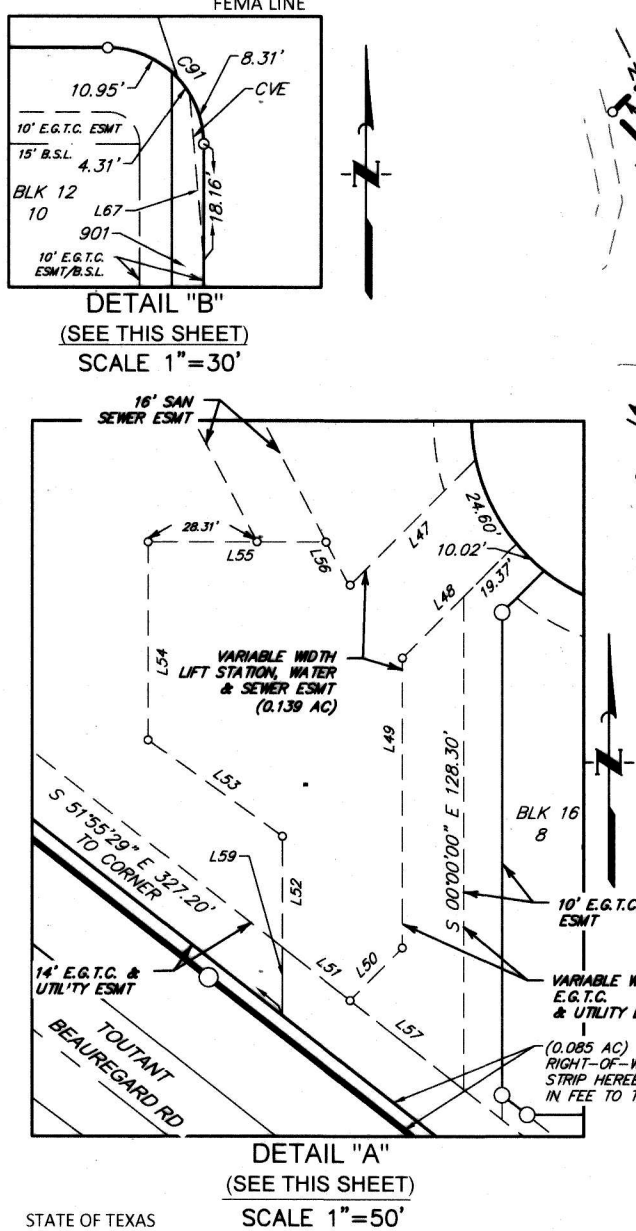


LEGEND

BCDR	BEXAR COUNTY DEED RECORDS
BCOPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
BCPR	BEXAR COUNTY PLAT RECORDS
BCDPR	BEXAR COUNTY DEED PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
1290	EXISTING CONTOUR
1290	PROPOSED CONTOUR
---	EASEMENT
---	1% FEMA LINE FLOODPLAIN PER FEMA PANEL NO. 48029C0090F
---	ULTIMATE 100-YR FEMA LINE



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.

Jack M. Brown 7/12/2021
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

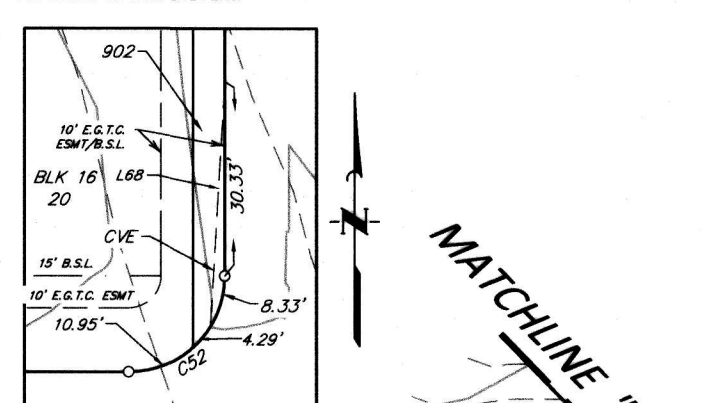
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Michael A. Romans 2021/07/12
REGISTERED PROFESSIONAL LAND SURVEYOR

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

IMPACT FEE PAYMENT 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 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 ANTONIO WATER SYSTEM.



