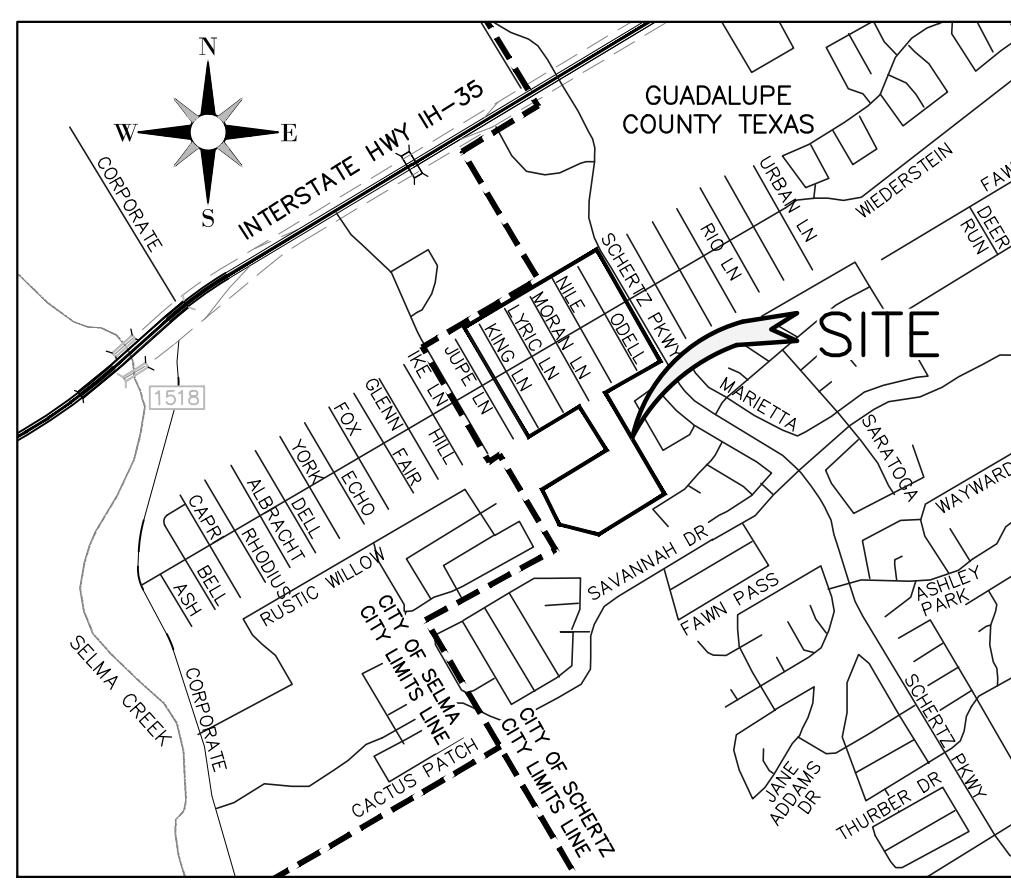


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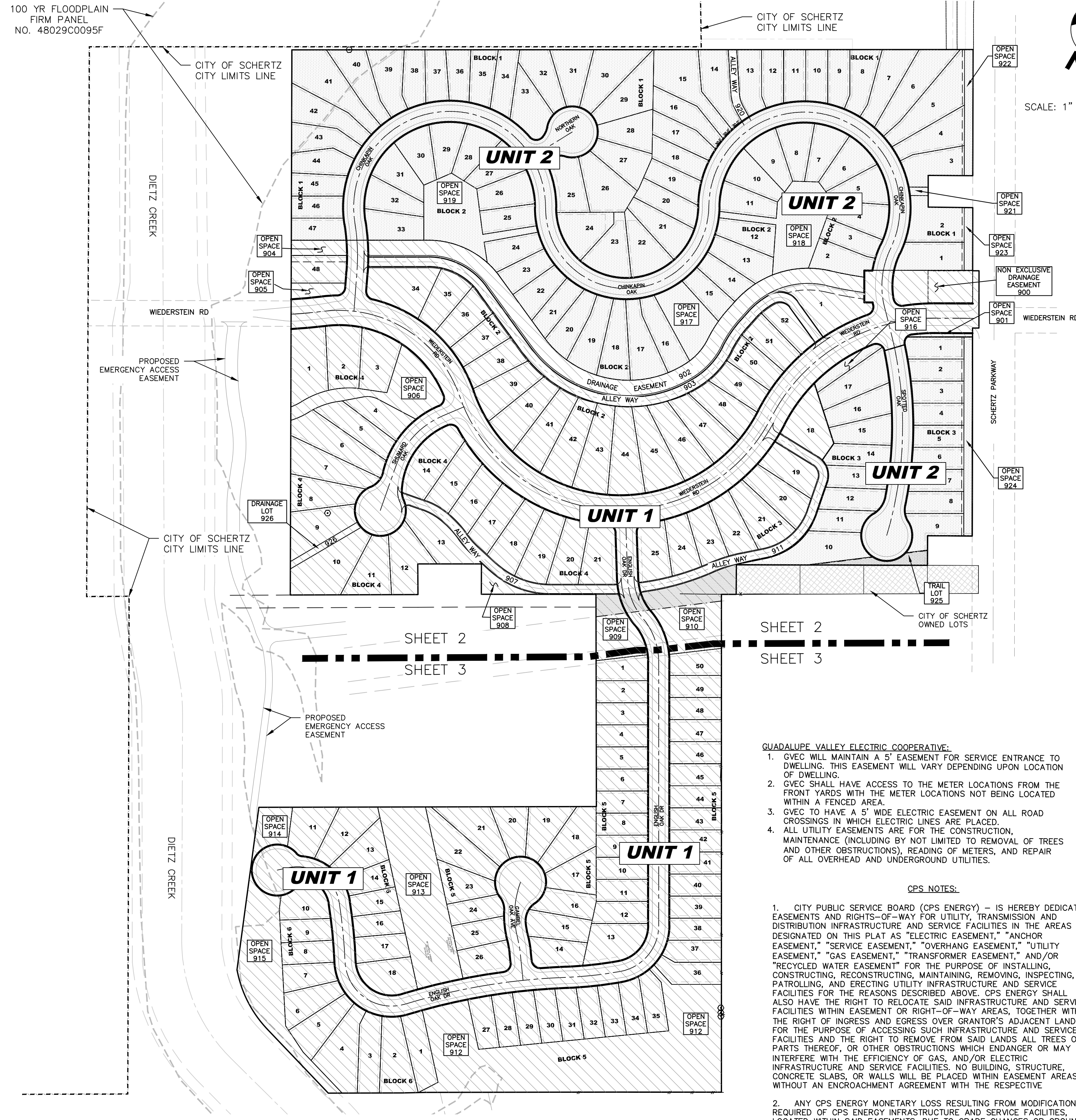
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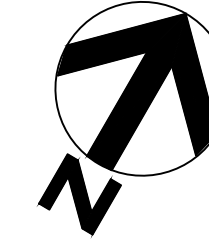
LOCATION MAP

900 SERIES LOTS		
NUMBER	LAND USE	BLOCK NO.
900	DRAINAGE LOT	1
901	LANDSCAPE LOT	2
902	DRAINAGE LOT	2
903	ALLEY WAY	2
904	DRAINAGE LOT	1
905	LANDSCAPE LOT	1
906	LANDSCAPE LOT	4
907	ALLEY WAY	4
908	OPEN SPACE	4
909	OPEN SPACE	5
910	OPEN SPACE	3
911	ALLEY WAY	3
912	DRAINAGE LOT	5
913	OPEN SPACE	5
914	OPEN SPACE	6
915	OPEN SPACE	6
916	LANDSCAPE LOT	3
917	OPEN SPACE	2
918	LANDSCAPE LOT	2
919	OPEN SPACE	2
920	ALLEY WAY	1
921	OPEN SPACE	1
922	LANDSCAPE LOT	1
923	LANDSCAPE LOT	1
924	LANDSCAPE LOT	3
925	TRAIL LOT	3
926	DRAINAGE LOT	4

UNIT INDEX MAP



UNIT SUMMARY							
UNIT	LAND USE	DWELLING UNITS	OPEN SPACE	ACREAGE	D U/ACRE	MIN. LOT SIZE	SQ. F.T
1	SINGLE FAMILY	118	16	41.23	2.86	50' W X 120' D	6,000 S.F.
	(PAD SIZE 40'X70 : 72)						
	(PAD SIZE 50'X70 : 46)						
2	SINGLE FAMILY	96	10	24.93	3.85	50' W X 120' D	6,000 S.F.
	(PAD SIZE 40'X70 : 84)						
	(PAD SIZE 50'X70 : 12)						
TOTAL	SINGLE FAMILY	214	26	66.16	3.23		



SCALE: 1" = 150' HORIZ.

