

SURVEYOR'S NOTES: (IB526 - 37.)

ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID

SERVICE CONNECTION.
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBBINISION 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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER 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.

N24°58'49"E 498.08

N24°58'49"E 123.23'

15' B.S.L.

APPROXIMATE LIMIT OF 1% ANNUA

CHANCE FLOODPLAIN, ZONE "AE" AS

CASE NO. 19-06-4104P EFFECTIVE

OCTOBER 26, 2020.

-N24° 58' 49"E

110.33'

11.97' N24° 58' 49"E \(\frac{10}{2}\)

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

L25 🔪

CPS/SAWS/COSA UTILITY NOTES: (18526 - 22-26.)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY
DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANTER 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 INFRASTRUCTUR AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGH OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSIN 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 EASE MENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH

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 ALTERNATIONS SHALL BE CHARGES OT OT THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERNATION.

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 (S) AND TEN (10) FOOT WIDE

ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC ANI 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.

MCCRARY TRACT, UNIT A

LOT 904

BLK. 237, C.B. 4450

OPEN SPACE

PERMEABLE L.S. ESM'T.

(0.055 Ac.)

N24° 58' 49"E

59

M24° 58' 49"E -

4450

10' E.G.T.CA. ESM'T (

120.00

90

N24° 58' 49"E

120.00

BUCKAROO RANCH

1' V.N.A.E. N24°58'49"E 120.00'_

118.89' 7.48'-

RESIDENTIAL FIRE FLOW: (IBS26 - 35.)
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
DEPARATMENT FIRE MARPHAI

SAWS NOTES: (18526 - 30-33.) I. 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

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

DRAINAGE EASEMENT ENCROACHMENTS: (IB526-12.)
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE: (18526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2422847) 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 ATTHE CITY OF SAN
ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR
APPROVAL OF THE CITY APPOSION CHEEF DED 36-A77(H) APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

C.B. 4450 BLK 237

6

4450

BLK. 239

95.92'

-- 21.53' 25.84'--

18 49 4 8 48

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

Setback: (IB526 - 41.)
The Setbacks on this plat are imposed by the property owner or bexar county and are not subject to ENFORCEMENT BY THE CITY OF SAN ANTONIO

LOT 905

BLK, 237, C.B. 4450.

OPEN SPACE

PERMEABLE PUBLIC VAR. WID. DRN.

(5.459 Ac.)

COMMON AREA MAINTENANCE: (IBS26 - 1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903
LOT 904 & LOT 905, BLOCK 237 & LOT 902 LOT 904, BLOCK 238, CB 4450, & LOT 901, BLK 240, 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: (IB526 - 47.)

LOT 903 LOT 904 & LOT 905, BLOCK 237, LOT 902 LOT 904, BLOCK 238 & LOT 901, BLK 240, CB 4450 IS DESIGNATED AS

EASEMENTS FOR FLOODPLAINS: (IB526 - 2.) THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL THE DRAINING E-SAMENT SWEED DELINEATING THE LESSEN OF THE BOUNDAMIES OF THE 19% ANNOVAL 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 FREEDOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAIN, EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

LOMRS WITH FEMA APPROVAL: (18526 - 3.) The 1% annual chance (100-year) floodplain limits shown on this plat were delineated based upon a letter OF MAP REVISION (LOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON OCTOBER 26, 2020 (CASE NO. 19-06-4014P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION AND/OR AMENDMENTS.

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

SCALE: 1"=100' SEE SHEET 2 FOR LINE TABLE 100 200

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

STATE OF TEXAS COUNTY OF BEXAR

> THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT THE UWNER 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 THEREIN EXPRESSED.

PLAT NO. 19-11800410

SUBDIVISION PLAT

ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 4A/4B

BEING A TOTAL OF 38.82 ACRE TRACT OF LAND OUT OF THE M.M.Y. MUSOUIZ

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.

