

the owner of the land shown on this plat, in person or through a duly authorized

AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF

TITLE: VP Land Development

KNOWN TO ME TO BE THE PERSON WHOSE

NOTARY PHIRLIP DEVIS

AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF

SARAH WOOD

Notary ID #130226833

My Commission Expires

May 14, 2023

= BUILDING SETBACK LINE

= CLEAR VISION EASEMENT

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= PLAT RECORDS OF BEXAR COUNTY, TEXAS

= VEHICULAR NON ACCESS EASEMENT

= EXISTING GROUND MINOR CONTOUR = EXTRATERRITORIAL JURISDICTION LIMITS = UNIT BOUNDARY NODE

= CURVE NUMBER = COUNTY BLOCK

= EASEMENT

= LINE NUMBER

= PAGES

= VARIABLE

= VOLUME

= WIDTH

= NOT TO SCALE

= RIGHT-OF-WAY

= PROPOSED CONTOUR = STREET CENTERLINE - BUILDING SETBACK LINE

DAVIS McCRARY PROPERTY TRUST

AUTHORIZED AGENT/ DEVELOPER PULTE HOMES OF TEXAS, L.P.

A TEXAS LIMITED PARTNERSHIP

1718 DRY CREEK WAY, SUITE 120

FAX: (210) 496-0449 CONTACT PERSON: FELIPE GONZALEZ

Felipe Gonzalez

January AD2021

**LEGEND** 

C.V.E.

O.P.R.

R.O.W.

VAR. V.N.A.E.

DRN. E.G.T.CA.

SAN ANTONIO, TX 78259

PHONE: (210) 496-1985

STATE OF TEXAS

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAPSTAMPED "CUDE" UNLESS OTHERWISE NOTED.

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

AWS NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE; WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL, IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THE DEVELOPER 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM

FIRE FLOW DEMAND OF 1,750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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

CPS/SAWS/COSA NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY

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1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY OF ITS ELECTRIC AS A CONTROL OF ITS ELECTRIC AS A CO 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 FASEMENT " "GAS FASEMENT " "TRANSFORMER FASEMENT " "WATER FASEMENT." "SANITARY SEWER EASEMENT, "GAS EASEMENT," "TRANSFORMER EASEMENT," "WHITE 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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE 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 WID ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS

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.

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 DRAIN EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
LOT 901, BLOCK 256, CB 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER LOMR CASE NO. 19-06-4014P. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-0206R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2529434) 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).

MISCELLANEOUS NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE

PLAN FOR ALL LOTS IN THE SUBDIVISION. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

NAME: Felipe Gonzalcz

Knk

KNOWN TO ME TO BE THE PERSON WHOSE

arch wead

KNOWN TO ME TO BE THE PERSON WHOSE

daret wood NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LINE & CURVE TABLES ON SHEET 4 OF 4

TITLE: Partner

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY' APPEARED

SARAH WOOD

Notary ID #130226833

My Commission Expires

May 14, 2023

SARAH WOOD

Notary ID #130226833

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS. INCLUDING LOT 901, BLOCK 256, C.B. 4450, AND LOT 901, BLOCK 257, C.B. 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 TO CENTEX HOMES, AS DESCRIBED IN VOLUME 12095, PAGE 1782, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. . S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' T:210.681.2951 • F:210.523.7112 BPELS FIRM #10048500 • TBPE FIRM #4 [ MWC: 02142.029.0] 200

PLAT-19-11800521

SUBDIVISION PLAT

**ESTABLISHING** 

MCCRARY TRACT SUBD. UNIT A

2.786 ACRES OF LAND LOCATED IN THE M.M.Y. MUSQUEZ SURVEY NUMBER 80 ABSTRACT NUMBER 690, COUNTY BLOCK 4450, BEXAR COUNTY TEXAS AND BEING

ORTION OF THAT CERTAIN 22.575 ACRES OF LAND CONVEYED TO HDC DAVIS RANCH

LLC, AS DESCRIBED IN DOCUMENT NUMBER 20200006668, OFFICIAL PUBLIC RECORD:

OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 50.895 ACRES OF LAND

CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 20200006627, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF

THAT CERTAIN 7.403 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND HDC DAVIS RANCH II, LLC AS DESCRIBED IN DOCUMENT NUMBER 2020006547, OFFICIAL

PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 1,396.00 ACRES OF LAND, TRACT 2 "GALM TRACT" CONVEYED TO THE DAVIS-MCCRARY PROPERTY

TRUST AND DESCRIBED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNT

TEXAS; A PORTION OF LOT 904, BLOCK 129 AND A PORTION OF LOT 902, BLOCK 131

SILVER OAKS SUBDIVISION, UNIT 13, ACCORDING TO THE MAP OR PLAT THERE RECORDED IN VOLUME 9583, PAGES 38-39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 209.918 ACRES OF LAND CONVEYED

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE 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. NAME: Felipe Gomalos

2-OPEN SPACE LOTS

TITLE: VP Land Developmen

TITLE: YP Land Developmen OWNER/ DEVELOPER CENTEX HOMES A NEVADA GENERAL PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120

SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985 CONTACT PERSON: FEETPE GONZALEZ BY: CENTEX REAL ESTATE CORPORATION,

100

A NEVADA CORPORATION

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez

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 25 Day (

January A.D.2021 SARAH WOOD Notary ID #130226833 My Commission Expires May 14, 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DATED THIS

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

HIS PLAT OF McCrary tract subd. Unit A HAS BEEN SUBMITTED TO AND DNSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY PROVED 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.

