

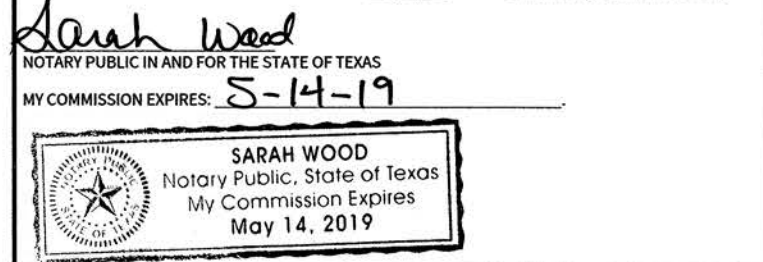
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON DAVIS RANCH UNIT 1 PLAT# 160320 WHICH IS RECORDED IN VOLUME 9723 PAGES 187-192 BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Feb 22*  
OWNER/DEVELOPER  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985

BY: PULTE NEVADA I LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

OWNER'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF November 2018  
*Sarah Wood*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-14-19



MISCELLANEOUS NOTES (CONTINUED):  
3. LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.164 AC.)  
LOT 902, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A 30' DRAINAGE EASEMENT (0.083 AC.)  
LOT 903, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE, AND AS A LANDSCAPE EASEMENT (0.648 AC.)  
LOT 902, BLOCK 233, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.092 AC.)  
LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.008 AC.)  
4. 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 BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS WILL APPLY TO LOTS 36-49, BLOCK 236, CB 4450  
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.  
6. 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.

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED 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.

*Ch* 11/21/18  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL 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.

*James W. Russell* 11/26/18  
REGISTERED PROFESSIONAL LAND SURVEYOR

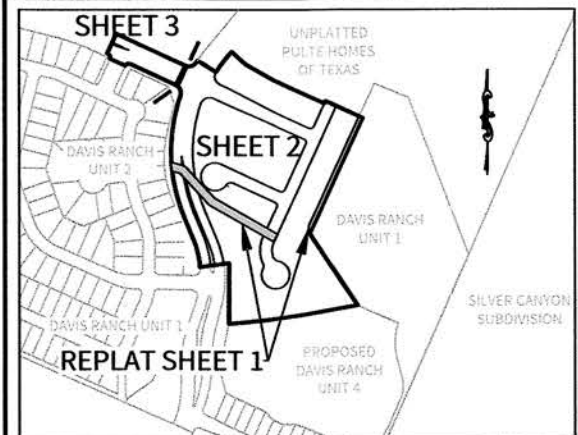
CPS NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER 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 PURPOSES DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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.



INDEX MAP  
N.T.S.

LINE TABLE

LINE	BEARING	LENGTH
L1	N80°00'30"E	2.99'
L2	S81°16'27"W	22.29'
L3	S82°19'13"W	99.47'
L4	N22°18'00"W	106.65'
L5	N65°09'31"W	70.00'
L6	N65°09'31"W	4.00'
L7	N65°09'31"W	56.99'
L8	N22°18'00"W	90.00'
L9	S65°09'31"E	56.93'
L10	S83°37'44"W	108.94'
L11	N24°50'29"E	15.00'
L12	N83°37'44"E	126.94'
L13	S47°25'16"E	49.73'
L14	N83°37'44"E	89.51'
L15	S06°22'16"E	15.00'
L16	S83°37'44"W	72.91'
L17	S47°25'16"E	15.08'

LINE TABLE

LINE	BEARING	LENGTH
L18	S47°25'16"E	80.77'
L19	S60°34'20"E	129.83'
L20	N24°45'31"E	50.00'
L21	S65°14'29"E	50.00'
L22	S24°45'31"W	50.00'
L23	S42°36'47"E	3.58'
L24	S65°40'36"E	32.68'
L25	N66°02'44"W	12.00'
L26	N65°40'36"W	32.53'
L27	N42°36'47"W	13.71'
L28	N24°45'31"E	10.50'
L29	N65°14'29"W	50.00'
L30	S22°18'00"E	0.98'
L31	N22°18'00"W	9.34'
L32	N65°09'31"W	22.76'
L33	N11°49'08"W	54.97'
L34	S65°09'31"E	25.52'
L35	N39°28'46"E	133.09'

