

BEXAR COUNTY DEED RECORDS BCOPR - BEXAR COUNTY OFFICIAL PUBLIC RECORDS BCPR -BEXAR COUNTY PLAT RECORDS BEXAR COUNTY DEED PLAT RECORDS BCDPR -BUILDING SETBACK LINE CLEAR VISION EASEMENT EGTC -ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT EASEMENT DRAINAGE EASEMENT OVERALL DIMENSION CENTER LINE — 1290 - — EXISTING CONTOUR COUNTY BLOCK PROPOSED CONTOUR EASEMEN ULTIMATE 100-YR R.O.W. ----- RIGHT-OF-WAY

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

FEMA LINE

IMPACT FEE PAYMENT NOTE

V.N.A.E. ----- VEHICLE NON-ACCESS EASEMENT

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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2663310) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE

CLEAR VISION EASEMENT NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT

CPS/SAWS/COSA UTILITY 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 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 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 TH 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 AL 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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

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

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 JONES & CARTER, INC.

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1,000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0090F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS. OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOT 901, BLOCK 16, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS DFIRM PANEL NUMBER 48029C0090F DATED SEPTEMBER 29, 2010. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY JONES CARTER AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-1869P) IS PENDING APPROVAL BY FEMA. FLOODPLAIN

- INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 BLOCK 12 CB 4689, 901 & 902, BLOCK 13, CB 4689 AND LOT 901 & 902, BLOCK 16 CB 4689 DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY
- OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY 9. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING
- THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH FLOODPLAIN
- 12. TREE SAVE NOTE: LOT 901 BLOCK 16 CB 4689 & LOT 901 BLOCK 13 CB 4689, AND LOT 902 BLOCK 13 CB 4689 ARE DESIGNATED AS TREE SAVE AREAS. LOT 901 BLOCK 12 CB 4689 & LOT 902 BLOCK 16 CB 4689 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOTS 901 & 902, BLOCK 13, CB 4689 AND LOTS 901, BLOCK 16, CB 4689 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENT.

REGULATION IN FEFECT AT TIME OF CONSTRUCTION CONTACT REXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION

MAINS DEDICATION: 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. HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,540 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.

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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

DRAINAGE NOTES

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

100 200 300

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR WITH ONSITE DETENTION PONDS LOCATED IN LOT 901, BLOCK 13 CB 4689, AND LOT 901, BLOCK 16 CB 4689.

STORM WATER DETENTION IS REQUIRED FOR PROPERTY, BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNEES AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNT

600

SCALE: 1" = 300'

LAND PLAT-20-11800369 SUBDIVISION PLAT ESTABLISHING SCENIC CREST UNIT 1

BEING A TOTAL OF 37.263 ACRES OF LAND IN COUNTY BLOCK 4689 CONTAINING PORTIONS OF THE JAMES O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 956, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 844, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT 250, BEXAR COUNTY, TEXAS. CONTAINING A PORTION OF THAT CERTAIN 66.101 ACRE TRACT 1 AND ALL OF THAT CERTAIN 0.079 ACRE TRACT 2 DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC RECORDED AS DOCUMENT NO. 20200310023 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS AND CONTAINING A PORTION OF THAT CERTAIN 16.872 ACRE TRACT DESCRIBED II INSTRUMENT TO INVESTMENTS DE MF GROUP, LP, RECORD AS VOL. 12267, PAGE 601 AND VOL. 12575, PAGE 1421 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS



DATE OF PRINT: July 12, 2021

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

4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

THEREIN EXPRESSE TO VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT MERITAGE HOMES OF TEXAS, LLC TERS RD SUITE 200, SAN ANTONIO TEXAS 78231 INVESTMENTS DE MF GROUP, LP ALEJANDRO MEDINA, MANAGER 25319 BOERNE STAGE ROAD

STATE OF TEXAS

RAYANNE NICOLE MILLER

Notary ID #132944616

My Commission Expires

February 26, 2025

VICTORIA GROUNDS

NOTARY ID #1219343-1

My Commission Expires

January 25, 2025

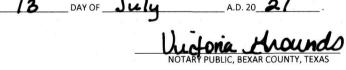
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY

SAN ANTONIO, TEXAS 78255

TELEPHONE (210) 667-0000

THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS NOTARY PUBLIC, BEXAR COUNTY, TEXAS STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEJANDRO MEDINA 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



