

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
- - -	1297 -	PROPOSED CONTOUR
---	---	EASEMENT
---	---	1% FEMA LINE
---	---	ULTIMATE 100-YR FEMA LINE

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.

TREE NOTE:
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 35-477(h).

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENTS 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.

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 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) 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 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.

Darren J. McAfee 4/22/2022
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.

Troy A. Trobaugh 4.22.22
REGISTERED PROFESSIONAL LAND SURVEYOR

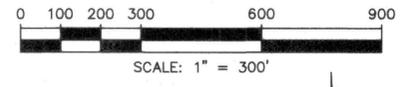
- GENERAL NOTES**
- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
 - THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION 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 ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C00906, 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.
 - OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902 & 904 BLOCK 13 AND LOT 903 BLOCK 16 CB 4689, 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.
 - 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 ANTONIO.
 - LOTS 901, 902 & 904 BLOCK 13 AND LOT 903 BLOCK 16 CB 4689 ARE DESIGNATED AS OPEN SPACE AND PRIVATE DRAINAGE EASEMENT.
 - ETJMPA-1 NOTE THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "LOW DENSITY RESIDENTIAL" ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-5", "R-6", "NP-8", "NP-10", "NP-15", AND "UD".

- SAWS UTILITY NOTES**
- 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 1,425 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 1500 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.
 - INGRESS AND EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

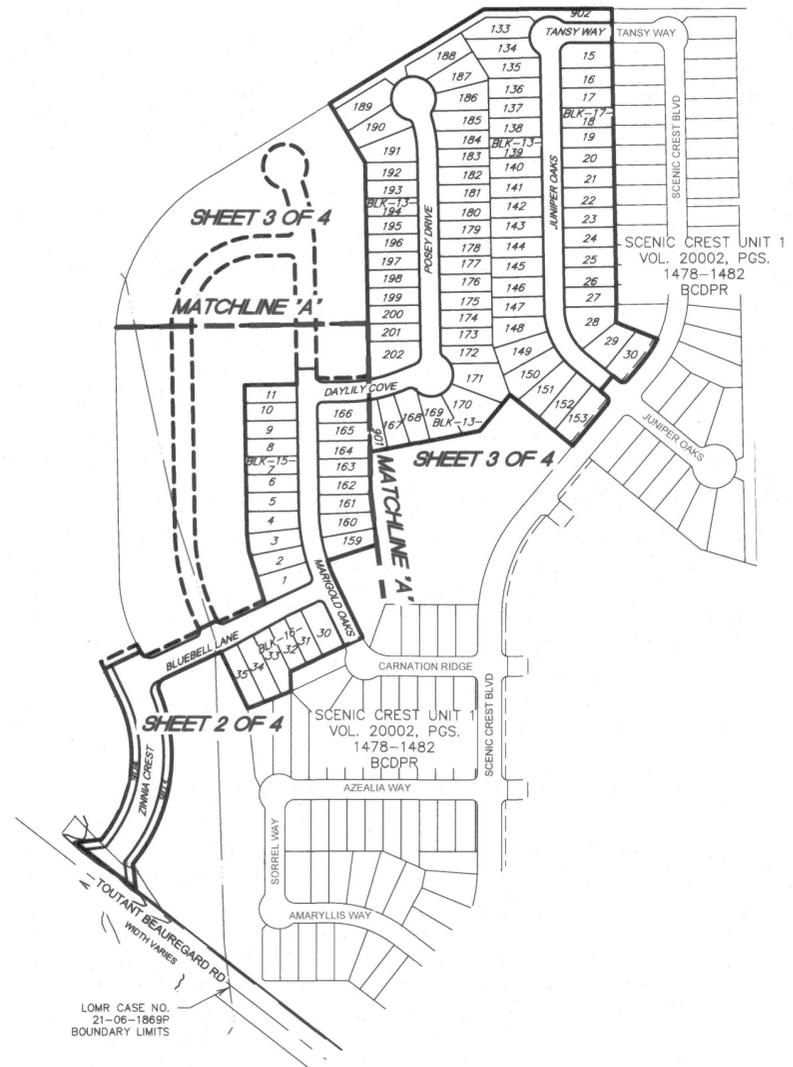
- DRAINAGE NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED 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.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN OFFSITE DETENTION PONDS LOCATED IN LOT 901, BLOCK 13 CB 4689, AND LOT 901, BLOCK 16 CB 4689. SCENIC CREST UNIT 1 RECORDED IN VOLUME 20002, PAGES 1478-1482 BCDPR (PLAT #20-11800369).
- 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 (FLO) 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 COUNTY.

