

**LOCATION MAP**  
N.T.S.

**LEGEND**

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- C.V.E. = CLEAR VISION EASEMENT
- 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
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PG. = PAGE
- PSS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- 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
- = SEE MINIMUM FINISH FLOOR ELEVATION NOTE
- = EXTRATERRITORIAL JURISDICTION LIMITS
- = UNIT BOUNDARY NODE
- = SANITARY SEWER
- = EXISTING

**KEYNOTES**

- 1 10' E.G.T.C.A. ESMT.
- 2 15' B.S.L. ESMT.
- 3 10' B.S.L. & E.G.T.C.A. ESMT.
- 4 OFF-LOT VAR. WID. SAN. SEW. DRAINAGE & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.108 AC.)
- 5 OFF-LOT VAR. WID. SAN. SEW. & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.132 AC.)
- 6 5' E.G.T.C.A. ESMT.
- 7 OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.013 AC.)
- 8 OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.021 AC.)
- 9 EX. 10' E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- 10 EX. 15' B.S.L. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- 11 EX. 10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- 12 EX. OFF-LOT VAR. WID. TEMP. TURNAROUND, SAN. SEW., WAT. INGRESS EGRESSES ACCESS ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.426 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- 13 EX. 14' E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.159 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- 14 EX. OFF-LOT 14' E.G.T.C.A. ESMT. (0.195 AC.) (VOL. 20002, PG. 2402, O.P.R.)
- 15 EX. OFF-LOT VAR. WID. TURNAROUND & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.105 AC.) (VOL. 20002, PG. 2399-2403, O.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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.  
*Andrew R. Lowry* 1/3/24  
LICENSED PROFESSIONAL ENGINEER

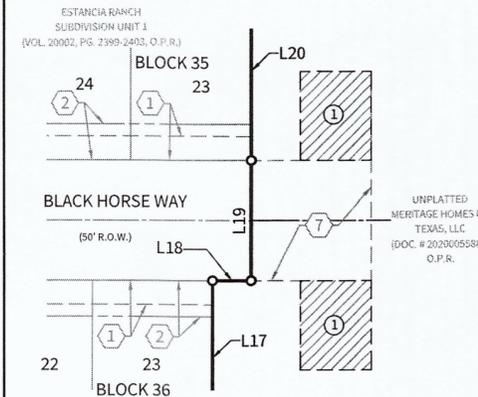
STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEDA WHEELOCK, R.P.L.S.  
*Yuri V. Balmaceda Wheelock* 01-03-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

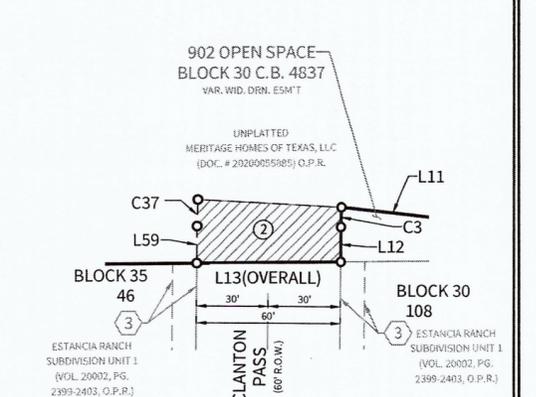
- SURVEYOR'S NOTES:**
1. IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
  2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4004 1750 STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NAD83/CORS NETWORK.
  3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN L.S. SURVEY FEET.
  4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4004 1750 STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011)).
- SANWS NOTES:**
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
  2. 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.
  3. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FLOW REQUIREMENTS FOR INDUSTRIAL 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.
  4. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENTS SHOWN ON THIS PLAT.
  5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.
  6. SAN ANTONIO WATER SYSTEM NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE OWNER OF BOLLER 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.
  7. SANWS DEDICATION NOTE: THE OWNER 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.
  8. SAWS AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERFRESH PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

- CPS&MS/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 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," "OVERHEAD 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, REPAIRING, 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 GRANITOR'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.
  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 OR 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 THESE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- TREE NOTE:**
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP # 2419809) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-4776B.
- DRAINAGE NOTE:**
1. STREETS, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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 PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'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.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

① 0.05 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.108 ACRE OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET RECORDED IN ESTANCIA RANCH SUBD., UNIT 1 (VOL. 20002, PAGES 2399-2403, O.P.R.)



