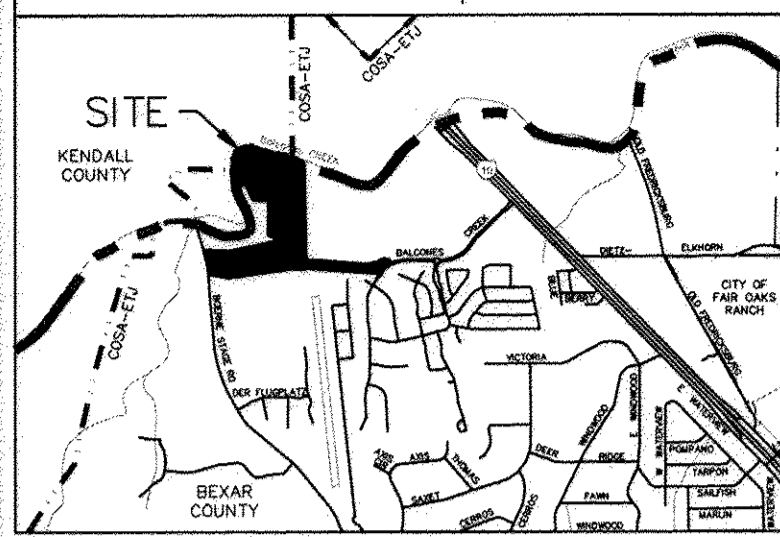


VICINITY MAP NOT TO SCALE



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.

I (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.

Gregory McClure
OWNER/DEVELOPER: GREGORY MCCLURE
(ASSOCIATE VICE CHANCELLOR FOR FACILITIES OPERATIONS AND CONSTRUCTION MANAGEMENT)

Owner's duly authorized agent sworn and subscribed before me this the 19 day of November A.D. 2022

Notary Public, Bexar County, Texas
State of Texas §
County of Bexar §
My commission expires: 10/21/2025

- SURVEYOR'S NOTES:
1. The bearings, distances, areas and coordinates shown hereon are Texas State Plane System GRID, South Central Zone (FIPS 4204) (NAD83), as determined by the State Positioning System (SPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.

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 must 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:

- 1. The City of San Antonio as part of its electric, gas, water, and wastewater systems - City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) - is hereby dedicated easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhead easement," "utility easement," "gas easement," "transformer easement," "water easement," "sanitary sewer easement" and/or "recycled water easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting utility infrastructure and service facilities for the reasons described above.

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 Scholze 11-18-22
Michael A. Scholze, P.E. #131737
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 Kimley-Horn & Associates, Inc.

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

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 permit approval in accordance with the procedures set forth by the City of San Antonio Director of Development 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 Plumbing Code of the City of San Antonio.

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 spaces, 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 Owner, or the Property Owners' Association, or its successors or assigns and not the responsibility of the City of San Antonio or Bexar County.

ETJMPA-1 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, NP-10 AND NP-15.

Table with 3 columns: Keynote, Description, and Reference. Includes items like 1. 28" SANITARY SEWER EASEMENT, 2. 15' BUILDING SET BACK LINE, 3. NOT USED, etc.

DRAINAGE NOTES:

- 1. 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 easements, as approved, shall be allowed without the approval of the Director of TCI or Director of Public Works.

TREE NOTE:

This subdivision is subject to a master tree plan (TRE-APP-APP21-38801875) which requires compliance by the owners of all property within the plat boundary, and their employees and contractors, and shall be binding on all successors in title except for owners of single-family residential lots subdivided hereunder for which construction of a residential structure has been completed.

OPEN SPACE NOTE:

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, is designated as open space and as a common area and a public drainage, sewer, water, electric, gas, telephone and cable TV easement.

CLEAR VISION EASEMENT NOTE:

Clear vision areas must be free of visual obstructions in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, or latest revision thereof.

SETBACK NOTE:

The setbacks on this plat are imposed by the property owner or Bexar County and are not subject to enforcement by the City of San Antonio.

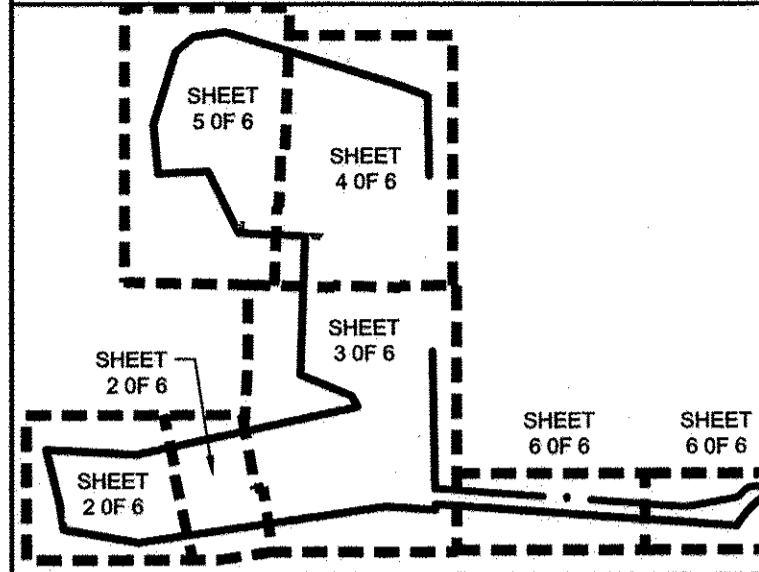
TCEQ - 15' DRAINAGE EASEMENT:

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.

MULTIPLE PAGE NOTE:

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

INDEX MAP SCALE: 1" = 1000'



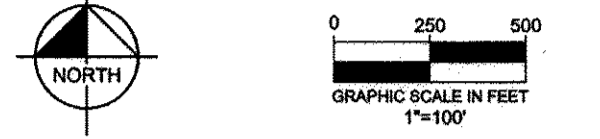
LEGEND table with symbols for IRF, IRSC, BDF, OPRBC, DPRBC, OPRKC, PRBC, ROW, N.C.B., VNAE, C.V.E., C.B., ESMT, IRFC, COSA-ETJ, FEMA 100-YR FLOODPLAIN, UD-ATLAS FLOODPLAIN, COSA-ETJ (CITY OF SAN ANTONIO ETJ), BEXAR COUNTY LINE, EXISTING CONTOURS, PROPOSED CONTOURS, F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

LEGEND table with symbols for 10' GETCTV 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 14' GETCTV 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 15' BSL 15' BUILDING SETBACK LINE, 10' BSL 10' BUILDING SETBACK LINE.

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 9.803 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



Kimley Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

Table with columns: DRAWN BY (SAL), CHECKED BY (JGM), DATE PREPARED (AUGUST 24, 2021), PROJECT NO. (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 and consideration therein expressed.

Brian Otto
OWNER/DEVELOPER: BRIAN OTTO
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 Brian Otto and 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 16 day of November A.D. 2022.

Notary Public, Bexar County, Texas
State of Texas §
County of Bexar §
My commission expires: 10/21/2025
Notary ID: 433405616

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.

Gregory McClure
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

State of Texas §
County of Bexar §

Before me, the undersigned authority on this day personally appeared Gregory McClure and 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 18 day of November A.D. 2022.

Notary Public, Bexar County, Texas
State of Texas §
County of Bexar §

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.

Dated this 18 day of November, A.D. 2022.