UNPLATTED REMAINING PORTION OF 66.101 ACRES MERITAGE HOMES OF TEXAS, LLC DOCUMENT NO. 20200310023 BCOPR

LOMR CASE NO. 21-06-1869P BOUNDARY LIMITS

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CPS/SAWS/COSA UTILITY 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 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 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) 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 EASEMENTS.

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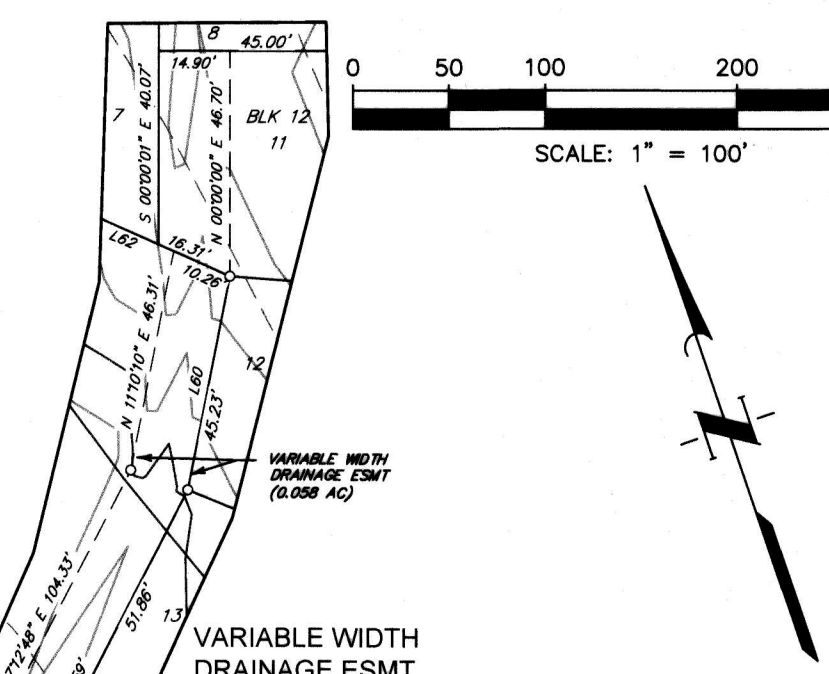
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LAND PLAT-20-11800369

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

JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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 THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN OTTO, VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
2722 WEST BITTERS RD SUITE 200, SAN ANTONIO TEXAS 78231
TELEPHONE (210) 293-4929

OWNER/DEVELOPER: INVESTMENTS DE MF GROUP, LP
ALEJANDRO MEDINA, MANAGER
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

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

12th DAY OF July, A.D. 20 21

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

21st DAY OF January, A.D. 20 21

[Signature]
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.

ON THIS _____ DAY OF _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR 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.

DATED THIS _____ DAY OF _____, A.D. 20 ____

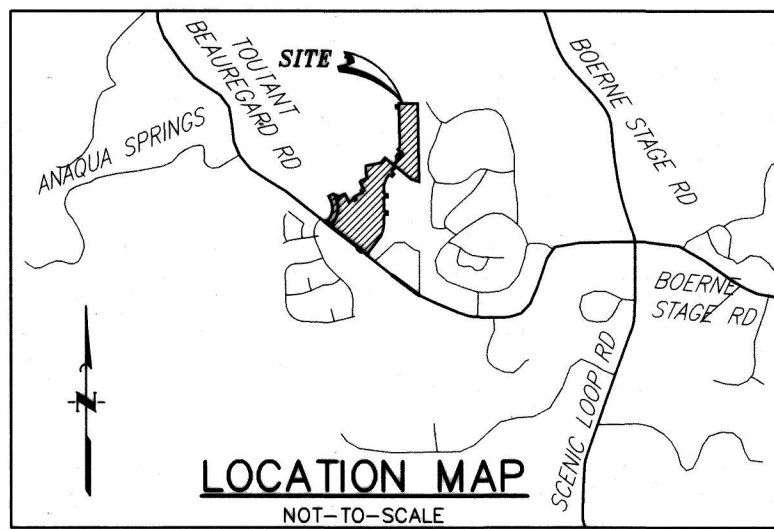
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 2 OF 5



LEGEND	
BCDR	BEXAR COUNTY DEED RECORDS
BCOPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
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MULTIPLE PAGES NOTE
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IMPACT FEE PAYMENT NOTE
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WASTEWATER EDU NOTE
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STATE OF TEXAS
COUNTY OF BEXAR