47		
ED THIS	DAY OF	, A.D.

CHAIRMAN

SECRETARY

**JANUARY 2021** 

SHEET 1 OF 4

**KEYNOTES** 905 OPEN SPACE BLOCK 237 C.B. 4450 DAVIS RANCH -SEE SHEET 2 OF 4 OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE) (90' R.O.W.) OFF-LOT 50'x50' WAT., SAN. SEW., & DRN. ESM'T. TO EXPIR UPON INCORPORATION INTO PLATTED PUBLIC STREET UNIT 4A/4B VOL. 20002, PGS, 263-(VOL. 5429, PG. 878, O.P.R.) OFF-LOT VAR. WID. WAT., SAN. SEW., & DRN. ESM'T. TO N: 13,745,046.64' / E: 2,051,815.64' EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ± 550' TO INTERSECTION OF DAVIS RANCH AND BUCKAROO RANCH STREET (0.08 Ac. PERMEABLE) 986 INCORPORATION INTO PLATTED PUBLIC STREET 8 DAVIS RANCH OFF-LOT 16' SAN. SEW. ESM'T. (0.62 Ac. PERMEABLE) UNPLATTED PULTE HOMES OF TEXAS, L.F 6 OFF-LOT 16' SAN, SEW. ESM'T. (0.37 Ac. PERMEABLE) 1 OFF-LOT 16' SAN. SEW. ESM'T. (0.08 Ac. PERMEABLE) OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON 986)----INCORPORATION INTO PLATTED PUBLIC STREET L16-(0.02 Ac. PERMEABLE) OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE) 901 OPEN SPACE BLOCK 257 C.B. 4450 -OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE) NON-PERMEABLE (0.001 Ac.) L12-L50 11 OFF-LOT 14' E.G.T.CA. ESM'T. (0.004 Ac. PERMEABLE) DETAIL "B" L13 SEE SHEET 2 OF 4 OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE) DETAIL "C" 901 OPEN SPACE SEE SHEET — 2 OF 4 BLOCK 256 C.B. 4450 1 28' E.G.T.CA. ESM'T. (VOL. 9644, PG. 154, O.P.R.) HDC DAVIS RANCH II, L NON-PERMEABLE (0.010 Ac.) 904 OPEN SPACE BLOCK 237 C.B. 4450 - SHEET 1 VOL. 20002, PGS. 263-265, P.R. 903 OPEN SPACE VAR. WID. DRN. ESM'.T & TREE SAVE AREA L. 20001, PGS. 624-627, O.P.R.) DAVIS RANCH, UNIT: (VOL. 20001, PGS 624-627, O.P.R.) HEET 2 APPROXIMATE LIMITS OF 100 LOMR CASE NO. 19-06-4014P SHEET 3 PROPOSED 100 YR. ATLAS 14 SITE MAP LETTER OF MAP REVISIO CASE NO. 21-06-02068 HDC DAVIS RANCH II, L.L.O DEED# 2020000668, O.P.F

COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZE 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 ANI OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TX 78259 PHONE: (210) 496-1985 FAX: (210) 496-0449 CONTACT PERSON: FELIPE GONZALEZ OWNER/ DEVELOPER HDC DAVIS RANCH II, LLC 45 NE LOOP 410 SUITE 225 SAN ANTONIO, TX 78216 PHONE: (210) 838-6784 CONTACT PERSON: PAUL POWELL STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY' APPEARED Felipe Gonzalez NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  $25\,$  DAY OF January A.D. 2021. STATE OF TEXAS Havl Pavell NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY executed the same for the purposes and considerations therein expressed and in the CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF January AD2021 My Commission Expires



STATE OF TEXAS

0

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

=100 YEAR FEMA LOMR ATLAS 14 FLOODPLAIN

=100 YEAR CLOMR ATLAS 14 FLOODPLAIN

M.W. CUDE ENGINEERS, L.L.C. DAVID D. CUPIT II, P.E.

01.25.21 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL

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

REGISTERED PROFESSIONAL LAND SURVEYOR

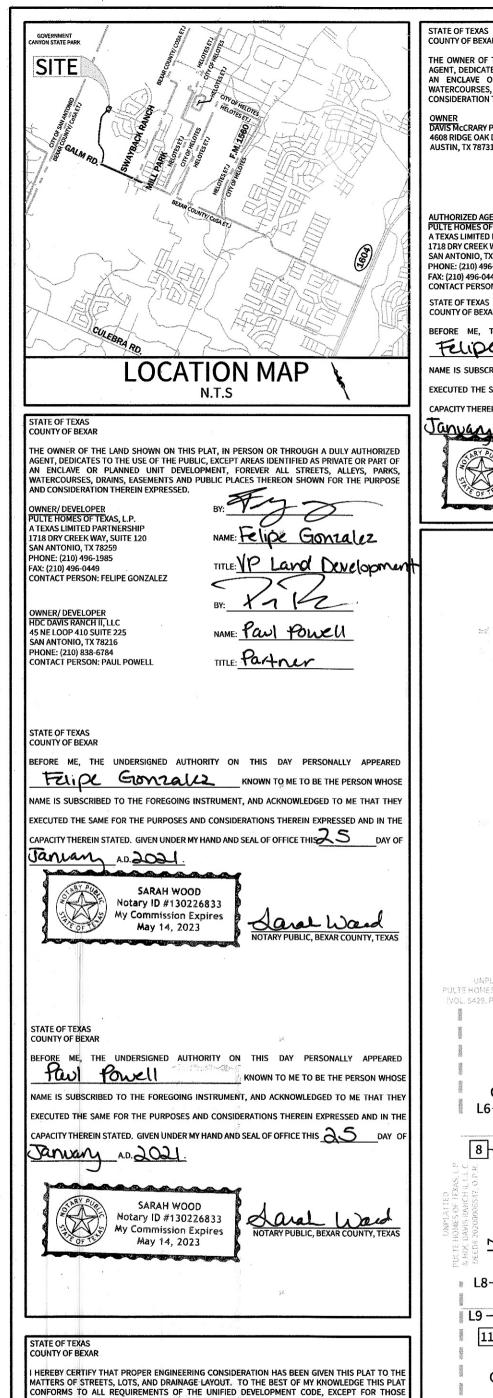
UNPLATTED HDC DAVIS RANCH R, L.L.C

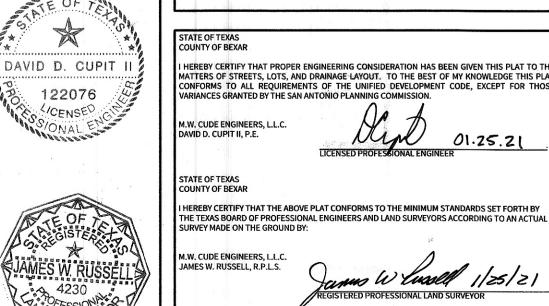
DEED# 2020000668, O.P.R.

