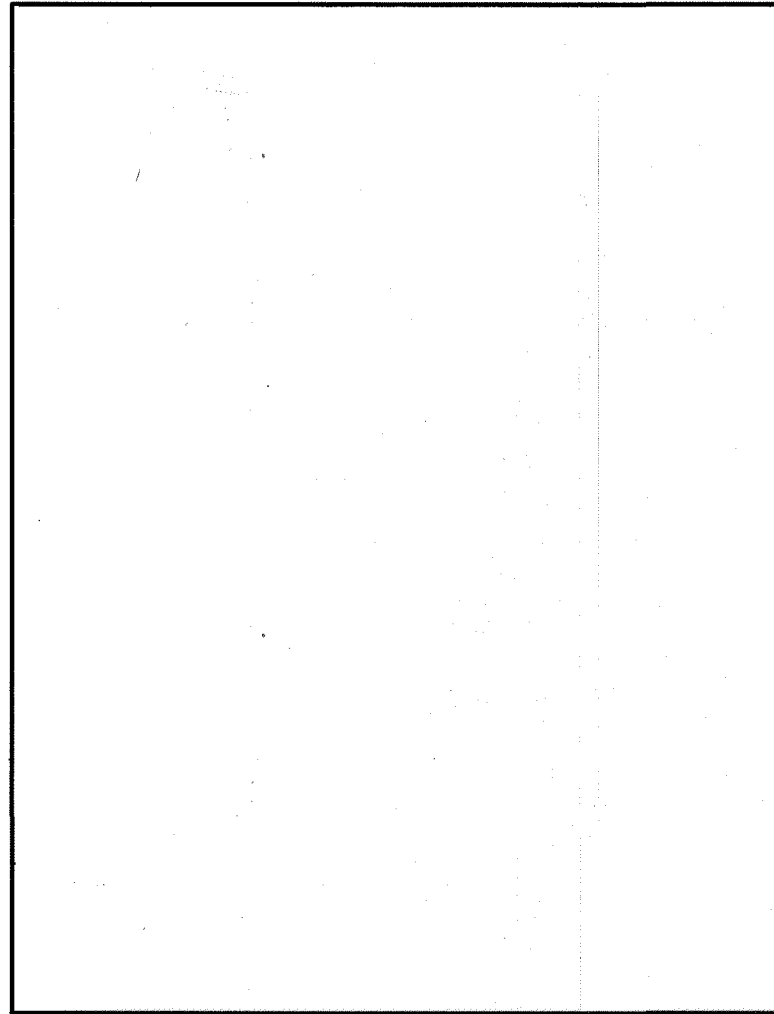
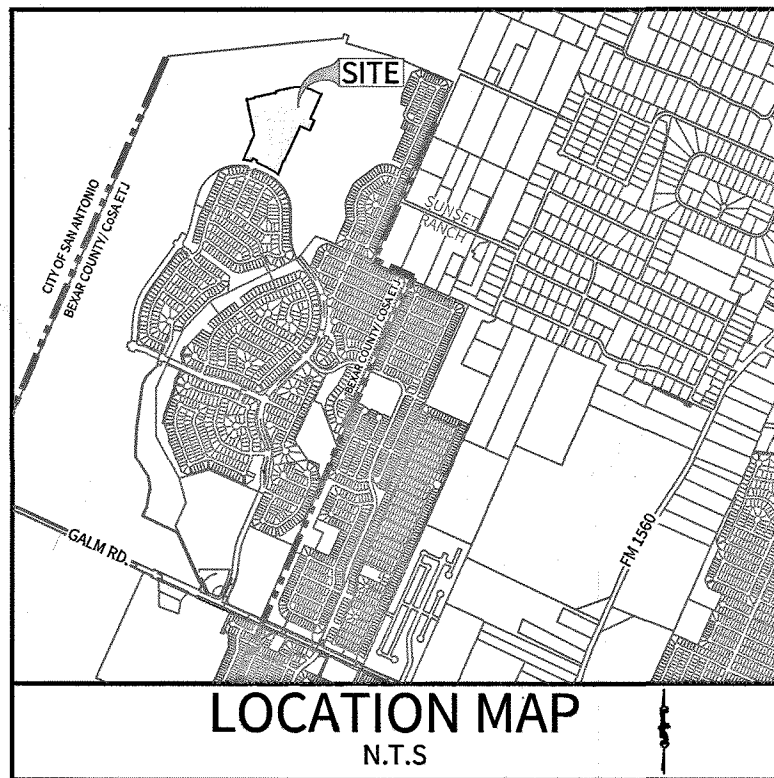
1. SETBACK: THE SETBACKS ON THIS PLAN ARE IMPOSED BY THE PROPERTY OWNER OR BEYAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS NO JURISDICTION OVER THE OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 902, 903 & 904, BLOCK 259, CB 4450 AND LOT 901, BLOCK 280, C.B. 4450 DRAINAGE EASEMENTS AND EASEMENTS AT 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 CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS NO JURISDICTION OVER THE OPEN SPACE, LOT 902, 903 & 904, BLOCK 259, CB 4450 AND LOT 901, BLOCK 280, C.B. 4450 DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, MAINTENANCE ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



