

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF DAVIS RANCH UNIT 1 WHICH IS RECORDED IN

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF

SWORN AND SUBSCRIBED BEFORE ME THIS THE

MY COMMISSION EXPIRES:

VOLUME 9723, PAGES 187-192, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT

LAURIE L. KIRK Notary Public, State of Texas Comm. Expires 03-12-2022 Notary ID 10231983

STATE OF TEXAS

PS/SAWS/COSAUTILITY: (18526 - 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," "OVERHANCE 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 RIGH 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

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

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.

SETBACK: (18526 - 41.) THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE

TREE NOTE: (IB526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2172685) 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).

SAWS NOTES: , 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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER STEEM.

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

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

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF

ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF

SURVEYOR'S NOTES: (IB526 - 37.) I. All property corners shown hereon are set ½" rebar with plastic surveyor's cap

STAMPED "CUDE" UNLESS OTHERWISE NOTED.

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

DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE

DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

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

EASEMENTS FOR FLOODPLAINS: (18526 - 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 SEPT. 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR TH 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD 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 BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION-RELATIVE TO FLOODPLAIN: (IBS26-7.)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO
FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME
OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS WILL APPLY TO LOTS 27-42, BLOCK 230; & LOTS 100-103, BLOCK 230; CB 4450.

RESIDENTIAL FINISHED FLOOR (18526 - 8.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FIN/

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IB526 - 11.)

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSIT
DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION UNIT DAVIS RANCH UNIT:

RECORDED IN VOLUME 9723, PAGE 191 (PLAT # 160320).
DRAINAGE EASEMENT ENCROACHMENTS: (IB526 - 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. 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.

TCI DETENTION & MAINTENANCE: (18526 - 13.)
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELEGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR TH PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILIT OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

AND OFF-LOT UTILITY EASEMENTS, DESCRIBED BY A PLAT, DAVIS RANCH UNIT : RECORDED IN VOLUME 9723, PAGES 187-192, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. ALSO BEING AN 33.673 ACRE TRACT 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 30.857 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 8, 2018 TO HDC DAVIS RANCH, L.L.C., VOL. 19032, PG. 1060, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

PLAT NUMBER: 180067

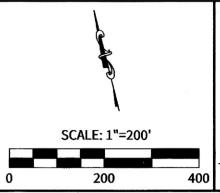
REPLAT AND SUBDIVISION PLAT

ESTABLISHING

DAVIS RANCH, UNIT 2

BEING A TOTAL OF 1.181 ACRES OF LAND IN THE ETJ OF SAN ANTONIO, BEXAR COUNTY

TEXAS, BEING DESCRIBED AS PART OF OFF-LOT DRAINAGE, OFF-LOT INGRESS/EGRESS



CUDE

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 BPLS #10048500 • TBPE FIRM #455 [MWC: JEFFREY A. McKINNIE]

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

45 NE LOOP 410, SUITE 225 SAN ANTONIO, TX 78216 PHONE: (210) 838-6784 CONTACT PERSON: BRYAN N. SIMS, P.E.

TITLE: Vice President

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TI

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

LAURIE L. KIRK Notary Public, State of Texas Notary ID 10231983

Comm. Expires 03-12-2022 Laure & Kirk

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF DAVIS RANCH UNIT 2 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

SHEET 2 SHEET 4

CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARING

C1 14.91' 90°42'21" 15.09' 23.60' 21.21' \$30°57'48"E

C2 5.50' 16°07'23" 0.78' 1.55' 1.54' N84°25'38"W

C3 15.00' 90°00'00" 15.00' 23.56' 21.21' N59°02'12"E C4 275.00' 10°48'17" 26.01' 51.86' 51.78' 570°33'40"E

C5 15.00' 35°27'51" 4.80' 9.28' 9.14' \$14°06'11"W

C6 69.85' 31°03'41" 19.41' 37.87' 37.41' N60°21'05"W C7 33.50' 31°13'27" 9.36' 18.26' 18.03' \$60°21'05"E

C8 15.00' 31°38'46" 4.25' 8.28' 8.18' S81°06'32"E

C9 583.00' 2°54'17" 14.78' 29.56' 29.55' N07°44'31"W

C10 708.00' 3°05'02" 19.06' 38.11' 38.10' \$05°05'29"E

LEGEND

— ELEV. -

DESIGN NO. 12 TORSE

= BUILDING SETBACK LINE = CURVE NUMBER = CITY PUBLIC SERVICE = CLEAR VISION EASEMENT

NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION E.G.T.CA = EASEMENT = LINE NUMBER

NAD MIN. N.T.S. = NORTH AMERICAN DATU = MINIMUM = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PG. PGS. R.O.V = PAGES = RIGHT-OF-WAY = SANITARY SEWER SAN, SEW S.A.W.S. = SAN ANTONIO WATER SYSTEM

