

State of Texas County of Bexar

The area being replatted was previously platted on plat AC-North Central Campus which is recorded in Volume 2001, Page 433-436, Bexar County plat and deed records. (we), the owners(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions, other than those shown on this replat. (we) futher certify that no portion of this replat was limited during the preceding five (5) years by an interim or permanent zoning district to residential use for not more than two (2) esidential units per lot, or that any lot in the preceding plat was limited by deed restrictions

Clura OWNER/DEVELOPER: GREGORY McCLURE

(ASSOCIATE VICE CHANCELLOR FOR **FACILITIES OPERATIONS AND CONSTRUCTION** 

MANAGEMENT) ALAMO COMMUNITY COLLEGE DISTRICT 201 W SHERIDAN, BLDG A SAN ANTONIO, TX 78204

rized agent Sworn and subscribed before me this the

#### SURVEYOR'S NOTES

- The bearings, distances, areas and coordinates shown hereon are Texas State Condition
  System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Second Condition of the Condition of Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear ment is U.S. Survey Feet.
- 2. This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations. 3. All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA"

## SAWS WASTEWATER EDU NOTE:

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.

## SAWS IMPACT FEE NOTE:

Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees nust be paid prior to water meter set and/or wastewater service connection.

## 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. 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 essements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric essement," "anchor easement," "service easement," "overhang easement," "utility easement," "ges 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 infrestructure and service facilities and the right to remove from said lands all trees or parts acf, or other obstructions which endanger or may interfere with the efficiency of water ower, 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 atterations shall be charged to the person or persons med responsible for said grade changes or ground elevation alterations.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable tv easements or any other easements for utilities unless the changes to such easements are described hereon.
- Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities. Roof overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

#### 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.

Michael 5 charles 11-18-22 Michael A. Scholze, P.E. #131737

State of Texas County of Bexar

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 Kimley-Horn & Associates, Inc.



#### FIRE DEPARTMENT ACCESS EASEMENT NOTE:

Ingress and egress shall be provided between all adjacent lots for adequate fire department vehicle access per the city of San Antonio fire code, the cross access shall not be blocked nor may this note be taken off of the plat without written permission from the city of san Antonio director of development services and the San Antonio fire department fire marshal.

## RESIDENTIAL FIRE FLOW NOTE:

The public water main system has been designed for a minimum fire 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 reviewed prior to building 2. pproval in accordance with the procedures set forth by the City of San Antonio Director of ment Services Department and the San Antonio Fire Department Fire Marshal.

#### SAWS HIGH PRESSURE NOTE:

A portion of the tract is below the ground elevation of 643 feet where the static pressure will normally exceed 80 psi. 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

## RESIDENTIAL FINISHED FLOOR NOTE:

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

#### **COMMON AREA MAINTENANCE NOTE:**

The maintenance of all private streets, open space, greenbelts, parks, tree save areas, including Lot 900 & 901, Block 6, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 13 CB 4680, drainage easements and easements of any nature within this subdivision shall be the responsibility of the Property Owners, or the Property Owner's Association, or its successors or assigns and not the responsibility of the City of San Antonio or Bexar County.

#### ETJMPA-1 NOTE:

**OPEN SPACE NOTE:** The future land use plan designates this property as "Low Density Residential Use." Allowable land uses shall be defined in the unified development code for any property zoned "R-4, R-5, R-6, NP-8, Lot 900 & 901, Block 6, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 & 901, Block 6, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900, 901, 902 & 903 - Block 11, Lot 900 - Block 12, Lot 900 - Block 10, Lot 900 - Block 13 CB 4680, is designated as open space and as a common area and a public drainage, sewer, water, electric, gas, telephone and cable TV easement. NP-10 AND NP-15.

25' SANITARY SEWER EASEMENT

NOT USED

15' BUILDING SET BACK LINE

 $\langle \tilde{3} \rangle$ 1' VEHICULAR NON-ACCESS 4 EASEMENT (NOT-TO-SCALE)

10' GAS. ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

**(6)** 10' BUILDING SET BACK LINE 14' GAS, ELECTRIC, TELEPHONE 7 AND CABLE TV EASEMENT

5' ELECTRIC EASEMENT (8) 900 - BLOCK 6 - OPEN SPACE / DRAINAGE ESMT - PERMEABLE

(12.622 ACRES) 900 - BLOCK 11 - OPEN SPACE / DRAINAGE ESMT - PERMEABLE (0.209 ACRES) 901 - BLOCK 11 - OPEN SPACE /

DRAINAGE ESMT - PERMEABLE (1.685 ACRES) 902 - BLOCK 11 - OPEN SPACE / DRAINAGE ESMT - PERMEABLE (0.138 ACRES)

900 - BLOCK 12 - OPEN SPACE / DRAINAGE ESMT - PERMEABLE (3.624 ACRES)

900 - BLOCK 13 - OPEN SPACE / DRAINAGE ESMT - PERMEABLE (0.224 ACRES)

OSA-ETJ

TCEQ - 15 DRAINAGE ESMT. SEE TCEQ NOTE (0.315 ACRE OFF-LOT)

20' BUILDING SETBACK LINE (0.806 ACRE OFF-LOT)

DRAINAGE NOTES:

TREE NOTE:

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 after the cross-sections of the drainage easements, as approved, shall be allowed without the approval of the Director of TCl or Director of Public Works. The City of San

Antonio and Bexar County shall have the right of ingress and egress over the grantor

adjacent property to remove any impeding obstructions placed within the limits of said drainage easement and to make any modifications or improvements within said drainage

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 Managemen Agency (FEMA) in accordance with DFIRM Panel 48029C0080F, dated Sept. 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 Floodplain Administrator of the City of San Antonio or Bexar

Finished floor elevations for structures on lots containing floodolain or adjacent to the floodolai shall be in compliance with the floodplain regulation in effect at time of construction. Contact

This subdivision is subject to a master tree plan (TRE-APP-APP21-38801875) which requires

Clear vision areas must be free of visual obstructions in accordance with the American Association

The setbacks on this plat are imposed by the property owner or Bexar County and are not subject

15' drainage easement is hereby dedicated for an engineered vegetative filter strip to be maintained within the dedicated area indicated on this subdivision plat to the standards outlined in TCEQ TGM RG-348. The HOA of this subdivision shall be responsible for maintaining this area in compliance with the referenced standards. This responsibility is to be documented in the Covenants, Conditions & Restrictions (CC&Rs) as well as the HOA Bylaws that establish the duties and responsibilities of the

HOA of this subdivision, which will be recorded in the Bexar County Public Records as is typical

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways

Bexar County Public Works for more information.

CLEAR VISION EASEMENT NOTE:

and Streets, or latest revision thereof.

to enforcement by the City of San Antonio.