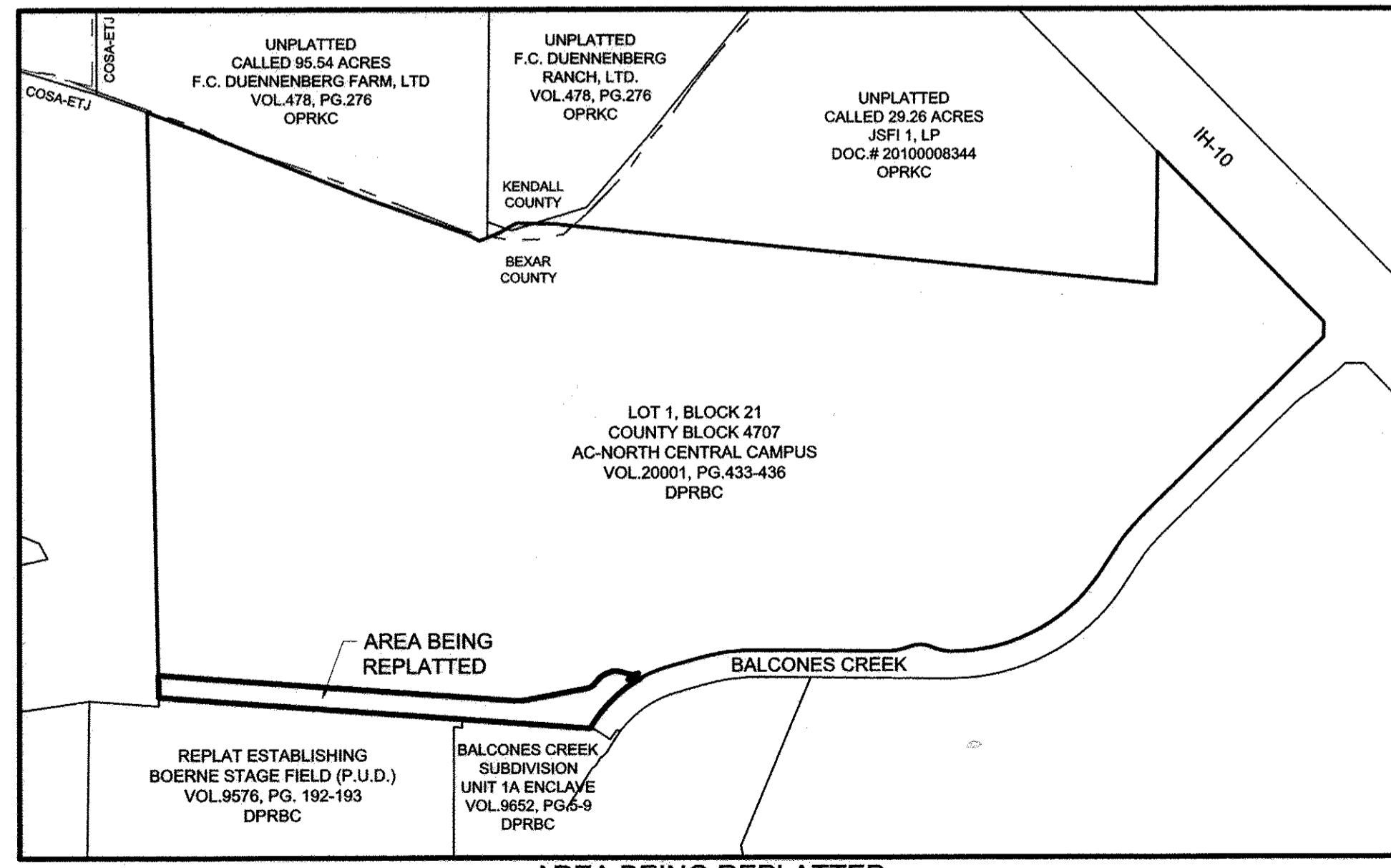
By: chairman
By: secretary

CERTIFICATE OF APPROVAL

The undersigned, county judge of Bexar County, Texas and presiding officer of the Commissioners Court of Bexar County, Texas, 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.

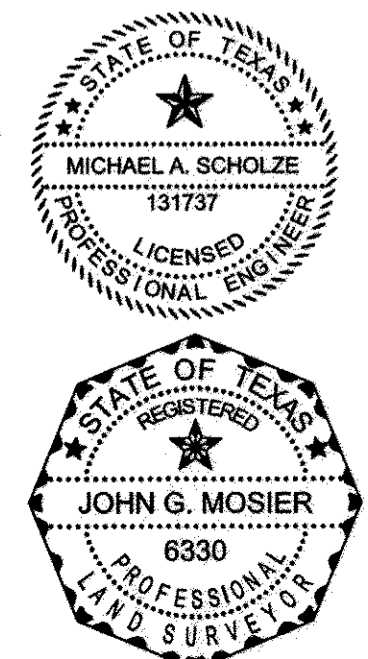
Dated this 18 day of November, A.D. 2022.

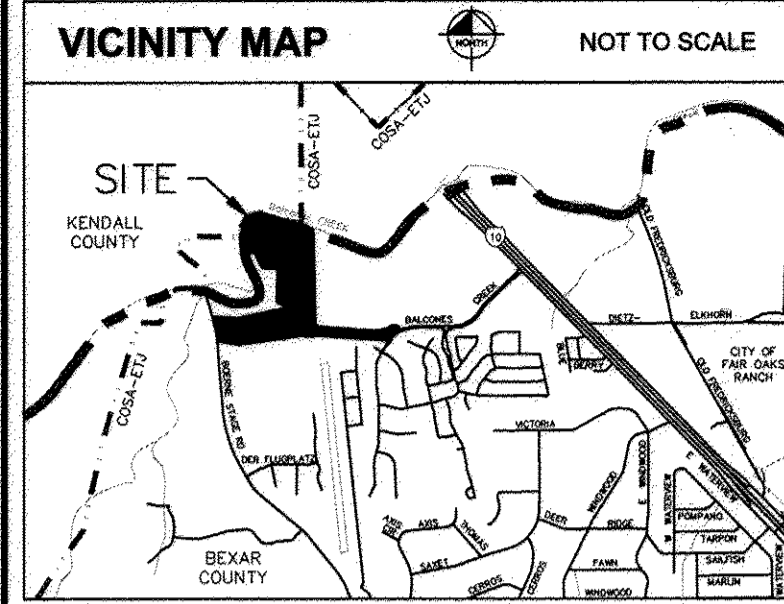
County Judge, Bexar County, Texas
County Clerk, Bexar County, Texas



AREA BEING REPLATTED THROUGH PUBLIC HEARING SCALE: 1" = 500'

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 COUNTY, TEXAS.





LEGEND table with symbols for IRF, IRSC, BDF, OPRBC, DPRBC, OPRKC, PRBC, ROW, N.C.B., VNAE, CVE, VOL, PG, C.B., ESMT, IRFC, COSA-ETJ, FEMA 100-YR FLOODPLAIN, UD-ATLAS FLOODPLAIN, COSA-ETJ (CITY OF SAN ANTONIO ET.J), BEJAR COUNTY LINE, EXISTING CONTOURS, PROPOSED CONTOURS, F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

SURVEYOR'S NOTES:

- 1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83), 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.
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" prior to lot sales.