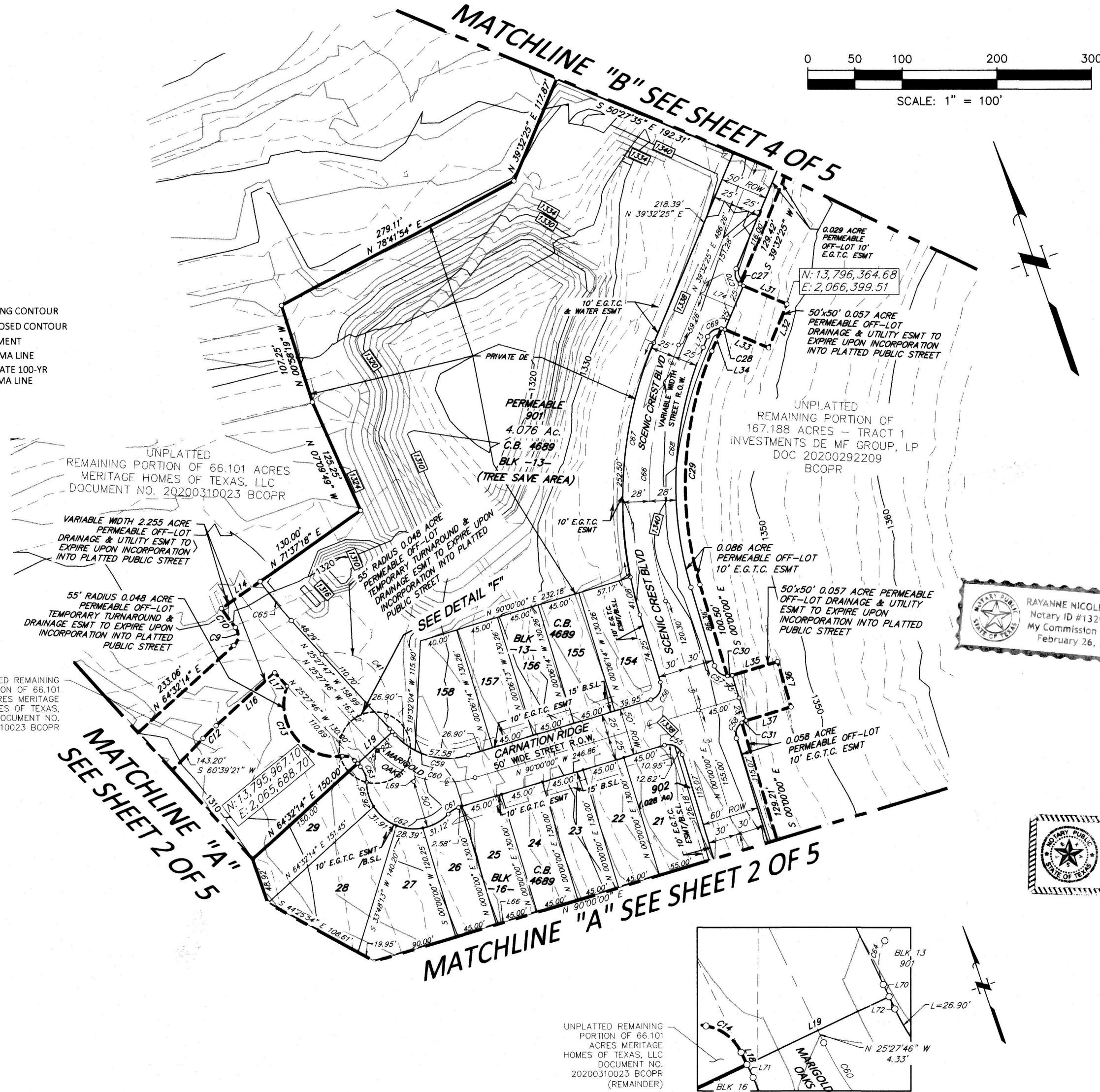
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Jack H. Brown 7/12/2021
LICENSED PROFESSIONAL ENGINEER

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 JONES & CARTER, INC.

