

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
DAVIS RANCH SUBDIVISION, UNIT 3 WHICH IS RECORDED IN VOLUME 20001, PGS. 868-870,
BEXAR 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 (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT
DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/ DEVELOPER
HDC DAVIS RANCH, LLC
45 NE LOOP 410, SUITE 225
SAN ANTONIO, TEXAS 78216
PHONE: (210) 838-6784
CONTACT PERSON: SCOTT TEETER

OWNER

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.
JEFFREY A. MCKINNEY, P.E.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (IBS26- 37.)

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).

CPS(SAWS/COSA UTILITY NOTES: (IBS26- 22-26.)

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

SAWS NOTES: (IBS26- 30-33-35.)

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 885 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26- 12.)

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.

TREE NOTE: (IBS26- 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #422847) 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 SUBMITTED 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).

RESIDENTIAL FINISHED FLOOR (IBS26- 8.)

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.

SETBACK: (IBS26- 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.

COMMON AREA MAINTENANCE: (IBS26- 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & LOT 902, BLOCK 237 AND 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.

OPEN SPACE: (IBS26- 42.)

LOT 901 AND 902, BLOCK 237 AND LOT 901, BLOCK 238, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

EASEMENTS FOR FLOODPLAINS: (IBS26- 2.)

THE DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE LESSER OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 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.

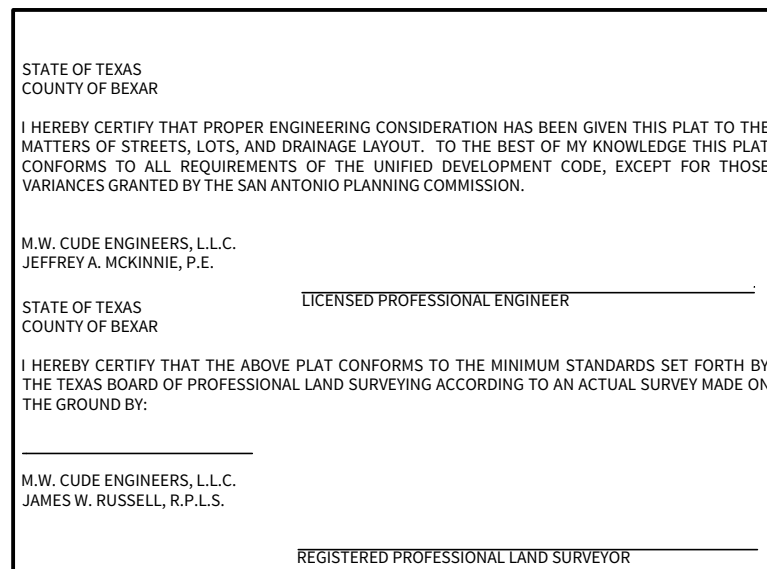
COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN: (IBS26- 7.)

* TRUSTED FLOOR ELEVATIONS FOR STRUCTURES OR LOTS CONTAINING TO OCEANPLAIN 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IBS26- 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, DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 131 (PLAT # 160320).





1. **SAWS** **CSDA** **UTILITY** **NOTES** **(ISSUE: 22-26)**

2. **EXISTING** **GRANTOR'S** **USE** **OF** **ITS** **ELECTRIC** **GRID** **AND** **WATER** **AND** **WASTEWATER** **SYSTEMS** **—** **CITY** **PUBLIC** **SEWERAGE** **AND** **WATER** **UTILITY** **OF** **SAN** **ANTONIO** **WATER** **SAVING** **(SAWS)** **IS** **HEREBY** **DEEMED** **EASEMENTS** **AND** **RIGHTS** **OF** **WAY** **FOR** **UTILITY** **TRANSMISSION** **AND** **DELIVERY** **OF** **ELECTRICITY** **AND** **WATER** **AND** **WASTEWATER** **TO** **AND** **FROM** **THE** **PLAT** **AS** **"ELECTRIC** **EASEMENT"** **"ANCHOR** **EASEMENT"** **"SERVICE** **EASEMENT"** **"OVERHANG** **EASEMENT"** **AND** **"RECYCLED** **WATER** **EASEMENT"** **AND** **"RECYCLED** **WATER** **EASEMENT"** **FOR** **THE** **PURPOSE** **OF** **INSTALLING** **CONSTRUCTING** **RECONSTRUCTING** **MAINTAINING** **REMOVING** **REPAIRING** **OR** **REPLACING** **ANY** **INFRASTRUCTURE** **AND** **SERVICE** **FACILITIES** **AND** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **CPS** **ENERGY** **AND** **SAWS** **SHALL** **ALSO** **HAVE** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **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** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** 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**RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **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** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **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** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **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** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **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** **ENTER** **THE** **PLAT** **AND** **ADJACENT** **AREAS** **TO** **INSTALL** **CONSTRUCT** **RECONSTRUCT** **MAINTAIN** **REPAIR** **OR** **REPLACE** **THE** **REASONS** **DESCRIBED** **ABOVE** **—** **THE** **RIGHT** **TO** **ENTER** **THE** **PLAT** **AND** **ADJAC**

