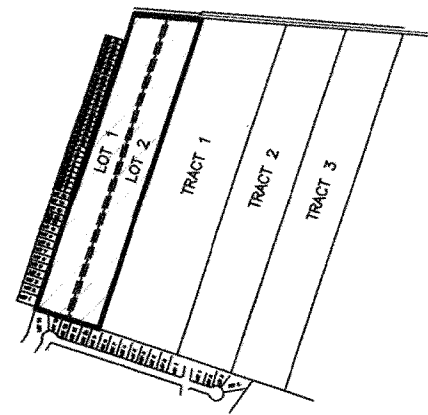


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

20.08 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2 OF FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED: 14' ELECTRIC & CABLE EASEMENT IN LOT 1 AND 14' ELECTRIC & CABLE EASEMENT IN LOT 2, PREVIOUSLY PLATTED IN FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: FLORES RANCHETTES (#970481) WHICH IS RECORDED IN THE VOLUME 9540, PAGE 121, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: SEAN MICKLER
HIGDON LAND COMPANY, LP
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546
(281) 286-6666

SWORN AND SUBSCRIBED BEFORE ME THIS THE 20
DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/7/2024

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.

NAME: J. TYLER MUNSON, PE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 122052

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY URBAN SURVEYING, INC.
NAME: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6616

CPS/SAWS/COSA 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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS 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 TV 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 GAS FACILITIES

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE PAYMENT DUE:

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.

FLOODPLAIN NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0685H & 48029C0685F, EFFECTIVE SEP. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PUBLIC WORKS NOTES:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

SURVEYOR'S NOTE:

BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE (4204). THIS SURVEY WAS ADJUSTED USING A COMBINED SCALE FACTOR OF 1.00016373914027 (GEOID12A).

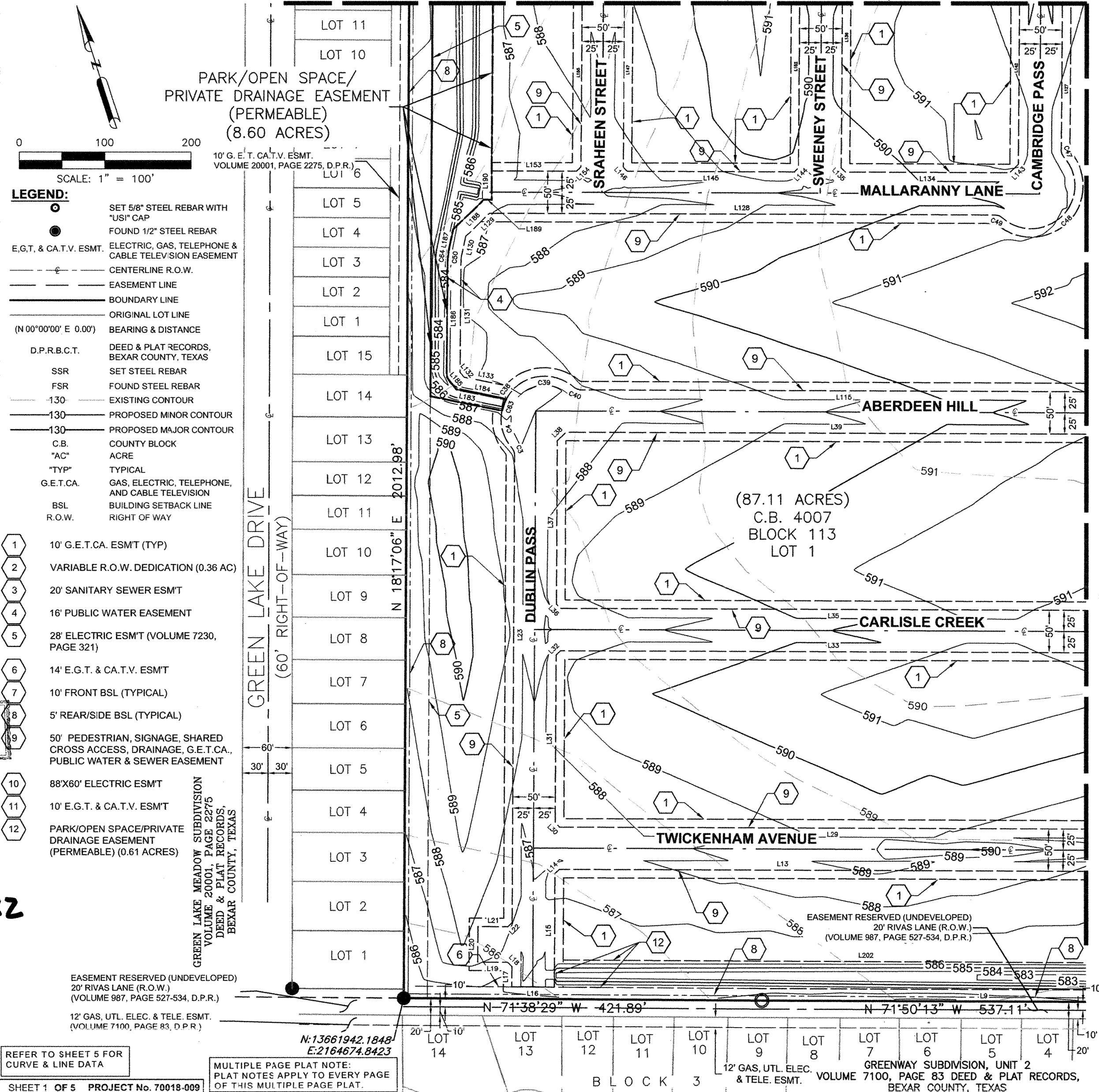
RESIDENTIAL FINISHED FLOOR ELEVATION:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-AFF-PMT22-39001854) 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).

MATCHLINE A (SEE SHEET 2 OF 5)



LEGEND:

- SET 5/8" STEEL REBAR WITH "USI" CAP
- FOUND 1/2" STEEL REBAR
- E.G.T. & C.A.T.V. ESMT. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- CENTERLINE R.O.W.
- EASEMENT LINE
- BOUNDARY LINE
- ORIGINAL LOT LINE
- BEARING & DISTANCE
- D.P.R.B.C.T.
- SSR SET STEEL REBAR
- FSR FOUND STEEL REBAR
- 130- EXISTING CONTOUR
- 130- PROPOSED MINOR CONTOUR
- 130- PROPOSED MAJOR CONTOUR
- C.B. COUNTY BLOCK
- "AC" ACRE
- "TYP" TYPICAL
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- BSL BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY

- 10' G.E.T.C.A. ESMT (TYP)
- VARIABLE R.O.W. DEDICATION (0.36 AC)
- 20' SANITARY SEWER ESMT
- 16' PUBLIC WATER EASEMENT
- 28' ELECTRIC ESMT (VOLUME 7230, PAGE 321)
- 14' E.G.T. & C.A.T.V. ESMT
- 10' FRONT BSL (TYPICAL)
- 5' REAR/SIDE BSL (TYPICAL)
- 50' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.C.A., PUBLIC WATER & SEWER EASEMENT
- 88'X60' ELECTRIC ESMT
- 10' E.G.T. & C.A.T.V. ESMT
- PARK/OPEN SPACE/PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.61 ACRES)

GREEN LAKE MEADOW SUBDIVISION
VOLUME 2001, PAGE 2275
DEED & PLAT RECORDS,
BEXAR COUNTY, TEXAS

EASEMENT RESERVED (UNDEVELOPED)
20' RIVAS LANE (R.O.W.)
(VOLUME 987, PAGE 527-534, D.P.R.)

