

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED; S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED; S.I.R.E. = SET 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED; R.O.W. = RIGHT-OF-WAY; N.T.S. = NOT TO SCALE; O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT; PROPOSED CONTOURS; EXISTING CONTOURS; ZONE AE AS SCALED IN FROM FEMA FIRM #48029C0220G; PROPOSED 100YR. FLOODPLAIN PER KFW LOMR; P.U.D. BOUNDARY; MINIMUM FINISHED FLOOR ELEVATIONS

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE AVALON SUBDIVISION PLAT NO. 860359, WHICH IS RECORDED IN VOLUME 9575 PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: MERITAGE HOMES OF TEXAS 3010 N LOOP 1604 W, STE 214 SHAVANO PARK, TX 78231-1279 (VOL. 18084 PGS. 99-106 O.P.R.)

CHRISTY LYNN FONTENOT Notary Public STATE OF TEXAS My Comm. Exp. August 31, 2017

- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.999830289. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. PORTIONS OF THE REFERENCED PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO UNUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED AS SCALED FROM FEMA FLOOD MAP 220 OF 785, COMMUNITY PANEL NO. 48029C0220G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION BY.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

KYLE L. PRESSLER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528 KFW SURVEYING, LLC 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

- NOTES: 1. 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (CIT). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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 EASEMENTS. 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS OR ANY NATURE WITHIN LANDING AT FRENCH CREEK ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LANDINGS AT FRENCH CREEK ENCLAVE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 801, BLK 5; LOT 802 BLOCK 5; LOT 804, BLK 5. 4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. 5. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANEL #48029C0220G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 2. 10' WATER & PEDESTRIAN ACCESS EASEMENT; 3. 5' WATER & PEDESTRIAN ACCESS EASEMENT; 4. 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 5. 10' WATER EASEMENT; 6. 15' WATER EASEMENT; 7. 12' SEWER EASEMENT; 8. 5' R.O.W DEDICATION TO CITY OF SAN ANTONIO (0.067 ACRES); 9. 13' R.O.W DEDICATION TO CITY OF SAN ANTONIO (0.090 ACRES); 10. VARIABLE WIDTH R.O.W DEDICATION TO CITY OF SAN ANTONIO (0.013 ACRES); 11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 12. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 13. VARIABLE WIDTH PRIVATE STREET (LOT 899, BLOCK 5); 14. 10' PRIVATE DRAINAGE EASEMENT; 15. VARIABLE WIDTH WATER EASEMENT; 16. 15' WATER / DRAINAGE EASEMENT; 17. 20' P.U.D. PERIMETER SETBACK; 18. 12' WATER EASEMENT; 19. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 20. OPEN SPACE AND DRAINAGE EASEMENT (VOL. 9575, PG. 157, D.P.R.); 21. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9575, PG. 157, D.P.R.); 22. 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9575, PG. 157, D.P.R.); 23. 10' WATER LINE EASEMENT (VOL. 9575, PG. 157, D.P.R.); 24. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9575, PG. 157, D.P.R.); 25. 3' FENCEWALL EASEMENT & VEHICULAR NON-ACCESS EASEMENT (VOL. 9575, PG. 157, D.P.R.); 26. PERMANENT WATER EASEMENT (VOL. 12696 PG. 1841 O.P.R.); 27. PERMANENT WATER EASEMENT (VOL. 11791 PG. 1312 O.P.R.)

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC WORKS) IS HEREBY GRANTED THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION. 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 BELOW. 3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 4. ONE FOOT OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS ACQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PRIVATE STREET DESIGNATION NOTE: LOT 899, BLOCK 5, N.C.B. 18290 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2189121) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(0)(9)(C).

LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

IMPACT FEE PAYMENT DUE: WATER AND/OR WASTE WATER 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 WASTE WATER CONNECTION.

FIRE FLOW NOTE: 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 1,000 GPM AT 25 PSI 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 MARSHALL.

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

INGRESS / EGRESS NOTE (WATER): 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.

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

PRIVATE STREET DESIGNATIONS AS WATER AND / OR SANITARY SEWER EASEMENTS: LOT 899, BLOCK 5, N.C.B. 18290, IS A PRIVATE STREET AND IS DESIGNATED AS WATER AND UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTE WATER MAINS.

