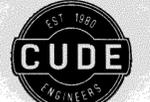


PLAT NUMBER: 21-11800302

REPLAT & SUBDIVISION PLAT ESTABLISHING McCRARY TRACT SUBD., UNIT 12

37.20 ACRES OF LAND LOCATED IN THE M.M.V.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, THE MARY SAVAGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.28 ACRES, 32.06 ACRES, AND 46.68 ACRES OF LAND, AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR 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

SCALE: 1"=100'



124-RESIDENTIAL LOTS 5-OPEN SPACE LOTS

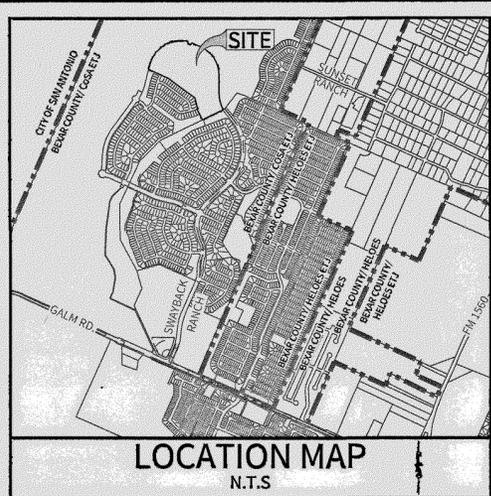
STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DENIES TO THE USE OF THE EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND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

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 19 DAY OF August 2022

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

THIS PLAT OF McCRARY TRACT SUBD., UNIT 12 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

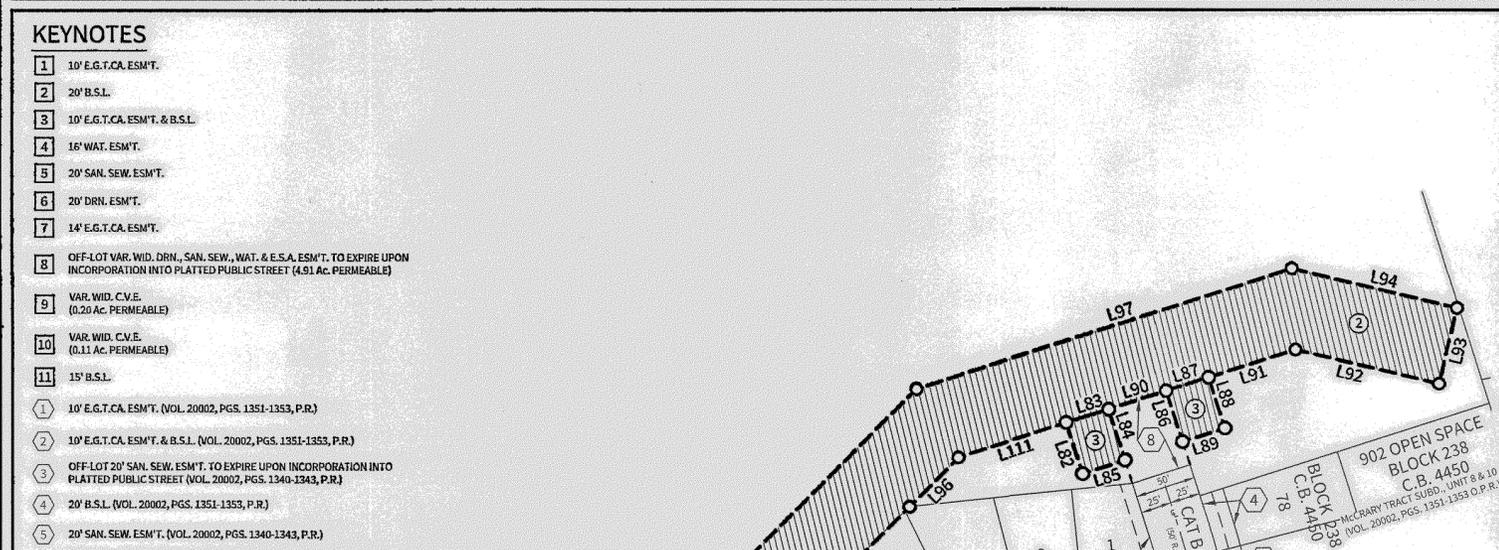


STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF McCRARY TRACT SUBD., UNIT 8 & 10 WHICH IS RECORDED IN VOLUME 2002, PAGES 1351-1353, DEED AND PLAT RECORDS OF BEAR COUNTY.

KEYNOTES 1. 10' E.G.T.C.A. ESM'T. 2. 20' B.S.L. 3. 10' E.G.T.C.A. ESM'T. & B.S.L. 4. 16' WAT. ESM'T. 5. 20' SAN. SEW. ESM'T. 6. 20' DRN. ESM'T. 7. 14' E.G.T.C.A. ESM'T. 8. OFF-LOT VAR. WID. DRN., SAN. SEW., WAT. & E.S.A. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (4.91 AC. PERMEABLE)

LEGEND Ac. = ACRES B.S.L. = BUILDING SETBACK LINE Cl. = CURVE NUMBER C.B. = COUNTY BLOCK CPS = CITY PUBLIC SERVICE C.V.E. = CLEAR VISION EASEMENT D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS DRN. = DRAINAGE E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION E.S.A. = EMERGENCY SECONDARY ACCESS ESM'T. = EASEMENT L.S. = LANDSCAPE LI. = LINE NUMBER MIN. = MINIMUM 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. = TEMPORARY VAR. = VARIABLE VOL. = VOLUME WAT. = WATER WID. = WIDTH

SURVEYOR'S NOTES: 1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED. 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION 1. 0.03 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.03 ACRE OFF-LOT VAR. WID. TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RECORDED IN McCRARY TRACT SUBD., UNIT 8 & 10 (VOL. 2002, PAGES. 1351-1353, P.R.) 2. 1.97 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 1.97 ACRE OFF-LOT DRN. ESM'T., RECORDED IN McCRARY TRACT SUBD., UNIT 8 & 10 (VOL. 2002, PAGES. 1351-1353, P.R.) 3. 0.04 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.04 ACRE OFF-LOT 45'x37' TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RECORDED IN McCRARY TRACT SUBD., UNIT 8 & 10 (VOL. 2002, PAGES. 1351-1353, P.R.)