VAR. V.N.A.E = VEHICULAR NON ACCESS EASEMENT VOL. WAT. PROP. =WATER

= STREET CENTERLINE = BUILDING SETBACK LINE = EXISTING GROUND MAJOR CONTOUR EXISTING GROUND MINOR CONTOU EXISTING PROPERTY LINE

= EXTRATERRITORIAL JURISDICTION LIMITS = RECORD INFORMATION = MINIMUM FINISHED FLOOR ELEVATION AREA TO BE REPLATTED

AREA BEING REPLATTED THROUGH PUBLIC

1 0.402 Ac. OF 0.514 Ac. OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT

2 0.049 OF 0.106 Ac. OFF-LOT VARIABLE WIDTH EGRESS/INGRESS EASEMENT

HEARING WITH WRITTEN NOTIFICATION

3 0.274 OF 0.374 Ac. OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT 4 0.049 OF 0.106 Ac. OFF-LOT VARIABLE WIDTH EGRESS/INGRESS EASEMENT

0.383 OF 0.885 Ac. OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT

6 0.026 OF 0.57 Ac. OFF-LOT VARIABLE WIDTH EGRESS/INGRESS EASEMENT

RECORDED IN VOLUME 9723, PAGE 187-192 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

L2 N20°40'44"W 27.78' L27 S87°30'40"W 242.79' L52 N11°12'34"W 4.47' L3 N20°40'44"W 27.78' L28 N02°29'20"W 36.00' L53 N83°04'05"E 22.23' L4 S69°19'16"W 111.97' L29 N75°57'48"W 36.00' L54 N78°47'26"E 33.85' L5 N20°40'44"W 41.00' L30 N14°02'12"E 29.50' L55 S11°12'34"E 29.50' L6 N69°19'16"E 113.38' L31 S75°57'48"E 36.00' L56 S78°47'26"W 35,64' \$19°50'18"E 29.50' L32 \$14°02'12"W 29.50' L57 N75°57'48"W 159,84' L8 S70°09'42"W 36.00' L33 N14°02'12"E 12.71' L58 S75°57'48"E 158.63' L9 N19°50'18"W 29.50' L34 S75°57'48"E 27.86' L59 N86°22'15"E 0.18' L10 N70°09'42"E 36.00' L35 S65°09'31"E 33.24' L60 N03°37'45"W 37.73' L11 N19°50'18"W 29.50' L36 S13°38'03"W 15.71' L12 N70°09'42"E 36.00' L37 N76°21'57"W 127,18' L13 S19°50'18"E 29.50' L38 S15°02'39"W 20.50' L14 S70°09'42"W 36.00' L39 N14°02'12"E 50.00' L15 N69°19'16"E 240.03' L40 S75°57'48"E 36.00' L16 S19°50'18"E 41.00' L41 S14°02'12"W 29.50' L17 S69°19'16"W 240.03' L42 N75°57'48"W 35.64' L18 N19°50'18"W 41.00' L43 S03°37'45"E 37.99' L19 N19°50'18"W 41.00' L44 S03°37'45"E 31.36' L20 N69°19'16"E 72.81' L45 N11°12'34"W 43.37' L21 S20°41'21"E 41.00' L46 N75°57'48"W 133.32' L22 S69°19'16"W 73.42' L47 N44°44'22"W 133.79' L23 N87°30'40"E 220.95' L48 N45°15'38"E 36.00' L24 S75°57'48"E 19.84' L49 S44°44'22"E 133.79' L25 S14°02'12"W 13.06' L50 S75°57'48"E 130.78'

BEARING LENGTH LINE BEARING LENGTH LINE BEARING LENGTH

L1 S19"50"18"E 96.57' L26 N76"21"57"W 2.14' L51 S78"47"26"W 29.85'

NOTE: REPLAT NUMBERING APPLIES TO LINE AND CURVE TAGS ON THIS SHEET ONLY

STATE OF TEXAS

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

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

3 mil

STATE OF TEXAS

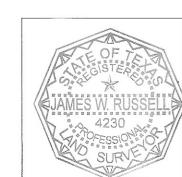
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH B

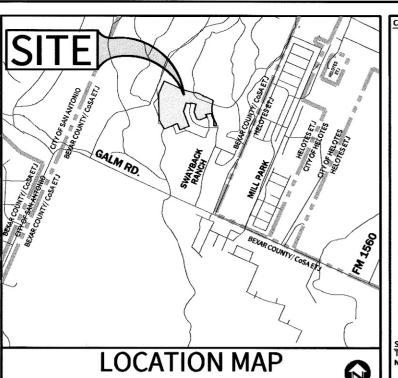
M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.