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

② 0.03 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 902, BLOCK 30 RECORDED IN ESTANCIA RANCH SUBD., UNIT 1 (VOL. 20002, PAGES 2399-2403, O.P.R.)

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF ESTANCIA RANCH UNIT 1 WHICH IS RECORDED IN

VOLUME 20002, PAGES 2399-2403, PLAT RECORDS OF BEXAR COUNTY.

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

OWNER/DEVELOPER  
MERITAGE HOMES OF TEXAS, L.L.C.  
2722 WEST BITTERS ROAD, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: BRIAN OTTO

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF January A.D. 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 1-22-2024

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 13232420

**PLAT NUMBER: 21-11800641**

**REPLAT & SUBDIVISION PLAT ESTABLISHING ESTANCIA RANCH, UNIT 2**

46.55 ACRES OF LAND LOCATED IN THE J. RIVAS SURVEY 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 173.259 ACRE TRACT OF LAND, CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C. RECORDED IN DOCUMENT 2020055885 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • 5-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS #10048500 • TPE FIRM #455  
[MWC: 03473.008.0]  
**147-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS**

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, 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 WEST BITTERS ROAD, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: BRIAN OTTO

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GRAN OTTO, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED. GIVEN

UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January A.D. 2024

Maty Villarreal  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 13232420

**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, 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. 2024.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

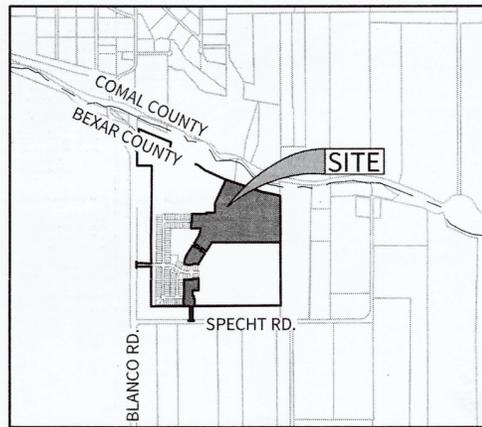
THIS PLAT OF ESTANCIA RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°04'22"E	30.04'	L38	N00°04'22"E	114.92'
L2	S89°58'43"E	50.00'	L39	N89°58'43"W	36.96'
L3	S89°58'43"E	120.13'	L40	N00°01'17"E	29.50'
L4	S00°22'16"E	71.58'	L41	S89°58'43"E	36.98'
L5	S32°35'12"W	135.00'	L42	N00°04'22"E	20.50'
L6	N57°24'48"W	120.00'	L43	N00°04'22"E	20.50'
L7	S32°35'12"W	55.39'	L44	S89°58'43"E	37.02'
L8	S57°24'48"E	120.00'	L45	S00°01'17"W	29.50'
L9	S00°32'46"W	4.20'	L46	N83°33'45"W	5.04'
L10	N83°33'45"W	20.55'	L47	N00°20'34"W	123.65'
L11	N83°33'45"W	94.85'	L48	N87°09'48"W	25.80'
L12	S00°32'46"W	14.45'	L49	N02°37'36"E	10.00'
L13	S89°39'26"W	114.07'	L50	S87°09'48"E	30.29'
L14	S57°24'48"E	120.00'	L51	S00°20'34"E	133.98'
L15	N32°35'12"E	55.39'	L52	S86°28'38"W	10.03'
L16	N57°24'48"W	120.00'	L53	N00°32'46"E	10.03'
L17	N00°04'22"E	120.00'	L54		



LOCATION MAP  
N.T.S.