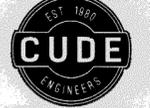
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: YURI V. BALMACEA WHEELLOCK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

REPLAT & SUBDIVISION PLAT ESTABLISHING McCRARY TRACT SUBD., UNIT 12

37.20 ACRES OF LAND LOCATED IN THE M.M.V.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, THE MARY SAVAGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.28 ACRES, 32.06 ACRES, AND 46.68 ACRES OF LAND, AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



SCALE: 1"=100'



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 * TBPFRM #445 [MVIC:02142356.0]

124-RESIDENTIAL LOTS 5-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 OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEKWAY, 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

NAME: Felipe Gonzalez TITLE: VP of Land

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 19 DAY OF August A.D. 2022

ABIGAIL RYAN Notary Public, State of Texas Comm. Expires 07-21-2026 Notary ID 133870266

Aligail Ryan 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, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF McCRARY TRACT SUBD., UNIT 12 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

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. 08-18-22 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:

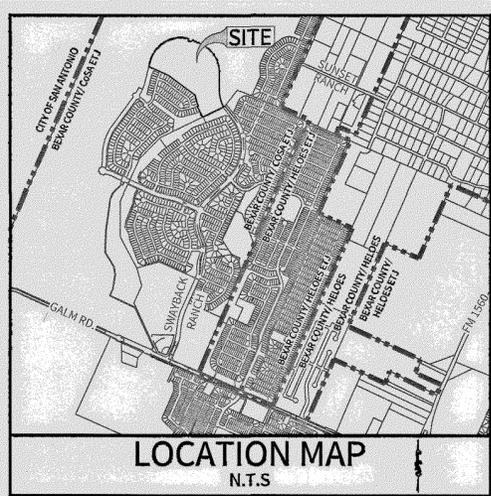
M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMaceda WHEELock, R.P.L.S. 08-18-22 REGISTERED PROFESSIONAL LAND SURVEYOR

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. BALMaceda WHEELock, R.P.L.S. 08-18-22 REGISTERED PROFESSIONAL LAND SURVEYOR

LINE & CURVE TABLES ON SHEET 5 OF 5 AUGUST 2022 SHEET 2 OF 5



SURVEYOR'S NOTES: 1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED. 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXCS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

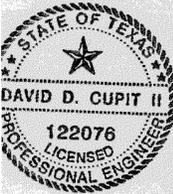
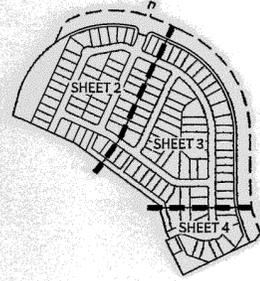
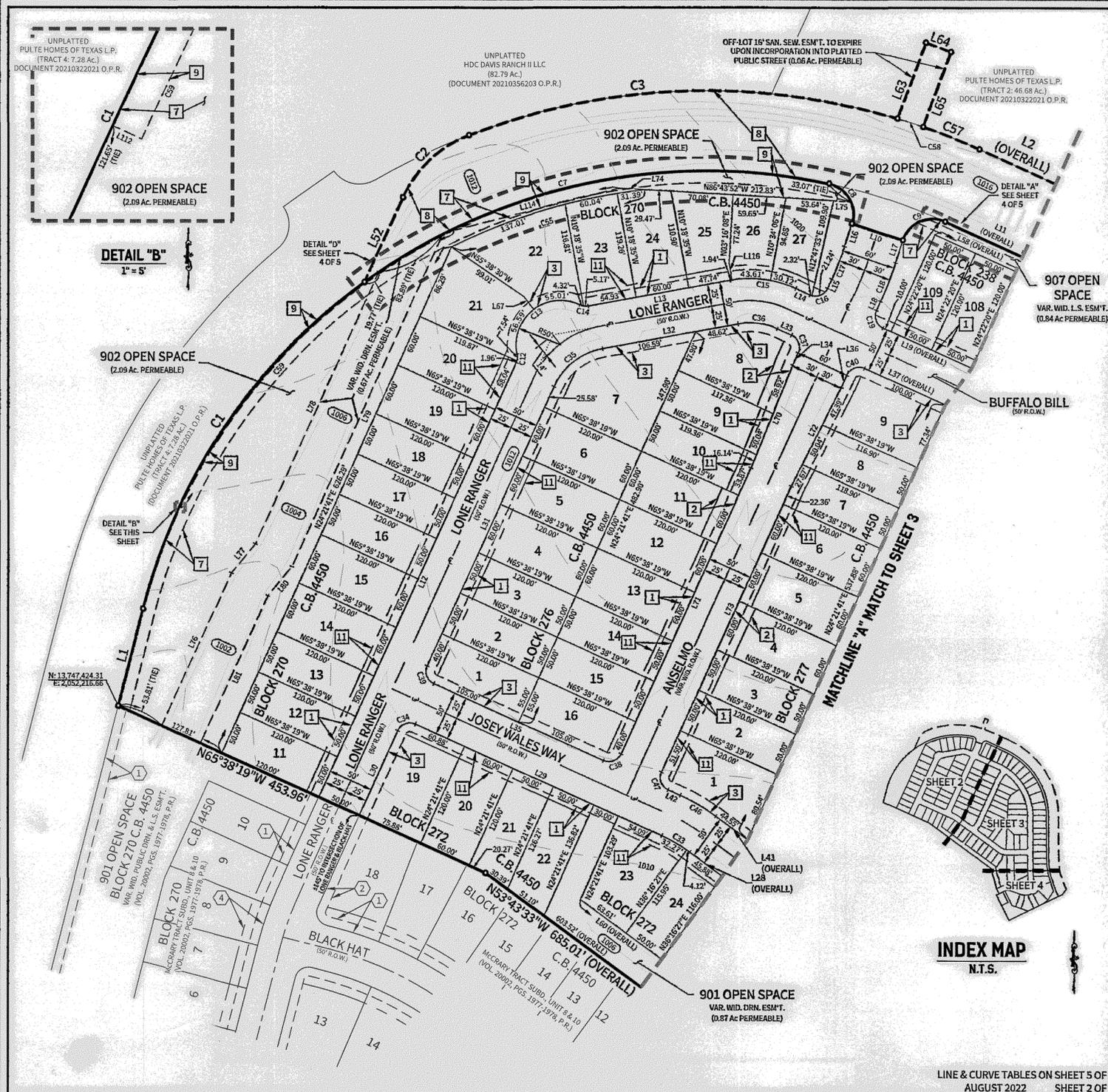
CPS UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 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 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.

