

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
PRESCOTT OAKS, UNIT 1 WHICH IS RECORDED IN

VOLUME 2001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS
PROPERTY.

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

Brian Otto
OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, A.D. 2019

Sarah Wood
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 5-14-23

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

LEGEND	
AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CENTERLINE
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(Dashed line)	= PROPOSED CONTOUR
(Solid line)	= STREET CENTERLINE
(Dashed line)	= BUILDING SETBACK LINE
(Dashed line)	= EXISTING GROUND MAJOR CONTOUR
(Dashed line)	= EXISTING GROUND MINOR CONTOUR
(Dashed line)	= EXISTING PROPERTY LINE
(Dashed line)	= EXTRATERRITORIAL JURISDICTION LIMITS

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

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

David D. Cupit II 8.28.19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

James W. Russell 8/28/19
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS ENERGY NOTES:

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

SURVEYOR'S NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93).
2. ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS NOTES:

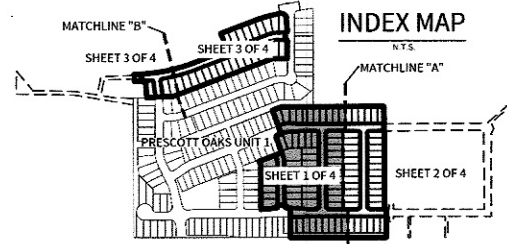
1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. 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.
4. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

TREE NOTE:

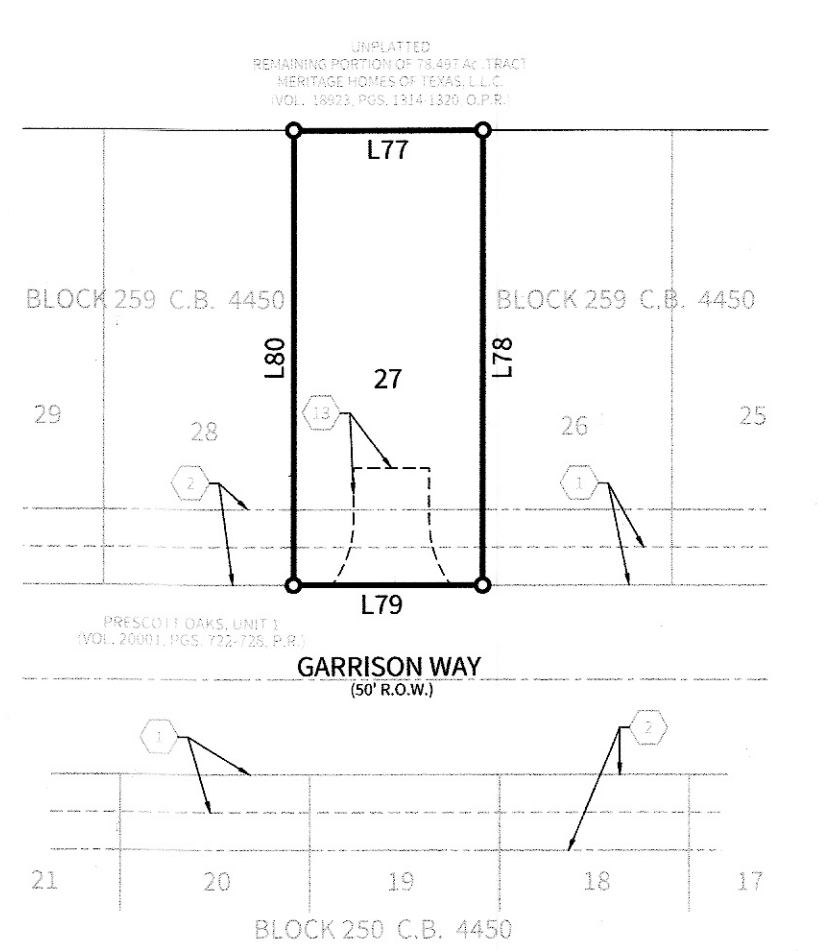
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2347433) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47(D)(5).

MISCELLANEOUS NOTES:

1. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2. THE 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.
3. LOTS 902 & 906, BLOCK 250, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
4. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
5. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 906, BLOCK 250, 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 COUNTY.



KEYNOTES	
1	10' E.G.T.C.A. ESMT.
2	15' B.S.L.
3	10' B.S.L. & E.G.T.C.A. ESMT.
4	OFF-LOT 10' E.G.T.C.A. ESMT. (0.144 AC.)
5	OFF-LOT 10' X 10' E.G.T.C.A. ESMT. (0.002 AC.)
6	OFF-LOT 50' X 50' SAN. SEW., WAT., DRN. & E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.389 AC.)
7	OFF-LOT 25' SAN. SEW. & MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.055 AC.)
8	1' V.N.A.E.
9	OFF-LOT VAR. WID. SAN. SEW., WAT., DRN. & E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.389 AC.)
10	OFF-LOT VAR. WID. EMERGENCY SECONDARY ACCESS ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.057 AC.)
11	OFF-LOT VAR. WID. TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.025 AC.)
12	OFF-LOT 16' WAT. ESMT. (0.055 AC.)
13	OFF-LOT 45' EMERGENCY SECONDARY ACCESS ESMT. (0.153 AC.)
14	10' E.G.T.C.A. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
15	15' B.S.L. (VOL. 2001, PGS. 722-728, P.R.)
16	10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
17	OFF-LOT 12' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 2001, PGS. 722-728, P.R.)
18	30' TEMPORARY CONSTRUCTION ESMT. (VOL. 18497, PG. 960, O.P.R.)
19	14' E.G.T.C.A. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
20	OFF-LOT VAR. WID. PUBLIC DRN. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
21	52' PERMANENT DRN. & SAN. SEW. ESMT. (VOL. 18779, PG. 1300, O.P.R.)
22	OFF-LOT 52' SAN. SEW. ESMT. & PUBLIC DRN. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
23	20' UTILITY ESMT. (VOL. 18779, PG. 960, O.P.R.)
24	OFF-LOT 20' TEMPORARY CONSTRUCTION & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 2001, PGS. 722-728, P.R.)
25	VAR. WID. DRN. ESMT. (VOL. 2001, PGS. 722-728, P.R.)
26	VAR. WID. TURNAROUND ESMT. (VOL. 2001, PGS. 722-728, P.R.)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