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY MAESTAS AND APPROVED BY FEMA ON JANUARY 21, 2022 (CASE NO. 21-061869P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.



INDEX MAP



PLAT NO. 21-11800326
SUBDIVISION PLAT ESTABLISHING
SCENIC CREST UNIT 2

BEING A TOTAL OF 25.547 ACRES OF LAND IN COUNTY BLOCK 4689 CONTAINING PORTIONS OF THE JAMES O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, COUNTY BLOCK 4689, THE FREDERICK EMIENBERG SURVEY NO. 351, ABSTRACT NO. 956, COUNTY BLOCK 4686, AND THE FREDERICK EMIENBERG SURVEY NO. 351, ABSTRACT NO. 844, COUNTY BLOCK 4687, BEXAR COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN 66.101 ACRE TRACT 1 DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC RECORDED AS DOCUMENT NO. 20200310023 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS

JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: April 21, 2022

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.

Brian Otto
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

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

22 DAY OF April, A.D. 2022

Victoria Howard
VICTORIA GROUNDS
NOTARY ID #1219343-1
My Commission Expires
January 25, 2025
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, IS HEREBY CERTIFYING 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 THAT 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

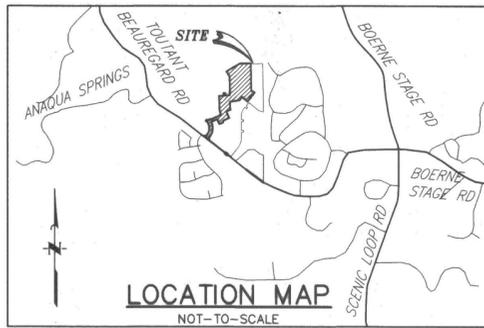
THIS PLAT OF SCENIC CREST UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



Civil Job No. W5604-0075-00



LEGEND

BCDR	BEAR COUNTY DEED RECORDS
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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 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 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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STATE OF TEXAS
 COUNTY OF BEAR