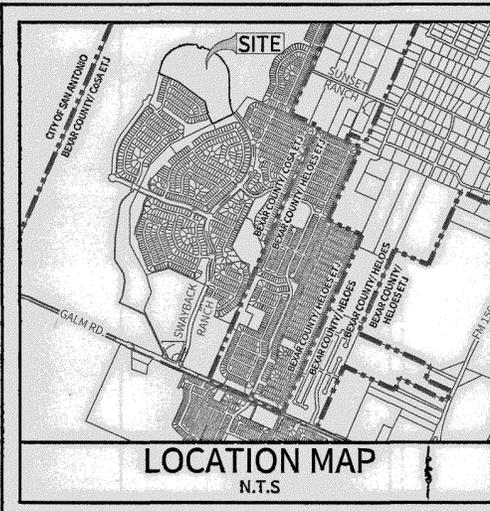
DRAINAGE NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED 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. 2. LOT 901 & 902, BLOCK 276, C.B. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER LOWR CASE NO. 19-06-401-A, A FEMA CLOMOR 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. 21-06-026R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 3. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRINK PANEL 480290215, DATED SEPTEMBER 23, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

- LEGEND: AC - ACRES, B.S.L. - BUILDING SETBACK LINE, CI - CURVE NUMBER, C.B. - COUNTY BLOCK, CPS - CITY PUBLIC SERVICE, C.M.E. - CLEARING EASEMENT, D.P.R. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, DRN. - DRAINAGE, E.G.T.C.A. - ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, E.S.A. - EMERGENCY SECONDARY ACCESS, ESM.T. - EASEMENT, L.S. - LANDSCAPE, LI - LINE NUMBER, MIN. - MINIMUM, 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. - TEMPORARY, VAR. - VARIABLE, VOL. - VOLUME, WAT. - WATER, WID. - WIDTH, [Symbol] - PROPOSED CONTOUR, [Symbol] - STREET CENTERLINE, [Symbol] - BUILDING SETBACK LINE, [Symbol] - EXISTING GROUND MAJOR CONTOUR, [Symbol] - EXISTING GROUND MINOR CONTOUR, [Symbol] - EXISTING PROPERTY LINE, [Symbol] - UNIT BOUNDARY NODE, [Symbol] - FEMA 100-YEAR FLOODPLAIN, [Symbol] - CLOMR 100-YEAR FLOODPLAIN, [Symbol] - MINIMUM PAD FINISHED FLOOR ELEVATION

- KEYNOTES: 1. 10' E.G.T.C.A. ESM.T., 11. 15' B.S.L., 2. 20' B.S.L., 3. 10' E.G.T.C.A. ESM.T. & B.S.L., 4. 16' WAT. ESM.T., 5. 20' SAN. SEW. ESM.T., 6. 20' DRN. ESM.T., 7. 14' E.G.T.C.A. ESM.T., 8. OFF-LOT VAR. WID. DRN., SAN. SEW., WAT. & E.S.A. ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (4.91 AC. PERMEABLE), 9. VAR. WID. C.V.E. (0.20 AC. PERMEABLE), 10. VAR. WID. C.V.E. (0.11 AC. PERMEABLE), 1. 10' E.G.T.C.A. ESM.T. (VOL. 20002, PGS. 1351-1353, P.R.), 2. 10' E.G.T.C.A. ESM.T. & B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.), 3. OFF-LOT 20' SAN. SEW. ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20002, PGS. 1340-1343, P.R.), 4. 20' B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.), 5. 20' SAN. SEW. ESM.T. (VOL. 20002, PGS. 1340-1343, P.R.), 6. VAR. WID. E.G.T.C.A. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20002, PGS. 1351-1353, P.R.), 7. OFF-LOT 50' x 50' SAN. SEW., WAT. & DRN. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.06 AC.) (VOL. 20002, PGS. 1351-1353, P.R.), 8. OFF-LOT 65' x 50' SAN. SEW., WAT., MAINTENANCE ACCESS & DRN. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.08 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)

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. 08-18-22 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. BALMaceda WHEELock, R.P.L.S. 08-18-22 REGISTERED PROFESSIONAL LAND SURVEYOR





LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= 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
E.S.A.	= EMERGENCY SECONDARY ACCESS
ESMT.	= EASEMENT
LS.	= LANDSCAPE
LI	= LINE NUMBER
MIN.	= MINIMUM
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
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
○	= UNIT BOUNDARY NODE
---	= FEMA 100 YEAR FLOODPLAIN
---	= CLUMP 100 YEAR FLOODPLAIN
---	= MINIMUM PAD FINISHED FLOOR ELEVATION