**TCEQ - 15' DRAINAGE EASEMENT:** 

28' ELECTRIC EASEMENT

(VOL.9510, PG.199, OPRBC)

(VOL.6237, PG.683, DRBC)

30' INGRESS/EGRESS ESMT

VOL. 7133, PG. 1971 OPRBC

VOL.11950, PG.1800, OPRBC

(VOL.9639, PG.104-107, DPRBC)

VOL 6237, PG 683 BCDR

LOT 1, BLOCK 21

**COUNTY BLOCK 4707** AC-NORTH CENTRAL CAMPUS

VOL.20001, PG.433-436

30' INGRESS/EGRESS EASEMENT

SETBACK NOTE:

VARIABLE WIDTH DRAINAGE (17) EASEMENT 901 - BLOCK 6 - OPEN SPACE / (18) DRAINAGE ESMT - PERMEABLE

(0.096 ACRES) 900 - BLOCK 10 - OPEN SPACE / (19) **DRAINAGE ESMT - PERMEABLE** 

(0.147 ACRES)

903 - BLOCK 11 - OPEN SPACE / (20) DRAINAGE ESMT - PERMEABLE (0.143 ACRES)

(21) 20' DRAINAGE EASEMENT

30' WIDE WATER EASEMENT (DOC. NO. 20200298195, OPRBC) VARIABLE WIDTH WATER ESMT (DOC. NO. 20200298195, OPRBC)

30' WIDE WATER EASEMENT  $\langle 3 \rangle$ (DOC. NO. 20200298196, OPRBC) 30' ACCESS EASEMENT (VOL.15659, PG,2040, OPRBC)

28 ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER & PRIVATE SANITARY SEWER EASEMENT (VOL.9576, PG.192-193, DPRBC)

30' ACCESS EASEMENT (VOL.9576, PG.192-193, DPRBC) PERMEABLE WATER QUALITY &

(VOL.15900, PG.1612, OPRBC)

**AREA BEING** 

REPLATTED

REPLAT ESTABLISHING

**BOERNE STAGE FIELD (P.U.D.)** 

VOL.9576, PG. 192-193

DPRRC

UNPLATTED

CALLED 95.54 ACRES

F.C. DUENNENBERG FARM, LTD

VOL.478, PG.276

DRAINAGE EASEMENT 70' WIDE PERMEABLE WATER (VOL.9639, PG.104-107, DPRBC) QUALITY & DRAINAGE EASMENT (VOL.9639, PG.104-107, DPRBC) 16' SANITARY SEWER ESMT-P09-018 (VOL.13938, PG.173, OPRBC) PERMEABLE VARIABLE WIDTH WATER QUALITY & DRAINAGE ESMT (18) RELEASED 1-17-2013

KENDALL

COUNTY

COUNTY

BALCONES CREEK

SUBDIVISION

UNIT 1A ENCLAVE

VOL.9652, PG/5-9

UNPLATTED

F.C. DUENNENBERG

RANCH, LTD.

VOL.478, PG.276

OPRKC

VARIABLE WIDTH DRAINAGE ESMT (VOL.20001, PG.433-436, PRBC) 20' BUILDING SETBACK LINE & (15) DRAINAGE EASEMENT (VOL.20001, PG.433-436, PRBC)

14' GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT (VOL.20001, PG.433-436, PRBC)

VARIABLE WIDTH PERMANENT SEWER EASEMENT (DOC# 20220160494, OPRBC)

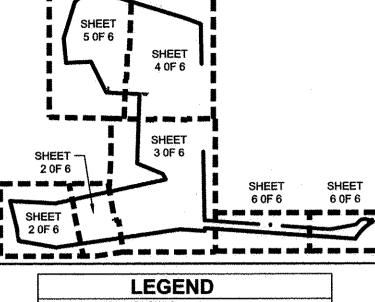
12' RIGHT-OF-WAY DEDICATION (VOL.20001, PG.433-436, PRBC)

UNPLATTED

CALLED 29.26 ACRES

JSFI 1, LP

DOC.# 20100008344 OPRKC



SCALE: 1" = 1000'

INDEX MAP

#### ● 1/2\* IRF IRON ROD FOUND O IRSC 1/2" IRON ROD W/ "KHA" CAP SET BRASS DISK FOUND BDF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OPRBC OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS RIGHT OF WAY NEW CITY BLOCK VEHICLE NON-ACCESS EASEMENT VNAE CLEAR VISION EASEMENT CVE VOL. PG. PAGE(S) C.B. COUNTY BLOCK EASEMENT IRON ROD FOUND WITH CAP ROAD CENTER LINE COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION FEMA 100-YR FLOODPLAIN --- UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT) COSA-ETJ (CITY OF SAN ANTONIO ETJ) BEXAR COUNTY LINE -890. EXISTING CONTOURS PROPOSED CONTOURS

LEGEND 10' GETCTV 10' GAS, ELECTRIC, TELEPHONE 14' GETCTV 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 15' BSL 15' BUILDING SETBACK LINE 10' BSL 10' BUILDING SETBACK LINE



1365.60 F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use o the public, except areas identified as private or part of an enclave or planned unit development, forever a streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER/DEVELOPER: GREGORY MCCLURE



ALAMO COMMUNITY COLLEGE DISTRICT SAN ANTONIO, TX 78204 State of Texas County of Bexar Before me, the undersigned authority on this day personally appeared 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 November A.D. 20 22 This plat of FOX FALLS 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. 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

PLAT NO. 21-11800511

250

DATE PREPARED

**AUGUST 24, 2021** 

PHIC SCALE IN FEET

PROJECT NO.

068706704

Paxton Jay Weigher

My Commission Expires 10/21/2025 Notery ID 133405616

REPLAT AND SUBDIVISION PLAT ESTABLISHING

FOX FALLS BEING 66.205 ACRES TRACT OF LAND SITUATED IN THE A. CRUZ SURVEY NO. 409,

ABSTRACT NO. 123, COUNTY BLOCK 4680, IN BEXAR COUNTY, TEXAS, CONTAINING

ALL OF THAT CERTAIN 51.941 ACRE TRACT, RECORDED IN DOCUMENT NO.

20210229942, CONTAINING ALL OF THAT CERTAIN 9.603 ACRE TRACT, RECORDED IN

DOCUMENT NO. 20210229932, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF

TEXAS, LLC. OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, AND

CONTAINING A PORTION OF LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE

AC-NORTH CENTRAL CAMPUS PLAT OF WHICH IS RECORDED IN VOLUME 20001. PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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 enciave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose

Before me, the undersigned authority on this day personally appeared 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 extract Chan under the purposes and considerations

Normer A.D. 20 22

GASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT)

in expressed and in the capacity therein stated. Given under my hand and seal of office this

MERITAGE HOMES OF TEXAS, LLC

2722 W. BITTERS RD., SUITE 200

SAN ANTONIO, TEXAS 78216

OWNER/DEVELOPER: BRIAN OTTO

CHECKED BY

JGM

**DRAWN BY** 

SAL

State of Texas

State of Texas

County of Bexar

ated this	Day of	A.D. 20
county Judge, Be	exar County, Texas	

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.