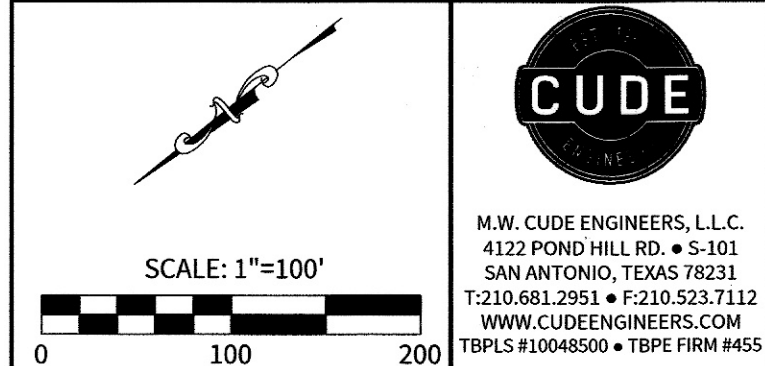
THIS PLAT REMOVES THE VARIABLE WIDTH TURNAROUND ESMT. PLATTED ON LOT 27, BLOCK 259, COUNTY BLOCK 4450 OF THE PRESCOTT OAKS, UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 2001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY TEXAS.

AUGUST 2019 SHEET 1 OF 4
SHEET 4 OF 4 FOR LINE AND CURVE TABLES

PLAT NUMBER: LAND-PLAT-18-900124

REPLAT & SUBDIVISION PLAT ESTABLISHING PRESCOTT OAKS, UNIT 2

BEING A TOTAL OF 25.75 ACRES OF LAND LOCATED IN THE M.M.Y MASQUEZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED 78.497 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., AS DESCRIBED IN VOLUME 18923, PAGES 1314-1320, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ALL OF LOT 27, BLOCK 259, COUNTY BLOCK 4450 OF THE PRESCOTT OAKS, UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 2001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MERITAGE HOMES OF TEXAS, L.L.C.
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE: (210) 298-4294
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*
NAME: *Brian Otto*
TITLE: *Vice President of Land*

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 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 28 DAY OF August, A.D. 2019

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

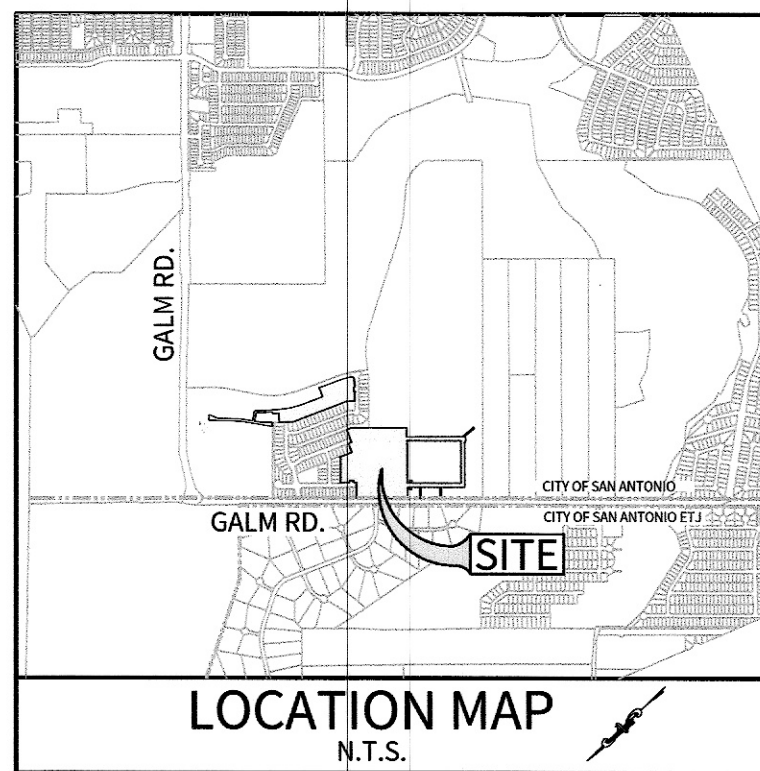
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESCOTT OAKS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CENTERLINE
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
LI	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(Dashed line)	= PROPOSED CONTOUR
(Solid line)	= STREET CENTERLINE
(Dashed line)	= BUILDING SETBACK LINE
(Dashed line)	= EXISTING GROUND MAJOR CONTOUR
(Dashed line)	= EXISTING GROUND MINOR CONTOUR
(Dashed line)	= EXISTING PROPERTY LINE
(Dashed line)	= EXTRATERRITORIAL JURISDICTION LIMITS

