



LEGEND

AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C.	= CENTER LINE
C1.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= C.P.S. SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
ESMT.	= EASEMENT
L1.	= LINE NUMBER
L.F.	= LINEAR FEET
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.H.E.	= OVERHEAD ELECTRICAL EQUIPMENT
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT OF WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(---)	= PROPOSED CONTOUR
(---)	= STREET CENTERLINE
(---)	= BUILDING SETBACK LINE
(---)	= EXISTING GROUND MAJOR CONTOUR
(---)	= EXISTING GROUND MINOR CONTOUR
(---)	= EXISTING PROPERTY LINE
(---)	= EXTRATERRITORIAL JURISDICTION LIMITS
(---)	= SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
(---)	= 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
(---)	= 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

KEYNOTES:

1	- 22' PUBLIC IRREVOCABLE ACCESS, SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESMT.
2	- 10' E.G.T.C.A. ESMT.
3	- 5' E.G.T.C.A. ESMT.
4	- 28' OVERHEAD ELECTRIC ESMT. (DOC. # 2020035087)
5	- VARIABLE WIDTH NON-PERMEABLE PUBLIC DRAINAGE ESMT. (0.095 AC.)
6	- PUBLIC OFF-LOT VARIABLE WIDTH PERMEABLE DRAINAGE ESMT. (0.711 AC.)
7	- OFF-LOT 20' SANITARY SEWER ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE ROW (0.933 AC.)
8	- LOT 901 BLK 298 PERMEABLE OPEN SPACE (0.146 AC.)
9	- LOT 901 BLK 297 PERMEABLE OPEN SPACE, TREE SAVE AREA & PUBLIC VARIABLE WIDTH DRAINAGE ESMT. (10.100 AC.)
10	- VARIABLE WIDTH PERMEABLE PUBLIC DRAINAGE ESMT. (2.391 AC.)
11	- 1' V.N.A.E.
12	- 15' PERMEABLE MAINTENANCE ACCESS DRAINAGE EASEMENT

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.
JEFFREY MCKINNIE, P.E.

Jeffrey McKinnie
LICENSED PROFESSIONAL ENGINEER 89393 9-6-22

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. Balmaceda Wheelock
REGISTERED PROFESSIONAL LAND SURVEYOR 6815 0406-27

SURVEYOR'S NOTES: (BS26-37.)

- 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 TXCS) STATE PLANE GRID COORDINATES, NAD 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 TXCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES: (BS26-38-33)

- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE S.A.W.S.
- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE S.A.W.S.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE C.O.S.A.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED TO SUSTAIN A FLOW OF 1750 GPM AT PEAK HOUR DEMAND AND 25 PSI STATIC PRESSURE RESIDUAL, TO SERVE LOTS SHOWN ON THIS PLAT.

TREE NOTE: (BS26-43)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-APP21-3880194) 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).

TREE SAVE AREA: (BS26-44)

PARKLAND DEDICATION TO BE SATISFIED AS PORTION OF LOT 901, BLK 297 (6.05 AC.), IS DESIGNATED AS TREE SAVE AREA.

SETBACK: (BS26-41)

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

CPS/SAWS/COSA UTILITY: (BS26-22-26.)

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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 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 AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

INGRESS/EGRESS 35-515 (C)A (SEY W JONES)

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS SHOWN ON THIS PLAT.

OPEN SPACE (BS26-47)

LOTS 901 & 902, BLOCK 297 & LOT 901, BLOCK 298, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

DRAINAGE EASEMENT ENCROACHMENTS: (BS26-12.)

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

COMMON AREA MAINTENANCE: (BS26-11)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 902, BLOCK 297 & LOT 901, BLOCK 298, 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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS: (BS26-8)

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

CLOMRS PENDING FEMA APPROVAL: (BS26-5)

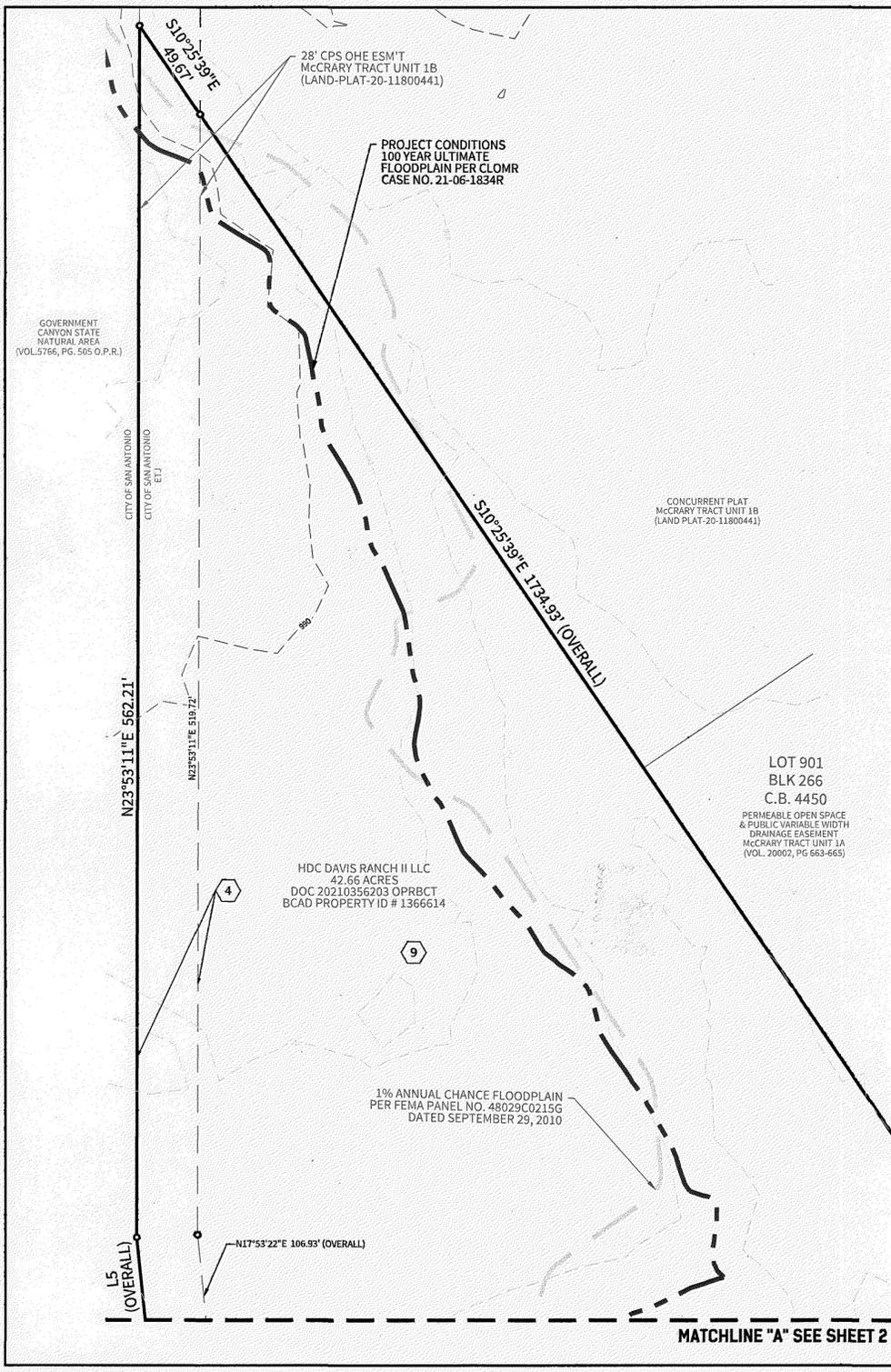
LOTS 3 THRU 42, 40, 120, 123, BLOCK 297, CB 4450 AND LOTS 15 THRU 36, BLOCK 298, CB 4450, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-1834R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS: (BS26-2)

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 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FLOODPLAIN 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.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: (BS26-7)

* FINISHED FLOOR ELEVATIONS FOR STRUCTURES OR 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.