**LEGEND**

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CI	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
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
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
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
	= SEE MINIMUM FINISH FLOOR ELEVATION NOTE
	= EXTRATERRITORIAL JURISDICTION LIMITS
	= UNIT BOUNDARY NODE
	= SANITARY SEWER
	= EXISTING

**KEYNOTES**

- 10' E.G.T.C.A. ESMT.
- 15' B.S.L. ESMT.
- 10' B.S.L. & E.G.T.C.A. ESMT.
- OFF-LOT VAR. WID. SAN. SEW., DRAINAGE & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.100 AC.)
- OFF-LOT VAR. WID. SAN. SEW. & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.132 AC.)
- 5' E.G.T.C.A. ESMT.
- OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.013 AC.)
- OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.021 AC.)
- EX. 10' E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 15' B.S.L. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. OFF-LOT VAR. WID. TEMP. TURNAROUND, SAN. SEW., WAT., INGRESS EGRESS ACCESS ESMT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.426 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 14' E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET. (0.139 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. OFF-LOT 14' E.G.T.C.A. ESMT. (0.195 AC.) (VOL. 20002, PG. 2402, O.P.R.)
- EX. OFF-LOT VAR. WID. TURNAROUND & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.100 AC.) (VOL. 20002, PG. 2399-2403, O.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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

*Andrew R. Lowry* 1/3/24  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHEELLOCK, R.P.L.S.

*Yuri V. Balmacea Wheellock* 01-03-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (40N 1753) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (40N 1753) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**SAWS NOTES:**

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1,500 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 REVISED 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.
- SAWS DEDICATION NOTE: THE OWNER 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.
- SAWS AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**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," "OVERHEAD 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 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 GRANITOR'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 PROVIDED OR EXISTING ON THESE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 315080) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(F).

**DRAINAGE NOTES:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'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.