KEYNOTES

1	10' E.G.T.C.A. ESMT.	11	15' B.S.L.
2	20' B.S.L.		
3	10' E.G.T.C.A. ESMT. & B.S.L.		
4	16' WAT. ESMT.		
5	20' SAN. SEW. ESMT.		
6	20' DRN. ESMT.		
7	14' E.G.T.C.A. ESMT.		
8	OFF-LOT VAR. WID. DRN., SAN. SEW., WAT. & E.S.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (4.91 AC. PERMEABLE)		
9	VAR. WID. C.V.E. (0.20 AC. PERMEABLE)		
10	VAR. WID. C.V.E. (0.11 AC. PERMEABLE)		
1	10' E.G.T.C.A. ESMT. (VOL. 20002, PGS. 1351-1353, P.R.)		
2	10' E.G.T.C.A. ESMT. & B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.)		
3	OFF-LOT 20' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20002, PGS. 1340-1343, P.R.)		
4	20' B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.)		
5	20' SAN. SEW. ESMT. (VOL. 20002, PGS. 1340-1343, P.R.)		
6	VAR. WID. E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20002, PGS. 1351-1353, P.R.)		
7	OFF-LOT 50' x 50' SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.06 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)		
8	OFF-LOT 65' x 50' SAN. SEW., WAT., MAINTENANCE ACCESS & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.08 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)		

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.
David D. Cupit II
08.18.22
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. BALMACEA WHELOCK, R.P.L.S.
Yuri V. Balmaceca Wheelock
08.18.22
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 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 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.
- 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'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 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 NOTES:

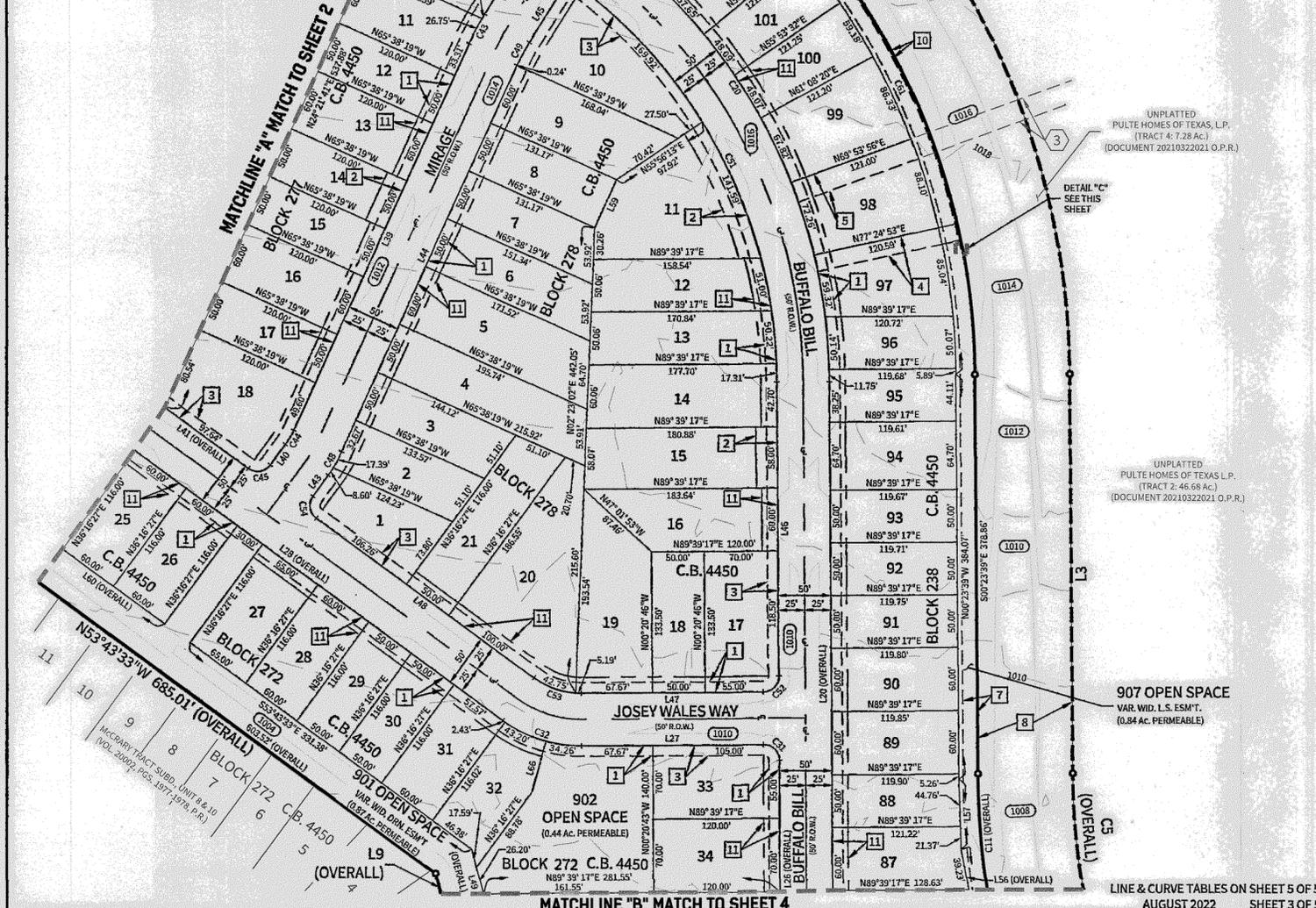
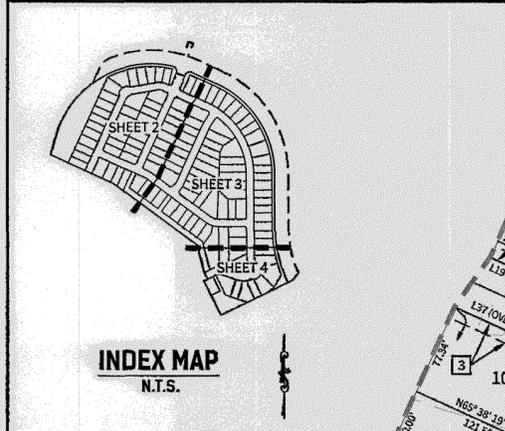
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-221-38801503) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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 (P. 15-177H).
- LOT 902, BLOCK 272, CB 4450 AND A PORTION OF LOT 902, BLOCK 270, CB 4450 IS DESIGNATED AS TREE SAVE AREAS.