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	372.00'	17°50'14"	58.65'	116.35'	115.88'	N13°20'23"W	C27	260.00'	0°52'24"	1.98'	3.96'
C2	708.00'	41°33'20"	269.10'	514.32'	503.09'	N01°29'30"W	C28	40.00'	96°00'15"	44.43'	67.02'
C3	35.00'	84°28'51"	31.78'	51.61'	47.06'	N22°55'06"W	C29	618.00'	41°08'14"	231.90'	443.71'
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°50'29"W	C30	422.00'	13°24'53"	50.25'	100.63'
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°09'31"W	C31	198.19'	14°03'32"	24.44'	48.63'
C6	955.25'	1°58'48"	16.51'	33.01'	33.01'	N66°08'55"W	C32	384.00'	6°12'45"	20.84'	41.64'
C7	1045.25'	1°59'00"	18.09'	36.18'	36.18'	S66°08'50"E	C33	656.00'	15°07'42"	87.11'	173.21'
C8	35.00'	83°09'22"	31.05'	50.80'	46.45'	N73°15'48"E	C34	121.00'	4°38'50"	4.91'	9.81'
C9	708.00'	0°53'54"	5.55'	11.10'	11.10'	N32°08'04"E	C35	664.00'	20°42'38"	121.33'	240.01'
C10	708.00'	3°26'51"	21.31'	42.60'	42.59'	N34°18'77"E	C36	416.00'	17°34'16"	64.29'	127.58'
C11	99.50'	31°12'45"	27.79'	54.20'	53.54'	N80°45'54"W	C37	35.00'	97°44'32"	40.08'	59.71'
C12	80.50'	31°12'45"	22.49'	43.85'	43.31'	N80°45'54"E	C38	260.00'	2°27'21"	5.58'	11.15'
C13	708.00'	4°25'46"	27.38'	54.73'	54.72'	N40°21'52"E	C39	261.00'	2°27'21"	5.60'	11.19'
C14	75.00'	47°03'31"	32.66'	61.60'	59.88'	S01°13'46"W	C40	15.00'	90°04'57"	15.02'	23.58'
C15	25.00'	57°35'05"	13.74'	25.13'	24.08'	S51°05'32"E	C41	618.00'	9°59'44"	54.04'	107.81'
C16	58.00'	285°36'46"	44.01'	289.12'	70.12'	S62°55'18"W	C42	708.00'	2°07'07"	13.09'	26.18'
C17	25.00'	48°01'41"	11.14'	20.96'	20.35'	N01°42'51"E	C43	125.25'	8°31'51"	9.34'	18.65'
C18	50.00'	12°56'10"	5.67'	11.29'	11.27'	S27°14'24"E	C44	58.00'	27°19'13"	6.07'	12.09'
C19	125.00'	38°49'58"	44.06'	84.72'	83.11'	N05°20'32"E	C45	618.00'	2°51'44"	15.44'	30.87'
C20	15.00'	89°55'03"	14.98'	23.54'	21.20'	N20°12'00"W	C46	50.00'	45°36'47"	21.02'	39.80'
C21	25.00'	79°01'10"	20.62'	34.48'	31.81'	S75°19'54"W	C47	69.90'	17°33'23"	10.73'	21.30'
C22	25.00'	259°01'11"	71.54'	266.72'	91.04'	N14°40'06"W	C48	20.50'	33°20'28"	6.14'	11.93'
C23	15.00'	90°04'57"	15.02'	23.58'	21.23'	N69°48'00"E	C49	708.00'	3°05'02"	19.06'	38.11'
C24	15.00'	89°55'03"	14.98'	23.54'	21.20'	N20°12'00"W	C50	56.50'	33°20'28"	16.92'	32.88'
C25	261.00'	0°52'24"	1.99'	3.98'	3.98'	N65°35'43"W	C51	33.50'	17°33'23"	5.17'	10.26'

LEGEND

AC. = ACRES  
B.S.L. = BUILDING SETBACK LINE  
CL. = CURVE NUMBER  
C.B. = COUNTY BLOCK  
C.V.E. = CLEAR VISION EASEMENT  
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
DRN. = DRAINAGE  
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION  
ESMT. = EASEMENT  
E.T.J. = EXTRA TERRITORIAL JURISDICTION  
LI. = LINE NUMBER  
NAD. = NORTH AMERICAN DATUM  
MIN. = MINIMUM  
N.T.S. = NOT TO SCALE  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS  
PG. = PAGE  
PGS. = PAGES  
R.O.W. = RIGHT-OF-WAY  
SAN. SEW. = SANITARY SEWER  
VAR. = VARIABLE  
V.N.A.E. = VEHICULAR NON ACCESS EASEMENT  
VOL. = VOLUME  
WAT. = WATER  
WID. = WIDTH  
PROPOSED CONTOUR  
STREET CENTERLINE  
BUILDING SETBACK LINE  
EXISTING GROUND MAJOR CONTOUR  
EXISTING GROUND MINOR CONTOUR  
EXISTING PROPERTY LINE  
EXTRATERRITORIAL JURISDICTION LIMITS  
FINISHED FLOOR ELEVATION  
UNIT BOUNDARY NODE

AREA BEING REPLATTED THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION

1. 0.173 AC. AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS 12.106 ACRES OF A VARIABLE WIDTH SAN. SEW. & DRN. ESMT., ALSO BEING A PORTION OF LOT 901, BLOCK 234, CB 4450, RECORDED IN VOLUME 9723, PAGES 190-191 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
2. 0.440 AC. AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS 0.674 ACRES OF A VARIABLE WIDTH DRN. ESMT., RECORDED IN VOLUME 9723, PAGES 187-192 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

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. 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 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.

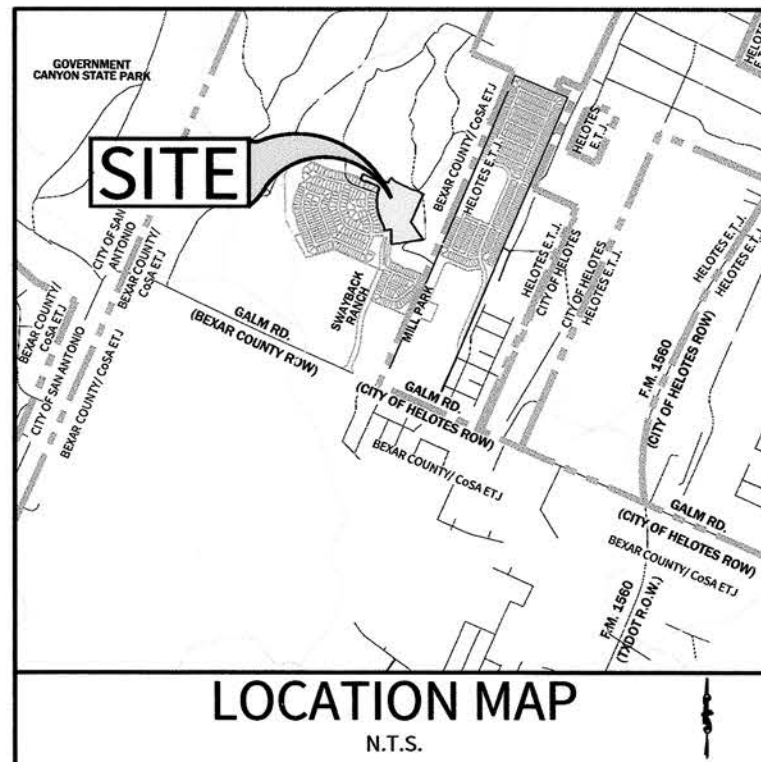
SURVEYOR'S NOTES:  
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.  
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS 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 # 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).