- KEYNOTES**
- 1 10' E.G.T.C.A. ESMT.
 - 2 15' B.S.L.
 - 3 10' B.S.L. & E.G.T.C.A. ESMT.
 - 4 OFF-LOT 10' E.G.T.C.A. ESMT. (0.144 Ac.)
 - 5 OFF-LOT 10' X 10' E.G.T.C.A. ESMT. (0.002 Ac.)
 - 6 OFF-LOT 30' X 50' SAN. SEW., WAT., MAINTENANCE ACCESS DRN. & TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.057 Ac.)
 - 7 OFF-LOT 25' SAN. SEW. & MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.055 Ac.)
 - 8 1' V.N.A.E.
 - 9 OFF-LOT VAR. WID. SAN. SEW., WAT., DRN. & E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.369 Ac.)
 - 10 OFF-LOT VAR. WID. EMERGENCY SECONDARY ACCESS ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.264 Ac.)
 - 11 OFF-LOT VAR. WID. TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.025 Ac.)
 - 12 OFF-LOT 16' WAT. ESMT. (0.055 Ac.)
 - 13 OFF-LOT 45' EMERGENCY SECONDARY ACCESS ESMT. (0.153 Ac.)
 - 14 OFF-LOT 25' MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.095 Ac.)
 - 15 OFF-LOT 25' MAINTENANCE ACCESS DRN. ESMT. (0.049 Ac.)
 - 16 OFF-LOT 16' WAT. ESMT. (0.062 Ac.)
 - 17 OFF-LOT VAR. WID. DRN. ESMT. (0.601 Ac.)

STATE OF TEXAS
COUNTY OF BEXAR

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

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

8.28.19
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

8/28/19
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN THE EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93).
- ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS NOTES:

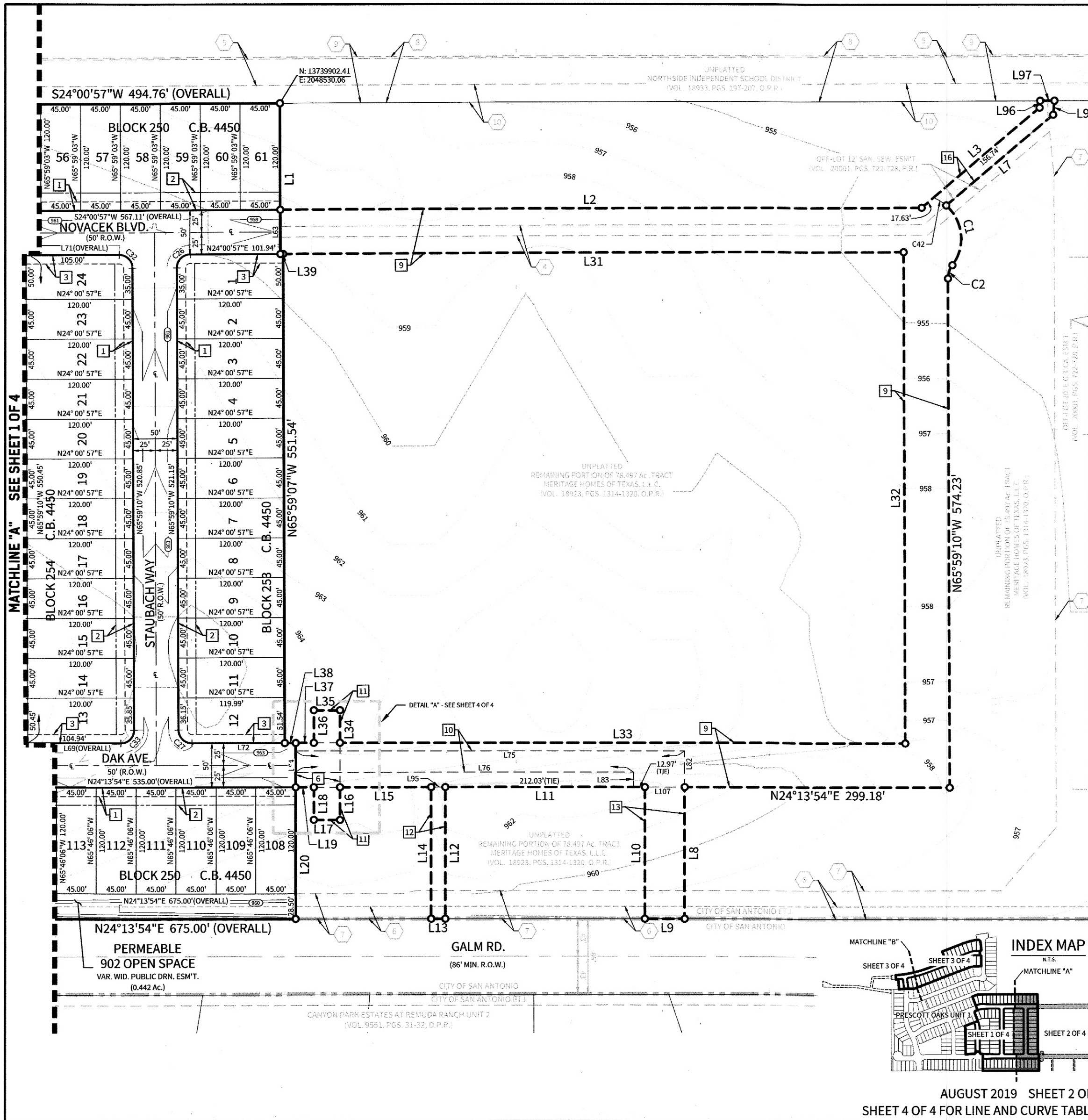
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2347433) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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(b)(3).