SAWS WASTEWATER EDU NOTE:

The number of wastewater equivalent dwelling units (EDU's) paid for this subdivision plat are set 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 must 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:

- 1. The City of San Antonio as part of its electric, gas, water, and wastewater systems - City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) - is hereby dedicating easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "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 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.
2. Any CPS Energy or SAWS monetary loss resulting from modifications required of CPS Energy or SAWS infrastructure and service facilities, located within said easements, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable tv easements or any other easements for utilities unless the changes to such easements are described hereon.
4. Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

State of Texas §
County of Bexar §

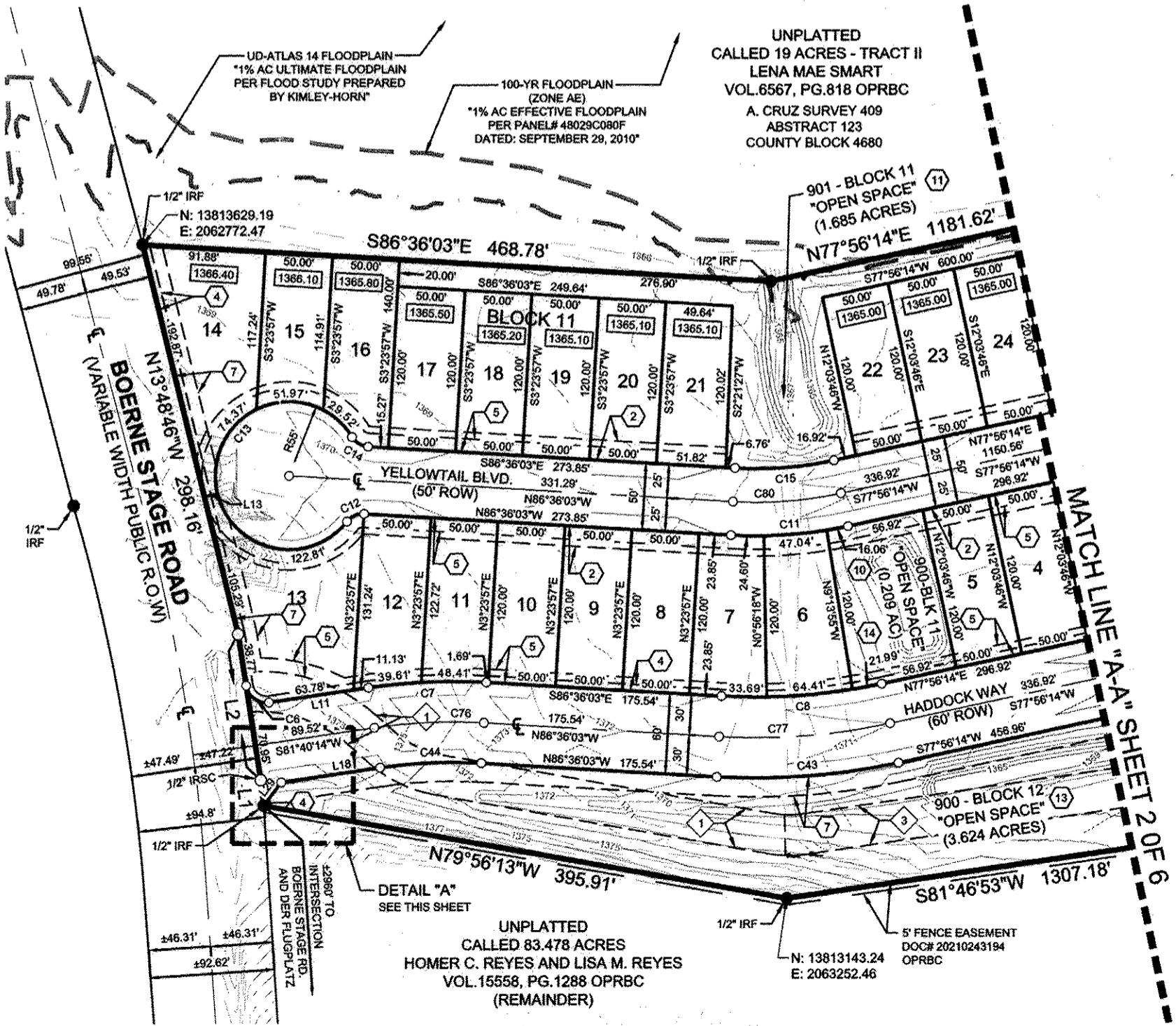
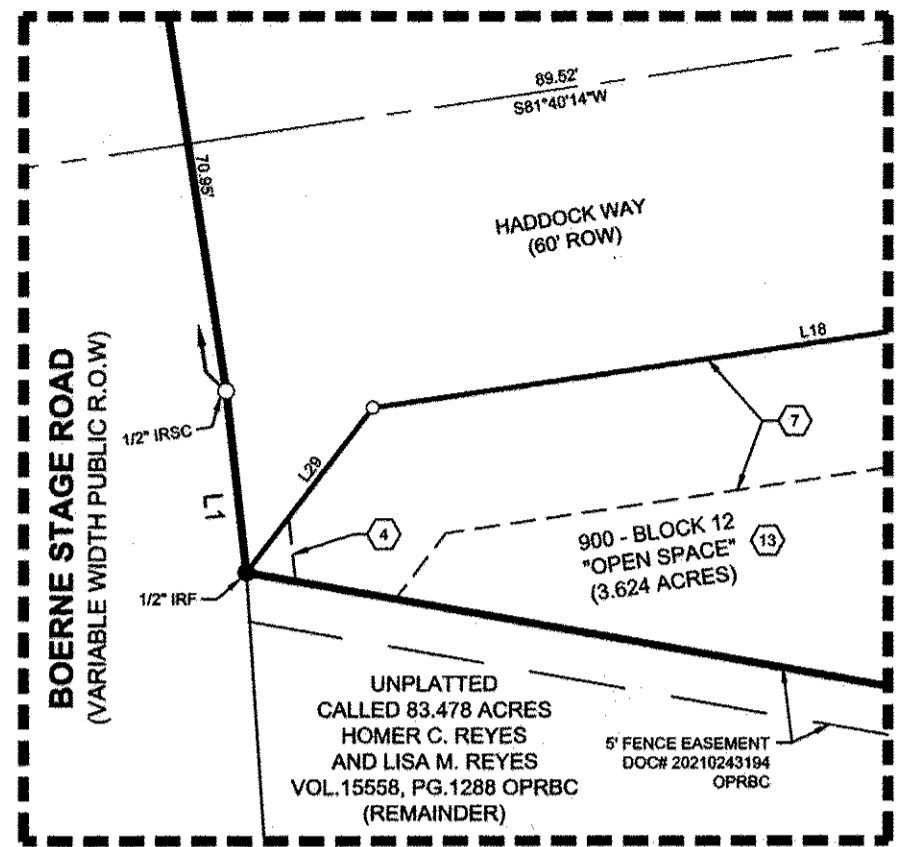
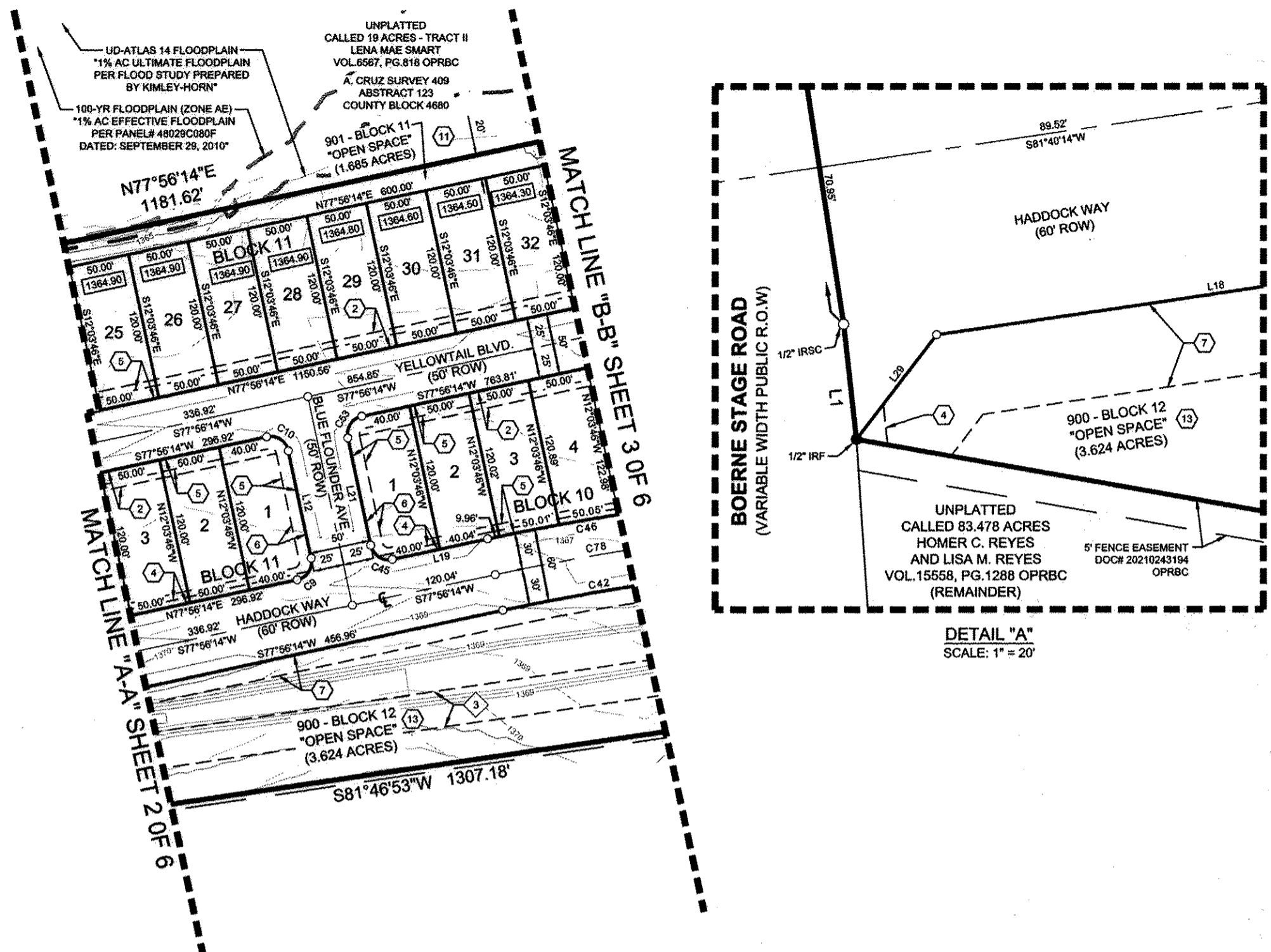
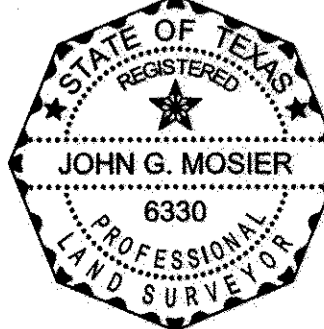
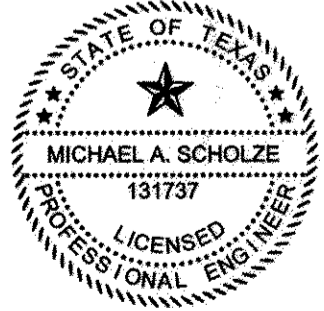
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Michael A. Scholze 11-18-22
Michael A. Scholze, P.E. #131737
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 Kimley-Horn & Associates, Inc.