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L18	S47°25'16"E	80.77'	L19	S60°34'20"E	129.83'	L36	N14°37'51"E	304.71'	L55	S65°14'29"E	14.27'
L19	S60°34'20"E	129.83'	L20	N24°45'31"E	50.00'	L37	S24°55'25"E	31.45'	L56	S29°49'17"W	36.00'
L20	N24°45'31"E	50.00'	L21	S65°14'29"E	50.00'	L38	S12°41'16"E	60.67'	L57	N75°57'48"W	29.84'
L21	S65°14'29"E	50.00'	L22	S24°45'31"W	50.00'	L39	S47°25'16"E	25.19'	L58	S75°57'48"E	42.32'
L22	S24°45'31"W	50.00'	L23	S42°36'47"E	3.58'	L40	S62°38'59"E	44.57'			
L23	S42°36'47"E	3.58'	L24	S65°40'36"E	32.68'	L41	S62°38'59"E	44.57'			
L24	S65°40'36"E	32.68'	L25	N66°02'44"W	12.00'	L42	S24°50'29"W	74.54'			
L25	N66°02'44"W	12.00'	L26	N65°40'36"W	32.53'	L43	N24°50'29"E	52.97'			
L26	N65°40'36"W	32.53'	L27	N42°36'47"W	13.71'	L44	N24°50'29"E	90.00'			
L27	N42°36'47"W	13.71'	L28	N24°45'31"E	10.50'	L45	N62°38'59"W	26.47'			
L28	N24°45'31"E	10.50'	L29	N65°14'29"W	50.00'	L46	N24°50'29"E	90.00'			
L29	N65°14'29"W	50.00'	L30	S22°18'00"E	0.98'	L47	S65°09'31"E	22.14'			
L30	S22°18'00"E	0.98'	L31	N22°18'00"W	9.34'	L48	S73°41'22"E	34.48'			
L31	N22°18'00"W	9.34'	L32	N65°09'31"W	22.76'	L49	N65°09'31"W	74.82'			
L32	N65°09'31"W	22.76'	L33	N11°49'08"W	54.97'	L50	S65°40'36"E	7.26'			
L33	N11°49'08"W	54.97'	L34	S65°09'31"E	25.52'	L51	S22°18'00"E	68.30'			
L34	S65°09'31"E	25.52'	L35	N39°28'46"E	133.09'	L52	N00°13'19"E	252.09'			
L35	N39°28'46"E	133.09'				L53	N80°00'30"E	14.25'			
						L54	S39°28'46"W	3.22'			

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH
C27	260.00'	0°52'24"	1.98'	3.96'	3.96'	N65°35'43"W	C28	40.00'	96°00'15"	44.43'	67.02'
C28	40.00'	96°00'15"	44.43'	67.02'	59.45'	S66°50'21"W	C29	618.00'	41°08'14"	231.90'	443.71'
C29	618.00'	41°08'14"	231.90'	443.71'	434.24'	S01°43'53"E	C30	422.00'	13°24'53"	50.25'	100.63'
C30	422.00'	13°24'53"	50.25'	100.63'	99.80'	S15°30'33"E	C31	198.19'	14°03'32"	24.44'	48.63'
C31	198.19'	14°03'32"	24.44'	48.63'	48.51'	N05°53'53"W	C32	384.00'	6°12'45"	20.84'	41.64'
C32	384.00'	6°12'45"	20.84'	41.64'	41.62'	N19°11'37"W	C33	656.00'	15°07'42"	87.11'	173.21'
C33	656.00'	15°07'42"	87.11'	173.21'	172.71'	N14°44'09"W	C34	121.00'	4°38'50"	4.91'	9.81'
C34	121.00'	4°38'50"	4.91'	9.81'	9.81'	N09°29'43"W	C35	664.00'	20°42'38"	121.33'	240.01'
C35	664.00'	20°42'38"	121.33'	240.01'	238.71'	S11°56'41"E	C36	416.00'	17°34'16"	64.29'	12



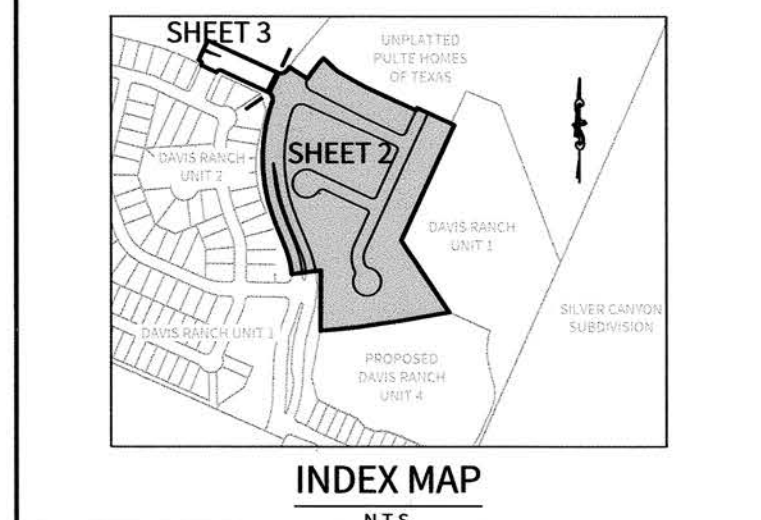


**LEGEND**

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SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS
---	= FINISHED FLOOR ELEVATION
---	= UNIT BOUNDARY NODE