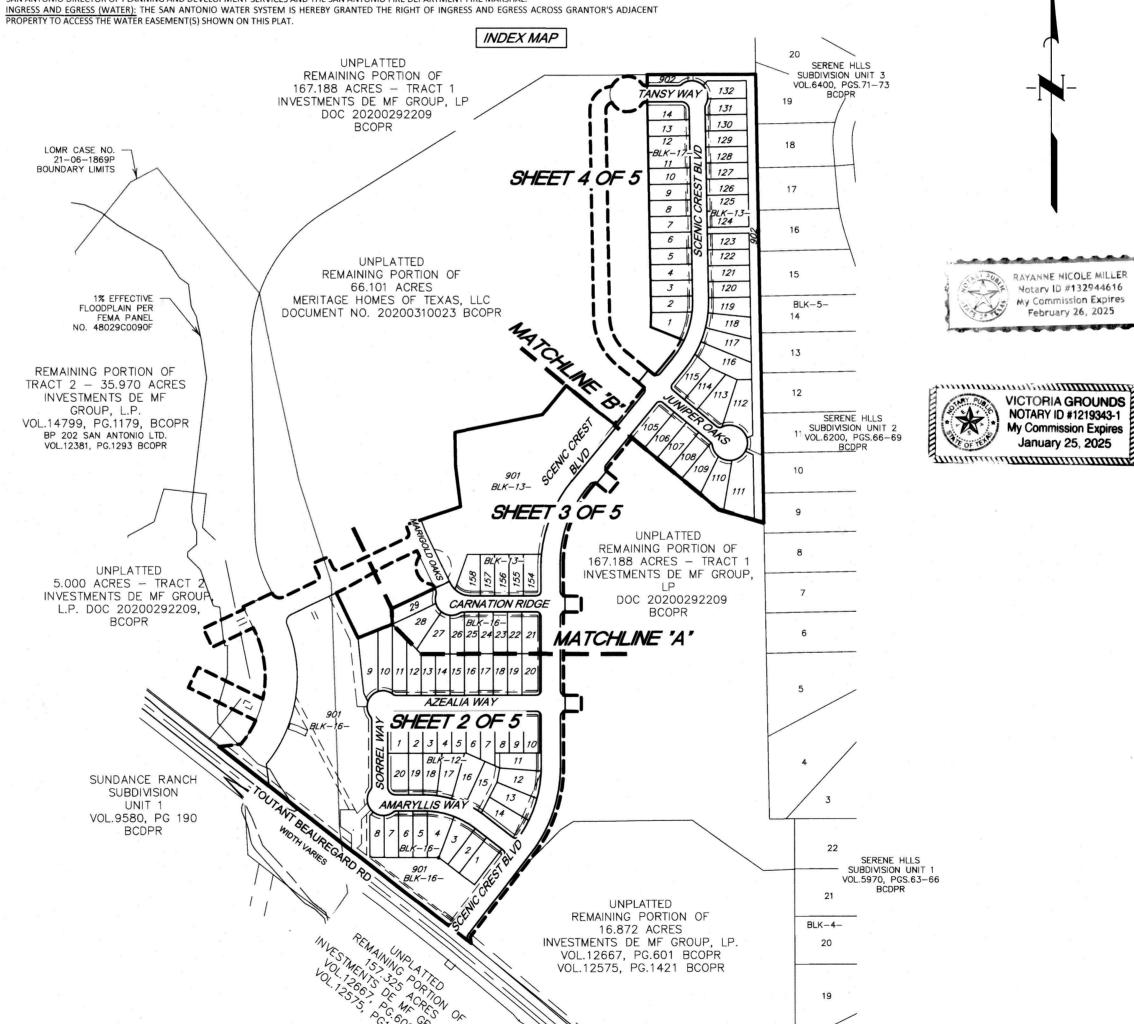
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

ON THIS _	DAY OF	A.D. 20
	COUNTY JUDGE, BEXA	R COUNTY, TEXAS
	COUNTY CLERK, BEX	KAR COUNTY, TEXAS

THIS PLAT OF SCENIC CREST UNIT 1 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. DAY OF