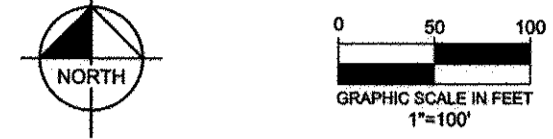
John G. Mosier 11-18-22
John G. Mosier, Registered Professional Land Surveyor No. 6330



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 9.803 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229932, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, L.L.C. 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



Kimley Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

Table with columns: DRAWN BY (SAL), CHECKED BY (JGM), DATE PREPARED (AUGUST 24, 2021), PROJECT NO. (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 and consideration therein expressed.

OWNER/DEVELOPER: BRIAN OTTO
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 Brian Otto and 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 16 day of November, A.D. 2022

Notary Public, Bexar County, Texas
Notary Seal for Preston Weidner

State of Texas §
County of Bexar §

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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

State of Texas §
County of Bexar §

Before me, the undersigned authority on this day personally appeared Gregory McClure and 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 18 day of November, A.D. 2022

Notary Public, Bexar County, Texas
Notary Seal for Preston Weidner

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.

Dated this \_\_\_ day of \_\_\_, A.D. 20\_\_

By:
chairman
By:
secretary

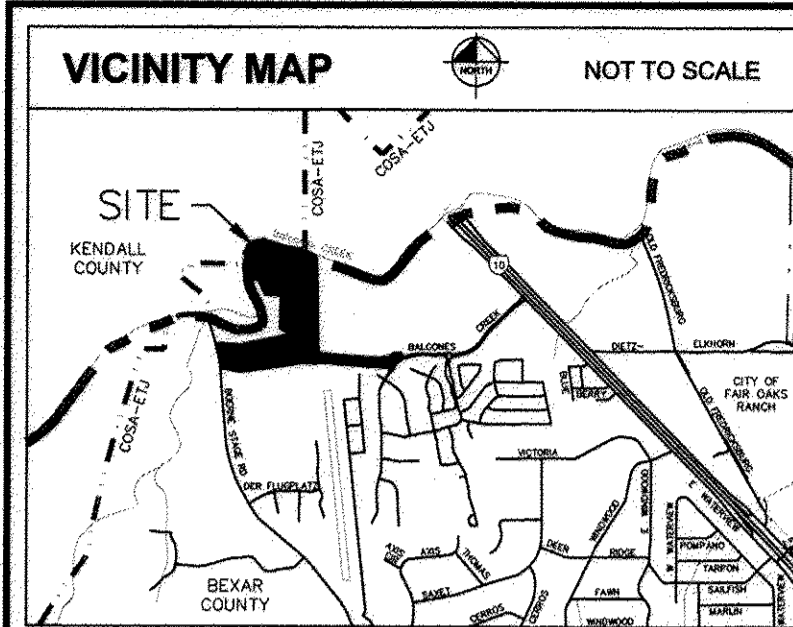
CERTIFICATE OF APPROVAL

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Dated this \_\_\_ Day of \_\_\_, A.D. 20\_\_

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas



**LEGEND**

- 1/2" IRF IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- BDF BRASS DISK FOUND
- OPRBC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DPBRC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPBRC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- PRBC PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- VNAE VEHICLE NON-ACCESS EASEMENT
- CVE CLEAR VISION EASEMENT
- VOL VOLUME
- PG. PAGE(S)
- C.B. COUNTY BLOCK
- ESMT EASEMENT
- IRFC 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
- 800- EXISTING CONTOURS
- 900- PROPOSED CONTOURS
- 1365.60 F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

**SURVEYOR'S NOTES:**

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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 Scholze 11-18-22*