**MISCELLANEOUS NOTES (CONTINUED):**

- LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.164 AC.).
- LOT 902, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A 30' DRAINAGE EASEMENT (0.083 AC.).
- LOT 903, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE, AND AS A LANDSCAPE EASEMENT (0.648 AC.).
- LOT 902, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.092 AC.).
- LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.088 AC.).
- 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 36-49, BLOCK 236, CB 4450.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- 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.



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.

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.

**CPS NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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 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 WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 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.
- 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:**

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" 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 NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**TREE NOTE:**

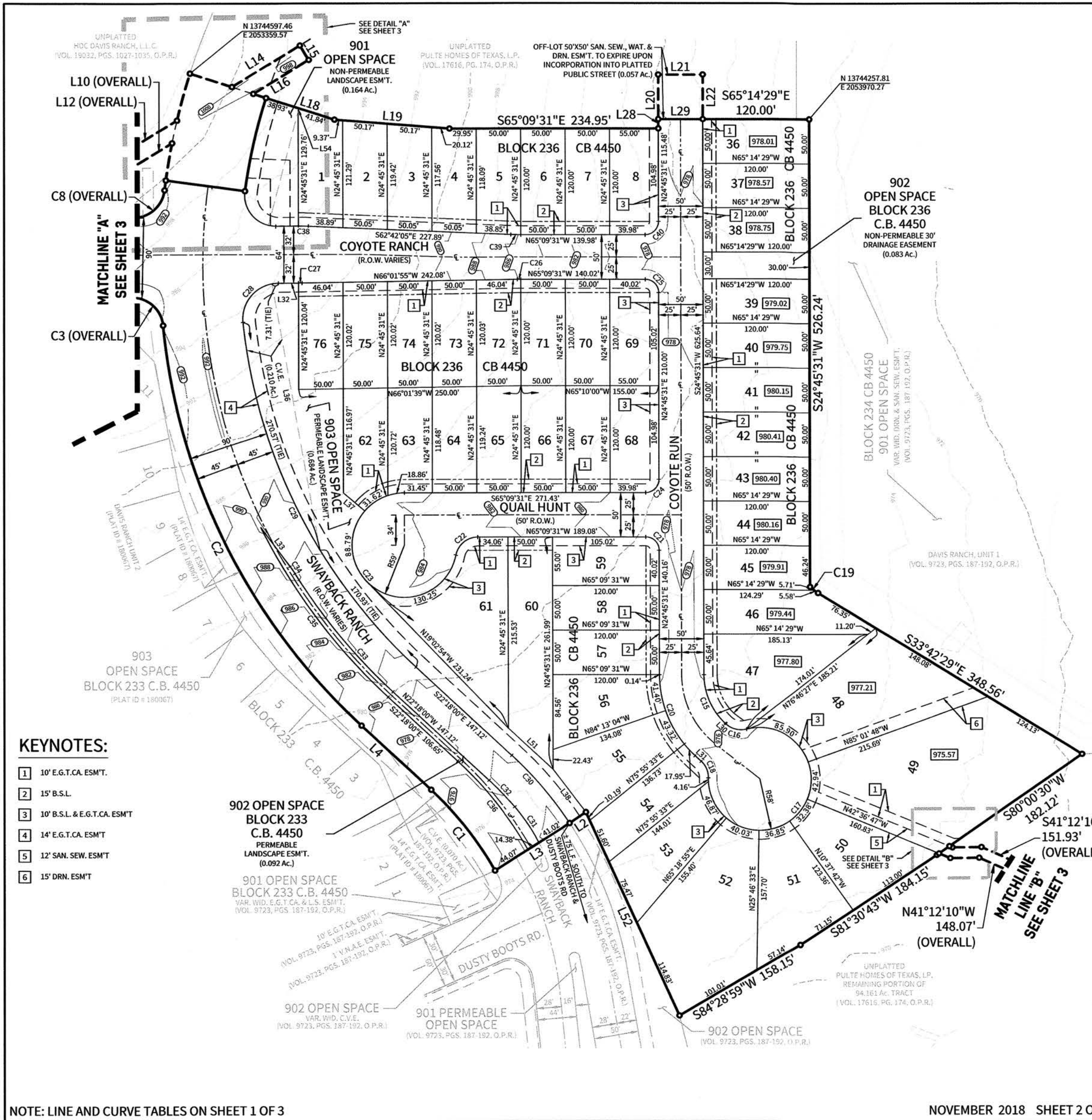
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2172685) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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 35-47(11).

**DRAINAGE NOTES:**

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C02155, EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 236, CB 4450, DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 191, O.P.R. (PLAT # 160320).
- DRAINAGE 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 PRESSURE 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.
- 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 ELIGIBLE 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.

**MISCELLANEOUS NOTES:**

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 901, 902, 903, BLOCK 236, LOT 902, BLOCK 236, LOT 901, 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.



