

VOL VOLUME AC ACRE(S) BLK BLOCK PAGE(S) ROW RIGHT-OF-WAY BSL BUILDING SETBACK LINE COUNTY BLOCK VAR WID VARIABLE WIDTH CV CLEAR VISION VEHICULAR NON-ACCESS VNAE DED DEDICATION DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS EASEMENT ESMT OF BEXAR COUNTY, TEXAS

REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT 1234.56 MINIMUM FINISHED FLOOR FLEVATION - LAND TIE/HOOK

VARIABLE WIDTH PUBLIC DRAINAGE

20' WATER, UTILITY AND SERVICE

EASEMENT TO EXPIRE UPON

PUBLIC STREET RIGHT-OF-WAY

(0.143 TOTAL ACRES OFF-LOT)

A REMAINING PORTION OF

(VOL 13257, PG 1603 OPR)

25'X25' SANITARY SEWER

(VOL 17090, PG 121 OPR)

285' x 60' ROAD EASEMENT

(VOL 19039, PG 1377 OPR)

A REMAINING PORTION OF

VARIABLE WIDTH DRAINAGE

(DOC. NO 20180216597 OPR)

VARIABLE WIDTH DRAINAGE

(DOC. NO 20180216596 OPR)

9.14 AC REMAINING OUT OF

(VOL 19039, PG 1364 OPR)

TALLEY CULEBRA 2017 LLC

0.012 AC REMAINING OUT OF

7.214 ACRES REMAINING OUT OF

1

L37

L42

L41-

901

-N: 13732190.88

E: 2038800.34

OPEN

SPACE (0.182 ACRES

PERMEABLE)

STARLIGHT HOMES TEXAS LLC

(VOL 19039, PG 1364 OPR)

TALLEY CULEBRA 2017 LLC

7.232 AC REMAINING OUT OF

TALLEY CULEBRA 2017 LLC

35.720 AC REMAINING OUT OF

STARLIGHT HOMES TEXAS LLC

(DOC# 20190186832 OPR)

(VOL 19036, PG 2074 OPR)

(VOL 19036, PG 2068 OPR)

TALLEY CULEBRA 2017 LLC

(VOL 19036, PG 2068 OPR)

(VOL 19036, PG 2068 OPR)

STARLIGHT HOMES TEXAS LLC

38.258 ACRES REMAINING OUT OF

EASEMENTS

EASEMENT

EASEMENT

63.456 AC

UNPLATTED

UNPLATTED

119.457 AC

UNPLATTED

UNPLATTED

UNPLATTED

91.529 AC

UNPLATTED

119 457 ACRES

20.223 AC

119.457 ACRES

INCORPORATION INTO PLATTED

BEXAR COUNTY, TEXAS -1140- - FXISTING CONTOURS PROPOSED CONTOURS — CENTERLINE - - ORIGINAL SURVEY/COUNTY LINE 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.283 TOTAL ACRES OFF-LOT) 1' VEHICULAR NON-ACCESS

DR DEED RECORDS OF

BEXAR COUNTY, TEXAS

AND CARLE TELEVISION

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

GETCTV GAS, ELECTRIC, TELEPHONE

OPR OFFICIAL PUBLIC RECORDS

EASEMENT (NOT-TO-SCALE) 16' SANITARY SEWER 9 (0.096 ACRES OFF-LOT PERMEABLE) 15' BUILDING SETBACK (NOT-TO SCALE) 10' BUILDING SETBACK 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, AND PUBLIC DRAINAGE EASEMENT TO ELECTRIC, GAS, CABLE TELEVISION

EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.451 TOTAL ACRES OFF-LOT) VARIABLE WIDTH TURNAROUND, MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, 5 GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT-OF-WAY (0.294 ACRES OFF-LOT) 5' X 28' WATER EASEMENT VARIABLE WIDTH PUBLIC DRAINAGE FASEMENT

(2.322 ACRES OFF-LOT PERMEABLE) 60' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY

(0.176 ACRES OFF-LOT) 46' PUBLIC DRAINAGE EASEMENT (3.033 TOTAL ACRES OFF-LOT) 25' PUBLIC DRAINAGE EASEMENT (0.594 TOTAL ACRES OFF-LOT

PERMEABLE) 25' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED 5 (0.901 TOTAL ACRES OFF-LOT) 46' PUBLIC DRAINAGE EASEMENT

TO EXPIRE LIPON INCORPORATION INTO PLATTED PUBLIC STREET (0.063 TOTAL ACRES OFF-LOT) VARIABLE WIDTH RIGHT-OF-WAY

DEDICATION (0.502 ACRES OFF-LOT) 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

12'X32' SEWER EASEMENT 24 (0.009 TOTAL ACRES OFF-LOT)

VARIABLE WIDTH SIGNAGE EASEMENT (0.011 TOTAL ACRES OFF-LOT)

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 COMMIS 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 AQTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY: 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," SANITARYSEWER EASEMENT," AND/OR "RECYCLEDWATER 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

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 HARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

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,

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

HEHEUN. 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 . 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.