12' GAS, UTL. ELEC. & TELE ESMT.
(VOLUME 7100, PAGE 83, D.P.R.)

REFER TO SHEET 5 FOR
CURVE & LINE DATA

SHEET 1 OF 5 PROJECT No. 70018-009

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

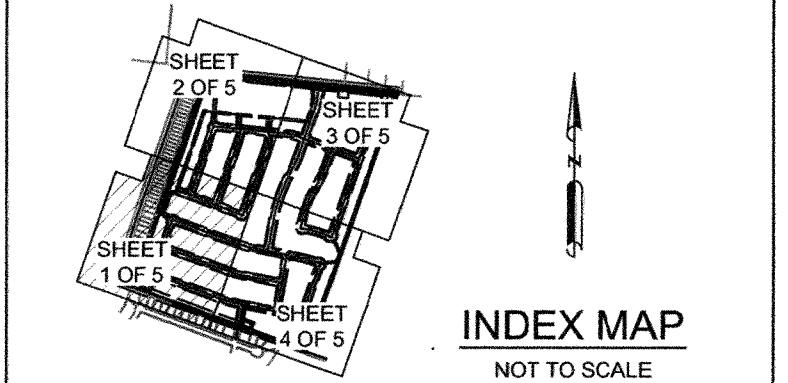
PLAT NUMBER: 21-11800475

REPLAT AND SUBDIVISION PLAT ESTABLISHING
HIGDON OAKS

BEING A TOTAL OF 87.11 ACRES, BEING LOTS 1 AND 2 OF BEXAR COUNTY BLOCK 4007 RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACTS 1, 2 AND 3, BEING A TOTAL OF 67.09 ACRES OF LAND OUT OF A 119.69 ACRE TRACT OF LAND RECORDED IN VOLUME 16652, PAGE 922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 0.30 ACRE ROW DEDICATION ESTABLISHING LOT 1, BLOCK 113, C.B. 4007, BEXAR COUNTY, TEXAS.

WARD, GETZ & ASSOCIATES, PLLC
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-9756
909 NE Loop 410, Suite 107
San Antonio, Texas 78209
210.585.3700

Ausi
Land Surveying + Aerial Imaging
Since 1991
2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
PHONE: (361) 578-9837 FAX: (361) 576-9924 FIRM # 10021100
104 E. FRENCH ST. CUERO, TEXAS 77854
PHONE: (361) 277-9061 FAX: (361) 277-9093 FIRM # 10021101
12681 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8654 FAX: (210) 267-8704 FIRM # 10193843



STATE OF TEXAS
COUNTY OF GALVESTON

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

OWNER/DEVELOPER:
HIGDON ROAD LAND COMPANY, LTD
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Seana M. Mickler KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 30 DAY OF August, A.D. 2022

PAMELA TRAVIS
My Notary ID # 2190809
NOTARY PUBLIC
GALVESTON, TEXAS October 7, 2024

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

DATED THIS ___ DAY OF ___, A.D. 20__

BY: CHAIRMAN

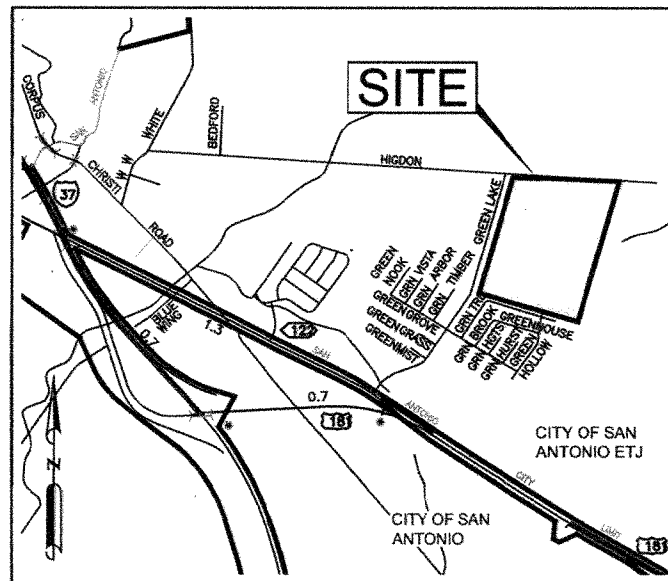
BY: SECRETARY

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

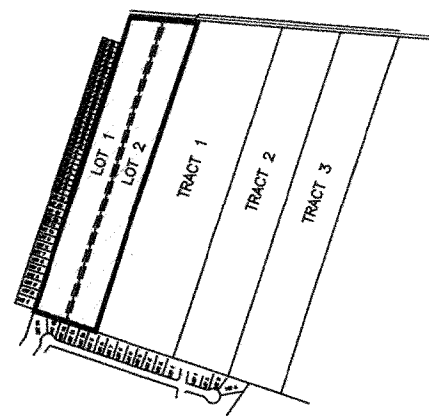
DATED THIS ___ DAY OF ___, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

20.08 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2 OF FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED: 14' ELECTRIC & CABLE EASEMENT IN LOT 1 AND 14' ELECTRIC & CABLE EASEMENT IN LOT 2, PREVIOUSLY PLATTED IN FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: FLORES RANCHETTES (#970481) WHICH IS RECORDED IN THE VOLUME 9540, PAGE 121, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: SEAN MICKLER
HIGDON LAND COMPANY, LP
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546
(281) 286-6666

SWORN AND SUBSCRIBED BEFORE ME THIS THE 30
DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/7/2024

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.

NAME: J. TYLER MUNSON, PE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 122052

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY URBAN SURVEYING, INC.

NAME: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6616

- 10' G.E.T.C.A. ESMT (TYP)
- VARIABLE R.O.W. DEDICATION (0.36 AC)
- 20' SANITARY SEWER ESMT
- 16' PUB. IC WATER EASEMENT
- 28' ELECTRIC ESMT (VOLUME 7230, PAGE 321)
- 14' E.G.T. & CAT.V. ESMT
- 10' FRONT BSL (TYPICAL)
- 5' REAR/SIDE BSL (TYPICAL)
- 50' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.C.A., PUBLIC WATER & SEWER EASEMENT
- 88'X60' ELECTRIC ESMT
- 10' E.G.T. & CAT.V. ESMT

CPS/SAWS/COSA 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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS 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 TV 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 GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT ENCROACHMENT APPENDIX H, APPENDIX A.1.II.A.7

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK - REQUIRED OCL & OPTIONAL ICL 35-518(A)

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

IDP NOTE:

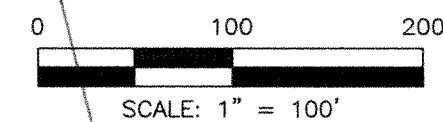
THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700.