SEE SHEET 9 FOR LINE & CURVE TABLES

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
HDC DAVIS RANCH II, LLC
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD, STE. 290
ARLINGTON, TEXAS 76010
PHONE: (817)403-4456
CONTACT PERSON: HOWARD PORTEUS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Howard Porteus 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 7 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

Sarah Wood NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER
DAVIS MCCRARY PROPERTY TRUST
4668 RIDGE OAK DR.
AUSTIN, TX 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Merry Ann Southwell 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 20th DAY OF Sept A.D. 2022.

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2028
ID No. 13163546-2

Casey W. Jones NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

Sarah Wood NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

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COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

Sarah Wood NOTARY PUBLIC, BEAR COUNTY, TEXAS

NOTES APPLY TO ALL PAGES OF THIS PLAT

AUGUST 2022 SHEET 1 OF 9

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
McCrary Tract Unit 27

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 42.56 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. # S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
CUDE JOB # 02142.636

SCALE: 1"=50'

0 50 100

STATE OF TEXAS
COUNTY OF BEAR

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OWNER/DEVELOPER
HDC DAVIS RANCH OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD, STE. 290
ARLINGTON, TEXAS 76010
PHONE: (817)403-4456
CONTACT PERSON: HOWARD PORTEUS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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HOLLY PRINCE
Notary Public, State of Texas
Comm. Expires 10-07-2024

Holly Prince NOTARY PUBLIC, TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER
DAVIS MCCRARY PROPERTY TRUST
4668 RIDGE OAK DR.
AUSTIN, TX 78731

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Merry Ann Southwell 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 20th DAY OF Sept A.D. 2022.

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2028
ID No. 13163546-2

Casey W. Jones NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

Sarah Wood NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

Sarah Wood NOTARY PUBLIC, BEAR COUNTY, TEXAS

NOTES APPLY TO ALL PAGES OF THIS PLAT

AUGUST 2022 SHEET 1 OF 9



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
POLITE HOMES OF TEXAS, L.P.
AT TEXAS LIMITED PARTNERSHIP
1710 DORY CROSSWAY, SUITE 120 SAN ANTONIO, TX 78259
PHONE: (210) 496-3885
CONTACT PERSON: FELIPE GONZALEZ
BY: POLITE HOMES OF TEXAS, L.P. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: Merry Ann Southwell
NAME: Merry Ann Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Merry A Southwell 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 20th DAY OF Sept A.D. 2022.

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 131635462

CPS/SAWS/COSA UTILITY: (0826-22-28).

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 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 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.

SAWS IMPACT FEE:
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
McCRRARY TRACT UNIT 27

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=50'

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
CUDE JOB # 02142.636

LEGEND

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF September A.D. 2022.

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
HDC DAVIS RANCH OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76006
PHONE: (817) 403-4456
CONTACT PERSON: HOWARD PORTEUS

BY: Howard Porteus
NAME: Howard Porteus
TITLE: Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Howard Porteus KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF September A.D. 2022.

Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 132715374

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, ON 16 DAY OF September A.D. 2022 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 16 DAY OF September A.D. 2022.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF McCRRARY TRACT UNIT 27 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 16 DAY OF September A.D. 2022.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

JEFFREY MCKINNIE
89393
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. BALMACEDA WHEELLOCK, R.P.L.S.

YURI V. BALMACEDA WHEELLOCK
6815
LICENSED PROFESSIONAL LAND SURVEYOR

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. BALMACEDA WHEELLOCK, R.P.L.S.

YURI V. BALMACEDA WHEELLOCK
6815
LICENSED PROFESSIONAL LAND SURVEYOR

NOTES APPLY TO ALL PAGES OF THIS PLAT



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
MULTI-HOUSES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1716 DRY CREEK WAY, SUITE 1200 SAN ANTONIO, TX 78209
PHONE: (210) 496-1998
CONTACT PERSON: FELIPE GONZALEZ
BY: PAULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

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

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 7 DAY OF September, A.D. 2022

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

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

BY: *Merry Ann Southwell*
NAME: Merry Ann Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Merry A Southwell* 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 20th DAY OF Sept, A.D. 2022

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 131635462

Casey W. Jones
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

CPS/SAWS/COSA UTILITY: (8526-22-26.)
1. THE CITY OF SAN ANTONIO (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 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 AND GAS FACILITIES.

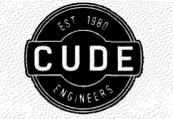
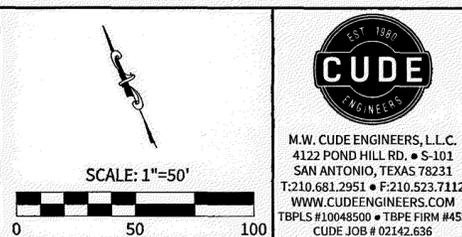
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
MCCRARY TRACT UNIT 27
BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEAR COUNTY, TEXAS



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
CUDE JOB # 02142.636

LEGEND

AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C.L.	= CENTER LINE
C.N.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
E.S.M.T.	= EASEMENT
L.I.	= LINE NUMBER
L.F.	= LINEAR FEET
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.H.E.	= OVERHEAD ELECTRICAL EQUIPMENT
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV.)	= PROPOSED CONTOUR
(ELEV.)	= STREET CENTERLINE
(ELEV.)	= BUILDING SETBACK LINE
(ELEV.)	= EXISTING GROUND MAJOR CONTOUR
(ELEV.)	= EXISTING GROUND MINOR CONTOUR
(ELEV.)	= EXISTING PROPERTY LINE
(ELEV.)	= EXTRATERRITORIAL JURISDICTION LIMITS
(ELEV.)	= SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
(ELEV.)	= 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
(ELEV.)	= 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

STATE OF TEXAS
COUNTY OF BEAR

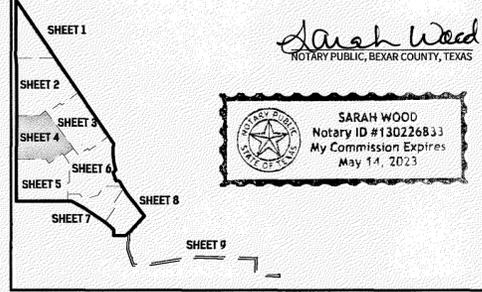
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Paul Powell* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF September, A.D. 2022



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.
JEFFREY MCKINNIE, P.E.