CHAIRMAN	7	
	×	

SHEET 1 OF 5







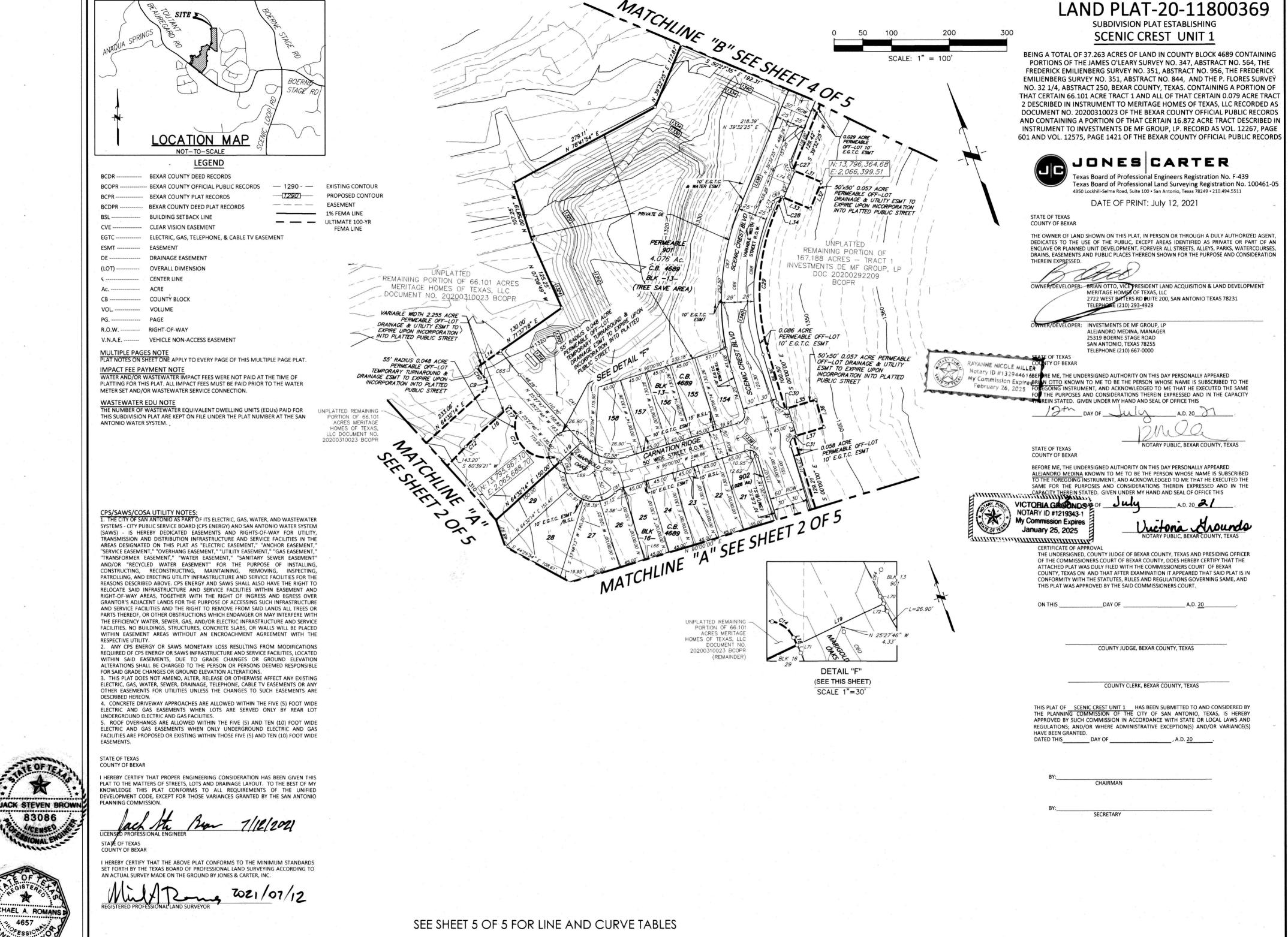
SCALE 1"=20'