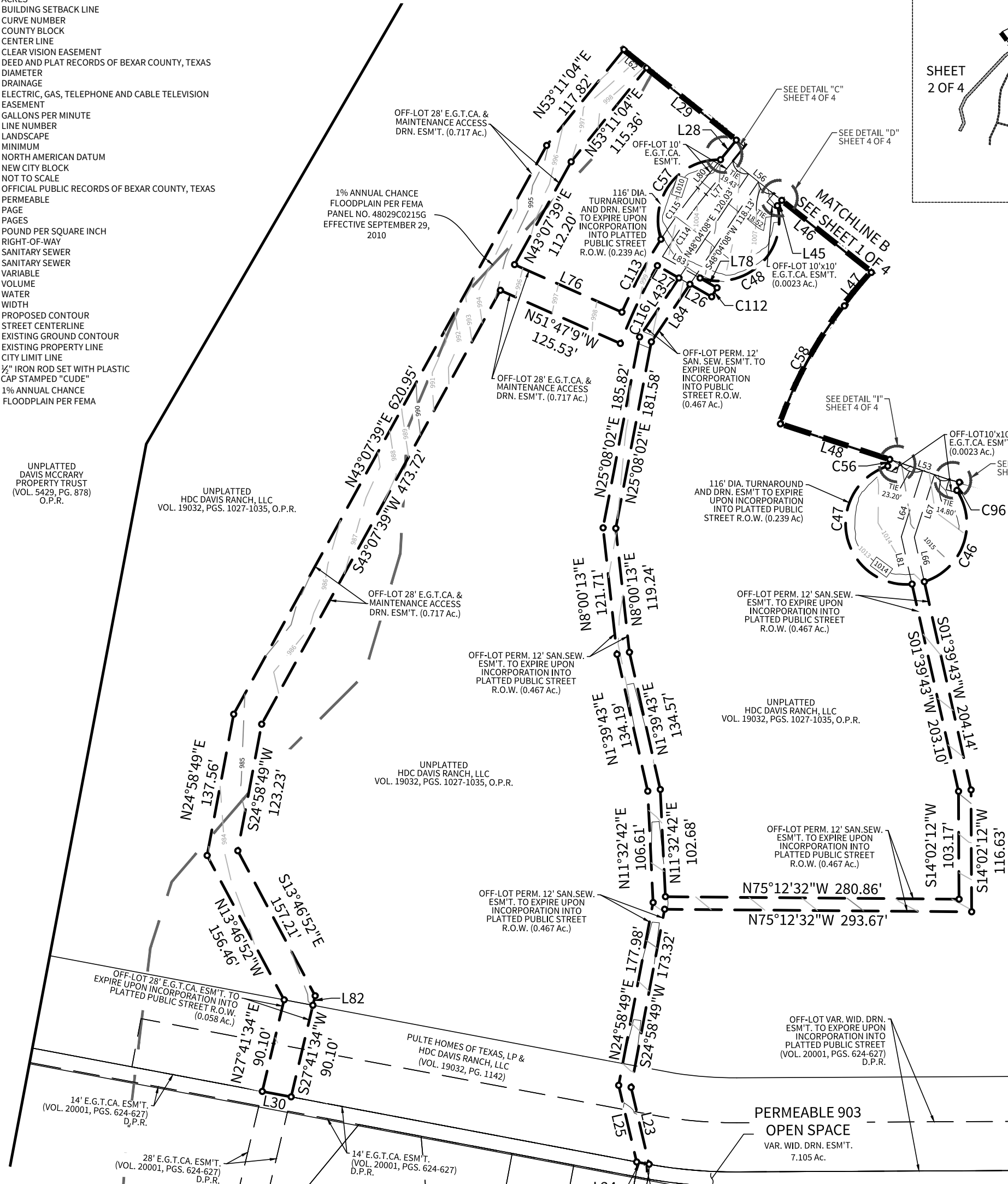
AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1. = CURVE NUMBER
C.B. = COUNTRY BLOCK
C. = CENTER LINE
C.V.E. = CLEAR VIEW EASEMENT
D.P.R.B.C. = DEED AND FLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.S.M.T. = EASEMENT
G.P.S. = GALLONS PER MINUTE
L1. = LINE NUMBER
L.S. = LANDSCAPE
MIN. = MINIMUM
NAD. = NORTH AMERICAN DATUM
N.C.B. = NEW CITY BLOCK
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P. = PERMEABLE
PG. = PAGE
PGS. = PAGES
P.S.I. = POUND PER SQUARE INCH
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
SS. = SANITARY SEWER
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
ELEV. = PROPOSED CONTOUR
STREET = STREET
EXISTING GROUND CONTOUR = EXISTING GROUND CONTOUR
CITY LIMIT LINE = CITY LIMIT LINE
1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"
1% ANNUAL CHANCE FLOODPLAIN PER FEMA