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU

EASEMENT (NOT-TO-SCALE) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR FFE FINISHED FLOOR ELEVATION THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

1

BLK 29 9

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16

18

N25'06'11"E

115.00

114.45' 9.33'-

20

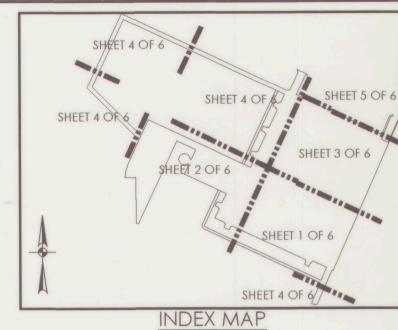
112.24

547 LF TO THE SE CORNER INTERSECTION OF OLD TALLEY

ROAD AND TALLEY ROAD

N25'06'11"E

CB 4407 .



SCALE: 1"= 1000"

MATCHLINE "A" - SEE SHEET 2 OF 6

37

36

35

34

33

32

-31

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29

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**BLK 28** 

- CB 4407

115.00'

N25'06'11"E

24

23

22

901 OPEN SPACE 230.00' (1009)

(0.211 ACRES PERMEABLE) -230.00' (1010)

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17

'06'11"E ~ 115.00

18

\$25'06'11"W ~ 200.00'

-S23°44'51"W ~ 2095.37

TALLEY ROAD

(73' RIGHT-OF-WAY)

Q (DOC. NO. 20180211786 OPR)

N25'06'11"E ~ 115.00

N25'06'11"E

\_\_N25'06'11"E ~ 197.00' \_

ASP POINT

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. BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME S 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 DAY OF

34

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901 N25'06'11"E

21

20 8

≥ CB 4407

OPEN SPACE

(1.891 ACRES) PERMEABLE

S25'06'11"W

115.00'

S25'06'11"W ~ 120.00' 901

**OPEN SPACE** 

(1.686 ACRES)

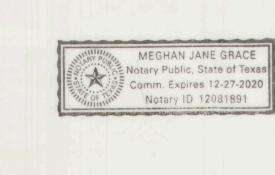
PERMEABLE

0

BLK 5 30

**CB 4407** 

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020



Notary ID 12081891

## PLAT NUMBER 180533

SUBDIVISION PLAT

OF HOOTEN TRACT, UNIT 1-A

A TOTAL OF 61.698 ACRE TRACT OF LAND, INCLUSIVE OF A 0.502 ACRE RIGHT OF WAY DEDICATION, BEING COMPRISED OF 3.759 AC OUT OF 20.223 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, 3,849 AC OUT OF 119,457 AC DESCRIBED IN DEED TALLEY CULEBRA 2017 LLC RECORDED IN VOLUME 19036, PAGE 2068, 0.2568 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 53.769 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1394, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS. SCALE: 1"= 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 10, 2019

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:

TALLEY CULEBRA 2017 LLC 9993 IH 10 W. STE 102 SAN ANTONIO, TX 78230 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 JOHN P HOOTEN 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 DAY OF A.D. 20

CERTIFICATE OF APPROVAL

DATE

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.

D THIS	DAY OF	_ A.D. 20
	7/	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HOOTEN TRACT, UNIT 1-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO. TEXAS, IS HERBRY 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:		
		SECRETAR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 6

NOTE: FOR CURVE TABLE AND LINE TABLE.