AND CURVE TABLES





SHEET 3 OF 5



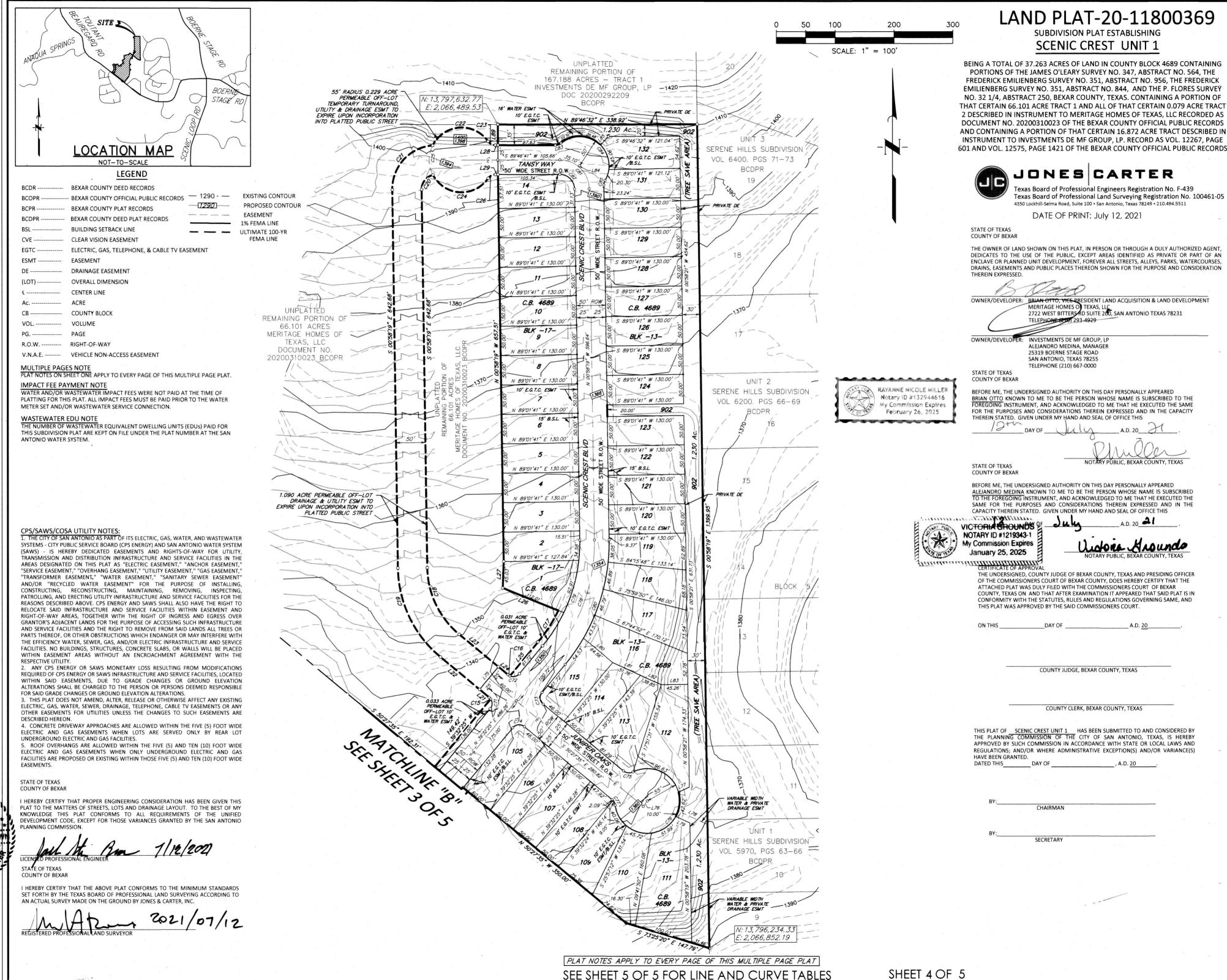
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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MICHAEL A. ROMANS 4657

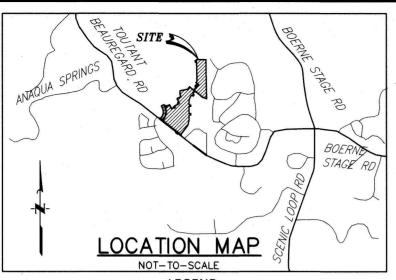
Windson.