NOTE: PLAT NOTES APPLY TO EVERY

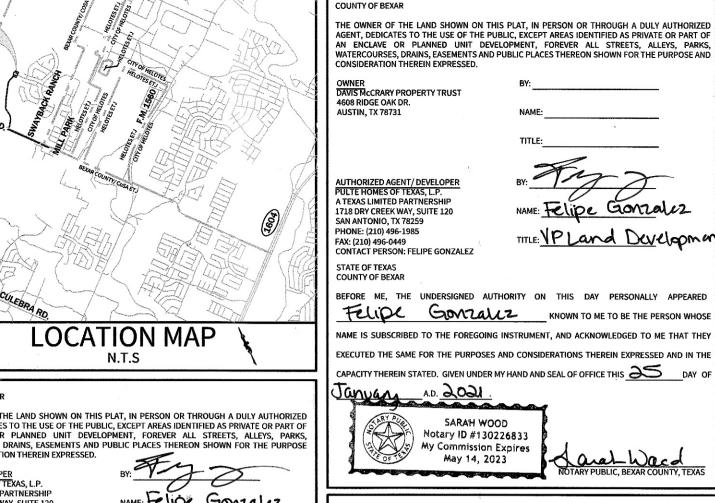
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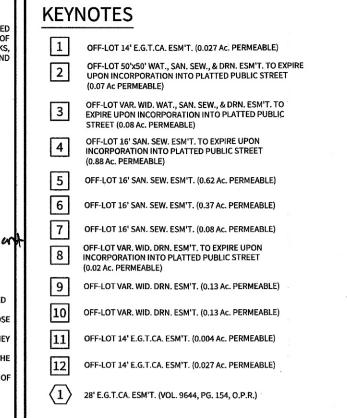


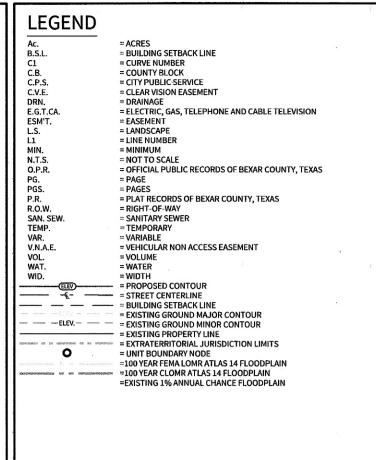


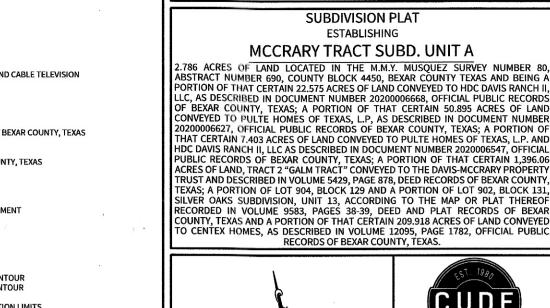
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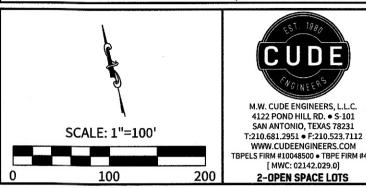


PAGE OF THIS MULTI-PAGE PLAT











[ MWC: 02142.029.0]

TITLE: VP Land Development

THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZ 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, PARK WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE A CONSIDERATION THEREIN EXPRESSED.

PLAT-19-11800521

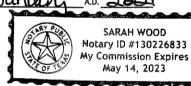
OWNER/ DEVELOPER CENTEX HOMES NEVADA GENERAL PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259