DRAINAGE NOTES:

- 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.
- LOT 901 & 902, BLOCK 276, CB 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER LOTW 0356 WD 1306-40149. A FEMA CLUMP 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. 21-06-0268) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DEIRM PANEL 48029020156, DATED SEPTEMBER 29, 2015, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

MISCELLANEOUS NOTES:

- 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 BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- 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.
- EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906 & LOT 907, BLOCK 238, LOT 902, BLOCK 270, LOT 901 & LOT 902, BLOCK 272, 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 BEAR COUNTY.
- LOT 906 & LOT 907, BLOCK 238, LOT 902, BLOCK 270, LOT 901 & LOT 902, BLOCK 272, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- TWENTY (20) FOOT SETBACKS ARE IMPOSED ON LOT 104, BLOCK 238, CB 4450, LOTS 8 & 11, BLOCK 276, CB 4450, LOTS 4 & 14, BLOCK 277, CB 4450 AND LOTS 11 & 15, BLOCK 278, CB 4450.



PLAT NUMBER: 21-11800302

REPLAT & SUBDIVISION PLAT ESTABLISHING

MCCRARY TRACT SUBD., UNIT 12

37.20 ACRES OF LAND LOCATED IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, THE MARY SAVAGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.28 ACRES, 82.06 ACRES, AND 46.68 ACRES OF LAND, AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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 OF TEXAS, L.P.
(TRACT 4: 7.28 AC.)
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: *Felipe Gonzalez*
NAME: Felipe Gonzalez
TITLE: VP of Land

STATE OF TEXAS
COUNTY OF BEAR

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 19 DAY OF August, A.D. 2022.

ABIGAIL RYAN
Notary Public, State of Texas
Comm. Expires 07-21-2026
Notary ID 133870266

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT SUBD., UNIT 12 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

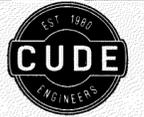
BY: _____ SECRETARY

LINE & CURVE TABLES ON SHEET 5 OF 5
AUGUST 2022 SHEET 3 OF 5

PLAT NUMBER: 21-11800302

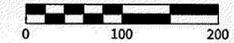
REPLAT & SUBDIVISION PLAT ESTABLISHING McCRARY TRACT SUBD., UNIT 12

37.20 ACRES OF LAND LOCATED IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, THE MARY SAVAGE SURVEY 263, ABSTRACT 690, COUNTY BLOCK 4465, BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.28 ACRES, 32.06 ACRES, AND 46.68 ACRES OF LAND, AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. # 5 101 SAN ANTONIO, TEXAS 78221 T-210.681.2951 F-210.523.7112 WWW.CUDEENGINEERS.COM TBPES #10048500 - TBPFR #4455 [M.W.C. 02.02.06.01] 124-RESIDENTIAL LOTS 5-OPEN SPACE LOTS

SCALE: 1"=100'



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: FELIPE GONZALEZ, PULTE HOMES OF TEXAS, L.P. (TRACT 4: 7.28 AC.) 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

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 19 DAY OF August, A.D. 2022

ABIGAIL RYAN Notary Public, State of Texas Comm. Expires 07-21-2026 Notary ID 133870266

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

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEAR COUNTY, TEXAS

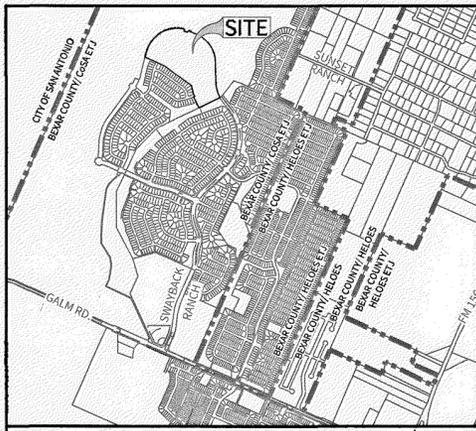
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF McCRARY TRACT SUBD., UNIT 12 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



LOCATION MAP N.T.S.

- LEGEND: AC. = ACRES, B.S.L. = BUILDING SETBACK LINE, C. = CURVE NUMBER, C.B. = COUNTY BLOCK, CPS = CITY PUBLIC SERVICE, C.V.E. = CLEAR VISION EASEMENT, D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, DRN. = DRAINAGE, E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, E.S.A. = EMERGENCY SECONDARY ACCESS, ESM.T. = EASEMENT, L.S. = LANDSCAPE, LI. = LINE NUMBER, MIN. = MINIMUM, 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. = TEMPORARY, VAR. = VARIABLE, 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. = UNIT BOUNDARY NODE, WID. = FEMA 100 YEAR FLOODPLAIN, WID. = FEMA 100 YEAR FLOODPLAIN, WID. = MINIMUM PAD FINISHED FLOOR ELEVATION

- KEYNOTES: 1. 10' E.G.T.CA. ESM.T. 15' B.S.L., 2. 20' B.S.L., 3. 10' E.G.T.CA. ESM.T. & B.S.L., 4. 16' WAT. ESM.T., 5. 20' SAN. SEW. ESM.T., 6. 20' DRN. ESM.T., 7. 14' E.G.T.CA. ESM.T., 8. OFF-LOT VAR. WID. DRN., SAN. SEW., WAT. & E.S.A. ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (4.91 AC. PERMEABLE), 9. VAR. WID. C.V.E. (0.20 AC. PERMEABLE), 10. VAR. WID. C.V.E. (0.11 AC. PERMEABLE), 11. 10' E.G.T.CA. ESM.T. (VOL. 20002, PGS. 1351-1353, P.R.), 12. 10' E.G.T.CA. ESM.T. & B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.), 13. OFF-LOT 20' SAN. SEW. ESM.T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20002, PGS. 1340-1343, P.R.), 14. 20' B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.), 15. 20' SAN. SEW. ESM.T. (VOL. 20002, PGS. 1340-1343, P.R.), 16. VAR. WID. E.G.T.CA. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20002, PGS. 1351-1353, P.R.), 17. OFF-LOT 50' x 50' SAN. SEW., WAT. & DRN. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.06 AC.) (VOL. 20002, PGS. 1351-1353, P.R.), 18. OFF-LOT 65' x 50' SAN. SEW., WAT., MAINTENANCE ACCESS & DRN. ESM.T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.08 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)