OWNER/ DEVELOPER HDC DAVIS RANCH, LLC 45 NE LOOP 410, SUITE 225 PHONE: (210) 838-6784 CONTACT PERSON: PAUL POWELL

STATE OF TEXAS

2 C.B. 4450

ુું *

N25°25'47"W

S17°54'04"E

N73°06'28"W

N51°56'42"E

N10°24'30"E

N73°17'38"W

S19°57'01"E

S70°25'19"E

S70°33'40"E

N70°29'30"W

S70°33'40"E

S41°24'05"W

N71°31'43"E

S71°51'52"E

S77°01'13"E

N70°29'30"W

N70°33'40"W

S70°33'40"E

S70°29'30"E

S24°58'49"W

40

15

CURVE TABLE

CURVE | RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING

7.59'

19.13'

7.90'

284.54

156.57'

14.96'

36.671

98.85'

100.62

40.00'

18.841

24.881

5.07'

39.92'

95.18'

94.57

40.54

552.80'

14.74

32.65

15.30

73.12'

46.80

73.49

37.66

49.55

80.84

10.21'

552.35' 544.32'

126.17' 95.26'

23.53' 21.19'

197.11' 196.82'

200.65' 200.35'

297.70' 295.05'

10.13' 10.13'

79.60' 79.48'

189.80' 189.52'

188.58' 188.30'

544.75

14.53

30.38

73.00

46.72

70.59

37.65

49.45

80.72'

6.50'

933.00' 33°56'52"

50.00' 144°34'43"

1045.25' 10°48'17"

1064.00' 10°48'17"

643.00' 26°31'37"

416.75' 10°56'37"

1006.50' 10°48'17"

1000.00' 10°48'17"

C71 3.25' 179°59'59" 922,169.91'

33°47'35"

74°50'14"

35°03'24"

33°55'12"

89°51'39"

11°04'58"

10°56'37"

56°08'40"

4°06'36"

12°50'31"

10°56'37"

25.00'

25.00'

25.00'

933.00'

15.00

378.00'

245.00

75.00'

525.00'

221.091

229.00'

423.25'

C51 C52

C54

C57

C65

COUNTY OF BEXAF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAM

S 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

November A.D. 2020.

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

DATED THIS

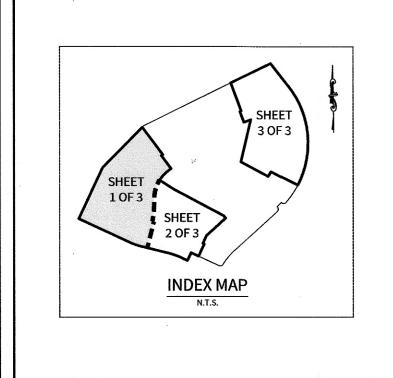
SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF DAVIS RANCH SUBDIVISION, UNIT 4A/4B 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: ND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

SECRETARY

November 2020 SHEET 1 OF 3

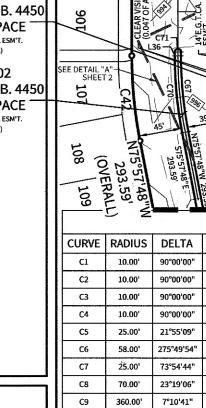


LEGEN	ND pr	
Ac.	= ACRES	
BLK.	= BLOCK	
B.S.L.	= BUILDING SETBACK LINE	
C1	= CURVE NUMBER	
C.B.	= COUNTY BLOCK	
C.V.E.	= CLEAR VISION EASEMENT	
€.	= CENTER LINE	
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUN	TY, TEXAS
DRN	= DRAINAGE	
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TE	ELEVISION
ESM'T.	= EASEMENT	LOT 904
INT.	= INTERSECTION	
ш	= LINE NUMBER	BLK. 238, C.B. 445
L.F.	= LINEAR FEET	OPEN SPACE
L.S.	= LANDSCAPE	OPEN SPACE
N.T.S.	= NOT TO SCALE	PERMEABLE L.S. ESM'T.
O.P.R.		NTY, TEXAS (0.336 Ac.)
PG.	= PAGE	
PGS	= PAGES	LOT 902
R.O.W. VAR	= RIGHT-OF-WAY = VARIABLE	
VAR. V.N.A.E.	= VEHICLE NON ACCESS EASEMENT	BLK. 238, C.B. 445
V.N.A.E. VOL.	= VOLUME	OPEN SPACE
WAT.	= WATER	
WID.	= WIDTH	PERMEABLE L.S. ESM'T.
ELEV.	= PROPOSED CONTOUR W	(0.093 Ac.)
Line V.	= STREET CENTERLINE	
	= EXISTING GROUND CONTOUR	
	= EXISTING PROPERTY LINE	
HOUSE IN NO SHEETS	= CITY LIMIT LINE	

= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" = 1% ANNUAL CHANCE FLOODPLAIN PER CLOM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO TH MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE

ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION



28 E.G.T.CA. ESM'T. (VOL. PG 624-627) D.P.R.B.C.

103

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N20°01'11"W
C2	10.00'	90°00'00"	10.00'	15.71	14.14'	N69°58'49"E
СЗ	10.00¹	90°00'00"	10.00°	15.71'	14.14'	S20°01'11"E
C4	10.00'	90°00'00"	10.00'	15.71'	14.14'	S69°58'49"W
C5	25.001	21°55'09"	4.84'	9.56'	9.51'	N75°58'46"W
C6	58.001	275°49'54"	52.38'	279.22'	77.75'	N50°58'36"E
C7	25.001	73°54'44"	18.81'	32.25'	30.06'	S28°03'49"E
C8	70.001	23°19'06"	14.44'	28.49'	28.29'	N13°19'16"E
C9	360.00'	7°10'41"	22.58'	45.10'	45.07	N04°53'01"E
C10	500.00'	5°09'58"	22.56'	45.08'	45.07'	N04°48'00"E
C11	525.00'	51°31'21"	253.36'	472.10'	456.35'	N27°25'24"E
C12	475.00'	51°31'21"	229.23'	427,14'	412.89'	S27°25'24"W
C13	500.00'	5°09'58"	22.56'	45.08'	45.07'	S01°28'33"E
C14	360.00	7°10'41"	22.58'	45.10'	45.07'	S01°33'35"E
C15	130.00'	23°19'06"	26.83'	52.91'	52.54'	S13°19'16"W
C16	75.00'	10°56'37"	7.18'	14.33	14.30'	S70°29'30"E
C17	125.00'	10°56'37"	11.97'	23.88'	23.84'	N70°29'30"W
C18	5.001	90°00'00"	5.00'	7.85	7.07'	N59°02'12"E
C19	5.00'	90°00'00"	5.001	7.85'	7.07'	\$30°57'48"E
C20	525.00'	12°22'29"	56.92'	113.39'	113.17'	N07°50'57"E
C21	575.00'	12°22'29"	62.341	124.19'	123.95'	S07°50'57"W
C22	185.00'	30°27'25"	50.36'	98.34'	97.19'	S16°53'26"W
C23	235.00	30°41'28"	64.49'	125.88'	124.38'	N17°00'27"E
C24	355.00'	30°41'28"	97.42'	190.16'	187.89	N17°00'27"E

CURVE TABLE

	C27	355.001	20°49'53"	65.26'	129.07'	128.36	S42°46'07"W
	C28	58.00'	285°54'53"	43.77'	289.43'	69.88'	S65°56'00"E
	C29	25.00'	52°57'26"	12.45'	23.11'	22.29'	N02°24'43"W
	C30	25.00'	52°57'26"	12,45'	23.11'	22.291	S50°32'43"W
	C31	5.00'	88°36'45"	4.88'	7.73'	6.98'	N68°22'22"E
	C32	5.00'	89°13'31"	4.931	7.79'	7.02'	S20°32'46"E
ń	C33	1184.00'	10°48'17"	111.97'	223.28'	222.95'	N70°33'40"W
ě	C34	1234.00'	8°38'33"	93.25'	186.14'	185.96'	S71°38'32"E
	C35	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°58'49"E
	C36	955.25'	10°48'17"	90.34	180.14'	179.87'	N70°33'40"W
	C37	125.00'	56°08'40"	66.67'	122.49'	117.65'	N41°24'05"E
	C38	952.00'	65°35'42"	613.46'	1089.90'	1031.34'	N05°26'08"W
	C39	643.00'	5°10'59"	29.10'	58.17'	58.15'	N30°22'19"E
	C40	545.00'	3°35'52"	17.12'	34.22'	34.22'	S60°05'01"E
	C41	763.001	0°09'36"	1.07'	2.13'	2.13'	N27°41'50"E
	C42	468.00'	10°56'37"	44.83'	89.39'	89.25'	S70°29'30"E
	C43	25.00'	78°10'52"	20.31'	34.11'	31,53'	S25°45'41"E
	· C44	58.00'	258°10'52"	71.39'	261.35'	90.03'	S64°14'19"W
	C45	15.00'	93°00'03"	15.81'	24.35'	21.76'	N27°05'00"E
	C46	15.00'	93°07'45"	15.84'	24.38'	21.78'	N59°51'25"W
	C47	763.00'	40°54'13"	284.54'	544.71'	533.21'	N07°09'54"E
	C48	813.00'	62°19'51"	491.70'	884.45'	841.47'	S03°37'56"E
	C49	763.00'	16°16'20"	109.08'	216.69'	215.97'	N27°33'12"W

