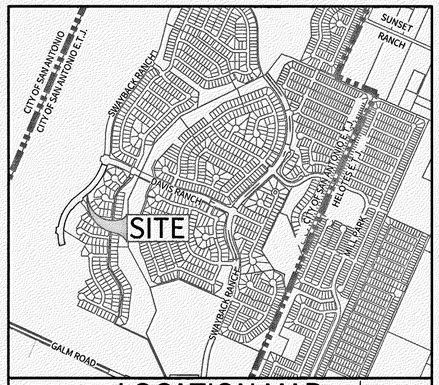


LOCATION MAP
N.T.S.

SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:
1. SAWS WASTEWATER EDU NOTE: 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.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. 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.
4. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 38801076) 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).

CPS/SAWS/COSA NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:
1. DRAINAGE EASEMENT ENCROACHMENTS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. CLOMRS PENDING FEMA APPROVAL NOTE: LOT 903, BLOCK 290, C.B. 4450, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NO. 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 BEXAR 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.

MISCELLANEOUS NOTES:
1. COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 288 & LOT 903 BLOCK 290, C.B. 4450, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO THE ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. OPEN SPACE NOTE: LOT 902, BLOCK 288 & LOT 903; BLOCK 290, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A LANDSCAPING EASEMENT.
4. CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LAND-PLAT-21-11800533

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

4.16 ACRES OF LAND IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 7.403 ACRES RECORDED IN DOCUMENT 20200006547 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 30.50 ACRES RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 42.66 ACRES RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 24.56 ACRES RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 901, BLOCK 266, OF MCCRARY TRACT UNIT 1A SUBDIVISION RECORDED IN VOLUME 20002, PAGES 663-665 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 901, BLOCK 290, OF MCCRARY TRACT UNIT 5 SUBDIVISION RECORDED IN VOLUME 20002, PAGES 2321-2322 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'
0 100 200

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
[MWC: ANDREW R. LOWRY]

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT McCRARY TRACT SUBD., UNIT 5 (20-11800548) WHICH IS RECORDED IN

VOLUME 20002, PAGES 2321-2322, PLAT RECORDS OF BEXAR COUNTY.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

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

OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF March A.D. 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 10/29/2024

NOTARY PUBLIC Gregory Sean Naas My Commission Expires 10/29/2024 ID No 132754928 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY:
NAME: SEAN MILLER
TITLE: VP OF Land Acquisition

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Miller KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF March A.D. 2023

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY:
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 21st DAY OF March A.D. 2023.

NOTARY PUBLIC Gregory Sean Naas My Commission Expires 10/29/2024 ID No 132754928 STATE OF TEXAS

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.
ANDREW R. LOWRY, P.E.

4/3/23
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ANDREW R. LOWRY
123410
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:

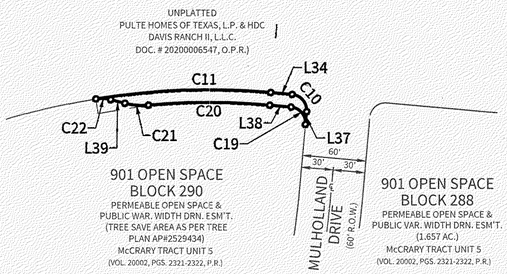
M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEDA WHEELOCK, R.P.L.S.