**PLAT NUMBER: 180100**

**REPLAT & SUBDIVISION PLAT ESTABLISHING DAVIS RANCH, UNIT 3**

BEING A 15.438 ACRE OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN 94.161 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AS RECORDED IN VOLUME 17616, PAGE 174, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**CUDE**

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPLS #10048500 • TBPE FIRM #455

**49-RESIDENTIAL LOTS  
5-OPEN SPACE LOTS**

SCALE: 1"=100'

0 100 200

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, TEXAS 78259  
PHONE: (210) 496-1985

BY: *Felipe Gonzalez*  
NAME: *Felipe Gonzalez*  
TITLE: *Director Land Use*

BY: SARAH WOOD  
Notary Public, State of Texas  
My Commission Expires  
May 14, 2019

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Felipe Gonzalez* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *21* DAY OF *November* A.D. *2018*.

**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 *21* DAY OF *November* A.D. *2018*, AND 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, UNIT 3* 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. \_\_\_\_\_

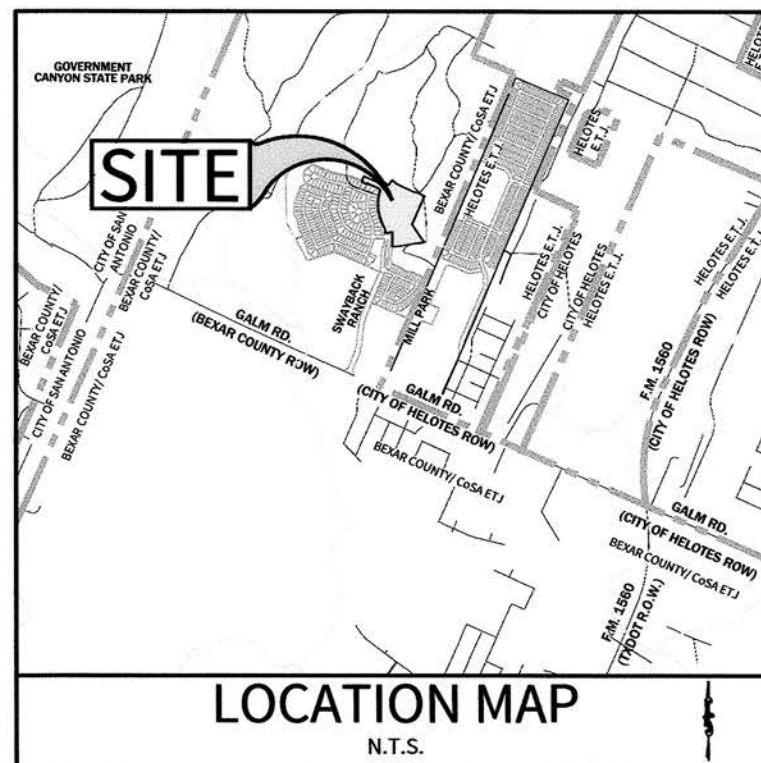
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

NOTE: LINE AND CURVE TABLES ON SHEET 1 OF 3

NOVEMBER 2018 SHEET 2 OF 3

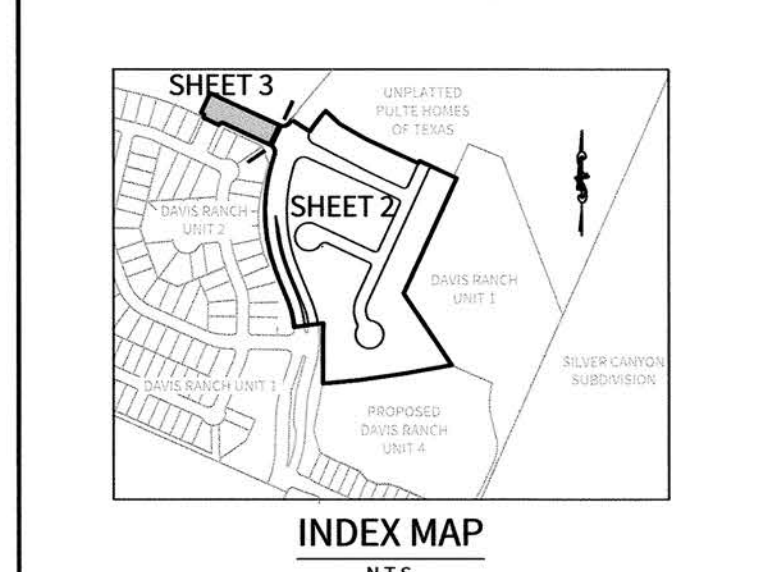




LEGEND	
AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
E.T.J.	= EXTRA TERRITORIAL JURISDICTION
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
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---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS
---	= FINISHED FLOOR ELEVATION
---	= UNIT BOUNDARY NODE

MISCELLANEOUS NOTES (CONTINUED):

- LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.164 AC).
- LOT 902, BLOCK 236, CB 4450, IS DESIGNATED AS NON-PERMEABLE OPEN SPACE AND AS A 30' DRAINAGE EASEMENT (0.083 AC).
- LOT 903, BLOCK 236, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE, AND AS A LANDSCAPE EASEMENT (0.648 AC).
- LOT 902, BLOCK 233, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.092 AC).
- LOT 901, BLOCK 238, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE EASEMENT (0.008 AC).
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STATE OF TEXAS  
COUNTY OF BEXAR

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

11/26/18  
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.