LEGEND:

- EXISTING BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- - - EXISTING FLOODPLAIN

NOTE:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR SECONDARY ARTERIALS. IMPROVEMENTS TO WIEDERSTEIN ROAD AS REQUIRED BY THE CITY OF SCHERTZ WILL BE INCORPORATED WITH THE FIRST PLATTED UNIT.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE CITY OF SCHERTZ
SEWER SERVICE CITY OF SCHERTZ & CCMA
TELEPHONE SERVICE AT&T
CABLE TELEVISION SPECTRUM
GAS & ELECTRIC GVEC/CPS ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS ESTABLISHED BY PDD ZONING.
- BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL SOME, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- ALL PRIVATE OPEN SPACE LOTS, COMMON LOTS, GREENBELTS, DRAINAGE EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ. THESE LOTS TO BE OWNED AND MAINTAINED BY THE HOA.
- ACCORDING TO FLOOD INSURANCE RATE MAP 48187C0210F, PANEL 210 OF 480, DATED NOVEMBER 2, 2007, THE PROJECT SITE IS LOCATED IN ZONES X AND AE AND IS WITHIN THE 100-YEAR FLOODPLAIN. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- THE EMERGENCY ACCESS DRIVE WILL BE BUILT WITH UNIT 1. THIS ACCESS POINT IS NECESSARY FOR THE CONSTRUCTION OF ANY HOME IN UNIT 1. THE EMERGENCY ACCESS EASEMENTS AND LOTS ARE FOR EMERGENCY VEHICLES USE ONLY.
- PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT PLAN IS ASSOCIATED WITH THE HERITAGE OAKS PLANNED DEVELOPMENT DISTRICT (PDD) ZONE CHANGE APPLICATION.
- ANY TRAILS LOCATED IN OPEN SPACE AND TRAIL LOTS TO BE MAINTAINED BY THE CITY.
- ANY TRAILS IN FLOODPLAIN WILL BE CONCRETE. ANY TRAIL OUTSIDE OF FLOODPLAIN WILL BE CONCRETE OR ALTERNATE MATERIAL AS APPROVED BY THE PARKS DEPARTMENT.
- AREAS OF ALLEYWAYS SHALL BE DESIGNATED NO PARKING AND STRIPED AS FIRE LANE. ALLEYWAY 920 TO BE MIN. 20FT AND STRIPED AS "FIRE LANE - NO PARKING". ALLEYWAYS 903, 907 AND 911 TO BE STRIPED AS "FIRE LANE - NO PARKING" AT A MIN. WIDTH OF 10'.

GUADALUPE VALLEY ELECTRIC COOPERATIVE:

- GVEC WILL MAINTAIN A 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
- GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
- GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BY NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

CPS NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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," 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 SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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 GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, 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 OVERHANDS 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.

HERITAGE OAKS NEIGHBORHOOD MASTER DEVELOPMENT PLAN

SCHERTZ, TEXAS
GUADALUPE COUNTY

DATE PREPARED: APRIL 2022
LEGAL DESCRIPTION:

A 66.05 ACRE TRACT SITUATED IN THE TORIBIO HERRERA SURVEY NUMBER 68, ABSTRACT NUMBER 153, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF BLOCKS 31, 32, 34, 39, 41 AND 42, ALL OF BLOCKS 33, 35, 38 AND 40 OF LIVE OAK HILLS SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 146 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, TOGETHER WITH THE ADJACENT STREET RIGHT-OF-WAY AS SHOWN ON THE SAID PLAT OF LIVE OAK HILLS SUBDIVISION, A PORTION OF 23.811 ACRE TRACT, DESCRIBED IN A DEED FROM STANLEY J. FRIESEHANN AND JOAN F. FRIESEHANN, AS TRUSTEES OF THE 1987 FRIESEHANN FAMILY TRUST TO ANTHONY W. EUGENIO AS RECORDED IN VOLUME 2142, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

ENGINEER/APPLICANT
URBAN CIVIL
190 S. SEGUIN AVE
NEW BRAUNFELS, TX 78130
TEL: (830) 606-3913

SURVEYOR
URBAN CIVIL
190 S. SEGUIN AVE
NEW BRAUNFELS, TX 78130
TEL: (830) 606-3913

OWNER/DEVELOPER
PRESIDIO GROUP, LLC
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258
TEL: (210) 826-9000