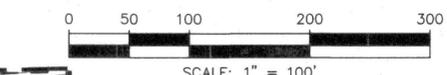
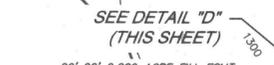
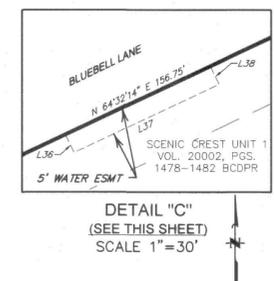
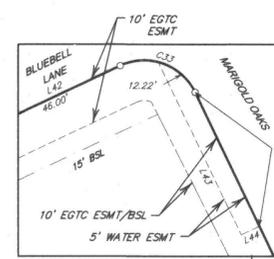
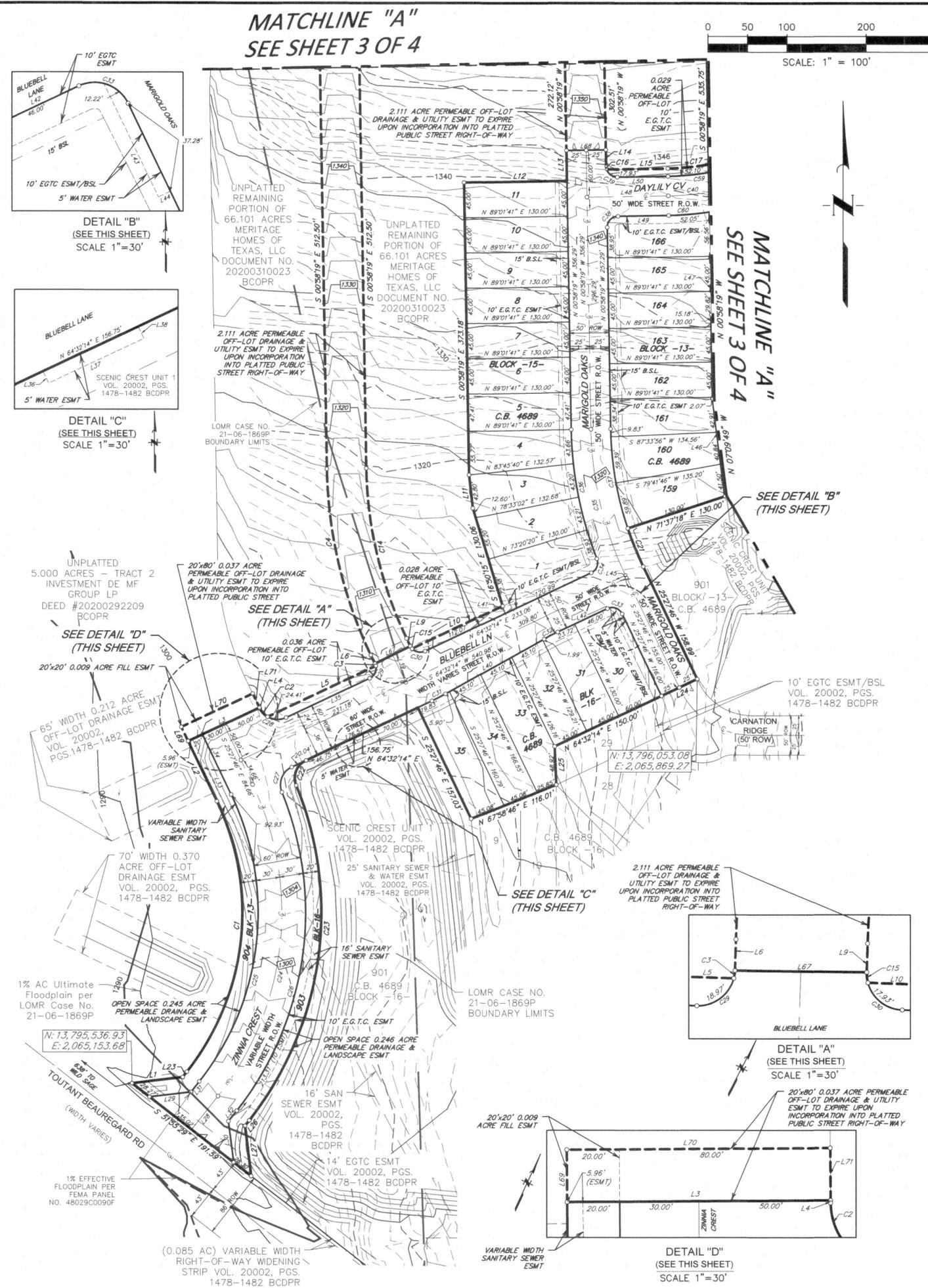
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[Signature] 4/22/2022
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

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.

[Signature] 4.22.22
 REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "A"
 SEE SHEET 3 OF 4

MATCHLINE "A"
 SEE SHEET 3 OF 4

SEE DETAIL "B"
 (THIS SHEET)

SEE DETAIL "C"
 (THIS SHEET)

DETAIL "A"
 (SEE THIS SHEET)
 SCALE 1"=30'

DETAIL "D"
 (SEE THIS SHEET)
 SCALE 1"=30'