PHONE: (210) 496-1985 CONTACT PERSON: FELIPE GONZALEZ BY: CENTEX REAL ESTATE CORPORATION. A NEVADA CORPORATION

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS January AD. 2001



NOTARY PUBLIC, BEXAR COUNTY, TO

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

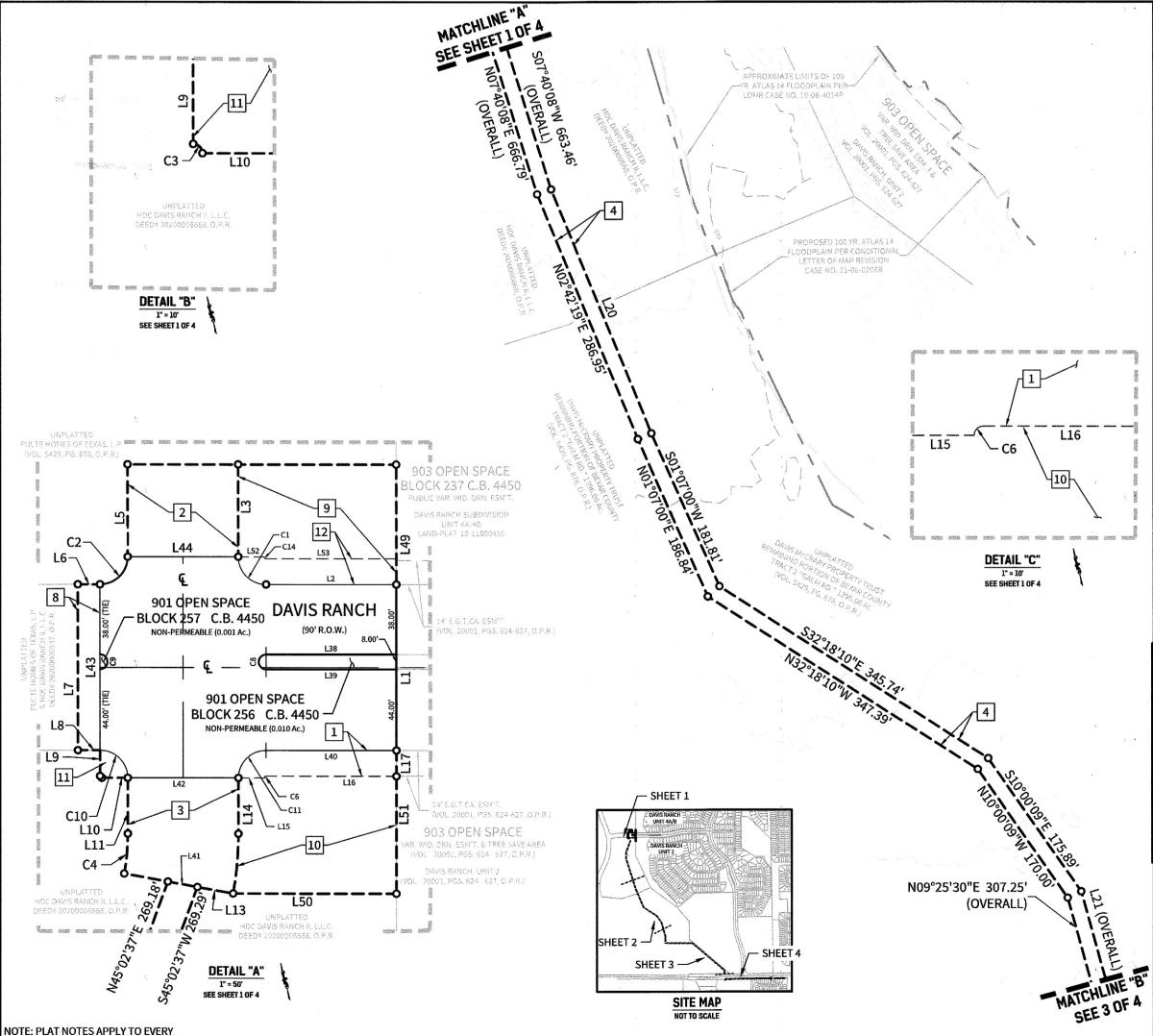
THIS PLAT OF McCRARY TRACT SUBD. UNIT A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS ND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS	DAY OF		, A.D.
100		BY:	

SECRETARY

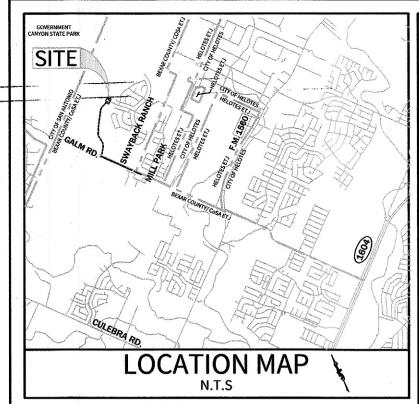
LINE & CURVE TABLES ON SHEET 4 OF

**JANUARY 2021** SHEET 2 OF 4

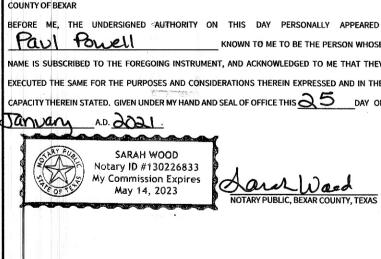








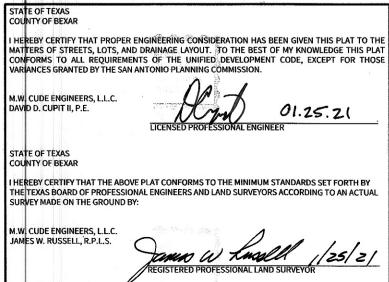
STATE OF TEXAS THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OI AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P. NAME: Felipe Gonzalez 1718 DRY CREEK WAY, SUITE 120 TITLE: YP Land Developmen PHONE: (210) 496-1985 FAX: (210) 496-0449 CONTACT PERSON: FELIPE GONZALEZ OWNER/ DEVELOPER HDC DAVIS RANCH II, LLC NAME: Paul Powel 45 NE LOOP 410 SUITE 225 SAN ANTONIO, TX 78216 PHONE: (210) 838-6784 TITLE: Partner CONTACT PERSON: PAUL POWELL STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 January A.D. 2021 SARAH WOOD darah Ward Notary ID #130226833 My Commission Expires May 14, 2023 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul Powell