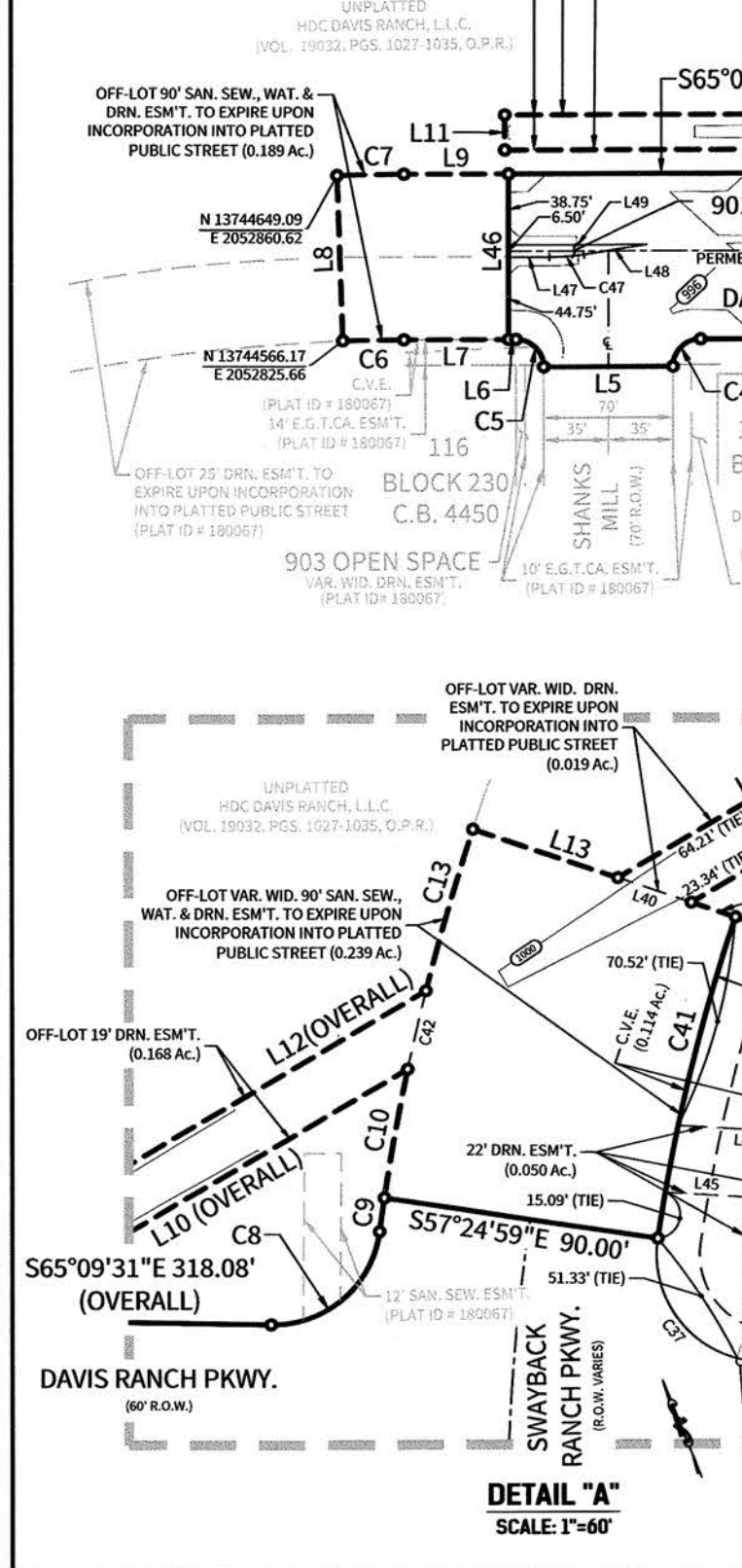
11/26/18  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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KEYNOTES:

- 10' E.G.T.C.A. ESMT.
- 15' B.S.L.
- 10' B.S.L. & E.G.T.C.A. ESMT
- 14' E.G.T.C.A. ESMT
- 12' SAN. SEW. ESMT
- 15' DRN. ESMT



SAWS NOTES:

