LOCATION MAP NOT-TO-SCALE

VARIABLE WIDTH

NOTED OTHERWISE)

TREE SAVE AREA

AND/OR DISTANCE

12' WATER EASEMENT TO EXPIRE

UPON INCORPORATION INTO

14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT TO

EXPIRE UPON INCORPORATION

INTO PLATTED PUBLIC STREET

PERMANENT WATER EASEMENT

16' SANITARY SEWER EASEMENT

INGRESS/EGRESS EASEMENT

ACCESS ROAD EASEMENT

(VOL 9610, PG 109-117 OPR)

REMAINING PORTION OF

AIR FORCE VILLAGE II

(VOL 6197, PG 967 OPR)

REMAINING PORTION OF

(DOC# 20190002499 OPR

(DOC# 20190002499 OPR)

(VOL 7478, PG 1068 OPR)

25' BUILDING SETBACK

UNPLATTED

304.044 ACRES

UNPLATTED

65.601 ACRES

CW-BSLB, LLC

UNPLATTED

CW-BSLB, LLC

(VOL 18889, PG 2500 OPR)

CONSTRUCTION EASEMENT

(VOL 18974, PG 1585 OPR)

(VOL 12521, PG 593 OPR)

REMAINING PORTION

(VOL 7478, 1068 OPR)

PLATTED PUBLIC STREET

(OFF-LOT 0.131 ACRE)

RIGHT-OF-WAY

(OFF-LOT 0.266 ACRE)

VARIABLE WIDTH

30' TEMPORARY

REPETITIVE BEARING

SET 1/2" IRON ROD (PD)

FOUND 1/2" IRON ROD (UNLESS

SET 1/2" IRON ROD (PD)-ROW

RIGHT-OF-WAY

VOLUME

PAGE(S)

LEGEND CB COUNTY BLOCK DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VOL FINISHED FLOOR ELEVATION LINEAR FEET OFFICIAL PUBLIC RECORDS (SURVEYOR) OPR (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

EXISTING CONTOURS -1140-PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 4976 ACRE ** 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

CENTERLINE 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.266 ACRE) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED

PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 2.409 ACRE) (11) 15' BUILDING SET BACK LINE

12

17

(18)

50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF **FUTURE PLATTED STREET** (OFF-LOT 0.230 ACRE)

12' WATER EASEMENT (OFF-LOT 0.131 ACRE) **RIGHT-OF-WAY DEDICATION** 14 (0.324 ACRES) 10' BUILDING SET BACK LINE

5' WATER EASEMENT 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

TREE SAVE AREA (0.29 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT

OF FUTURE PLATTED STREET

(OFF-LOT 0.216 ACRE)

(OFF-LOT 0.192 ACRE) VARIABLE WIDTH CONSTRUCTION, SANITARY SEWER WATER DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION 3 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 AWS) - 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 ASEMENT " "SANITARY SEWER FASEMENT" AND/OR "RECYCLED WATER FASEMENT" FOR THE ASSEMENT, SATITATE SEVER ASSEMENT ANDOM REVOLUCE WHITE EASEMENT FOR THE UPPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, ISPECTING, 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 BUILDING, STRUCTURE, 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 CH 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 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

IDE 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.

14 UNPLATTED

20.53 ACRES 487.6 ACRE TRACT OWNER: CARLOS JR MEDINA CONVERGENCE BRASS, LLC (VOL 8307, PG 596 OPR (VOL 17108, PG 300 OPR) 15 LOT 903, BLOCK 2 UNPLATTED AIR FORCE VILLAGE II-A REMAINING PORTION OF (VOL 9610, PG 109-117 DPR) 182,249 ACRES OWNER: AIR FORCE VILLAGE II, INC. 16 UNPLATTED

(VOL 7682, PG 278 OPR)

AIR FORCE VILLAGE II-A

HENRIETTA C. DAWSON

(VOL 8297, PG 356 OPR)

OWNER:SOFIA SIMONS

OWNER: JAMES SIMONS

(VOL 18064, PG 1751 OPR)