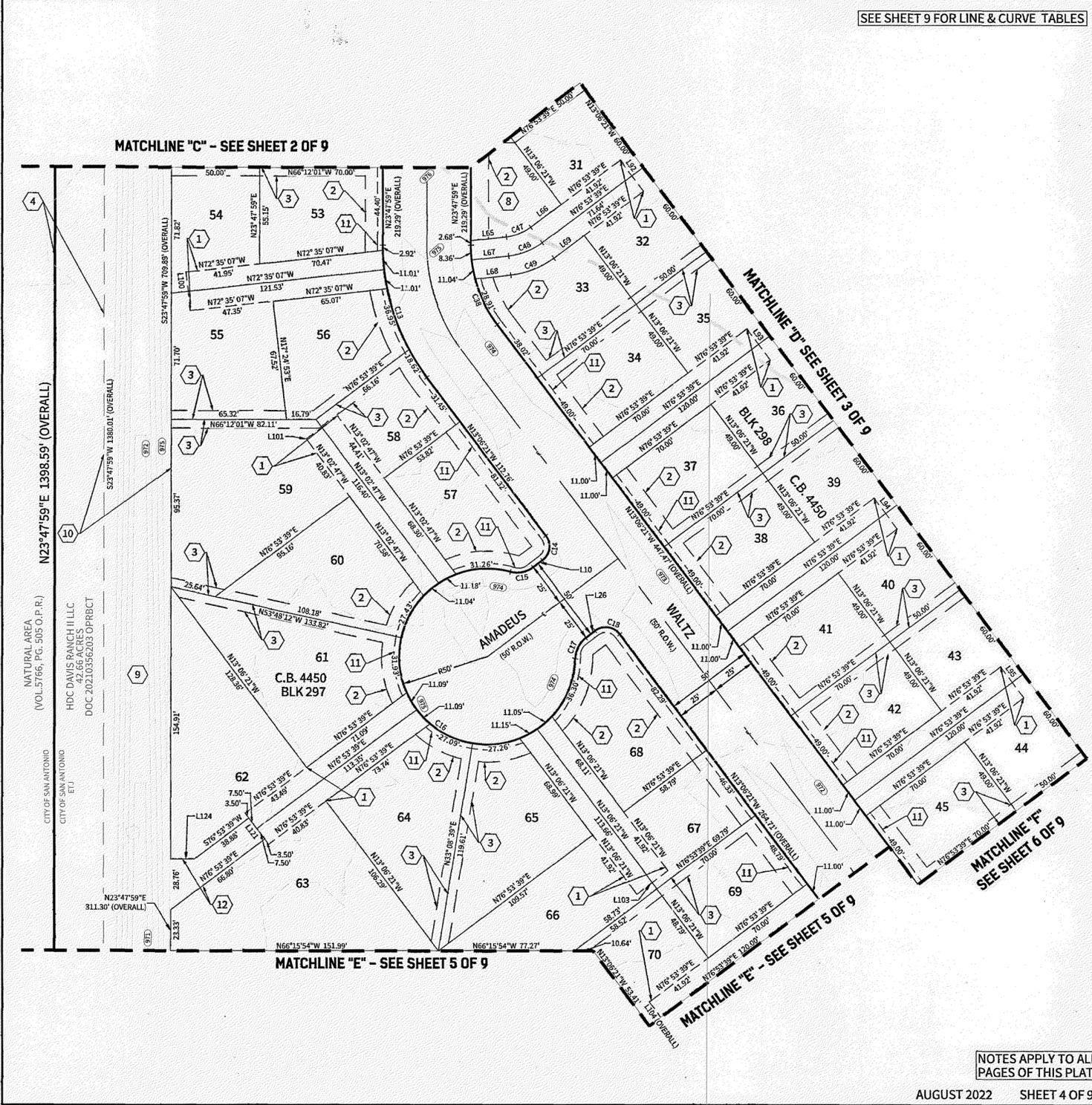
Jeffrey McKinnie
LICENSED PROFESSIONAL ENGINEER
9-6-22

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 WHEELLOCK, R.P.L.S.

Yuri V. Balmaceda Wheellock
REGISTERED PROFESSIONAL LAND SURVEYOR
09-06-22



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
CHICK DAVIS RANCH OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76006
PHONE: (817) 403-4456
CONTACT PERSON: HOWARD PORTEUS

BY: *Howard Porteus*
NAME: Howard Porteus
TITLE: manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Howard Porteus* 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 1st DAY OF September, A.D. 2022

HOLLY PRINCE
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 132715374

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 UNIT 27 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.

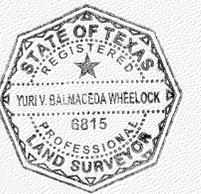
DATED THIS _____ DAY OF _____, A.D. _____

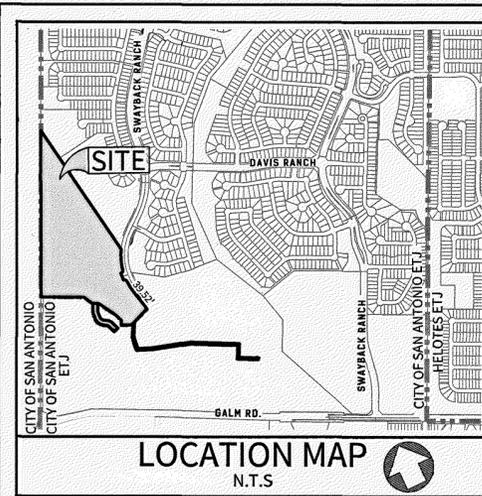
BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTES APPLY TO ALL PAGES OF THIS PLAT

AUGUST 2022 SHEET 4 OF 9





STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
DAVIS RANCH II LLC
A TEXAS LIMITED PARTNERSHIP
1748 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TX 78259
PHONE: (210) 495-7050
CONTACT PERSON: FELIPE GONZALEZ
BY: PAUL POWELL, R.P.L.S., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

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

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 7 DAY OF September, A.D. 2022

[Signature]
SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

[Signature]
Sarah Wood
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

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

BY: *[Signature]*
NAME: Mary Ann Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mary A Southwell 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 20th DAY OF Sept, A.D. 2022

[Signature]
CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 131635462
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

CPS/SAWS/COSA UTILITY: (8526-22-26)

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 RECTIFYING 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 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 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.

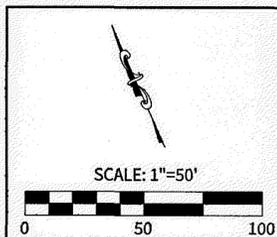
SAWS IMPACT FEE:
1. WASTEWATER WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
MCCRARY TRACT UNIT 27

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS, BEING OUT OF THAT THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEAR COUNTY, TEXAS



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
CUDE JOB # 02142.636

LEGEND

- AC = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C = CENTER LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.P.S. = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- ESMT. = EASEMENT
- L# = LINE NUMBER
- L.F. = LINEAR FEET
- MIN. = MINIMUM
- N.T.S. = NOT TO SCALE
- O.H.E. = OVERHEAD ELECTRICAL EQUIPMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- elev. --- = PROPOSED CONTOUR
- elev. --- = STREET CENTERLINE
- elev. --- = BUILDING SETBACK LINE
- elev. --- = EXISTING GROUND MAJOR CONTOUR
- elev. --- = EXISTING GROUND MINOR CONTOUR
- elev. --- = EXISTING PROPERTY LINE
- --- = EXTRATERRITORIAL JURISDICTION LIMITS
- --- = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- --- = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
- --- = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

STATE OF TEXAS
COUNTY OF BEAR

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

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

BY: *[Signature]*
NAME: Paul Powell
TITLE: Vice President

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF September, A.D. 2022

[Signature]
SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

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.