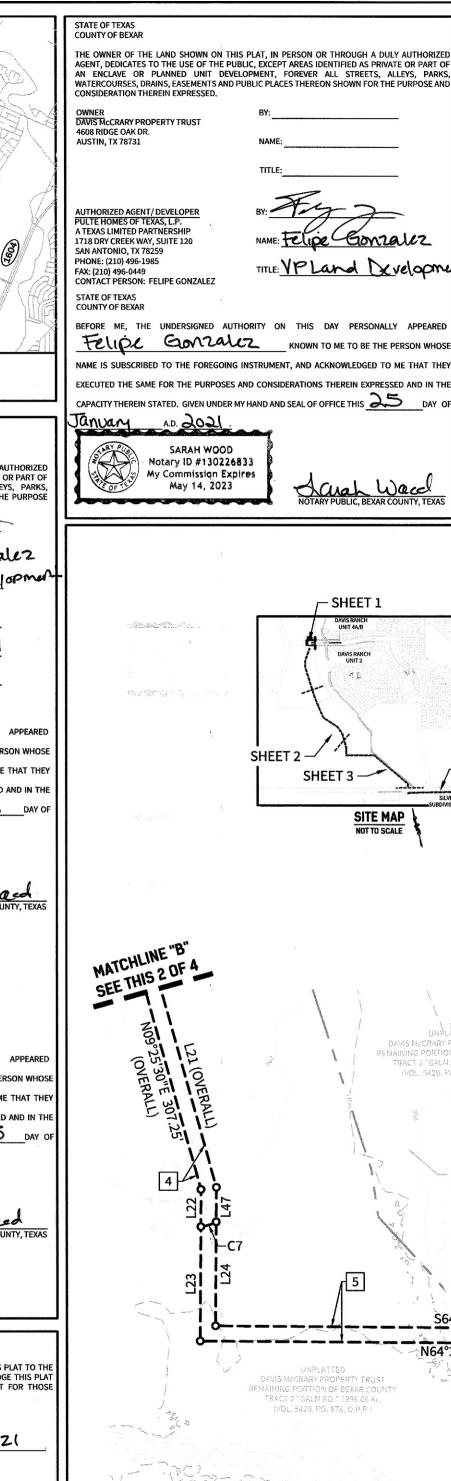


CENSED





P:\02142\021\2-Drawings\01\_PLAT.dwg 2021/01/25 9:04am sgonzales



## **KEYNOTES** OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE) OFF-LOT 50'x50' WAT., SAN. SEW., & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.07 AC PERMEABLE) OFF-LOT VAR. WID. WAT., SAN. SEW., & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.08 Ac. PERMEABLE) OFF-LOT 16' SAN, SEW, ESM'T, TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.88 Ac. PERMEABLE) OFF-LOT 16' SAN. SEW. ESM'T. (0.62 Ac. PERMEABLE) OFF-LOT 16' SAN. SEW. ESM'T. (0.37 Ac. PERMEABLE) OFF-LOT 16' SAN. SEW. ESM'T. (0.08 Ac. PERMEABLE) TITLE: YP Land Development OFF-LOT VAR. WID. DRN, ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET

OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE)

OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE)

OFF-LOT 14' E.G.T.CA. ESM'T. (0.004 Ac. PERMEABLE)

OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE)

1 28' E.G.T.CA. ESM'T. (VOL. 9644, PG. 154, O.P.R.)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY SARAH WOOD

NOTARY PUBLIC, BEXAR COUNTY, TEX

SHEET 1

**LEGEND** = BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK C.B. C.P.S. C.V.E. = CITY PUBLIC SERVICE = CLEAR VISION EASEMENT DRN. E.G.T.CA. = DRAINAGE = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. L.S. = LANDSCAPE L1 MIN. N.T.S. O.P.R. = LINE NUMBER = MINIMUM = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS PG.
PGS.
P.R.
R.O.W.
SAN. SEW
TEMP.
VAR.
V.N.A.E. = PAGES = PLAT RECORDS OF BEXAR COUNTY, TEXAS = RIGHT-OF-WAY = TEMPORARY = VARIABLE = VEHICULAR NON ACCESS EASEMENT VOL. WAT. = VOLUME WID. = WIDTH = PROPOSED CONTOUR
= STREET CENTERLINE - BUILDING SETBACK LINE = EXISTING GROUND MINOR CONTOUR = EXISTING GROOMS MINOR CONTOON

= EXISTING PROPERTY LINE

= EXTRATERRITORIAL JURISDICTION LIMITS = UNIT BOUNDARY NODE =100 YEAR FEMA LOMR ATLAS 14 FLOODPLAIN =100 YEAR CLOMR ATLAS 14 FLOODPLAIN

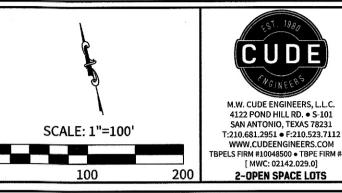
=EXISTING 1% ANNUAL CHANCE FLOODPLAIN

APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN, ZONE "A" SCALED FROM THE FEMA FIRM OF BEXAR COUNTY

TEXAS MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010.

PLAT-19-11800521 SUBDIVISION PLAT **ESTABLISHING** MCCRARY TRACT SUBD. UNIT A

2.786 ACRES OF LAND LOCATED IN THE M.M.Y. MUSQUEZ SURVEY NUMBER 80 ABSTRACT NUMBER 690, COUNTY BLOCK 4450, BEXAR COUNTY TEXAS AND BEING A PORTION OF THAT CERTAIN 22.575 ACRES OF LAND CONVEYED TO HDC DAVIS RANCH II LLC, AS DESCRIBED IN DOCUMENT NUMBER 20200006668, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 50.895 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P, AS DESCRIBED IN DOCUMENT NUMBER 20200006627, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION O THAT CERTAIN 7.403 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND HDC DAVIS RANCH II, LLC AS DESCRIBED IN DOCUMENT NUMBER 2020006547, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 1,396.06 ACRES OF LAND, TRACT 2 "GALM TRACT" CONVEYED TO THE DAVIS-MCCRARY PROPERTY TRUST AND DESCRIBED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNTY TEXAS; A PORTION OF LOT 904, BLOCK 129 AND A PORTION OF LOT 902, BLOCK 131 SILVER OAKS SUBDIVISION, UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9583, PAGES 38-39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 209.918 ACRES OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN VOLUME 12095, PAGE 1782, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



COUNTY OF BEXAR HE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZE 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 AN OWNER/ DEVELOPER CENTEX HOMES