Michael A. Romans 2021/07/12
REGISTERED PROFESSIONAL LAND SURVEYOR



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

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
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4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: July 12, 2021

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BRIAN OTTO, VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
2722 WEST BATTERS RD SUITE 200, SAN ANTONIO TEXAS 78231
TELEPHONE (210) 293-4929

OWNER/DEVELOPER: INVESTMENTS DE MF GROUP, LP
ALEJANDRO MEDINA, MANAGER
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

STATE OF TEXAS
COUNTY OF BEXAR

RAYANNE NICOLE MILLER
Notary ID #1329446166
My Commission Expires February 26, 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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

12th DAY OF July A.D. 20 21

Rayanne Nicole Miller
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

July A.D. 20 21

Victoria Grounds
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.

ON THIS _____ DAY OF _____ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR 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.

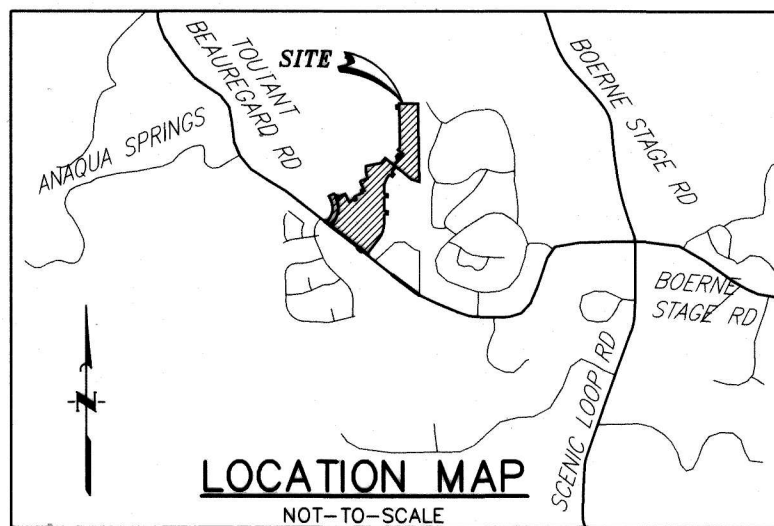
DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES
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BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	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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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.

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.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

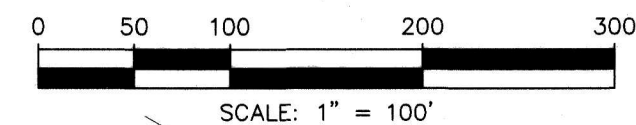
UNPLATTED
REMAINING PORTION OF
66.101 ACRES
MERITAGE HOMES OF TEXAS, LLC
DOCUMENT NO. 20200310023 BCOPR

1.090 ACRE PERMEABLE OFF-LOT
DRAINAGE & UTILITY ESMIT TO
EXPIRE UPON INCORPORATION INTO
PLATTED PUBLIC STREET

UNPLATTED
REMAINING PORTION OF
167.188 ACRES - TRACT 1
INVESTMENTS DE MF GROUP, LP
DOC 20200292209
BCOPR

55' RADIUS 0.229 ACRE
PERMEABLE OFF-LOT
TEMPORARY TURNAROUND
UTILITY & DRAINAGE ESMIT TO
EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET

MATCHLINE "B"
SEE SHEET 3 OF 5



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



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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 THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN OTTO, VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
2722 WEST BITTERS ROAD SUITE 200, SAN ANTONIO TEXAS 78231
TELEPHONE (210) 293-4929

OWNER/DEVELOPER: INVESTMENTS DE MF GROUP, LP
ALEJANDRO MEDINA, MANAGER
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

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

12th DAY OF July A.D. 20 21

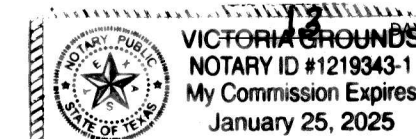
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

12th DAY OF July A.D. 20 21

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.