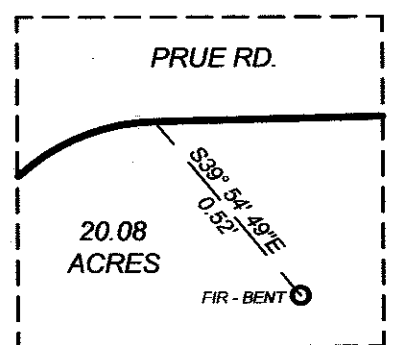
SAWS HIGH PRESSURE NOTE (PRVS REQUIRED): A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FEMA NOTE: 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 KFW ENGINEERS AND APPROVED BY FEMA ON CASE NO. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOOD FLOODPLAIN UNTIL SAID LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

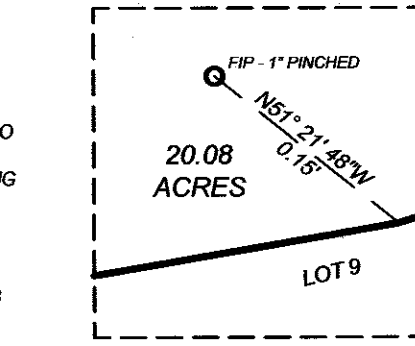
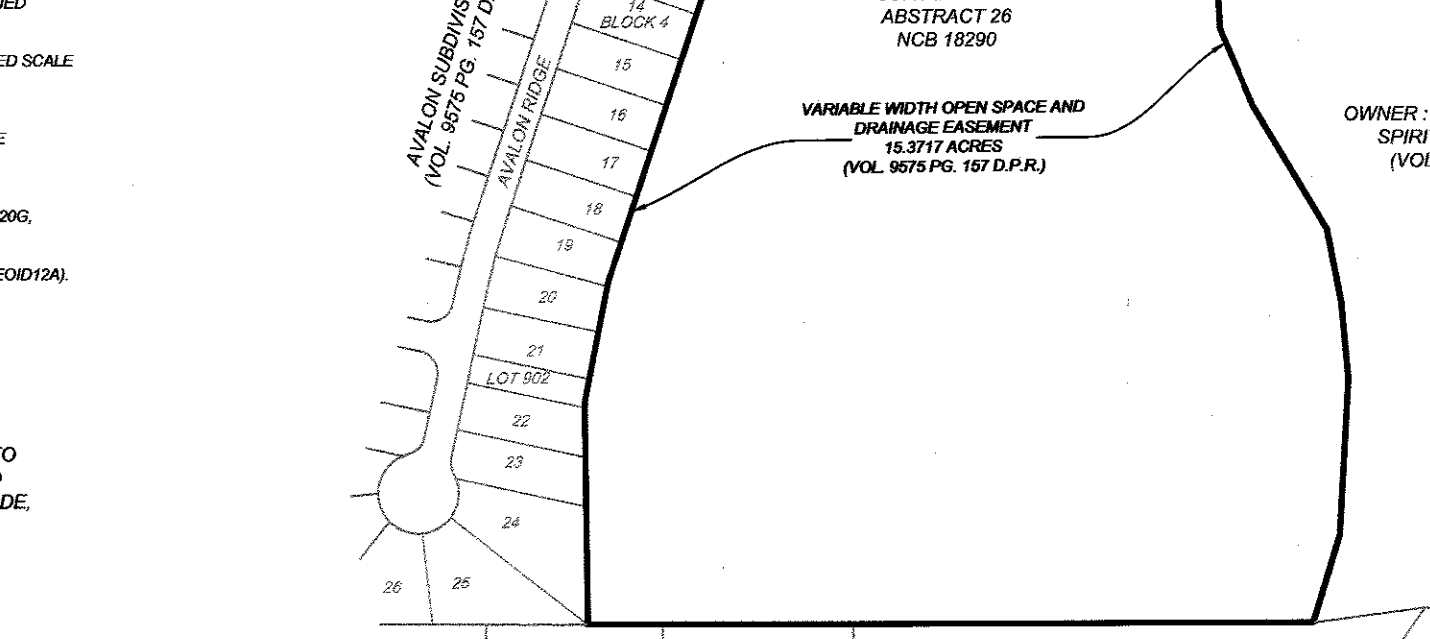
B. LOTS 8 THRU 46, BLOCK 5 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0220G, DATED SEPTEMBER 29, 2010 AND BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY KFW ENGINEERS. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Rows C1 through C23.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L20.