County Clerk, Bexar County, Texas

AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 500'

**BALCONES CREEK** 

3,444 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE AC-NORTH CENTRAL CAMPUS RECORDED IN VOLUME 20001, PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR



6330

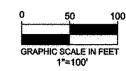


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SHEET 1 0F 6

BEING 66.205 ACRES TRACT OF LAND SITUATED IN THE A. CRUZ SURVEY NO. 409, ABSTRACT NO. 123, COUNTY BLOCK 4680, IN BEXAR COUNTY, TEXAS, CONTAINING ALL OF THAT CERTAIN 51.941 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229942, CONTAINING ALL OF THAT CERTAIN 9.603 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229932, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC, OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE AC-NORTH CENTRAL CAMPUS PLAT OF WHICH IS RECORDED IN VOLUME 20001, PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS





SAN ANTONIO, TEXAS 78216 DRAWN BY CHECKED BY JGM

DATE PREPARED

PROJECT NO. AUGUST 24, 2021 068706704

Haxlon Jay Weigner

State of Texas 8

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 a

OWNER/DEVELOPER: BRIAN OTTO

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD., SUITE 200

State of Texas

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November

State of Texas

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WNER/DEVELOPER: GREGORY MCCLURE

(ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT) ALAMO COMMUNITY COLLEGE DISTRICT 201 W SHERIDAN, BLDG A SAN ANTONIO, TX 78204

State of Texas County of Bexar

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November A.D. 20 22

This plat of <u>FOX FALLS</u> 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.

CERTIFICATE OF APPROVAL

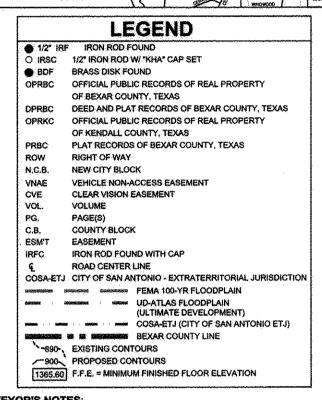
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\_\_ Day of \_\_\_\_ \_\_\_ A.D. 20 \_\_\_\_\_

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas

UNPLATTED UD-ATLAS 14 FLOODPLAIN-LENA MAE SMART \*1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED A CRUZ SURVEY 409 ABSTRACT 123 COUNTY BLOCK 4680 -YR FLOODPLAIN (ZONE AE) -\*1% AC EFFECTIVE FLOODPLAIN OPEN SPACE (1,685 ACRES) PER PANEL# 48029C080F DATED: SEPTEMBER 29, 2010 N77°56'14"E 1181.62 HADDOCK WAY (60' ROW) ROAC ICR.O. 25 -STAGE | 900 - BLOCK 12 900 - BLOCK 12 "OPEN SPACE" (13) (3.624 ACRES) ш₹ BOERNI (VARIABLE) 1/2" | UNPLATTED **CALLED 83.478 ACRES** HOMER C. REYES 5' FENCE EASEMENT AND LISA M. REYES VOL.15558, PG.1288 OPRBC (REMAINDER) **DETAIL "A"** SCALE: 1" = 20 900 - BLOCK 12 (13) (3.624 ACRES) S81°46'53"W 1307.18



NOT TO SCALE

## SURVEYOR'S NOTES:

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- 2. This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations.
- 3. All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA"

## SAWS WASTEWATER EDU NOTE:

**VICINITY MAP** 

BEXAR

KENDALI

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State of Texas County of Bexar §

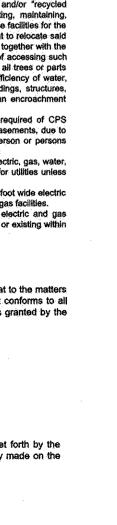
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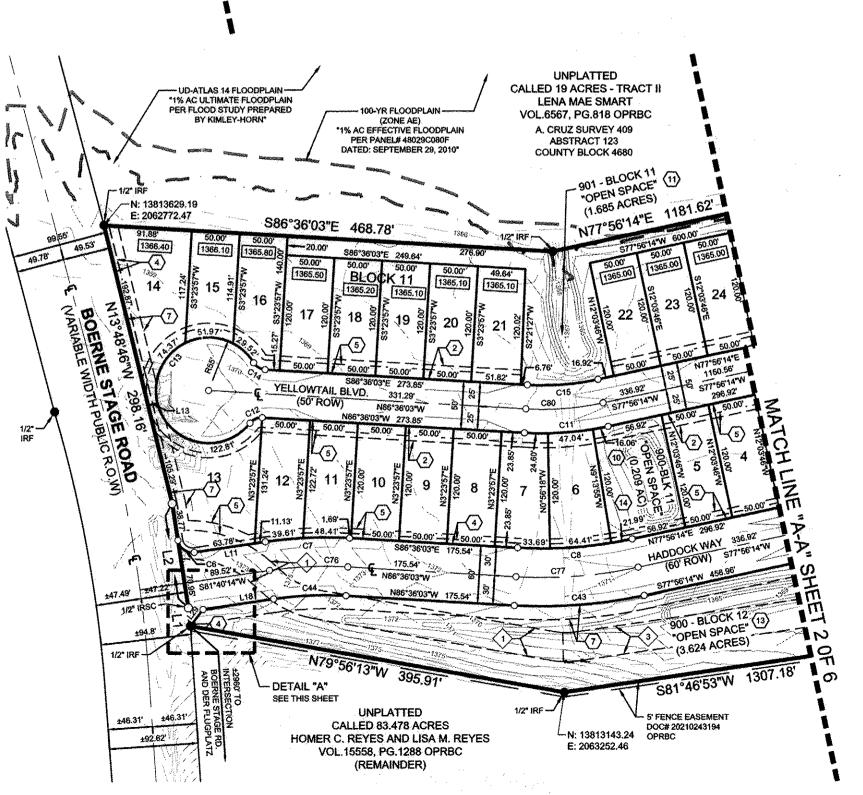
Widel State Michael A. Scholze, P.E. #131737

State of Texas
County of Bexar

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 Kimley-Horn & Associates, Inc.

John M. Mosie 11-18-22 John G. Mosier, Registered Professional Land Surveyor No. 6330







JOHN G. MOSIER

6330

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SHEET 2 OF 6

#### LEGEND ● 1/2" IRF IRON ROD FOUND O IRSC 1/2" IRON ROD W/ "KHA" CAP SET BDF BRASS DISK FOUND OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OPRBC OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DPRBC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OPRKC OF KENDALL COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS RIGHT OF WAY N.C.B. NEW CITY BLOCK VNAE VEHICLE NON-ACCESS EASEMENT CVE CLEAR VISION FASEMENT VOL. VOLUME PG. PAGE(S) C.B. COUNTY BLOCK ESMT EASEMENT IRON ROD FOUND WITH CAF IRFC ROAD CENTER LINE COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION FEMA 100-YR FLOODPLAIN --- UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT COSA-ETJ (CITY OF SAN ANTONIO ETJ) BEXAR COUNTY LINE -890-, EXISTING CONTOURS **₹900** PROPOSED CONTOURS 1365.60 F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

#### SURVEYOR'S NOTES:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID. South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.
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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.