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. 08.18.22 LICENSED PROFESSIONAL ENGINEER

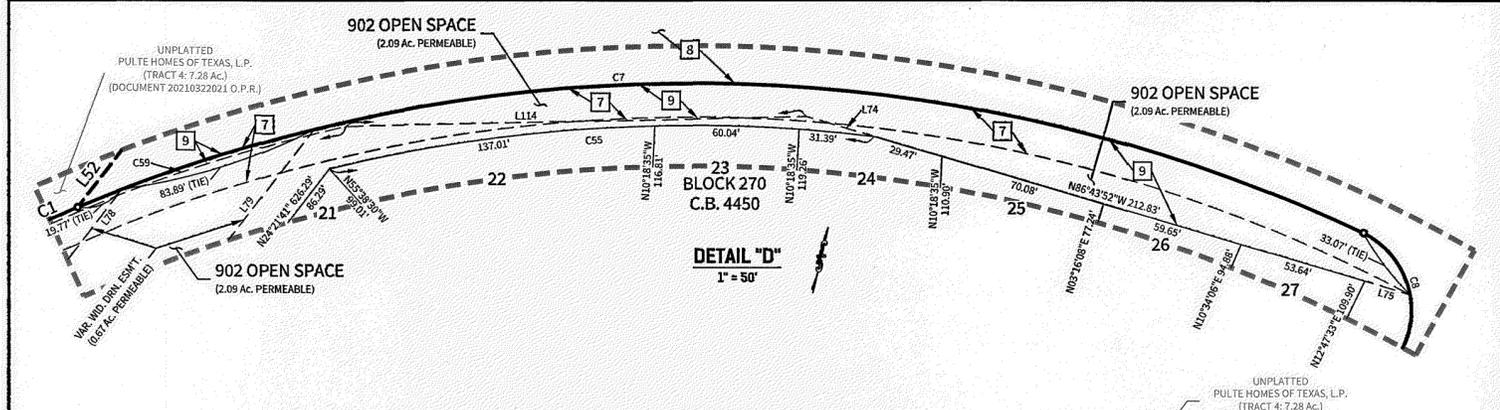
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

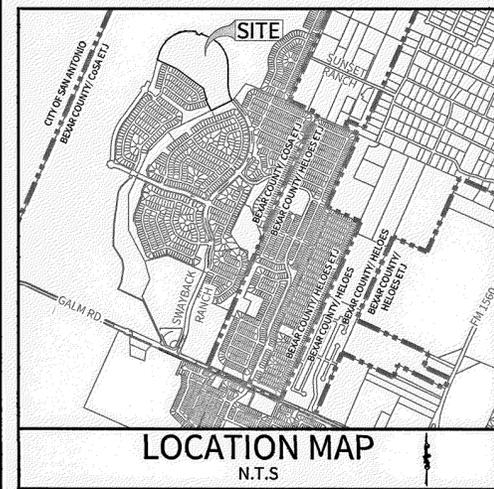
M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEIDA WHELOCK, R.P.L.S. 08-18-22 REGISTERED PROFESSIONAL LAND SURVEYOR

- SURVEYOR'S NOTES: 1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED. 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011). SAWS NOTES: 1. 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. 2. 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. 3. 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. 4. 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. 5. 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. 6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

- CPS UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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. 2. 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. 3. 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. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. TREE NOTES: 1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801503) 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 THE PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 25-477(H). 2. LOT 902, BLOCK 272, CB 4450 AND A PORTION OF LOT 902, BLOCK 270, CB 4450 IS DESIGNATED AS TREE SAVE AREAS.

- DRAINAGE NOTES: 1. 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. 2. LOT 901 & 902, BLOCK 276, C.B. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER LOMR CASE NO. 18-05-014P. A FEMA 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. 3. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL NUMBER 20210215G, DATED SEPTEMBER 29, 2020; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. MISCELLANEOUS NOTES: 1. 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 BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. 2. 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. 3. 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. 4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906 & LOT 907, BLOCK 238, LOT 902, BLOCK 270, LOT 901 & LOT 902, BLOCK 272, 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 BEAR COUNTY. 5. LOT 906 & LOT 907, BLOCK 238, LOT 902, BLOCK 270, LOT 901 & LOT 902, BLOCK 272, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. 6. TWENTY (20) FOOT SETBACKS ARE IMPOSED ON LOT 104, BLOCK 238, CB 4450, LOTS 8 & 11, BLOCK 276, CB 4450, LOTS 4 & 14, BLOCK 277, CB 4450 AND LOTS 11 & 15, BLOCK 278, CB 4450.





LEGEND

- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CL. = CURVE NUMBER
- CB. = COUNTY BLOCK
- CPS. = CITY PUBLIC SERVICE
- C.V.E. = CURVE 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
- E.S.A. = EMERGENCY SECONDARY ACCESS
- ESMT. = EASEMENT
- L.S. = LANDSCAPE
- LI. = LINE NUMBER
- MIN. = MINIMUM
- 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
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (---)--- = PROPOSED CONTOUR
- (---)--- = STREET CENTERLINE
- (---)--- = BUILDING SETBACK LINE
- (---)--- = EXISTING GROUND MAJOR CONTOUR
- (---)--- = EXISTING GROUND MINOR CONTOUR
- (---)--- = EXISTING PROPERTY LINE
- = UNIT BOUNDARY NODE
- (---)--- = FEMA 100 YEAR FLOODPLAIN
- (---)--- = CLMIR 100 YEAR FLOODPLAIN
- (---)--- = MINIMUM PAD FINISHED FLOOR ELEVATION