SEE SHEET 6 OF 6

EUGENE H. DAWSON I

112792

ONAL EN

SUBDIVISION PLAT

OF

PAPE-DAWSON

TALLEY CULEBRA 2017 LLC

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

A.D. 20

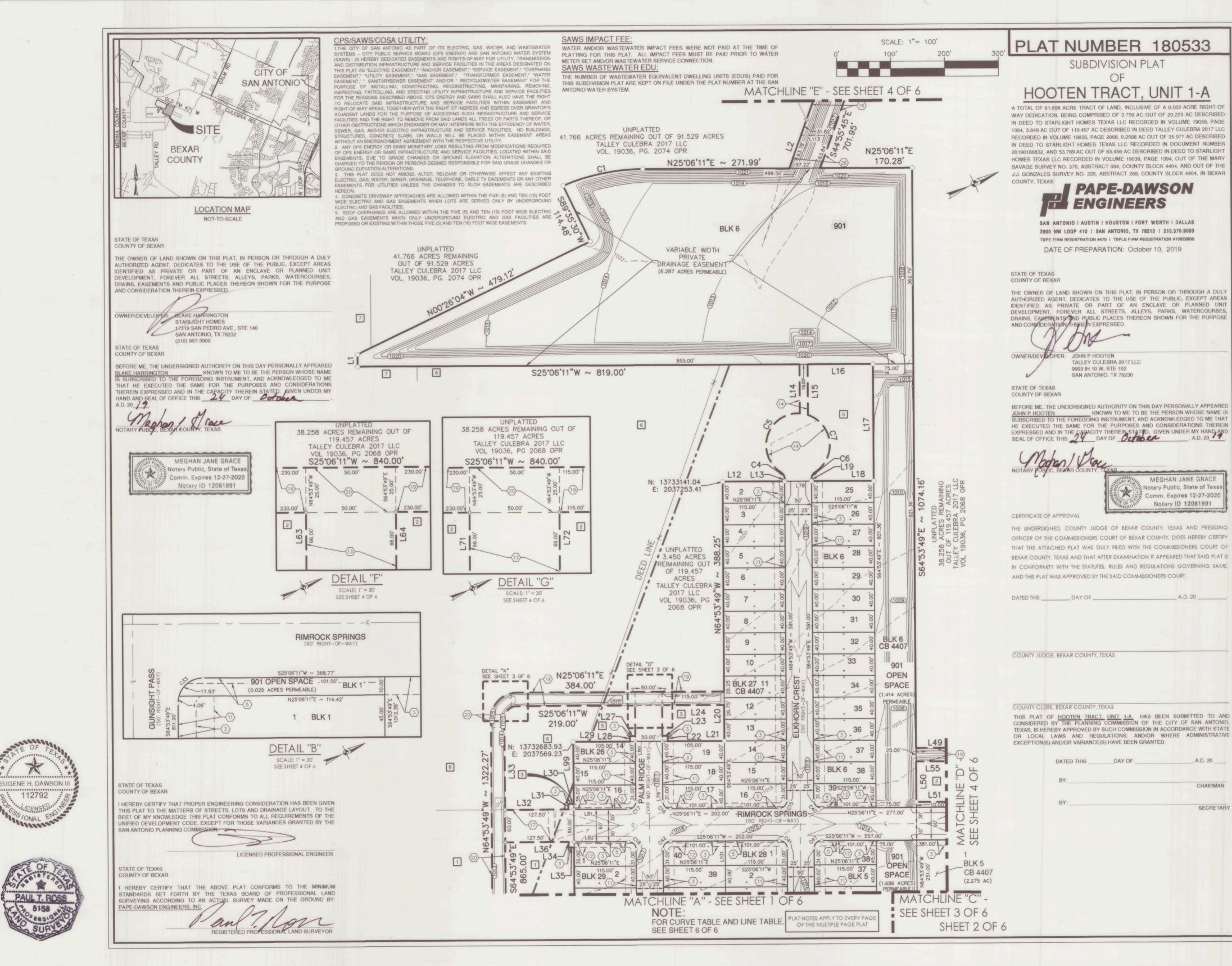
, A.D. 20 \_\_\_\_

CHAIRMAN

SECRETARY

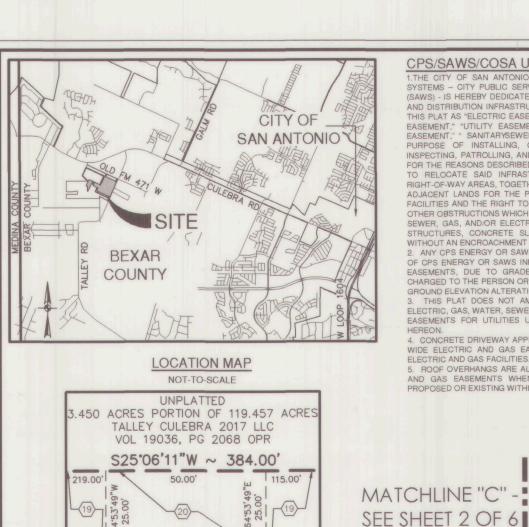
9993 IH 10 W, STE 102

SAN ANTONIO, TX 78230



112792

ONAL



DETAIL "D' SEE SHEET 2 OF 6 ASP POINT

S25'06'11"W S25'06'11"W 687.00 .00' 45.00' BLK . 29 BLK 4 = S25'06'11"V 315.00 N25'06'11"E 901 OPEN SPACE (1.891 ACRES PERMEABLE) S23°44'51"W ~ 1704.42' TALLEY ROAD

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 COMMISSI

DETAIL "C"

SCALE: 1" = 40' SEE THIS SHEET

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: PAPE-DAWSON ENGINEERS, INC.

CPS/SAWS/COSA UTILITY:

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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," " SANITARYSEWER EASEMENT" AND/OR " RECYCLEDWATER 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 OF

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

A. 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

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.

BLK 5

**CB 4407** 

BLK 5

**CB 4407** 

9

S25'06'11"W

115.00' 24.80'

12

10 13.27'-

S25°06'11"W

13

S

(2.275 AC)

S25°06'11"W ~ 395.00'

L96

\_ \_90.00' \_

25.00' 18

N25'06'11"

115.00

17

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12

. 115.00° 11) 10

N25'06'11"E

90.00

=(1006)E

ASP POINT

901

\$25°06'11"W ~ 687.00'

\_\_ 45.00°

45.00'

OPEN SPACE

BLK 4 S25'06'11"W\_

CB 4407 901 90.00'

006 PER645.18')

\_\_\_N25°06'11"F ~ 202.00'\_

SAWS IMPACT FEE

SAWS WASTEWATER EDU:

MATCHLINE "F" - SEE SHEET 4 OF 6

55.00

1.95

S25'06'11"W

BLK 3

S25'06'11"W

CB 4407

-DESERT VIPER

34

33

31

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22

N25'06'11"E

115.00

27

S25'06'11"W ~ 315.00'

45.00' 45.00'

-S23°44'51"W ~ 2095.37

SEE THIS SHEET 4

886 LF TO THE SW CORNER INTERSECTION

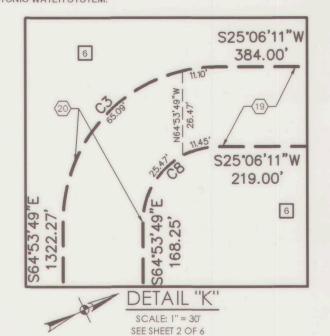
OF OLD F.M. 471 AND TALLEY ROAD

26

25

45.00' 45.00'

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR DEVELOPMENT, FOREVER ALL STRIFETS, ALLEYS, PARKS, WATERCOURSES, THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE ANTONIO WATER SYSTEM.