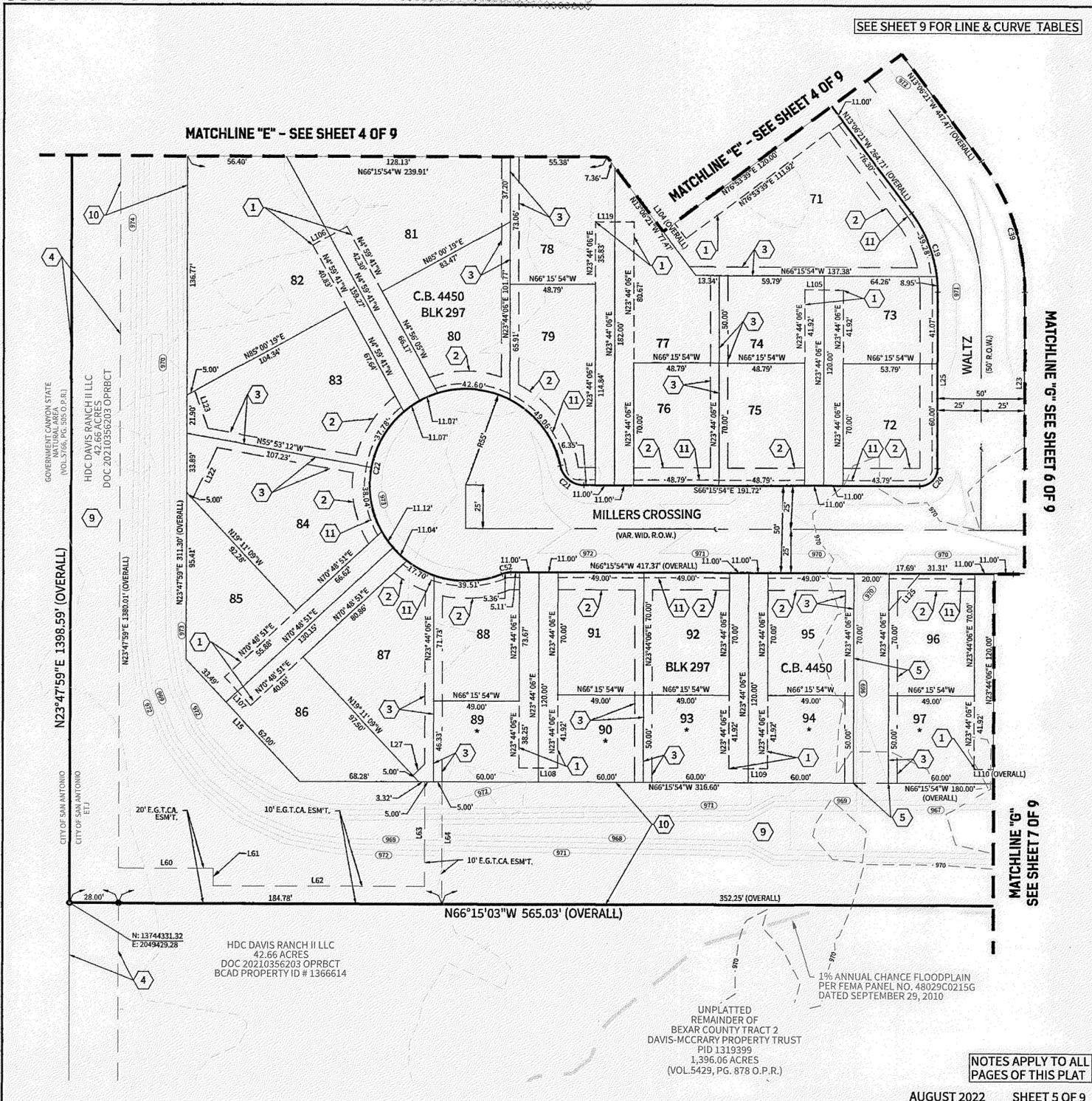
[Signature]
JEFFREY MCKINNIE
89393
LICENSED PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

STATE OF TEXAS
COUNTY OF BEAR

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

[Signature]
M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHEELLOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
CHICOM DAVIS RANCH OWNER L.P.
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76006
PHONE: (817) 403-4456
CONTACT PERSON: HOWARD PORTEUS

BY: *[Signature]*
NAME: Howard Porteus
TITLE: Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOWARD PORTEUS 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 1st DAY OF September, A.D. 2022

[Signature]
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 132715374

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 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 UNIT 27 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. _____

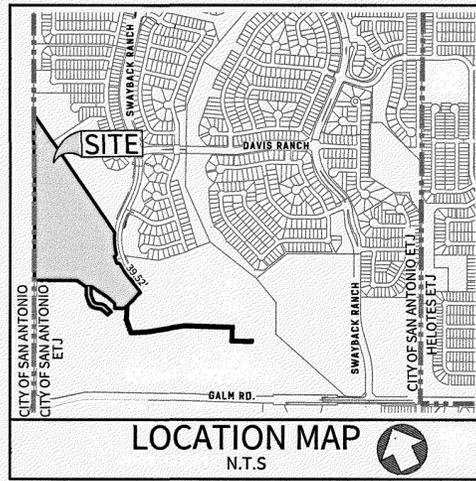
BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTES APPLY TO ALL PAGES OF THIS PLAT

AUGUST 2022 SHEET 5 OF 9





STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1700 RIVER CREEK WAY, SUITE 120 SAN ANTONIO, TX 78209
PHONE: (210) 636-1000
CONTACT PERSON: FELIPE GONZALEZ
BY PULTE HOMEOWNERS, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF September, 2022.

SARAH WOOD
Notary Public, State of Texas
My Commission Expires May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: *Mary A Southwell*
NAME: Mary A Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mary A Southwell 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 20th DAY OF Sept, A.D. 2022.

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 13163546-2

Casey W. Jones
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

CPS/SAWS/COSA UTILITY: (0526-22-26.)

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.

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 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 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.

SAWS IMPACT FEES
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
1. SAWS WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

**SUBDIVISION PLAT ESTABLISHING
MCCRARY TRACT UNIT 27**

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TPBE FIRM #455
CUDE JOB # 02142.636

SCALE: 1"=50'

0 50 100

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
CHECK DAVIS RANCH OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76010
PHONE: (817)403-4456
CONTACT PERSON: HOWARD PORTEUS

BY: *Howard Porteus*
NAME: Howard Porteus
TITLE: manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOWARD PORTEUS 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 1st DAY OF September, 2022.

SARAH WOOD
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 132715374

Sarah Wood
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 27 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

LEGEND

- AC = ACRES
- BLK = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C = CENTER LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
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- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- W.D. = WIDTH
- (---) = PROPOSED CONTOUR
- (---) = STREET CENTERLINE
- (---) = BUILDING SETBACK LINE
- (---) = EXISTING GROUND MAJOR CONTOUR
- (---) = EXISTING GROUND MINOR CONTOUR
- (---) = EXISTING PROPERTY LINE
- (---) = EXTRATERRITORIAL JURISDICTION LIMITS
- (---) = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- (---) = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
- (---) = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF September, 2022.

SARAH WOOD
Notary Public, State of Texas
My Commission Expires May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

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. BALMACEDA WHELLOCK, R.P.L.S.

YURI V. BALMACEDA WHELLOCK
PROFESSIONAL LAND SURVEYOR
5815

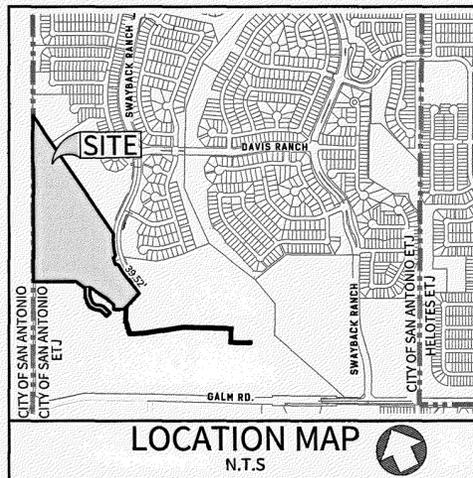
STATE OF TEXAS
COUNTY OF BEXAR

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. BALMACEDA WHELLOCK, R.P.L.S.

