

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON DAVIS RANCH, UNIT 1 PLAT NO. 160320 WHICH IS RECORDED IN VOLUME 9723 PAGES 187-192 BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF 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.

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 THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON DAVIS RANCH, UNIT 3 PLAT NO. 180100 WHICH IS RECORDED IN VOLUME 20001 PAGES 868-870 BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF 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.

OWNER/DEVELOPER
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BY: PULTE NEVADA I, LLC,
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OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR

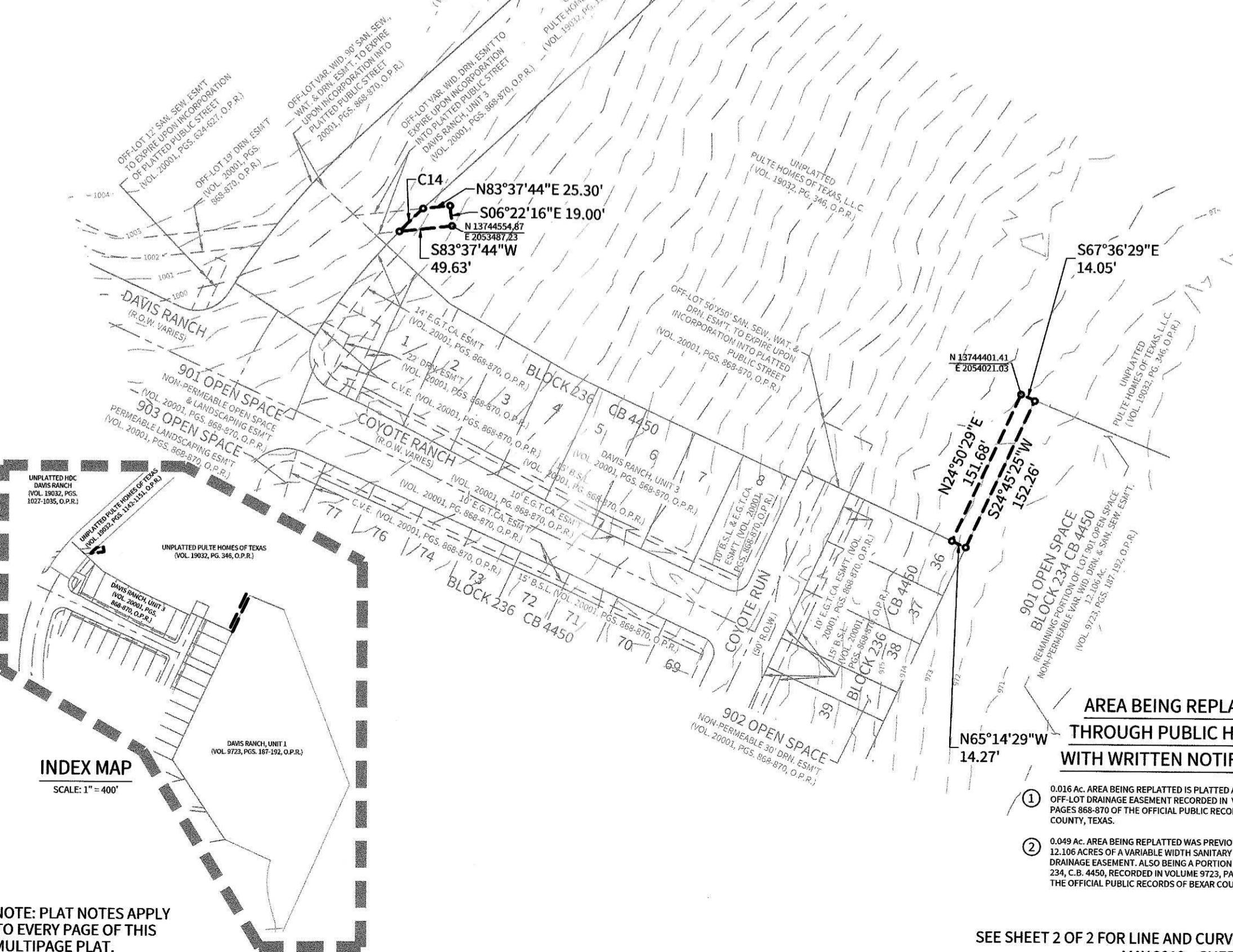
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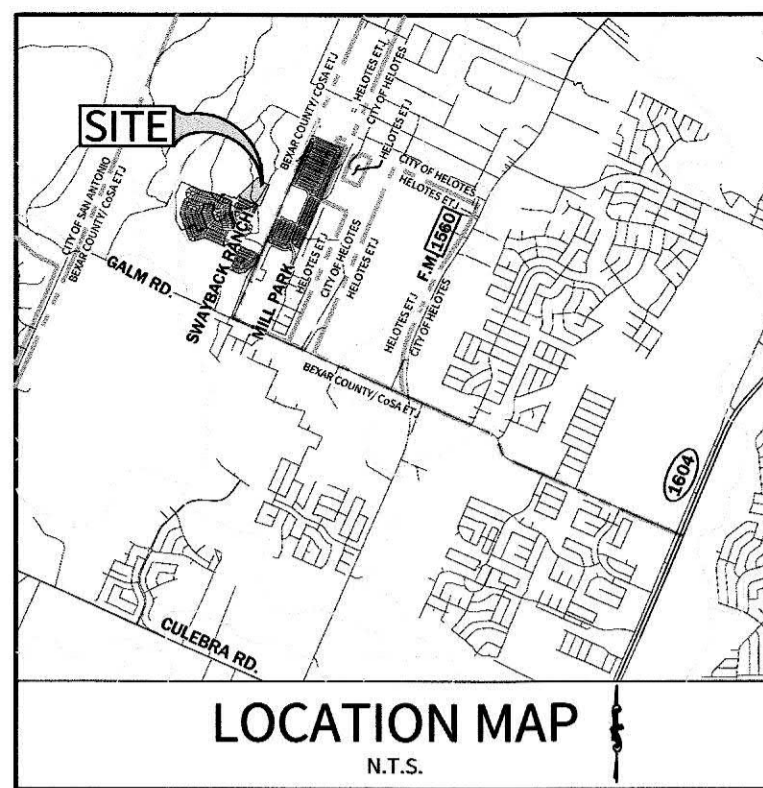
- CPS NOTES
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES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