BLK 2 5 CB 4407

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(3)

16

17

19

902

**OPEN SPACE** 

(1.131 ACRES)

PERMEABLE

18

in N25'06'11"E ~ 191.00'

TALLEY ROAD (73' RIGHT-OF-WAY)

(DOC. NO. 20180211785 OPR

- DOC. NO. 20180211786 OPR)

STATE OF TEXAS

PLAT NUMBER 180533 COUNTY OF BEXAR WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY ALLTHORIZED AGENT. DEDICATES TO THE JUST OF THE PUBLIC. EXCEPT AREAS. AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT

> OWNER/DEVELOPER BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900

AND CONSIDERATION THEREIN EXPRESSED

STATE OF TEXAS COUNTY OF BEXAR

BLK 1 5

. 10

11

12

13

5.90' 115.00'

19

S25'06'11"W

S22'43'01"W

\_BLK 1

CB 4407

PLAT NOTES APPLY TO EVERY PAG

OF THIS MULTIPLE PAGE PLAT

CB 4407,

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 DAY OF OFFICE,

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891

OF

HOOTEN TRACT, UNIT 1-A A TOTAL OF 61.698 ACRE TRACT OF LAND, INCLUSIVE OF A 0.502 ACRE RIGHT OF

SUBDIVISION PLAT

WAY DEDICATION, BEING COMPRISED OF 3,759 AC OUT OF 20,223 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, 3.849 AC OUT OF 119.457 AC DESCRIBED IN DEED TALLEY CULEBRA 2017 LLC RECORDED IN VOLUME 19036, PAGE 2068, 0.2568 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 53.769 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1394, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS. SCALE: 1"= 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 10, 2019

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 JOHN P HOOTEN TALLEY CHIERRA 2017 LLC 9993 IH 10 W, STE 102 SAN ANTONIO, TX 78230

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

MEGHAN JANE GRACEXPHESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND NOTATIVE Public, State of Texas Comm. Expires 12-27-2029 Notary ID 12081891

> 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 \_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF HOOTEN TRACT, UNIT 1-A 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
DV.		

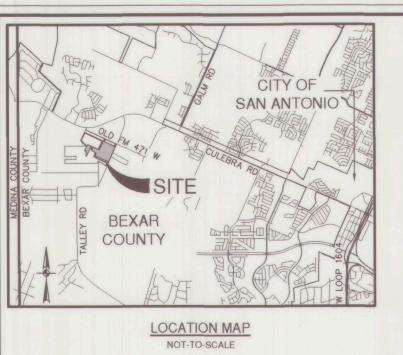
SECRETAR

NOTE:

FOR CURVE TABLE AND LINE TABLE. SEE SHEET 6 OF 6 SHEET 3 OF 6







EGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

SUBDIVISION PLAT

OF

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 10, 2019

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 ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

JOHN P HOOTEN TALLEY CULEBRA 2017 LLC 9993 JH 10 W STF 102 SAN ANTONIO, TX 78230

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN P HOOTEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, A.D. 20 \_\_\_\_\_\_.

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 \_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