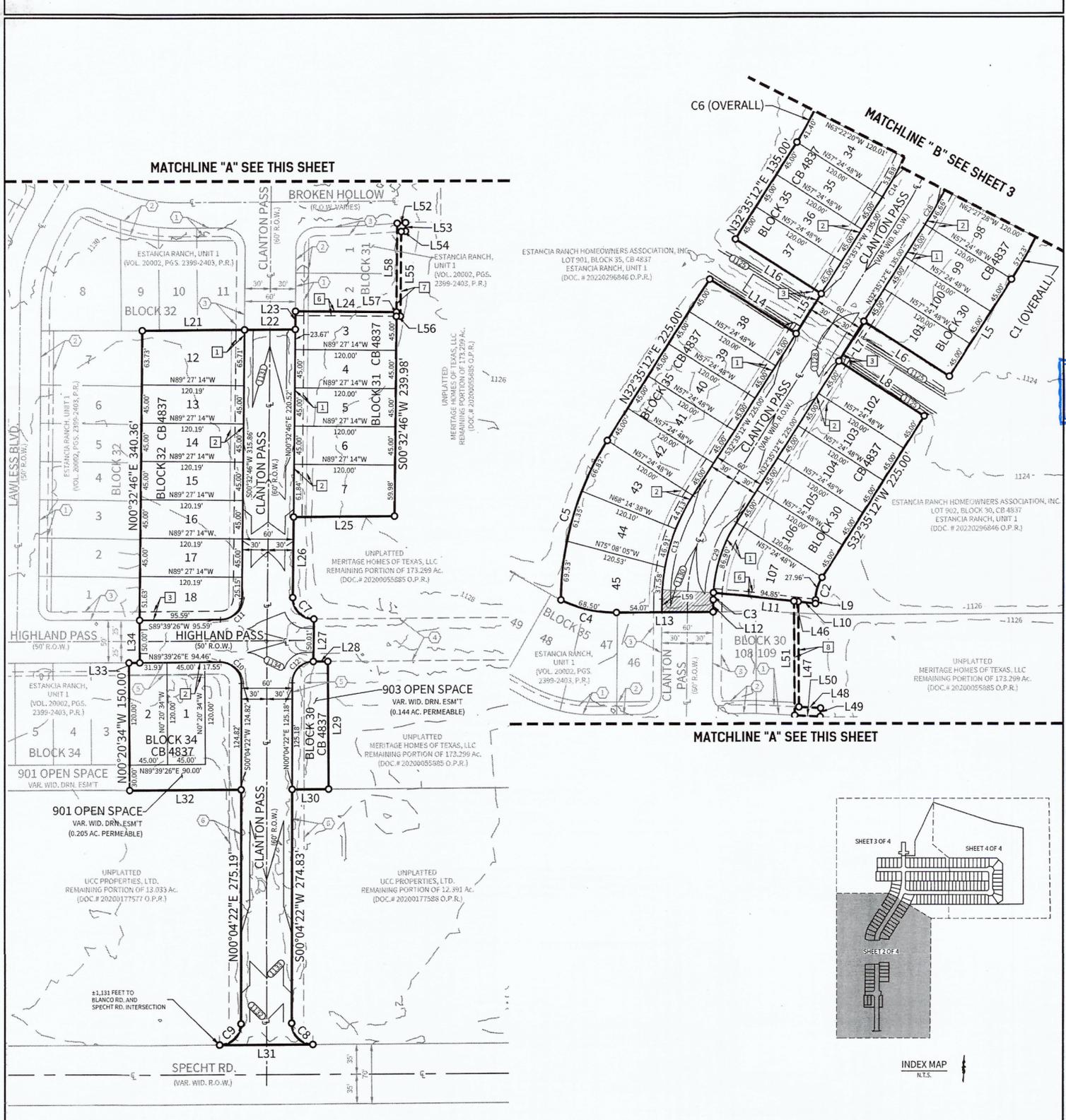
**TCI DETENTION POND NOTE:** STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION POND OFF-SITE 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 THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**DETENTION MAINTENANCE NOTE:** THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**EASEMENTS FOR FLOODPLAINS:** THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRAIN PANEL 480203106, DATED SEPTEMBER 29, 2010) OR THE 1% ANNUAL CHANCE (100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 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.

**MISCELLANEOUS NOTES:**

- 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.
- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 34, LOT 902, BLOCK 30, LOT 903, BLOCK 30, & LOT 903, BLOCK 30 AND 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.
- OPEN SPACE LOT 901, BLOCK 34, LOT 901, BLOCK 30, LOT 902, BLOCK 30, & LOT 903, BLOCK 30 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- CLEAR VISION: 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.
- COUNTY FINISHED FLOOR ELEVATIONS: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON THIS PLAT CONFORMING TO FLOODPLAIN REGULATIONS SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.



PLAT NUMBER: 21-11800641

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
ESTANCIA RANCH, UNIT 2

46.55 ACRES OF LAND LOCATED IN THE J. RIVAS SURVEY 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 173.299 ACRE TRACT OF LAND, CONVEYED TO MERRITAGE HOMES OF TEXAS, L.L.C. RECORDED IN DOCUMENT 2020055885 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

**CUDE ENGINEERS**  
EST. 1980

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • 5-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS #10048500 • TPE FIRM #455  
[MWC: 0343.008.0]

147-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
MERRITAGE HOMES OF TEXAS, L.L.C.  
2722 WEST BITTERS ROAD, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: BRIAN OTTO

OWNER  
*Brian Otto*

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 AND IN THE CAPACITY THEREIN STATED. GIVEN

UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF *May* A.D. 2024

*Matty Villarreal*  
Matty Villarreal  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**MATY VILLARREAL**  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 132324420

**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, 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. 2024.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

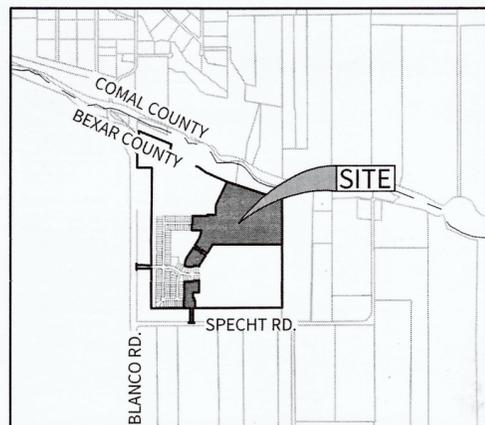
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ESTANCIA RANCH, 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



LOCATION MAP  
N.T.S.