CURVE TABLE

CURVE RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING

48.24' 96.11'



JEFFREY MCKINNIE

STATE OF TEXAS

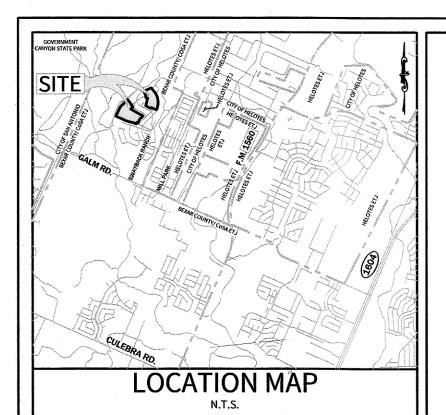
STATE OF TEXAS

THE GROUND BY:

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







SURVEYOR'S NOTES: (IB526 - 37.)

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

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).

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

1. THE CITY OF SAN ANTONIO AS PART OF IT'S 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," "TUTLITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING PAPED LING AND 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING OUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERI WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH

E A SE ME N.T. A REA.S. WITHOUT BY LINGUISM ENGINEERS AND MODIFICATIONS REQUIRED OF CPS 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 CASE FALL WITHIN THE AREA.

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: (18526 - 30-33.)

I. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS

PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION THE NUMBER OF WASTEWATER EQUIVALENT DWELLING ONTO SEAT A NOT ON OWATER SYSTEM.

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER

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

APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FIRE FLOW: (IB526 - 35.)
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, 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 INGESS 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 #2422847) 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 ABBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR ADDROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

Setback: (18526-41.) The setbacks on this plat are imposed by the property owner or bexar county and are not subject to

COMMON AREA MAINTENANCE: (18526 - 1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903
LOT 904 & LOT 905, BLOCK 237 & LOT 904, BLOCK 238, CB 4450, & LOT 901, BLK 240, 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: (IB526 - 47.)
LOT 903 LOT 904 & LOT 905, BLOCK 237, LOT 902 LOT 904, BLOCK 238 & LOT 901, BLK 240, CB 4450 IS DESIGNATED AS

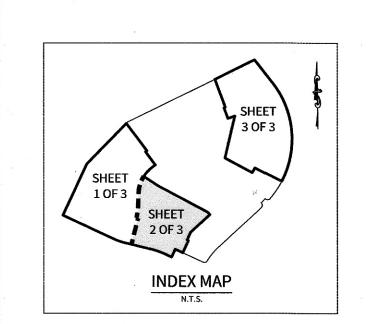
EASEMENTS FOR FLOODPLAINS: (18526 - 2.)
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL
THE DRAINAGE EASEMENT AGENCY (FEMA) IN

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) ACCORDINATE WITH DERMY PARKET MODE OF THE MODE OF THE MODE OF THE 496 ANNUAL CHANCE CHANCE (LIBERAN) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 496 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 BEVAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN: (IBS26 - 7.)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOYS 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.

.OMRS WITH FEMA APPROVAL: (18526 - 3.) The 1% annual chance (100-year) floodplain limits shown on this plat were delineated based upon a letter OF MAP REVISION (LOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON OCTOBER 26, 2020 (CASE NO. 19-06-4014P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION

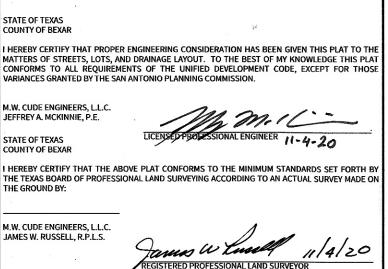
DETENTION FOR PREVIOUSLY RECORDED PLAT: (IBS26 - 11.)
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 234, CB 4450, DAVIS RANCH SUBDIVISION UNIT 1, RECORDED IN VOLUME 9723, PAGE 191 (PLAT # 160320).