MISCELLANEOUS NOTES:

- ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE 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.
- LOTS 902 & 906, BLOCK 250, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 906, BLOCK 250, 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 COUNTY.



PLAT NUMBER: LAND-PLAT-18-900124

REPLAT & SUBDIVISION PLAT ESTABLISHING

PRESCOTT OAKS, UNIT 2

BEING A TOTAL OF 25.75 ACRES OF LAND LOCATED IN THE M.M.Y. MASQUEZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED 78.497 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., AS DESCRIBED IN VOLUME 18923, PAGES 1314-1320, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ALL OF LOT 27, BLOCK 259, COUNTY BLOCK 4450 OF THE PRESCOTT OAKS, UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 20001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CUDE

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 #10048550 • TBPE FIRM #455

SCALE: 1"=100'

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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MERITAGE HOMES OF TEXAS, L.L.C.
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE: (210) 298-4294
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*
NAME: *Brian Otto*
TITLE: *Vice President of Land*

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 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 *28* DAY OF *August*, A.D. *2019*.

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 *28* DAY OF *August*, A.D. *2019*.

THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESCOTT OAKS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

INDEX MAP

N.T.S.

MATCHLINE "A"

MATCHLINE "B"

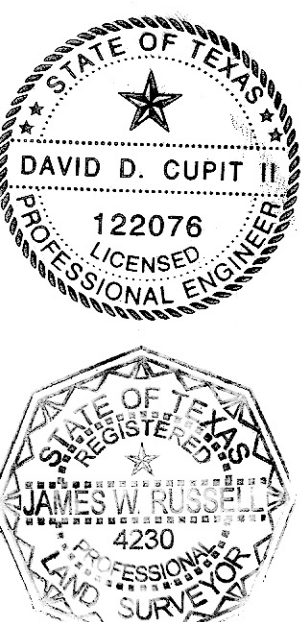
SHEET 3 OF 4

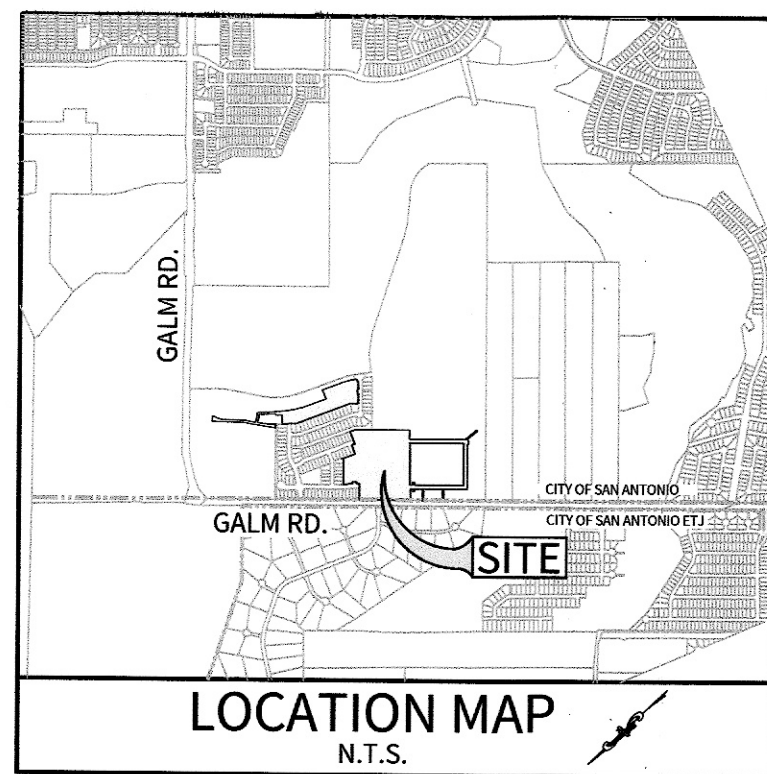
SHEET 4 OF 4

SHEET 1 OF 4

SHEET 2 OF 4

AUGUST 2019 SHEET 2 OF 4
SHEET 4 OF 4 FOR LINE AND CURVE TABLES





LEGEND	
AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.	= CENTERLINE
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
LI	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS
KEYNOTES	
1	10' E.G.T.C.A. ESMT.
2	15' B.S.L.