OFF-LOT PL
ESMT, T
INCORP
PLATTED
R.O.V.

TRUE NOTE: (IB526 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #422847) 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).

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, DAVIS RANCH UNIT 1,
RECORDED IN VOLUME 9723, PAGE 191 (PLAT # 160320).



****REFERENCE SHEET 4 FOR LINE AND CURVE TABLES**
PLAT NOTES APPLY TO EVERY PAGE ON THIS MULTI PAGE PLAT

BEING A 33.173 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 67.333 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 12, 2018 TO HDC DAVIS RANCH, LLC RECORDED IN VOLUME 19032, PAGE 1027, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

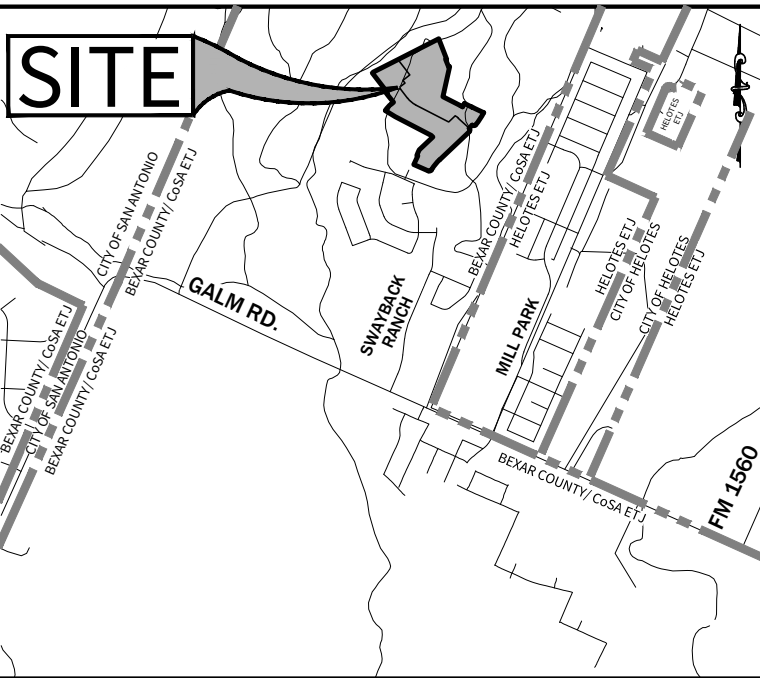


COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF DAVIS RANCH SUBDIVISION, UNIT 3A/3B 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.