P:\02142\201\2-Drawings\02 REPLAT.dwg 2018/07/09 9:37am icastello

JULY 2018 SHEET 1 OF 4







LEGEND

- ELEV. -

XXX.XX

= RUILDING SETBACK LINE

= CLEAR VISION EASEMENT

= LINE NUMBER = NORTH AMERICAN DATUI

= SAN ANTONIO WATER SYSTEM

= VEHICULAR NON ACCESS EASEMENT

EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE

= EXTRATERRITORIAL JURISDICTION LIMITS

LOT 903, BLOCK 233, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.

= FEMA 1% AC EFFECTIVE FLOODPLAIN PER PANEL 48029C0215G

= MINIMUM FINISHED FLOOR ELEVATION

= TREE PRESERVATION AREA (6.15 Ac.)

= DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= COUNTY BLOCK

= EASEMENT

= RIGHT-OF-WAY

= PROPOSED CONTOUR = STREET CENTERLINE

= BUILDING SETBACK LINE

= RECORD INFORMATION

= CITY PUBLIC SERVICE

PS/SAWS/COSA UTILITY: (18526-22-26.) L. 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 N INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHAN 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 FASEMENT 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 ELECTRI INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR

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THE NUMBER OF WASTEWATER FOUNDALENT DWELLING UNITS (FDU'S) PAID FOR THIS SURDIVISION THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM.

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

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

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.

URVEYOR'S NOTES: (IB526 - 37.)

ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.

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TREE NOTE: (IB526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2172685) 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).

EASEMENTS FOR FLOODPLAINS: (1B526 - 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 MANAGEMEN AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR T

4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD 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 BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION-RELATIVE TO FLOODPLAIN: (IB526 - 7.)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS WILL APPLY TO LOTS 27-42, BLOCK 230; & LOTS 100-103, BLOCK 230; CB 4450.

RESIDENTIAL FINISHED FLOOR (18526 - 8.)
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FIN

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IB526 - 11.)

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSIT DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION UNIT DAVIS RANCH UNIT **RECORDED IN VOLUME 9723. PAGE 191 (PLAT # 160320)**

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 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. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, A 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 IMPROVEMENT WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITHIN SAID DRAINAGE EASEMENTS.

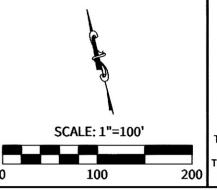
TCI DETENTION & MAINTENANCE: (IB526 - 13.)
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELEGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NUMBER: 180067

REPLAT AND SUBDIVISION PLAT **ESTABLISHING**

DAVIS RANCH, UNIT 2

BEING AN 33.673 ACRE TRACT 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 30.857 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 8, 2018 TO HDC DAVIS RANCH, L.L.C., VOL 19032, PG. 1060, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS





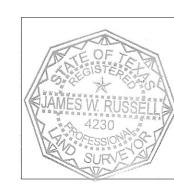
M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPLS #10048500 • TBPE FIRM #455 [MWC: JEFFREY A. McKINNIE]