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## 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 nich 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.

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## State of Texas

MICHAEL A. SCHOLZE

131737

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JOHN G. MOSIER

6330

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Michael Schola

Michael A. Scholze, P.E. #131737 Licensed Professional Engineer

State of Texas

County of Bexar

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Idm J. Mosie 11-18-22 John G. Mosier, Registered Professional Land Surveyor No. 6330

(50' ROW) N88°01'41"W 306.52" S88"01'41"E S88"01'41"E UNPLATTED BLOCK 9 CALLED 19 ACRES - TRACT II 52.00 LENA MAE SMART VOL.6567, PG.818 OPRBC 120.00 45 A. CRUZ SURVEY 409 ABSTRACT 123 **COUNTY BLOCK 4680** 52.00 52.00 52.00 \$88°01'41"E 307.61" 209.51" TRUNKFISH LANE N: 13814015.53-E: 2064096.89 N88°01'41"W (50' ROW) 901 - BLOCK 11 "OPEN SPACE" (1.685 ACRES) 1/2" IRF N77°56'14"E 1181.62 -901 - BLOCK 11 (1) (1.685 ACRES) 33 हू 10 बेटि 11 HADDOCK WAY Q. (60' ROW) S 900 - BLOCK 12 "OPEN SPACE" (13) (3.624 ACRES) 2 9 S81°46'53"W 1307.18' 5' FENCE EASEMENT DOC# 20210243194 UNPLATTED OPRBC CALLED 83.478 ACRES HOMER C. REYES AND LISA M. REYES VOL.15558, PG.1288 OPRBC (REMAINDER)

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588\*01'41"E

49

S88\*01'41"E

MATCH LINE "C-C" SHEET 4 0F 6

50.00 1 50.00

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N85\*43'57\*W\_

1/2" IRF IN ---CONC. MON.

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N85°49'05"W

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N88°56'58"E 120.00

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@ 134.52\* 0.4\* OFF LINE

LOT 81, AND 82

ROBERT H. BRUCE

WESTFLÜGEL HANGAR

CONDOS PHASE III

REPLAT ESTABLISHING

BOERNE STAGE FIELD (P.U.D.)

VOL.9576, PG, 192-193

DPRBC

6

UNPLATTED

OPRBC

CALLED 1.039 ACRES

SILESIA PROPERTIES LP DOC. NO. 20210078314

**(O)** 

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(2)<sub>17</sub>

PLAT NO. 21-11800511

## REPLAT AND SUBDIVISION PLAT ESTABLISHING **FOX FALLS**

BEING 66.205 ACRES TRACT OF LAND SITUATED IN THE A. CRUZ SURVEY NO. 409, ABSTRACT NO. 123, COUNTY BLOCK 4680, IN BEXAR COUNTY, TEXAS, CONTAINING ALL OF THAT CERTAIN 51,941 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229942, CONTAINING ALL OF THAT CERTAIN 9.603 ACRE TRACT, RECORDED II TEXAS, LLC. OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE AC-NORTH CENTRAL CAMPUS PLAT OF WHICH IS RECORDED IN VOLUME 20001. PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS





DRAWN BY CHECKED BY DATE PREPARED PROJECT NO. AUGUST 24, 2021 068706704

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

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD., SUITE 200

State of Texas County of Bexar

Before me, the undersigned authority on this day personally appeared Brian OHO and known to me to be the person whose 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

Paxton Jay Weidner

My Commission Expires

day of Nakmber AD 20 22

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

(ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT)

ALAMO COMMUNITY COLLEGE DISTRICT State of Texas

Before me, the undersigned authority on this day personally appeared known to me to be the person whose name is subscribed to the instrument, and acknowledged to me that he executed the same for the purposes and constituerell expressed and in the capacity therein stated. Given under my hand and seal of office this. of November AD. 20 22

This plat of <u>FOX FALLS</u> has been submitted to and considered by the Ptanning 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.

CERTIFICATE OF APPROVAL

The undersigned, county judge of Bexar County, Texas and presiding officer of the Committee County, Texas and presiding officer of the Committee County, Texas and presiding officer of the County, Texas and Texas an Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court o Bexar County, Texas and that after examination it appeared that said plat is in conformity with the statute rules and regulations governing same, and this plat was approved by the said commissioners court.

\_\_\_\_ Day of \_\_\_\_ \_\_ A.D. 20 \_\_\_

County Clerk, Bexar County, Texas

SHEET 3 OF 6

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All rights reserved

#### LEGEND ● 1/2" IRF IRON ROD FOUND O IRSC 1/2" IRON ROD W/ "KHA" CAP SET BRASS DISK FOUND OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS PREC RIGHT OF WAY ROW NEW CITY BLOCK N.C.B. VEHICLE NON-ACCESS EASEMENT VNAE CLEAR VISION EASEMENT CVE VOL. VOLUME PG. PAGE(S) C.8. COUNTY BLOCK EASEMENT ESM'T IRON ROD FOUND WITH CAP IRFC ROAD CENTER LINE COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION FEMA 100-YR FLOODPLAIN UD-ATLAS FLOODPLAIN COSA-ETJ (CITY OF SAN ANTONIO ETJ) BEXAR COUNTY LINE -890- EXISTING CONTOURS -900 PROPOSED CONTOURS [1365.60] F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

## SURVEYOR'S NOTES:

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\$88°01'41"E

53

\$88°01'41"E

120.00

52

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## State of Texas § County of Bexar §

OF

MICHAEL A. SCHOLZE

131737

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JOHN G. MOSIER

6330

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Windows Schools

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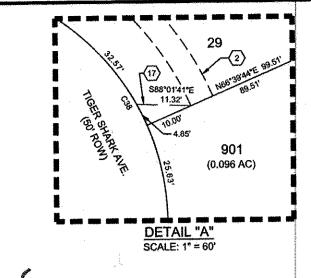
Michael A. Scholze, P.E. #131737 Licensed Professional Engineer