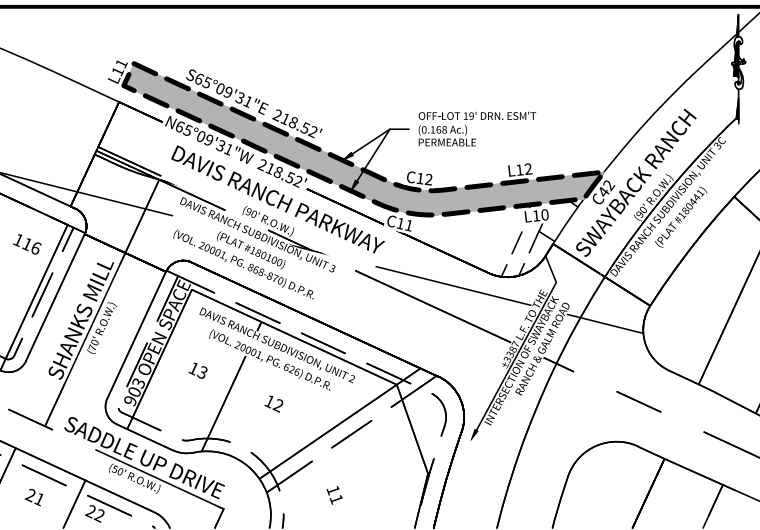
BY: _____
SECRETARY

September 19 SHEET 2 OF 4



LOCATION MAP

N.T.S.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 0.168 OF AN ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN OFF-LOT 19' DRAINAGE EASEMENT OUT OF THE DAVIS RANCH, UNIT 3 REPLAT AND SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 868-870 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
DAVIS RANCH SUBDIVISION, UNIT 3 WHICH IS RECORDED IN VOLUME 20001, PGS. 868-870,
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THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS
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I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT
DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
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 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNEY, P.E.

STATE OF TEXAS
COUNTY OF BEAR

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THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON
THE GROUND BY:

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JAMES W. RUSSELL, R.P.L.S.