February 26, 2025



LEGEND

BEXAR COUNTY DEED RECORDS -- BEXAR COUNTY OFFICIAL PUBLIC RECORDS BCPR ----- BEXAR COUNTY PLAT RECORDS BCDPR ----- BEXAR COUNTY DEED PLAT RECORDS --- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT ESMT ----- EASEMENT DRAINAGE EASEMENT

(LOT) ----- OVERALL DIMENSION CENTER LINE ---- COUNTY BLOCK VOL. ----- VOLUME ----- PAGE R.O.W. ----- RIGHT-OF-WAY

V.N.A.E. ----- VEHICLE NON-ACCESS EASEMENT

MULTIPLE PAGES NOTE

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. IMPACT FEE PAYMENT NOTE

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WASTEWATER EDU NOTE

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. 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 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.

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

4. 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.

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

STATE OF TEXAS COUNTY OF BEXAR

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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 JONES & CARTER, INC.

	LINE TABLE				LINE TABLE	
LINE	BEARING	DISTANCE	1	INE	BEARING	DISTANCE
L1	S 83°03'13" W	6.00'	4	148	S 45'02'52" W	41.98'
L2	N 83'03'13" E	64.76	L	149	S 00'00'00" E	75.45
L3	S 37.48'08" W	8.68'		L50	S 44*53'25" W	19.30'
L4	N 25.56'30" E	70.00'		L51	N 51°55'29" W	22.32'
L5	S 25'27'46" E	11.41'		152	S 00'00'00" E	46.69'
. L6	S 25'27'46" E	65.00'	4	153	S 54°25'25" E	43.01'
L7	S 25'27'46" E	65.00'	L	154	S 00'00'00" E	51.51'
L8	S 25'27'46" E	8.25	4	1.55	N 90'00'00" W	46.37'
L9	S 64'32'14" W	100.00'	L	156	N 27'36'37" W	12.86'
L10	S 25'27'46" E	1.00'		157	N 51*55'29" W	37.63'
L11	N 25°27'46" W	12.00'		L58	S 45'02'52" W	15.34'
L12	N 67'25'36" E	50.00'	Ι.	159	S 00'00'00" E	17.78'
L13	S 25'27'46" E	11.00'		L60	S 1170'10" W	45.23'
L14	N 71°37′18" E	50.00'		L61	N 90'00'00" E	245.00'
L15	S 64'32'14" W	19.83'		162	S 66'00'06" E	114.82'
L16	S 64'32'14" W	83.72'		1.63	S 45'00'00" E	5.71'
L17	N 25'27'46" W	19.31'		L64	N 90°00'00" W	31.32'
L18	S 25'27'46" E	4.26'		L65	S 24'54'32" E	30.99'
· L19	N 64'32'45" E	50.00'		166	N 90'00'00" E	370.00'
L20	S 02'21'26" E	48.92'		167	N 04.55'51" W	26.16'
L21	N 50°27'35" W	21.00'		168	S 03'22'26" W	38.31'
L22	S 50°27'35" E	86.44'		169	N 36'36'22" E	5.89'
L23	S 50°27'35" E	86.44'		L70	N 25'27'46" W	4.26'
L24	S 50'27'35" E	21.00'		L71	N 25'27'15" W	4.55'
L25	S 39'32'25" W	75.14'		L72	N 25'27'15" W	4.33'
L26	N 68'06'54" W	101.99'		173	N 39'32'25" E	12.40'
L27	N 01'53'19" E	45.03'		L74.	S 50°27'35" E	39.00'
L28	N 89'46'41" E	4.26'		1.75	S 39'32'25" W	50.00'
L29	S 89'46'41" W	4.26'		L76	N 36'43'22" E	11.58'
L30	S 50'56'53" E	52.60'		177	N 65'04'41" E	20.36'
L31	S 50°27'35" E	50.00'	5 7	1.78	S 65'47'27" E	55.03'
L32	5 39°32'25" W	50.00'		L79	N 65'47'27" W	26.43'
L33	N 50°27'35" W	50.00'		180	S 50'27'34" E	64.56
L34	N 39'32'25" E	25.82'		L81	S 65'27'13" E	51.76'
L35	S 90'00'00" E	50.00'		L82	S 65'27'13" E	38.85
L36	S 00'00'00" W	50.00'		183	N 8912'54" E	45.26'
L37	N 90'00'00" W	50.00'		L84	S 39.59'51" W	2.39'
L38	S 90'00'00" E	50.00'		L85	S 41'31'06" W	20.03'
L39	S 00'00'00" E	50.00'		L86	S 06.56'47" E	64.81'
L40	N 90'00'00" W	50.00'		L87	S 38'03'13" W	8.72'
L41	N 07'14'45" W	20.62'		L88	N 2312'43" E	220.78'
L42	S 49'52'27" E	49.49'		L89	S 0013'19" E	35.01'
L43	S 51°55'29" E	48.78'		190	S 38°04'31" W	5.00'
L44	S 37'34'42" W	260.05	1	L91	S 51"55'29" E	43.00'
L45	S 51°55'29" E	8.24'		L92	S 2772'48" W	107.59
L46	N 45'00'00" E	5.71'	-			
L47	S 45°02'52" W	46.55'	1			