3	10' B.S.L. & E.G.T.C.A. ESMT.
4	OFF-LOT 10' E.G.T.C.A. ESMT. (0.144 AC.)
5	OFF-LOT 10' X 10' E.G.T.C.A. ESMT. (0.002 AC.)
6	OFF-LOT 50' X 50' SAN. SEW. WAT. MAINTENANCE ACCESS DRN. & TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.057 AC.)
7	OFF-LOT 25' SAN. SEW. & MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.055 AC.)
8	1' V.N.A.E.
9	OFF-LOT VAR. WID. SAN. SEW. WAT. DRN. & E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.369 AC.)
10	OFF-LOT VAR. WID. EMERGENCY SECONDARY ACCESS ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.264 AC.)
11	OFF-LOT VAR. WID. TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.025 AC.)
12	OFF-LOT 16' WAT. ESMT. (0.055 AC.)
13	10' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
14	15' B.S.L. (VOL. 20001, PGS. 722-728, P.R.)
15	10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
16	OFF-LOT 12' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20001, PGS. 722-728, P.R.)
17	30' TEMPORARY CONSTRUCTION ESMT. (VOL. 18497, PG. 960, O.P.R.)
18	14' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
19	OFF-LOT VAR. WID. PUBLIC DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
20	52' PERMANENT DRN. & SAN. SEW. ESMT. (VOL. 18779, PG. 1300, O.P.R.)
21	OFF-LOT 52' SAN. SEW. ESMT. & PUBLIC DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
22	20' UTILITY ESMT. (VOL. 18779, PG. 960, O.P.R.)
23	OFF-LOT 20' TEMPORARY CONSTRUCTION & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20001, PGS. 722-728, P.R.)
24	VAR. WID. DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
25	VAR. WID. TURNAROUND ESMT. (VOL. 20001, PGS. 722-728, P.R.)

CPS ENERGY NOTES:

- 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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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 GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93).
- ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS NOTES:

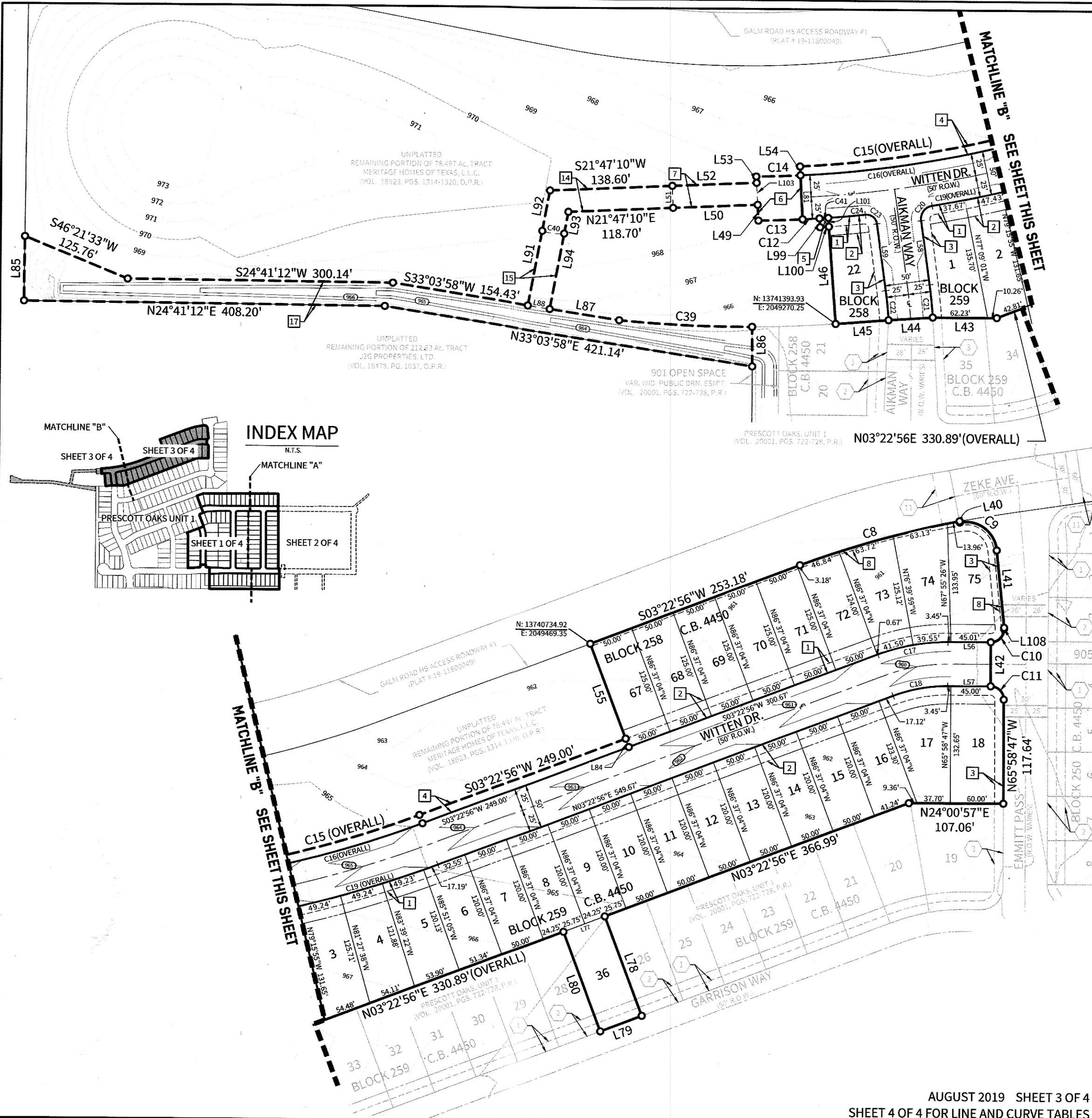
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL, IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 905 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.

