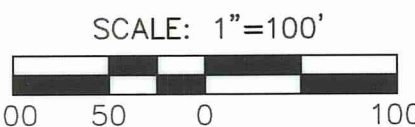


PLAT NO. 22-11800117

SUBDIVISION PLAT ESTABLISHING HIGDON CROSSING, UNIT 1

BEING A 19.860 ACRE (865,119.01 SQUARE FEET) TRACT OF LAND, INCLUSIVE OF A 0.156 OF AN ACRE RIGHT OF WAY DEDICATION, SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF A 97.934 ACRE TRACT, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189806, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: January 18, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 NORTH COLLEGE AVE. STE 300, BOX 9
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHEN LIEUX

TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 24 DAY OF January, A.D. 2023

Tasha Willis
TASHA WILLIS
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HIGDON CROSSING, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

DAY OF _____ A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

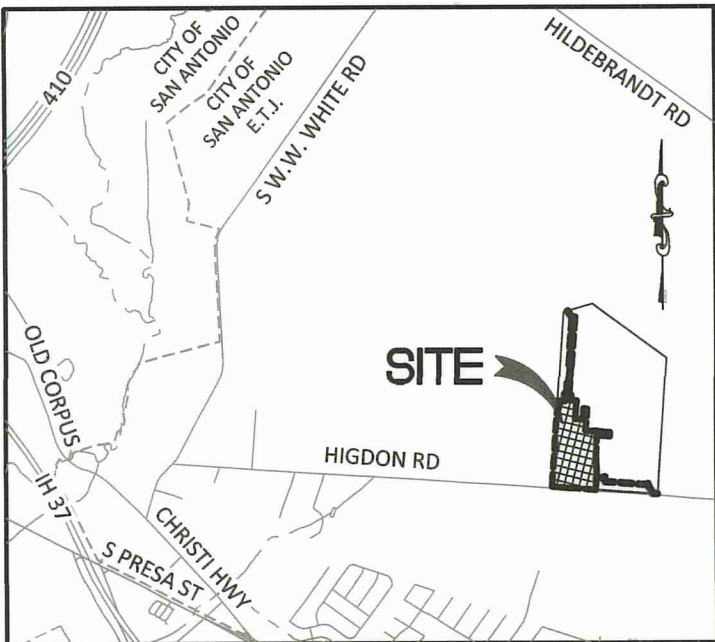
CERTIFICATE OF APPROVAL

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

DATED THIS ____DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

LEGEND

- 609 --- EXISTING CONTOUR
- 608 --- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ESM'T EASEMENT
- SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- " REPETITIVE BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- B.S.L. BUILDING SETBACK LINE

NOTE:
SEE SHEET 1 OF 3 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

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 ENDCROUCHMENT 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.

NOTES:

FLOODPLAIN VERIFICATION
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

OPEN SPACE
LOTS 901, BLOCK 1, C.B. 5708; 901, BLOCK 3, C.B. 5708 AND 901, BLOCK 4, C.B. 5708, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