KEYNOTES

- 1 10' E.G.T.C.A. ESMT. 11 15' B.S.L.
- 2 20' B.S.L.
- 3 10' E.G.T.C.A. ESMT. & B.S.L.
- 4 16' WAT. ESMT.
- 5 20' SAN. SEW. ESMT.
- 6 20' DRN. ESMT.
- 7 14' E.G.T.C.A. ESMT.
- 8 OFF-LOT VAR. WID. DRN., SAN. SEW., WAT. & E.S.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (4.91 AC. PERMEABLE)
- 9 VAR. WID. C.V.E. (0.20 AC. PERMEABLE)
- 10 VAR. WID. C.V.E. (0.11 AC. PERMEABLE)
- 1 10' E.G.T.C.A. ESMT. (VOL. 20002, PGS. 1351-1353, P.R.)
- 2 10' E.G.T.C.A. ESMT. & B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.)
- 3 OFF-LOT 20' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20002, PGS. 1340-1343, P.R.)
- 4 20' B.S.L. (VOL. 20002, PGS. 1351-1353, P.R.)
- 5 20' SAN. SEW. ESMT. (VOL. 20002, PGS. 1340-1343, P.R.)
- 6 VAR. WID. E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20002, PGS. 1351-1353, P.R.)
- 7 OFF-LOT 50' x 50' SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.06 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)
- 8 OFF-LOT 65' x 50' SAN. SEW., WAT., MAINTENANCE ACCESS & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.08 AC.) (VOL. 20002, PGS. 1351-1353, P.R.)

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 08.18.22
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 08.18.22
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. 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.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:

1. 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 DEVELOPER'S SERVICES DEPARTMENT.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

CPG UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. 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.
2. 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.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-221-38801503) 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 ARBOREST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBOREST OFFICE (PER 55-477H).
2. LOT 902, BLOCK 272, CB 4450 AND A PORTION OF LOT 902, BLOCK 270, CB 4450 IS DESIGNATED AS TREE SAVE AREAS.

LINE TABLE

LINE	BEARING	LENGTH												
L1	N14°10'36"E	112.81'	L24	N63°33'20"E	50.00'	L47	S89°39'17"W	172.67'	L72	N26°39'00"E	125.10'	L95	S26°26'40"W	328.16'
L2	S65°37'40"E	175.14'	L25	S71°26'40"E	100.00'	L48	N53°43'33"W	256.26'	L73	N24°21'41"E	353.86'	L96	N53°43'01"W	57.62'
L3	S00°23'39"E	378.86'	L26	N00°20'43"W	195.77'	L49	S14°30'11"E	192.19'	L74	S86°43'52"E	29.23'	L97	S26°26'38"E	328.15'
L4	S37°55'23"W	60.28'	L27	S89°39'17"W	172.67'	L50	N63°33'20"E	65.85'	L75	S86°43'52"E	19.60'	L98	S53°43'33"E	765.23'
L5	S65°37'40"E	35.51'	L28	N53°43'33"W	478.45'	L51	N24°21'41"E	104.89'	L76	N24°21'41"E	108.86'	L99	S65°38'35"E	125.88'
L6	N65°22'57"W	271.67'	L29	N65°38'19"W	304.96'	L52	N51°38'13"E	56.65'	L77	N39°21'41"E	42.50'	L100	N24°21'25"E	14.99'
L7	N63°33'20"E	27.04'	L30	S24°21'41"W	105.00'	L53	N18°22'40"W	91.92'	L78	N24°21'41"E	336.82'	L101	S65°38'19"E	37.00'
L8	N26°26'40"W	50.00'	L31	N24°21'41"E	345.58'	L54	N18°22'40"W	45.15'	L79	N24°21'41"E	411.87'	L102	S24°21'41"W	29.50'
L9	N14°30'11"W	186.54'	L32	N79°41'25"E	155.21'	L55	N10°18'35"W	90.00'	L80	N39°21'41"E	42.45'	L103	N24°21'41"E	29.50'
L10	S71°47'11"E	60.00'	L33	S65°37'40"E	17.34'	L56	N10°18'35"W	90.00'	L81	N24°27'09"E	182.60'	L104	N24°21'41"E	29.50'
L11	S65°37'40"E	177.74'	L34	S24°21'41"W	15.00'	L57	N02°01'36"W	66.13'	L82	N53°33'20"E	44.50'	L105	S65°38'19"E	36.97'
L12	N24°21'41"E	538.04'	L35	N65°38'19"W	210.00'	L58	S65°37'40"E	182.16'	L83	N26°26'40"W	36.97'	L106	N24°21'41"E	29.50'
L13	N79°41'25"E	162.67'	L36	N24°21'41"E	15.00'	L59	N24°21'41"E	50.00'	L84	N63°33'20"E	44.50'	L107	N65°38'19"W	36.97'
L14	S65°37'40"E	17.32'	L37	S65°37'40"E	187.48'	L60	S53°43'33"E	233.61'	L85	S26°26'40"E	36.97'	L108	N65°38'19"W	37.00'
L15	N24°21'41"E	11.27'	L38	S32°21'23"W	55.33'	L61	N04°41'15"E	39.62'	L86	N63°33'20"E	44.50'	L109	S24°21'25"W	20.50'
L16	N18°12'49"E	27.07'	L39	S24°21'41"W	402.91'	L62	N11°19'57"W	31.22'	L87	N26°26'40"W	37.00'	L110	N65°38'35"W	119.14'
L17	S18°12'49"W	27.07'	L40	S36°16'27"W	24.57'	L63	N20°25'18"E	91.45'	L88	S63°33'20"W	44.50'	L111	N26°26'40"W	94.32'
L18	S24°21'41"W	11.29'	L41	N53°43'34"E	142.20'	L64	S69°34'42"E	30.00'	L89	N26°26'40"W	37.00'	L112	N65°10'56"W	1.79'
L19	S65°37'40"E	187.49'	L42	N65°38'09"W	14.96'	L65	S20°25'18"W	90.12'	L90	N26°26'40"W	50.00'	L113	N45°58'07"W	263.11'
L20	S00°20'43"E	554.97'	L43	N36°16'27"E	24.57'	L66	N15°21'26"E	49.87'	L91	N26°26'40"W	75.95'	L114	N75°39'48"E	191.46'
L21	S26°26'40"E	5.53'	L44	N24°21'41"E	402.91'	L67	N37°06'03"W	18.19'	L92	N04°44'50"E	122.91'	L115	S79°05'19"W	1.79'
L22	N71°26'40"W	100.00'	L45	N32°21'23"E	54.72'	L68	N38°03'35"E	22.43'	L93	N85°15'10"W	65.00'	L116	N09°25'08"W	19.38'
L23	S63°33'20"W	50.00'	L46	S00°20'43"E	279.20'	L69	S22°04'15"W	125.10'	L94	S04°44'50"W	141.05'			