MASTER DEVELOPMENT PLAN

HERITAGE OAKS SUBDIVISION

SCHERTZ, TEXAS

REVISIONS

DATE

DESCRIPTION

DRAWN BY: BGM

CHECKED BY: JM

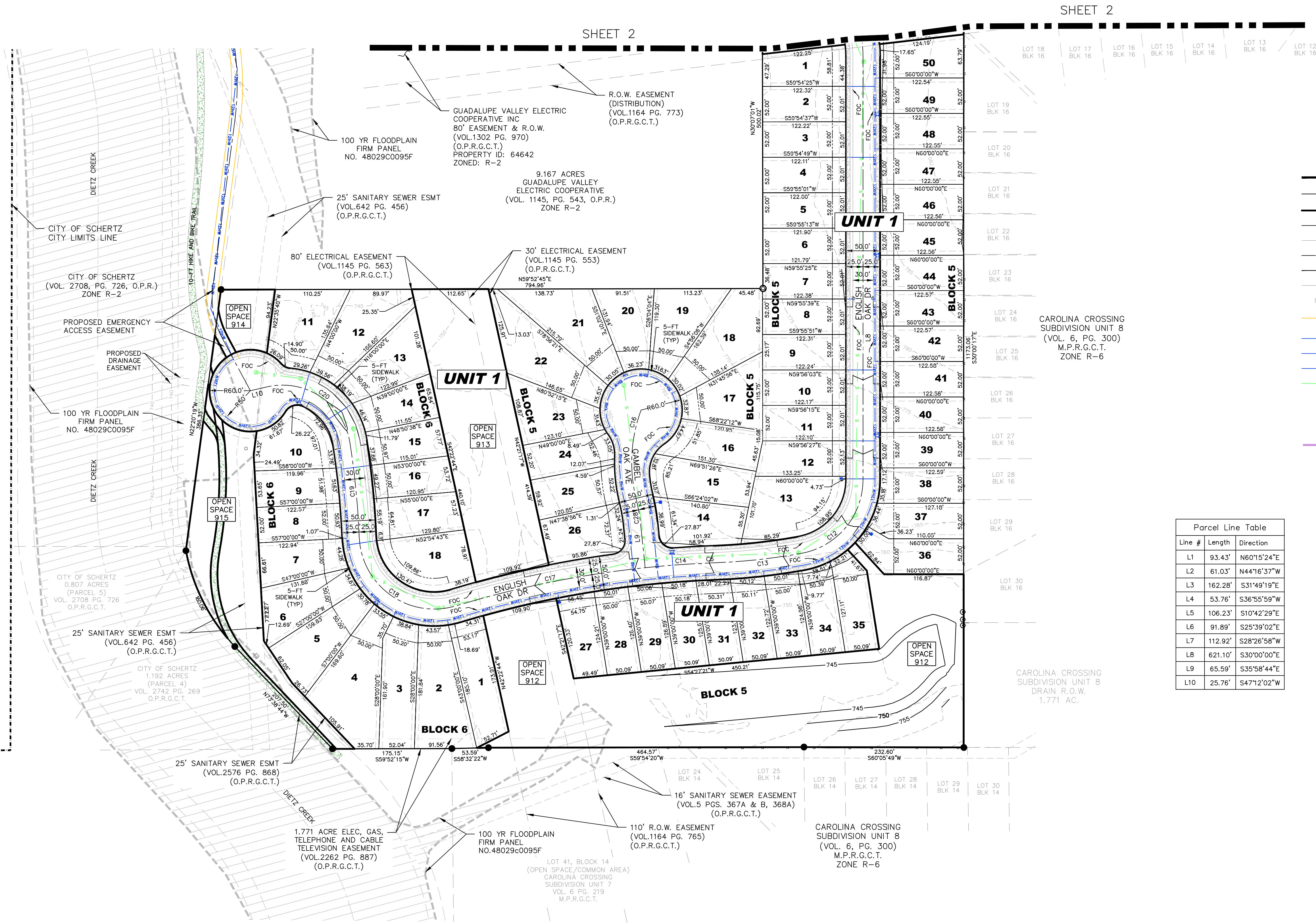
DATE: OCTOBER 2022

JOB NO.: 2106.13

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TEXAS REGISTRATION 113132
DATE: 10/05/2022