TCD DETENTION & MAINTENANCE APPENDIX H.4.7.1

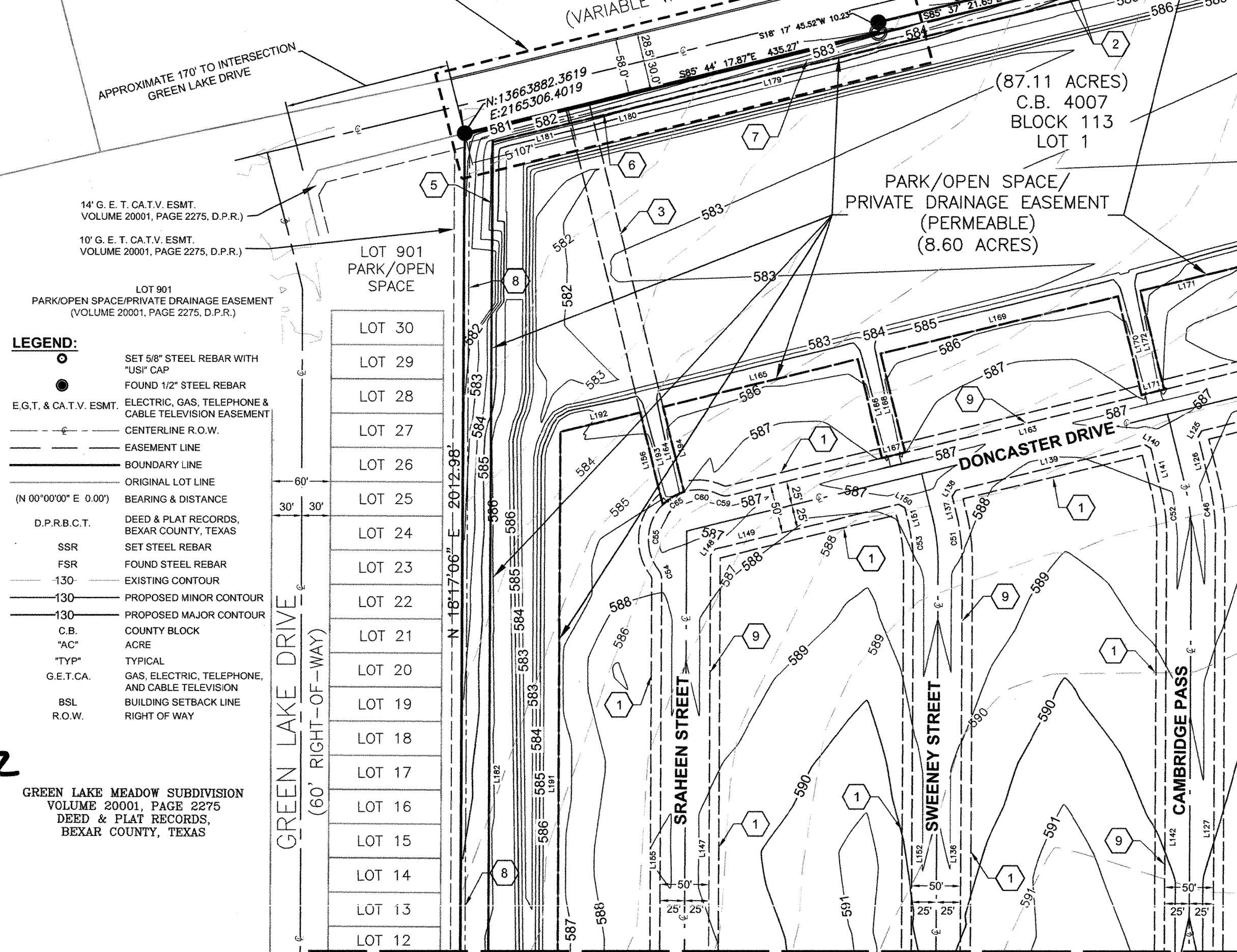
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION FEE IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

REFER TO SHEET 5 FOR
CURVE & LINE DATA



DETAIL A SEE SHEET 5 OF 5



- LEGEND:
- SET 5/8" STEEL REBAR WITH "USI" CAP
 - FOUND 1/2" STEEL REBAR
 - E.G.T. & CAT.V. ESMT. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
 - CENTERLINE R.O.W.
 - EASEMENT LINE
 - BOUNDARY LINE
 - ORIGINAL LOT LINE
 - (N 00°00'00" E 0.00') BEARING & DISTANCE
 - D.P.R.B.C.T. DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
 - SSR SET STEEL REBAR
 - FSR FOUND STEEL REBAR
 - 130- EXISTING CONTOUR
 - 130- PROPOSED MINOR CONTOUR
 - 130- PROPOSED MAJOR CONTOUR
 - C.B. COUNTY BLOCK
 - "AC" ACRE
 - "TYP" TYPICAL
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - BSL BUILDING SETBACK LINE
 - R.O.W. RIGHT OF WAY

GREEN LAKE MEADOW SUBDIVISION
VOLUME 20001, PAGE 2275
DEED & PLAT RECORDS,
BEXAR COUNTY, TEXAS

MATCHLINE A (SEE SHEET 1 OF 5)

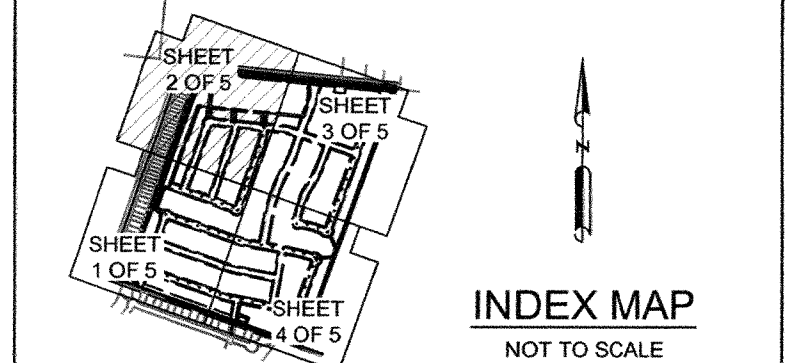
PLAT NUMBER: 21-11800475

REPLAT AND SUBDIVISION PLAT ESTABLISHING
HIGDON OAKS

BEING A TOTAL OF 87.11 ACRES, BEING LOTS 1 AND 2 OF BEXAR COUNTY BLOCK 4007 RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACTS 1, 2 AND 3, BEING A TOTAL OF 67.09 ACRES OF LAND OUT OF A 119.80 ACRE TRACT OF LAND RECORDED IN VOLUME 16652, PAGE 922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 9.30 ACRE ROW DEDICATION ESTABLISHING LOT 1, BLOCK 113, C.B. 4007, BEXAR COUNTY, TEXAS.

WARD, GETZ & ASSOCIATES, PLLC
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-9756
909 NE Loop 410, Suite 107
San Antonio, Texas 78209
210.585.3700

Ausi
Land Surveying + Aerial Imaging
2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
PHONE: (361) 578-4837 FAX: (361) 576-9924 FIRM # 10021100
104 E. FRENCH ST. CUIERO, TEXAS 77854
PHONE: (361) 277-9061 FAX: (361) 277-9063 FIRM # 10021101
12681 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8554 FAX: (210) 267-8794 FIRM # 10193843



STATE OF TEXAS
COUNTY OF GALVESTON

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

OWNER/DEVELOPER:
HIGDON ROAD LAND COMPANY, LTD
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Mickler KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 30 DAY OF August, A.D. 2022
PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC GALVESTON, TEXAS