**LEGEND**

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
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
P.R.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PSS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
WID.	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
*	= SEE MINIMUM FINISH FLOOR ELEVATION NOTE
---	= EXTRATERRITORIAL JURISDICTION LIMITS
---	= UNIT BOUNDARY NODE
---	= SANITARY SEWER
---	= EXISTING

**KEYNOTES**

- 10' E.G.T.C.A. ESMT.
- 15' B.S.L. ESMT.
- 10' B.S.L. & E.G.T.C.A. ESMT.
- OFF-LOT VAR. WID. SAN. SEW. DRAINAGE & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.108 AC.)
- OFF-LOT VAR. WID. SAN. SEW. & DRAINAGE ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (0.132 AC.)
- 5' E.G.T.C.A. ESMT.
- OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.013 AC.)
- OFF-LOT VAR. WID. E.G.T.C.A. ESMT. (0.021 AC.)
- EX. 10' E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 15' B.S.L. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. OFF-LOT VAR. WID. TEMP. TURNAROUND, SAN. SEW. WAT., INGRESS EGRESS ACCESS ESMT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (2.426 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. 14' E.G.T.C.A. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET. (0.139 AC.) (VOL. 20002, PG. 2399-2403, O.P.R.)
- EX. OFF-LOT 14' E.G.T.C.A. ESMT. (0.195 AC.) (VOL. 20002, PG. 2402, O.P.R.)
- EX. OFF-LOT VAR. WID. TURNAROUND & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.108 AC.) (VOL. 20002, PG. 2399-2403, O.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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

*Andrew R. Lowry* 1/3/24  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

*Yuri V. Balmaceda Wheelock* 01-03-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNER (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NAD83 NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**SAWS NOTES:**

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- 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 SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANATOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENTS SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANATOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 P.S.I. AT ALL SUCH LOCATIONS, THE OWNER 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.
- SAWS INDICATION NOTE: THE OWNER 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.
- SAWS ACQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE (ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**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 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," "OVERHEAD 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 GRANATOR'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 SUCH MODIFICATIONS.
- 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 UTILS. 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.

**TREE NOTE:**

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2615989) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANATOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