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

JANUARY 2024 SHEET 3 OF 4





STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

STATE OF TEXAS  
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M.W. CUDE ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.L.P.S.

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SURVEYOR'S NOTES:

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- 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:

- SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
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- RESIDENTIAL FIRE FLOW: 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.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.I.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
L.S.	= LANDSCAPE
LI	= LINE NUMBER
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
P.R.	= PLAT RECORDS OF BEAR 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
WID.	= PROPOSED CONTOUR
WID.	= STREET CENTERLINE
WID.	= BUILDING SETBACK LINE
WID.	= EXISTING GROUND MAJOR CONTOUR
WID.	= EXISTING GROUND MINOR CONTOUR
WID.	= EXISTING PROPERTY LINE
WID.	= EXTRATERRITORIAL JURISDICTION LIMITS
WID.	= UNIT BOUNDARY NODE

KEYNOTES

1	10' E.G.T.C.A. ESMT.
2	20' B.S.L.
3	10' E.G.T.C.A. ESMT. & B.S.L.
4	OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET, RIGHT-OF-WAY & LOT (3.30 AC.)
5	OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.17 AC.)
6	OFF-LOT 58' X 50' SAN. SEW. AND DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.13 AC.)
7	OFF-LOT VAR. WID. SAN. SEW., WAT. AND DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.16 AC.)
8	OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.03 AC.)
9	VAR. WID. DRN. ESMT. (PLAT #22-11800226)
10	OFF-LOT 50' X 50' SAN. SEW., WAT. AND DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET & RIGHT-OF-WAY (0.06 AC.)

LINE	BEARING	LENGTH
L1	N78°10'45"E	125.00'
L2	S11°49'15"E	15.00'
L3	N11°49'15"W	50.00'
L4	N78°10'45"E	50.00'
L5	S11°49'15"E	50.00'
L6	S78°10'45"W	50.00'
L7	N78°10'45"E	240.00'
L8	N11°49'15"W	139.00'
L9	N78°10'45"E	50.00'
L10	S11°49'15"E	114.00'
L11	S78°10'45"W	50.00'
L12	N11°49'15"W	25.00'
L13	S24°11'48"W	120.00'
L14	N65°40'19"W	18.00'
L15	S24°19'41"W	45.00'
L16	N65°40'19"W	40.00'
L17	N24°19'41"E	140.00'
L18	S65°40'19"E	40.00'
L19	S24°19'41"W	45.00'
L20	S65°40'19"E	18.00'
L21	N65°40'19"W	40.00'
L22	N65°40'19"W	40.00'
L23	N65°46'47"W	63.11'
L24	N65°40'19"W	18.00'
L25	S24°19'41"W	45.00'
L26	N65°40'19"W	40.00'
L27	N24°19'41"E	140.00'
L28	S65°40'19"E	40.00'
L29	S24°19'41"W	45.00'
L30	S65°40'19"E	18.00'
L31	N65°40'19"W	40.00'
L32	N65°40'19"W	40.00'
L33	S24°13'13"W	120.00'
L34	N62°26'53"W	8.07'
L35	S62°26'53"E	16.97'
L36	S24°22'20"W	50.76'
L37	N68°48'28"W	23.36'
L38	N45°19'14"W	16.97'
L39	S67°28'42"E	60.00'
L40	S22°31'18"W	21.13'
L41	N24°22'20"E	247.47'
L42	S67°28'42"E	70.04'
L43	N03°31'06"W	32.52'
L44	N11°49'15"W	531.85'
L45	S11°49'15"E	120.00'

CPS/SAWS/CoSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO (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 OR 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 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.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801899) 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).
- LOT 901, BLOCK 280, C.B. 4450, (0.15 AC.) IS DESIGNATED AS TREE SAVE AREA.