OF THIS MULTIPLE PAGE PLAT

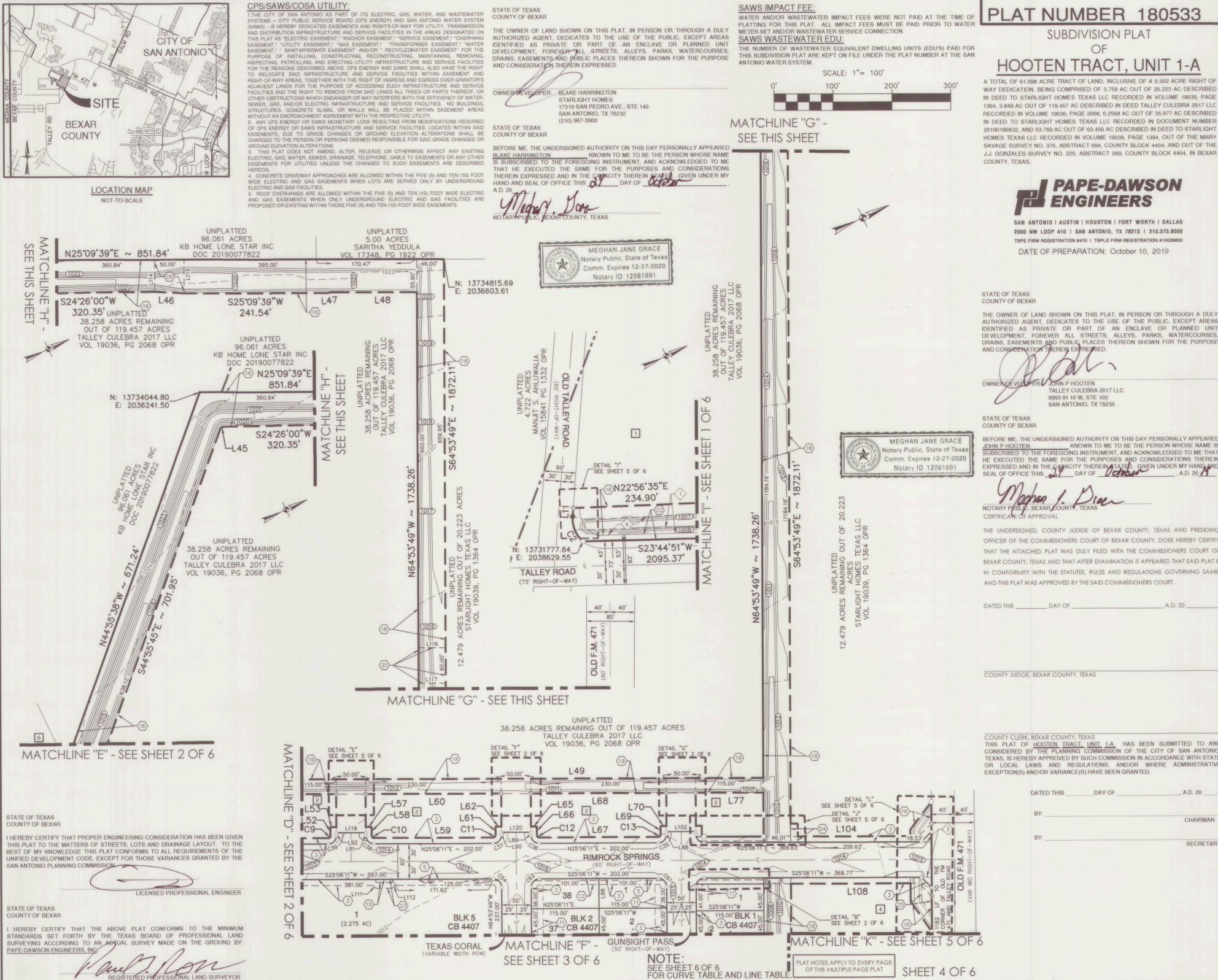
SHEET 4 OF 6

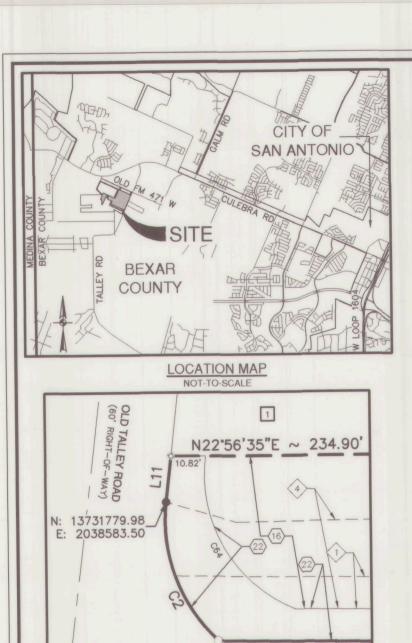
THIS PLAT OF HOOTEN TRACT, UNIT 1-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS	DAY OF	, A.D. 20
BY:		CHAIRMAN
BY:		CEODETADY









DETAIL "I SCALE: 1" = 30' SEE SHEET 4 OF 6

UNPLATTED

38.258 ACRES REMAINING OUT OF

119.457 ACRES

TALLEY CULEBRA 2017 LLC

VOL 19036, PG 2068 OPR

S25°06'11"W ~ 840.00'

DETAIL "E

115.00

(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," "SANITARYSEWER EASEMENT," AND/OR "RECYCLEDWATER 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 RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GHANTOPS 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 STATE OF TEXAS. OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE HARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CPS/SAWS/COSA UTILITY:

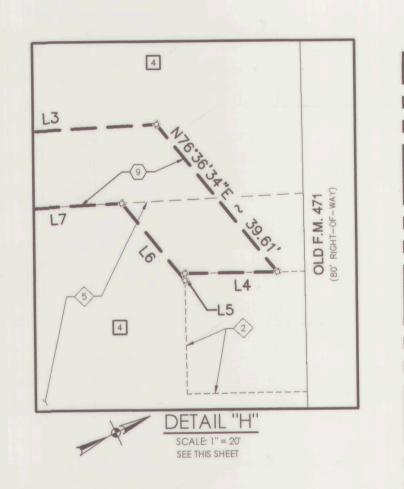
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

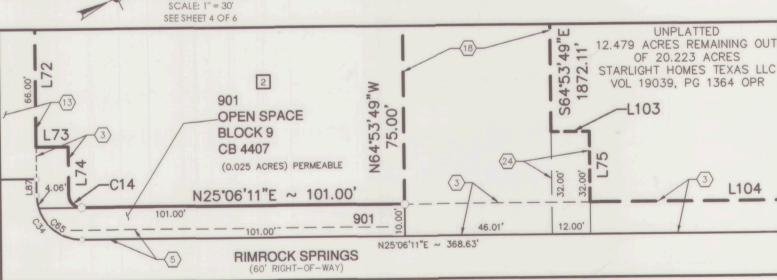
WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU:

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.





DETAIL". SCALE: 1" = 30' SEE SHEET 4 OF 6

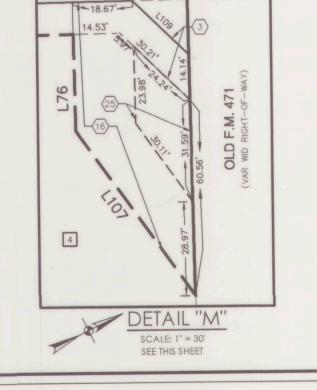
STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.



STATE OF TEXAS COUNTY OF BEXAR 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 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

> OWNER/DEVELOPER: BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232

> > (210) 967-3900

AND CONSIDERATION THEREIN EXPRESSED.