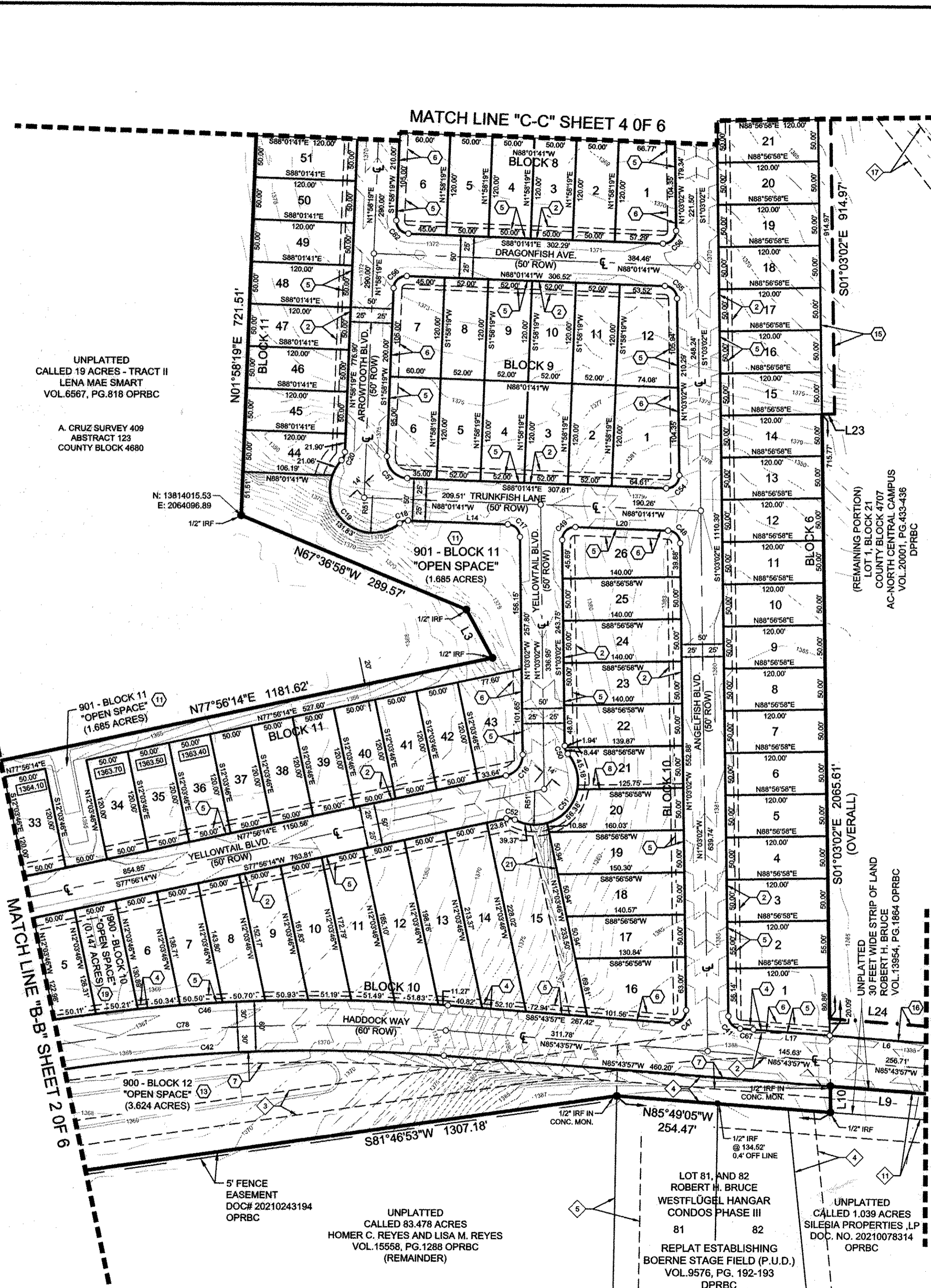
Michael A. Scholze, P.E. #131737  
Licensed Professional Engineer

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 Kimley-Horn & Associates, Inc.

*John G. Mosier 11-18-22*

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



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, L.L.C., 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

**Kimley»Horn**  
10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
SAL	JGM	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 and consideration therein expressed.

OWNER/DEVELOPER: BRIAN OTTO  
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 *Brian Otto* and 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

16 day of *November* A.D. 20 *22*  
*Paxton Weidner*  
Notary Public, Bexar County, Texas

State of Texas §  
County of Bexar §

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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

State of Texas §  
County of Bexar §

Before me, the undersigned authority on this day personally appeared *Greg McClure* and 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

18 day of *November* A.D. 20 *22*  
*Paxton Weidner*  
Notary Public, Bexar County, Texas

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_\_

By: \_\_\_\_\_  
chairman  
By: \_\_\_\_\_  
secretary

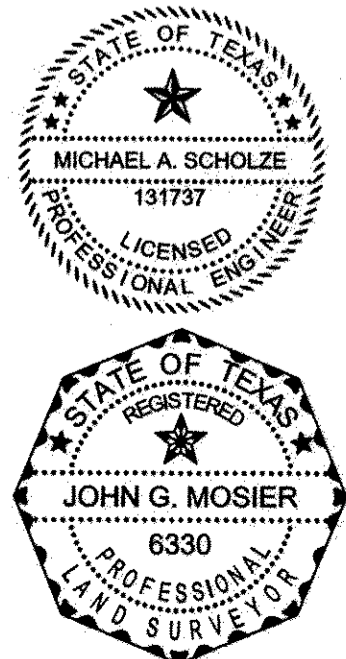
**CERTIFICATE OF APPROVAL**

The undersigned, county judge of Bexar County, Texas and presiding officer of the Commissioners Court of Bexar County, Texas, 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 \_\_\_\_\_

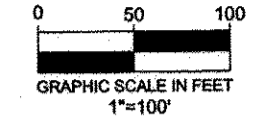
County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas



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 BEAR 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, L.L.C. OF THE OFFICIAL PUBLIC RECORDS BEAR 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 BEAR COUNTY, TEXAS



# Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

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

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.

OWNER/DEVELOPER: **Brian Otto**  
MERITAGE HOMES OF TEXAS, LLC  
2722 W. BITTERS RD., SUITE 200  
SAN ANTONIO, TX 78248

State of Texas §  
County of Bear §

Before me, the undersigned authority on this day personally appeared **Brian Otto** and 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

16 day of November, A.D. 2022

**Patton Medina**  
Notary Public, Bear County, Texas

State of Texas §  
County of Bear §

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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

State of Texas §  
County of Bear §

Before me, the undersigned authority on this day personally appeared **Gregory McClure** and 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

18 day of November, A.D. 2022

**Patton Medina**  
Notary Public, Bear County, Texas

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_  
chairman

By: \_\_\_\_\_  
secretary

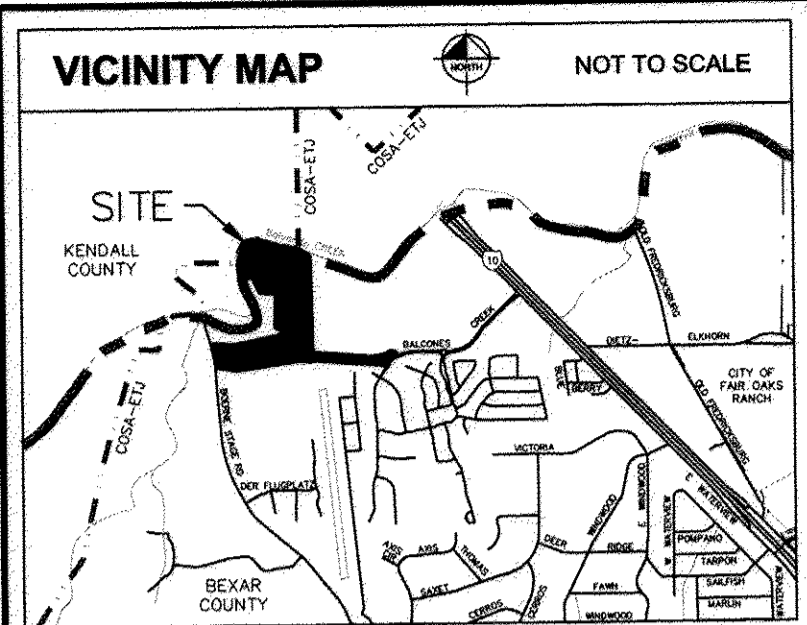
### CERTIFICATE OF APPROVAL

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 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, Bear County, Texas