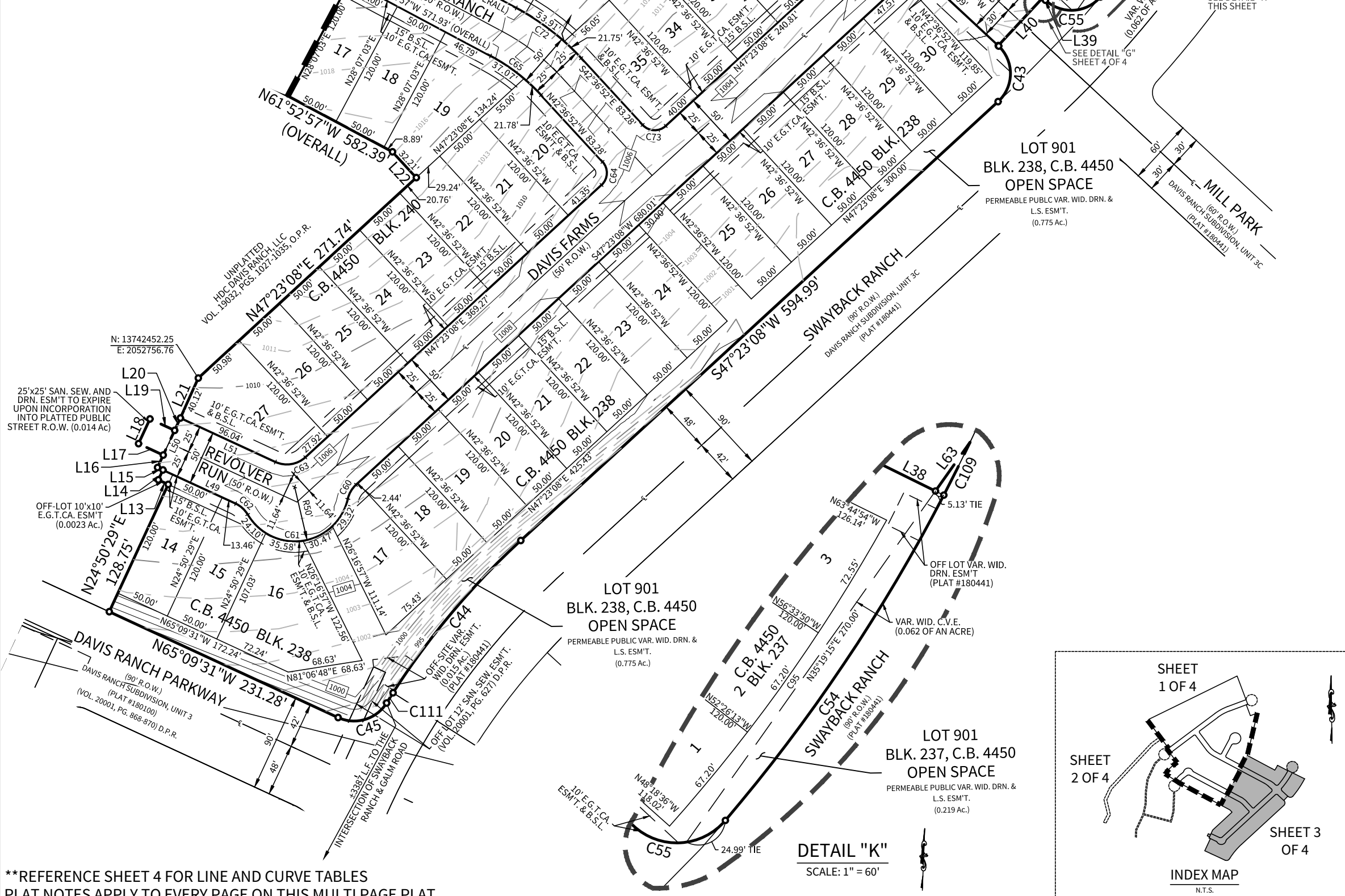
REGISTERED PROFESSIONAL LAND SURVEYOR

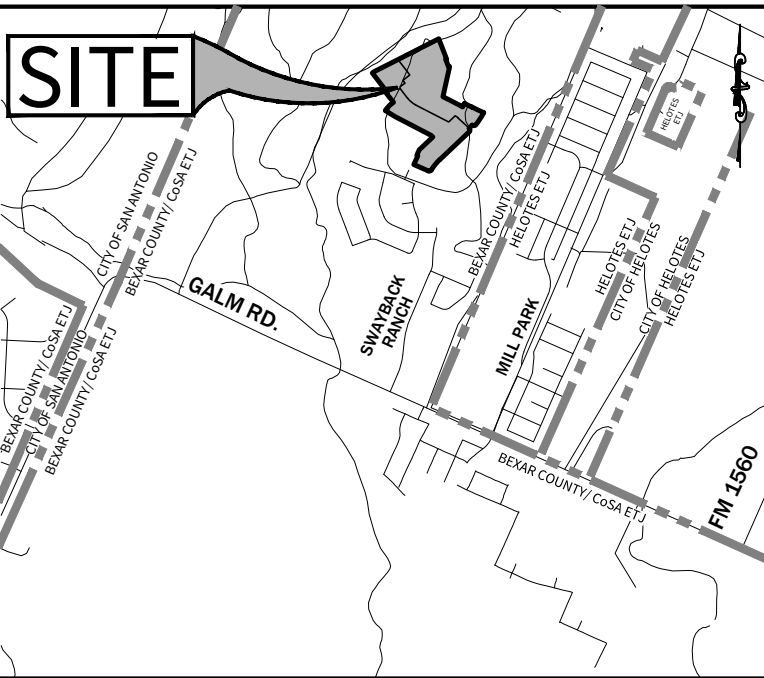
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COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS
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PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

CPS(AWS/COSA UTILITY NOTES: (IBS26 - 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
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.

LEGEND

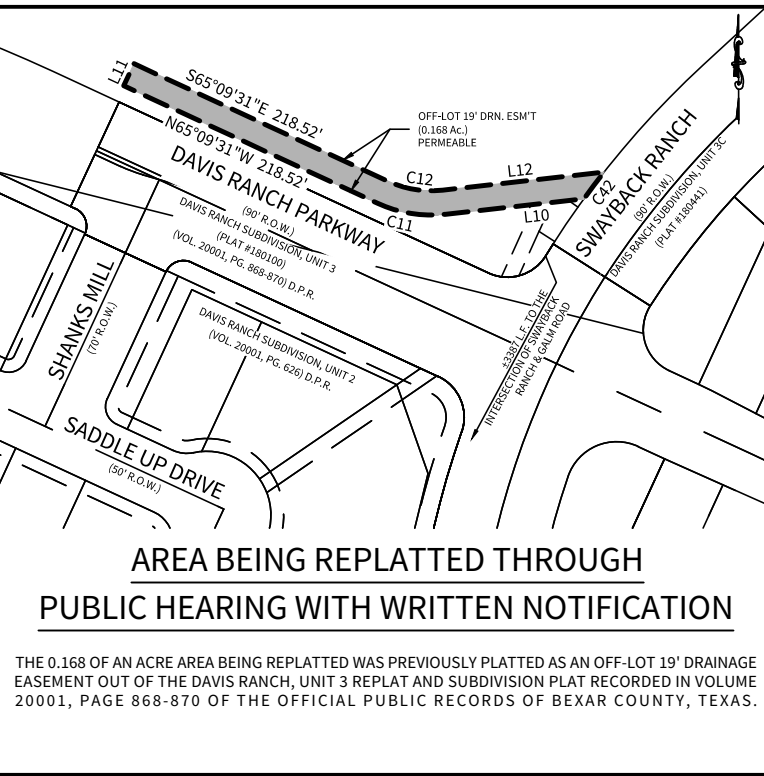
Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
C.B. = COUNTY BLOCK
C. = CENTER LINE
C.V.E. = CLEAR VISION EASEMENT
D.P.R.B.C. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DIA. = DIAMETER
DRN. = DRAINAGE
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
EASEM'T. = EASEMENT
G.P.S. = GALLONS PER MINUTE
LI. = LINE NUMBER
L.S. = LANDSCAPE
L.S. = LINE NUMBER
MIN. = MINIMUM
NAD. = NORTH AMERICAN DATUM
N.C.B. = NEW CITY BLOCK
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PERM. = PERMEABLE
PG. = PAGE
PGS. = PAGES
P.S.I. = POUND PER SQUARE INCH
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
SS. = SANITARY SEWER
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
ELEV. = PROPOSED CONTOUR
ELEV. = STREET CENTERLINE
ELEV. = EXISTING CONTOUR
ELEV. = EXISTING PROPERTY LINE
ELEV. = CITY LIMIT LINE
ELEV. = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"
ELEV. = 1% ANNUAL CHANCE FLOODPLAIN PER FEMA





