

THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT.

DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,

DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE

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

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

NORMA SALINAS

Notary ID #131144803

My Commission Expires

May 25, 2021

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= PLAT RECORDS OF BEXAR COUNTY, TEXAS

= VARIABLE = VEHICULAR NON ACCESS EASEMENT

= EXISTING GROUND MAJOR CONTOUR

= EXISTING GROUND MINOR CONTOUR

Powell

October A.D. 2020.

= CURVE NUMBER

= FASEMENT

= PAGES

= VOLUME = WATER

= WIDTH

= LINE NUMBER = MINIMUM =

= NOT TO SCALE

= SANITARY SEWER

= PROPOSED CONTOUR

= EXISTING PROPERTY LINE

= UNIT BOUNDARY NODE

= STREET CENTERLINE = BUILDING SETBACK LINE

= CLEAR VISION EASEMENT

72

ARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

OWNER/ DEVELOPER HDC DAVIS RANCH, L.L.C.

PHONE: (210) 838-6784 CONTACT PERSON:

STATE OF TEXAS

LEGEND

DRN. E.G.T.CA.

O.P.R.

P.L. R.O.W.

SAN. SEW.

- ELEV. -

V.N.A.E.

45 NE LOOP 410 SUITE 225

SAN ANTONIO, TEXAS 78216

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," "OFFICE EASEMENT," "WATER
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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC, 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:

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

WASTEWATER EDU NOTE - THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S)

PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC A PORTION OF THE TRACE IS BELOW THE GROUND ELEVATION OF 965 FEET WHERE THE STATE
PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER
SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES. NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2439836) 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).

OFF-LOT 90' WAT, & DRN.

PLATTED PUBLIC STREET

INCORPORATION INTO

(0.103 Ac.)

OFF-LOT 14' E.G.T.CA. ESM'T

OFF-LOT 1' V.N.A.E. -

OFF-LOT VAR, WID, DRN.

SEE DETAIL A

ON THIS SHEET

(0.014 Ac.)

904 OPEN SPACE-

BLOCK 244 C.B. 4450 PERMEABLE LANDSCAPE ESM'T.

(0.038 Ac.)

OFF-LOT 1' V.N.A.E. -

OFF-LOT 14' E.G.T.CA. ESM'T -

OFF-LOT VAR. WID. WAT. &

PLATTED PUBLIC STREET

(0.069 Ac.)

C5-

L7-

DRN. ESM'T. TO EXPIRE UPON

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 RMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OF

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

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.

BIG TEX TRAIL

OFF-LOT VAR. WID.

BLOCK 244 C.B. 4450_

27

28

24

26

OFF-LOT 14' E.G.T.CA. ESM'T

DRN, ESM'T.

(0.264 Ac.)

25

(VOL. 20001, PGS. 1477-1479, O.P.R.)

(60' R.O.W.)

MISCELLANEOUS NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 904, BLOCK 244; 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.

LOT 904, BLOCK 244, CB 4450, IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A LANDSCAPE ESM'T. (0.038 Ac.) 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 (8) INCHES ABOVE FINAL ADJACENT GRADE.

903 OPEN SPACE

BLOCK 244 C.B. 4450 PERMEABLE LANDSCAPE, E.G.T.CA. & DRAINAGE ESM'T. (VOL. 20001, PGS. 1480-1481, P.L.)

MARGINAL ACCESS

CUDE M.W. CUDE ENGINEERS, L.L.C. SCALE: 1"=100'

PLAT NO. 19-11800052

SUBDIVISION PLAT

ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 4C

BEING AN 1,202 ACRES ON-SITE & 0,740 OFF-SITE ACRES 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 303.00 ACRE TRACT

DESCRIBED IN VOL. 19032, PG. 346, OFFICIAL PUBLIC RECORDS OF REAL

PROPERTY OF BEXAR COUNTY, TEXAS

4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 F:210.681.2951 • F:210.523.7113 WWW.CUDEENGINEERS.COM TBPE FIRM #455 200 TBPLS FIRM #10048500

STATE OF TEXAS

100

THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FÖREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERAT THEREIN EXPRESSED.

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.