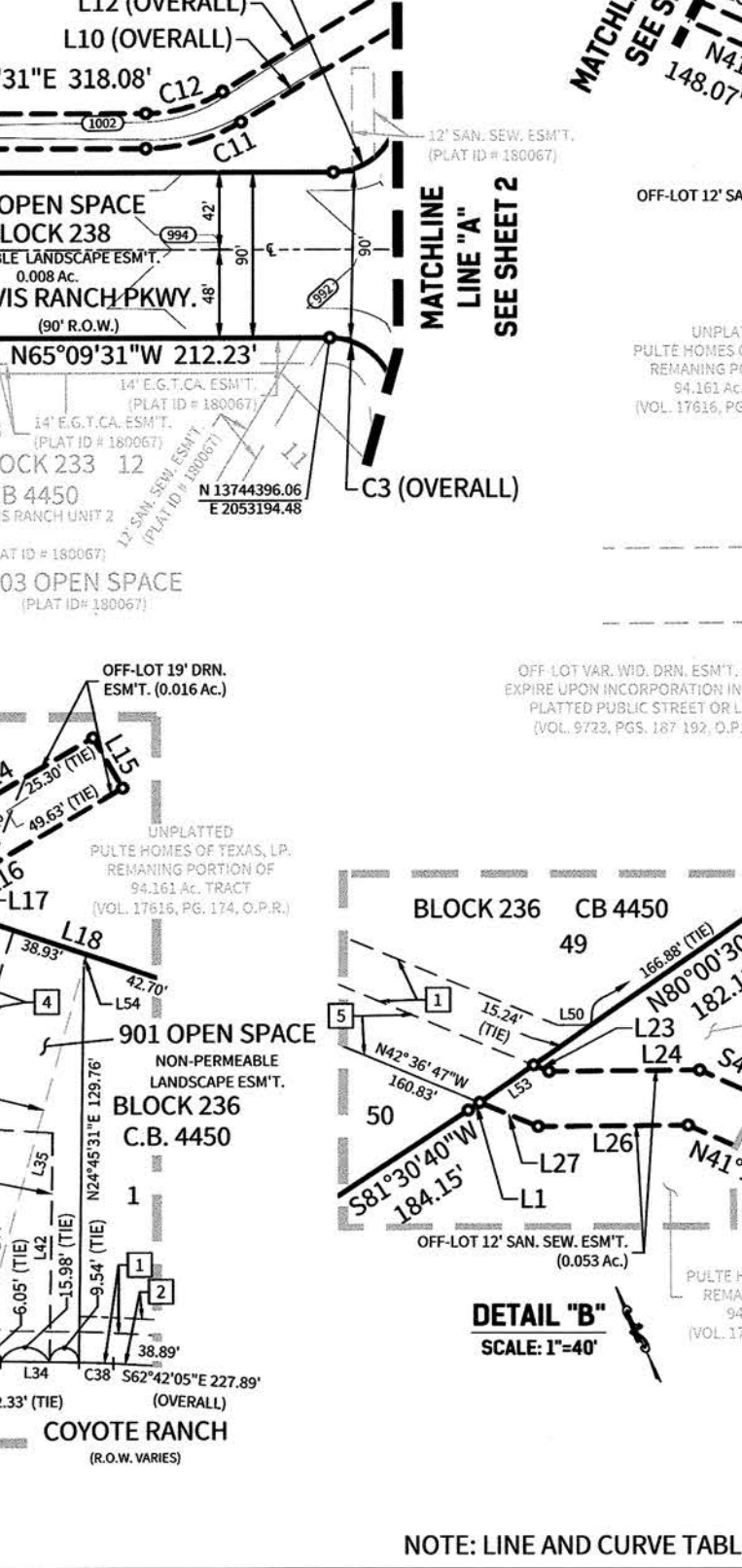
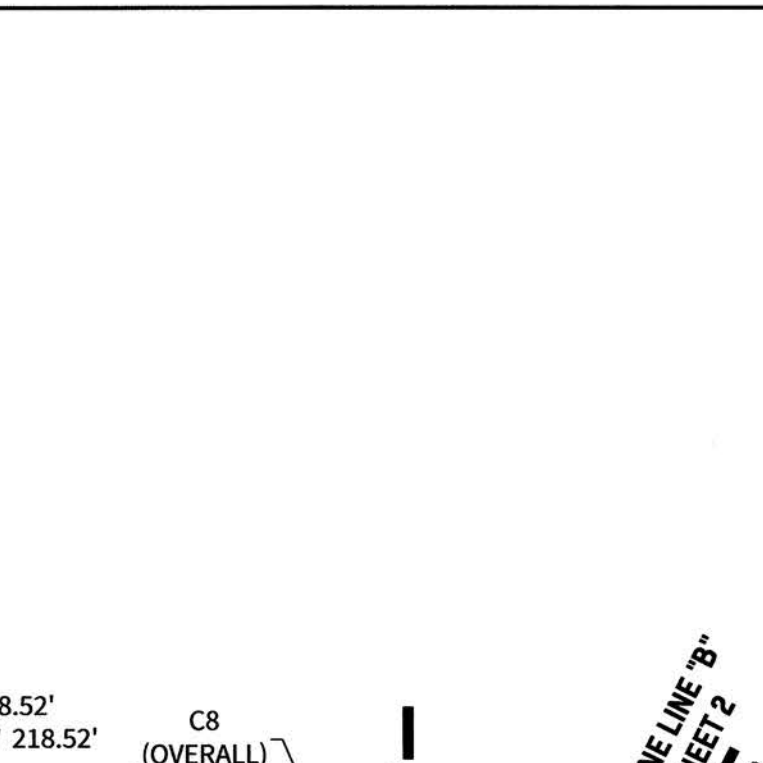
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- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
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TREE NOTE:

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 35-47(IV).

