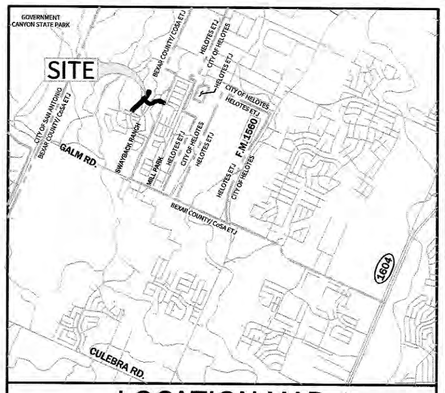

LOCATION MAP

N.T.S

LEGEND

Ac.	= ACRES
C1	= CURVE NUMBER
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C.P.S.	= CITY PUBLIC SERVICE
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D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.N.	= DRAINAGE
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N.T.S.	= NOT TO SCALE
O.P.J.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.L.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
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
1010	= PROPOSED CONTOUR
	= STREET CENTERLINE
1010 ELEV.	= EXISTING GROUND MAJOR CONTOUR
	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= EXTRATERRITORIAL JURISDICTION LIMITS
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	= UNIT BOUNDARY NODE

CPS/SAWS/COSA UTILITY:

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 NOTES:

1. 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.
2. 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.
3. 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. 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 CITY OF SAN ANTONIO.
5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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.

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).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2401734) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 187-192, O.P.R. (PLAT # 160320).

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.

COMMON AREA MAINTENANCE:

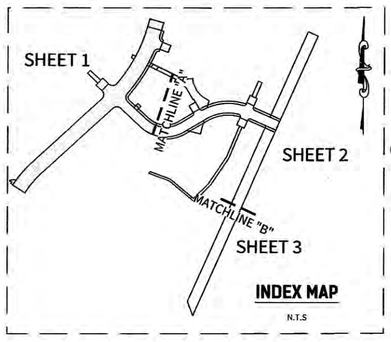
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 244, CB 4450; AND LOT 906, BLOCK 236 CB 4450. DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 906, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A CLEAR VISION EASEMENT. (.047 Ac.)
LOT 901, BLOCK 244, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A CLEAR VISION EASEMENT. (.010 Ac.)

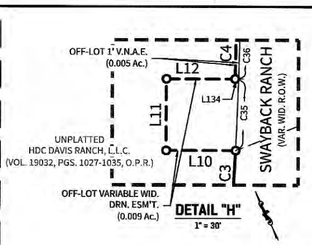
CLEAR VISION:

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.



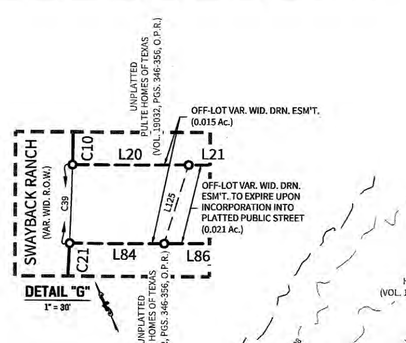
INDEX MAP

N.T.S



DETAIL "H"

1" = 30'



DETAIL "G"

1" = 30'

DETAIL "B"

1" = 30'

DETAIL "A"

1" = 30'

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES AUGUST 2019 SHEET 1 OF 3

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.
CHRISTOPHER R. DICE, P.E. 8/12/19
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S. 8/12/19
REGISTERED PROFESSIONAL LAND SURVEYOR

P:\02142\004\2-Drawings\03C_PLAT.dwg 2019/08/12 3:07pm nchamberlain

STATE OF TEXAS
CHRISTOPHER R. DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JAMES W. RUSSELL
4230
PROFESSIONAL
SURVEYOR

PLAT NUMBER: 180441

SUBDIVISION PLAT
ESTABLISHING
DAVIS RANCH SUBDIVISION, UNIT 3C

BEING A TOTAL OF 9.342 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450 BEXAR COUNTY TEXAS, ALSO BEING OUT OF A 303.00 ACRE TRACT DESCRIBED IN VOL. 19032, PG. 346, ALSO BEING OUT OF A 67.33 ACRE TRACT DESCRIBED IN VOL. 19032, PGS. 1027-1035, ALSO BEING OUT OF A 10.17 ACRE TRACT DESCRIBED IN VOL. 19032, PGS. 1142-1151, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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: 02142.004]

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, A NEVADA GENERAL PARTNERSHIP
(PULTE HOMES OF TEXAS, L.P. A NEVADA CORPORATION, ITS GENERAL PARTNER)
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: SEAN MILLER

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 12 DAY OF August A.D. 2019.