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2347433) 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 35-47(B)(9)(C).

MISCELLANEOUS NOTES:

- ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE 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.
- LOTS 902 & 906, BLOCK 250, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 906, BLOCK 250, 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 COUNTY.



PLAT NUMBER: LAND-PLAT-18-900124

REPLAT & SUBDIVISION PLAT ESTABLISHING

PRESCOTT OAKS, UNIT 2

BEING A TOTAL OF 25.75 ACRES OF LAND LOCATED IN THE M.M.Y. MASQUEZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED 78.497 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., AS DESCRIBED IN VOLUME 18923, PAGES 1314-1320, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ALL OF LOT 27, BLOCK 259, COUNTY BLOCK 4450 OF THE PRESCOTT OAKS, UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 20001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MERITAGE HOMES OF TEXAS, L.L.C.
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE: (210) 298-4294
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*
NAME: *Brian Otto*
TITLE: *Vice President of Merit*

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 *28* DAY OF *August*, A.D. *2019*.

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023
Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 *28* DAY OF *August*, A.D. *2019*, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

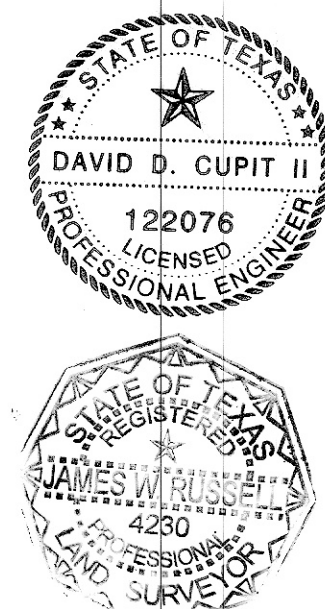
THIS PLAT OF _____ PRESCOTT OAKS, UNIT 2 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

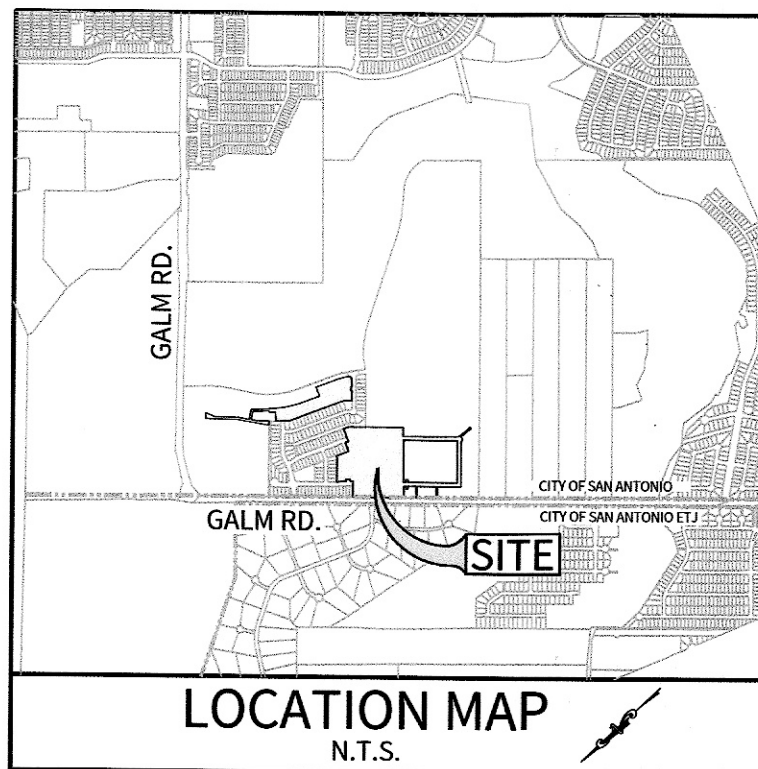
DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

AUGUST 2019 SHEET 3 OF 4
SHEET 4 OF 4 FOR LINE AND CURVE TABLES





LEGEND	
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.L.	= CENTERLINE
C.B.	= CURVE NUMBER
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
ESMT.	= EASEMENT
LI	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS