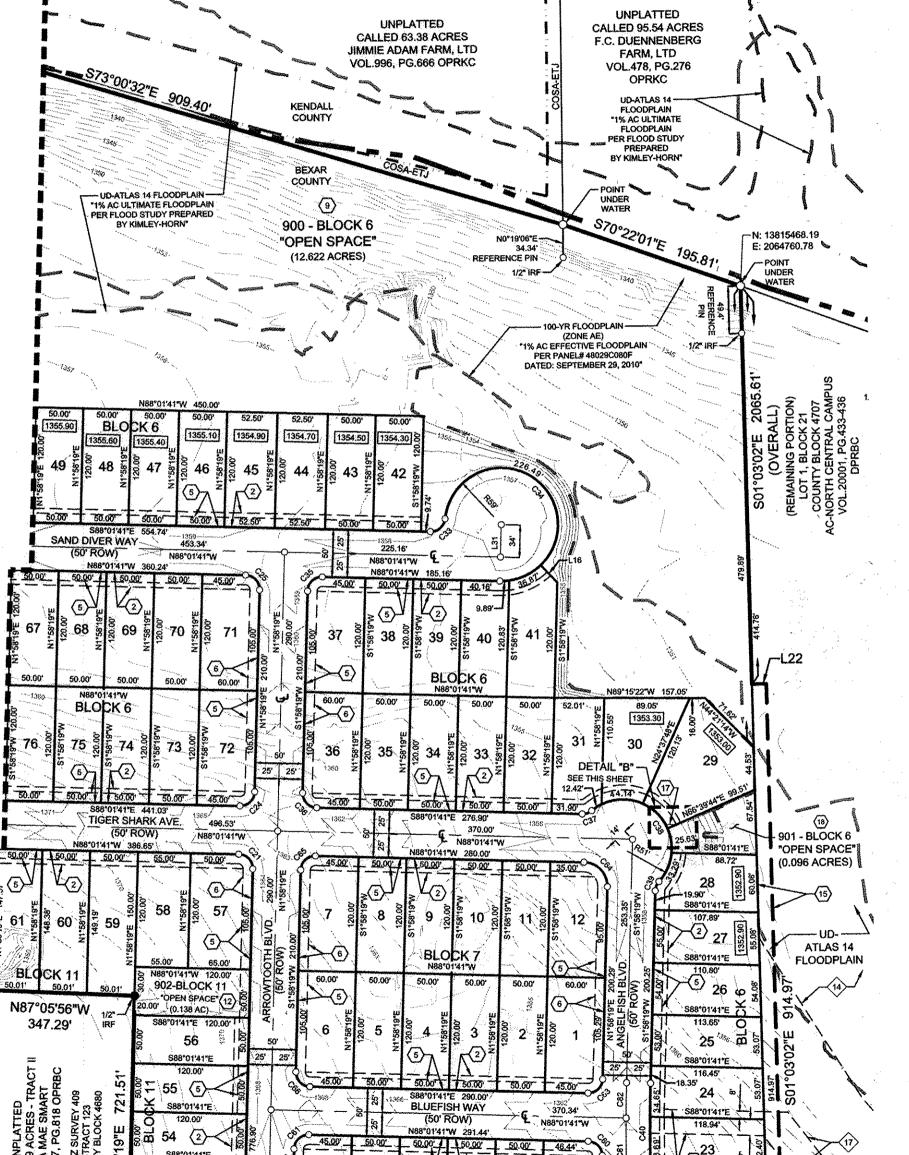
Kimley-Horn and Associates, Inc. All rights reserved

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Dobm M. Mosser 11-18-22

John G. Mosier, Registered Professional Land Surveyor No. 6330





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MATCH LINE "C-C" SHEET 3 0F 6

12

PLAT NO. 21-11800511

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WWW.KIMLEY-HORN.COM SAN ANTONIO, TEXAS 78216 PROJECT NO. DATE PREPARED CHECKED BY DRAWN BY 068706704 AUGUST 24, 2021 SAL JGM

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 a streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpos

OWNER/DEVELOPER: BRIAN OTTO MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD., SUITE 200

SAN ANTONIO, TX 78248, : -

known to me to be the person whose name is subscribed to the owledged to me that he executed the same for the purposes and consed and in the capacity therein stated. Given under my hand and seal of office t

NOVEMBER AD 20 22

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(ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT) ALAMO COMMUNITY COLLEGE DISTRICT 201 W SHERIDAN, BLDG A

State of Texas County of Bexar

Before me, the undersigned authority on this day personally appeared Green Models 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 according to the considerations.

This plat of FOX FALLS 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

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.

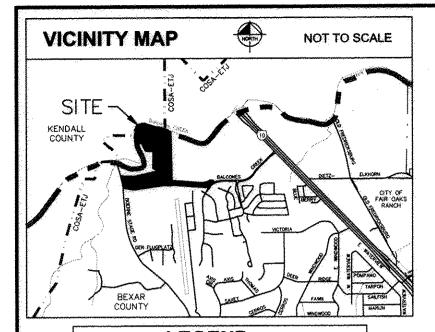
County Clerk, Bexar County, Texas

County Judge, Bexar County, Texas

SHEET 4 0F 6

N88"56'58"E

22



#### **LEGEND** 1/2" IRF IRON ROD FOUND O IRSC 1/2" IRON ROD W/ "KHA" CAP SET BDF BRASS DISK FOUND OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS RIGHT OF WAY NEW CITY BLOCK N.C.B. VEHICLE NON-ACCESS EASEMENT VNAE CLEAR VISION EASEMENT CVE VOL. VOLUME PG. PAGE(S) COUNTY BLOCK C.B. EASEMENT ESMIT IRON ROD FOUND WITH CAP IRFC ROAD CENTER LINE COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION FEMA 100-YR FLOODPLAIN UD-ATLAS FLOODPLAIN COSA-ETJ (CITY OF SAN ANTONIO ETJ) BEXAR COUNTY LINE -890 EXISTING CONTOURS PROPOSED CONTOURS 1365.60 F.F.E. - MINIMUM FINISHED FLOOR ELEVATION

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State of Texas County of Bexar