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

NOTARY PUBLIC, BEXAR 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

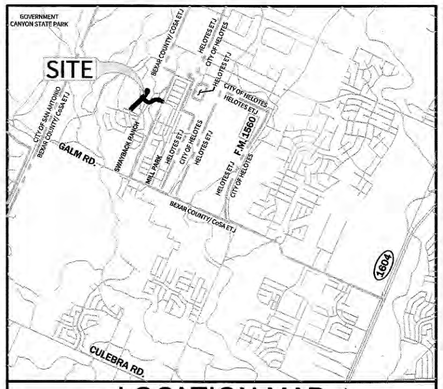
_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

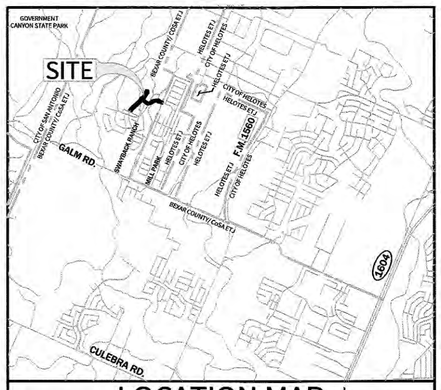
THIS PLAT OF DAVIS RANCH SUBDIVISION, UNIT 3C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY


GOVERNMENT CANYON STATE PARK
SITE
BEXAR COUNTY CORA ET
HELOTES ET
CITY OF HELOTES
HELOTES ET
CITY OF HELOTES
HELOTES ET
CITY OF HELOTES



LOCATION MAP

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COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

8/12/19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CHRISTOPHER R DICE
104607
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

8/12/19
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JAMES W. RUSSELL
4250
REGISTERED
PROFESSIONAL LAND SURVEYOR

P:\02142\004\2- Drawings\03C_PLAT.dwg 2019/08/12 3:07pm nchamberlain

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4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2401734) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0215G, EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 187-192, O.P.R. (PLAT # 160320).

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.

COMMON AREA MAINTENANCE:

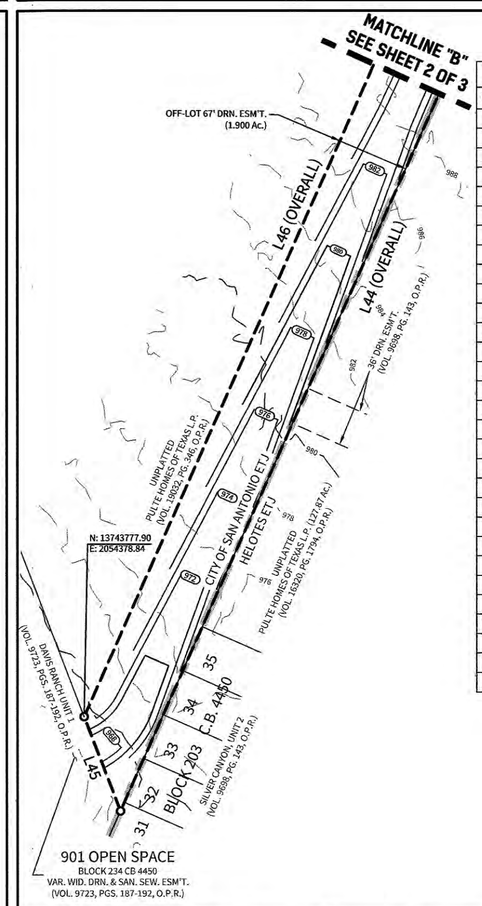
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 244, CB 4450, AND LOT 906, BLOCK 236 CB 4450. DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE:

LOT 906, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A CLEAR VISION EASEMENT. (.047 Ac.)
LOT 901, BLOCK 244, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A CLEAR VISION EASEMENT. (.010 Ac.)