LOCATION MAP

N.T.S.



THE 0.168 OF AN ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN OFF-LOT 19' DRAINAGE EASEMENT OUT OF THE DAVIS RANCH, UNIT 3 REPLAT AND SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 868-870 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
DAVIS RANCH SUBDIVISION, UNIT 3 WHICH IS RECORDED IN VOLUME 20001, PGS. 868-870,
BEXAR 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 (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT
DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER

DULY AUTHORIZED AGENT

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.
JEFFREY A. MCKINNIE, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (IBS26- 37.)

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).

CPS(SAWS/COSA UTILITY) NOTES: (IBS26- 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", "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.

LINE	BEARING	LENGTH
L10	N83°37'44"W	108.94'
L11	N24°50'29"E	19.00'
L12	N83°37'44"E	126.94'
L13	N65°09'31"W	10.00'
L14	N24°50'29"E	10.00'
L15	N65°09'31"W	5.46'
L16	N45°09'31"E	12.50'
L17	N65°09'31"W	25.00'
L18	N24°50'29"E	25.00'
L19	S65°09'31"E	25.00'
L20	N24°50'29"E	12.50'
L21	N24°04'00"E	40.12'
L22	N42°36'52"W	32.21'
L23	S01°06'42"W	75.64'
L24	N65°01'11"W	7.47'
L25	N01°06'42"E	75.29'
L26	N45°49'50"W	24.03'
L27	N45°49'50"W	23.94'
L28	N53°11'04"E	24.12'
L29	N36°48'56"W	110.00'
L30	N65°01'11"W	28.03'
L31	N44°25'32"E	20.62'
L32	N69°28'25"E	0.47'
L33	S69°28'25"W	0.47'
L34	S69°28'25"W	15.72'
L35	S20°31'35"E	120.00'
L36	N69°28'25"E	76.90'
L37	S62°14'19"E	110.00'
L38	S63°44'54"E	126.14'
L39	N47°05'27"W	3.30'
L40	S42°54'33"W	60.00'
L43	N48°04'08"E	67.89'
L44	S53°11'04"W	0.47'
L45	N53°11'04"E	6.55'
L46	N45°48'56"W	110.00'
L47	N53°11'04"E	41.04'