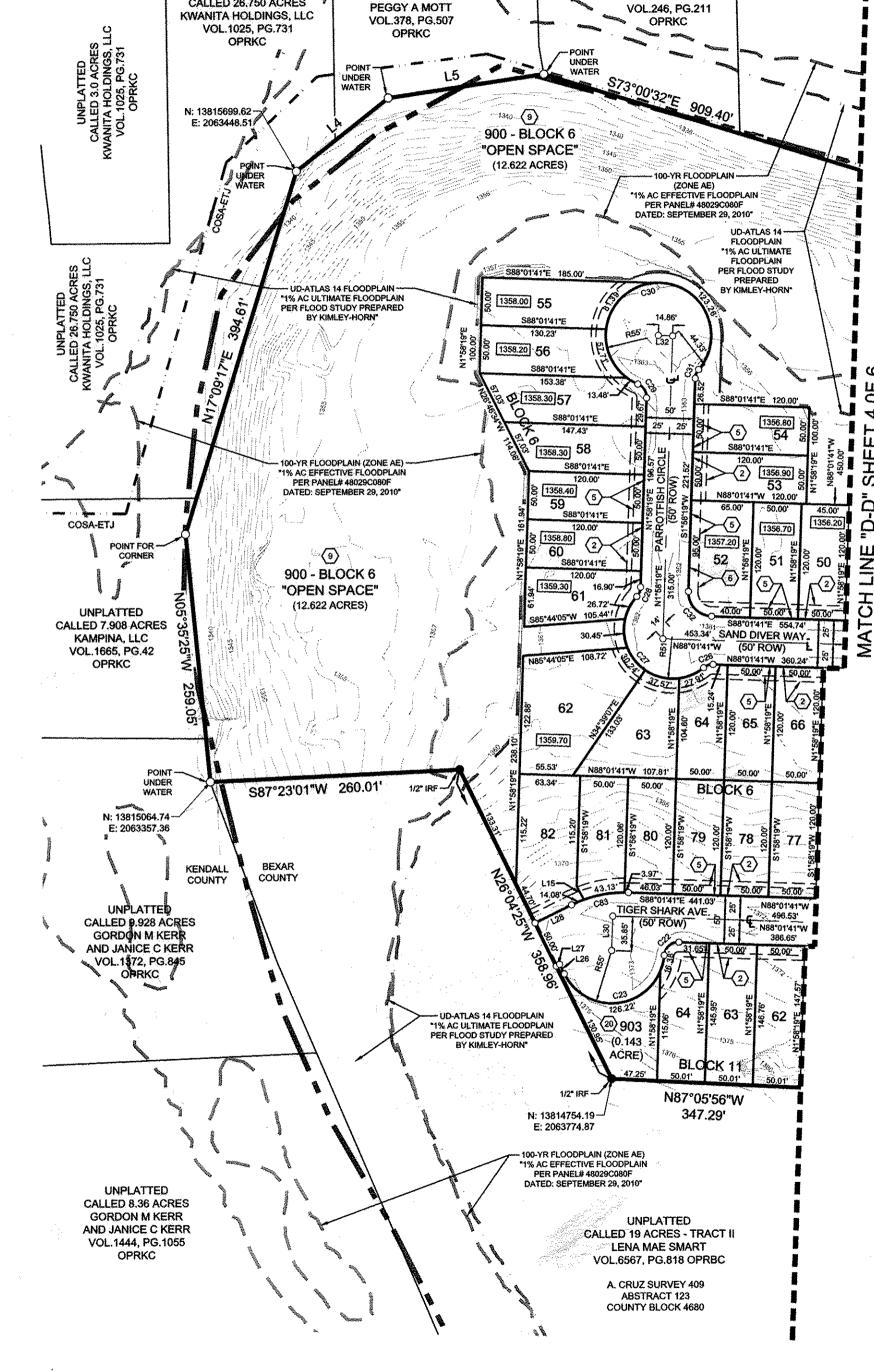
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Michael A. Scholze, P.E. #131737

State of Texas County of Bexar

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Julia Se Mosier 11-18-22 John G. Mosier, Registered Professional Land Surveyor No. 6330



UNPLATTED

CALLED 6.187 ACRES

UNPLATTED

CALLED 26,750 ACRES

UNPLATTED

**CALLED 1.0 ACRE** 

**PEGGY J ZENNER** 

VOL.246, PG.211

LINE TABLE NO. BEARING L1 N06°25'09"W 18.93' L2 N08°50'20"W L3 N28°48'56"W N51°39'09"E L4 164,01 L5 N81°30'15"E L6 S85°43'57"E N79°17'54"E 12.91' L8 N74°39'03"E L9 N85°43'57"W L10 S00°26'44"E 31,14 L11 N81°40'14"E 74.92 L12 N12°03'46"W 90.00 10.00 L13 N76°11'14"E L14 N88°01'41"W 15.74 L15 S28°27'55"E S43°25'57"E 25.03 L16 S85°43'57"E S81°40'14"W N77°56'14"E 80.04 L19 L20 N88°01'41"W L21 S12°03'46"E L22 N88°56'58"E 15.00 L23 S88°56'58"W L24 S85°43'57"E L25 N74°39'03"E L26 N26°04'25"W S63°55'35"W L27 L28 N63°55'35"E L29 S37°36'37"W 21.57 L30 S01°58'19"W L31 S01°58'19"W 34.00 L32 S88°01'41"E

14.86

LENGTH 109.72' 64.96' 122.31 259,47' 215.87 253.96' 118.47 90.87 74.42' 110.45 90.00 15.00° 261.31 10.50 11.09 4.00 42.52 35.85

# CONTAINING A PORTION OF LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE AC-NORTH CENTRAL CAMPUS PLAT OF WHICH IS RECORDED IN VOLUME 20001, PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS GRAPHIC SCALE IN FEET

AUGUST 24, 2021

068706704

Paxton Jay Weidner

Harry Walter ?

ACAS COM

10101 REUNION PLACE, SUITE 400 WWW.KIMLEY-HORN.COM SAN ANTONIO, TEXAS 78216 PROJECT NO. DATE PREPARED CHECKED BY DRAWN BY

REPLAT AND SUBDIVISION PLAT ESTABLISHING

FOX FALLS BEING 66.205 ACRES TRACT OF LAND SITUATED IN THE A. CRUZ SURVEY NO. 409, ABSTRACT NO. 123, COUNTY BLOCK 4680, IN BEXAR COUNTY, TEXAS, CONTAINING

ALL OF THAT CERTAIN 51,941 ACRE TRACT, RECORDED IN DOCUMENT NO.

20210229942, CONTAINING ALL OF THAT CERTAIN 9.603 ACRE TRACT, RECORDED II

DOCUMENT NO. 20210229932, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF

TEXAS, LLC, OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, AND

State of Texas County of Bexar

SAL

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 a streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose

BRIAN OTTO

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD., SUITE 200 SAN ANTONIO, TX 78248

JGM

State of Texas

Before me, the undersigned authority on this day personally appeared Brian 0446 known to me to be the person whose name is subscribed to the foregon instrument, and acknowledged to me that he executed the same for the purposes and consideration. therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of November A.D. 20 22

State of Texas

County of Bexar §

My Commission Expres 10/21/2025 Notery ID 133405616 The owner of land shown on this plat, in person or through a duly authorized the public, except areas identified as private or part of an enclave or planned unit development, forever

R/DEVELOPER: GREGORY McCLURE (ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT)

ALAMO COMMUNITY COLLEGE DISTRICT 201 W SHERIDAN, BLDG A

State of Texas County of Bexar

Before me, the undersigned authority on this day personally appeared ACA MULLIAN 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 canacity their investment of the purposes and considerations.

This plat of FOX FALLS has been submitted to and considered by the Planning Commission of the City San Antonio, Texas, is hereby approved by such commission in accordance with state or local laws as regulations; and/or where administrative exception(s) and/or variance(s) have been granted.

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.