NAME: Felipe Gonzalez

TITLE: VP Land Development

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

CONTACT PERSON: \_FELIPE GONZALEZ BY: CENTEX REAL ESTATE CORPORATION A NEVADA CORPORATION

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN T CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS <u>25</u> DAY

January AD. 2021 SARAH WOOD Notary ID #130226833 My Commission Expires Maral Ward May 14, 2023

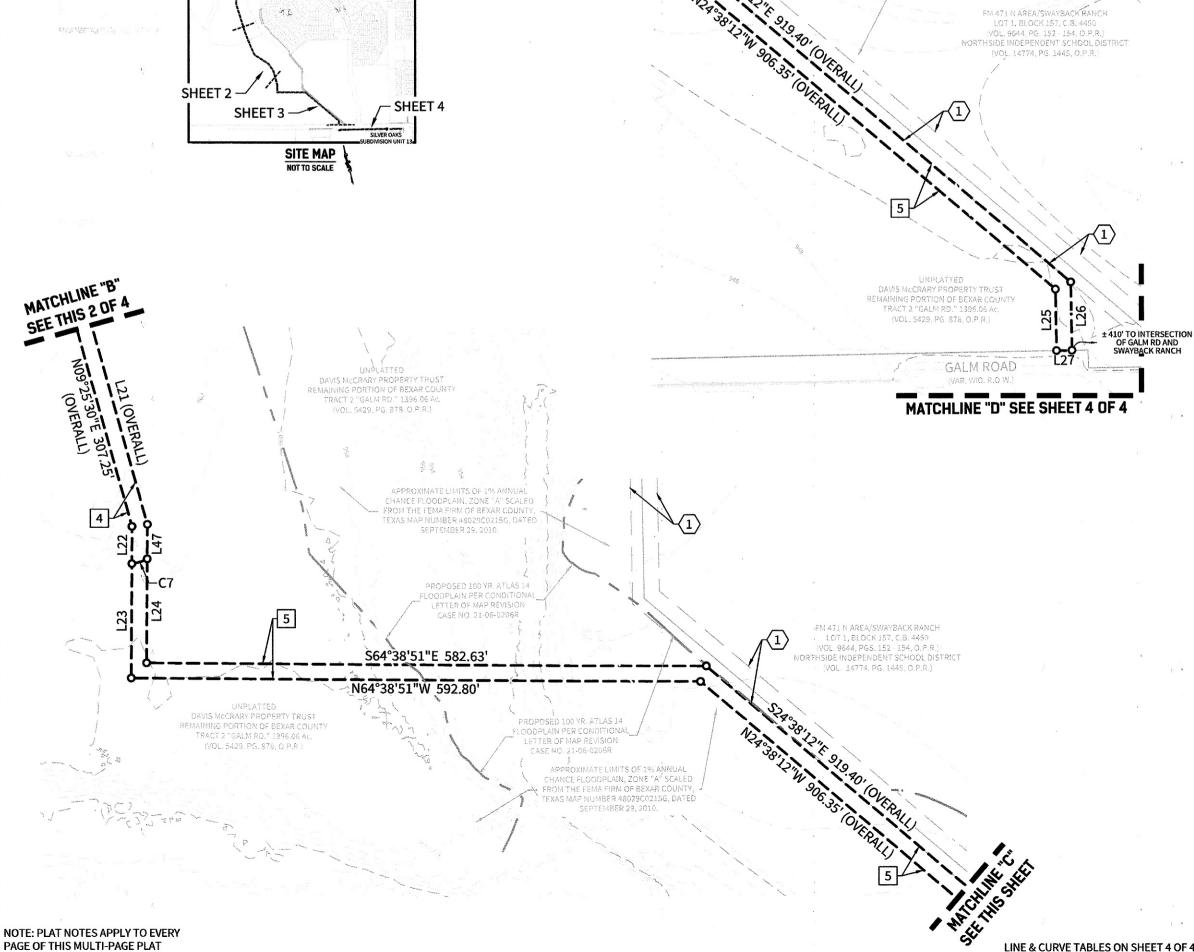
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS

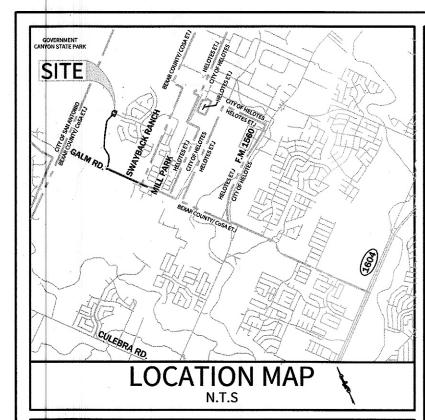
DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING COUNTY JUDGE, BEXAR COUNTY, TEXAS

APPROVED BY SUC	H COMMISSION IN ACC	ORDANCE WITH STAT	HAS BEEN SUBMITTED TO AN SAN ANTONIO, TEXAS, AND IS HEREE TE OR LOCAL LAWS AND REGULATION INCE(S) HAVE BEEN GRANTED.
DATED THIS	DAY OF		, A.D.
9 1)		ву:	CHAIRMAN
		BY:	SECRETARY

**JANUARY 2021** 

SHEET 3 OF 4





STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TX 78259 PHONE: (210) 496-1985 FAX: (210) 496-0449 CONTACT PERSON: FELIPE GONZALEZ

OWNER/ DEVELOPER HDC DAVIS RANCH II, LLC 45 NE LOOP 410 SUITE 225 SAN ANTONIO, TX 78216 PHONE: (210) 838-6784

CONTACT PERSON: PAUL POWELL

BY: Ya YZ NAME: Paul Powell TITLE: Partner

NAME: Felipe GONZalez

TITLE: VP Land Development

STATE OF TEXAS

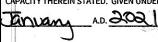
UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gionzalez KNOWN TO ME TO BE THE PERSON WHOSE name is subscribed to the foregoing instrument, and acknowledged to me that EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 day cJanuary AD 2021.



darehward

STATE OF TEXAS

faul towel AME 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 25 DAY





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

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



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

OWNER
DAVIS McCRARY PROPERTY TRUST 4608 RIDGE OAK DR. AUSTIN, TX 78731

AUTHORIZED AGENT/ DEVELOPER PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TX 78259 PHONE: (210) 496-1985 FAX: (210) 496-0449 CONTACT PERSON: FELIPE GONZALEZ

STATE OF TEXAS

TITLE: VP Land Development

Felipe Gonzalez EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY O January A.D. 2021.