KEY NOTES	
1	10' E.G.T.C.A. ESMT.
2	15' B.S.L.
3	10' B.S.L. & E.G.T.C.A. ESMT.
4	OFF-LOT 10' E.G.T.C.A. ESMT. (0.144 AC.)
5	OFF-LOT 10' X 10' E.G.T.C.A. ESMT. (0.002 AC.)
6	OFF-LOT 50' X 50' SAN. SEW. WAT., MAINTENANCE ACCESS DRN. & TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.057 AC.)
7	OFF-LOT 25' SAN. SEW. & MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.055 AC.)
8	1' V.N.A.E.
9	OFF-LOT VAR. WID. SAN. SEW. WAT., DRN. & E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.369 AC.)
10	OFF-LOT VAR. WID. EMERGENCY SECONDARY ACCESS ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.264 AC.)
11	OFF-LOT VAR. WID. TURN AROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.025 AC.)
12	OFF-LOT 16' WAT. ESMT. (0.055 AC.)
13	OFF-LOT 45' EMERGENCY SECONDARY ACCESS ESMT. (0.153 AC.)
14	OFF-LOT 25' MAINTENANCE ACCESS DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.095 AC.)
15	OFF-LOT 16' WAT. ESMT. (0.062 AC.)
16	OFF-LOT VAR. WID. DRN. ESMT. (0.601 AC.)
17	OFF-LOT VAR. WID. DRN. ESMT. (0.601 AC.)
18	10' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
19	15' B.S.L. (VOL. 20001, PGS. 722-728, P.R.)
20	10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
21	OFF-LOT 12' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20001, PGS. 722-728, P.R.)
22	30' TEMPORARY CONSTRUCTION ESMT. (VOL. 18497, PG. 960, O.P.R.)
23	14' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
24	OFF-LOT VAR. WID. PUBLIC DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
25	52' PERMANENT DRN. & SAN. SEW. ESMT. (VOL. 18779, PG. 1300, O.P.R.)
26	OFF-LOT 52' SAN. SEW. ESMT. & PUBLIC DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
27	20' UTILITY ESMT. (VOL. 18779, PG. 960, O.P.R.)
28	OFF-LOT 20' TEMPORARY CONSTRUCTION & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (VOL. 20001, PGS. 722-728, P.R.)
29	VAR. WID. DRN. ESMT. (VOL. 20001, PGS. 722-728, P.R.)
30	VAR. WID. TURN AROUND ESMT. (VOL. 20001, PGS. 722-728, P.R.)

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

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

8.28.19

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

8/28/19

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) (93).

2. ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N65°59'03"W	120.00'	L56	S24°01'13"W	48.45'
L2	S24°00'57"W	723.61'	L57	N24°01'13"E	48.45'
L3	S16°02'18"E	174.37'	L58	N73°42'27"W	72.97'
L4	N16°02'18"W	158.10'	L59	S73°42'27"E	75.89'
L5	N65°46'06"W	148.50'	L60	N03°22'56"E	4.90'
L6	N24°13'54"E	45.00'	L61	S03°22'56"W	4.90'
L7	S65°46'06"E	148.50'	L62	S27°11'45"W	90.14'
L8	N24°13'54"E	225.00'	L63	N65°59'03"W	50.00'
L9	N65°46'06"W	148.50'	L64	N65°46'06"W	50.00'
L10	N24°13'54"E	16.00'	L65	N24°13'54"E	50.00'
L11	S65°46'06"E	148.50'	L66	S24°13'54"W	50.00'
L12	N65°46'06"W	148.50'	L67	S27°24'42"W	90.14'
L13	N24°13'54"E	16.00'	L68	S24°13'54"W	47.63'
L14	S65°46'06"E	148.50'	L69	N24°13'54"E	210.00'
L15	N24°13'54"E	102.71'	L70	N21°03'07"E	90.14'
L16	N65°46'06"W	37.00'	L71	S24°00'57"W	210.00'
L17	N24°13'54"E	29.50'	L72	S24°13'54"W	105.05'
L18	S65°46'06"E	37.00'	L73	S86°37'04"E	17.33'
L19	N24°13'54"E	20.50'	L74	N86°37'04"W	17.33'
L20	N65°46'06"W	148.50'	L75	N24°13'54"E	438.68'
L21	N24°13'54"E	22.40'	L76	N24°13'54"E	380.74'
L22	S65°59'10"E	11.15'	L77	S03°22'56"W	50.00'
L23	N24°00'50"E	50.00'	L78	N86°37'04"W	120.00'
L24	N65°59'10"W	10.85'	L79	N03°22'56"E	50.00'
L25	N24°13'54"E	6.75'	L80	S86°37'04"E	120.00'
L26	N20°08'35"E	76.87'	L81	S68°53'51"E	50.00'
L27	S86°37'04"E	27.34'	L82	N65°47'49"W	41.00'
L28	S86°37'04"E	110.00'	L83	N65°46'06"W	17.00'
L29	S03°22'56"W	27.65'	L84	S86°37'04"E	10.00'
L30	S03°22'56"W	67.70'	L85	S65°18'48"E	72.94'
L31	N24°00'57"E	700.00'	L86	N66°20'08"W	44.71'
L32	S65°59'10"E	554.18'	L87	S33°03'58"W	79.83'
L33	S24°13'54"W	637.69'	L88	N33°03'58"E	25.01'
L34	N65°46'06"W	37.00'	L89	N03°22'56"E	50.00'
L35	S24°13'54"W	29.50'	L90	N20°50'10"E	90.14'
L36	S65°46'06"E	37.00'	L91	S55°14'42"E	85.76'
L37	S24°13'54"W	20.50'	L92	S55°14'42"E	46.64'
L38	S24°13'54"W	12.32'	L93	N55°14'42"W	25.05'
L39	S24°00'57"W	3.06'	L94	N55°14'42"W	86.72'
L40	N77°25'16"W	1.48'	L95	N24°13'54"E	16.00'
L41	N71°41'25"W	87.78'	L96	S60°42'52"E	7.82'
L42	N65°58'47"W	50.00'	L97	S24°00'57"W	16.07'
L43	N24°13'54"E	72.49'	L98	N60°42'52"W	15.87'
L44	N20°21'13"E	50.00'	L99	S70°11'42"E	10.00'
L45	N19°46'12"E	60.00'	L100	N20°01'23"E	10.00'
L46	S70°11'42"E	110.00'	L101	S70°11'42"E	10.00'
L47	S68°53'47"E	17.82'	L102	S24°00'56"W	225.15'
L48	N21°47'10"E	95.75'	L103	N68°53'47"W	25.00'
L49	N68°12'50"W	25.00'	L104	N65°46'06"W	50.00'
L50	S21°47'10"W	95.45'	L105	N24°13'54"E	29.50'
L51	S68°53'47"E	7.22'	L106	N24°13'54"E	29.50'
L52	S68°53'51"E	10.00'	L107	N24°13'54"E	45.00'
L53	S86°37'04"E	115.00'	L108	N65°58'47"W	1.39'

SAWS NOTES:

1. 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 SEWER SERVICE CONNECTION.