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

45 NE LOOP 410, SUITE 225 SAN ANTONIO, TX 78216

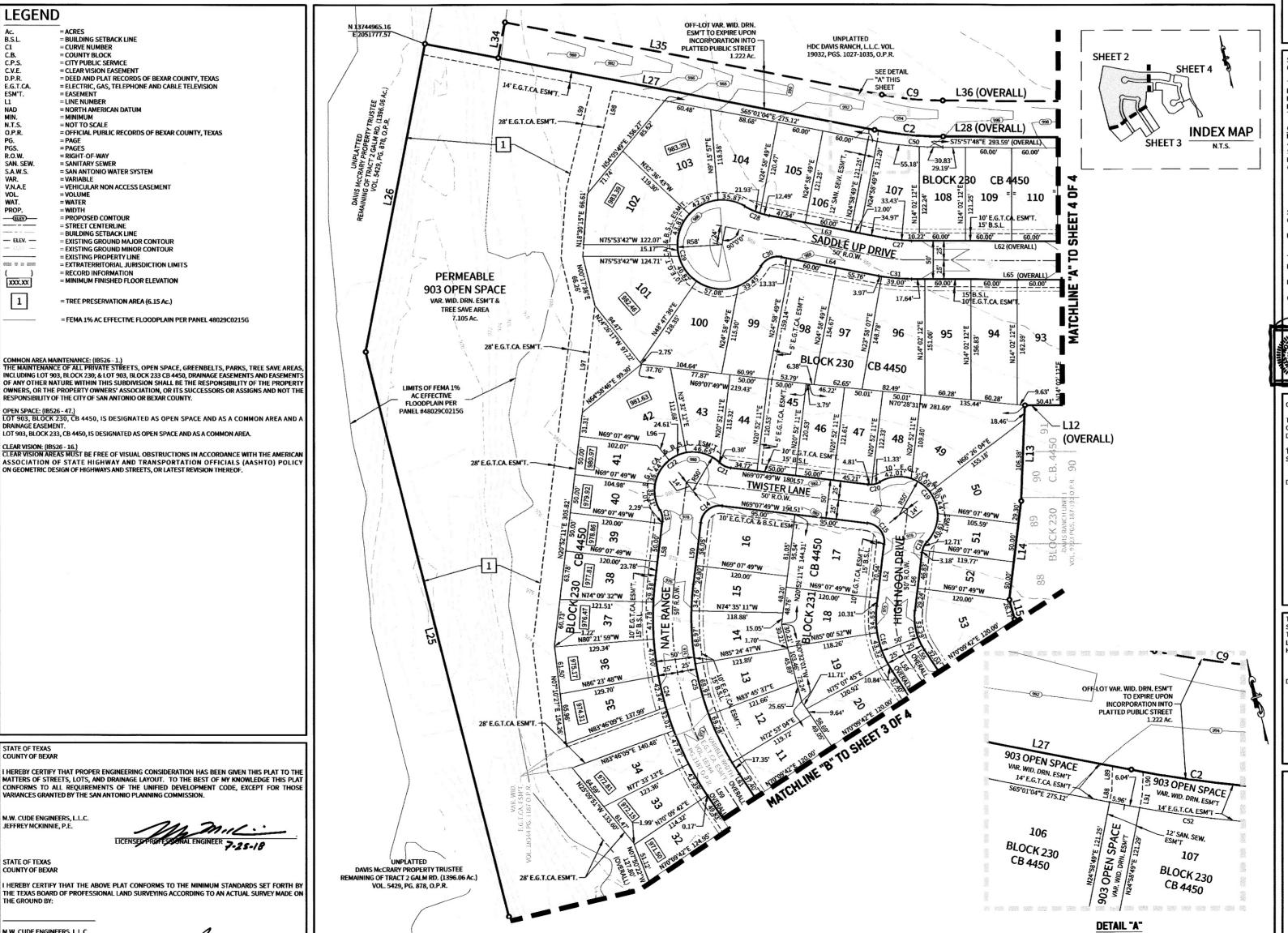
STATE OF TEXAS

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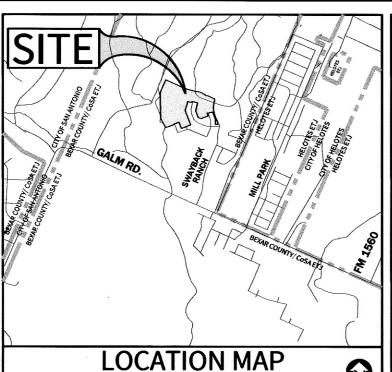


STATE OF TEXAS I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO TH MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSI M.W. CUDE ENGINEERS, L.L.C. JEFFREY MCKINNIE, P.E. STATE OF TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH B THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.

P:\02142\201\2-Drawings\02 PLAT.dwg 2018/07/09 10:12am icastello



STATE OF TEXAS Sbott Leter NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT TH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN T APACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS LAURIE L. KIRK Notary Public, State of Texas Comm. Expires 03-12-2022 Laure & Kirk Notary ID 10231983 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 COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK BEXAR COUNTY TEXAS THIS PLAT OF DAVIS RANCH, UNIT 2 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 THIS PLAT OF HAS BEEN LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S NOTE: LINE AND TAG NUMBERS FOR SHEETS 2-4 ARE LOCATED ON SHEET 3 JULY 2018 SHEET 2 OF 4



LEGEND

C.B. C.P.S. C.V.E. D.P.R. E.G.T.CA. ESM'T.

L1 NAD MIN. N.T.S. O.P.R.

PG. PGS. R.O.W. SAN, SEW. S.A.W.S.

—ELEV

— ELEV. —

XXX.XX

= ACRES = BUILDING SETBACK LINE

= CITY PUBLIC SERVICE = CLEAR VISION EASEMENT

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= CURVE NUMBER = COUNTY BLOCK

= EASEMENT

= LINE NUMBER = NORTH AMERICAN DATUM

= NOT TO SCALE

= PAGES = RIGHT-OF-WAY

= VOLUME

= SAN ANTONIO WATER SYSTEM = VEHICULAR NON ACCESS EASEMENT

= EXISTING GROUND MAJOR CONTOUR = EXISTING GROUND MINOR CONTOUR

= TREE PRESERVATION AREA (6.15 Ac.)

= EXTRATERRITORIAL JURISDICTION LIMITS

IIMUM FINISHED FLOOR ELEVATION

= FEMA 1% AC EFFECTIVE FLOODPLAIN PER PANEL 48029C0215G

COMMON AREA MAINTENANCE: (1B526 - 1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 230; & LOT 903, BLOCK 233 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: (1B526 - 47.) LOT 903, BLOCK 230, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A

CLEAR VISION: (IBS26 - 16.) 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.

LOT 903, BLOCK 233, CB 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.