LINE TABLE

LINE	BEARING	LENGTH
L49	S11°49'15"E	6.00'
L51	S11°49'15"E	14.00'
L52	N65°55'18"W	44.13'
L53	S24°13'13"W	50.00'
L54	N19°20'31"E	90.14'
L55	S11°49'15"E	80.00'
L56	N24°20'00"E	50.00'
L57	N24°13'13"E	50.00'
L58	S65°37'40"E	35.00'
L59	N22°34'37"E	53.47'
L60	N68°48'28"W	59.95'
L61	S22°31'18"W	93.69'
L62	S62°26'53"E	58.27'
L63	S25°42'06"W	90.14'
L64	N22°31'18"E	40.10'
L65	N11°49'15"W	396.09'
L66	N11°49'15"W	541.09'
L67	N22°31'18"E	40.10'
L68	S11°49'15"E	80.00'
L69	N78°10'45"E	210.00'
L70	N11°49'15"W	80.00'
L71	N78°10'45"E	210.00'
L72	N22°31'18"E	15.00'
L73	S11°49'15"E	63.32'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	543.10'	34°26'13"	326.42'	321.53'	S85°17'23"E
C2	565.00'	2°58'45"	29.38'	29.37'	S67°16'10"E
C3	745.00'	12°16'55"	159.70'	159.39'	N58°33'24"W
C4	40.00'	19°22'38"	13.53'	13.46'	N55°00'33"W
C5	60.00'	20°18'26"	21.27'	21.15'	N55°28'27"W
C6	35.00'	88°08'59"	53.85'	48.69'	N21°33'11"W
C7	35.00'	81°14'57"	49.63'	45.58'	S63°08'47"W
C8	745.00'	8°09'39"	106.11'	106.02'	N80°18'34"W
C9	36.00'	36°11'35"	22.74'	22.36'	N06°16'32"E
C10	34.00'	90°00'00"	53.41'	48.08'	S33°10'45"W
C11	104.00'	90°00'00"	163.36'	147.08'	N33°10'45"E
C12	735.00'	36°02'28"	462.34'	454.76'	S83°48'01"E
C13	685.00'	36°02'28"	430.89'	423.82'	N83°48'01"W
C14	15.00'	90°00'00"	23.56'	21.21'	N33°10'45"E
C15	15.00'	90°00'00"	23.56'	21.21'	S56°49'15"E
C16	445.00'	36°02'28"	279.92'	275.33'	N83°48'01"E
C17	395.00'	36°02'28"	248.47'	244.39'	N83°48'01"W
C18	15.00'	90°00'00"	23.56'	21.21'	N33°10'45"E
C19	15.00'	90°00'00"	23.56'	21.21'	S56°49'15"E
C20	155.00'	36°02'28"	97.50'	95.90'	S83°48'01"E
C21	105.00'	36°02'28"	66.05'	64.97'	N83°48'01"W
C22	15.00'	90°00'00"	23.56'	21.21'	S33°10'45"W
C23	515.00'	34°20'34"	308.69'	304.09'	S05°21'01"W
C24	15.00'	88°08'59"	23.08'	20.87'	S21°33'11"E
C25	15.00'	91°51'01"	24.05'	21.55'	S68°26'49"W
C26	175.00'	34°20'34"	104.89'	103.33'	N05°21'01"E
C27	15.00'	90°00'00"	23.56'	21.21'	S56°49'15"E
C28	15.00'	90°00'00"	23.56'	21.21'	N33°10'45"E
C29	15.00'	90°00'00"	23.56'	21.21'	S56°49'15"E
C30	465.00'	34°20'34"	278.72'	274.56'	S05°21'01"W
C31	15.00'	91°51'01"	24.05'	21.55'	S68°26'49"W
C32	15.00'	88°08'59"	23.08'	20.87'	N21°33'11"W
C33	225.00'	34°20'34"	134.86'	132.85'	N05°21'01"E
C34	275.00'	36°02'28"	172.98'	170.15'	N83°48'01"W
C35	345.00'	34°20'34"	206.79'	203.71'	N05°21'01"E