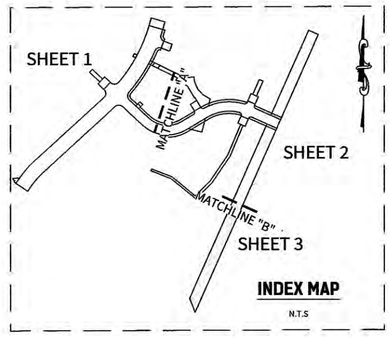
CLEAR VISION:

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.



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	35.00'	94°28'35"	37.85'	57.71'	51.39'	N00°08'51"E
C2	35.00'	92°31'59"	36.58'	56.53'	50.58'	N86°38'34"E
C3	952.00'	11°17'52"	94.17'	187.72'	187.42'	N34°43'38"E
C4	951.00'	12°02'08"	100.25'	199.77'	199.40'	N21°51'27"E
C5	952.00'	2°52'24"	23.88'	47.74'	47.74'	N14°24'11"E
C6	1042.00'	2°52'24"	26.13'	52.26'	52.25'	S14°24'11"W
C7	1056.00'	2°05'48"	19.32'	38.64'	38.64'	S16°53'17"W
C8	16.00'	87°10'00"	15.23'	24.34'	22.06'	S25°38'49"E
C9	30.00'	87°09'58"	28.55'	45.64'	41.36'	S67°11'14"W
C10	1042.00'	3°54'34"	35.56'	71.10'	71.08'	S25°33'32"W
C11	344.00'	40°44'50"	127.75'	244.64'	239.52'	N88°33'58"E
C12	15.00'	3°49'16"	0.50'	1.00'	1.00'	S22°02'33"W
C13	15.00'	3°49'25"	0.50'	1.00'	1.00'	S25°51'54"W
C14	15.00'	12°19'15"	1.62'	3.23'	3.22'	N17°47'34"E
C15	256.00'	48°04'43"	114.19'	214.82'	208.57'	S83°05'32"W
C16	244.00'	32°33'13"	71.24'	138.63'	136.78'	S75°19'48"W
C17	230.00'	42°48'08"	90.14'	171.82'	167.85'	N68°29'31"W
C18	35.00'	85°31'25"	32.37'	52.24'	47.53'	N89°51'09"W
C19	618.00'	14°48'07"	80.28'	159.66'	159.21'	S39°59'05"W
C20	708.00'	0°10'54"	1.12'	2.24'	2.24'	N32°40'28"E
C21	708.00'	11°59'58"	74.41'	148.28'	148.01'	N41°23'09"E
C22	1042.00'	12°01'44"	109.78'	218.76'	218.36'	N34°44'18"E
C23	15.00'	90°00'00"	15.00'	23.56'	21.21'	S14°03'11"W
C24	170.00'	73°51'22"	127.77'	219.14'	204.28'	N84°01'08"W
C25	35.00'	87°50'36"	33.71'	53.66'	48.56'	N03°10'09"W
C26	15.00'	87°56'34"	14.47'	23.02'	20.83'	N74°55'06"W
C27	330.00'	45°20'16"	137.83'	261.13'	254.37'	S83°46'45"W
C28	15.00'	82°29'42"	13.15'	21.60'	19.78'	S65°12'02"W
C29	15.00'	86°10'39"	14.03'	22.56'	20.49'	N22°57'25"W
C30	15.00'	86°10'39"	14.03'	22.56'	20.49'	N70°51'56"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C31	15.00'	87°51'27"	14.45'	23.00'	20.81'	S32°17'47"E
C32	270.00'	44°43'18"	111.07'	210.75'	205.44'	N81°24'50"E
C33	230.00'	31°03'14"	63.90'	124.66'	123.14'	N74°34'48"E
C34	708.00'	2°37'15"	16.20'	32.39'	32.38'	N34°04'32"E
C35	952.00'	1°12'17"	10.01'	20.02'	20.02'	S28°28'33"W
C36	952.00'	12°02'02"	100.34'	199.95'	199.58'	N21°51'24"E
C37	1042.00'	2°05'48"	19.07'	38.13'	38.13'	N16°53'17"E
C38	30.00'	87°10'00"	28.55'	45.64'	41.36'	N25°38'49"W
C39	1042.00'	1°12'37"	11.01'	22.01'	22.01'	N28°07'07"E
C40	121.00'	8°21'03"	8.83'	17.64'	17.62'	S43°12'37"W
C41	96.00'	7°30'00"	6.29'	12.57'	12.56'	N43°38'08"E
C42	1004.00'	5°07'11"	44.89'	89.72'	89.69'	N25°10'45"E
C43	16.00'	24°52'38"	3.53'	6.95'	6.89'	S36°13'07"W
C44	96.00'	5°15'16"	4.41'	8.80'	8.80'	S21°17'01"W
C45	344.00'	9°34'18"	28.80'	57.47'	57.40'	S63°24'24"W
C46	117.75'	12°38'58"	13.05'	26.00'	25.94'	N31°06'46"W