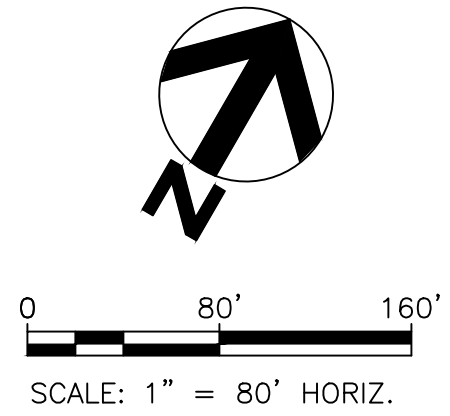
IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

URBAN CIVIL
190 S. SEGUIN AVENUE
NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TPELS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 1000900



SHEET 2

SHEET 2



LEGEND:

- 1/2 INCH IRON ROD SET WITH ORANGE PLASTIC CAP "URBAN CIVIL"
- 1/2 INCH IRON ROD FOUND
- Westwood 1/2" IRON ROD FOUND "WESTWOOD"
- Westwood 1/2" IRON ROD FOUND "WESTWOOD"
- IRON PIPE FOUND
- BOUNDARY LINES
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- PROPOSED BUILDING SET-BACK LINE
- EXISTING FLOODPLAIN
- 650 EXISTING CONTOUR LINE
- PROPOSED 5-FT SIDEWALK
- PROPOSED 12" CCMA REUSE WATER MAIN
- PROPOSED 8 INCH WATER LINE
- PROPOSED 10 INCH WATER LINE
- PROPOSED 12 INCH WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED 10-FT HIKE AND BIKE
- PROPOSED 10-FT MULTI-USE PATH

Parcel Line Table

Line #	Length	Direction
L1	93.43'	N60°15'24"E
L2	61.03'	N44°16'37"W
L3	162.28'	S31°49'19"E
L4	53.78'	S36°55'59"W
L5	106.23'	S10°42'29"E
L6	91.89'	S25°39'02"E
L7	112.92'	S28°26'58"W
L8	621.10'	S30°00'00"E
L9	65.59'	S35°58'44"E
L10	25.76'	S47°12'02"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.80'	900.00'	2.41'	N43° 04' 25"W	37.80'
C2	86.98'	200.00'	24.92'	N31° 49' 06"W	86.29'
C3	474.15'	430.00'	63.18'	N28° 40' 02"E	450.49'
C4	934.16'	400.00'	133.81'	N63° 58' 57"E	735.88'
C5	406.53'	300.00'	77.64'	S87° 56' 02"E	376.13'
C6	101.68'	1500.00'	3.88'	S55° 57' 46"W	101.66'
C7	78.33'	1350.00'	3.32'	N54° 54' 26"E	78.32'
C8	171.23'	200.00'	49.05'	S12° 24' 25"W	166.04'
C9	100.60'	150.00'	38.43'	S51° 02' 08"E	98.73'
C10	112.40'	160.00'	40.25'	S50° 07' 28"E	110.10'
C11	153.04'	110.00'	79.72'	S9° 51' 29"W	141.00'
C12	128.63'	900.00'	8.19'	S53° 48' 38"W	128.52'
C13	101.68'	1500.00'	3.88'	S55° 57' 46"W	101.66'
C14	132.89'	220.00'	34.61'	S26° 53' 34"E	130.88'
C15	283.71'	1500.00'	10.84'	S48° 36' 09"W	283.29'
C16	200.65'	110.00'	104.51'	N84° 33' 38"W	173.96'
C17	139.25'	1200.00'	6.65'	N35° 37' 45"W	139.17'
C18	163.79'	100.00'	93.85'	N85° 52' 35"W	146.09'
C19	447.34'	900.00'	28.48'	N27° 37' 51"W	442.75'
C20	52.94'	200.00'	15.17'	N11° 46' 35"W	52.79'
C21	806.03'	225.00'	205.25'	S73° 10' 49"W	439.12'
C22	285.18'	195.00'	83.79'	N12° 27' 04"E	260.44'
C23	317.88'	190.00'	95.86'	N77° 43' 22"W	282.08'
C24	746.86'	226.00'	189.34'	S55° 32' 02"W	450.50'
C25	746.86'	226.00'	189.34'	S55° 32' 02"W	450.50'
C26	35.86'	250.00'	8.22'	S40° 05' 17"E	35.83'

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MASTER DEVELOPMENT PLAN
HERITAGE OAKS SUBDIVISION
SCHERTZ, TEXAS

REVISIONS	DATE	DESCRIPTION

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