04-03-23
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
YURI V. BALMACEDA WHEELOCK
6815
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°43'27"W	90.00'
L2	N74°43'27"E	14.00'
L3	N03°42'41"E	14.00'
L4	N86°23'24"W	35.00'
L5	N03°36'37"E	90.00'
L6	S86°23'09"E	35.00'
L7	N03°36'34"E	14.00'
L8	N49°48'29"E	203.53'
L9	S70°33'28"E	14.00'
L10	S70°40'25"E	90.00'
L11	S49°48'29"W	93.30'
L12	S49°48'29"W	60.00'
L13	S40°11'31"E	12.00'
L14	S51°26'03"W	35.24'
L15	S38°24'04"W	256.78'
L16	S58°16'18"E	15.76'
L17	N74°43'27"E	14.00'
L18	S28°08'10"E	15.49'
L19	S15°16'33"E	34.90'
L20	S74°43'27"W	17.45'
L21	S74°43'27"W	90.00'
L22	S74°43'27"W	20.00'
L23	N15°16'33"W	35.21'
L24	N06°47'57"E	15.96'
L25	S15°16'33"E	50.00'
L26	N15°16'33"W	50.00'
L27	N03°36'37"E	90.00'
L28	N49°48'29"E	203.53'
L29	N21°09'14"E	15.53'
L30	S29°22'25"W	41.82'
L31	N31°10'58"E	190.06'
L32	N49°48'29"E	12.23'
L33	S49°48'29"W	12.23'
L34	N49°48'29"E	20.23'
L35	S49°48'29"W	20.23'
L36	S59°02'32"W	13.70'
L37	S40°11'31"E	12.00'
L38	S51°26'03"W	35.24'
L39	S59°02'32"W	13.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	759.00'	12°59'58"	172.20'	N08°46'34"W	171.83'
C2	21.00'	83°53'51"	30.75'	N44°13'31"W	28.08'
C3	21.00'	83°49'50"	30.73'	N51°2445"E	28.06'
C4	759.00'	40°18'40"	534.00'	N29°39'10"E	523.06'
C5	941.00'	30°21'58"	498.72'	N34°37'31"E	492.90'
C6	1045.00'	30°22'33"	554.02'	S34°37'13"W	547.55'
C7	15.00'	90°00'00"	23.56'	S04°48'29"W	21.21'
C8	655.00'	14°05'00"	161.00'	S28°16'11"W	160.60'
C9	629.00'	5°37'24"	61.73'	S46°59'47"W	61.71'
C10	15.00'	90°00'00"	23.56'	S85°11'31"E	21.21'
C11	655.00'	14°29'48"	165.72'	N42°33'35"E	165.28'
C12	655.00'	16°31'14"	188.86'	N12°58'04"E	188.21'
C13	641.00'	19°20'36"	216.41'	S05°36'15"E	215.38'
C14	745.00'	12°59'58"	169.03'	N08°46'34"W	168.67'
C15	35.00'	83°56'36"	51.28'	N44°14'53"W	46.81'
C16	35.00'	83°56'36"	51.28'	N51°28'08"E	46.81'
C17	745.00'	40°18'38"	524.15'	N29°39'10"E	513.40'
C18	955.00'	30°21'58"	506.14'	N34°37'31"E	500.23'
C19	15.00'	90°00'00"	23.56'	S85°11'31"E	21.21'
C20	643.00'	10°13'38"	114.77'	S44°41'40"W	114.62'
C21	66.00'	19°27'39"	22.42'	S49°18'42"W	22.31'
C22	34.00'	23°43'50"	14.08'	S47°10'37"W	13.98'
C23	655.00'	19°59'01"	228.45'	S05°17'03"E	227.29'
C24	4.00'	180°00'00"	12.57'	N80°25'44"W	8.00'
C25	707.00'	40°14'14"	496.51'	N29°41'22"E	486.37'
C26	4.00'	179°59'44"	12.57'	S40°11'31"E	8.00'
C27	699.00'	40°14'14"	490.89'	S29°41'22"W	480.86'
C28	46.00'	18°59'50"	15.25'	N30°39'09"E	15.18'
C29	993.00'	3°10'24"	55.00'	N38°33'52"E	54.99'
C30	96.00'	11°02'06"	18.49'	S34°53'27"W	18.46'
C31	1001.00'	1°26'25"	25.16'	S41°07'43"W	25.16'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS A 0.05 ACRE OF THE RIGHT OF WAY AND LOT 901, BLOCK 290, COUNTY BLOCK 4450, IN THE McCRARY TRACT SUBD., UNIT 5 PLAT, RECORDED IN VOLUME 20002, PAGES 2321-2322, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KEYNOTES

1. OFF-LOT 14' E.G.T.CA. ESM'T.
2. OFF-LOT VAR. WID. C.V.E. & E.G.T.C.A. ESM'T. (0.06 Ac.)
3. OFF-LOT VAR. WID. C.V.E. (0.01 Ac.)
4. 14' E.G.T.CA. ESM'T. (VOL. 20002, PGS. 2321-2322, P.R.)
5. 14' E.G.T.CA. ESM'T. (VOL. 20002, PG. 642, P.R.)

LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
DOC. #	= DOCUMENT NUMBER
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
E.T.J.	= EXTRATERRITORIAL JURISDICTION
L.S.	= LANDSCAPE
L1	= LINE NUMBER
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PG.	= PAGE
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
ELEV	= PROPOSED CONTOUR
	= STREET CENTERLINE
ELEV.	= EXISTING GROUND MAJOR CONTOUR
ELEV.	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= UNIT BOUNDARY NODE
	= FEMA 100 YR FLOODPLAIN
	= CLOMR 100 YR FLOODPLAIN

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. _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

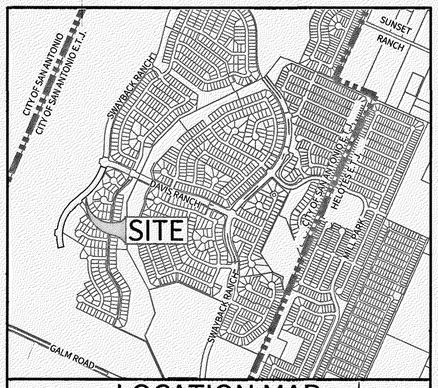
THIS PLAT OF McCRARY TRACT SUBD., UNIT B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

P:\02142\034\2-Drawings\08_00_PLAT.dwg 2023/03/20 9:51am jrodriguez



LOCATION MAP
N.T.S.

SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:
1. SAWS WASTEWATER EDU NOTE: 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.
2. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
3. 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.
4. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTES:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 38801076) 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).

CPS/SAWS/COSA NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INJERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:
1. DRAINAGE EASEMENT ENCROACHMENTS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. CLOMRS PENDING FEMA APPROVAL NOTE: LOT 903, BLOCK 290, C.B. 4450, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NO. 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 BEXAR 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.

MISCELLANEOUS NOTES:
1. COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 288 & LOT 903 BLOCK 290, C.B. 4450, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO THE ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. OPEN SPACE NOTE: LOT 902, BLOCK 288 & LOT 903, BLOCK 290, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A LANDSCAPING EASEMENT.
4. CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LAND-PLAT-21-11800533

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

4.16 ACRES OF LAND IN THE M.M.Y.M. SURVEY 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 7.403 ACRES RECORDED IN DOCUMENT 20200006547 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 30.50 ACRES RECORDED IN DOCUMENT 20210322021 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 42.66 ACRES RECORDED IN DOCUMENT 20210356203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 24.56 ACRES RECORDED IN DOCUMENT 20210356984 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 901, BLOCK 266, OF MCCRARY TRACT UNIT 1A SUBDIVISION RECORDED IN VOLUME 20002, PAGES 663-665 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 901, BLOCK 290, OF MCCRARY TRACT UNIT 5 SUBDIVISION RECORDED IN VOLUME 20002, PAGES 2321-2322 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'
0 100 200

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
[MWC: ANDREW R. LOWRY]

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____
NAME: SEAN Miller
TITLE: VP of Land Acquisition

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Miller KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF March A.D. 2023

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____
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 21st DAY OF March A.D. 2023.

Gregory Sean Nass
My Commission Expires
10/26/2024
ID No 132754926

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.
ANDREW R. LOWRY, P.E.