INDEX MAP

N.T.S

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N47°23'08"E	594.99'	L21	S63°44'54"E	41.56'	L41	S66°02'49"E	67.00'	L61	N45°22'48"E	131.82'	L81	N06°22'16"W	6.65'	L101	S59°19'48"W	46.00'	L121	S38°55'24"W	12.00'
L2	N47°05'27"W	50.00'	L22	S63°44'54"E	159.23'	L42	S23°57'11"W	585.49'	L62	N34°03'51"E	200.23'	L82	N83°37'44"E	30.81'	L102	N23°57'11"E	0.64'	L122	N14°03'09"E	19.80'
L3	N42°42'49"E	17.14'	L23	S80°00'18"E	20.17'	L43	S23°57'11"W	60.00'	L63	N22°41'24"E	208.79'	L83	S54°36'50"E	8.88'	L103	N66°02'49"W	50.00'	L123	N59°03'11"E	98.02'
L4	N46°49'21"W	88.73'	L24	N84°36'01"E	46.00'	L44	S23°57'11"W	1268.89'	L64	N66°02'49"W	19.23'	L84	S63°44'54"E	26.41'	L104	N66°02'44"W	172.00'	L124	N75°56'51"W	19.80'
L5	N43°10'39"E	25.00'	L25	S05°23'59"E	27.35'	L45	N20°58'33"W	94.87'	L65	N23°57'11"E	50.00'	L85	S63°44'54"E	41.46'	L105	S66°02'45"E	172.00'	L125	N43°09'24"E	22.99'
L6	S46°49'21"E	88.73'	L26	S23°54'01"E	52.99'	L46	N23°57'11"E	1187.73'	L66	N23°57'11"E	1.02'	L86	S63°44'54"E	128.57'	L106	S66°02'49"E	50.00'	L126	N43°22'21"E	23.02'
L7	N42°43'17"E	17.86'	L27	S42°24'03"E	45.11'	L47	N66°02'45"W	119.97'	L67	S59°03'11"W	28.37'	L87	S26°14'26"W	17.50'	L107	N59°03'11"E	154.32'	L127	N30°40'12"W	50.00'
L8	S47°05'27"E	50.00'	L28	S57°49'43"E	55.54'	L48	S23°57'11"W	5.03'	L68	S14°03'09"W	144.18'	L88	S63°44'54"E	46.15'	L108	S42°54'33"W	60.00'	L128	N14°03'09"E	17.47'
L9	S47°05'27"E	3.30'	L29	S14°03'09"W	28.23'	L49	S23°57'11"W	50.00'	L69	S42°56'23"W	248.46'	L89	S76°35'12"E	27.12'	L109	N74°09'37"W	90.00'	L129	N23°57'11"E	14.00'
L10	N63°44'54"W	19.36'	L30	N23°57'11"E	10.89'	L50	N66°02'49"W	14.77'	L70	N47°03'37"W	50.00'	L90	S30°52'19"E	95.95'	L110	N20°46'14"E	46.00'	L130	S66°02'44"E	67.00'
L11	N26°15'06"E	20.00'	L31	N23°57'11"E	50.00'	L51	S22°41'24"W	210.03'	L71	N42°56'23"E	195.60'	L91	N59°07'31"E	4.88'	L111	N47°05'27"W	25.00'	L131	S66°02'45"E	67.00'
L12	S63°44'54"E	19.14'	L32	S66°02'34"E	12.51'	L52	S34°03'51"W	203.41'	L72	N14°03'09"E	96.99'	L92	S30°40'12"E	25.26'	L112	N47°23'08"E	245.14'	L132	S23°57'11"W	14.00'
L13	S74°09'37"E	1.00'	L33	N23°56'43"E	102.55'	L53	S45°22'48"W	143.77'	L73	S59°03'11"W	27.93'	L93	S59°19'48"W	46.00'	L113	N39°53'08"E	55.00'	L133	S43°10'39"W	25.00'