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	655.00'	39°42'51"	454.01'	N34°02'01"E	444.97'
C2	135.00'	44°31'20"	104.90'	N46°37'21"E	102.28'
C3	745.00'	37°50'28"	492.04'	N87°48'14"E	483.14'
C4	745.00'	65°14'02"	848.22'	S33°00'40"E	803.14'
C5	655.00'	25°17'21"	289.10'	S13°02'19"E	286.76'
C7	655.00'	48°12'17"	551.07'	N77°59'35"E	534.96'
C8	35.00'	95°44'18"	58.48'	S30°02'07"E	51.91'
C9	35.00'	96°09'30"	58.74'	N66°17'35"E	52.08'
C10	655.00'	65°14'02"	745.75'	S33°00'40"E	706.12'
C11	745.00'	27°22'18"	355.91'	S14°04'48"E	352.53'
C12	15.00'	36°16'43"	9.50'	N06°13'19"E	9.34'
C13	50.00'	127°53'11"	111.60'	N52°01'33"E	89.84'
C14	15.00'	36°16'43"	9.50'	S82°10'14"E	9.34'
C15	125.00'	34°40'55"	75.66'	S82°58'08"E	74.51'
C16	15.00'	90°00'39"	23.56'	N69°22'00"E	21.22'
C17	370.00'	6°08'51"	39.70'	N21°17'15"E	39.68'
C18	430.00'	6°08'51"	46.14'	S21°17'15"W	46.11'
C19	15.00'	89°59'21"	23.56'	S20°38'00"E	21.21'
C20	525.00'	65°17'00"	598.19'	S32°59'10"E	566.35'
C21	75.00'	26°06'01"	34.16'	S13°23'42"E	33.87'
C22	15.00'	39°51'13"	10.43'	S46°22'16"E	10.22'
C23	50.00'	170°09'11"	148.49'	S18°46'43"W	99.63'
C24	15.00'	36°23'28"	9.53'	S85°39'34"W	9.37'
C25	125.00'	41°05'30"	89.65'	S88°00'35"W	87.74'
C26	75.00'	45°00'00"	58.90'	S86°03'20"W	57.40'

DRAINAGE NOTES:

1. 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.
2. LOT 901 & 902, BLOCK 275, CB. 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER LOMR C02E NO. 135-06-40149. A FEMA 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.
3. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL 40029202156, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MISCELLANEOUS NOTES:

1. 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.
2. 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.
3. 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.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906 & LOT 907, BLOCK 238; LOT 902, BLOCK 270; LOT 901 & LOT 902, BLOCK 272, 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.
5. LOT 906 & LOT 907, BLOCK 238, LOT 902, BLOCK 270, LOT 901 & LOT 902, BLOCK 272, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
6. TWENTY (20) FOOT SETBACKS ARE IMPOSED ON LOT 104, BLOCK 238, CB 4450, LOTS 8 & 11, BLOCK 276, CB 4450, LOTS 4 & 14, BLOCK 277, CB 4450 AND LOTS 11 & 15, BLOCK 278, CB 4450.

LINE TABLE

LINE	BEARING	LENGTH												
L95	S26°26'40"W	328.16'	L101	S65°38'19"E	37.00'	L107	N65°38'19"W	36.97'	L113	N45°58'07"W	263.11'	L119	N26°26'40"W	94.32'
L96	N53°43'01"W	57.62'	L102	S24°21'41"W	29.50'	L108	N65°38'19"W	37.00'	L114	N26°26'40"W	94.32'	L120	N65°10'56"W	1.79'
L97	S26°26'38"E	328.15'	L103	N24°21'41"E	29.50'	L109	S24°21'25"W	20.50'	L115	N45°58'07"W	263.11'	L121	N65°38'35"W	119.14'
L98	S53°43'33"E	765.23'	L104	N24°21'41"E	29.50'	L110	N65°38'35"W	119.14'	L116	N26°26'40"W	94.32'	L122	N65°10'56"W	1.79'
L99	S65°38'35"E	125.88'	L105	S65°38'19"E	36.97'	L111	N26°26'40"W	94.32'	L117	N26°26'40"W	94.32'	L123	N45°58'07"W	263.11'
L100	N24°21'25"E	14.99'	L106	N24°21'41"E	29.50'	L112	N65°38'19"W	37.00'	L118	N26°26'40"W	94.32'	L124	N45°58'07"W	263.11'
L101	S65°38'19"E	37.00'	L107	N65°38'19"W	36.97'	L113	N45°58'07"W	263.11'	L119	N26°26'40"W	94.32'	L125	N45°58'07"W	263.11'
L102	S24°21'41"W	29.50'	L108	N65°38'19"W	37.00'	L114	N26°26'40"W	94.32'	L120	N65°10'56"W	1.79'	L126	N45°58'07"W	263.11'
L103	N24°21'41"E	29.50'	L109	S24°21'25"W	20.50'	L115	N45°58'07"W	263.11'	L121	N65°38'35"W	119.14'	L127	N45°58'07"W	263.11'
L104	N24°21'41"E	29.50'	L110	N65°38'35"W	119.14'	L116	N26°26'40"W	94.32'	L122	N65°10'56"W	1.79'</			