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGEN 7
C1	330.00'	77.90'	13'31'29"	S3177'28"W	77.72'	39.13'
C2	330.00'	70.75'	1277'01"	S18'23'13"W	70.61'	35.51'
C3	330.00'	217.18'	37*42'29"	S6*36'32"E	213.29'	112.69'
C4	25.00'	39.27'	90'00'00"	S70°27'46"E	35.36'	25.00'
C5	14.00'	21.99'	90'00'00"	N19'32'14"E	19.80'	14.00'
C6	575.00'	29.00'	2.53'23"	N24"01'05"W	29.00'	14.50'
C7	525.00'	26.48'	2.53'23"	S24°01'05"E	26.47'	13.24
C8	14.00'	21.99'	90'00'00"	S70°27'46"E	19.80'	14.00'
C9	14.00'	20.99'	85*53'36"	N21'35'25"E	19.08'	13.03'
C10	475.00'	24.69'	2.58'41"	N19*52'03"W	24.69'	12.35
C11	285.00'	19.31'	3'52'52"	S62'35'47"W	19.30'	9.66'
C12	285.00'	19.31'	3.52.52"	S62'35'47"W	19.30'	9.66'
C13	55.00'	113.37'	118'06'02"	S21'33'23"E	94.34'	91.72'
C14	15.00'	14.44'	55°08'35"	S53°02'06"E	13.89'	7.83'
C15	14.00'	4.06'	16'36'06"	N42'09'33"W	4.04'	2.04'
C16	14.00'	4.06'	16'36'06"	S58*45'38"E	4.04'	2.04
C17	265.00'	63.87'	13.48'33"	S32'38'08"W	63.71'	32.09
C18	150.00'	129.56'	49*29'15"	S25*42'57"E	125.57'	69.13'
C19	200.00'	172.74'	49'29'15"	S25'42'57"E	167.42'	92.18'
C20	25.00'	33.87'	77'37'20"	S37*50'21"W	31.34'	20.11'
C21	75.00'	112.64'	86'03'01"	S42'03'11"W	102.35'	70.00'
C22	55.00'	113.66'	118*24'32"	N85'43'25"E	94.49'	92.28'
C23	15.00'	14.44'	55'09'01"	S62'38'50"E	13.89'	7.83'
C24	55.00'	112.65'	117'20'51"	N86°41'54"W	93.96'	90.37'
C25	55.00'	52.36'	54'32'37"	S0'45'10"E	50.40'	28.35
C26	15.00'	14.44'	55'09'00"	S6272'10"W	13.89'	7.83'
C27	14.00'	4.06'	16'36'06"	N42°09'33"W	4.04'	2.04'
C28	14.00'	4.06'	16'36'06"	S58*45'38"E	4.04'	2.04'
C29	365.00'	251.89'	39'32'25"	N19'46'12"E	246.92'	131.19'
C30	15.00'	5.10'	19*28'16"	N8075'52"W	5.07'	2.57'
C31	15.00'	5.10'	19*28'16"	N80°15'52"E	5.07'	2.57'
C32	15.00'	5.10'	19'28'17"	N8075'52"W	5.07'	2.57'
C33	15.00'	5.10'	19'28'16"	N8015'52"E	5.07'	2.57'
C34	450.00'	295.14'	37'34'42"	N18'47'21"E	289.88'	153.10
C35	15.00'	10.18'	38*52'15"	S70:33'53"W	9.98'	5.29'
C37	285.00'	186.92'	37'34'42"	N7172'39"W	183.59'	96.96
C38	260.00'	170.52'	37'34'42"	S7172'39"E	167.48'	88.46
C39	310.00'	203.32'	37'34'42"	S71"12'39"E	199.69'	105.47
C40	50.00'	78.54'	90'00'00"	N45'00'00"W	70.71'	50.00'
C41	55.00'	113.39'	118'07'42"	N29'22'14"W	94.35'	91.77'
C42	25.00'	39.27'	90°00'00"	S45'00'00"W	35.36'	25.00'
C43	50.00'	146.38'	167*44'30"	S45'00'00"E	99.43'	465.62
C44	15.00'	10.18'	38'52'15"	519°26'07"W	9.98'	5.29'
C45	50.00'	78.54	90.00,00,	S45'00'00"W	70.71'	50.00
C46	25.00'	39.27'	90'00'00"	S45'00'00"E	35.36'	25.00'
C47	15.00'	10.18	38.52.15"	S19'26'07"E	9.98'	5.29'
C48	50.00'	146.38'	167.44'30"	S45'00'00"W	99.43'	465.62
C49	15.00'	10.18'	38.52.15"	\$70'33'53"E	9.98'	5.29'
C50	60.00'	41.31'	39'26'59"	519*08'45"E	40.50'	21.51
C51	15.00'	24.27'	92.41.59"	N8113'42"E	21.71'	15.72'
C52	15.00	23.56'	90'00'00"	S45'00'00"W	21.21'	15.00
C53	15.00	23.56'	90'00'00"	N45'00'00"W	21.21	15.00
C54	15.00	23.56	90'00'00"	N45'00'00''E		15.00
004	13.00	23.36	30 00 00	1445 00 00 E	21.21'	13.00