PLAT NO. 21-11800326
 SUBDIVISION PLAT ESTABLISHING
 SCENIC CREST UNIT 2

BEING A TOTAL OF 25.547 ACRES OF LAND IN COUNTY BLOCK 4689 CONTAINING PORTIONS OF THE JAMES O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, COUNTY BLOCK 4689, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 956, COUNTY BLOCK 4686, AND THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 844, COUNTY BLOCK 4687, BEAR COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN 66.101 ACRE TRACT 1 DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC RECORDED AS DOCUMENT NO. 20200310023 OF THE BEAR COUNTY OFFICIAL PUBLIC RECORDS

JONES & CARTER
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 10046100
 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: April 21, 2022

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
 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

STATE OF TEXAS
 COUNTY OF BEAR

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

22 DAY OF April, A.D. 2022

[Signature]
 VICTORIA GROUNDS
 NOTARY ID #1219343-1
 My Commission Expires
 January 25, 2025
 NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

 COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF SCENIC CREST UNIT 2 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____

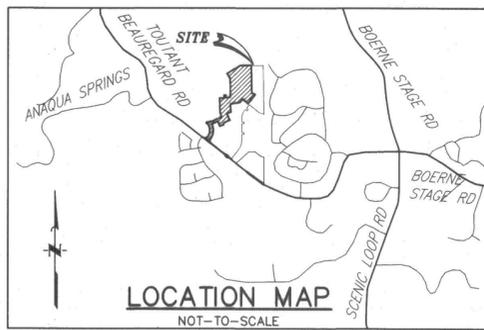
BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

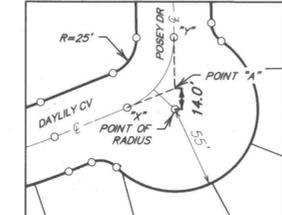


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

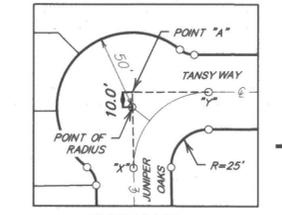
Civil Job No. W5604-0075-00



- 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
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 - CB ----- COUNTY BLOCK
 - VOL ----- VOLUME
 - PG. ----- PAGE
 - R.O.W. ----- RIGHT-OF-WAY
 - V.N.A.E. ----- VEHICLE NON-ACCESS EASEMENT



KNUCKLE 1
(SEE THIS SHEET)
SCALE 1"=80'



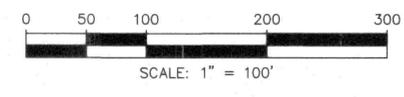
KNUCKLE 2
(SEE THIS SHEET)
SCALE 1"=80'

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," "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 GRANOR'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 ENHANCE 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) 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 EASEMENTS.

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.



PLAT NO. 21-11800326
SUBDIVISION PLAT ESTABLISHING
SCENIC CREST UNIT 2

BEING A TOTAL OF 25.547 ACRES OF LAND IN COUNTY BLOCK 4689 CONTAINING PORTIONS OF THE JAMES O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, COUNTY BLOCK 4689, THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 956, COUNTY BLOCK 4686, AND THE FREDERICK EMILIENBERG SURVEY NO. 351, ABSTRACT NO. 844, COUNTY BLOCK 4687, BEXAR COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN 66.101 ACRE TRACT 1 DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC RECORDED AS DOCUMENT NO. 20200310023 OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS



DATE OF PRINT: April 21, 2022

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.

Brian Otto
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

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

22 DAY OF April, A.D. 20 22

Victoria Grounds
VICTORIA GROUNDS
NOTARY ID #1219343-1
My Commission Expires
January 25, 2025
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 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 2 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

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

N: 13,797,393.81
E: 2,065,785.73

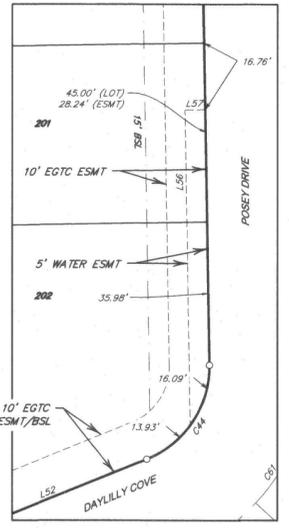
UNPLATTED REMAINING PORTION OF 66.101 ACRES MERITAGE HOMES OF TEXAS, LLC DOCUMENT NO. 20200310023 BCOPR

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

MATCHLINE "A"
SEE SHEET 2 OF 4

MATCHLINE "A"
SEE SHEET 2 OF 4



DETAIL "E"
(SEE THIS SHEET)
SCALE 1"=30'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES



STATE OF TEXAS
COUNTY OF BEXAR

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

Darren J. McAfee 4/22/2022
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.