L14	S77°02'02"E	90.00'	L34	S66°03'17"E	25.00'	L54	N50°39'30"W	28.36'	L74	N24°45'25"E	15.31'	L94	S30°40'12"E	50.00'	L114	S47°23'08"W	248.87'	L134	S63°44'54"E	1.00'
L15	S74°09'37"E	14.00'	L35	S23°56'43"W	102.55'	L55	N50°39'30"W	172.63'	L75	N47°05'27"W	172.37'	L95	S59°03'11"W	90.70'	L115	S39°02'05"W	46.25'	L135	N86°14'12"E	82.90'
L16	S20°46'11"W	14.00'	L36	S66°02'34"E	12.49'	L56	N68°59'43"W	136.23'	L76	S47°23'08"W	607.51'	L96	N47°05'27"W	89.08'	L116	S48°39'26"W	15.00'	L136	N85°19'18"W	56.80'
L17	S69°13'47"E	55.50'	L37	S23°57'11"W	50.00'	L57	N24°18'03"E	12.01'	L77	N57°24'59"W	90.00'	L97	N43°23'12"E	36.47'	L117	S23°50'43"W	2.27'			
L18	S20°46'14"W	46.00'	L38	S23°57'11"W	8.57'	L58	S69°00'00"E	137.57'	L78	N57°14'05"W	14.52'	L98	N46°36'48"W	25.00'	L118	S18°39'23"W	58.49'			
L19	N69°13'47"W	55.50'	L39	S66°02'44"E	119.97'	L59	S50°38'48"E	174.39'	L79	N24°30'43"E	10.00'	L99	S43°23'12"W	36.68'	L119	S66°02'49"E	16.00'			
L20	S63°44'54"E	32.38'	L40	N23°57'11"E	571.49'	L60	S50°38'48"E	13.62'	L80	N65°29'17"W	12.00'	L100	N47°05'27"W	55.35'	L120	S66°03'03"E	25.00'			

PLAT NUMBER: 180441

SUBDIVISION PLAT ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 3C

BEING A TOTAL OF 9.342 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450 BEXAR COUNTY TEXAS, ALSO BEING OUT OF A 303.00 ACRE TRACT DESCRIBED IN VOL. 19032, PG. 346, ALSO BEING OUT OF A 67.33 ACRE TRACT DESCRIBED IN VOL. 19032, PGS. 1027-1035, ALSO BEING OUT OF A 10.17 ACRE TRACT DESCRIBED IN VOL. 19032, PGS. 1142-1151, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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:210.682.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 ● TBPE FIRM #455
[MWC: 02142.004]

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, A NEVADA GENERAL PARTNERSHIP
(PULTE HOMES OF TEXAS, L.P. A NEVADA CORPORATION, ITS GENERAL PARTNER)
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: SEAN MILLER

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 12 DAY OF August A.D. 2019.

Sarah Wood

SARAH WOOD
Notary ID #130226831
My Commission Expires
May 14, 2023
NOTARY PUBLIC, BEXAR 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 DAVIS RANCH SUBDIVISION, UNIT 3C 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