County Clerk, Bear County, Texas



**LEGEND**

- 1/2" IRF IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- BDF BRASS DISK FOUND
- OPRBC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- DPRBC DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- OPRKC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS
- PRBC PLAT RECORDS OF BEAR COUNTY, TEXAS
- ROW RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- VNAE VEHICLE NON-ACCESS EASEMENT
- CVE CLEAR VISION EASEMENT
- VOL VOLUME
- PG. PAGE(S)
- C.B. COUNTY BLOCK
- ESMT EASEMENT
- IRFC 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)
- BEAR COUNTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 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.
- 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.
- 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:

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 of this plat. All impact fees must 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 dedicating easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," "transformer easement," "water easement," "sanitary sewer easement" and/or "recycled water easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting utility infrastructure and service facilities for the reasons described above. CPS Energy and SAWS shall also have the right to relocate said infrastructure and service facilities within easement and right-of-way areas, together with the right of ingress and egress over grantor's adjacent lands for the purpose of accessing such infrastructure and service facilities and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of water, sewer, gas, and/or electric infrastructure and service facilities. No buildings, structures, concrete slabs, or walls will be placed within easement areas without an encroachment agreement with the respective utility.
- Any CPS Energy or SAWS monetary loss resulting from modifications required of CPS Energy or SAWS infrastructure and service facilities, located within said easements, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable tv easements or any other easements for utilities unless the changes to such easements are described hereon.
- Concrete driveway approaches are allowed within the five (5) and ten (10) foot wide electric and gas easements when lots are served only by underground electric and gas facilities.
- Roof overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

State of Texas §  
County of Bear §

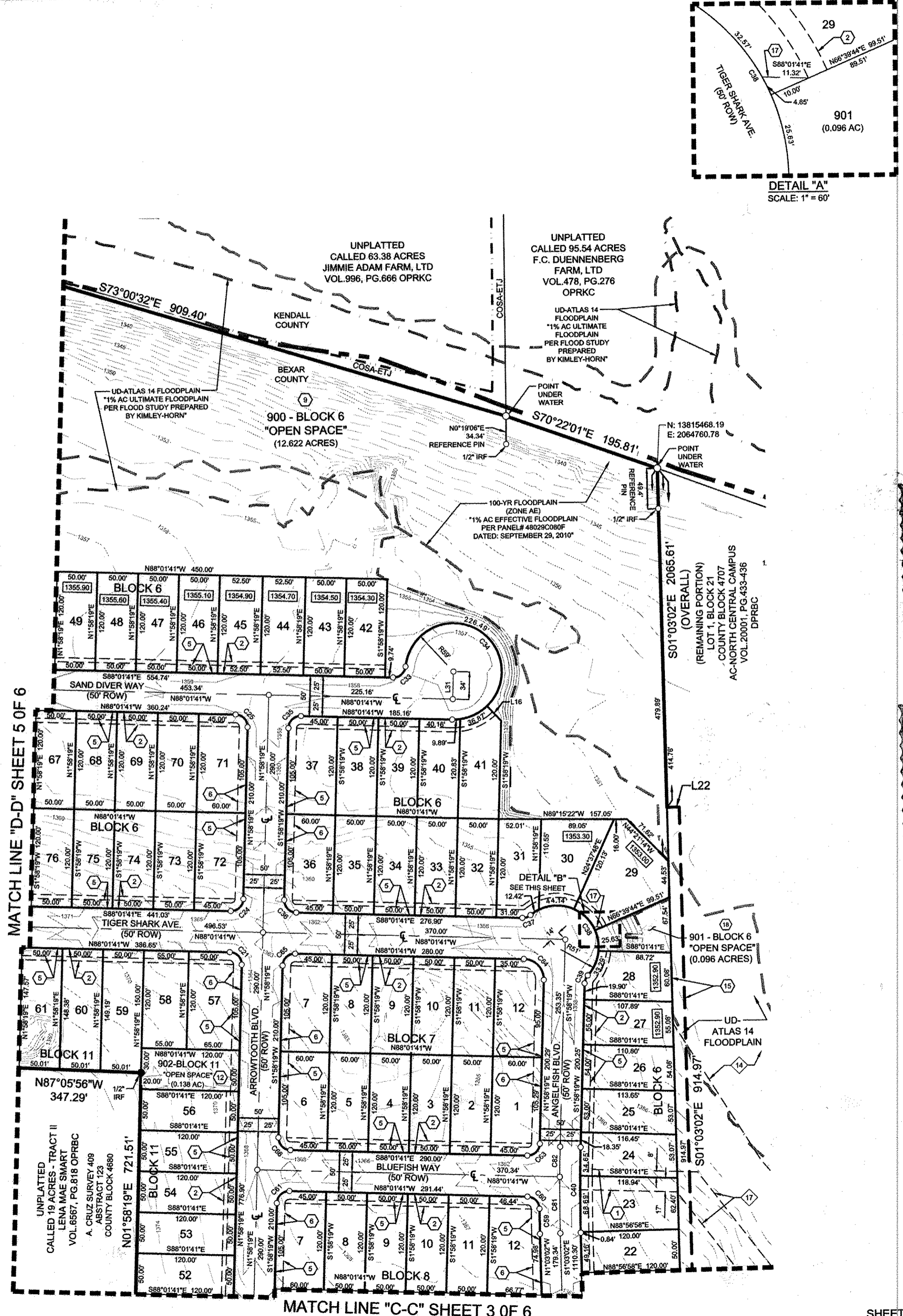
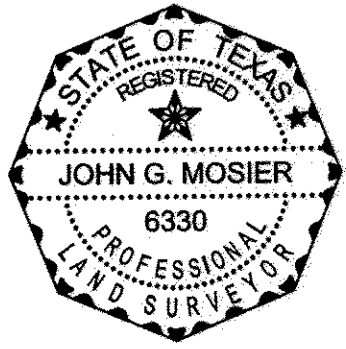
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

**Michael A. Scholze** 11-18-22  
Michael A. Scholze, P.E. #131737  
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 Kimley-Horn & Associates, Inc.

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



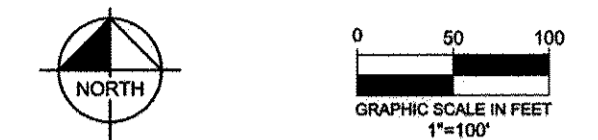
MATCH LINE "D-D" SHEET 5 OF 6

MATCH LINE "C-C" SHEET 3 OF 6

DWG NAME: K:\SNA\_SURVEY\FOX FALLS\PLAT\DWG\PLAT\21-11800511-FOX FALLS - PL DWG PLOTTED BY FLORES-KELLY, JENNY 11/18/2022 9:38 AM LAST SAVED 11/15/2022 4:00 PM

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 9.803 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



Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

Table with 4 columns: DRAWN BY, CHECKED BY, DATE PREPARED, PROJECT NO.

State of Texas \$ County of Bexar \$

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

OWNER/DEVELOPER: BRIAN OTTO 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 Brian Otto and 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 16 day of November, A.D. 2022.

Notary Public, Bexar County, Texas. Notary Jay Weicher, My Commission Expires 10/2/2025, Notary ID 133405616.

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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

State of Texas \$ County of Bexar \$

Before me, the undersigned authority on this day personally appeared Gregory McClure and 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 18 day of November, A.D. 2022.