Troy A. Trobaugh 4-22-2022
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 21-11800326

**SUBDIVISION PLAT ESTABLISHING
SCENIC CREST UNIT 2**

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DATE OF PRINT: April 21, 2022

STATE OF TEXAS
COUNTY OF BEXAR

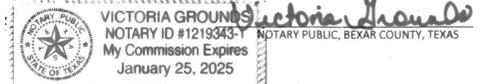
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Brian Otto
OWNER/DEVELOPER: BRIAN OTTO, VICE PRESIDENT LAND ACQUISITION & LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
2722 WEST BITTERS RD SUITE 200, SAN ANTONIO TEXAS 78231
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22 DAY OF April, A.D. 2022



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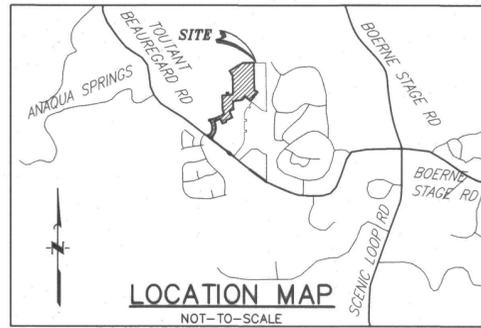
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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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 - ESMT ----- EASEMENT
 - DE ----- DRAINAGE EASEMENT
 - (LOT) ----- OVERALL DIMENSION
 - ε ----- CENTER LINE
 - Ac. ----- ACRE ----- 1290' ----- EXISTING CONTOUR
 - CB ----- COUNTY BLOCK ----- 1290' ----- PROPOSED CONTOUR
 - VOL ----- VOLUME ----- ----- EASEMENT
 - PG. ----- PAGE ----- ----- 1% FEMA LINE
 - R.O.W. ----- RIGHT-OF-WAY ----- ----- ULTIMATE 100-YR FEMA LINE
 - V.N.A.E. ----- VEHICLE NON-ACCESS EASEMENT