DETAIL 'A' NOT TO SCALE



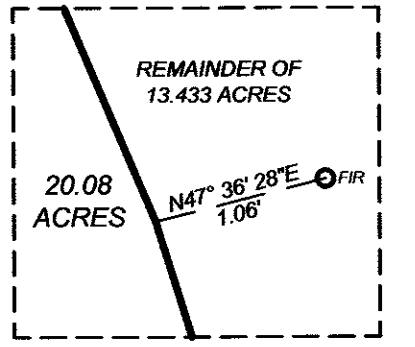
DETAIL 'B' NOT TO SCALE

UNPLATTED LOT 45 OWNER: MULHOLLAND RAYMOND D. & DORIS C. (VOL. 15094, PG. 447 O.P.R.) UNPLATTED LOT 46 OWNER: GORENA DANIEL J. & SANDRA G. (VOL. 16373, PG. 2402 O.P.R.) UNPLATTED LOT 47 OWNER: CITY OF SAN ANTONIO (VOL. 10668, PG. 2245 O.P.R.)

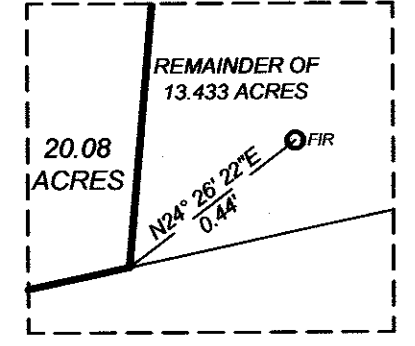
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 15.3717 ACRE OF VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT IN THE AVALON SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 9575 PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 200'



DETAIL 'C' NOT TO SCALE



DETAIL 'D' NOT TO SCALE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REPLAT & SUBDIVISION PLAT ESTABLISHING LANDING AT FRENCH CREEK ENCLAVE/PUD BEING A TOTAL OF 20.08 ACRE TRACT OF LAND, INCLUSIVE OF 0.17 ACRES OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT 26, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, NOW IN NEW CITY BLOCK (N.C.B. 18290) AND BEING ALL OF A 20.08 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., OF RECORDED IN VOLUME 18084 PAGE 99 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DEVELOPER: MERITAGE HOMES OF TEXAS 3010 N LOOP 1604 W, STE 214 SHAVANO PARK, TX 78231-1279 PH. (210) 293-4929

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, WALKWAYS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER: MERITAGE HOMES OF TEXAS 3010 N LOOP 1604 W, STE 214 SHAVANO PARK, TX 78231-1279

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 5 DAY OF April A.D. 2017 Christy Lynn Fontenot NOTARY PUBLIC BEXAR COUNTY TEXAS

CHRISTY LYNN FONTENOT Notary Public STATE OF TEXAS My Comm. Exp. August 31, 2017

THIS PLAT OF LANDING AT FRENCH CREEK ENCLAVE/PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSIONER IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: [Signature] Notary Public CHAIRMAN AND CLERK My Comm. Exp. Aug 31, 2017

STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M AND DULY

RECORDED THE DAY OF A.D. 20 AT M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME

ON PAGE

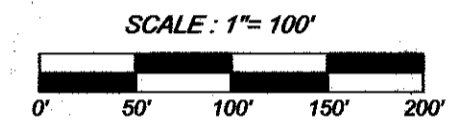
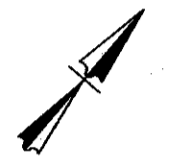
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

REPLAT & SUBDIVISION PLAT ESTABLISHING LANDING AT FRENCH CREEK ENCLAVE/PUD BEING A TOTAL OF 20.08 ACRE TRACT OF LAND, INCLUSIVE OF 0.17 ACRES OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT 26, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, NOW IN NEW CITY BLOCK (N.C.B. 18290) AND BEING ALL OF A 20.08 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., OF RECORDED IN VOLUME 18004 PAGE 99 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DEVELOPER: MERITAGE HOMES OF TEXAS 3010 N LOOP 1604 W, STE 214 SHAVANO PARK, TX 78231-1279 PH. (210) 293-4929



KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 10' WATER & PEDESTRIAN ACCESS EASEMENT
3. 5' WATER & PEDESTRIAN ACCESS EASEMENT
4. 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 10' WATER EASEMENT
6. 15' WATER EASEMENT
7. 12' SEWER EASEMENT
8. 5' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.067 ACRES)
9. 13' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.090 ACRES)
10. VARIABLE WIDTH R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.013 ACRES)
11. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
12. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
13. VARIABLE WIDTH PRIVATE STREET (LOT 999, BLOCK 5)
14. 10' PRIVATE DRAINAGE EASEMENT
15. VARIABLE WIDTH WATER EASEMENT
16. 15' WATER / DRAINAGE EASEMENT
17. 20' P.U.D. PERIMETER SETBACK
18. 12' WATER EASEMENT
19. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- 1. OPEN SPACE AND DRAINAGE EASEMENT (VOL. 9575, PG. 157, D.P.R.)
2. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9575, PG. 157, D.P.R.)
3. 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9575, PG. 157, D.P.R.)
4. 10' WATERLINE EASEMENT (VOL. 9575, PG. 157, D.P.R.)
5. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9575, PG. 157, D.P.R.)
6. 3' FENCE/WALL EASEMENT & VEHICULAR NON-ACCESS EASEMENT (VOL. 9575, PG. 157, D.P.R.)
7. PERMANENT WATER EASEMENT (VOL. 17191 PG. 1312 O.P.R.)
8. 0.134 ACRES BEXAR COUNTY (VOL. 17284 PG. 1645 O.P.R.)

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 THEREIN EXPRESSED.

Signature of Brian Otto, OWNER / DEVELOPER

OWNER / DEVELOPER: MERITAGE HOMES OF TEXAS 3010 N LOOP 1604 W, STE 214 SHAVANO PARK, TX 78231-1279

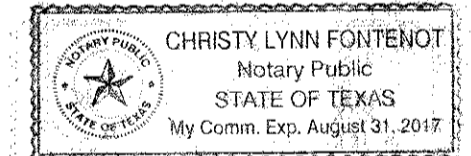
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 5 DAY OF April A.D. 2017

Christy Lynn Fontenot NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF LANDING AT FRENCH CREEK ENCLAVE/PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

Signature of Chairman

Signature of Secretary

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY

RECORDED THE DAY OF A.D. 20 AT M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME

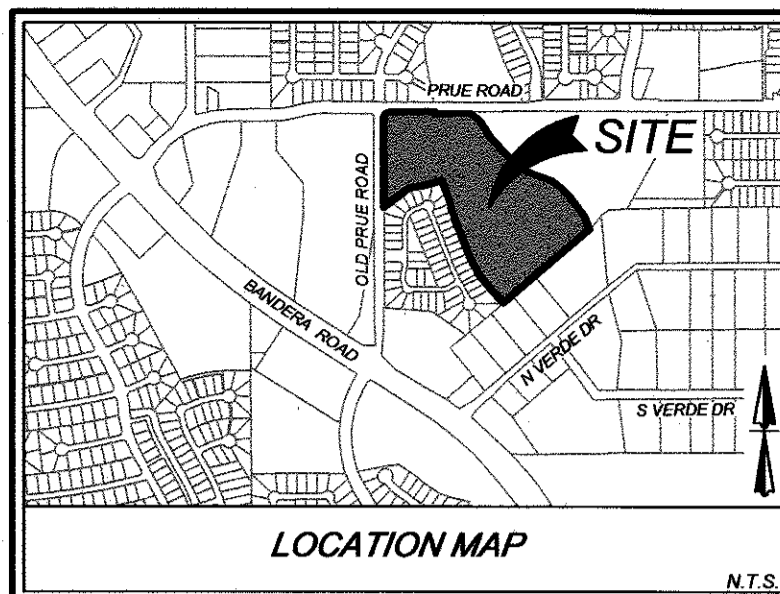
ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