OWNER: EDUARDO DIAZ AND

VIRGINIA QUIROGA DIAZ

(VOL 17738, PG 2095 OPR)

AIR FORCE VILLAGE II-A

OWNER: JERRY KING

(VOL 9610, PG 109-117 DPR)

(VOL 16743, PG 1745 OPR)

(VOL 4518, PG 1894 OPR)

UNPLATTED

85.964 ACRES

DOC# 20190002499 OPR)

UNPLATTED

(DOC# 20190002499 OPR)

65.601 ACRES CW-BSLB, LLC

CW-BSLB, LLC

OWNER: EDWARD H HARLACH

(VOL 18028, PG 0361 OPR)

(VOL 9610, PG 109-117 DPR)

OWNER:ODIE L. DAWSON AND

6 LOT 901, BLOCK 2

20.00 ACRES

5.3902 ACRES

5.3904 ACRES

10.257 ACRES

11 LOT 902, BLOCK 2

17.526 ACRES

24.885 ACRES

12 UNPLATTED

13 UNPLATTED

7 UNPLATTED

8 UNPLATTED

9 UNPLATTED

10 UNPLATTED

45.12 ACRES OWNER: VENTURA ALTAMIRANO (VOL 10808, PG 691 OPR) 17 UNPLATTED REMAINING PORTION OF THE 145,176 ACRE TRACT

OWNER: AIR FORCE VILLAGE II, INC (VOL 3265, PG 319 OPR 18 JOHN D. RYAN BOULEVARD AIR FORCE VILLAGE II) (86' PUBLIC ROW

(VOL 9524, PG 70 DPR) 19 W.T. MONTGOMERY RD (AIR FORCE VILLAGE II-A) (120' PUBLIC ROW) (VOL 9610, PG 109-117 DPR)

20 9.673 ACRES ALZHEIMER'S CARE AND RESEARCH CENTER FOUNDATION (VOL 7478, PG 1068 OPR)

9.673 ACRES

ALZHEIMER'S CARE

AND RESEARCH

CENTER FOUNDATION

(VOL 7478, PG

1068 OPR)

CB 4342

AIR FORCE

VILLAGE II-A

(VOL 9610,

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

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 AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: BST SENIOR LIVING WEST, INC.

12455 FREEDOM WAY

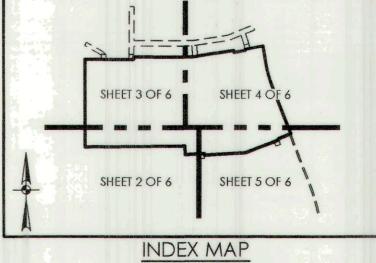
SAN ANTONIO, TEXAS 78245

(210) 838-6357 (0.2307 ACRE TRACT)

SEAL OF OFFICE THIS 15 DAY OF 1

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL D. JONES 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SCALE: 1"= 1000"

TERESA DE JESUS SANTANA Notary Public, State of Texas Comm. Expires 10-25-2020

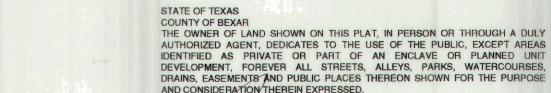
Notary ID 13087428-6

4 5 8 9 10 AIR FORCE VILLAGE II-A (VOL 9610, PG 109-117 DPR) 12 85.964 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR) REMAINING PORTION OF LOT 1, BLOCK 2 AIR FORCE VILLAGE II 13 (VOL 9551, PG 79 DPR) 15 65,601 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR) OT 2. BLOCK 14 VILLAGE II-A (VOL 9610, PG 109-117 DPR) 19 16 17 REMAINING PORTION 304.044 ACRE TRACT (VOL 6179, PG 967 OPR)

SCALE: 1"= 1000"

, A.D. 20

CAROL MAYSONET Notary Public, State of Texas Comm. Expires 10-11-2023 Notary ID 132207388



COUNTY, TEXAS.