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas





#### LEGEND ● 1/2" IRF IRON ROD FOUND O IRSC 1/2" IRON ROD W/ "KHA" CAP SET BDF BRASS DISK FOUND OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS RIGHT OF WAY NEW CITY BLOCK N.C.B. VEHICLE NON-ACCESS EASEMENT VNAE CVE CLEAR VISION EASEMENT VOL. PAGE(S) PG. C.B. COUNTY BLOCK EASEMENT ESMT IRON ROD FOUND WITH CAP IRFC ROAD CENTER LINE COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION FEMA 100-YR FLOODPLAIN UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT) COSA-ETJ (CITY OF SAN ANTONIO ETJ) BEXAR COUNTY LINE -890 EXISTING CONTOURS PROPOSED CONTOURS 1365.60 F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

## SURVEYOR'S NOTES:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear
- This drawing shows existing spot elevations and contour lines based upon a field survey conducted by survey personnel. The contour interval is 1 foot. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS observations. 3. All lot corners will be monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA"
- prior to lot sales

## SAWS WASTEWATER EDU NOTE:

CPS/SAWS/COSA/UTILITY 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.

#### SAWS IMPACT FEE NOTE: Nater and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees

SAWS DEDICATION NOTE:

must be paid prior to water meter set and/or wastewater service connection.

## 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.

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 dedicated easements and rights-or-way for duisty, transmission and insurbotion introduction and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang 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 easons 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 tructure 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 onsible 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 to easements or any other easements for utilities unless the changes to such easements are described hereon.

Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities. Roof overhangs are allowed within the five (5) and ten (10) foot wide electric and gas

easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

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.

Michael A. Scholze, P.E. #131737 Licensed Professional Engineer

State of Texas County of Bexar §

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 Kimley-Horn & Associates, Inc.

C29 68°57'01" 15.00'

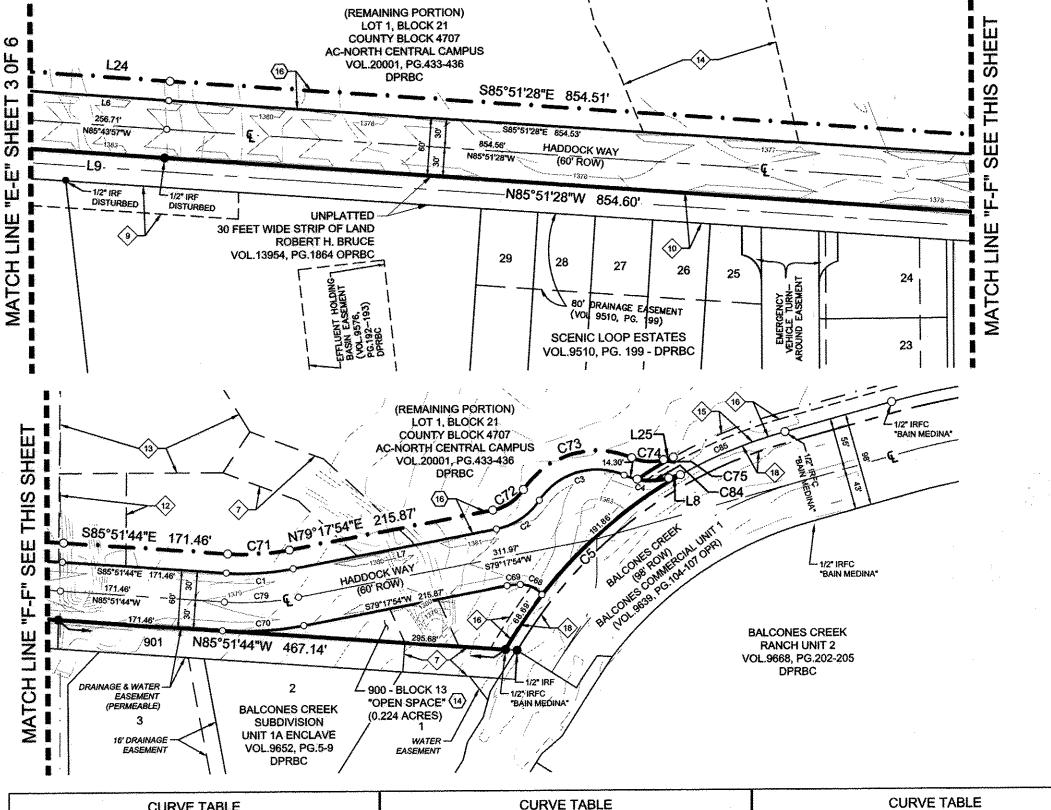
18.05

16.98

N32°30'12"W

C58 93°01'21" 15.00'

John S. Mosen 11-18-22 John G. Mosier, Registered Professional Land Surveyor No. 6330