YURI V. BALMACEDA WHELLOCK
PROFESSIONAL LAND SURVEYOR
5815





STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
POLY HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1714 RHY CROSS HWY, SUITE 1200 SAN ANTONIO, TX 78209
PHONE: (210) 426-2085

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF September, A.D. 2022

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: *Merry Ann Southwell*
NAME: Merry Ann Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Merry A Southwell 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 20 DAY OF Sept, A.D. 2022

CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 131635462

Casey W. Jones
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

CPS/SAWS/COSA UTILITY (8826-22-26)

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 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 AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTIONS.

SAWS WASTEWATER EDU:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
MCCRARY TRACT UNIT 27

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEXAR COUNTY, TEXAS

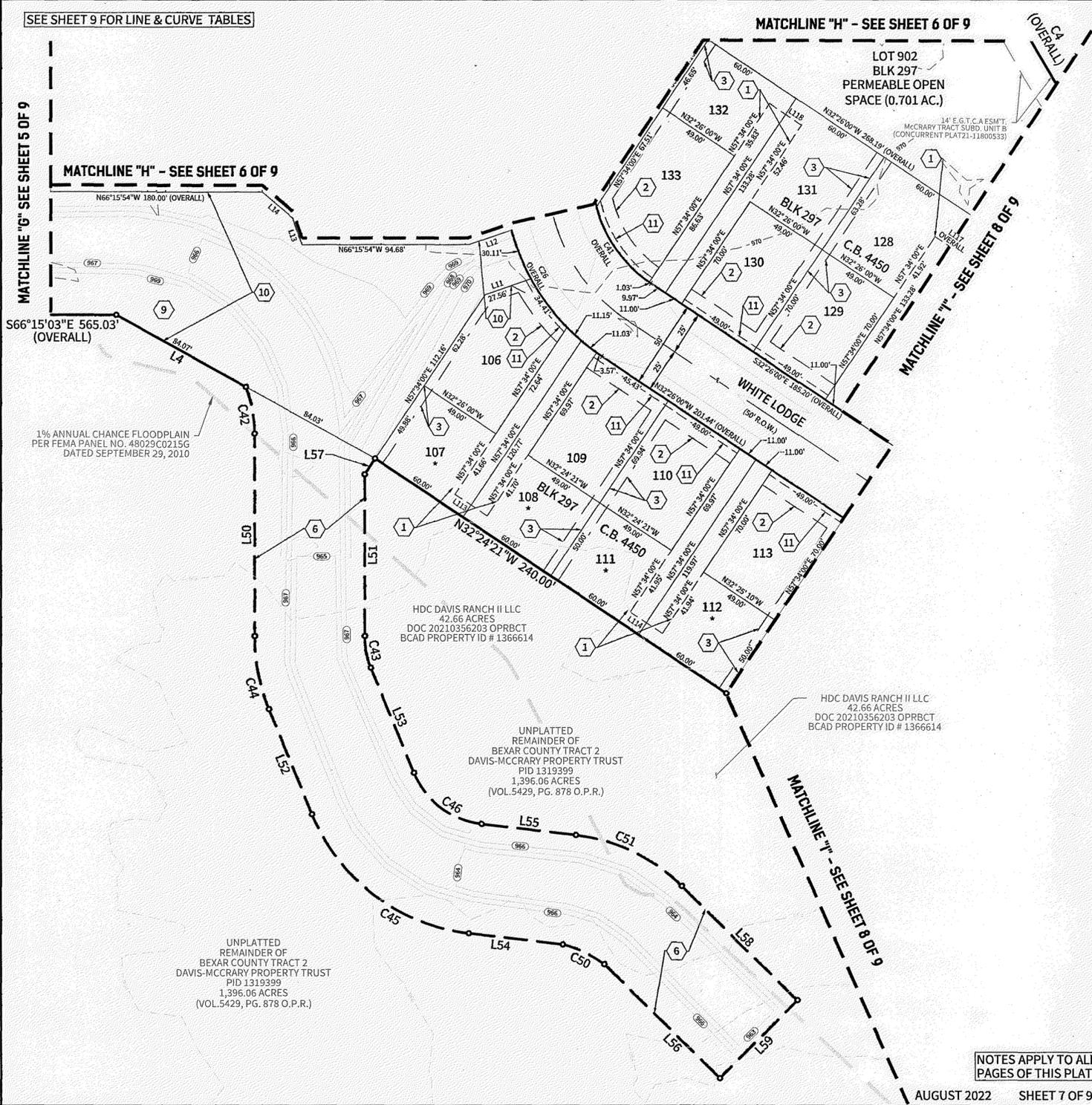
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
CUDE JOB # 02142.636

SCALE: 1"=50'

0 50 100

LEGEND

AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C.	= CENTER LINE
CI	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
ESMT.	= EASEMENT
LI	= LINE NUMBER
L.F.	= LINEAR FEET
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.H.E.	= OVERHEAD ELECTRICAL EQUIPMENT
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV.)	= PROPOSED CONTOUR
(ELEV.)	= STREET CENTERLINE
(ELEV.)	= EXISTING GROUND MAJOR CONTOUR
(ELEV.)	= EXISTING GROUND MINOR CONTOUR
(ELEV.)	= EXISTING PROPERTY LINE
(ELEV.)	= EXTRATERRITORIAL JURISDICTION LIMITS
(ELEV.)	= SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
(ELEV.)	= 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
(ELEV.)	= 1% ANNUAL CHANCE FLOODPLAIN PER CLMTR STUDY



STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF September, A.D. 2022

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

Jeffrey Mckinnie
LICENSED PROFESSIONAL ENGINEER
9-6-22

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. BALMACEDA WHELLOCK, R.P.L.S.

Yuri V. Balmaceda Whellock
REGISTERED PROFESSIONAL LAND SURVEYOR
09-06-22

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
CHICOM DAVIS RANCH OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76006
PHONE: (817)403-4456
CONTACT PERSON: HOWARD PORTEUS

BY: *Howard Porteus*
NAME: Howard Porteus
TITLE: manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOWARD PORTEUS 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 1st DAY OF September, A.D. 2022

HOLLY PRINCE
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID: 132715374

Holly Prince
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

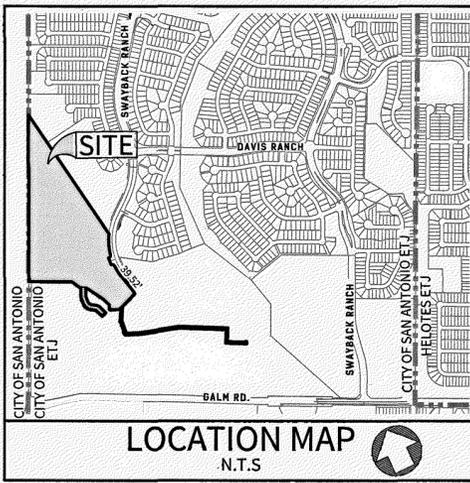
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 27 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

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
POLYTRON DEVELOPMENT, L.P.
A TEXAS LIMITED PARTNERSHIP
3710 BRY CREEK WAY, SUITE 120 SAN ANTONIO, TX 78209
PHONE: (210) 496-7000
CONTACT PERSON: FELIPE GONZALEZ
BY PUBLIC RECORDS, 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 BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF September, A.D. 2022

Sarah Wood
SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2023

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: *Mary Ann Southwell*
NAME: Mary Ann Southwell
TITLE: Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mary A Southwell 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 20 DAY OF Sept, A.D. 2022

Casey W. Jones
CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 13163462

CPS/SAWS/COSA UTILITY: (0526 - 22-26)

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 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 AND GAS FACILITIES.