CW-BSLB, LLC 8655 S. PRIEST DR. TEMPE AZ 85284 (47.043 ACRE TRACT) AUTHORIZED AGENT: **BLAKE HARRINGTON** STARLIGHT HOMES OF TEXAS, LLC 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357) STATE OF TEXAS

COUNTY OF BEXAR

CERTIFICATE OF APPROVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS UBSCRIBED 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 LAW DAY OF A DELL , A.D. 20

PLAT NUMBER 19-11800097

REPLAT & SUBDIVISION PLAT

ESTABLISHING

BLUE SKIES UNIT

BEING A TOTAL OF 47.858 ACRES, INCLUDING A 0.324 ACRE RIGHT-OF-WAY

DEDICATION, ESTABLISHING LOTS 1-34, 901, BLOCK 10, LOTS 1, 901, BLOCK 11, LOTS 1-15, BLOCK 13, LOTS 1-11, 901, BLOCK 14, LOT 1, BLOCK 15, LOTS 1-21, BLOCK 16

LOTS 1-16. BLOCK 17, LOTS 1-32, BLOCK 18, LOTS 1-30, BLOCK 19, LOTS 1-19, 90

BLOCK 20, LOTS 1, 2, 901, BLOCK 21, LOTS 1, 2, 23, 24, BLOCK 22, LOTS 1-14, BLOCK

23, LOTS 1-10, BLOCK 24 AND LOTS 1, 901, BLOCK 25 IN COUNTY BLOCK 4342, REXAM

COUNTY, TEXAS, SAID 47,858 ACRE TRACT BEING COMPRISED OF 44,653 ACRES OUT

OF A 65,601 ACRE TRACT OF LAND, 2,887 ACRES OUT OF A 85,964 ACRE TRACT O

LAND, BOTH DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT

NUMBER 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

TEXAS 0.2213 ACRES OUT OF LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A

SUBDIVISION RECORDED IN VOLUME 9610 PAGES 109-117 OF THE DEED AND PLA

RECORDS OF BEXAR COUNTY, TEXAS, 0.0093 ACRES OUT OF A 9.673 ACRE TRACT

SAID 9.673 ACRE TRACT BEING OUT OF SAID LOT 2, DESCRIDED IN DEED TO

ALZHEIMER'S CARE AND RESEARCH CENTER FOUNDATION, RECORDED IN VOLUM

7478, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

AND 0.087 ACRES OUT OF W.T. MONTGOMERY ROAD, A 120-FOOT PUBLIC

RIGHT-OF-WAY, DEDICATED IN SAID AIR FORCE VILLAGE II-A SUBDIVISION, OUT OF THE T.A. COOKE SURVEY NO. 65 14, ABSTRACT 1076, COUNTY BLOCK 4342, 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: January 29, 2020

PAPE-DAWSON ENGINEERS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 I IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

A.D. 20 DATED THIS DAYOF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE SKIES UNIT 1 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:		
		SECRETAR

CURVE AND LINE TABLE SEE SHEET 6 OF 6 PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

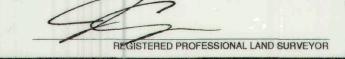
STATE OF TEXAS COUNTY OF BEXAR

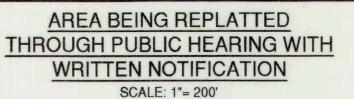
PAPE-DAWSON ENGINEERS, INC

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



HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND BLOCK 2, C.B. 4342, INCLUDING A PORTION OF A 25-FOOT BUILDING SETBACK LINE, SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:





0.087 OF AN ACRE PREVIOUSLY PLATTED AS W.T. MONTGOMERY ROAD, A 120-FOOT PUBLIC RIGHT-OF-WAY, AND 0.231 OF AN ACRE PREVIOUSLY PLATTED AS LOT 2, ALL BEING OF THE AIR FORCE VILLAGE II-A SUBDIVISION PLAT, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SENIOR LIVING WEST, INC WHICH IS RECORDED IN VOLUME 9610, PAGE(S) COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR LOT 2, BLOCK 2, OWNER/DEVELOPER: DARRELL D. JONES BST SENIOR LIVING WEST, INC. (PG 109-117 DPR) 12455 FREEDOM WAY SAN ANTONIO, TEXAS 78245 (210)677-8666 SWORN AND SUBSCRIBED BEFORE ME THIS THE / DAY OF , A.D. 2020