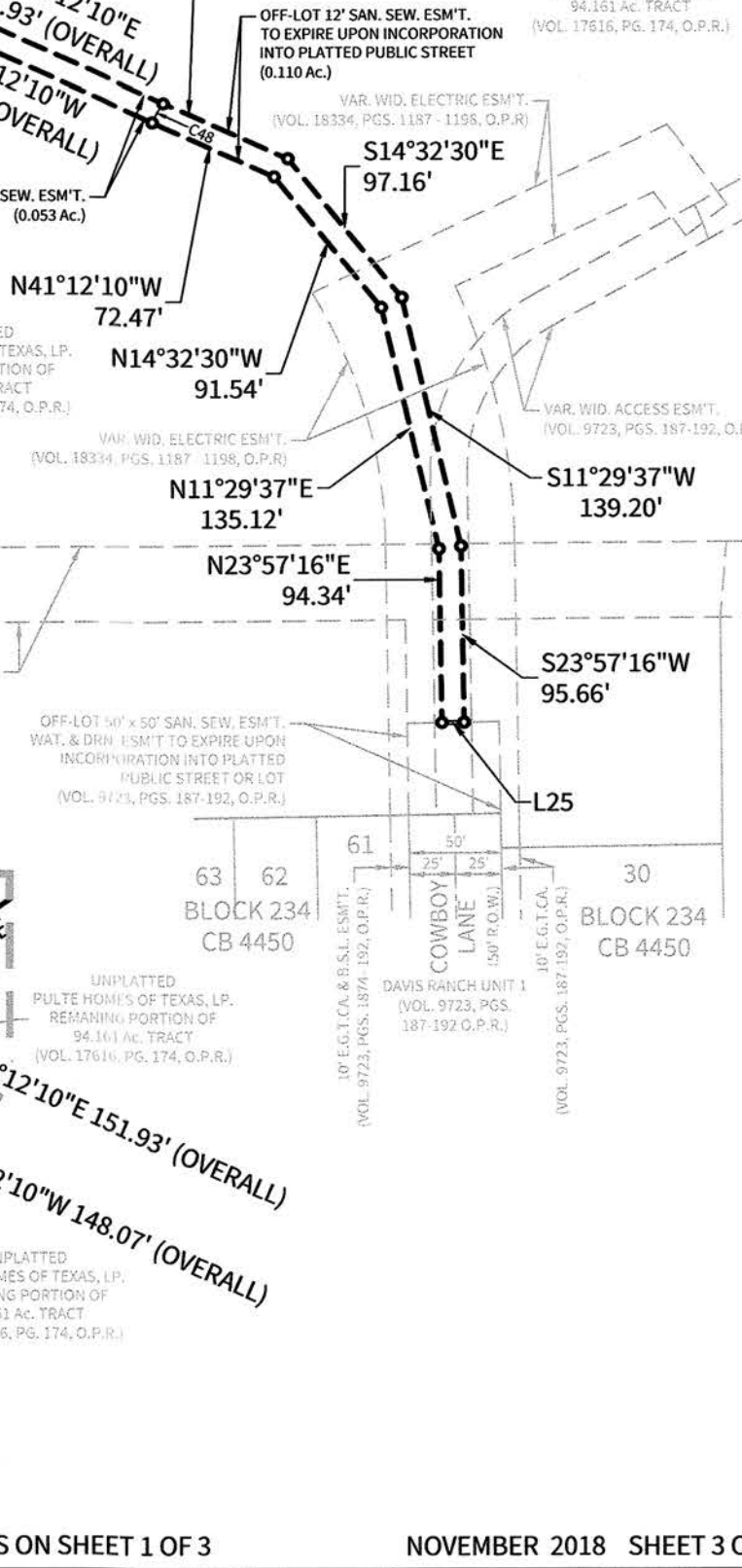
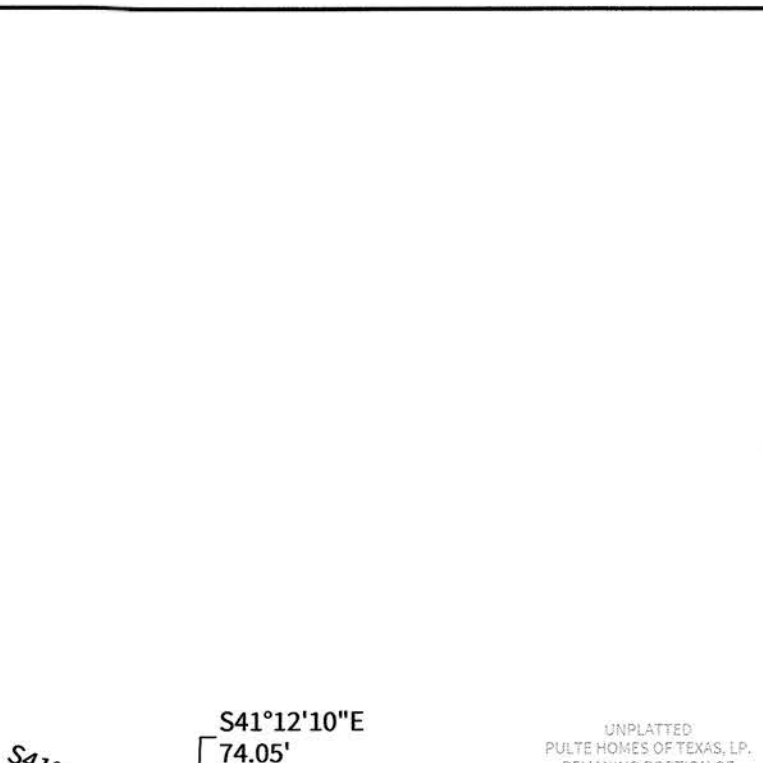


DRAINAGE NOTES:

- 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.
- 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, DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 191, O.P.R. (PLAT # 160320).
- DRAINAGE 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.
- 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 ELIGIBLE 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.

MISCELLANEOUS NOTES:

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 901, 902, 903, BLOCK 236, LOT 902, BLOCK 233, LOT 901, BLOCK 238, 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.



PLAT NUMBER: 180100

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
DAVIS RANCH, UNIT 3

BEING A 15.438 ACRE OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN 94.161 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AS RECORDED IN VOLUME 17616, PAGE 174, OFFICIAL PUBLIC RECORDS OF OF BEXAR COUNTY, TEXAS

CUDE

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. #5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPLS #1004850 • TBPE FIRM #455

49-RESIDENTIAL LOTS  
5-OPEN SPACE LOTS

SCALE: 1"=100'

0 100 200

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, TEXAS 78259  
PHONE: (210) 496-1985

BY: *Felipe Gonzalez*  
NAME: Felipe Gonzalez  
TITLE: Director Land Dev.

BY: PULTE NEVADA L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*Felipe Gonzalez* KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF  
November A.D. 2018.

SARAH WOOD  
Notary Public, State of Texas  
My Commission Expires  
May 14, 2019

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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, UNIT 3 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