= PROPOSED CONTOUR = STREET CENTERLINE = BUILDING SETBACK LINE

= EXISTING PROPERTY LINE

= RECORD INFORMATION

PS/SAWS/COSA UTILITY: (18526 - 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 LAND:
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 FLEVATION

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 UNDERGROUP 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.

SETBACK: (IB526-41.) THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS NOTES: I. Water and/or wastewater impact fees were not paid at the time of platting for this

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (FDU'S) PAID FOR THIS SURDIVISION THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER THE SAN ITANIO WATER MAINS TO THE SAN ANTONIO WATER.

SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER

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

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: (IB526 - 37.) I. <u>All property corners</u> shown hereon are set ½" rebar with plastic surveyor's cap

STAMPED "CUDE" UNLESS OTHERWISE NOTED.
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

DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. REARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

TREE NOTE: (IB526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2172685) 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).

EASEMENTS FOR FLOODPLAINS: (IBS26 - 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 SEPT. 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATIONS OR T 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARI CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIL ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF TH CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION-RELATIVE TO FLOODPLAIN: (IB526-7.)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FINOSPILAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS WILL

APPLY TO LOTS 27-42, BLOCK 230; & LOTS 100-103, BLOCK 230; CB 4450.

RESIDENTIAL FINISHED FLOOR (18526 - 8.) Residential finished floor elevations must be a minimum of eight inches above fina

ADJACENT GRADE.

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IB526 - 11.)

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSIT DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION UNIT DAVIS RANCH UNIT 1 RECORDED IN VOLUME 9723, PAGE 191 (PLAT # 160320).

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.)
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED
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TCI DETENTION & MAINTENANCE: (18526 - 13.)

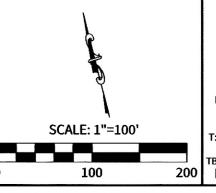
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PLAT NUMBER: 180067

REPLAT AND SUBDIVISION PLAT **ESTABLISHING**

DAVIS RANCH, UNIT 2

BEING AN 33.673 ACRE TRACT 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 30.857 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 8, 2018 TO HDC DAVIS RANCH, L.L.C., VOL 19032, PG. 1060, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY 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 [MWC: JEFFREY A. McKINNIE]

STATE OF TEXAS COUNTY OF BEXAR

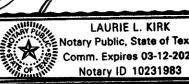
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AI ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSED DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

45 NE LOOP 410, SUITE 225 SAN ANTONIO, TX 78216 PHONE: (210) 838-6784 CONTACT PERSON: BRYAN N. SIMS, P.E.

STATE OF TEXAS COUNTY OF BEXAR

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH

THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 AD. 2018.



Notary Public, State of Texas

Comm. Expires 03-12-2022

Natary Public REXAR COUNTY, TEXAS

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK BEXAR COUNTY, TEXAS

THIS PLAT OF THIS PLAT OF DAVIS RANCH, UNIT 2 HAS BEE 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 LOCA LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(

DATED THIS

NOTE: LINE AND TAG NUMBERS FOR SHEETS 2-4 ARE LOCATED THIS SHEET

CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARIN

C31 225,00° 10°56'37" 21.55' 42.98' 42.91' \$70°29'30"E

C34 275.00' 10°48'17" 26.01' 51.86' 51.78' 570°33'40"E

N59°02'12"E

C32 15.00' 90°00'00" 15.00' 23.56' 21.21'

C33 15.00' 90°00'00" 15.00' 23.56' 21.21'