ON THIS _____ DAY OF _____ A.D. 20 _____

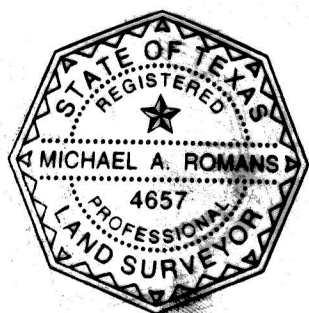
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR 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.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 4 OF 5

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SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

RAYANNE NICOLE MILLER
Notary ID #132944616
My Commission Expires
February 26, 2025

STATE OF TEXAS
COUNTY OF BEXAR

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12th DAY OF July A.D. 20 21
Notary Public, Bexar County, Texas

STATE OF TEXAS
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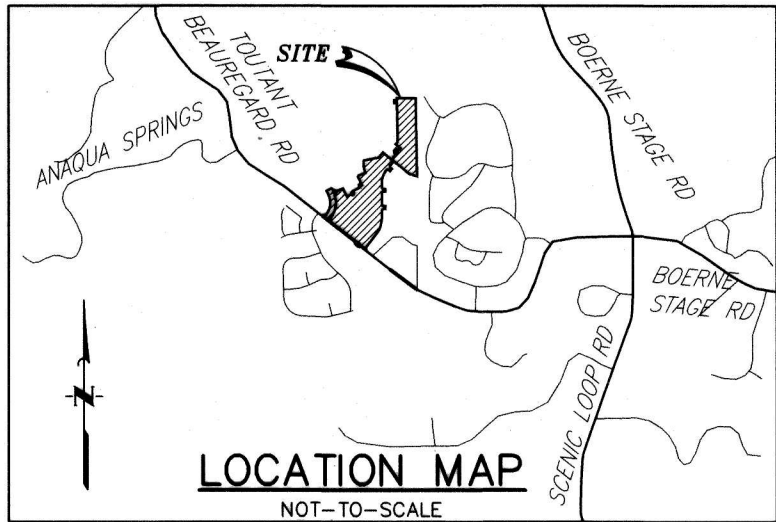
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DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

BCDR ----- BEXAR COUNTY DEED RECORDS
BCOPR ----- BEXAR COUNTY OFFICIAL PUBLIC RECORDS
BCPR ----- BEXAR COUNTY PLAT RECORDS
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BSL ----- BUILDING SETBACK LINE
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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 83°03'13" W	6.00'
L2	N 83°03'13" E	64.76'
L3	S 37°48'08" W	8.68'
L4	N 25°56'30" E	70.00'
L5	S 25°27'46" E	11.41'
L6	S 25°27'46" E	65.00'
L7	S 25°27'46" E	65.00'
L8	S 25°27'46" E	8.25'
L9	S 64°32'14" W	100.00'
L10	S 25°27'46" E	1.00'
L11	N 25°27'46" W	12.00'
L12	N 67°25'36" E	50.00'
L13	S 25°27'46" E	11.00'
L14	N 71°37'18" E	50.00'
L15	S 64°32'14" W	19.83'
L16	S 64°32'14" W	83.72'
L17	N 25°27'46" W	19.31'
L18	S 25°27'46" E	4.26'
L19	N 64°32'45" E	50.00'
L20	S 02°21'26" E	48.92'
L21	N 50°27'35" W	21.00'
L22	S 50°27'35" E	86.44'
L23	S 50°27'35" E	86.44'
L24	S 50°27'35" E	21.00'
L25	S 39°32'25" W	75.14'
L26	N 68°06'54" W	101.99'
L27	N 01°53'19" E	45.03'
L28	N 89°46'41" E	4.26'
L29	S 89°46'41" W	4.26'
L30	S 50°56'53" E	52.60'
L31	S 50°27'35" E	50.00'
L32	S 39°32'25" W	50.00'
L33	N 50°27'35" W	50.00'
L34	N 39°32'25" E	25.82'
L35	S 90°00'00" E	50.00'
L36	S 00°00'00" W	50.00'
L37	N 90°00'00" W	50.00'
L38	S 90°00'00" E	50.00'
L39	S 00°00'00" E	50.00'
L40	N 90°00'00" W	50.00'
L41	N 07°14'45" W	20.62'
L42	S 49°52'27" E	49.49'
L43	S 51°55'29" E	48.78'
L44	S 37°34'42" W	260.05'
L45	S 51°55'29" E	8.24'
L46	N 45°00'00" E	5.71'
L47	S 45°02'52" W	46.55'