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STATE OF TEXAS
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Darren J. McAfee 4/22/2022
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Troy A. Trobaugh 4-22-2022
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 83°03'13" W	64.71'
L2	S 25°27'46" E	84.66'
L3	S 64°32'14" W	100.00'
L4	N 25°27'46" W	1.00'
L5	S 64°32'14" W	151.52'
L6	S 25°27'46" E	12.00'
L7	S 89°01'41" W	68.54'
L8	S 89°01'41" W	71.00'
L9	S 25°27'46" E	11.00'
L10	N 64°32'14" E	127.00'
L11	S 06°20'31" E	42.80'
L12	S 89°01'41" W	130.00'
L13	S 00°58'19" E	38.88'
L14	N 00°58'19" W	21.00'
L15	N 89°01'41" E	77.54'
L16	S 31°45'00" E	20.00'
L17	N 00°13'19" W	85.01'
L18	N 01°53'19" E	45.03'
L19	N 39°32'25" E	61.72'
L20	S 50°27'35" E	21.00'
L21	N 39°32'25" E	50.00'
L22	N 50°27'35" W	21.00'
L23	S 38°03'13" W	8.72'
L24	N 64°32'45" E	50.00'
L25	N 02°21'26" W	48.92'
L26	N 38°03'13" W	8.72'
L27	N 06°56'47" W	64.81'
L28	S 38°03'13" W	54.51'
L29	S 83°03'13" W	53.01'
L30	N 06°56'47" W	53.08'
L31	S 38°03'13" W	17.00'
L32	N 38°03'13" E	17.00'
L33	S 26°02'20" E	176.51'
L34	S 25°27'46" E	84.66'
L35	S 64°32'14" W	117.18'
L36	S 25°27'46" E	5.00'
L37	N 64°32'14" E	40.00'
L38	N 25°27'46" W	5.00'
L39	S 25°27'46" E	38.50'
L40	N 60°39'21" E	143.20'
L41	N 16°50'15" W	10.11'
L42	N 64°32'14" E	69.72'
L43	S 25°27'46" E	48.00'
L44	N 64°32'14" E	5.00'
L45	N 25°27'46" W	3.98'
L46	N 07°09'49" W	125.25'
L47	S 00°58'19" E	238.62'
L48	N 89°01'41" E	103.12'
L49	S 89°01'41" W	64.12'
L50	S 89°01'41" W	64.12'
L51	N 67°49'49" E	51.92'
L52	S 67°49'49" W	51.92'
L53	S 67°49'49" W	16.49'
L54	N 47°00'00" W	19.48'
L55	N 19°08'22" W	131.99'
L56	N 00°58'19" W	79.22'
L57	N 89°01'41" E	5.00'
L58	N 00°58'19" W	675.00'
L59	S 52°25'20" E	31.34'
L60	S 11°04'40" E	28.33'
L61	N 31°45'00" W	129.27'
L62	S 44°38'16" E	20.01'
L63	S 52°02'07" E	14.70'
L64	S 50°27'35" E	86.44'
L65	S 50°27'35" E	86.44'
L66	S 50°27'35" E	86.44'
L67	S 63°23'29" W	50.01'
L68	N 89°01'41" E	50.00'
L69	S 25°27'46" E	20.00'
L70	S 64°32'14" W	100.00'
L71	S 25°27'46" E	20.00'
L72	N 23°23'51" W	23.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	330.00'	365.83'	347.38'	S 06°17'43" W	63°30'59"	204.28'
C2	25.00'	14.86'	14.64'	N 42°29'25" W	34°03'23"	7.66'
C3	14.00'	3.02'	3.02'	S 19°16'34" E	12°22'25"	1.52'
C4	575.00'	245.78'	243.91'	S 13°13'03" E	24°29'27"	124.80'
C5	225.00'	353.43'	318.20'	S 44°01'41" W	90°00'00"	225.00'
C6	175.00'	274.89'	247.49'	S 44°01'41" W	90°00'00"	175.00'
C7	14.00'	21.99'	19.80'	N 45°58'19" W	90°00'00"	14.00'
C8	14.00'	23.44'	20.80'	S 41°03'52" W	95°55'37"	15.53'
C9	475.00'	97.14'	96.97'	S 12°45'27" E	11°43'01"	48.74'
C10	15.00'	15.36'	14.69'	S 47°56'37" E	58°39'19"	8.43'
C11	55.00'	278.54'	62.96'	S 67°48'46" W	290°10'05"	38.39'
C12	15.00'	13.62'	13.16'	N 06°52'32" E	52°02'32"	7.32'
C13	525.00'	166.52'	165.83'	N 10°03'32" W	18°10'25"	83.97'