SHEET 2 SHEET 4 IMITS OF FEMA 19 FLOODPLAIN PER

LINE TABLE			LINE TABLE			LINE TABLE			LINETABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	
Ll	N00°49'36"E	161.74'	L31	S65°09'31"E	212.23'	L61	N19°50'18"W	287.40'	L91	N24°58'49"E	
L2	N22°18'00"W	100.16'	L32	S22°18'00"E	106.65	L62	N75°57'48"W	360.09	L92	N06°34'26"E	
L3	N21°12'54"W	58.63'	L33	N89°10'24"W	70.11'	L63	N65°01'11"W	154.51'	L93	N01°03'18"E	
L4	N14°46'14"W	57.52	L34	N24°58'49"E	47.00°	L64	S65°01'11"E	129.09	L94	N07°39'48"W	
L5	S78°47'26"W	170.00'	L35	\$65°01'11"E	498.81'	L65	\$75°57'48"E	252.22'	L95	S19°34'00"E	
L6	\$67°53'42"W	215.66'	L36	\$75°57'48"E	314,06°	L 6 6	S14°02'12"W	118.81	L96	N24°07'54"W	
L7	N66°02'49"W	92.29'	L37	S65°09'32"E	108.21	L67	S75°57'48"E	50.00'	L97	N20°52'11"E	
L8	N19°50'18"W	213.69'	L38	S65°11'01"E	35.03°	L68	N14°02'12"E	118.81'	L98	N27°46'10"E	
L9	N14°02'12"E	239.60'	L39	N24°43'40"E	13.73'	L69	S75°57'48"E	27.86'	L99	N27°46'10"E	
L10	N75°57'48"W	170.00'	L40	\$65°09'31"E	274.61	L70	S65°09'31"E	284.34'			
LII	\$14°02'12"W	29.70'	L41	N24°30'43"E	87.25	L71	\$03°37'45"E	76.34'			
L12	N75°57'48"W	120.00	L42	S65°29'17"E	12.00	L72	S83°04'05"W	53.30'			
L13	S16°20'48"W	124.84'	L43	S24°30'43"W	87.32	L73	N83°04'05"E	53.31'			
L14	\$20°52'11"W	129.30'	L44	S65°09'31"E	45.55	L74	N78°47'26"E	50.00'			
L15	S01°37'01"E	26.17°	L45	S22°18'00"E	106.64	L75	N03°37'45"W	79.01'			
L16	S19°50'18"E	450.00°	L46	S81°16'27"W	27,04'	L76	N65°09'31"W	48.731			
L17	S70°09'42"W	170.00'	L47	N89°10'24"W	10.941	L77	N24°50'29"E	109.25			
L18	\$19°50'18"E	5.36	L48	S03°41'18"E	8.98"	L78	S24°50'29"W	109.25			
L19	\$70°09'42"W	120.00'	L49	N11°01'58"W	32.98'	L79	N65°09'31"W	128.77'			
L20	N19°50'18"W	200.00'	L50	N20°52'11"E	80.861	L80	S24°50'29"W	59.62'			
121	S70°09'42"W	170.00	151	S69°07'49"E	190.00'	L81	N65°08'02"W	34.97'	1		
L22	S19°50'18"E	12.43'	L52	\$20°52'11"W	80.863	L82	S24°50'29"W	60.00'			
L23	S70°09'42"W	255.58'	L53	S19°50'18"E	482.04	L83	N55°34'17"E	53.96'			
L24	N28°14'35"W	316.35'	L54	N70°09'42"E	50.00'	L84	N24°30'43"E	12.37'			
L25	N00°11'07"W	758.25'	L55	N19°50'18"W	482.04"	L85	S65°09'31"E	12.00'			
L26	N24°58'49"E	408.21	L56	N20°52'11"E	76.07°	L86	S24°30'43"W	15.63'			
L27	S65°01'11"E	595.61'	L57	N69°07'49"W	179.931	L87	S55°34'17"W	50.16	1		
L28	S75°57'48"E	293.59'	L58	S20°52'11"W	76.07	L88	N24°58'49"E	4,29'			
L29	S65°09'31"E	60.99'	L59	S19°50'18"E	287.40'	L89	N16°05'49"E	9.83'			
									1		

L30 S65°09'31"E 70.00' L60 N70°09'42"E 50.00' L90 N16°05'49"E 8.91'

VOL. 9723 PGS. 187-192 O.P.F

5.18'

55.55'

59.95'

57.52'

33.35'

24.71'

139.67

137.94

CURVE	RADIUS	DELTA	TANGENT	ENT LENGTH CHORD		CHORD BEARING	
C1	633.00'	7°44'13"	42.80° 85.48° 85.41°		S15°04'41"E		
C2	458.00°	10°56'37"	44.83'	89.39'	89.25'	\$70°29'30*E	
C3	955,25'	10°48'17"	90.341	180.14	179.87	\$70°33'40"E	
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°09'31"E	
C5	15.00°	90°00'00"	15.00°	23.56'	21.21'	N69°50'29"E	
C6	35.00	84°28'51"	31.78	51.61'	47.06³	S22°55'06"E	
C7	708.001	41°37'20"	269.10	514.32	503.09	S01,53,50,E	
C8	372,001	17°55'14"	58.651	116.35	115.88*	\$13"20'23"E	
C9	419.75	10°56'37"	40.21'	80.17	80.051	\$70°29'30"E	
C10	908.791	8°35'43"	68.29'	136.33	136.20'	S70°11'38"E	
C11	669.361	49°05'52"	305.741	573.591	556.201	S02°13'26"W	
C12	404,441	18°01'01"	64,121	127,181	126.65'	\$13°21'12"E	
C13	24.531	65°14'15"	15.70	27,931	26,441	\$28°55'50"W	
C14	25.00'	90°00'00"	25.00'	39.27'	35.36'	N65*52'11"E	
C15	25.00'	90°00'00"	25.00'	39.27'	35.36'	S24°07'49"E	
C16	125.00	40°42'28"	46.371	88.81	86.951	\$00°30'57*W	
C17	75.00°	75.00° 40°42°28" 27.82° 53.29' 5		52.17'	N00°30'57"E		
C18	25.01'	36°24'50"	8.23 ^r	15,90°	15.631	N39°39'21"E	
C19	50.00'	163°59'43"	355.66'	143.11	99.03	N24°07'49"W	
C20	25.00'	36°59'52"	8.36	16.14'	15.86'	N87°37'45"W	
C21	24.97'	37°02'28"	8.37	16.14'	15.86	N50°37'53"W	
C22	50.00	163°59'46"	355.681	143.11'	99.03'	\$65°52'11"W	
C23	25.01'	36°24'50"	8.23	15.90'	15.63	\$02°05'01"W	
C24	415.00'	40°42'28"	153.96'	294.85	288.691	S00°30'57"W	
C25	365.00	40°42'28"	135.41'	259.33'	253.91'	N00°30'57"E	
C26	325.00	10°48'17"	30.74'	61.29'	61.20'	N70°33'40"W	
C27	175.00	10°56'37"	16,76	33,43'	33.37'	N70°29'30"W	
C28	100.00	19°43'16"	17.38	34.42'	34.251	N55°09'33"W	
C29	58.00'	271°16'17"	56.73'	274.61	81.11'	S00°56'04"E	
C30	25.00	71°33'01"	18.01'	31.22'	29.23	N79°12'18"E	