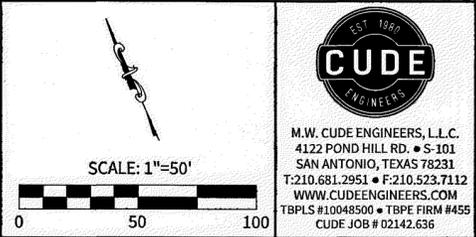
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

SUBDIVISION PLAT ESTABLISHING
MCCRARY TRACT UNIT 27
BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEXAR COUNTY, TEXAS



LEGEND

- AC. = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C. = CENTER LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.P.S. = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- ESMT. = EASEMENT
- LI. = LINE NUMBER
- L.F. = LINEAR FEET
- MIN. = MINIMUM
- N.T.S. = NOT TO SCALE
- O.H.E. = OVERHEAD ELECTRICAL EQUIPMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT OF WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (C)--- = PROPOSED CONTOUR
- (S)--- = STREET CENTERLINE
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- (M)--- = EXISTING GROUND MINOR CONTOUR
- (P)--- = EXISTING PROPERTY LINE
- (D)--- = EXTRATERRITORIAL JURISDICTION LIMITS
- (F)--- = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- (A)--- = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
- (B)--- = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

STATE OF TEXAS
COUNTY OF BEXAR

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

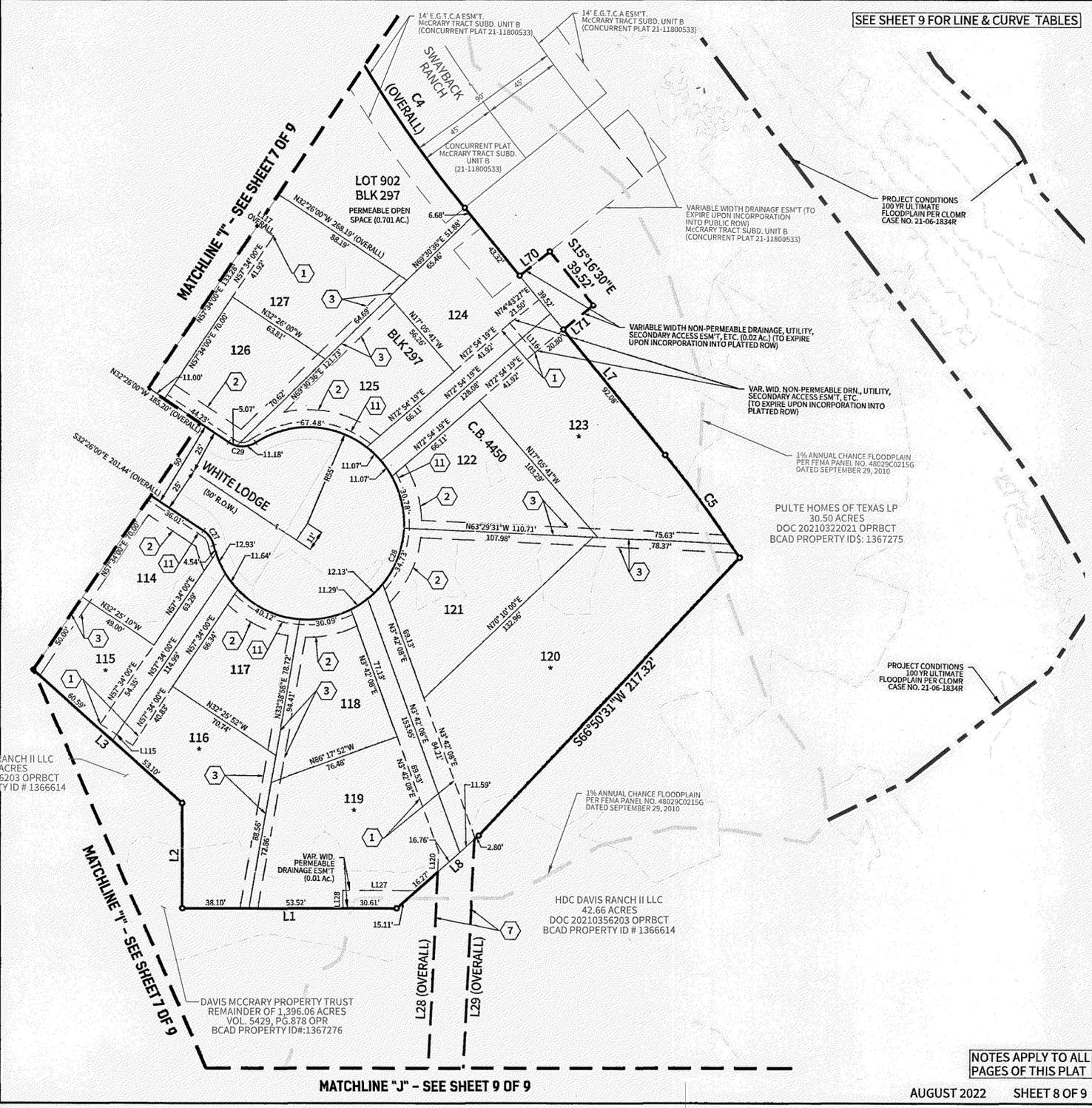
OWNER/DEVELOPER
HDC DAVIS RANCH II, L.L.C.
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 838-6784
CONTACT PERSON: PAUL POWELL

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF September, A.D. 2022

Sarah Wood
SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2023



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
HOWARD PORTEUS OWNER LP
A DELAWARE LIMITED PARTNERSHIP
2201 E. LAMAR BLVD. STE. 290
ARLINGTON, TEXAS 76010
PHONE: (817) 405-4456
CONTACT PERSON: HOWARD PORTEUS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HOWARD PORTEUS 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 1st DAY OF SEPTEMBER, A.D. 2022

Howard Porteus
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 132715374

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MCCRARY TRACT UNIT 27 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

By: _____ CHAIRMAN

By: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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.

H.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

Jeffrey McKinnie
JEFFREY MCKINNIE
LICENSED PROFESSIONAL ENGINEER
89393

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:

H.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHELOCK, R.P.L.S.

Yuri V. Balmaceda Wheelock
YURI V. BALMACEA WHELOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
6815

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:

H.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

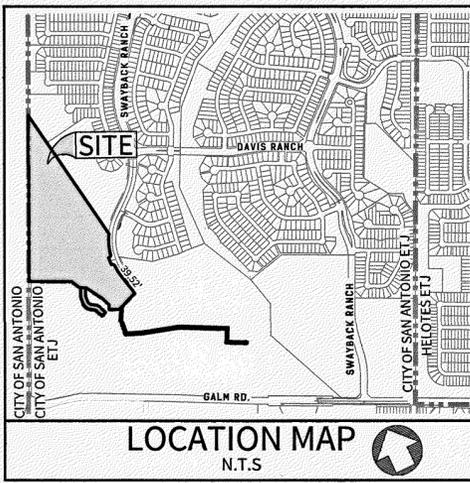
Jeffrey McKinnie
JEFFREY MCKINNIE
LICENSED PROFESSIONAL ENGINEER
89393

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:

H.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHELOCK, R.P.L.S.