	CURVE TABLE			CURVE TABLE			<b>.</b>	CORVE TABLE									
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°50'22*	270.00'	69.93'	N86°43'05"E	69.73'	C30	287°21'06"	55.00'	275.84'	N76°41'51*E	65.16'	C59	0°52'09"	2025.00'	30.72	N00°36'58"W	30.72
C2	45°13'59"	70.00	55.26'	N56°40'55"E	53,84'	C31	38°24'05"	15,00'	10.05'	S21°10'21"W	9.87	C60	87°50'48"	15.00'	23.00'	N44°06'17"W	20.81'
C3	79°29'33"	72.00'	99.89	N73°48'41"E	92.07	C32	90°00'00"	25.00'	39.27'	S43°01'41*E	35.36'	C61	90°00'00*	15.00'	23.56'	S46°58'19"W	21.21'
C4	38°54'24"	70.00'	47.53'	S85°53'44 <b>"</b> E	46,63'	C33	85°20'57"	15.00'	22.34'	N49°17′50″E	20.34'	C62	90°00'00"	15.00'	23.56'	\$43°01'41"E	21.21'
C5.	30°39'17"	487.00'	260.56	S45°27'42"W	257.46'	C34	265°20'57"	59.00'	273.24	S40°42'10 <b>"</b> E	86.76	C63	88°54'13"	15.00'	23.27'	N47°31'12"E	21.01'
C6	89°29'27"	15.00'	23.43'	S53°35'03"E	21.12'	C35	90°00'00"	15.00'	23.56'	S46°58'19"W	21.21'	C64	90°00'00"	25.00'	39.27'	N43°01'41"W	35.36'
C7	11°43'43"	430.00	88.02	N87°32'05"E	87.87'	C36	90°00'00"	15.00'	23.56'	S43°01'41"E	21.21'	C65	90°00'00"	15,00'	23,56'	S46°58'19"W	21.21'
C8	15°27'43"	445,00	120.09	N85°40'06"E	119.72	C37	40°52'57 <b>"</b>	15.00'	10.70'	N71°31′50″E	10.48'	C66	90°00'00 <b>"</b>	15,00'	23.56'	S43°01'41 <b>"</b> E	21.21'
Ç9	90°00'00"	15.00'	23.56	N32°56'14"E	21.21'	C38	171°45'54"	51.00'	152.89'	S43°01'41"E	101.74'	C67	0°52'32"	1030.00	15.74'	S86°10'13"E	15.74'
C10	90°00'00"	15.00'	23.56'	N57°03'46"W	21.21'	C39	40°52'57"	15.00'	10.70'	\$22°24'47"W	10,48'	C68	49°39'27"	30.00'	26.00	N64°47'10"W	25.19
C11	15°27'43"	325.00'	87.71'	S85°40'06"W	87.44'	C40	3°01'21"	1975.00'	104.19'	S00°27'38"W	104.18	C69	11°05'12"	70,00'	13.55'	S84°50'30"W	13.52
C12	55°09'00"	15.00'	14.44'	S65°49'27"W	13.89'	C41	85°33'26"	15.00	22.40'	S43°49'45 <b>"</b> E	20.38'	C70	14°50'22"	330.00	85.47'	S86°43'05"W	85.23
C13	290°18'01"	55.00'	278.67'	N03°23'57"E	62.86'	C42	16°19'49"	1970.00	561.48'	S86°06'09"W	559.59'	C71	14°50'22"	250.00'	64.75	N86°43'05*E	64.57
C14	55°09'00"	15.00'	14.44'	S59°01'33"E	13.89	C43	15°27'43*	505.00'	136.28'	S85°40'06"W	135.87'	C72	45°13'59"	50.00	39.47'	N56°40'55"E	38.46
C15	15°27'43"	275.00'	74.21'	N85°40'06"E	73.99'	C44	11°43'43"	370.00'	75.74'	S87°32'05"W	75.61'	C73	79°29'33"	92.00*	127.64	S73°48'41"W	117.65
C16	78°59'16"	25.00'	34.46'	N38°26'36"E	31.80'	C45	90°00'00"	15.00'	23.56'	\$57°03'46 <b>"</b> E	21.21'	C74	38°54'24"	50.00'	33.95	S85°53'44"E	33.30
C17	86°58'39"	15.00	22.77'	N44°32'22"W	20.65'	C46	16°19'49"	2030.00'	578.59'	N86°06'09"E	576.63'	C75	5°00'02"	507.00	44.25	S58°33'58*W	44.24
C18	40°52'57*	15.00'	10.70'	S71°31'50"W	10.48'	C47	95°19'05"	15.00'	24,95	N46°36'30"E	22.17'	C76	11°43'43"	400.00*	81.88'	S87°32'05"W	81.74
C19	171°45'54"	51.00'	152.89'	N43°01'41"W	101.74	C48	86°58'39"	15.00'	22.77'	N44°32'22"W	20.65'	C77	15°27'43"	475.00'	128.18'	N85°40'06"E	127.80
C20	40°52'57"	15.00'	10.70'	N22°24'47"E	10.48'	C49	93°01'21"	15.00'	24.35	\$45°27'38"W	21.77	C78	16°19'49"	2000.00	570.03'	S86°06'09"W	568.11
C21	90°00'00"	15.00'	23.56'	N43°01'41"W	21.21'	C50	39°40'06"	15.00'	10.39'	S20°53'05"E	10.18'	C79	14°50'22"	300,00	77.70	N86°43'05"E	77.48'
C22	86°35'52"	15.00'	22.67	S48°40'23"W	20.57	C51	158°19'28"	51.00'	140.93	S38°26'36"W	100.18'	C80	15°27'43"	300.00'	80.96'	N85°40'06"E	80.71
C23	148°33'08"	55.00	142.60	S79°39'01"W	105,88	C52	39°40'06"	15,00'	10.39'	N82°13'43"W	10.18'	C81	1°58'21"	2000.00'	68.85'	S00°03'52 <b>"</b> E	68.85
C24	90°00'00"	15.00'	23.56'	N46°58'19"E	21.21'	C53	90°00'00"	15.00	23,56	S32°56'14"W	21.21'	C82	1°03'00"	2000.00	36.66'	S01°26'49"W	36.65
C25	90°00'00"	15.00'	23.56'	N43°01'41"W	21.21'	C54	93°01'21"	15,00'	24.35'	N45°27'38"E	21.77'	C83	28°02'44"	125.00'	61.19'	S77°56'57"W	60.58
C26	40°52'57"	15,00'	10.70'	\$71°31'50"W	10.48'	C55	86°58'39"	15.00'	22.77'	N44°32'22"W	20.65'	C84	38°54'24"	70.00	47.53'	S85°53'44"E	46.63
C27	171°45'54"	51.00'	152.89	N43°01'41"W	101.74'	C56	90°00'00"	15.00'	23.56'	S46°58'19"W	21.21'	C85	13°51'43"	487.00'	117.82	S67°43'12"W	117.54
C28	40°52'57"	15.00'	10.70'	N22°24'47"E	10.48'	C57	90°00'00"	25.00'	39.27	\$43°01'41"E	35.36'					No.	
	<del></del>	<del></del>	<del> </del>	- <del></del>		<del> </del>	<b>+</b>	<del> </del>	<del></del>	t	1	1				4	

24.35'

N45°27'38\*E 21.77'

PLAT NO. 21-11800511

## REPLAT AND SUBDIVISION PLAT ESTABLISHING FOX FALLS

BEING 66.205 ACRES TRACT OF LAND SITUATED IN THE A. CRUZ SURVEY NO. 409, ABSTRACT NO. 123, COUNTY BLOCK 4680, IN BEXAR COUNTY, TEXAS, CONTAINING ALL OF THAT CERTAIN 51.941 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229942, CONTAINING ALL OF THAT CERTAIN 9.603 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229932, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, LLC, OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, AND CONTAINING A PORTION OF LOT 1, BLOCK 21, COUNTY BLOCK 4707 OF THE AC-NORTH CENTRAL CAMPUS PLAT OF WHICH IS RECORDED IN VOLUME 20001, PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



# 10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166

**DRAWN BY** SAL

SAN ANTONIO, TEXAS 78216 CHECKED BY JGM

WWW.KIMLEY-HORN.COM DATE PREPARED PROJECT NO. AUGUST 24, 2021 068706704

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

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD., SUITE 200 SAN ANTONIO, TX 78248

State of Texas County of Bexar

Before me, the undersigned authority on this day personally appeared 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 thi

say of November A.D. 20 22

State of Texas

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 a streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpo

GREGORY McCLURE

(ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT) ALAMO COMMUNITY COLLEGE DISTRICT

State of Texas

County of Dexer	3		00-	1200
Before me, the	undersigned authority or	n this day personally appear	* GIED	/ KCI and
	known to me to	be the person whose name	is subscribed to	the foregoing
	acknowledged to me that	it he executed the same for t	he purposes and	considerations
therein expresse	ed and in the capacity there	in stated. Given under my hand	and seal of office	this

My Commission Expires 10/21/2025 This plat of FOX FALLS has been submitted to and considered by the Planning Commission of the Ci San Antonio, Texas, is hereby approved by such commission in accordance with state of local laws regulations; and/or where administrative exception(s) and/or variance(s) have been granted

Paxton Jay Weldner

Dated this day of	, A.D. <u>20</u>
Pour.	
By: chairman	
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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. 20

County Judge, Bexar County, Texas

SHEET 6 0F 6



OF IS AEGISTERED! \* JOHN G. MOSIER 6330 OFESSION