C5	15.00°	90°00'00"	15.00°	23.56'	21.21'	N69°50'29"E		C35	25.00'	84°10'29"	22.581	36.73'	33.51	S23°04'17"E
C6	35.00	84°28'51"	31.78	51.61'	47.06³	S22°55'06"E		C36	325.00'	22°38'42"	65.07	128.45	127.62'	S07°41'36"W
C7	708.001	41°37'20"	269.101	514.32	503.091	S01°29'20"E		C37	15.00'	86°41'50"	14.16'	22.70'	20.59'	S39°43'10"W
C8	372,001	17°55'14"	58.651	116.35'	115.88'	\$13°20'23*E		C38	25.00'	52°57'26"	12.45	23.11'	22.29'	N70°27'12"W
C9	419.75	10°56'37"	40.21'	80.17	80.051	\$70°29'30"E		C39	58.00'	285°54'53"	43.77'	289.43'	69.88'	S06°55'55"E
C10	908.79*	8°35'43"	68.29'	136.33'	136.20	S70°11'38"E		C40	25.00'	52°57'26"	12,45'	23.11'	22.29'	N56°35'22"E
C11	669.361	49°05'52"	305.741	573.591	556.20°	S02°13'26"W		C41	15.00'	86°27'40"	14.10'	22.64'	20.55	S53°42'05"E
C12	404.441	18°01'01"	64,121	127,181	126.65	\$13"21'12"E		C42	633.001	0°44'19"	4.08'	8.161	8.16'	S10°50'25"E
C13	24.531	65°14'15"	15.70	27,931	26,441	\$28°55'50"W		C43	583.00'	7°34'50"	38.621	77.131	77.08'	N07°25'09"W
C14	25.00'	90°00'00"	25.00'	39.27'	35.36'	N65°52'11"E		C44	275.00	20°01'32"	48.55'	96.12'	95.63'	N06°23'01"E
C15	25.00	90°00'00"	25.00'	39.27'	35.36'	S24°07'49"E		C45	25.00'	41°50'59"	9.56'	18.261	17.86'	N37°19'17"E
C16	125.00	40°42'28"	46.371	88.811	86.951	\$00°30'57*W		C46	50.00'	160°24'09"	289.51	139.98	98.54'	N21°57'18"W
C17	75.00°	40°42'28"	27.82	53.29'	52.17'	N00°30'57"E		C47	25.00	36°59'52"	8.36'	16.14	15.86'	N83°39'27"W
C18	25.01'	36°24'50"	8,23°	15,90°	15.63¹	N39°39'21"E		C48	15.00	90°00'00"	15.00	23.56'	21.21'	N20°09'31"W
C19	50.00'	163°59'43"	355.66'	143.11	99.03'	N24°07'49"W		C49	15.00	90°00'00"	15.00	23.56'	21.21	S69°50'29"W
C20	25.00'	36°59'52"	8.361	16.14'	15.86'	N87°37'45"W		C50	482.62'	10°55'43"	46.17'	92.05'	91,92'	\$70°29'53"E
C21	24.97'	37°02'28"	8.37°	16.14'	15.86	N50°37'53"W		C51	941.31'	10°51'52"	89.51	178.49	178.23'	\$70°31'51"E
C22	50.00	163°59'46"	355.681	143.11'	99.031	\$65°52'11"W								
C23	25.01'	36°24'50"	8.23	15.90'	15.63°	S02°05'01*W								
C24	415.00'	40°42'28"	153.96'	294.85	288.69*	S00°30'57"W								
C25	365.00'	40°42'28"	135.41'	259.331	253.91'	N00°30'57"E								
C26	325.00'	10°48'17"	30.74'	61.29'	61.20'	N70°33'40"W								
Ç27	175.00°	10°56'37"	16,761	33.43'	33.37'	N70°29'30"W								
C28	100.00°	19°43'16"	17.38'	34.42'	34.25'	N55°09'33"W								

	ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY SIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON
M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.	Jum Wendl 1/25/18

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.