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME 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 DAY OF

MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 12-27-2020 Notary ID 12081891

UNPLATTED

OF 20.223 ACRES

STARLIGHT HOMES TEXAS LLC

VOL 19039, PG 1364 OPR

9

3

SHEET

SEE

S23°44'51"W

2095.37

F.M.

40' 40'

N: 13733708.73

E: 2039468.13

13733695.38

E: 2039473.18

DETAIL "H

SEE THIS SHEET

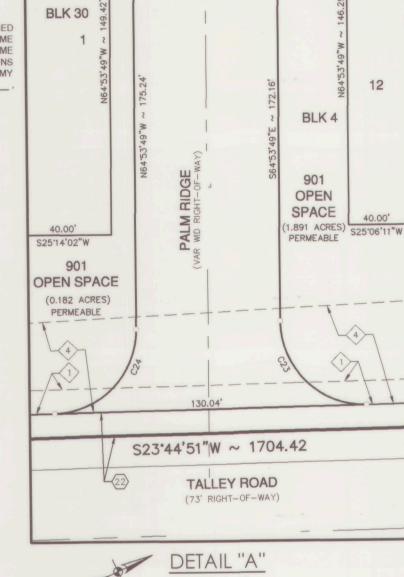
TALLEY ROAD

(73' RIGHT-OF-WAY)

(DOC. NO. 20180211786 OPR)

7.214 ACRES REMAINIG OUT

MATCHLINE "K" - SEE SHEET 4 OF 6



**ASP POINT** 

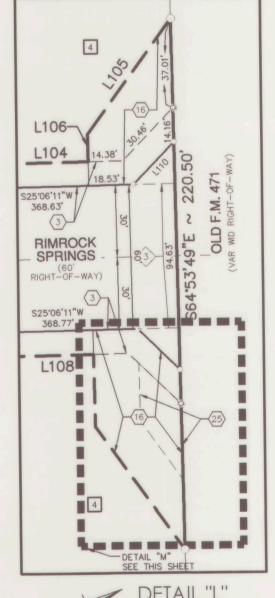
(50' RIGHT-OF-WAY)

30'

S25'06'11"W

687.00

SCALE: 1" = 40' SEE SHEET 1 OF 6



DETAIL "L'

NOTE: FOR CURVE TABLE AND LINE TABLE SEE SHEET 6 OF 6 LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SHEET 5 OF 6

PLAT NUMBER 180533

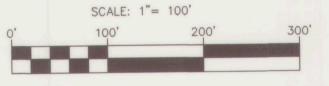
SUBDIVISION PLAT OF

HOOTEN TRACT, UNIT 1-A

A TOTAL OF 61.698 ACRE TRACT OF LAND, INCLUSIVE OF A 0.502 ACRE RIGHT OF WAY DEDICATION, BEING COMPRISED OF 3.759 AC OUT OF 20.223 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, 3.849 AC OUT OF 119.457 AC DESCRIBED IN DEED TALLEY CULEBRA 2017 LLC RECORDED IN VOLUME 19036, PAGE 2068, 0.2568 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 53,769 AC OUT OF 63,456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1394, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: October 10, 2019



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, FOREYER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPE TALLEY CULEBRA 2017 LLC 9993 IH 10 W, STE 102 SAN ANTONIO, TX 78230

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN P HOOTEN 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 DAY OF A.D. 20

MEGHAN JANE GRA Notary Public, State of Comm. Expires 12-27-2 Notary ID 1208189

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

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF HOOTEN TRACT, UNIT 1-A 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

PAUL T. ROS 5158

40000

EUGENE H. DAWSON I

112792

LOCATION MAP NOT-TO-SCALE

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: BLAKE HARBINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900

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 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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_

MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 12-27-2020 Notary ID 12081891

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR

## DEDICATION OF THE SANITARY SEWER AND/OR WATER

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 SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT"

DRAINAGE EASEMENT NOTE STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## SURVEYOR'S NOTES:

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SURFACE

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 PAPE-DAWSON ENGINEERS, INC.

CPS/SAWS/COSA UTILITY

LINE TABLE

INE # | BEARING | LENGTH

N22'45'15"E

S65'03'48"E

676'36'34"W

S22'45'15"W

S64'53'47"E

S20'42'48"E

N60'29'28"W

N25'06'11"

N64'53'49"W

N64'53'49"W

S64'53'49"E

N64'53'49"W

N25'06'11"E

S64'53'49"F

N64'53'49"W

L21 N25'06'11"E 105.00'

CURVE # RADIUS DELTA

375 00'

48.50

14.00

59.00

14.00

59.00

23.50

4.00

4.00

4.00

4.00

4.00

14 00'

14.00

25.00

25.00

14.00

14.00'

14.00

35.00

35.00

14.00

14.00

59.00

14.00

14.00

N25'06'11"

N23'44'51"E

L8

19

L14

L15

L16

C2

C5

C8

C9

C12

C13

C18

C19

C21

C22

C23

C24

C25

C26

C28

C29

C31

C32

C33

N64'53'49"W 22.70

N45'04'20"W 95.60

S24'56'12"W 19.26'

1.44

20.67

248.83

77.88

258.97

14.28

14.35

115.00

91.04

94.04

121.00

216.36

115.00

4.76

66.75

23'09'38'

90'00'00

57'42'26'

151'35'41'

57'42'26"

28'55'1

90.00,00

90'00'00

0.00,00

90,00,00

90.00,00

90'00'00

90.00,00

90.00,00

3'09'19"

3'09'19"

90,00,00

90.00,00

90.00,00

88'38'40

91'21'20'

90'00'00

47'56'39

185'53'17

47'56'39

90.00,00

14.00' 90'00'00'

14.00' 90'00'00

35.00' 91'21'19'

35.00' 88'38'40'

14.00' 90'00'00'

50.65' 54'06'18"

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," "OVERHANG EASEMENT, "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR " RECYCLEDWATER 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

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

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

BLOCK 6, LOT 901, BLOCK 28, LOT 901, BLOCK 9, AND LOT 901 BLOCK 30 ARE
DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS. SEWER. WATER.