SETBACK
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.

LEGEND

- | | |
|-----------|--|
| AC. | = ACRES |
| B.S.L. | = BUILDING SETBACK LINE |
| C1 | = CURVE NUMBER |
| C.B. | = COUNTY BLOCK |
| COSA | = CITY OF SAN ANTONIO |
| C.V.E. | = CLEAR VISION EASEMENT |
| D.P.R. | = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| DRN. | = DRAINAGE |
| E.G.T.CA. | = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION |
| ESMT. | = EASEMENT |
| E.T.J. | = EXTRA TERRITORIAL JURISDICTION |
| L1 | = LINE NUMBER |
| MIN. | = MINIMUM |
| NO. | = NOT TO SCALE |
| N.T.S. | = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| O.P.R. | = PAGE |
| PG. | = PAGES |
| PGS. | = RIGHT-OF-WAY |
| R.O.W. | = SANITARY SEWER |
| SAN. SEW. | = VARIABLE |
| VAR. | = VEHICULAR NON ACCESS EASEMENT |
| V.N.A.E. | = VOLUME |
| VOL. | = WATER |
| WAT. | = WIDTH |
| WID. | = PROPOSED CONTOUR |
| WID. | = STREET CENTERLINE |
| WID. | = BUILDING SETBACK LINE |
| WID. | = EXISTING GROUND MAJOR CONTOUR |
| WID. | = EXISTING GROUND MINOR CONTOUR |
| WID. | = EXISTING PROPERTY LINE |
| WID. | = EXTRATERRITORIAL JURISDICTION LIMITS |
| WID. | = UNIT BOUNDARY NODE |





LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
COSA	= CITY OF SAN ANTONIO
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T. CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
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E.T.J.	= EXTRA TERRITORIAL JURISDICTION
LI	= LINE NUMBER
MIN.	= MINIMUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
P.GS.	= 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
WID.	= PROPOSED CONTOUR
WID.	= STREET CENTERLINE
WID.	= BUILDING SETBACK LINE
WID.	= EXISTING GROUND MAJOR CONTOUR
WID.	= EXISTING GROUND MINOR CONTOUR
WID.	= EXISTING PROPERTY LINE
WID.	= EXTRATERRITORIAL JURISDICTION LIMITS
WID.	= UNIT BOUNDARY NODE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N47°23'08"E	607.51'	L11	S24°45'31"W	10.50'	L21	N11°38'24"E	51.72'
L2	S47°05'27"E	48.66'	L12	N65°09'31"W	234.95'	L22	S24°45'31"W	339.90'
L3	S47°05'27"E	26.68'	L13	N60°34'20"W	129.83'	L23	N24°45'31"E	94.53'
L4	S47°05'27"E	25.74'	L14	N47°25'16"W	60.77'	L24	N65°09'31"W	112.95'
L5	S47°05'27"E	71.29'	L15	S47°24'49"E	80.00'	L25	S65°09'31"E	77.65'
L6	S24°45'25"W	457.25'	L16	S47°22'42"W	695.37'	L26	N24°45'31"E	151.37'
L7	N67°36'29"W	15.01'	L17	N47°05'28"W	136.60'	L28	N11°38'24"E	23.40'
L8	S24°45'25"W	152.26'	L18	N42°54'33"E	60.00'	L29	N11°38'24"W	23.40'
L9	N65°14'29"W	120.00'	L19	S11°38'24"W	38.36'	L30	N65°14'29"W	15.00'
L10	N65°14'29"W	50.00'	L20	N78°21'36"W	22.00'	L31	S65°14'29"E	15.00'

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	618.00'	04°48'24"	25.94'	51.84'	51.83'	N44°58'56"E
C2	35.00'	85°31'25"	32.37'	52.24'	47.53'	S89°51'09"E
C3	230.00'	42°48'08"	90.14'	171.82'	167.85'	S68°29'31"E
C4	678.00'	04°48'19"	28.45'	56.86'	56.85'	S44°58'56"W
C5	61.00'	277°07'21"	53.85'	295.04'	80.74'	N75°48'07"E
C6	25.00'	32°10'10"	7.21'	14.04'	13.85'	S18°16'42"W
C7	124.97'	22°34'14"	24.94'	49.23'	48.91'	S13°28'44"W
C8	15.00'	89°55'03"	14.98'	23.54'	21.20'	N20°12'00"W
C9	100.00'	16°20'27"	14.36'	28.52'	28.42'	N73°19'45"W
C10	58.00'	269°58'42"	58.02'	273.30'	82.04'	N53°29'22"E
C11	25.00'	73°38'14"	18.72'	32.13'	29.96'	S28°20'24"E
C12	15.00'	90°04'57"	15.02'	23.58'	21.23'	N69°46'00"E
C13	25.00'	87°31'05"	23.94'	38.19'	34.58'	N19°00'01"W
C14	618.00'	02°51'44"	15.44'	30.87'	30.87'	N45°38'32"E

STATE OF TEXAS
COUNTY OF BEXAR

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

Christopher R. Dice 5/7/19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

James W. Russell 5/7/19
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 DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- 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

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

- 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 (EDUs) 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 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 3/4" 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 NO. 2389596) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

DRAINAGE NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02156, 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 DETENTION POND LOCATED IN LOT 901, BLOCK 236, CB 4450, DAVIS RANCH SUBDIVISION UNIT 1, RECORDED IN VOLUME 9723, PAGE 187-192 (PLAT NO. 160320).
- 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.

MISCELLANEOUS NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOTS 904, 905, BLOCK 236, CB 4450, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- OPEN SPACE:
LOT 901, BLOCK 236, CB 4450, IS DESIGNATED AS A PERMEABLE OPEN SPACE, LANDSCAPE, AND PRIVATE DRAINAGE EASEMENT.
LOT 904, BLOCK 236, CB 4450, IS DESIGNATED AS A PERMEABLE OPEN SPACE, LANDSCAPE, AND PRIVATE DRAINAGE EASEMENT.
LOT 905, BLOCK 236, CB 4450, IS DESIGNATED AS A NON-PERMEABLE OPEN SPACE, LANDSCAPE, AND PRIVATE DRAINAGE EASEMENT.
- 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.



PLAT NUMBER: 180402

REPLAT & SUBDIVISION PLAT
ESTABLISHING
DAVIS RANCH SUBDIVISION, UNIT 4E

BEING A 8.383 ACRES TRACT OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 19.217 ACRE TRACT OF LAND (TRACT A), CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN VOLUME 19032, PAGE 346, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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
TBPFS #10048500 • TDFE FIRM #455
[MWC: CHRISTOPHER R. DICE]

23-RESIDENTIAL LOTS
3-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, TX 78259
PHONE: (210) 496-1985

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

BY: PULTE NEVADA LLC.
A DELAWARE LIMITED LIABILITY COMPANY,
IT'S 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 *8th* DAY OF *May*, A.D. 2019.

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019
Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ DAVIS RANCH SUBDIVISION, UNIT 4E 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