LINE	BEARING	DISTANCE
L48	S 45°02'52" W	41.98'
L49	S 00°00'00" E	75.45'
L50	S 44°53'25" W	19.30'
L51	N 51°55'29" W	22.32'
L52	S 00°00'00" E	46.69'
L53	S 54°25'25" E	43.01'
L54	S 00°00'00" E	51.51'
L55	N 90°00'00" W	46.37'
L56	N 27°36'37" W	12.86'
L57	N 51°55'29" W	37.63'
L58	S 45°02'52" W	15.34'
L59	S 00°00'00" E	17.78'
L60	S 11°10'10" W	45.23'
L61	N 90°00'00" E	245.00'
L62	S 66°00'06" E	114.82'
L63	S 45°00'00" E	5.71'
L64	N 90°00'00" W	31.32'
L65	S 24°54'32" E	30.99'
L66	N 90°00'00" E	370.00'
L67	N 04°55'51" W	26.16'
L68	S 03°22'26" W	38.31'
L69	N 36°36'22" E	5.89'
L70	N 25°27'46" W	4.26'
L71	N 25°27'15" W	4.55'
L72	N 25°27'15" W	4.33'
L73	N 39°32'25" E	12.40'
L74	S 50°27'35" E	39.00'
L75	S 39°32'25" W	50.00'
L76	N 36°43'22" E	11.58'
L77	N 65°04'41" E	20.36'
L78	S 65°47'27" E	55.03'
L79	N 65°47'27" W	26.43'
L80	S 50°27'34" E	64.56'
L81	S 65°27'13" E	51.76'
L82	S 65°27'13" E	38.85'
L83	N 89°12'54" E	45.26'
L84	S 39°59'51" W	2.39'
L85	S 41°31'06" W	20.03'
L86	S 06°56'47" E	64.81'
L87	S 38°03'13" W	8.72'
L88	N 23°12'43" E	220.78'
L89	S 00°33'19" E	35.01'
L90	S 38°04'31" W	5.00'
L91	S 51°55'29" E	43.00'
L92	S 27°12'48" W	107.59'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	77.90'	13°31'29"	S31°17'28"W	77.72'	39.13'
C2	330.00'	70.75'	12°17'01"	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°48'53"	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°37'02"	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°43'29"E	94.49'	92.28'
C23	15.00'	14.44'	55°08'35"	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°08'35"	S62°12'10"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"	N80°15'52"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"	N80°15'52"W	5.07'	2.57'
C33	15.00'	5.10'	19°28'16"	N80°15'52"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"	N71°12'39"W	183.59'	96.96'
C38	260.00'	170.52'	37°34'42"	S71°12'39"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"	S19°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"	S70°33'53"E	9.98'	5.29'
C50	60.00'	41.31'	39°26'59"	S19°08'45"E	40.50'	21.51'
C51	15.00'	24.27'	92°41'59"	N81°13'42"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	21.21'	15.00'
C55	15.00'	23.56'	90°00'00"	S45°00'00"E	21.21'	15.00'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
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"	S75°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'	41°10'46"	N45°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'	70°5'04"	S21°55'14"E	52.55'	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"	N52°7'35"W	19.80'	14.00'
C71	14.00'	21.99'	90°00'00"	S52°7'35"E	19.80'	14.00'
C72	14.00'	21.99'	90°00'00"	S84°32'25"W	19.80'	14.00'
C73	14.00'	21.99'	90°00'00"	N52°7'35"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"	S27°47'52"W	64.20'	39.53'
C77	15.00'	11.14'	42°33'02"	N29°11'04"W	10.89'	5.84'
C78	300.00'	212.12'	40°30'44"	N19°17'03"E	207.73'	110.71'
C79	275.00'	194.44'	40°30'44"	S41°17'03"W	190.42'	101.79'
C80	325.00'	229.80'	40°30'44"	N19°17'03"E	225.04'	119.94'
C81	50.00'	77.89'	89°15'00"	N45°35'49"W	70.25'	49.35'
C82	25.00'	38.94'	89°15'00"	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'	13.69'	160°04'21"	S49°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"	S75°7'18"W	431.28'	249.25'
C87	25.00'	37.82'	86°40'51"	S21°11'48"W	34.32'	23.58'
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'	143.69'
C91	15.00'	23.56'	90°00'00"	N45°00'00"W	21.21'	15.00'
C92	15.00'	23.56'	90°00'00"	S72°5'18"E	21.21'	15.00'
C93	15.00'	22.89'	87°27'09"	N6°08'53"W	20.74'	14.35'
C94	15.00'	22.69'	90°29'49"	S82°49'36"W	21.31'	15.13'