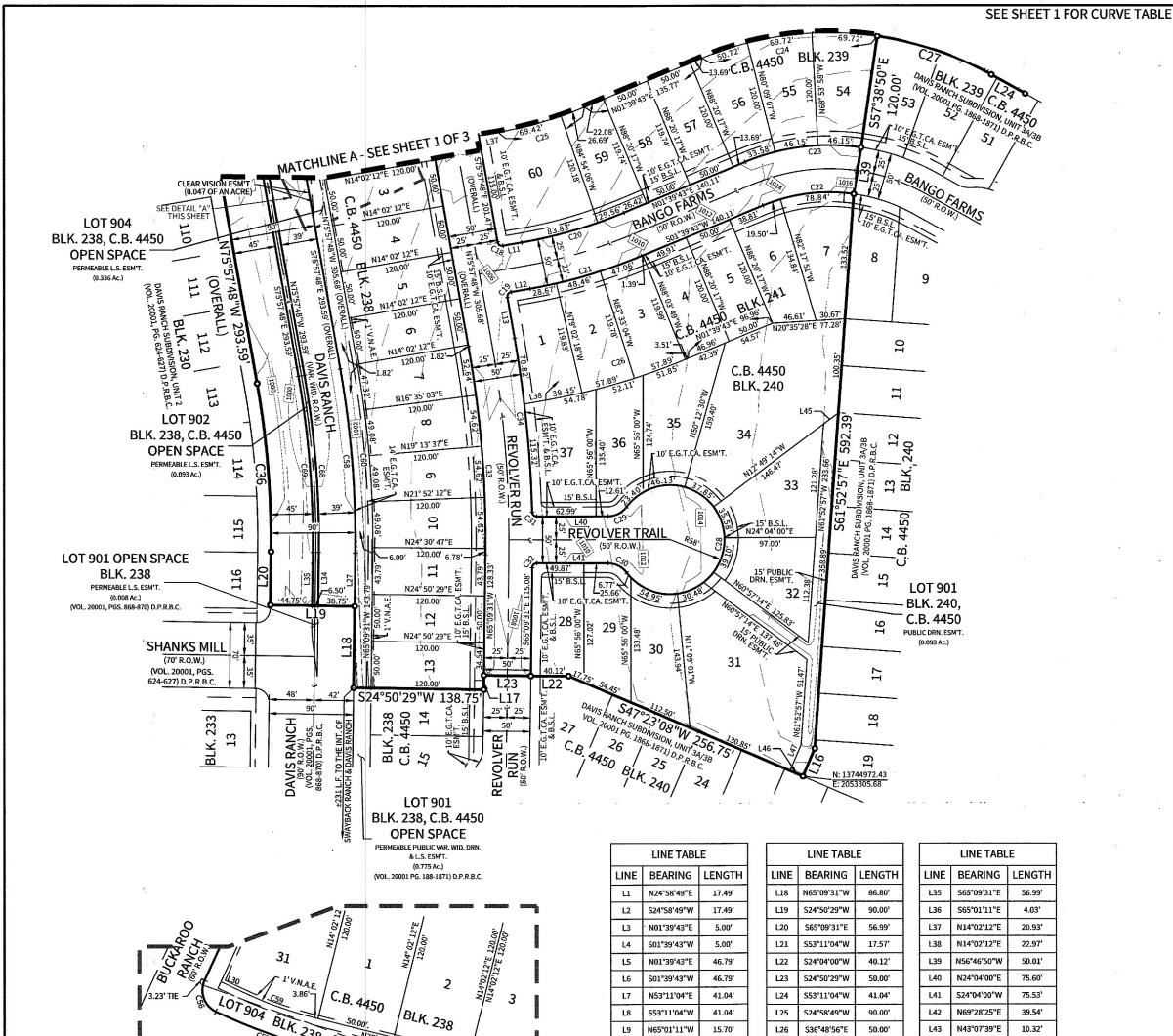
LEGEND = BUILDING SETBACK LINE B.S.L. = CURVE NUMBER = COUNTY BLOCK C.V.E. = CLEAR VISION EASEMENT D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = DRAINAGE = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION E.G.T.CA. = EASEMENT = INTERSECTION = LINE NUMBER = LINEAR FEET = LANDSCAPE L.S. N.T.S. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS O.P.R. PG. PGS R.O.W. = PAGES = RIGHT-OF-WAY VAR. V.N.A.E. = VEHICLE NON ACCESS EASEMENT =WATER = WIDTH ELEV. = PROPOSED CONTOUR = STREET CENTERLINE = EXISTING PROPERTY LINE -= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" = 1% ANNUAL CHANCE FLOODPLAIN PER CLOME

JEFFREY MCKINNIE 89393 CENSED WES





P:\02142\008\2-Drawings\00_plat.dwg 2020/11/04 11:04am jtsinnie



\$65°01'11"E

S75°57'48"E

N69°28'25"E

S42°36'52"E

L17 S65°09'31"E

N69°28'25"E 76.90'