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

3. 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.

4. 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.

5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2347433) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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 35-47(B)(D).

MISCELLANEOUS NOTES:

1. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

2. THE 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.

3. LOTS 902 & 906, BLOCK 250, C.B. 4450, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

4. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 906, BLOCK 250, 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 COUNTY.

PLAT NUMBER: LAND-PLAT-18-900124

REPLAT & SUBDIVISION PLAT
ESTABLISHING
PRESCOTT OAKS, UNIT 2

BEING A TOTAL OF 25.75 ACRES OF LAND LOCATED IN THE M.M.Y. MASQUEZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED 78.497 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., AS DESCRIBED IN VOLUME 18923, PAGES 1314-1320, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ALL OF LOT 27, BLOCK 259, COUNTY BLOCK 4450 OF THE PRESCOTT OAKS, UNIT 1 SUBDIVISION PLAT, RECORDED IN VOLUME 20001, PAGES 722-728, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

CUDE

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
TBPIS #10048500 • TBPE FIRM #455

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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MERITAGE HOMES OF TEXAS, L.L.C.
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TEXAS 78248
PHONE: (210) 298-4294
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*
NAME: *Brian Otto*
TITLE: *Vice President of Land*

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 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 *28* DAY OF *August* A.D. *2019*

SARAH WOOD
Notary ID #130226833
My Commission Expires
May 14, 2023
Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ PRESOTT OAKS, UNIT 2 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	50.00'	85°28'07"	46.19'	74.59'	N71°39'56"W
C2	25.00'	37°03'18"	8.38'	16.17'	N47°27'31"W
C3	15.00'	89°46'56"	14.94'	23.50'	N69°07'22"E
C4	15.00'	90°13'04"	15.06'	23.62'	N20°52'38"W
C5	230.00'	04°05'19"	8.21'	16.41'	N22°11'15"E
C6	170.00'	01°43'14"	2.55'	5.10'	N21°00'12"E
C7	15.00'	90°00'00"	15.00'	23.56'	S41°37'04"E
C8	1090.05'	09°51'49"	94.06'	187.65'	S08°18'10"W
C9	35.00'	96°39'26"	39.32'	59.04'	N60°54'27"E
C10	15.00'	90°00'00"	15.00'	23.56'	N20°58'47"W
C11	15.00'	90°00'00"	15.00'	23.56'	S69°01'13"W
C12	1285.00'	00°51'06"	9.55'	19.10'	N20°40'36"E
C13	1285.00'	02°13'46"	25.00'	50.00'	N22°13'03"E
C14	1235.00'	02°19'11"	25.01'	50.00'	S22°15'45"W
C15	1225.00'	17°43'13"	190.96'	377.36'	S12°14'33"W
C16	1235.00'	17°43'13"	192.52'	381.96'	S12°14'33"W
C17	225.00'	20°38'17"	40.97'	81.05'	S13°42'05"W
C18	175.00'	20°38'17"	31.86'	63.04'	N13°42'05"E
C19	1285.00'	11°08'49"	125.40'	250.00'	N08°57'21"E
C20	15.00'	88°14'12"	14.55'	23.10'	N29°35'21"W
C21	525.00'	04°03'40"	18.61'	37.21'	N71°40'37"W
C22	475.00'	04°03'40"	16.84'	33.66'	S71°40'37"E
C23	12.00'	88°21'55"	11.66'	18.51'	N62°06'35"E
C24	1285.00'	01°52'40"	21.06'	42.12'	N18°51'58"E
C25	230.00'	20°38'01"	41.87'	82.83'	S13°41'57"W
C26	15.00'	90°00'07"	15.00'	23.56'	N20°59'06"W
C27	15.00'	89°46'56"	14.94'	23.50'	S69°07'22"W
C28	15.00'	90°13'04"	15.06'	23.62'	S20°52'38"E
C29	15.00'	89°59'53"	15.00'	23.56'	N69°00'54"E
C30	170.00'	20°38'01"	30.95'	61.22'	N13°41'57"E
C31	15.00'	90°00'07"	15.00'	23.56'	S20°59'06"E
C32	15.00'	89°59'53"	15.00'	23.56'	N69°00'54"E
C33	15.00'	90°13'04"	15.06'	23.62'	N20°52'38"W
C34	15.00'	89°46'56"	14.94'	23.50'	N69°07'22"E
C35	225.00'	20°37'54"	40.95'	81.02'	S76°18'07"E
C36	175.00'	20°37'54"	31.85'	63.02'	N76°18'07"E
C39	1405.00'	06°08'47"	75.43'	150.72'	S26°44'15"W
C40	58.00'	24°56'58"	12.83'	25.26'	N30°