LINE	BEARING	LENGTH
L48	N57°38'49"W	110.00'
L49	N65°09'31"W	78.93'
L50	N24°50'29"E	25.00'
L51	S65°09'31"E	96.04'
L52	S53°11'04"W	44.29'
L53	N56°46'50"W	50.01'
L54	N53°11'04"E	26.11'
L55	N47°05'27"W	41.32'
L56	N36°48'56"W	50.00'
L57	S20°31'35"E	50.00'
L58	S61°52'57"E	44.51'
L59	S47°05'27"E	12.31'
L60	S63°44'54"E	50.01'
L61	N47°05'27"W	14.14'
L62	N36°48'56"W	28.00'
L63	N35°19'15"E	33.03'
L64	N32°08'01"E	66.42'
L65	N53°11'04"E	10.00'
L66	S01°39'43"W	43.53'
L67	S32°08'01"W	62.93'
L68	N69°28'25"E	96.00'
L69	S20°31'35"E	12.00'
L70	S69°28'25"W	96.00'
L71	N27°33'54"E	73.76'
L72	S62°26'06"E	12.00'
L73	S27°33'54"W	73.48'
L74	N40°37'06"E	3.28'
L75	S40°37'06"W	6.88'
L76	N51°47'09"W	112.38'
L77	S53°11'04"W	41.04'
L78	S45°49'50"E	18.68'
L80	N53°11'04"E	34.48'
L81	S01°39'43"W	46.54'
L82	S27°41'34"E	9.27'
L83	N45°48'56"W	41.33'
L84	N48°04'08"E	66.24'

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C11	99.50'	31°12'45"	27.79'	54.20'	53.54'	N80°45'54"W
C12	80.50'	31°12'45"	22.49'	43.85'	43.31'	S80°45'54"E
C42	708.00'	2°07'07"	13.09'	26.18'	26.18'	N37°05'25"E
C43	35.00'	94°28'35"	37.85'	57.71'	51.39'	S00°08'51"W
C44	708.00'	14°48'07"	91.97'	182.91'	182.40'	S39°59'05"W
C45	35.00'	83°09'22"	31.05'	50.80'	46.45'	S73°15'48"W
C46	58.00'	106°05'33"	77.10'	107.40'	92.70'	S33°55'22"W
C47	58.00'	167°38'30"	535.71'	169.70'	115.33'	S02°40'05"W
C48	58.00'	121°49'57"	104.27'	123.33'	101.37'	N81°13'04"E
C49	58.00'	308°56'01"	27.71'	312.73'	50.00'	N20°31'35"W
C50	545.00'	3°35'52"	17.12'	34.22'	34.22'	S60°05'01"E
C51	643.00'	5°10'59"	29.10'	58.17'	58.15'	N30°22'19"E
C52	753.00'	3°39'07"	4.28'	8.57'	8.57'	N27°27'06"E
C53	58.00'	285°45'10"	43.90'	289.27'	70.01'	N63°54'10"W
C54	952.00'	13°00'51"	108.59'	216.24'	215.77'	S33°52'08"W
C55	35.00'	92°31'59"	36.58'	56.53'	50.58'	S86°38'34"W
C56	245.00'	1°32'36"	3.30'	6.60'	6.60'	S31°34'53"E
C57	58.00'	109°53'46"	82.67'	111.25'	94.96'	S51°07'09"W
C58	355.00'	20°49'53"	65.26'	129.07'	128.36'	N42°43'07"E
C59	20.00'	85°31'25"	18.50'	29.85'	27.16'	N89°51'09"W
C60	25.00'	34°43'23"	7.82'	15.15'	14.92'	S30°01'27"W
C61	50.00'	136°54'07"	126.61'	119.47'	93.01'	S81°06'48"W
C62	25.00'	34°43'23"	7.82'	15.15'	14.92'	N47°47'50"W
C63	25.00'	67°27'20"	16.69'	29.43'	27.76'	N81°06'48"E
C64	15.00'	90°00'00"	15.00'	23.56'	21.21'	N02°23'08"E
C65	175.00'	19°16'05"	29.71'	58.85'	58.57'	N52°14'54"W
C66	25.00'	64°55'59"	15.91'	28.33'	26.84'	S85°39'03"W
C67	185.00'	21°03'56"	34.40'	68.02'	67.64'	S42°39'06"W
C68	235.00'	20°49'53"	43.20'	85.44'	84.97'	N42°46'07"E
C69	25.00'	34°29'48"	7.76'	15.05'	14.83'	N35°56'10"E
C70	50.00'	133°55'36"	117.58'	116.87'	92.03'	N85°39'03"E
C71	25.00'	34°29'48"	7.76'	15.05'	14.83'	S44°38'03"E
C72	225.00'	19°16'05"	38.19'	75.67'	75.31'	S52°14'54"E
C73	15.00'	90°00'00"	15.00'	23.56'	21.21'	S87°36'52"E
C74	20.00'	94°28'35"	21.63'	32.98'	29.37'	N00°08'51"E
C75	213.24'	14°47'30"	27.68'	55.05'	54.90'	N54°29'12"W
C76	225.00'	25°04'01"	50.02'	98.44'	97.65'	N49°20'57"W

RESIDENTIAL FINISHED FLOOR (IBS26- 8.)