20.27

20.27

44.21'

32.21

15.46'

L11 N14°02'12"E

L12 S14°02'12"W

L13

L14

L15

L16

CLEAR VISION ESM'T. (0.047 OF AN ACRE)

DETAIL "A"

SEE SHEET 1 OF 3

SCALE: 1" = 60'

S65°09'31"E

L31 S20°31'35"E 50.00'

L34 N65°09'31"W 56.99'

50.01

28.971

15.70'

4.03

L28 S63°44'54"E

L29 N03°42'43"E

L30 N65°01'11"W

L32 N55°24'09"W

L33 N65°01'11"W

L44

L45

N28°45'41"E

S12°49'14"E

L46 N47°23'08"E 15.00'

L47 N42°36'52"W 29.66'

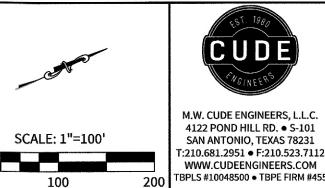
10.00'

PLAT NO. 19-11800410

SUBDIVISION PLAT ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 4A/4B

BEING A TOTAL OF 38.82 ACRE TRACT OF LAND OUT OF THE M.M.Y. MUSOUIZ 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.



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION OWNER/ DEVELOPER
HDC DAVIS RANCH, LLC 45 NE LOOP 410, SUITE 225 SAN ANTONIO, TEXAS 78216 PHONE: (210) 838-6784 CONTACT PERSON: PAUL POWELL

STATE OF TEXAS

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 DAY OF November A.D. 2020. NORMA SALINAS Notary ID #131144803 My Commission Expires May 25, 2021 NOTARY PUBLIC, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL

ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME

AND THAT AFTER EXAMINATION IT APPEARED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE

COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON

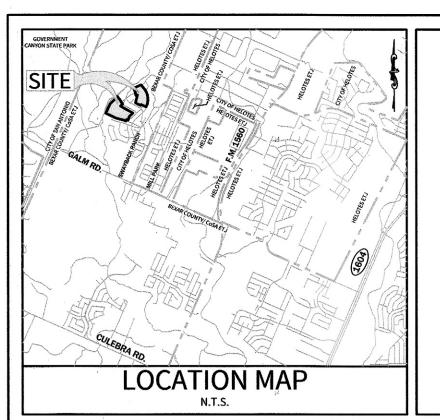
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

APPROVED BY S	UCH COMMISSION IN ACC	SION OF THE CITY OF ORDANCE WITH STAT	HAS BEEN SUBMITTED TO AND SAN ANTONIO, TEXAS, AND IS HEREBY TE OR LOCAL LAWS AND REGULATIONS; INCE(S) HAVE BEEN GRANTED.
DATED THIS	DAY OF		,A.D
		ВУ:	CHAIRMAN

SECRETARY

November 2020 SHEET 2 OF 3



SURVEYOR'S NOTES: (IBS26 - 37.)

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).

CPS/SAWS/COSA UTILITY NOTES: (IB526 - 22-26.)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)—IS HERBEY 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," "OVERHAND EASEMENT," "IT LITTY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECVICED WATER EASEMENT." "WATER EASEMENT," "SANITARY SEWER EASEMENT," 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 SADI INFRASTRUCTURE 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 INTERFER 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

- EASEMENT A REAS 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.
- 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 EASEMENTS.
- 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.)

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

- PLAT. ALL IMPACT FEES MOST BE PAID FROM 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 SANTARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER CONTENT.
- 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

RESIDENTIAL FIRE FLOW: (IB526 - 35.)
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
BYTHE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE
DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.)

NO STRUCTURE, FERCES, 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 DUBLIC 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 EASEMENTS 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 #2422847) 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
RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE ATTHE CITY OF SAN
ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR
APPRIVAL OF THE CITY APROPIETS OFFICE FOR 3 X-427(M)

RESIDENTIAL FINISHED FLOOR (18526 - 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: (18526-41.) The setbacks on this plat are imposed by the property owner or bexar county and are not subject to

COMMON AREA MAINTENANCE: (18526 - 1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903
LOT 904 & LOT 905, BLOCK 237 & LOT 902 LOT 904, BLOCK 238, CB 4450, & LOT 901, BLK 240, 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 - 47.)
TOT 903 LOT 904 & LOT 905, BLOCK 237, LOT 902 LOT 904, BLOCK 238 & LOT 901, BLK 240, CB 4450 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: (18526 - 2.)
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED 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: (IB526 - 7.)
* FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN

SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. LOMRS WITH FEMA APPROVAL: (18526 - 3.) THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON OCTOBER 26, 2020 (CASE NO. 19-06-4014P), FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISION

SEE SHEET 1 FOR CURVE TABLE

SEE SHEET 2 FOR LINE TABLE

(0.010 Ac.)