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 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, EFFECTIVE DATE: FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MISCELLANEOUS NOTES:

- SETBACK: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903 & 904, BLOCK 259, CB 4450 AND LOT 901, BLOCK 280, 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 OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- OPEN SPACE: LOT 902, 903 & 904, BLOCK 259, CB 4450 AND LOT 901, BLOCK 280, C.B. 4450 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, MAINTENANCE ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LINE TABLE

LINE	BEARING	LENGTH
L49	S11°49'15"E	6.00'
L51	S11°49'15"E	14.00'
L52	N65°55'18"W	44.13'
L53	S24°13'13"W	50.00'
L54	N19°20'31"E	90.14'
L55	S11°49'15"E	80.00'
L56	N24°20'00"E	50.00'
L57	N24°13'13"E	50.00'
L58	S65°37'40"E	35.00'
L59	N22°34'37"E	53.47'
L60	N68°48'28"W	59.95'
L61	S22°31'18"W	93.69'
L62	S62°26'53"E	58.27'
L63	S25°42'06"W	90.14'
L64	N22°31'18"E	40.10'
L65	N11°49'15"W	396.09'
L66	N11°49'15"W	541.09'
L67	N22°31'18"E	40.10'
L68	S11°49'15"E	80.00'
L69	N78°10'45"E	210.00'
L70	N11°49'15"W	80.00'
L71	N78°10'45"E	210.00'
L72	N22°31'18"E	15.00'
L73	S11°49'15"E	63.32'

CURVE TABLE				
STA	LENGTH	CHORD	CHORD BEARING	
'13"	326.42'	321.53'	S85°17'23"E	
'45"	29.38'	29.37'	S67°16'10"E	
'55"	159.70'	159.39'	N58°33'24"W	
'38"	13.53'	13.46'	N55°00'33"W	
'26"	21.27'	21.15'	N55°28'27"W	
'59"	53.85'	48.69'	N21°33'11"W	
'57"	49.63'	45.58'	S63°08'47"W	
'39"	106.11'	106.02'	N80°18'34"W	
'35"	22.74'	22.36'	N06°16'32"E	
'00"	53.41'	48.08'	S33°10'45"W	
'00"	163.36'	147.08'	N33°10'45"E	
'28"	462.34'	454.76'	S83°48'01"E	
'28"	430.89'	423.82'	N83°48'01"W	
'00"	23.56'	21.21'	N33°10'45"E	
'00"	23.56'	21.21'	S56°49'15"E	
'28"	279.92'	275.33'	S83°48'01"E	
'28"	248.47'	244.39'	N83°48'01"W	
'00"	23.56'	21.21'	N33°10'45"E	
'00"	23.56'	21.21'	S56°49'15"E	
'28"	97.50'	95.90'	S83°48'01"E	
'28"	66.05'	64.97'	N83°48'01"W	
'00"	23.56'	21.21'	S33°10'45"W	
'34"	308.69'	304.09'	S05°21'01"W	
'59"	23.08'	20.87'	S21°33'11"E	
'01"	24.05'	21.55'	S68°26'49"W	
'34"	104.89'	103.33'	N05°21'01"E	
'00"	23.56'	21.21'	S56°49'15"E	
'00"	23.56'	21.21'	N33°10'45"E	
'00"	23.56'	21.21'	S56°49'15"E	
'34"	278.72'	274.56'	S05°21'01"W	
'01"	24.05'	21.55'	S68°26'49"W	
'59"	23.08'	20.87'	N21°33'11"W	
'34"	134.86'	132.85'	N05°21'01"E	
'28"	172.98'	170.15'	N83°48'01"W	
'34"	206.79'	203.71'	N05°21'01"E	