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

DATED THIS ____ DAY OF ____, A.D. 20__

BY: _____
CHAIRMAN

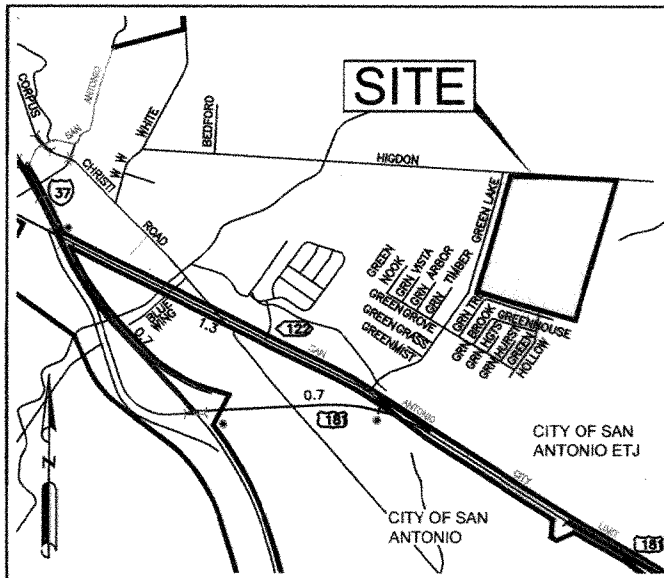
BY: _____
SECRETARY

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

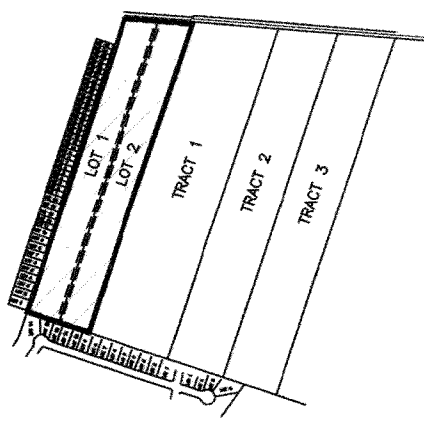
DATED THIS ____ DAY OF ____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

20.08 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2 OF FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED: 14' ELECTRIC & CABLE EASEMENT IN LOT 1 AND 14' ELECTRIC & CABLE EASEMENT IN LOT 2. PREVIOUSLY PLATTED IN FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: FLORES RANCHETTES (#970481) WHICH IS RECORDED IN THE VOLUME 9540, PAGE 121, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: SEAN MICKLER
HIGDON LAND COMPANY, LP
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546
(281) 286-6666

SWORN AND SUBSCRIBED BEFORE ME THIS THE 30
DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC (LAND) FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/7/2024

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE 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.

NAME: J. TYLER MUNSON, PE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 122052

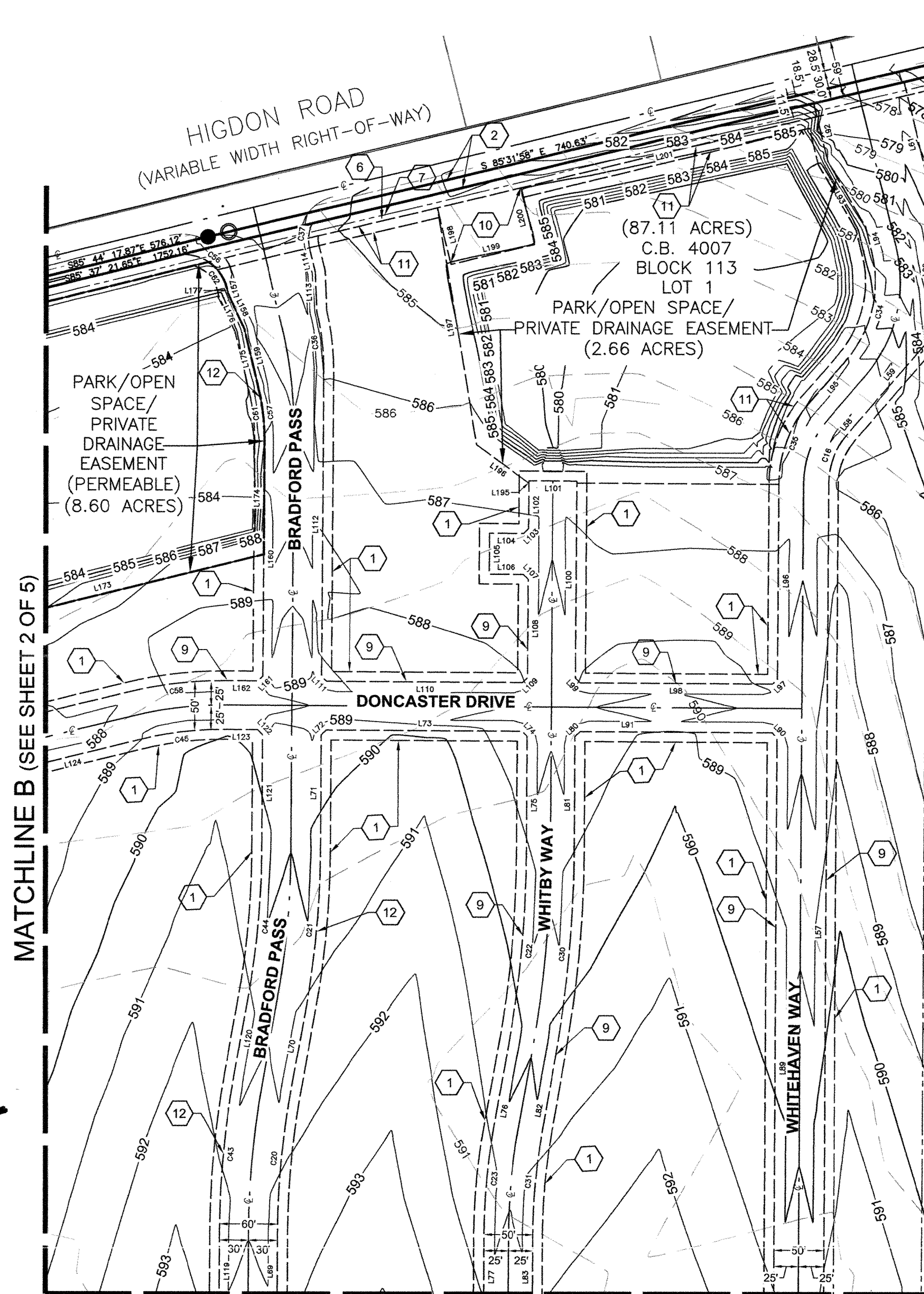
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY URBAN SURVEYING, INC.

NAME: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6616

CPS/SAWS/COSA 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, 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 FROM UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS 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 TV 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 GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

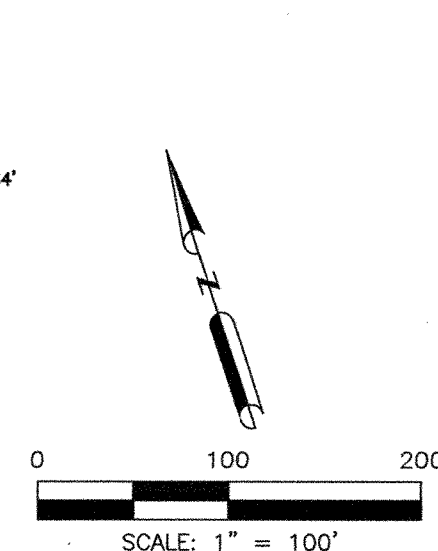


SHEET 3 OF 5 PROJECT No. 70018-009

MATCHLINE C (SEE SHEET 4 OF 5)

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

REFER TO SHEET 5 FOR
CURVE & LINE DATA



- 1 10' G.E.T.CA. ESMT (TYP)
- 2 VARIABLE R.O.W. DEDICATION (0.36 AC)
- 3 20' SANITARY SEWER ESMT
- 4 18' PUBLIC WATER EASEMENT
- 5 28' ELECTRIC ESMT (VOLUME 7230, PAGE 321)
- 6 14' E.G.T. & CA.T.V. ESMT
- 7 10' FRONT BSL (TYPICAL)
- 8 5' REAR/SIDE BSL (TYPICAL)
- 9 50' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.CA., PUBLIC WATER & SEWER EASEMENT
- 10 88'X60' ELECTRIC ESMT
- 11 10' E.G.T. & CA.T.V. ESMT
- 12 60' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.CA., PUBLIC WATER & SEWER EASEMENT