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LOT 2, BLOCK 2, BST

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 10-25-2020

STATE OF TEXAS

COUNTY OF BEXAR







SHEET 1 OF 6

PLAT NUMBER 19-11800097 **REPLAT & SUBDIVISION PLAT**

ESTABLISHING BLUE SKIES UNIT

BEING A TOTAL OF 47.858 ACRES, INCLUDING A 0.324 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1-34, 901, BLOCK 10, LOTS 1, 901, BLOCK 11, LOTS 1-15, BLOCK 13, LOTS 1-11, 901, BLOCK 14, LOT 1, BLOCK 15, LOTS 1-21, BLOCK 16, LOTS 1-16, BLOCK 17, LOTS 1-32, BLOCK 18, LOTS 1-30, BLOCK 19, LOTS 1-19, 901, BLOCK 20, LOTS 1, 2, 901, BLOCK 21, LOTS 1, 2, 23, 24, BLOCK 22, LOTS 1-14, BLOCK 23, LOTS 1-10, BLOCK 24 AND LOTS 1, 901, BLOCK 25 IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, SAID 47,858 ACRE TRACT BEING COMPRISED OF 44,653 ACRES OUT OF A 65.601 ACRE TRACT OF LAND, 2.887 ACRES OUT OF A 85.964 ACRE TRACT OF LAND, BOTH DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NUMBER 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, 0.2213 ACRES OUT OF LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-SUBDIVISION, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 0.0093 ACRES OUT OF A 9.673 ACRE TRACT. SAID 9.673 ACRE TRACT BEING OUT OF SAID LOT 2. DESCRIDED IN DEED TO ALZHEIMER'S CARE AND RESEARCH CENTER FOUNDATION, RECORDED IN VOLUME 7478, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.087 ACRES OUT OF W.T. MONTGOMERY ROAD, A 120-FOOT PUBLIC RIGHT-OF-WAY, DEDICATED IN SAID AIR FORCE VILLAGE II-A SUBDIVISION, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, 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: January 29, 2020

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

OWNER CW-BSLB. LLC 8655 S. PRIEST DR **TEMPE, AZ 85284** (47.043 ACRE TRACT) AUTHORIZED AGENT: BLAKE HARRINGTON STARLIGHT HOMES OF TEXAS, LLC 17319 SAN PEDRO AVENUE, SUITE 140 (210)838-6357 STATE OF TEXAS COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED.

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 SEAL OF OFFICE THIS THE DAY OF APICE , A.D. 20 20 ...

NOTARY PUBLIC, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT I IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

A.D. 20_ DAYOF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE SKIES UNIT 1 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:		
BY.		CHAIRMAN
BY:		SECRETARY





COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

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:

TERED PROFESSIONAL LAND SURVEYOR

REMAINING PORTION OF 65.601 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR)