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGEN 7
C56	15.00'	23.56'	90'00'00"	N45'00'00"E	21.21'	15.00'
C57	15.00'	23.56'	90'00'00"	N45'00'00"W	21.21'	15.00'
C58	15.00'	23.56'	90'00'00"	N45'00'00"E	21.21'	15.00'
C59	75.00'	84.48'	64'32'14"	N57'43'53"W	80.08	47.36'
C60	100.00	112.64'	64'32'14"	N57'43'53"W	106.78'	63.14
C61	25.00'	13.06'	29.55'35"	575°02'12"W	12.91'	6.68'
C62	50.00'	118.37'	135'38'34"	S52'06'18"E	92.60'	122.65
C63	25.00'	17.97'	4170'46"	N4°52'24"W	17.58'	9.39
C64	15.00'	14.44'	55'09'23"	N2*06'55"E	13.89'	7.83'
C65	425.00'	52.55'	7.05'04"	S21°55′14″E	52.52'	26.31
C66	400.00'	276.04	39'32'25"	N19*46'12"E	270.60'	143.77
C67	425.00'	252.21'	34'00'07"	N22'32'21"E	248.53'	129.94
C68	375.00	258.79'	39'32'25"	N19*46'12"E	253.68'	134.79
C69	14.00'	21.99'	90'00'00"	N84*32'25"E	19.80'	14.00'
C70	14.00'	21.99'	90'00'00"	N5'27'35"W	19.80'	14.00'
C71	14.00'	21.99'	90'00'00"	S5*27'35"E	19.80'	14.00'
C72	14.00'	21.99'	90'00'00"	584°32'25"W	19.80'	14.00'
C73	14.00'	21.99'	90'00'00"	N5'27'35"W	19.80'	14.00'
C74	14.00'	21.99'	90'00'00"	S84°32'25"W	19.80'	14.00'
C75	15.00'	17.29'	66'02'07"	S83*28'39"E	16.35	9.75'
C76	55.00'	277.02'	288'35'09"	527°47'52"W	64.20'	39.53'
C77	15.00'	11.14'	42'33'02"	N2971'04"W	10.89'	5.84
C78	300.00'	212.12'	40'30'44"	N1977'03"E	207.73'	110.71
C79	275.00'	194.44'	40'30'44"	S1977'03"W	190.42'	101.49
C80	325.00'	229.80'	40'30'44"	N1977'03"E	225.04'	119.94
C81	50.00'	77.89'	8975'00"	N45°35'49"W	70.25'	49.35
C82	25.00'	38.94'	8975'00"	N45°35'49"W	35.12'	24.67
C83	15.00'	10.40'	39'42'54"	N69°55′13″E	10.19'	5.42'
C84	50.00'	139.69'	160°04'21"	549°54'04"E	98.49'	284.62
C85	15.00'	8.14'	31 06'26"	S14°34'54"W	8.04'	4.17'
C86	430.00'	451.78'	60'11'50"	57*57'18"W	431.28'	249.25
C87	25.00	37.82'	86*40'51"	521'11'48"W	34.32'	23.59
C88	410.00'	268.90'	37'34'42"	N18°47'21"E	264.11'	139.49
C89	380.00'	231.32'	34.52'42"	N17*26'21"E	227.77'	119.37
C90	440.00'	288.58'	37'34'42"	N18*47'21"E	283.44'	149.69
C91	15.00'	23.56'	90'00'00"	N45'00'00"W	21.21'	15.00'
C92	15.00'	23.56'	90'00'00"	S7'25'18"E	21.21'	15.00'
C93	15.00'	22.89'	87'27'09"	N6'08'53"W	20.74'	14.35'
C94	15.00'	23.69'	90'29'49"	S82*49'36"W	21.31'	15.13'