SPECIAL WARRANTY DEED
CRYSTAL BLUE
TO
PHILLIP BLUE
CALLED 24.51 ACRES
DOCUMENT NO. 20070223502
OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS
SEP. 14, 2007

LEGEND:

- SET 5/8" STEEL REBAR WITH "USI" CAP
- FOUND 1/2" STEEL REBAR
- E.G.T. & CA.T.V. ESMT.
- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- CENTERLINE R.O.W.
- EASEMENT LINE
- BOUNDARY LINE
- ORIGINAL LOT LINE
- BEARING & DISTANCE
- D.P.R.B.C.T.
- DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- SSR
- SET STEEL REBAR
- FSR
- FOUND STEEL REBAR
- 130-
- EXISTING CONTOUR
- 130-
- PROPOSED MINOR CONTOUR
- 130-
- PROPOSED MAJOR CONTOUR
- C.B.
- COUNTY BLOCK
- "AC"
- ACRE
- "TYP"
- TYPICAL
- G.E.T.CA.
- GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- BSL
- BUILDING SETBACK LINE
- R.O.W.
- RIGHT OF WAY

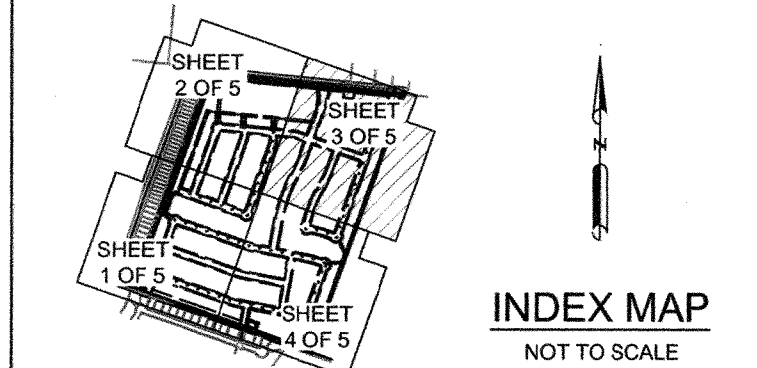
PLAT NUMBER: 21-11800475

REPLAT AND SUBDIVISION PLAT ESTABLISHING
HIGDON OAKS

BEING A TOTAL OF 87.11 ACRES, BEING LOTS 1 AND 2 OF BEXAR COUNTY BLOCK 4007 RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACTS 1, 2 AND 3, BEING A TOTAL OF 67.09 ACRES OF LAND OUT OF A 119.60 ACRE TRACT OF LAND RECORDED IN VOLUME 16652, PAGE 922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 0.30 ACRE ROW DEDICATION ESTABLISHING LOT 1, BLOCK 113, C.B. 4007, BEXAR COUNTY, TEXAS.

WARD, GETZ & ASSOCIATES, PLLC
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM # 9756
909 NE Loop 410, Suite 107
San Antonio, Texas 78209
210.585.3700

usi
Land Surveying + Aerial Imaging
Since 1991
2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
PHONE: (361) 578-0837 FAX: (361) 576-9924 FIRM # 10021100
104 E. FRENCH ST. CUERO, TEXAS 77954
PHONE: (361) 277-0061 FAX: (361) 277-0063 FIRM # 10021101
12661 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8554 FAX: (210) 267-8704 FIRM # 10193843



STATE OF TEXAS
COUNTY OF GALVESTON

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

OWNER/DEVELOPER:
HIGDON ROAD LAND COMPANY, LTD
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Mickler KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 30 DAY OF August, 2022
PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC GALVESTON, TEXAS

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

DATED THIS ____ DAY OF ____, A.D. 20__

BY: _____
CHAIRMAN

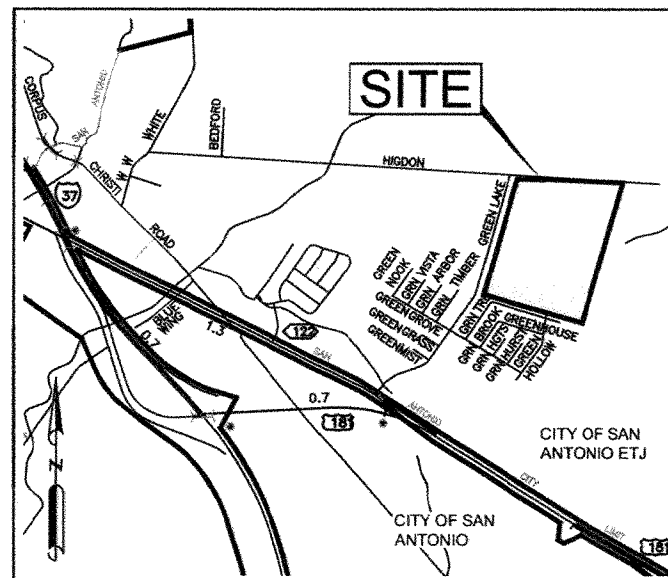
BY: _____
SECRETARY

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

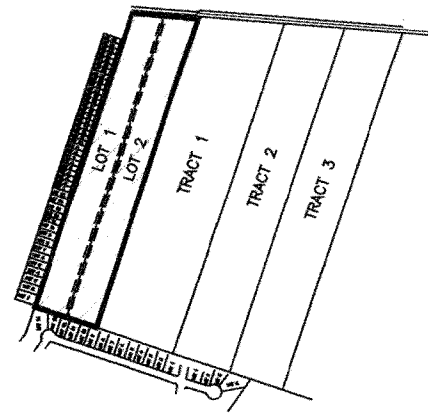
DATED THIS ____ DAY OF ____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

20.08 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2 OF FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED: 14' ELECTRIC & CABLE EASEMENT IN LOT 1 AND 14' ELECTRIC & CABLE EASEMENT IN LOT 2. PREVIOUSLY PLATTED IN FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: SEAN MICKLER
HIGDON LAND COMPANY, LP
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546
(281) 286-6666

SWORN AND SUBSCRIBED BEFORE ME THIS THE 30
DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/7/2024

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.

J. Tyler Munson
NAME: J. TYLER MUNSON, PE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 122052

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY URBAN SURVEYING, INC.
NAME: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6616

- | | | | |
|---|---|----|--|
| 1 | 10' G.E.T.CA. ESMT (TYP) | 9 | 50' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.CA., PUBLIC WATER & SEWER EASEMENT |
| 2 | VARIABLE R.O.W. DEDICATION (0.36 AC) | 10 | 88'X60' ELECTRIC ESMT |
| 3 | 20' SANITARY SEWER ESMT | 11 | 10' E.G.T. & CA.T.V. ESMT |
| 4 | 16' PUBLIC WATER EASEMENT | 12 | 60' PEDESTRIAN, SIGNAGE, SHARED CROSS ACCESS, DRAINAGE, G.E.T.CA., PUBLIC WATER & SEWER EASEMENT |
| 5 | 28' ELECTRIC ESMT (VOLUME 7230, PAGE 321) | 13 | PARK/OPEN SPACE/PRIVATE DRAINAGE EASEMENT (PERMEABLE) (0.61 ACRES) |
| 6 | 14' E.G.T. & CA.T.V. ESMT | | |
| 7 | 10' FRONT BSL (TYPICAL) | | |
| 8 | 5' REAR/SIDE BSL (TYPICAL) | | |