MATCHLINE "B" - SEE SHEET 5 OF 6

SHEET 2 OF 6

S0'00'59"V

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

Notary ID 132207388

ESTABLISHING

BLUE SKIES UNIT

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

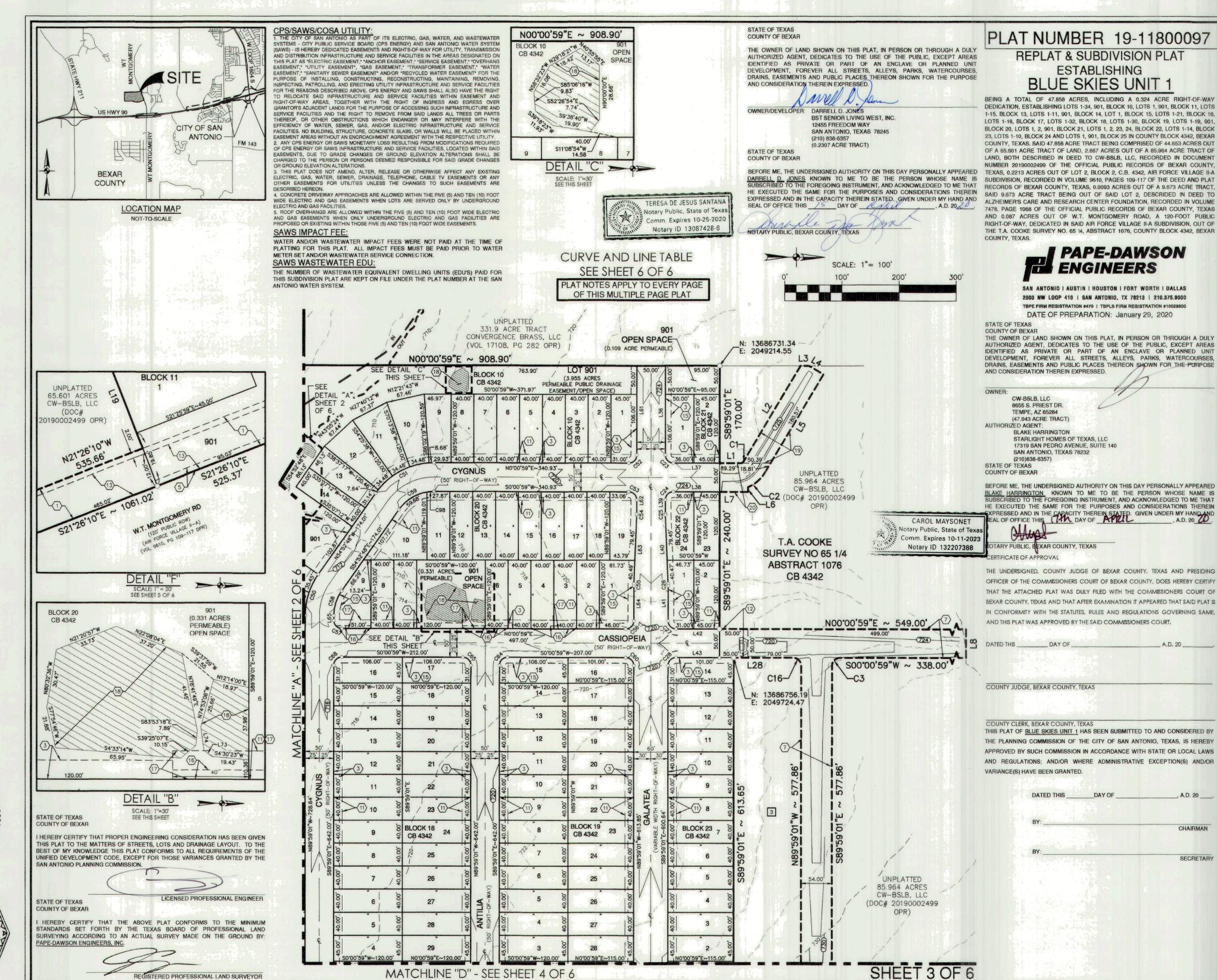
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 29, 2020