Yuri V. Balmaceda Wheelock
YURI V. BALMACEA WHELOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
6815



STATE OF TEXAS
COUNTY OF BEVAR

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
DAVIS RANCH II LLC
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 635-6784
CONTACT PERSON: PAUL POWELL

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

STATE OF TEXAS
COUNTY OF BEVAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Paul Powell** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF September, A.D. 2022

Sarah Wood
SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023

STATE OF TEXAS
COUNTY OF BEVAR

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
DAVIS RANCH II LLC
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 635-6784
CONTACT PERSON: PAUL POWELL

BY: *Merry Ann Southwell*
NAME: **Merry Ann Southwell**
TITLE: **Trustee**

STATE OF TEXAS
COUNTY OF BEVAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Merry Ann Southwell** 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 20th DAY OF Sept, A.D. 2022

Casey W. Jones
CASEY W. JONES
Notary Public, State of Texas
My Comm. Exp. 07-19-2026
ID No. 13163546-2

CPS/SANIS/COSA UTILITY: (0826-22-26.)

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 AND 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 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 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.

SAWS IMPACT FEE:
1. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER FEE (DU):
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NUMBER: 21-11800665

**SUBDIVISION PLAT ESTABLISHING
McCrary Tract Unit 27**

BEING 35.854 ACRES OF LAND LOCATED IN THE M.M.Y. M SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEVAR COUNTY, TEXAS, BEING OUT OF THAT CALLED 24.56 ACRE TRACT RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEVAR COUNTY, TEXAS, OUT OF THAT CALLED 42.66 ACRE TRACT RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEVAR COUNTY, TEXAS AND OUT OF A CALLED 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" RECORDED IN VOLUME 5429, PAGE 878, DEED OF RECORDS OF BEVAR 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
TBLPS #10408500 • TBPB FIRM #455
CUDE JOB # 02142.636

SCALE: 1"=100'

LEGEND

- AC. = ACRES
- BLK. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C. = CENTER LINE
- C1. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.P.S. = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS OF BEVAR COUNTY, TEXAS
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- ESMT. = EASEMENT
- LI. = LINE NUMBER
- L.F. = LINEAR FEET
- MIN. = MINIMUM
- N.T.S. = NOT TO SCALE
- O.U.E. = OVERHEAD ELECTRICAL EQUIPMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEVAR COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- S.A.W.S. = SAN ANTONIO WATER SYSTEM
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (---) = PROPOSED CONTOUR
- (---) = STREET CENTERLINE
- (---) = BUILDING SETBACK LINE
- (---) = EXISTING GROUND MAJOR CONTOUR
- (---) = EXISTING GROUND MINOR CONTOUR
- (---) = EXISTING PROPERTY LINE
- (---) = EXTRATERRITORIAL JURISDICTION LIMITS
- (---) = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE
- (---) = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA
- (---) = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR STUDY

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	745.00'	19°48'01"	257.46'	S19°28'16"W	256.18'
C2	35.03'	85°27'26"	52.24'	S50°41'43"W	47.53'
C3	35.03'	85°27'26"	52.24'	S43°28'29"E	47.53'
C4	745.00'	12°55'32"	168.07'	S08°48'47"E	167.71'
C5	655.00'	6°19'51"	72.37'	S12°06'38"E	72.34'
C6	355.00'	18°19'03"	113.49'	S77°13'51"E	113.01'
C7	14.75'	91°48'26"	23.63'	S22°10'07"E	21.19'
C8	125.00'	36°50'27"	30.37'	S05°18'53"W	79.00'
C9	10.00'	40°53'16"	7.14'	S07°20'17"W	6.89'
C10	50.00'	172°26'32"	150.48'	S58°26'21"E	99.78'
C11	10.00'	41°33'16"	7.25'	N56°07'01"E	7.09'
C12	125.00'	53°05'41"	115.83'	N50°20'49"E	111.73'
C13	125.00'	36°54'19"	80.51'	N05°20'49"E	79.13'
C14	10.00'	90°00'00"	15.71'	N31°53'39"E	14.14'
C15	15.00'	52°01'12"	33.62'	S77°05'45"E	13.16'
C16	50.00'	284°02'25"	247.87'	N13°06'21"W	61.54'
C17	15.00'	52°01'12"	33.62'	S50°53'03"W	13.16'
C18	10.00'	90°00'00"	15.71'	N58°06'21"W	14.14'
C19	75.00'	36°50'27"	48.22'	N05°18'53"E	47.40'
C20	10.00'	90°00'00"	15.71'	N68°44'06"E	14.14'
C21	14.00'	78°17'34"	19.13'	S27°07'05"E	17.68'
C22	55.00'	280°14'22"	269.01'	N51°54'31"E	70.53'
C23	100.00'	16°45'51"	29.26'	N57°52'58"W	29.15'
C24	100.00'	16°45'51"	29.26'	N57°52'58"W	29.15'
C25	14.00'	90°00'00"	21.99'	S21°15'54"E	19.80'
C26	125.00'	56°10'03"	122.54'	S04°20'57"E	117.69'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C27	14.00'	42°58'41"	10.50'	N10°56'40"W	10.26'
C28	55.00'	289°28'25"	277.87'	S45°48'28"W	63.51'
C29	14.00'	66°29'44"	16.25'	N65°40'52"W	15.35'
C30	14.75'	88°39'46"	22.82'	N68°03'59"E	20.61'
C31	445.00'	18°47'15"	145.92'	S76°59'46"E	145.26'
C32	100.00'	16°45'51"	29.26'	N74°38'50"W	29.15'
C33	100.00'	16°45'51"	29.26'	N74°38'50"W	29.15'
C34	14.00'	90°00'00"	21.99'	S68°44'06"W	19.80'
C35	75.00'	36°50'27"	48.22'	S05°18'53"W	47.40'
C36	25.00'	90°00'00"	39.27'	S58°06'21"E	35.36'
C37	75.00'	53°05'41"	69.50'	N50°20'49"E	67.04'
C38	75.00'	36°54'19"	48.31'	N05°20'49"E	47.48'
C39	125.00'	36°50'27"	80.37'	N05°18'53"E	79.00'
C40	10.00'	90°00'00"	15.71'	N21°15'54"W	14.14'
C41	75.00'	56°10'03"	73.52'	S04°20'58"E	70.62'
C42	75.00'	20°47'18"	27.23'	N13°20'44"E	27.08'
C43	47.50'	22°12'17"	18.41'	S12°37'58"W	18.29'
C44	110.00'	22°12'17"	42.63'	N12°37'58"E	42.36'
C45	110.00'	61°03'40"	117.23'	S29°00'01"E	111.76'
C46	28.00'	30°31'14"	14.82'	S87°50'44"E	14.74'
C48	39.00'	30°31'14"	20.77'	S87°50'44"E	20.53'
C49	50.00'	30°31'14"	26.63'	S87°50'44"E	26.32'
C50	67.54'	22°13'50"	26.21'	N40°32'02"W	26.04'
C51	102.50'	37°59'37"	67.97'	S40°32'02"E	66.73'
C52	14.00'	21°56'46"	5.36'	N77°14'17"W	5.33'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N66°15'54"W	122.23'	L47	S23°44'06"W	172.74'	L93	N13°06'21"W	22.00'
L2	N23°44'06"E	60.00'	L48	N23°44'06"E	75.15'	L94	N13°06'21"W	22.00'
L3	N24°25'16"W	113.70'	L49	S23°44'06"W	75.78'	L95	N13°06'21"W	22.00'
L4	N37°11'02"W	168.05'	L50	N23°44'06"E	115.27'	L96	N08°46'57"W	22.00'
L5	N17°53'22"E	106.95'	L51	S23°44'06"W	92.09'	L97	N23°44'06"E	22.00'
L6	S03°36'37"W	90.00'	L52	N01°31'49"E	64.70'	L98	N23°47'59"E	22.00'
L7	S15°16'33"E	181.60'	L53	S01°31'49"W	64.70'	L99	N23°47'59"E	22.00'
L8	S72°17'31"W	62.52'	L54	S59°31'50"W	53.92'	L100	N17°24'53"E	22.00'
L9	N76°53'39"E	6.60'	L55	S59°31'50"E	53.92'	L101	N76°57'13"E	22.00'
L10	N85°08'10"W	27.56'	L56	N21°32'13"W	92.34'	L102	N16°53'39"E	19.72'
L11	N85°08'10"W	25.71'	L58	S21°32'13"E	92.34'	L103	N76°53'39"E	22.00'
L12	S04°51'50"W	15.85'	L59	S68°27'47"W	62.50'	L104	N13°06'21"W	22.00'
L13	S25°29'23"E	22.97'	L60	S66°15'03"E	54.00'	L105	N66°15'54"W	22.00'
L14	S19°11'09"E	95.49'	L61	S23°44'57"W	10.00'	L106	N85°00'19"E	22.00'
L15	N49°30'03"W	39.87'	L62	S66°15'03"E	100.76'	L107	N19°11'09"W	22.00'
L16	N66°15'54"W	6.27'	L63	N23°44'06"E	59.91'	L108	N66°15'54"W	22.00'
L17	S86°23'23"E	32.44'	L64	S23°44'06"W	69.91'	L109	N66°15'54"W	22.00'
L18	N83°01'45"W	39.87'	L65	S72°35'07"E	20.32'	L110	N66°15'54"W	22.00'
L19	S66°15'54"E	6.27'	L66	N76°53'39"E	21.64'	L111	N66°15'54"W	22.00'
L20	S23°44'06"W	172.91'	L67	S72°35'07"E	21.09'	L112	N23°44'06"E	22.00'
L21	N76°53'39"E	8.32'	L68	S72°35'07"E	20.28'	L113	N32°32'59"W	22.00'
L22	N23°44'06"E	101.07'	L69	N76°53'39"E	21.64'	L114	N32°26'00"W	22.00'
L23	S86°23'23"E	32.44'	L70	N74°43'27"E	22.00'	L115	N32°26'00"W	22.00'
L24	S04°34'44"W	167.25'	L71	S74°43'27"W	22.00'	L116	N17°05'41"W	22.00'
L25	N69°40'03"W	197.42'	L78	N13°06'21"W	22.00'	L123	N04°06'48"E	22.75'
L26	S69°40'03"E	181.31'	L79	N13°06'21"W	22.00'	L124	N66°12'01"W	13.32'
L27	S74°43'27"W	217.15'	L80	N13°06'21"W	22.00'	L125	N63°24'45"E	27.73'
L28	S26°28'37"W	171.00'	L81	S13°06'21"E	22.00'	L126	N76°53'39"E	8.16'
L29	S26°28'37"W	171.00'	L82	N20°29'00"E	22.00'	L127	N66°15'54"W	41.93'
L30	N04°34'44"E	186.26'	L83	N23°44'06"E	22.00'	L128	S23°44'06"W	10.00'
L31	S04°34'44"W	167.25'	L84	N23°44'06"E	22.00'			
L32	N69°40'03"W	197.42'	L85	N13°06'21"W	21.97'			
L33	S69°40'03"E	181.31'	L86	N13°06'21"W	22.00'			
L34	N75°14'26"W	474.18'	L87	N13°06'21"W	22.00'			
L35	S75°14'26"E	475.06'	L88	N13°06'21"W	22.00'			
L36	N64°38'51"W	287.80'	L89	N13°06'21"W	22.00'			
L37	S64°38'51"E	289.66'	L90	N13°06'21"W	22.00'			
L38	N64°38'51"W	301.27'	L91	N13°06'21"W	22.00'			
L39	S64°38'51"E	321.27'	L92	N13°06'21"W	22.00'			
L40	N25°21'09"E	171.00'	L93	N13°06'21"W	22.00'			
L41	S25°21'09"W	171.00'	L94	N13°06'21"W	22.00'			
L42	N64°38'51"W	257.15'	L95	N13°06'21"W	22.00'			
L43	S64°38'51"E	217.15'	L96	N13°06'21"W	22.00'			
L44	S25°21'09"W	24.50'	L97	N13°06'21"W	22.00'			
L45	N25°21'09"E	4.50'	L98	N13°06'21"W	22.00'			
L46	S64°38'51"E	20.00'	L99	N13°06'21"W	22.00'			