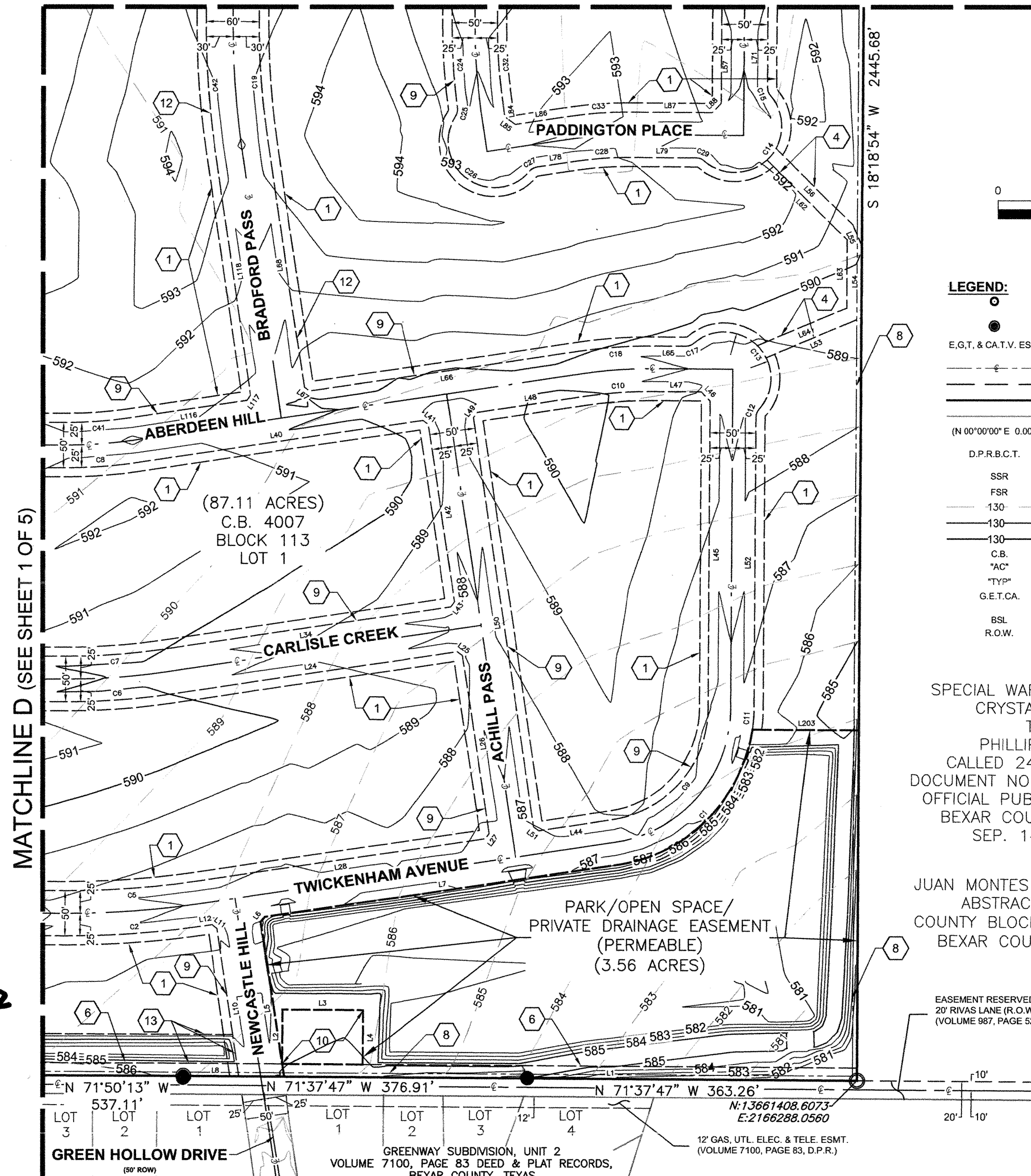
MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

REFER TO SHEET 5 FOR
CURVE & LINE DATA

CPS/SAWS/COSA 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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

MATCHLINE C (SEE SHEET 3 OF 5)



LEGEND:

- | | |
|-----------------------|--|
| ○ | SET 5/8" STEEL REBAR WITH "USI" CAP |
| ● | FOUND 1/2" STEEL REBAR |
| — | ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT |
| — | CENTERLINE R.O.W. |
| — | EASEMENT LINE |
| — | BOUNDARY LINE |
| — | ORIGINAL LOT LINE |
| — | BEARING & DISTANCE |
| (N 00°00'00" E 0.00') | D.P.R.B.C.T. |
| SSR | SET STEEL REBAR |
| FSR | FOUND STEEL REBAR |
| 130 | EXISTING CONTOUR |
| 130 | PROPOSED MINOR CONTOUR |
| 130 | PROPOSED MAJOR CONTOUR |
| C.B. | COUNTY BLOCK |
| "AC" | ACRE |
| "TYP" | TYPICAL |
| G.E.T.CA. | GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION |
| BSL | BUILDING SETBACK LINE |
| R.O.W. | RIGHT OF WAY |

SPECIAL WARRANTY DEED
CRYSTAL BLUE
TO
PHILLIP BLUE
CALLED 24.51 ACRES
DOCUMENT NO. 20070223502
OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS
SEP. 14, 2007

JUAN MONTES SURVEY NO.6
ABSTRACT NO.11,
COUNTY BLOCK (C.B.) 4007
BEXAR COUNTY, TEXAS

EASEMENT RESERVED (UNDEVELOPED)
20' RIVAS LANE (R.O.W.)
(VOLUME 987, PAGE 527-534, D.P.R.)

12" GAS, UTL. ELEC. & TELE. ESMT.
(VOLUME 7100, PAGE 83, D.P.R.)

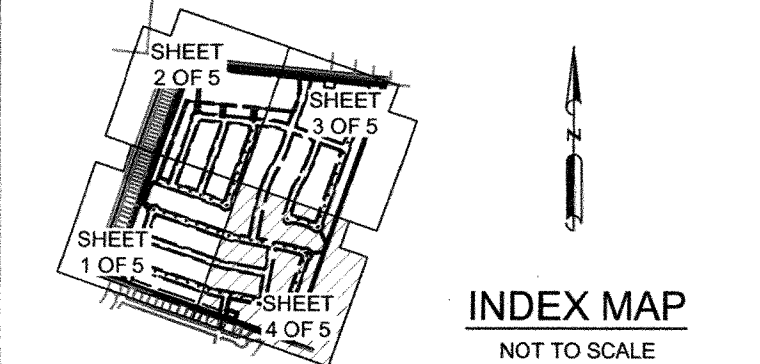
PLAT NUMBER: 21-11800475

REPLAT AND SUBDIVISION PLAT ESTABLISHING
HIGDON OAKS

BEING A TOTAL OF 67.11 ACRES, BEING LOTS 1 AND 2 OF BEXAR COUNTY BLOCK 4007 RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACTS 1, 2 AND 3, BEING A TOTAL OF 67.89 ACRES OF LAND OUT OF A 119.80 ACRE TRACT OF LAND RECORDED IN VOLUME 16652, PAGE 922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 9.30 ACRE ROW DEDICATION ESTABLISHING LOT 1, BLOCK 113, C.B. 4007, BEXAR COUNTY, TEXAS.