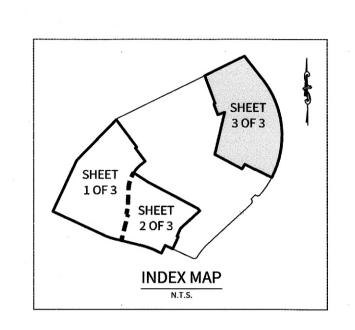
STATE OF TEXAS

OWNER/ DEVELOPER HDC DAVIS RANCH, LLC 45 NE LOOP 410, SUITE 225

SAN ANTONIO, TEXAS 78216 PHONE: (210) 838-6784

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



LEGEND = BUILDING SETBACK LINE B.S.L. = CURVE NUMBER = COUNTY BLOCK C1 C.B. C.V.E. = CLEAR VISION EASEMENT D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION = EASEMENT = INTERSECTION = LINE NUMBER = LINEAR FEET L.S. N.T.S. O.P.R. = LANDSCAPE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = PAGE = PAGES = RIGHT-OF-WAY PG. PGS R.O.W. VAR. V.N.A.E. = VEHICLE NON ACCESS EASEMENT = WATER = WIDTH = PROPOSED CONTOUR WID. —ELEV. = STREET CENTERLINE = EXISTING PROPERTY LINE = 1/3" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" = 1% ANNUAL CHANCE FLOODPLAIN PER CLOMR E MINIMUM FINISH FLOOR ELEVATION NOTE

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE

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

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

GISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS

STATE OF TEXAS

THE GROUND BY:

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

1.W. CUDE ENGINEERS, L.L.C. AMES W. RUSSELL, R.P.L.S.

2:\02142\008\2-Drawings\00_plat.dwg 2020/11/04 11:04am jtsinni



1014 87.87 17.75 CONTACT PERSON: PAUL POWELL **LOT 904** BLK. 244, C.B. 4450 OPEN SPACE (0.038 Ac.) 52 53 55 BLK. 241 N76° 40' 15"W N83° 22' 41"W N76° 40' 15"W N82° 59' 11"W N76° 40' 15"W N79° 15' 03"W U N77° 47' 58"W 50 10 120.00' MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT TO THE CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE 11 PERM. OPEN 13 SPACE & C.V.E. BLK. 244, C.B. 4450

≈ 120.00°

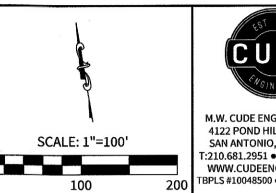
141.27'

PLAT NO. 19-11800410

SUBDIVISION PLAT ESTABLISHING

DAVIS RANCH SUBDIVISION, UNIT 4A/4B

BEING A TOTAL OF 38.82 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.



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



4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 Г:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM BPLS #10048500 • TBPE FIRM #455