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 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.

LINE TABLE

INE # | BEARING | LENGT

525°06'11"W

L25 S64'53'49"E 56.75

L26 N64'53'49"W 56.75'

N25'06'11"E

N25'06'11"E

N64'53'49"W

S64'53'49"E

N64'53'49"W

S25'06'11"W

N25'06'11"E

S25'06'11"W

N64'53'49"W

L42 | S25'06'11"W | 117.50'

N25'06'11"E 105.00

L28 N64'53'49"W

L32 N25'06'11"E

L35 | \$25.06'11"W

L38 N64'53'49"W

L39 N25'06'11"E

HORD BEARIN

N13'31'22"E

N87'13'08"W

N19'53'49"W

S86"14'58"W

N46'48'25"W

S36'02'36"E

S19'53'49"E

N19'53'49"W

N70°06'11"E

N19'53'49"W

N70'06'11"E

N19'53'49"W

N19.53'49"W

N70'06'11"E

S70'06'11"W

N63'19'10"W

N63'19'10"W

N19'53'49"W

S70'06'11"W

N69'25'31"F

N20'34'29"W

N19'53'49"W

S70'06'11"W

N69'25'31"E

S19'53'49"E

S49'04'30"W

N19'53'49"W

S88'52'08"E

S19'53'49"E

L29

L30

L33

L36

1.37

L40

**CURVE TABLE** 

10.00

10.00

10.00

10.00

117.50

168.25

10.00

117.50

117 50

10.00

10.00

30.00

CHORD LENGT

151 58

47.83

76.18

14.10

156.10

14.10

132.76

36.91

6.28

6.28

6.28

6.28

6.28

21.99

21.99

21.99

21.99

1.38

1.38

21.99

21.99

55.81

54.15

21.99

21.99

54.15

55.81

21.99

11.71

191.42'

11.71

21.99

150.55

46.07

68.59

13.51

114.39

13.51

106.47

33.23'

5.66

5.66

5.66

5.66

5.66

19.80

19.80

19.80

19.80'

1.38

1.38

19.80

19.80'

50.08

48.91

19.80'

19.80

48.91

50.08

19.80

11.38

117.84

11.38

19.80

L22 S64'53'49"E

L23 N25'06'11"E

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL METER SET AND/OR WASTEWATER SERVICE CONNECTION. DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES

WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE ANTONIO WATER SYSTEM. TREE NOTE

HIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN ( A/P #2389598 ) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING CITY OF SAN ANTONIO ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PERMIT IS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED

ON FILE AT THE CITY OF SAN ANTONIO ARBORRISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARRORIST OFFICE PER 35-477(h)

> OPEN SPACE NOTE OT 901 AND LOT 902, BLOCK 1, LOT 901, BLOCK 4, LOT 901, BLOCK 5, LOT 901, LECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

FINISHED FLOOR NOTE

LINE TABLE

LINE # | BEARING | LENGT

L43 S64'53'49"E 178.08

S4\*24'43"E

L46 | S28'35'22"W | 50.14'

N25'06'11"E

L50 S64'53'49"E 75.00'

N64'53'49"W

L53 N25'06'11"E 10.00'

N25'06'11"E

S64'53'49"E

N25'06'11"E

N25'06'11"E

L60 N25'06'11"E 230.00

L61 N64'53'49"W 15.00'

L63 N64'53'49"W 56.00'

L58 S64'53'49"F

L62 N25'06'11"E

C35

C36

C38

C39

C40

C41

C42

C43

C44

C45

C46

C48

C49

C51

C52

C53

C55

C56

C57

C58

C59

C60

C62

C63

C64

C65

L57

N22'56'35"E 147.60

S18'53'01"W 10.06'

S25'09'39"W 143.46

N25'06'11"F 101 00

N64'53'49"W 56 00

840.00

115 00

56.00

10.00

15.00

14.00

14.00'

25.00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

25.00' 3'09'19"

14.00' 90'00'00'

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 43'26'44'

59.00' 191'09'10

14.00' 57'42'26

14.00' 90'00'00

14.00' 90'00'00

25.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00

25.00' 90'00'00

14.00' 90'00'00

14.00' 90'00'00'

59.00' 21'31'08"

45.00' 75'36'15"

14.00' 73°23'54"

3'09'19"

90.00,00

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

L64

L65

166

L68

L69

L71

L72

L73

L74

L75

L76

L78

L79

L80

L81

L82

L83

LINE TABLE

INE # | BEARING | LENGT

S64'53'49"E

N25'06'11"E

S64'53'49"E

N25'06'11"E

N25'06'11"E

N64'53'49"W

N25'06'11"E

S64'53'49"E

N25'06'11"E

S64'53'49"E

N25'06'11"E

N64'53'49"W 56.00

S64'53'49"E 22.00

N64'53'49"W 30.11

N25'06'11"E 50.00'