WARD, GETZ & ASSOCIATES, PLLC
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-9756
909 NE Loop 410, Suite 107
San Antonio, Texas 78209
210.585.3700

usl
Land Surveying + Aerial Imaging
Since 1991
2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
PHONE: (361) 578-9837 FAX: (361) 578-9924 FIRM # 10021100
104 E. FRENCH ST. CUEVO, TEXAS 77954
PHONE: (361) 277-9061 FAX: (361) 277-9063 FIRM # 10021101
12661 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8654 FAX: (210) 267-8794 FIRM # 10193843



STATE OF TEXAS
COUNTY OF GALVESTON

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

OWNER/DEVELOPER:
HIGDON ROAD LAND COMPANY, LTD
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MICKLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 30 DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC
GALVESTON, TEXAS

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

DATED THIS ____ DAY OF ____, A.D. 20__

BY: _____
CHAIRMAN

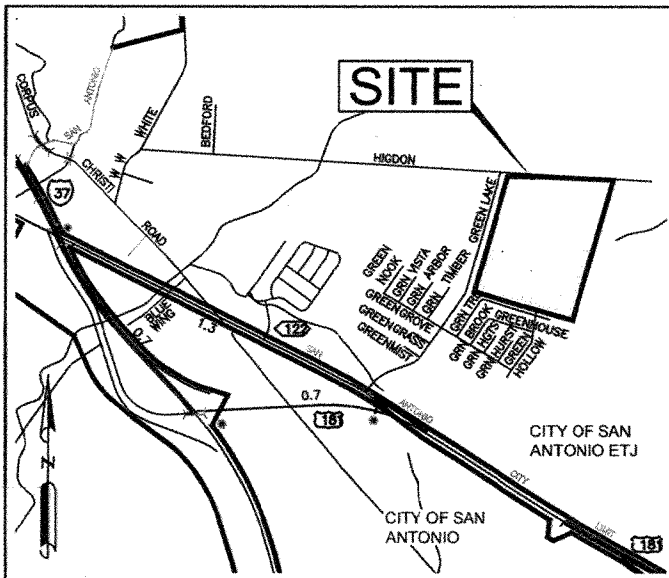
BY: _____
SECRETARY

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

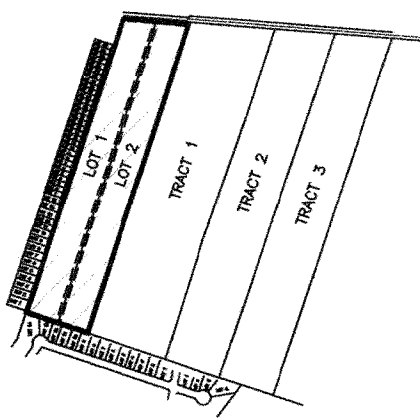
DATED THIS ____ DAY OF ____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

20.08 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2 OF FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED: 14' ELECTRIC & CABLE EASEMENT IN LOT 1 AND 14' ELECTRIC & CABLE EASEMENT IN LOT 2, PREVIOUSLY PLATTED IN FLORES RANCHETTES RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF: FLORES RANCHETTES (#970481) WHICH IS RECORDED IN THE VOLUME 9540, PAGE 121, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: SEAN MICKLER
HIGDON LAND COMPANY, LP
2000 WEST PARKWOOD
FRIENDSWOOD, TX 77546
(281) 286-6666

SWORN AND SUBSCRIBED BEFORE ME THIS THE 30
DAY OF August, 2022

PAMELA TRAVIS
My Notary ID # 2190809
Expires October 7, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/7/2024

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.

NAME: J. TYLER MUNSON, PE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 122052

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY URBAN SURVEYING, INC.

NAME: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8616

Line Table			
Line #	Length	Direction	
L1	542.19'	N71° 37'	47.08°W
L2	60.00'	N18° 22'	13.04°E
L3	88.00'	S71° 37'	47.17°E
L4	60.00'	S18° 22'	12.83°W
L5	172.58'	N9° 32'	34.75°E
L6	7.07'	N54° 32'	34.75°E
L7	392.43'	S80° 27'	25.25°E
L8	110.01'	N71° 37'	47.08°W
L9	551.10'	N71° 49'	55.18°W
L10	164.82'	N9° 32'	34.75°E
L11	7.07'	N35° 27'	25.25°W
L12	9.00'	N80° 27'	25.25°W
L13	645.30'	N71° 50'	12.91°W
L14	7.08'	S63° 13'	26.50°W
L15	134.18'	S18° 17'	05.92°W
L16	50.00'	N71° 38'	29.08°W
L17	23.98'	N18° 17'	05.92°E
L18	7.11'	N26° 41'	06.44°W
L19	35.00'	N71° 41'	06.44°W
L20	42.00'	N18° 18'	53.56°E
L21	35.00'	S71° 41'	06.44°E
L22	7.07'	N63° 18'	53.56°E
L23	551.35'	N18° 17'	05.92°E
L24	318.91'	S80° 27'	25.25°E
L25	7.07'	S35° 27'	25.25°E
L26	198.00'	S9° 32'	34.75°W
L27	7.07'	S54° 32'	34.75°W
L28	318.91'	N80° 27'	25.25°W
L29	645.19'	N71° 50'	12.91°W
L30	7.06'	N26° 46'	33.50°W
L31	198.00'	N18° 17'	05.92°E
L32	7.08'	N63° 13'	26.50°E
L33	644.75'	S71° 50'	12.91°E
L34	318.91'	N80° 27'	25.25°W
L35	644.65'	N71° 50'	12.91°W
L36	7.06'	N26° 46'	33.50°W
L37	193.00'	N18° 17'	05.92°E
L38	14.16'	N63° 13'	26.50°E
L39	639.20'	S71° 50'	12.91°E
L40	318.91'	S80° 27'	25.25°E
L41	7.07'	S35° 27'	25.25°E

Line Table			
Line #	Length	Direction	
L42	198.00'	S9° 32'	34.75°W
L43	7.07'	S54° 32'	34.75°W
L44	82.52'	S80° 27'	25.25°E
L45	338.57'	N18° 18'	53.56°E
L46	14.14'	N26° 41'	06.44°W
L47	55.65'	N71° 41'	06.44°W
L48	121.89'	N80° 27'	25.25°W
L49	7.07'	S54° 32'	34.75°W
L50	456.00'	S9° 32'	34.75°W
L51	7.07'	S35° 27'	25.25°E
L52	320.85'	N18° 18'	53.56°E
L53	112.65'	N84° 49'	57.09°E
L54	79.86'	N18° 09'	00.87°E
L55	24.28'	N5° 10'	02.91°W
L56	119.04'	N26° 41'	06.44°W
L57	920.71'	N18° 18'	53.56°E
L58	18.00'	N56° 18'	53.56°E
L59	116.49'	N58° 18'	53.56°E
L60	135.47'	N18° 18'	53.56°E
L61	128.33'	N4° 28'	02.13°E
L62	123.93'	S26° 41'	06.44°E
L63	75.36'	S18° 09'	00.87°W
L64	105.61'	S84° 49'	57.09°W
L65	37.93'	N71° 41'	06.44°W
L66	298.21'	N80° 27'	25.25°W
L67	7.07'	N35° 27'	25.25°W
L68	273.60'	N9° 32'	34.75°E
L69	78.60'	N18° 17'	05.92°E
L70	79.11'	N26° 18'	53.56°E
L71	120.00'	N18° 18'	53.56°E
L72	7.07'	N63° 18'	53.56°E
L73	199.00'	S71° 41'	06.44°E
L74	7.07'	S26° 41'	06.44°E
L75	120.00'	S18° 18'	53.56°W
L76	79.11'	S28° 18'	53.56°W
L77	78.60'	S18° 17'	05.92°W
L78	43.95'	S80° 27'	25.25°E
L79	75.72'	S71° 41'	06.44°E
L80	7.07'	S63° 18'	53.56°W
L81	120.00'	S18° 18'	53.56°W
L82	79.11'	S28° 18'	53.56°W