LINE TABLE

LINE | BEARING | LENGTH

L5 N24°58'49"E 50.00'

L8 N65°01'11"W 12.00'

L11 N24°58'49"E 30.35'

L2 S65°01'11"E

L3 S24°58'49"W

L4 S65°01'11"E

L6 S65°01'11"E

L7 N24°58'49"E

L9 N24°58'49"E

L10 N65°01'11"W

L12 N54°41'03"W

L13 N54°41'03"W

L14 S24°58'49"W

S24°58'49"W 90.00'

70.60

50.00

60.00

90.00

14.00

24.07

19.70

30.35

NOTARY PUBLIC BEXAR COUNTY TE

## **KEYNOTES**

- OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE)
- OFF-LOT 50'x50' WAT., SAN. SEW., & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.07 AC PERMEABLE)
- OFF-LOT VAR. WID. WAT., SAN. SEW., & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC
- OFF-LOT 16' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET
- OFF-LOT 16' SAN. SEW. ESM'T. (0.62 Ac. PERMEABLE)
- OFF-LOT 16' SAN. SEW, ESM'T. (0.37 Ac. PERMEABLE)
- 7 OFF-LOT 16' SAN. SEW. ESM'T. (0.08 Ac. PERMEABLE) OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET
- (0.02 Ac. PERMEABLE) OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE)
- OFF-LOT VAR. WID. DRN. ESM'T. (0.13 Ac. PERMEABLE)
- 11 OFF-LOT 14' E.G.T.CA. ESM'T. (0.004 Ac. PERMEABLE)
- OFF-LOT 14' E.G.T.CA. ESM'T. (0.027 Ac. PERMEABLE)
- 1 28' E.G.T.CA. ESM'T. (VOL. 9644, PG. 154, O.P.R.)

LOT 1, BLOCK 157, C.B. 4450

(VOL. 9644, PG. 152 - 154, O.P.R

(VOL. 14774, PG. 1445, O.P.R

DETAIL"E" SEE SHEET

GALM RD.

(VAR. WID. R.O.W.)

L45

L34

DETAIL "D"

1" = 10" SEE SHEET 4 OF 4

TEXAS MAP NUMBER 48029C0215G

DATED SEPETMBER 2,2010.

LEGEND		
A.c.	- ACDES	
	710.120	
	• • • • • • • • • • • • • • • • • • • •	
		10
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	= TEMPORARY	
VAR.	= VARIABLE	
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT	
VOL.	= VOLUME	
WAT.	= WATER	
WID.	= WIDTH	
(ELEV)	= PROPOSED CONTOUR	
	= STREET CENTERLINE	
	= BUILDING SETBACK LINE	
	= EXISTING GROUND MAJOR CONTOUR	
— — —ELEV.— — —	= EXISTING GROUND MINOR CONTOUR	
manufacture on the transportation on the reconstruction	= EXTRATERRITORIAL JURISDICTION LIMITS	
0		
CANCEL MEDICAL U.S. III. SENTETE MEDICAL CONTROL		
ATTACOGRAPHICATION FOR NA GRANDSONDALISMAN	=100 YEAR CLOMR ATLAS 14 FLOODPLAIN	
	Ac. B.S.L. C1 C.B. C.P.S. C.V.E. DRN. E.G.T.CA. ESM'T. L.S. L1 MIN. N.T.S. O.P.R. PG. PGS. P.R. R.O.W. SAN. SEW. TEMP. VAR. V.N.A.E. VOL. WAT.	Ac. = ACRES B.S.L. = BUILDING SETBACK LINE C1 = CURVE NUMBER C.B. = COUNTY BLOCK C.P.S. = CITY PUBLIC SERVICE C.V.E. = DRAINAGE E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT L.S. = LANDSCAPE L1 = LINE NUMBER MIN. = MINIMUM N.T.S. = NOT TO SCALE O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS PG. = PAGE PGS. = PAGE PGS. = PAGE PAGE PGS. = PAGE PAGE PAGE PAGE PAGE PAGE PAGE PAGE

(VOL. 14774, PG. 1445, D.P.R.)

L30 (OVERALL)

L32 (OVERALL)

∠L36

SHEET 2

(VOL 9583.PGS, 38-39.D.P.R.

SHEET 3

CENTEX HOMES

**GALM ROAD** 

S66°08'21"E 223.16'

29 28 27

SILVER OAKS SUBDIVISION UNIT I

(VOL. 9583, PGS. 38-39.D.P.R.)

CB 4450 BLOCK 129

L30 (OVERALL)

L32 (OVERALL)

LOT 902 -

(VOL. 9583,PGS, 38-39,D.P.R.)

TY OF SAN ANTONIO

(VOL. 4658, PG.93, O.P.R.)

SHEET 1

TO CENTEX HOMES, AS DESCRIBED IN VOLUME 12095, PAGE 1782, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SCALE: 1"=100'



T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM PELS FIRM #10048500 . TBPE FIRM #4 2-OPEN SPACE LOTS

NAME: Felipe Gomaliz

TITLE VP Land Development

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED IGENT, 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. CONSIDERATION THEREIN EXPRESSED.