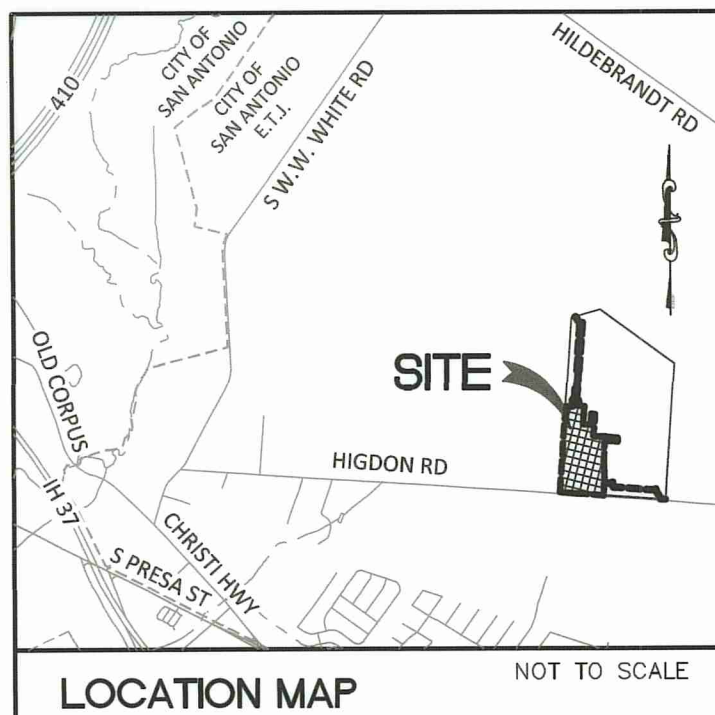
COMMON AREA MAINTENANCE
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLK 1; LOT 901 BLK 3; LOT 901 BLK 4, C.B. 5708, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TOTAL OF 94 RESIDENTIAL LOTS ESTABLISHED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S04°10'11"W
L2	114.92'	S06°02'05"E
L3	115.34'	S85°49'49"E
L4	10.00'	N04°10'11"E
L5	10.00'	S85°49'49"E
L6	25.00'	S85°49'49"E
L7	25.00'	N85°49'49"W
L8	16.99'	N74°33'32"E
L9	115.12'	S35°05'38"E
L10	45.84'	S85°49'49"E
L11	9.00'	N85°49'49"W
L12	9.00'	S85°49'49"E
L13	10.00'	N04°10'11"E
L14	10.00'	S85°49'49"E
L15	10.00'	S04°10'11"W
L16	110.00'	S85°49'49"E
L17	120.00'	S85°49'49"E
L18	5.00'	S85°49'49"E
L19	105.00'	S85°49'49"E
L20	60.00'	S04°10'11"W
L21	62.39'	N07°04'20"W
L22	62.39'	N07°04'20"W
L23	5.00'	N04°10'11"E
L24	21.19'	N49°13'58"E
L25	21.24'	S40°46'02"E
L26	50.00'	S85°49'49"E
L27	5.00'	N04°10'11"E
L28	50.00'	S85°49'49"E
L29	50.00'	S85°49'49"E
L30	13.68'	N04°10'11"E
L31	16.00'	S85°49'49"E
L32	63.21'	S04°10'11"W
L33	13.40'	S40°49'49"E
L34	24.98'	N57°38'20"E
L35	16.00'	S32°21'40"E
L36	13.69'	S57°38'20"W
L37	64.41'	S85°33'41"E
L38	26.65'	N40°49'49"W
L39	40.15'	N04°10'11"E
L40	16.00'	S04°10'11"W
L41	14.14'	N49°10'11"E
L42	60.00'	S85°49'49"E
L43	10.00'	S04°10'11"W
L44	96.39'	S04°10'11"W
L45	21.21'	S49°10'11"W
L46	44.14'	N49°10'11"E
L47	14.14'	N40°49'49"W
L48	14.14'	S40°49'49"E
L49	10.00'	S03°54'34"W
L50	77.00'	N85°33'41"W
L51	82.28'	S00°33'18"E
L52	83.62'	S07°07'21"E
L53	41.58'	S05°26'07"E
L54	42.80'	S01°13'35"E
L55	114.91'	N06°02'05"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	370.00'	10°12'17"	33.04'	65.90'	65.81'	S00°55'57"E
C2	430.00'	10°12'17"	38.39'	76.59'	76.48'	S00°55'57"E
C3	370.00'	10°12'17"	33.04'	65.90'	65.81'	S00°55'57"E
C4	21.00'	52°45'08"	10.41'	19.33'	18.66'	N22°12'23"W
C5	55.00'	115°42'59"	87.54'	111.08'	93.14'	N09°16'33"E
C6	55.00'	115°42'59"	87.54'	111.08'	93.14'	S00°56'10"E
C7	21.00'	52°45'08"	10.41'	19.33'	18.66'	S30°32'45"W
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S40°49'49"E
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	N49°10'11"E
C10	10.00'	90°00'00"	10.00'	15.71'	14.14'	S49°10'11"W
C11	375.00'	11°40'47"	38.35'	76.44'	76.31'	S01°40'12"E
C12	425.00'	11°40'47"	43.47'	86.64'	86.49'	S01°40'12"E
C13	29.00'	36°59'23"	9.70'	18.72'	18.40'	S14°19'30"E
C14	51.00'	163°58'46"	362.41'	145.96'	101.00'	N49°10'11"E
C15	29.00'	36°59'23"	9.70'	18.72'	18.40'	N67°20'07"W
C16	10.00'	90°00'00"	10.00'	15.71'	14.14'	S49°10'11"W
C17	375.00'	11°12'32"	36.80'	73.36'	73.25'	N01°28'04"W
C18	425.00'	11°14'32"	41.83'	83.39'	83.26'	N01°27'04"W
C19	10.00'	90°00'00"	10.00'	15.71'	14.14'	S40°49'49"E
C20	10.00'	90°00'00"	10.00'	15.71'	14.14'	N49°10'11"E
C21	10.00'	90°00'00"	10.00'	15.71'	14.14'	S40°49'49"E
C22	425.00'	11°40'47"	43.47'	86.64'	86.49'	S01°40'12"E
C23	375.00'	11°40'47"	38.35'	76.44'	76.31'	S01°40'12"E
C24	25.00'	90°00'00"	25.00'	39.27'	35.36'	S49°10'11"W
C25	10.00'	87°42'03"	9.61'	15.31'	13.86'	S41°58'47"E
C26	425.00'	11°12'44"	41.72'	83.17'	83.04'	N01°27'58"W
C27	375.00'	11°14'32"	36.91'	73.58'	73.46'	N01°27'04"W
C28	10.00'	90°00'00"	10.00'	15.71'	14.14'	N49°10'11"E
C29	10.00'	90°00'00"	10.00'	15.71'	14.14'	N40°49'49"W
C30	430.00'	10°12'17"	38.39'	76.59'	76.48'	S00°55'57"E
C31	435.00'	10°12'17"	38.84'	77.48'	77.37'	N00°55'57"W
C32	365.00'	10°12'17"	32.59'	65.01'	64.92'	N00°55'57"W
C33	55.00'	54°04'17"	28.07'	51.90'	50.00'	N85°49'49"W

TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309



LOCATION MAP NOT TO SCALE

- KEYNOTES**
- (A) 10' E.G.T.CATV ESM'T.
 - (B) 20' BUILDING SETBACK LINE
 - (C) 16' WATERLINE ESM'T.
 - (D) 50' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.864 Ac.)
 - (E) 16' OFF-LOT SANITARY SEWER ESM'T. (0.046 Ac.)
 - (G) 10' STREET DEDICATION (0.156 Ac.)
 - (H) 1' VEHICULAR NON-ACCESS ESM'T.
 - (J) 15' BUILDING SETBACK LINE
 - (K) 10' E.G.T.CATV ESM'T. & 10' B.S.L.
 - (L) 50' OFF-LOT E.G.T.C.A. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.384 Ac.)
 - (M) 50' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.169 Ac.)
 - (N) 16' OFF-LOT SANITARY SEWER ESM'T. (0.101 Ac.)
 - (O) VARIABLE WIDTH TEMPORARY TURNAROUND, E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.239 Ac.)
 - (P) 25' DRAINAGE ESM'T. LOT 901, BLOCK 1 (0.082 Ac.) (PERMEABLE)
 - (Q) VARIABLE WIDTH OFF-LOT WATER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.401 Ac.)
 - (R) 10'X10' E.G.T.CATV ESM'T. (0.002 Ac.)
 - (S) 12' E.G.T.CATV ESM'T
 - (T) VARIABLE WIDTH OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (1.556 Ac.)
 - (U) OPEN SPACE LOT 901, BLOCK 3 (0.105 Ac.) (PERMEABLE)

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

- CPS/SAWS/COSA/UTILITY NOTE:**
- 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 EXISTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