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This plat of FOX FALLS has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and 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

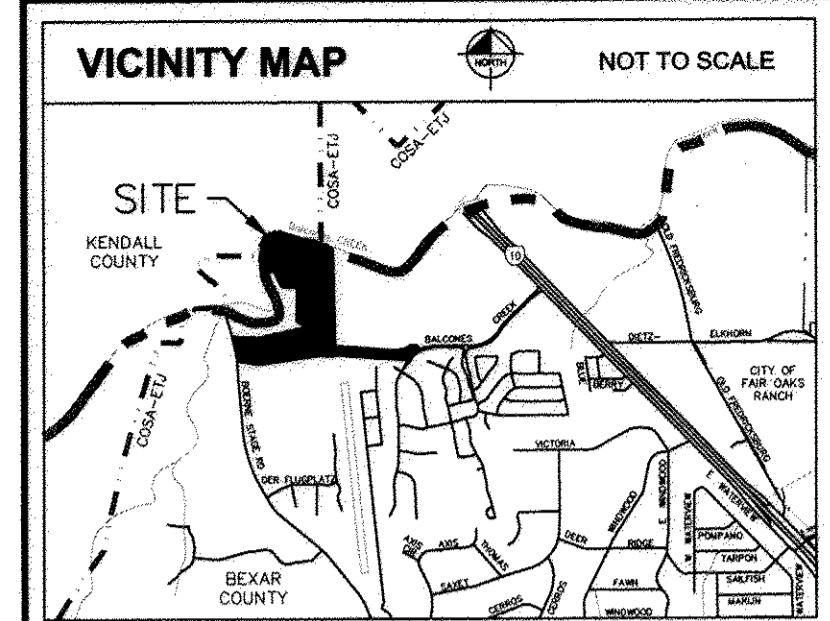
CERTIFICATE OF APPROVAL

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Dated this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 20\_\_

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas



LEGEND table listing symbols for IRF, IRSC, BDF, OPRBC, DPRBC, OPRKC, PRBC, ROW, N.C.B., VNAE, CVE, VOL, PG, C.B., ESMT, IRFC, COSA-ETJ, FEMA 100-YR FLOODPLAIN, UD-ATLAS FLOODPLAIN, EXISTING CONTOURS, PROPOSED CONTOURS, F.F.E. = MINIMUM FINISHED FLOOR ELEVATION.

SURVEYOR'S NOTES:

- 1. 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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5. Roof overhangs are allowed within the five (5) and ten (10) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) and ten (10) foot wide easements.

State of Texas \$ County of Bexar \$

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Michael A. Scholze 11-18-22

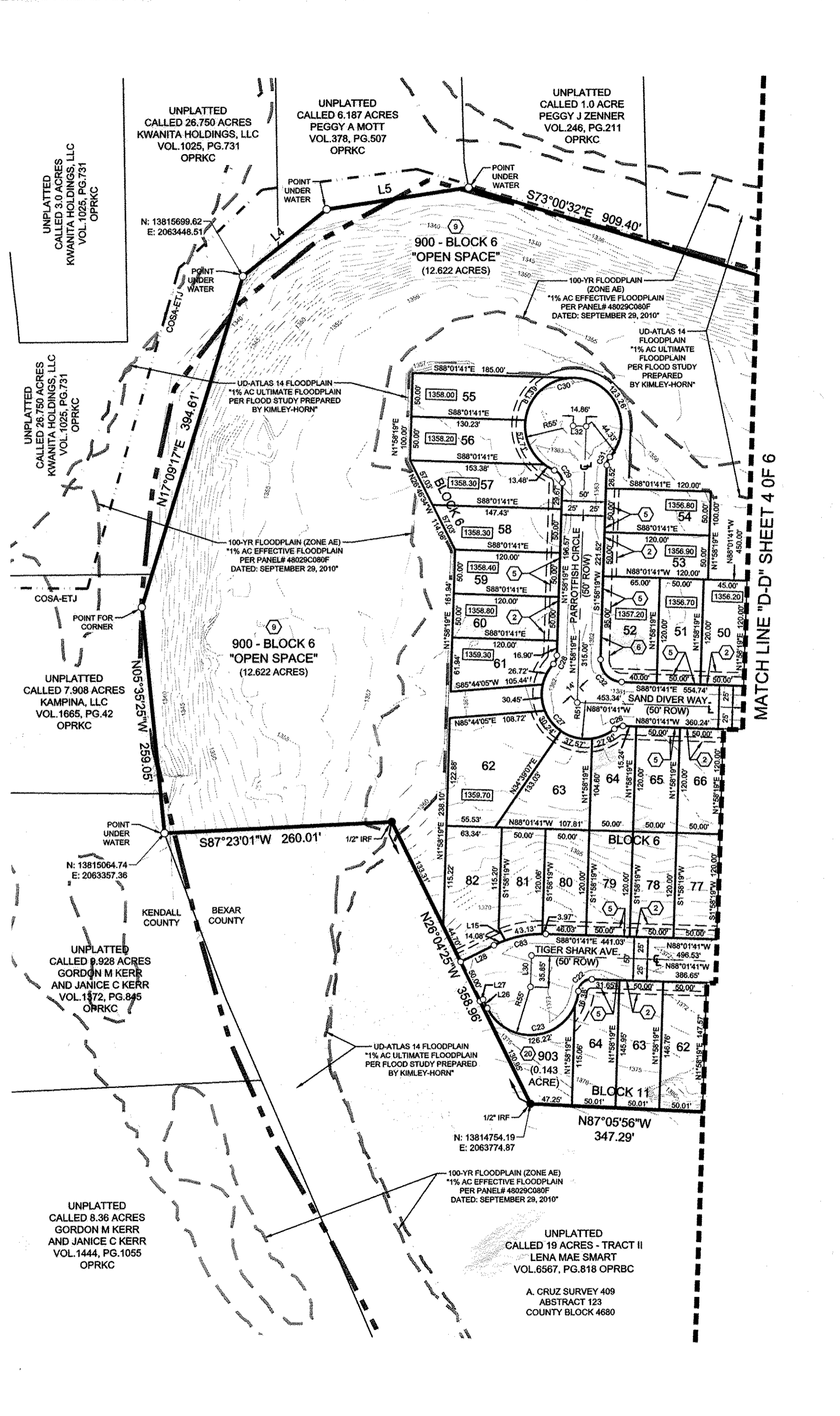
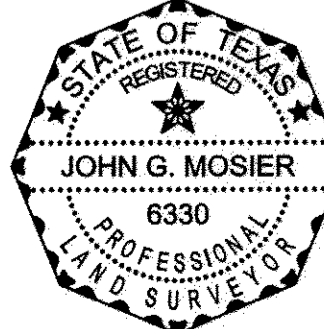
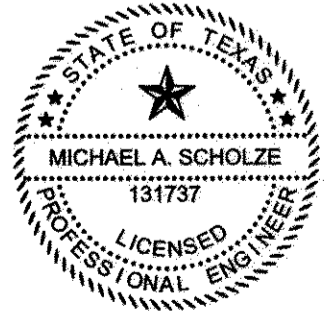
Michael A. Scholze, P.E. #131737 Licensed Professional Engineer

State of Texas \$ County of Bexar \$

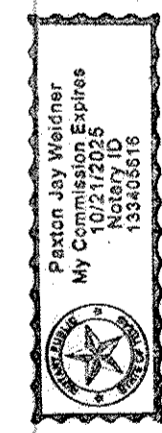
I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by Kimley-Horn & Associates, Inc.