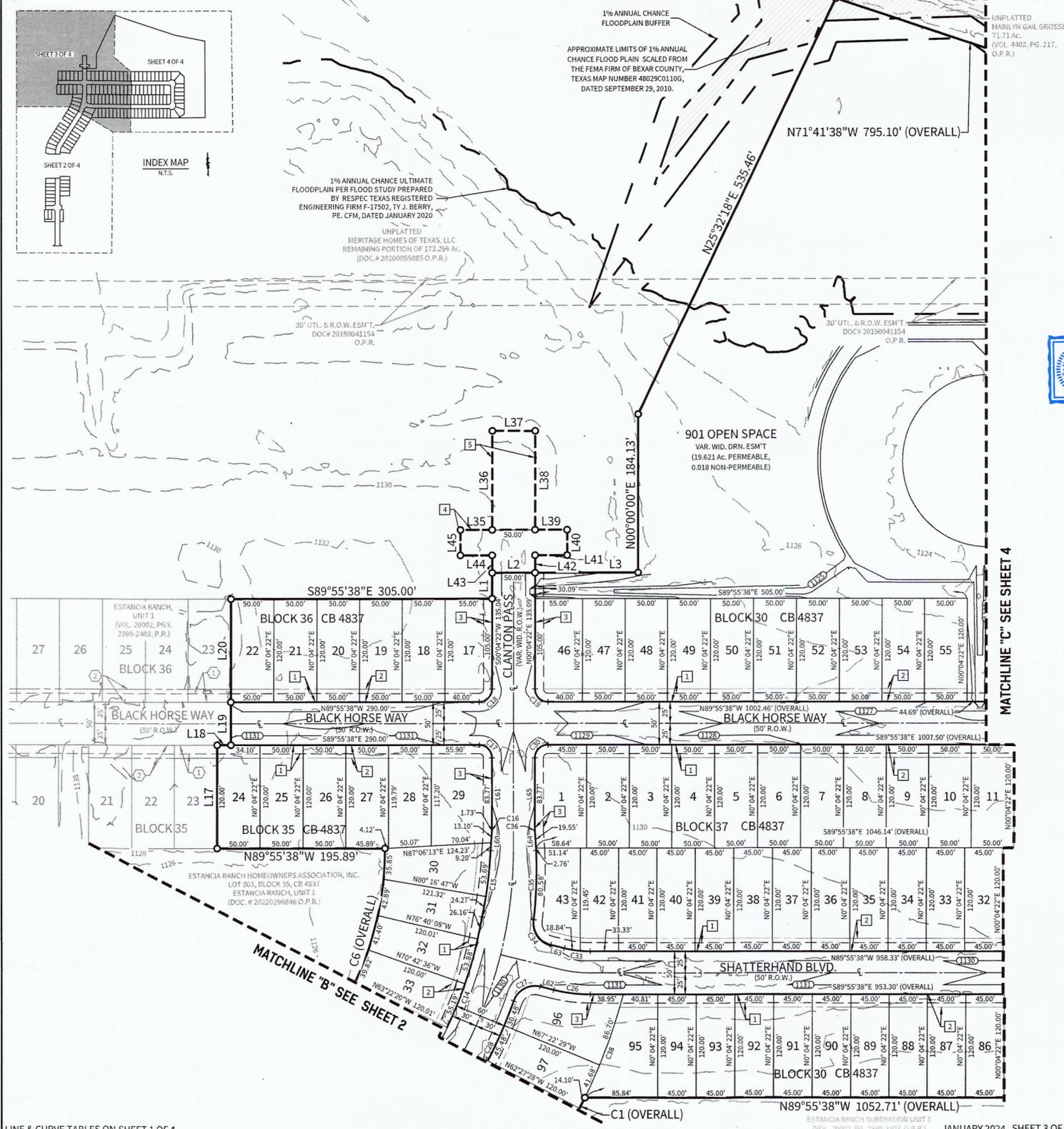
**TO DETENTION POND NOTE:** STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF THE 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 THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**DETENTION MAINTENANCE NOTE:** THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**EASEMENTS FOR FLOODPLAINS:** THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSEOR OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 48020C106, DATED SEPTEMBER 25, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FLOODPLAIN IMPROVEMENTS, OR THE ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FLOODPLAIN 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.

**MISCELLANEOUS NOTES:**

- 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.
- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SHADE AREAS, INCLUDING LOT 901, BLOCK 34, LOT 901, BLOCK 30, LOT 902, BLOCK 30, AND 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.
- OPEN SPACE: LOT 901, BLOCK 34, LOT 901, BLOCK 30, & LOT 902, BLOCK 30 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- CLEAR VISION: 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.
- CONCRETE DRIVEWAY APPROACHES: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.