1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985

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

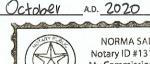
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sean Miller KNOWN TO ME TO BE THE PERSON WHOS

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE

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

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



NORMA SALINAS Notary ID #131144803 My Commission Expires May 25, 2021:



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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF DAVIS RANCH SUBDIVISION, UNIT 4C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY PPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS

DAVID D. CUPIT II

122076

(CENSED

ONAL ENG

STATE OF TEXAS

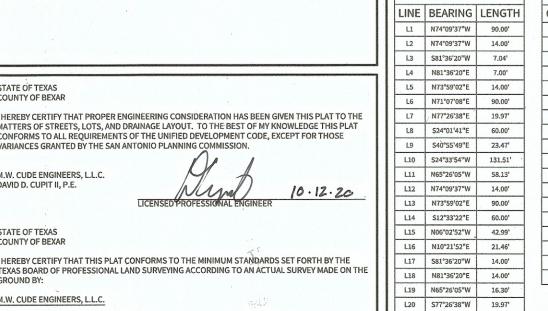
HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON T

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

P:\02142\014\2-Drawings\04C_PLAT.dwg 2020/10/12 4:37pm sgonzales

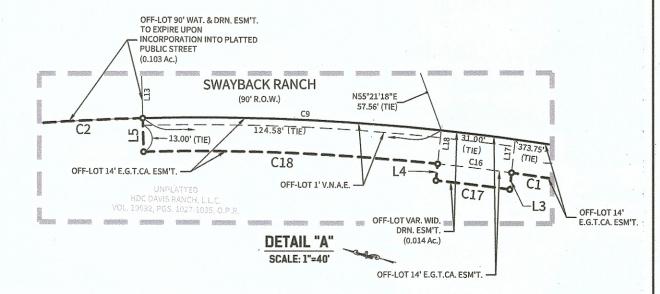
10.12.20



LINE TABLE

G	LENGTH	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
N	90.00'	C1	938.00'	22°27'59"	186.29'	367.80'	365.45	N04°36'24"E
N	14.001	C2	952.00'	2°51'53"	23.80'	47.60'	47.60'	N17°26'55"W
٧	7.04'	C3	1042.00'	2°51'53"	26.061	52.10'	52.09'	S17°26'55"E
E	7.00'	C4	35.00'	86°32'24"	32.95'	52.86'	47.98'	S59°17'10"E
E	14.00'	C5	120.00'	11"28'19"	12.05'	24.03'	23.99'	N71°42'28"E
Ε	90.00'	C6	180.00'	5°03'54"	7.96'	15.91'	15.91'	N63°26'22"E
E	19.97'	C7,	15.00'	78°09'47"	12.18'	20.46	18.91'	S80°00'42"E
E	60.001	C8	1056.00'	21°51'30"	203.91	402.86'	400.421	S04°54'38"W
E	23.47'	C9	952.00°	31°51'21"	271.69'	529.30'	522.51'	N00°05'18"W
N	131.51'	C10	35.00'	86°32'24"	32.95'	52.86'	47.98'	S34°10'26"W
N	58.13'	C11	1042.00'	24°56'09"	230.39'	453.49'	449.92'	S03°22'18"W
N	14.00'	C12	146.00'	6°57'01"	8.871	17.71'	17.70'	N03°16'24"W
E	90.00'	C13	996.001	9°11'32"	80.07'	159.79'	159.62'	N03°59'05"W
:	60.00'	C14	11.00'	21°06'06"	2.05'	4.05'	4.03'	N01°59'40"E
N	42.99'	C15	1004.00'	14°01'23"	123.48'	245.73'	245.12'	S02°57'13"E
E	21.46'	C16	180.00'	11°28'19"	18.08'	36.04'	35.98'	N71°42'28"E
N	14.00'	C17	788.21'	2°15'14"	15.50'	31.01'	31.00'	N07°30'14"W
Ε	14.00'	C18	938.00	7°29'45"	61.45'	122.72'	122.63'	\$12°16'06"E
N	16.30'				Marie Control	Security of the second		

CURVE TABLE



902 OPEN SPACE

OCTOBER 2020 SHEET 1 OF

GROUND BY: M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEDA WHEELOCK 6815 M.W. CUDE ENGINEERS, L.I.C. YURI V. BALMACEDA WHEELOCK, R.P.L.S.

STATE OF TEXAS

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

DAVID D. CUPIT II, P.E.