C14	525.00'	224.41'	222.70'	S 13°13'03" E	24°29'27"	113.94'
C15	14.00'	4.06'	4.04'	S 33°45'49" E	16°36'06"	2.04'
C16	14.00'	4.06'	4.04'	N 09°16'22" W	16°36'06"	2.04'
C17	315.00'	52.12'	52.06'	N 84°17'17" E	9°28'48"	26.12'
C18	275.00'	66.95'	66.79'	N 32°33'56" E	13°56'57"	33.64'
C19	14.00'	21.99'	19.80'	N 84°32'25" E	90°00'00"	14.00'
C20	14.00'	21.99'	19.80'	S 05°27'35" E	90°00'00"	14.00'
C21	425.00'	52.55'	52.52'	N 21°55'14" W	7°05'04"	26.31'
C22	25.00'	37.82'	34.32'	N 21°11'48" E	86°40'51"	23.59'
C23	430.00'	451.78'	431.28'	N 07°57'18" E	60°11'50"	249.25'
C24	380.00'	421.26'	400.02'	S 06°17'43" W	63°30'59"	235.23'
C25	350.00'	388.00'	368.44'	S 06°17'43" W	63°30'59"	216.66'
C26	410.00'	429.67'	410.28'	N 08°01'53" E	60°02'40"	236.93'
C27	25.00'	37.75'	34.27'	N 21°16'23" E	86°31'41"	23.53'
C28	25.00'	39.27'	35.36'	N 70°27'46" W	90°00'00"	25.00'
C29	14.00'	21.99'	19.80'	S 19°32'14" W	90°00'00"	14.00'
C30	14.00'	21.99'	19.80'	S 70°27'46" E	90°00'00"	14.00'
C31	285.00'	19.31'	19.30'	S 62°35'47" W	3°52'52"	9.66'
C32	285.00'	19.31'	19.30'	S 62°35'47" W	3°52'52"	9.66'
C33	14.00'	21.99'	19.80'	N 70°27'46" W	90°00'00"	14.00'
C34	14.00'	20.99'	19.08'	N 21°35'25" E	85°53'36"	13.03'
C35	450.00'	192.35'	190.89'	N 13°13'03" W	24°29'27"	97.67'
C36	475.00'	168.99'	168.10'	N 11°09'51" W	20°23'04"	85.40'
C37	425.00'	129.11'	128.62'	N 09°40'31" W	17°24'23"	65.06'
C38	14.00'	21.99'	19.80'	S 44°01'41" W	90°00'00"	14.00'
C39	14.00'	21.99'	19.80'	N 45°58'19" W	90°00'00"	14.00'
C40	350.00'	129.49'	128.75'	N 78°25'45" E	21°11'51"	65.49'
C41	15.00'	17.63'	16.64'	N 78°29'25" W	67°21'31"	10.00'
C42	55.00'	183.65'	109.46'	N 39°32'00" E	19°18'40"	555.38'
C43	15.00'	14.44'	13.89'	S 28°32'49" E	55°09'00"	7.83'
C44	25.00'	30.02'	28.25'	S 33°25'45" W	68°48'09"	17.12'
C45	300.00'	117.42'	116.67'	N 12°11'05" W	22°25'31"	59.47'
C46	275.00'	73.64'	73.42'	S 08°38'35" E	15°20'32"	37.04'
C47	325.00'	93.99'	93.66'	N 09°15'24" W	16°34'09"	47.32'
C48	15.00'	15.77'	15.05'	S 46°25'44" E	60°13'46"	8.70'
C49	55.00'	278.43'	63.06'	S 68°28'49" W	290°02'51"	38.48'
C50	15.00'	13.36'	12.93'	S 07°58'53" W	51°02'43"	7.16'
C51	50.00'	159.57'	99.97'	S 38°04'05" W	182°51'01"	2009.80'
C52	15.00'	10.40'	10.19'	N 70°21'52" W	39°42'54"	5.42'
C53	50.00'	79.19'	71.17'	S 44°24'11" W	90°45'00"	50.66'
C54	25.00'	39.60'	35.59'	S 44°24'11" W	90°45'00"	25.33'
C55	15.00'	13.71'	13.24'	S 27°09'53" E	52°23'07"	7.38'
C56	175.00'	151.15'	146.50'	S 25°42'57" E	49°29'16"	80.65'
C57	150.00'	129.56'	125.57'	S 25°42'57" E	49°29'16"	69.13'
C58	200.00'	172.75'	167.43'	S 25°42'57" E	49°29'16"	92.18'
C59	325.00'	120.24'	119.56'	S 78°25'45" W	21°11'51"	60.82'
C60	375.00'	138.74'	137.95'	N 78°25'45" E	21°11'51"	70.17'
C61	50.00'	60.04'	56.50'	N 33°25'45" E	68°48'09"	34.24'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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