S64'53'49"E 111.00'

N64°53'49"W 111.00'

N25'06'11"E 101.00

N61'44'30"W 89.47'

S25'06'11"W

L84 N64'53'49"W

N70'06'11"E

N19'53'49"W

N70'06'11"E

N19'53'49"W

N70'06'11"E

N19°53'49"W

N70'06'11"E

S70'06'11"W

S19'53'49"E

S66'28'28"E

S66'28'28"E

N70°06'11"E

N19°53'49"W

N70°06'11"E

N86:37'11"W

N12°45'58"W

N53'57'24"E

N19'53'49"W

S70'06'11"W

S19'53'49"E

N70'06'11"E

N19°53'49"W

S70'06'11"W

N70°06'11"E

N19°53'49"W

S70'06'11"W

S19°53'49"E

S12'16'33"E

N83'04'32"E

S61'48'08"W

**CURVE TABLE** 

JRVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGT

56.00

10.00

15.00

202.00

230.00

15.00

56.00

10.00

15.00

4.61

19.80

19.80'

19.80'

19.80'

19.80

19.80'

19.80

19.80'

19.80'

1.38'

19.80

19.80'

19.80'

19.80'

10.36

17.44

13.51

19.80

19.80'

35.36

19.80'

19.80'

19.80'

19.80'

35.36

19.80'

19.80'

22.03

55.16'

16.73'

L98 N64'53'49"W 50.00'

L99 N64'53'49"W 115.00

L102 N25'06'11"E 50.00

L103 N25°06'11"E 12.00'

N25'06'11"E

N27'38'28"W

L104

21.99

21.99

21.99

21.99

21.99

21.99

21.99

21.99

1.38

21.99

21.99

21.99

21.99

10.62

196.84

14.10

21.99'

21.99

39.27

21.99

21.99

21.99

21.99

39.27

21.99

22.16

59.38

17.93

S25'14'02"W 80.00'

S64'53'49"E 45.00"

191.10

LINE TABLE		LINE TABLE			
#	BEARING	LENGTH	LINE #	BEARING	LENGTH
5	N25°06'11"E	96.00'	L106	S64'53'49"E	11.38'
6	S25'06'11"W	96.00'	L107	S80'23'04"W	63.03
7	S64'53'49"E	5.00'	L108	N25'06'12"E	203.10
8	N64'53'49"W	5.00'	L109	S70'05'08"W	24.36
9	S64'53'49"E	5.00'	L110	N19*57'15"W	24.59'
0	N64'53'49"W	5.00'	L111	S70°06'11"W	7.07
91	S64'53'49"E	5.00'	L112	S19'53'49"E	7.07'
2	N64'53'49"W	5.00'	L113	N25'06'11"E	57.39'
3	S68'03'08"E	89.47	L114 .	N64°51'00"W	54.00'
4	S64'53'49"E	4.61'	L115	S64'53'49"E	57.00'
5	N25°06'11"E	165.29	L116	N25'06'11"E	46.00
16	S25'06'11"W	191.00'	L117	S25'06'11"W	46.00'
7	N43'29'33"E	21.07'	L118	S22'45'15"W	46.04

FIRE FLOW DEMAND NOTE

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY



L119 N25'06'11"E 50.00'

L120 N25'06'11"F

## IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, 3.849 AC OUT OF 119.457 AC DESCRIBED IN DEED TALLEY CULEBRA 2017 LLC THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS. RECORDED IN VOLUME 19036, PAGE 2068, 0.2568 AC OUT OF 35,977 AC DESCRIBED TREE SAVE AREAS, INCLUDING LOTS 901, 902, BLOCKS 1, LOT 901, BLOCK 4, LOT IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 901, BLOCKS 5 AND 30, LOT 901, BLOCK 9, AND LOT 901, BLOCK 28, AND LOT 901 20190186832, AND 53.769 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT BLOCK 6 DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1394, OUT OF THE MARY PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT SAVAGE SURVEY NO. 370. ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. J.J. GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR



PLAT NUMBER 180533

SUBDIVISION PLAT

OF

HOOTEN TRACT, UNIT 1-A

A TOTAL OF 61.698 ACRE TRACT OF LAND, INCLUSIVE OF A 0.502 ACRE RIGHT OF

WAY DEDICATION, BEING COMPRISED OF 3.759 AC OUT OF 20.223 AC DESCRIBED

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 10, 2019

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUL' 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 THERE IN EXPRESSED.

IOHN P HOOTEN TALLEY CULEBRA 2017 LLC 9993 IH 10 W, STE 102 SAN ANTONIO, TX 78230

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN P HOOTEN 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 CARACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF COMMENT OF A COMMENT OF THE COMMENT OF THE CARACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF COMMENT OF THE CARACITY THEREIN STATED.

DATED THIS DAY OF

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF 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.

JNTY JUDGE, BEXAR COUNTY, TEXAS	
UNTY CLERK, BEXAR COUNTY, TEXAS	
	WAS DEEN SUBMITTED TO A
IS PLAT OF <u>HOOTEN TRACT, UNIT 1-A</u> NSIDERED BY THE PLANNING COMMISSION	N OF THE CITY OF SAN ANTON

\_ A.D. 20 \_\_

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:		OFORETARY
		SECRETAR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 6