CURVE TABLE

LAND PLAT-20-11800369 SUBDIVISION PLAT ESTABLISHING

SCENIC CREST UNIT 1

BEING A TOTAL OF 37,263 ACRES OF LAND IN COUNTY BLOCK 4689 CONTAINING

PORTIONS OF THE JAMES O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 956, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 844, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT 250, BEXAR COUNTY, TEXAS. CONTAINING A PORTION OF THAT CERTAIN 66.101 ACRE TRACT 1 AND ALL OF THAT CERTAIN 0.079 ACRE TRACT 2 DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC RECORDED AS DOCUMENT NO. 20200310023 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS AND CONTAINING A PORTION OF THAT CERTAIN 16.872 ACRE TRACT DESCRIBED IN INSTRUMENT TO INVESTMENTS DE MF GROUP, LP. RECORD AS VOL. 12267, PAGE 601 AND VOL. 12575, PAGE 1421 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS



DATE OF PRINT: July 12, 2021

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

4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

OWNER/DEVELOPER: BRIAN OTTO, VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT MERITAGE HOMES OF TEXAS, LLC 2722 WEST BITTERS RD SUFFE 200, SAN ANTONIO TEXAS 78231 TELEPHONE (210) 293-4929 INVESTMENTS DE MF GROUP RAYANNE NICOLE MILLER ALEJANDRO MEDINA, MANAGE Notary ID #132944616 SAN ANTONIO, TEXAS 78255 My Commission Expires TELEPHONE (210) 667-0000

STATE OF TEXAS

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

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEJANDRO MEDINA 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

ON THIS ______DAY OF _____

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 JUDG	E, BEXAR COUN	TY, TEXAS		
-	COUNTY CLE	RK, BEXAR COL	JNTY, TEXAS		
	SCENIC CREST UNIT 1				
PLANNING ROVED BY SU	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN	CITY OF SAN	I ANTONIO, ITH STATE OR	TEXAS, IS HERE LOCAL LAWS A	BY ND
PLANNING ROVED BY SU JLATIONS; A	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN ITED.	CITY OF SAN	I ANTONIO, ITH STATE OR EPTION(S) AN	TEXAS, IS HERE LOCAL LAWS A	BY ND
PLANNING OVED BY SU LATIONS; A BEEN GRAN	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN ITED.	CITY OF SAN CCORDANCE W ISTRATIVE EXC	I ANTONIO, ITH STATE OR EPTION(S) AN	TEXAS, IS HERE LOCAL LAWS A	BY ND
PLANNING OVED BY SU JLATIONS; A BEEN GRAN	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN ITED.	CITY OF SAN CCORDANCE W ISTRATIVE EXC	I ANTONIO, ITH STATE OR EPTION(S) AN	TEXAS, IS HERE LOCAL LAWS A	BY ND
PLANNING OVED BY SU JLATIONS; A BEEN GRAN	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN ITED.	CITY OF SAN CCORDANCE W ISTRATIVE EXC	I ANTONIO, ITH STATE OR EPTION(S) AN	TEXAS, IS HERE LOCAL LAWS A	BY ND
PLANNING ROVED BY SU JLATIONS; A BEEN GRAN	COMMISSION OF THE JCH COMMISSION IN AC ND/OR WHERE ADMIN ITED.	CITY OF SAN CCORDANCE W ISTRATIVE EXC	I ANTONIO, ITH STATE OR EPTION(S) AN	TEXAS, IS HERE LOCAL LAWS A	BY ND