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.

SETBACK: (IBS26- 4.)

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.

COMMON AREA MAINTENANCE: (IBS26- 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & LOT 902, BLOCK 237 AND 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.

OPEN SPACE: (IBS26- 4.)

LOT 901 AND 902, BLOCK 237 AND LOT 901, BLOCK 238, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

EASEMENTS FOR FLOODPLAINS: (IBS26- 2.)

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 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 OR 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT: (IBS26- 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, DAVIS RANCH UNIT 1, RECORDED IN VOLUME 9723, PAGE 131 (PLAT # 160320).

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C77	15.00'	90°00'00"	15.00'	23.56'	21.21'	N81°48'56"W
C78	525.00'	16°17'21"	75.14'	149.26'	148.76'	N61°19'44"E
C79	475.00'	16°17'21"	67.98'	135.04'	134.59'	S61°19'44"W
C80	15.00'	90°00'00"	15.00'	23.56'	21.21'	S08°11'04"W
C81	175.00'	25°04'01"	38.90'	76.56'	75.95'	N49°05'25"W
C82	15.00'	90°00'00"	15.00'	23.56'	21.21'	N73°07'03"E
C83	25.00'	25°21'46"	5.63'	11.07'	10.98'	N15°52'10"E
C84	58.00'	277°49'58"	50.57'	281.25'	76.23'	S38°19'44"E
C85	25.00'	72°28'12"	18.32'	31.62'	29.56'	S64°21'09"W
C86	15.00'	90°00'00"	15.00'	23.56'	21.21'	S16°52'57"E
C87	210.50'	14°47'30"	27.32'	54.34'	54.19'	S54°29'12"E
C88	20.00'	92°17'27"	20.82'	32.22'	28.84'	N86°45'50"E
C89	763.00'	13°00'04"	86.94'	173.14'	172.76'	N34°07'04"E
C90	813.00'	13°05'07"	93.24'	185.67'	185.27'	S34°04'33"W
C91	20.00'	87°42'33"	19.22'	30.62'	27.71'	S03°14'10"E
C92	345.00'	25°04'01"	76.70'	150.94'	149.74'	N49°20'57"W
C93	355.00'	16°17'21"	75.08'	135.03'	130.59'	N61°19'44"E
C94	545.00'	11°11'38"	53.41'	106.48'	106.31'	N52°41'16"W
C95	933.00'	12°42'32"	103.90'	206.95'	206.53'	N35°20'09"E
C96	175.00'	2°41'21"	4.11'	8.21'	8.21'	S31°00'12"W
C97	823.00'	0°28'46"	3.44'	6.89'	6.89'	S27°16'40"W
C98	753.00'	0°45'03"	4.94'	9.87'	9.87'	N27°24'07"E
C99	763.00'	0°35'27"	3.93'	7.87'	7.87'	S27°19'18"W
C100	813.00'	0°42'17"	5.00'	10.00'	10.00'	N27°10'51"E
C101	823.00'	0°41'21"	4.95'	9.90'	9.90'	S27°10'23"W
C102	235.00'	2°26'17"	5.00'	10.00'	10.00'	S31°08'02"W
C103	245.00'	2°26'17"	5.21'	10.43'	10.43'	N31°08'02"E
C104	175.00'	3°19'34"	5.08'	10.16'	10.16'	S30°41'06"W
C105	185.00'	3°05'49"	5.00'	10.00'	10.00'	N30°34'13"E
C109	951.96'	1°57'47"	16.31'	32.61'	32.61'	S26°22'50"W
C110	468.00'	0°34'21"	2.34'	4.68'	4.68'	N65°18'21"W
C111	708.00'	0°53'54"	5.55'	11.10'	11.10'	S32°08'04"W
C112	465.00'	1°13'56"	5.00'	10.00'	10.00'	S44°47'08"W
C113	535.00'	8°29'10"	39.69'	79.24'	79.17'	S42°27'26"W
C114	525.00'	7°55'25"	36.36'	72.60'	72.55'	S49°13'22"W
C115	535.00'	6°29'03"	30.31'	60.55'	60.51'	N49°56'32"E
C116	525.00'	9°00'45"	41.38'	82.58'	82.50'	N39°39'48"E