4/3/23
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ANDREW R. LOWRY
123410
LICENSED
PROFESSIONAL ENGINEER

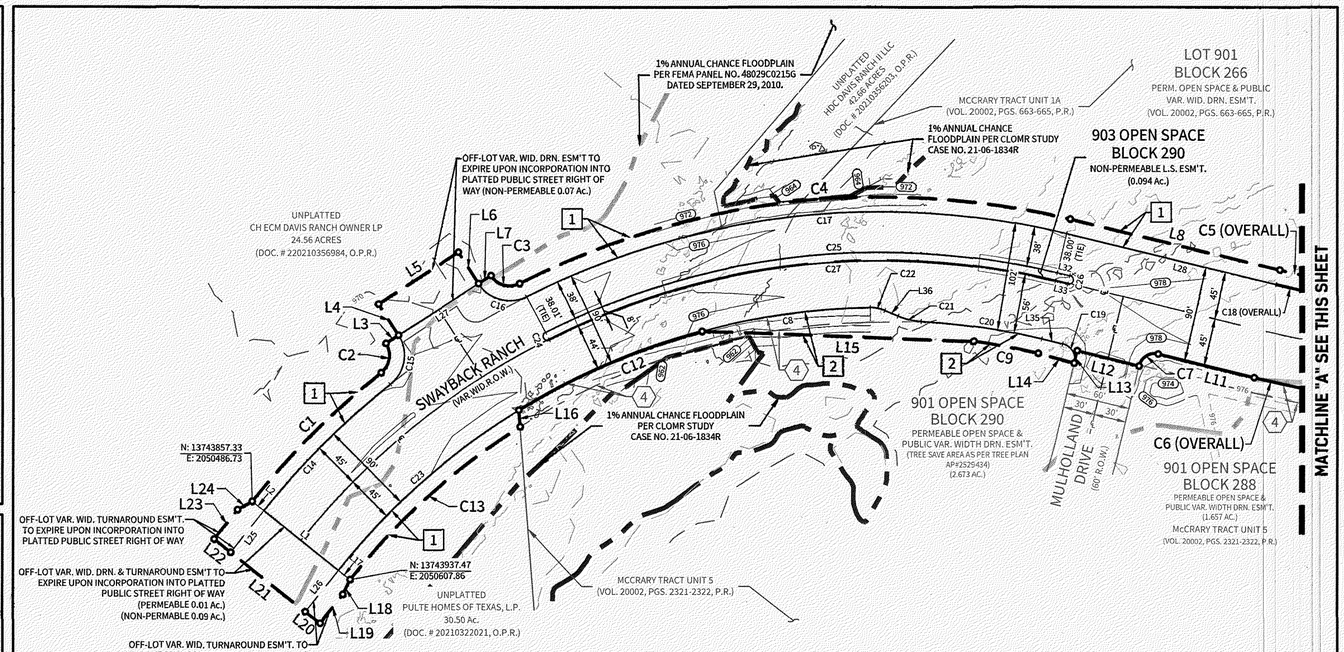
STATE OF TEXAS
COUNTY OF BEXAR

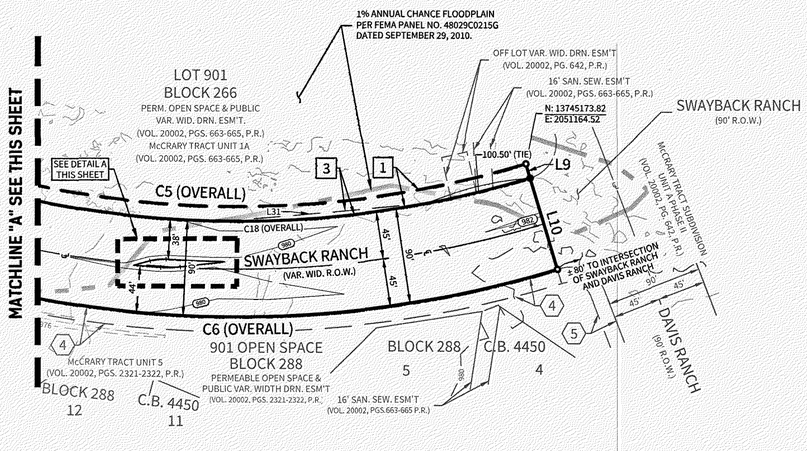
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

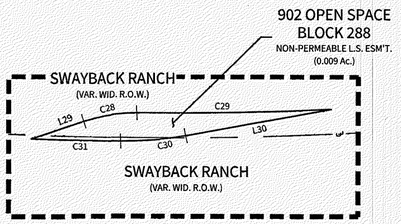
M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEDA WHEELOCK, R.P.L.S.

04-03-23
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
YURI V. BALMACEDA WHEELOCK
6815
PROFESSIONAL
LAND SURVEYOR







DETAIL A
SCALE 1" = 30'

KEYNOTES

1. OFF-LOT 14' E.G.T.CA. ESM'T.
2. OFF-LOT VAR. WID. C.V.E. & E.G.T.C.A. ESM'T. (0.06 Ac.)
3. OFF-LOT VAR. WID. C.V.E. (0.01 Ac.)
4. 14' E.G.T.CA. ESM'T. (VOL. 20002, PGS. 2321-2322, P.R.)
5. 14' E.G.T.CA. ESM'T. (VOL. 20002, PG. 642, P.R.)

LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
DOC. #	= DOCUMENT NUMBER
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
E.T.J.	= EXTRATERRITORIAL JURISDICTION
L.S.	= LANDSCAPE
L1	= LINE NUMBER
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
NO.	= NUMBER
O.P.R.	=OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PG.	= PAGE
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
(ELEV)	= PROPOSED CONTOUR
	= STREET CENTERLINE
— ELEV. —	= EXISTING GROUND MAJOR CONTOUR
— ELEV. —	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= UNIT BOUNDARY NODE
	= FEMA 100 YR FLOODPLAIN
	= CLOMR 100 YR FLOODPLAIN

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. _____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LINE & CURVE TABLES ON SHEET 1 OF 2

P:\02142\034\2-Drawings\08_00_PLAT.dwg,2023/03/20 9:52am jrodriguez