PLAT-19-11800521

SUBDIVISION PLAT

**ESTABLISHING** 

MCCRARY TRACT SUBD. UNIT A

2.786 ACRES OF LAND LOCATED IN THE M.M.Y. MUSQUEZ SURVEY NUMBER 80, ABSTRACT NUMBER 690, COUNTY BLOCK 4450, BEXAR COUNTY TEXAS AND BEING A PORTION OF THAT CERTAIN 22.575 ACRES OF LAND CONVEYED TO HDC DAVIS RANCH II,

LLC, AS DESCRIBED IN DOCUMENT NUMBER 20200006668, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 50.895 ACRES OF LAND

CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 20200006627, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 7.403 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND HDC DAVIS RANCH II, LLC AS DESCRIBED IN DOCUMENT NUMBER 2020006547, OFFICIAL

PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A PORTION OF THAT CERTAIN 1,396.0

ACRES OF LAND, TRACT 2 "GALM TRACT" CONVEYED TO THE DAVIS-MCCRARY PROPERTY TRUST AND DESCRIBED IN VOLUME 5429, PAGE 878, DEED RECORDS OF BEXAR COUNTY

TEXAS; A PORTION OF LOT 904, BLOCK 129 AND A PORTION OF LOT 902, BLOCK 13: SILVER OAKS SUBDIVISION, UNIT 13, ACCORDING TO THE MAP OR PLAT THEREO

RECORDED IN VOLUME 9583, PAGES 38-39, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 209.918 ACRES OF LAND CONVEYED

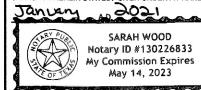
OWNER/ DEVELOPER CENTEX HOMES A NEVADA GENERAL PARTNERSHIP

1718 DRY CREEK WAY, SUITE 120 PHONE: (210) 496-1985 CONTACT PERSON: FELIPE GONZALEZ BY: CENTEX REAL ESTATE CORPORATION,

A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY (



dach Wood

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

ATED THIS	DAY OF	, A.D.	

DATED THIS	DAY OF	, A.D.

SECRETARY

- SHEET 4

L32 (OVERALL)

SITE MAP

**NOT TO SCALE** 

GALM RD.

DETAIL "E" 1" = 10'

LINE & CURVE TABLES ON SHEET 4 OF 4

SHEET 4 OF 4

STATE OF TEXAS COUNTY OF BEXAR

M.W. CUDE ENGINEERS, L.L.C. DAVID D. CUPIT II, P.E.

STATE OF TEXAS

I H<mark>EREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY</mark> THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL RVEY MADE ON THE GROUND BY:

312.23' 38.52 119.36 108.38 64.01 71.22' 16.00' 16.00 7.50' 971.94" 973.35' 7.50 33.00' 16.00 20.01 235.17' 70.60 70.60 70.60' 16.23 60.00 90.00 60.001 L45 N66°02'51"W 33.00 L46 N20°46'24"W 2.11

L15 N65°01'11"W 14.00 L16 N65°01'11"W 70.601 L17 S24°58'49"W 14.00 L18 N26°21'23"E 130.79' L19 S26°21'23"W 125.53' L20 S02°42'19"W L21 S09°25'30"W L22 N25°21'09"E L23 \$25°21'09"W L24 S25°21'09"W L25 N23°58'05"E L26 S23°58'05"W L27 N66°05'14"W L28 S23°58'05"W L29 S23°57'09"W L30 N66°08'21"W L31 N24°13'36"E L32 S66°08'21"E L33 N23°57'09"E L34 S66°02'51"E L35 S23°51'39"W L36 N60°45'05"E L37 N66°08'21"W L38 N65°01'11"W L39 S65°01'11"E L40 S65°01'11"E L41 N54°41'03"W L42 S65°01'11"E L43 S24°58'49"W L44 S65°01'11"E

- LOT 902 \_L30 (OVERALL) L32 (OVERALL) CB 4450 BLOCK 131 VOL. 12095, PG. 1782, O.P.R.

MATCHLINE "D" SEE THIS SHEET

DETAIL "D"

SEE SHEET

4 OF 4

**CURVE TABLE** CURVE RADIUS DELTA TANGENT | LENGTH | CHORD CHORD BEARING 15.00' 23.56 S20°01'11"E 23.56 21.21 15.00 15.00 N69°58'49"E 90°00'00 1.00' 90°00'00" 1.57 1.41 N20°01'11"W 21.65' 120.00' 10°20'08" 10.85 21.62 C5 180.00' 10°20'08" 32.47 32.43 S30°08'53"W 16.28 1.00' 90°00'00" 1.57' 1.41' S69°58'49"W 50.001 19°18'23" 16.85' 16.77 N82°03'38"W 12.57 4.00' 8.00' S24°58'49"W 180°00'00' INFINITY' INFINITY' 12.57' 8.00' S24°58'49"W 4.00' 180°00'00" 23.56 S20°01'11"E C10 15.00' 90°00'00' 15.00' 21.21

21.21 N69°58'49"E L30 (OVERALL) ~L46

SEE SHEET 4 OF 4

P:\02142\021\2-Drawings\01\_PLAT.dwg 2021/01/25 9:04am sgonzale

DAVID D. CUPIT II

122076

CENSED.

L47 S25°21'09"W

L49 S24°58'49"W

PAGE OF THIS MULTI-PAGE PLAT

35.74

L48 S65°01'10"E 85.60 65.00 L50 S65°01'10"E 88.521 L51 N24°58'49"E 63.65 L52 N65°01'11"W 14.00 L53 N65°01'11"W 70.61'

NOTE: PLAT NOTES APPLY TO EVERY

23.56' 15.00' 90°00'00" 15.00 1.00' 89°43'16"

1.57' 1.41' N19°52'49"W

=EXISTING 1% ANNUAL CHANCE FLOODPLAIN

100

COUNTY OF BEXAR

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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 REGULATION AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

CHAIRMAN

**JANUARY 2021**