SAWS HIGH PRESSURE:
NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

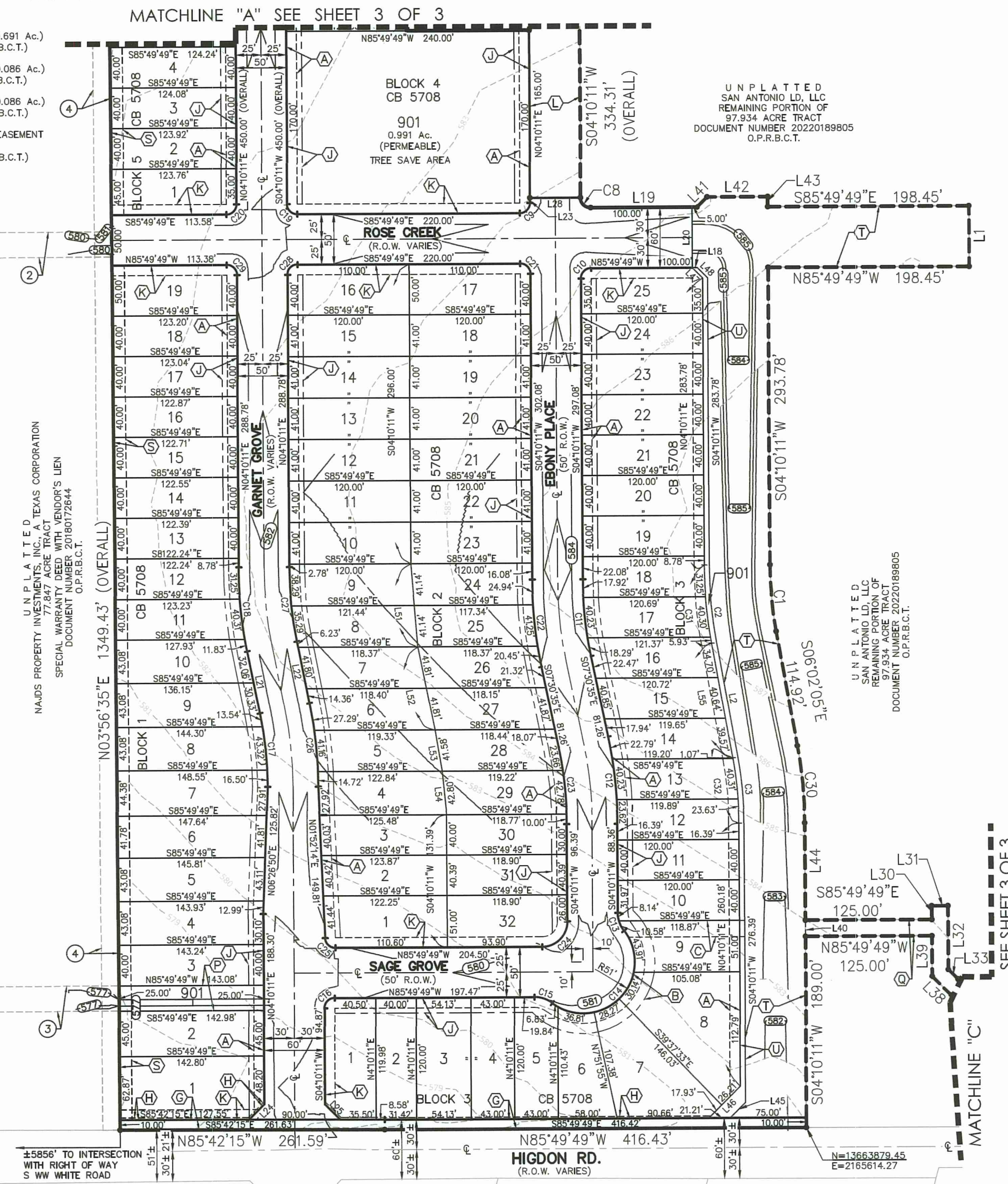
SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

NOTE:
SEE SHEET 1 OF 3 FOR
CURVE AND LINE TABLES

**PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT**

- LEGEND**
- 609 EXISTING CONTOUR
 - 608 PROPOSED CONTOUR
 - Ac. ACRES
 - E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - R.O.W. RIGHT OF WAY
 - R. RADIUS
 - C. CENTERLINE
 - ESM'T. EASEMENT
 - SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - " REPETITIVE BEARING AND/OR DISTANCE
 - DOC. DOCUMENT
 - B.S.L. BUILDING SETBACK LINE



TASHA WILLIS
Barton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 19, 2027
Commission No. 12710309

PLAT NO. 22-11800117
**SUBDIVISION PLAT
ESTABLISHING
HIGDON CROSSING,
UNIT 1**

BEING A 19.860 ACRE (865,119.01 SQUARE FEET) TRACT OF LAND, INCLUSIVE OF A 0.156 OF AN ACRE RIGHT OF WAY DEDICATION, SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING A PORTION OF A 97.934 ACRE TRACT, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189806, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

MTR
Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: January 18, 2023

STATE OF ARKANSAS
COUNTY OF WASHINGTON

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 INDICATED 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: STEPHEN LIEUX
SAN ANTONIO LD, LLC
4058 NORTH COLLEGE AVE. STE 300, BOX 9
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHEN LIEUX KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN
UNDER MY HAND AND SEAL OF OFFICE

THIS 24 DAY OF January, A.D. 20 23

Tasha Willis
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HIGDON CROSSING, UNIT 1 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH
STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS ____ DAY OF _____ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