LINE & CURVE TABLES ON SHEET 1 OF 4

PLAT NUMBER: 21-11800641

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
ESTANCIA RANCH, UNIT 2

46.55 ACRES OF LAND LOCATED IN THE J. RIVAS SURVEY 191, ABSTRACT 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 173.299 ACRE TRACT OF LAND, CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., RECORDED IN DOCUMENT 2020055885 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

**CUDE ENGINEERS**  
EST. 1980

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  
TBPELS #10048500 • T&E FIRM #4455  
[MWC: 03473.008.0]

147-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, 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 WEST BITTERS ROAD, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7397  
CONTACT PERSON: BRIAN OTTO

*Brian Otto*  
OWNER

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 AND IN THE CAPACITY THEREIN STATED. GIVEN

UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January, A.D. 2024

*Maty Villarreal*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**MATY VILLARREAL**  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 132324420

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, 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 ESTANCIA RANCH, 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



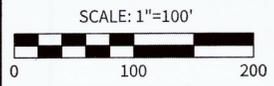
PLAT NUMBER: 21-1180641

REPLAT & SUBDIVISION PLAT ESTABLISHING ESTANCIA RANCH, UNIT 2

45.55 ACRES OF LAND LOCATED IN THE J. RIVAS SURVEY 191, ABSTRACT 612, COUNTY BLOCK 4837, BEJAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 173.299 ACRE TRACT OF LAND, CONVEYED TO MERITAGE HOMES OF TEXAS, L.L.C., RECORDED IN DOCUMENT 2020055885 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS



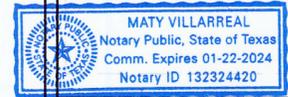
M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM T09E1S J10048500 • TYPE FIRM #455 [MWC: 03473.008.0]



STATE OF TEXAS COUNTY OF BEJAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER MERITAGE HOMES OF TEXAS, L.L.C. 2722 WEST BITTERS ROAD, SUITE 200 SAN ANTONIO, TX 78231 PHONE: (210) 402-6045 FAX: (210) 402-7397 CONTACT PERSON: BRIAN OTTO

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 AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF May A.D. 2024



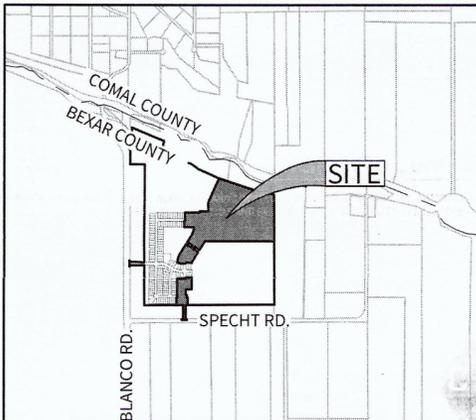
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARED 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. 2024. COUNTY JUDGE, BEJAR COUNTY, TEXAS COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF ESTANCIA RANCH, 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

STATE OF TEXAS COUNTY OF BEJAR 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. ANDREW R. LOWRY, P.E. 1/3/24 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEJAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY. M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEA WHEELLOCK, R.P.L.S. 01-03-24 REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND table with symbols for ACRES, B.S.L., CL, C.B., C.V.E., DRAIN, E.G.T.C.A., ESM.T., LI, LAD, MIN., N.T.S., O.P.R., P.R., PG., PGS., R.O.W., VAR., V.N.A.E., VOL., WAT., WID., etc.

KEYNOTES table with numbered items 1-7 describing easement and lot details.

STATE OF TEXAS COUNTY OF BEJAR 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. ANDREW R. LOWRY, P.E. 1/3/24 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEJAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY. M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEA WHEELLOCK, R.P.L.S. 01-03-24 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: 1. IRON NAILS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNER (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. 2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID COORDINATES. 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. 4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83).

CPS SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO (COSA) 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 AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSMISSION 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.

1. DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS 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 POND OR STORM 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 THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY. 2. DETENTION MAINTENANCE NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY. 3. 1% ANNUAL CHANCE (100-YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48020110G, DATED SEPTEMBER 26, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 1% 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 BEJAR COUNTY. 4. CLEAR VISION: 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. COUNTY FINISHED FLOOR ELEVATIONS: RELATIVE TO FLOODPLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION EFFECT AT TIME OF CONSTRUCTION. CONTACT BEJAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