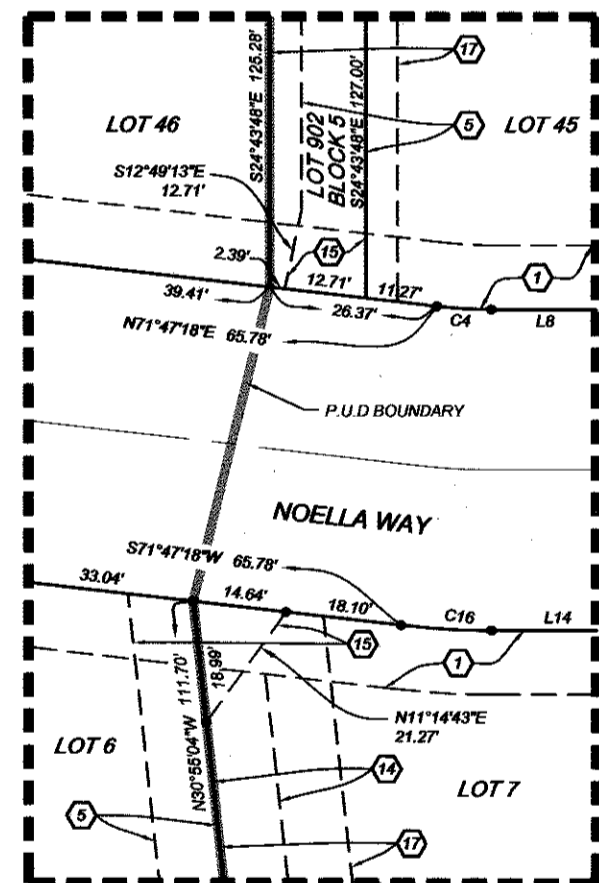
Signature of Deputy



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
S.I.R.E. = SET 1/2" IRON ROD WITH A YELLOW PLASTIC STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
PROPOSED CONTOURS
EXISTING CONTOURS
ZONE AE AS SCALED IN FROM FEMA FIRM #48029C0220G DATED SEPTEMBER 29, 2010
PROPOSED 100YR. FLOODPLAIN PER KFW LOMR (FEMA CASE # )
P.U.D. BOUNDARY
MINIMUM FINISHED FLOOR ELEVATIONS

SEE PAGE 1 OF 2 FOR PLATTING NOTES & LINE AND CURVE TABLES



STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Engineer, LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Surveyor, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528 KFW SURVEYING, LLC 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 5, N.C.B. 18290 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

LOT 902, BLOCK 5 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 10.42 ACRES. (PERMEABLE)

LOT 901, BLOCK 5 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT 0.050 ACRES. (PERMEABLE)

LOT 902, BLOCK 5 N.C.B. 18290 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 10.42 ACRES. (PERMEABLE)

SEE DETAIL - F ON THIS SHEET

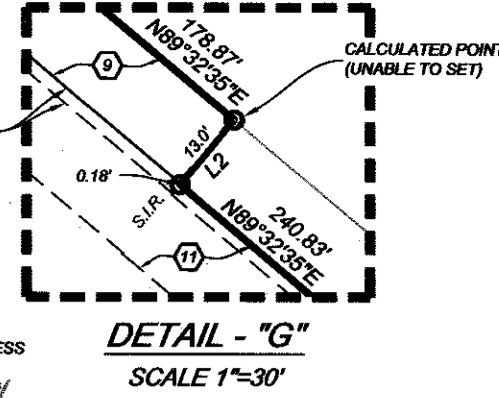
SEE DETAIL - B ON SHEET 1 OF 2

DETAIL - F SCALE 1"=30'



N.T.S.

SEE DETAIL - A ON SHEET 1 OF 2



SEE DETAIL - G ON THIS SHEET

SEE DETAIL - E ON THIS SHEET

SEE DETAIL - F ON THIS SHEET

SEE DETAIL - B ON SHEET 1 OF 2

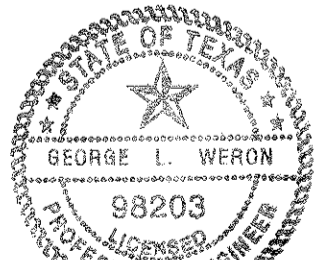
UNPLATTED P-10E NCB 18290 OWNER: SWEET RAIN OF THE HOLY SPIRIT BAPTIST CHURCH INC. (VOL. 8563 PG. 1744 O.P.R.)

LOT 902 BLOCK 5 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 10.42 ACRES. (PERMEABLE)

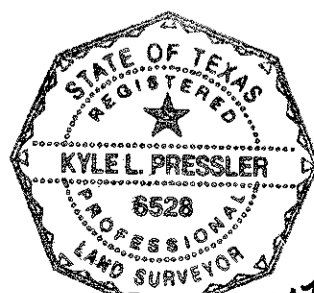
SEE DETAIL - C ON SHEET 1 OF 2

SEE DETAIL - D ON SHEET 1 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



4/4/17



4/4/2017