BEFORE	ME,	THE	UNDERSIG	NED	AUTHO	RITY ON	THIS	DAY	PERS	ONALLY	APPEARE
_		PAI	JL POWELL			KNOW	N TO M	Е ТО ВЕ	THE P	ERSON V	VHOSE NAM
IS SUBS	CRIBEL	то	THE FORE	OING	INSTR	JMENT, A	ND ACK	NOWLE	DGED	то ме	THAT THI
EXECUTE	D THE	SAME	FOR THE P	URPO	SES AND	CONSIDE	RATION	S THER	EIN EX	PRESSED	AND IN TH
CAPACITY	YTHER	EIN ST	ATED. GIVE	N UNI	DER MY H	AND AND	SEAL OF	OFFICE	THIS_	400	DAY
Nove	em	ber	A.D. 20	20							
			,	A SA #13 nissio 25, 2	LINAS 114480 en Expire 1021	3	NOX/	ARY PUT	вис, в	XAR COL	JNTY, TEXA
N-magazine.	The same	mark at the same		你产业	the state of the			//	/_/_		
CERTIFICA			OVAL				V	U			
THE UND COMMISS DULY F	ATE OF ERSIGI HONER ILED	APPR NED, C S COU WITH		OGE O R COU MMIS	F BEXAR JNTY, DO SIONERS	COUNTY ES HEREE COURT AND T	Y CERTI OF THAT AF	Fy tha Bexar Ter e S and	T THE A COU KAMINA REGUL	TTACHE NTY, TION IT	D PLAT WA TEXAS, OI APPEARE
CERTIFICATION THE UNDICOMMISS DULY FOR THAT SAI SAME, AN	ATE OF ERSIGI EIONER ILED D PLA D THIS	APPRI NED, C S COU WITH I IS IN PLAT	OVAL COUNTY JUE RT OF BEXA THE CO I CONFORM WAS APPRO	OGE O R COU MMIS ITY W VED B	F BEXAF JNTY, DO SIONERS ITH THE BY THE SA	COUNTY, ES HEREE COURT AND T STATUTE	Y CERTI OF THAT AF S, RULE SSIONEI	FY THA BEXAR FTER E S AND RS COU	T THE A COU KAMINA REGUL RT.	TTACHE NTY, TION IT ATIONS	D PLAT WA TEXAS, OI APPEARE GOVERNIN
CERTIFICATION THE UNDICOMMISS DULY FOR THAT SAI SAME, AN	ATE OF ERSIGI EIONER ILED D PLA D THIS	APPRI NED, C S COU WITH I IS IN PLAT	OVAL COUNTY JUE RT OF BEXA THE CO	OGE O R COU MMIS ITY W VED B	F BEXAF JNTY, DO SIONERS ITH THE BY THE SA	COUNTY, ES HEREE COURT AND T STATUTE	Y CERTI OF THAT AF S, RULE SSIONEI	FY THA BEXAR FTER E S AND RS COU	T THE A COU KAMINA REGUL RT.	TTACHE NTY, TION IT ATIONS	D PLAT WA TEXAS, OI APPEARE GOVERNIN
CERTIFICATION THE UNDICOMMISS DULY FOR THAT SAI SAME, AN	ATE OF ERSIGI EIONER ILED D PLA D THIS	APPRI NED, C S COU WITH I IS IN PLAT	OVAL COUNTY JUE RT OF BEXA THE CO I CONFORM WAS APPRO	OGE O R COU MMIS ITY W VED B	F BEXAF JNTY, DO SIONERS ITH THE BY THE SA	COUNTY ES HEREE COURT AND STATUTE	Y CERTI OF THAT AF S, RULE SSIONEI	FY THA BEXAR FTER E S AND RS COU	T THE A COU KAMINA REGUL RT.	TTACHE NTY, TION IT ATIONS	D PLAT WA TEXAS, OI APPEARE GOVERNIN
CERTIFICATION THE UNDICOMMISS DULY FOR THAT SAI SAME, AN	ATE OF ERSIGI EIONER ILED D PLA D THIS	APPRI NED, C S COU WITH I IS IN PLAT	OVAL COUNTY JUE RT OF BEXA THE CO I CONFORM WAS APPRO	OGE O R COU MMIS ITY W VED B	F BEXAF JNTY, DO SIONERS ITH THE BY THE SA	COUNTY LES HEREE COURT AND T STATUTE IID COMMI	Y CERTI OF THAT AF S, RULE SSIONE	FY THA BEXAR TER E S AND RS COU	T THE A COU XAMINA REGUL RT.	TTACHE NTY, TION IT ATIONS	D PLAT WA TEXAS, OI APPEARE GOVERNIN
CERTIFICATION THE UNDICOMMISS DULY FOR THAT SAI SAME, AN	ATE OF ERSIGI EIONER ILED D PLA D THIS	APPRI NED, C S COU WITH I IS IN PLAT	OVAL COUNTY JUE RT OF BEXA THE CO I CONFORM WAS APPRO	OGE O R COU MMIS ITY W VED B	F BEXAF JNTY, DO SIONERS ITH THE BY THE SA	COUNTY LES HEREE COURT AND T STATUTE IID COMMI	Y CERTI OF THAT AF S, RULE SSIONE	FY THA BEXAR TER E S AND RS COU	T THE A COU XAMINA REGUL RT.	TTACHE NTY, TION IT ATIONS	D PLAT WA TEXAS, OI APPEARE GOVERNIN

, A.D
CHAIRMAN
':SECRETARY

November 2020 SHEET 3 OF 3