Line Table			
Line #	Length	Direction	
L83	78.60'	S18° 17'	05.92°W
L84	10.60'	S9° 32'	34.75°W
L85	14.14'	S35° 27'	25.25°E
L86	61.67'	S80° 27'	25.25°E
L87	93.11'	S71° 41'	06.44°E
L88	14.14'	N63° 18'	53.56°E
L89	676.71'	N18° 18'	53.56°E
L90	7.07'	N26° 41'	06.44°W
L91	198.00'	N71° 41'	06.44°W
L92	60.98'	S4° 28'	02.13°W
L93	77.20'	N12° 05'	25.22°W
L94	28.40'	S4° 28'	02.13°W
L95	58.53'	S58° 18'	53.56°W
L96	202.00'	S18° 18'	55.35°W
L97	7.07'	S63° 18'	53.56°W
L98	198.00'	N71° 41'	06.44°W
L99	7.07'	N26° 41'	06.44°W
L100	202.00'	N18° 18'	53.56°E
L101	50.00'	N71° 41'	06.44°W
L102	49.00'	S18° 18'	53.56°W
L103	7.07'	S63° 18'	53.56°E
L104	35.00'	N71° 41'	06.44°W
L105	42.00'	S18° 18'	53.56°W
L106	35.00'	S71° 41'	06.44°E
L107	7.07'	S26° 41'	06.44°E
L108	101.00'	S18° 18'	53.56°W
L109	7.07'	S63° 18'	53.56°W
L110	199.00'	N71° 41'	06.44°W
L111	7.07'	N26° 41'	06.44°W
L112	312.12'	N18° 18'	53.56°E
L113	40.80'	N15° 46'	37.88°E
L114	26.54'	N4° 28'	02.13°E
L115	621.45'	S71° 50'	12.91°E
L116	132.60'	S80° 27'	25.25°E
L117	7.07'	N54° 32'	34.75°E
L118	273.60'	N9° 32'	34.75°E
L119	78.60'	N18° 17'	05.92°E
L120	79.11'	N26° 18'	53.56°E
L121	120.00'	N18° 18'	53.56°E
L122	7.07'	N26° 41'	06.44°W
L123	32.94'	N71° 41'	06.44°W

Line Table			
Line #	Length	Direction	
L124	140.25'	N85° 44'	17.87°W
L125	7.07'	S49° 15'	42.13°W
L126	48.08'	S4° 15'	42.13°W
L127	599.59'	S18° 17'	05.92°W
L128	595.02'	N71° 50'	12.91°W
L129	38.41'	S63° 09'	47.09°W
L130	23.64'	S28° 50'	42.50°W
L131	131.81'	S18° 32'	43.59°W
L132	7.72'	S20° 56'	55.60°E
L133	48.66'	S60° 26'	34.78°E
L134	193.00'	N71° 50'	12.91°W
L135	7.06'	N26° 46'	33.50°W
L136	591.06'	N18° 17'	05.92°E
L137	16.35'	N4° 15'	42.13°E
L138	7.07'	N49° 15'	42.13°E
L139	198.00'	S85° 44'	17.87°E
L140	7.07'	S40° 44'	17.87°E
L141	48.08'	S4° 15'	42.13°W
L142	617.35'	S18° 17'	05.92°W
L143	14.16'	S63° 13'	26.50°W
L144	7.08'	S63° 13'	26.50°W
L145	198.00'	N71° 50'	12.91°W
L146	7.06'	N26° 46'	33.50°W
L147	600.37'	N18° 17'	05.92°E
L148	7.88'	N56° 16'	24.02°E
L149	193.68'	S85° 44'	17.87°E
L150	7.07'	S40° 44'	17.87°E
L151	16.35'	S4° 15'	42.13°W
L152	591.16'	S18° 17'	05.92°W
L153	99.02'	S71° 50'	12.54°E
L154	7.08'	N63° 13'	26.69°E
L155	576.23'	N18° 17'	05.92°E
L156	96.99'	N4° 15'	42.13°E
L157	4.90'	S4° 28'	02.13°W
L158	40.79'	S6° 50'	33.63°E
L159	59.49'	S4° 28'	02.13°W
L160	240.41'	S18° 18'	53.56°W
L161	7.07'	S63° 18'	53.56°W
L162	32.94'	N71° 41'	06.44°W
L163	625.67'	N85° 44'	17.87°W
L164	89.46'	N4° 15'	42.13°E

Line Table			
Line #	Length	Direction	
L165	206.00'	S85° 44'	17.87°E
L166	104.00'	S4° 15'	42.13°W
L167	24.00'	S85° 44'	17.87°E
L168	104.00'	N4° 15'	42.13°E
L169	248.00'	S85° 44'	17.87°E
L170	104.00'	S4° 15'	42.13°W
L171	24.00'	S85° 44'	17.87°E
L172	104.00'	N4° 15'	42.13°E
L173	339.08'	S85° 44'	17.87°E
L174	115.59'	N18° 18'	53.56°E
L175	59.49'	N4° 28'	02.13°E
L176	40.79'	N6° 50'	33.63°W
L177	4.90'	N4° 28'	02.13°E
L178	551.00'	N85° 44'	17.87°E
L179	235.48'	N85° 44'	17.87°W
L180	70.43'	N85° 44'	17.87°W
L181	104.49'	N85° 44'	17.87°W
L182	1293.24'	S18° 17'	05.92°W
L183	85.54'	S60° 26'	34.78°E
L184	58.48'	N60° 26'	34.78°W
L185	19.20'	N20° 56'	55.60°W
L186	137.56'	N18° 32'	43.59°E
L187	28.43'	N29° 50'	42.50°E
L188	49.82'	N63° 09'	47.09°E
L189	9.40'	S71° 50'	12.91°E
L190	44.00'	N18° 09'	47.09°E
L191	720.96'	N18° 17'	13.53°E
L192	83.63'	S85° 44'	17.87°E
L193	96.99'	S4° 15'	42.13°W
L194	89.46'	N4° 15'	42.13°E
L195	0.65'	N71° 41'	06.44°W
L196	65.33'	N35° 36'	05.38°W
L197	246.50'	N8° 30'	50.79°E
L198	60.00'	S4° 28'	02.13°W
L199	88.00'	S85° 31'	57.87°E
L200	60.00'	N4° 28'	02.13°E
L201	302.42'	S85° 31'	57.87°E
L202	826.48'	S71° 45'	58.25°E
L203	115.58'	S71° 41'	06.44°E

CPS/SAWS/COSA 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, 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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND:

- SET 5/8" STEEL REBAR WITH "USI" CAP
- FOUND 1/2" STEEL REBAR
- E.G.T. & CA.T.V. ESMT. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- CENTERLINE R.O.W.
- EASEMENT LINE
- BOUNDARY LINE
- ORIGINAL LOT LINE
- (N 00°00'00" E 0.00') BEARING & DISTANCE
- D.P.R.B.C.T. DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- SSR SET STEEL REBAR
- FSR FOUND STEEL REBAR
- 130- EXISTING CONTOUR
- 130- PROPOSED MINOR CONTOUR
- 130- PROPOSED MAJOR CONTOUR
- C.B. COUNTY BLOCK
- "AC" ACRE
- "TYP" TYPICAL
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- BSL BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY

PLAT NUMBER: 21-11800475

REPLAT AND SUBDIVISION PLAT ESTABLISHING

HIGDON OAKS

BEING A TOTAL OF 87.11 ACRES, BEING LOTS 1 AND 2 OF BEXAR COUNTY BLOCK 4067 RECORDED IN VOLUME 9540, PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACTS 1, 2 AND 3, BEING A TOTAL OF 67.09 ACRES OF LAND OUT OF A 119.60 ACRE TRACT OF LAND RECORDED