STATE OF TEXAS
COUNTY OF BEVAR

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.

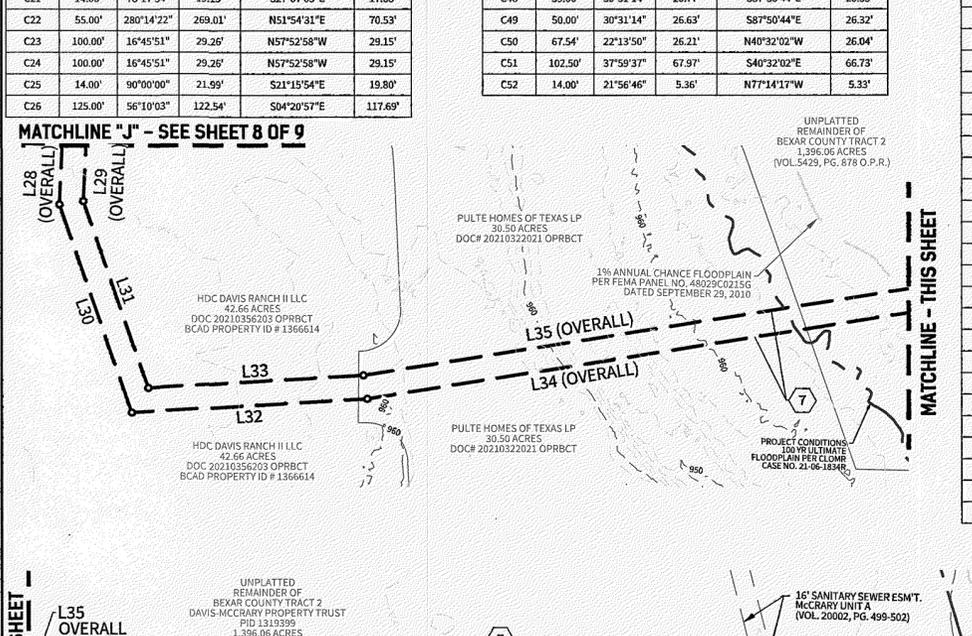
OWNER/DEVELOPER
HDC DAVIS RANCH II LLC
45 NE LOOP 410 SUITE 225
SAN ANTONIO, TX 78216
PHONE: (210) 635-6784
CONTACT PERSON: PAUL POWELL

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

STATE OF TEXAS
COUNTY OF BEVAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Paul Powell** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF September, A.D. 2022

Sarah Wood
SARAH WOOD
Notary ID #130226833
My Commission Expires May 14, 2023



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L101	N76°57'13"E	22.00'	L102	N16°53'39"E	19.72'	L103	N76°53'39"E	22.00'
L104	N13°06'21"W	22.00'	L105	N66°15'54"W	22.00'	L106	N85°00'19"E	22.00'
L107	N19°11'09"W	22.00'	L108	N66°15'54"W	22.00'	L109	N66°15'54"W	22.00'
L110	N66°15'54"W	22.00'	L111	N66°15'54"W	22.00'	L112	N23°44'06"E	22.00'
L113	N32°32'59"W	22.00'	L114	N32°26'00"W				