LICENSED PROFESSIONAL ENGINEER

JEFFREY MCKINNIE

89393

CENSE ON AL ENGLIS

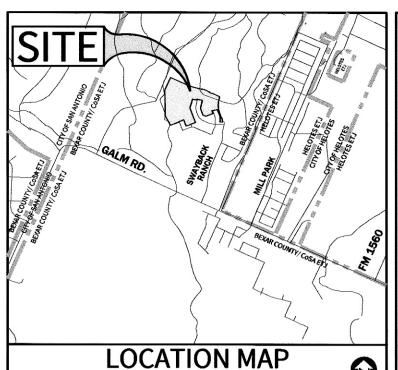
REGISTERED PROFESSIONAL LAND SURVEYOR P:\02142\201\2-Drawings\02_PLAT.dwg 2018/07/09 9:26am jcastelle

M.W. CUDE ENGINEERS, L.L.C.

JEFFREY MCKINNIE, P.E.

COUNTY OF BEXAR

JULY 2018 SHEET 3 OF 4



LEGEND

E.G.T.CA. ESM'T.

PG. PGS. R.O.W.

SAN. SEW. S.A.W.S.

VAR. V.N.A.E

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— ELEV. —

NOME IN A REST

XXX.XX

= ACRES = BUILDING SETBACK LINE

CITY PUBLIC SERVICE

= CLEAR VISION EASEMENT

= DEED AND PLAT RECORDS OF REXAR COUNTY TEXAS

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= CURVE NUMBER = COUNTY BLOCK

= LINE NUMBER = NORTH AMERICAN DATUM

NOT TO SCALE

= RIGHT-OF-WAY

= SANITARY SEWER = SAN ANTONIO WATER SYSTEM

= PROPOSED CONTOUR

= BUILDING SETBACK LINE

= EXISTING PROPERTY LINE

= RECORD INFORMATION

= VEHICULAR NON ACCESS EASEMENT

= EXISTING GROUND MAJOR CONTOUR

INIMUM FINISHED FLOOR ELEVATION

= TREE PRESERVATION AREA (6.15 Ac.)

CPS/SAWS/COSA UTILITY: (IB526 - 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

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRICTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE

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

SETBACK: (IB526 - 41.)
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE

PERMEABLE 903

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. 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. 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

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC 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 SAM

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 EVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

SURVEYOR'S NOTES: (18526 - 37.)

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP

ALL PROPERTY CORNERS SHOWN HEREON ARE SET 92 REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.

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

DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

OFF-LOT VAR, WID, DRN. ESM'T TO

TREE NOTE: (IB526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2172685) WHICH REQUIRES COMPLIANCE BY 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).

EASEMENTS FOR FLOODPLAINS: (IB526 - 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 SEPT. 29, 2010; OR THE 1%

ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION: OR TH 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE

COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN: (IB526 - 7.)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS WILL APPLY TO LOTS 27-42, BLOCK 230; & LOTS 100-103, BLOCK 230; CB 4450.

RESIDENTIAL FINISHED FLOOR (18526 - 8.)
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINA ADJACENT GRADE.

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IB526 - 11.)

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, SUBDIVISION UNIT DAVIS RANCH UNIT RECORDED IN VOLUME 9723, PAGE 191 (PLAT # 160320).

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.)
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED NO STRUCTURE, FERCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDIE DRAININGS STRUCTURES WITHIN THE LIMITS OF THE DRAININGS EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAININGS 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 IMPROVEMENT WITHIN SAID DRAINAGE EASEMENTS.

TCI DETENTION & MAINTENANCE: (IB526 - 13.)
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING STORM WALER DETERMION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDART OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETERMION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELEGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILIOF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SCALE: 1"=100'

PLAT NUMBER: 180067

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

DAVIS RANCH, UNIT 2

BEING AN 33.673 ACRE TRACT 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 30.857 ACRE TRACT DESCRIBED IN A SPECIAL

WARRANTY DEED DATED MARCH 8, 2018 TO HDC DAVIS RANCH, L.L.C., VOL

19032, PG. 1060, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR

COUNTY, TEXAS

CUDE

M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. . S-101 SAN ANTONIO, TEXAS 78231 Г:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM BPLS #10048500 • TBPE FIRM #45 [MWC: JEFFREY A. McKINNIE]

STATE OF TEXAS

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 A ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIO

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JEFFREY McKINNIE 89393 CENSED HE