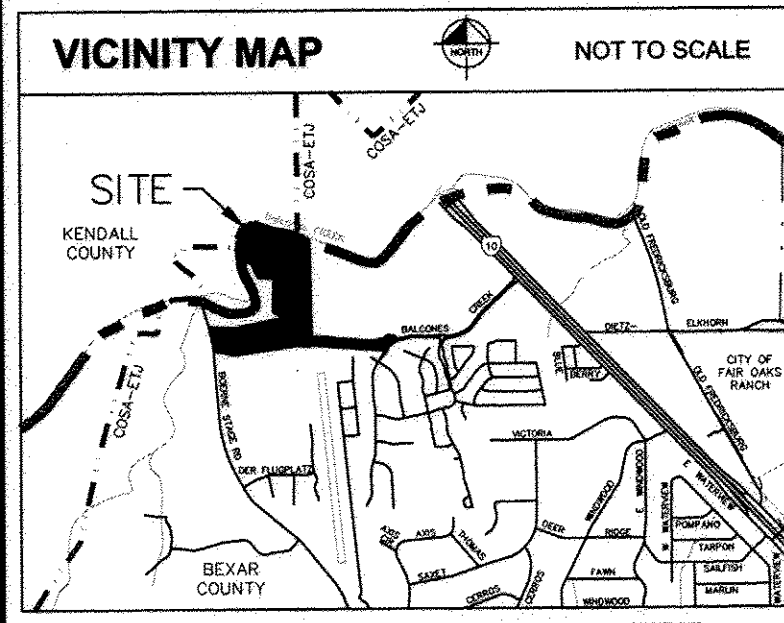
John G. Mosier 11-18-22

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



LINE TABLE with columns: NO., BEARING, LENGTH. Lists lot boundaries from L1 to L32.





LEGEND table listing symbols for IRF, RSC, BDF, OPBRC, DPBRC, OPRKC, PRBRC, ROW, N.C.B., VNAE, CVE, VOL, PG., C.B., ESMT, IRFC, COSA-ETJ, FEMA 100-YR FLOODPLAIN, UD-ATLAS FLOODPLAIN, EXISTING CONTOURS, and PROPOSED CONTOURS.

SURVEYOR'S NOTES: 1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83)...

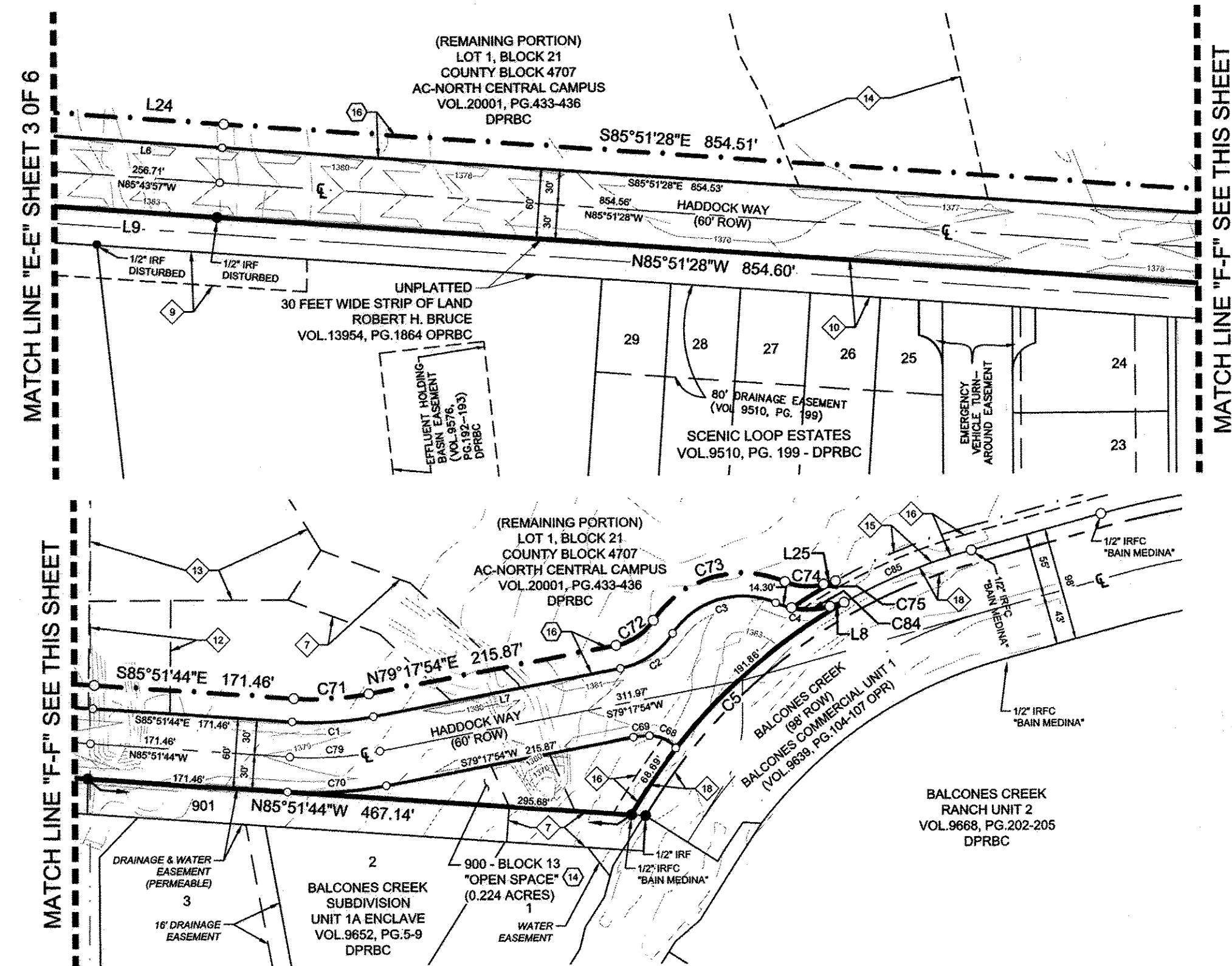
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CPS/SAWS/COSA/UTILITY NOTES: 1. The City of San Antonio as part of its electric, gas, water, and wastewater systems - City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) - is hereby dedicated easements and rights-of-way for utility, transmission and distribution infrastructure...

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 11-18-22
Michael A. Scholze, P.E. #131737
Licensed Professional Engineer
State of Texas \$
County of Bexar \$
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John G. Mosier 11-18-22
John G. Mosier, Registered Professional Land Surveyor No. 6330



CURVE TABLE with columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD. It lists 29 curves (C1-C29) with their respective geometric data.

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 8.603 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210229832, DESCRIBED IN INSTRUMENT TO MERITAGE HOMES OF TEXAS, L.L.C. 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 LOT OF WHICH IS RECORDED IN VOLUME 20001, PAGES 433-436 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Kimley-Horn logo and contact information: 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TEXAS 78216. FIRM # 10193973, TEL. NO. (210) 541-9166, WWW.KIMLEY-HORN.COM

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

OWNER/DEVELOPER: BRIAN OTTO
MERITAGE HOMES OF TEXAS, L.L.C.
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 Brian Otto and 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 16 day of November, A.D. 2022.
Notary Public, Bexar County, Texas

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.
GREG MCCLURE
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
State of Texas \$
County of Bexar \$

Before me, the undersigned authority on this day personally appeared Greg McClure and 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 18 day of November, A.D. 2022.
Notary Public, Bexar County, Texas

This plat of FOX FALLS has been submitted to and approved by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such Commission in accordance with the rules 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

CERTIFICATE OF APPROVAL
The undersigned, county judge of Bexar County, Texas and presiding officer of the Commissioners Court of Bexar County, Texas, 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
County Clerk, Bexar County, Texas