DATED THIS

, A.D. 20 __

CHAIRMAN

SECRETARY

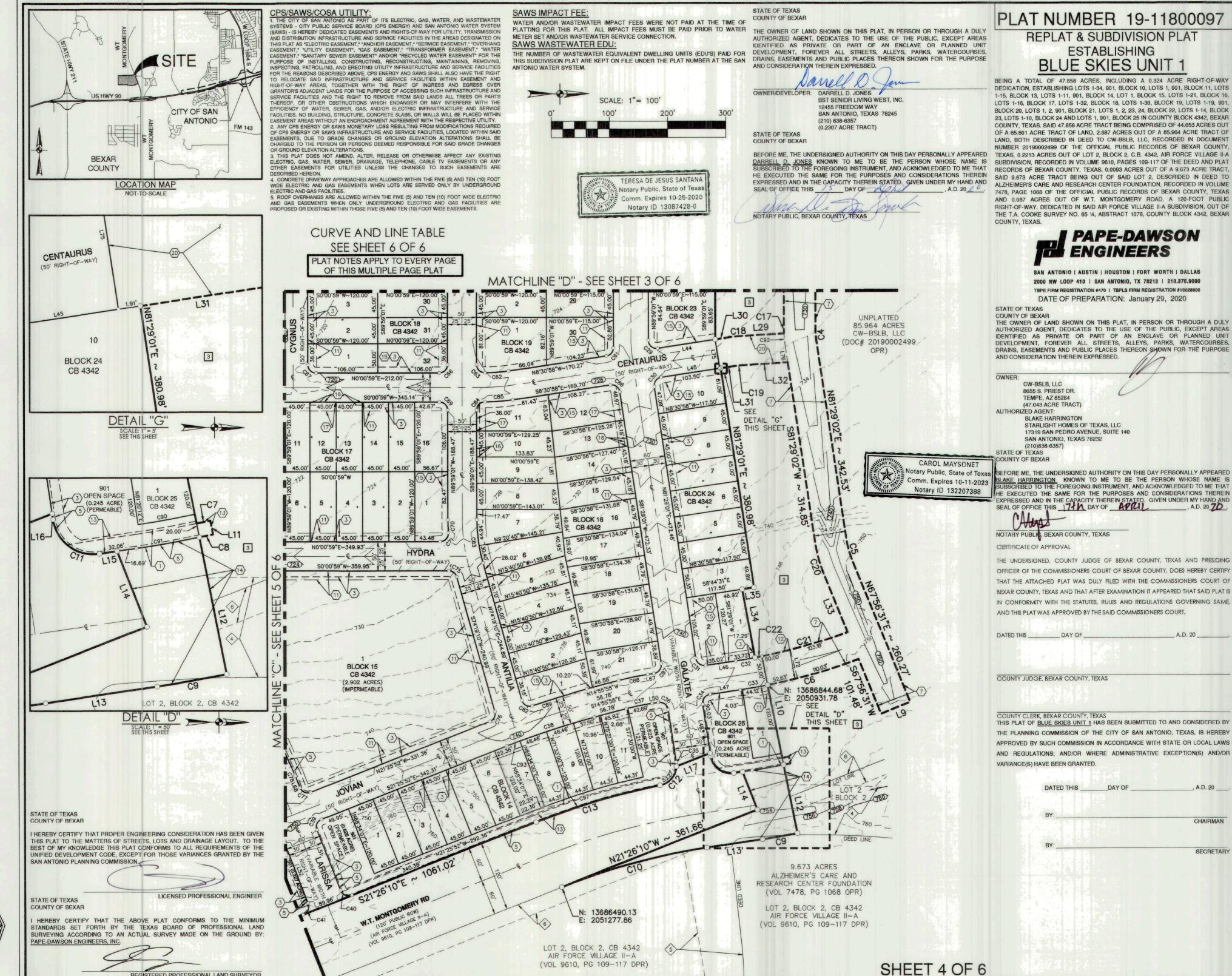


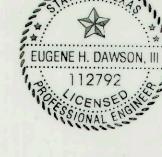
JON W. COOPER 6716 OFESSION SURVE

EUGENE H. DAWSON, II

112792

CENSE







REGISTERED PROFESSIONAL LAND SURVEYOR

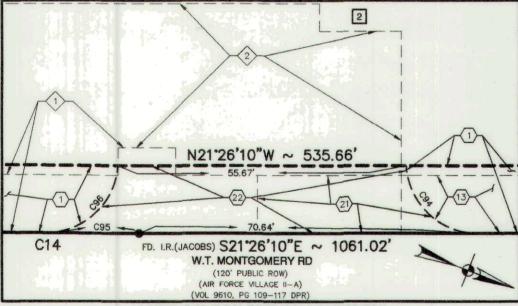
(VOL 9610, PG 109-117 DPR 12' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY

W.T. MONTGOMERY RD

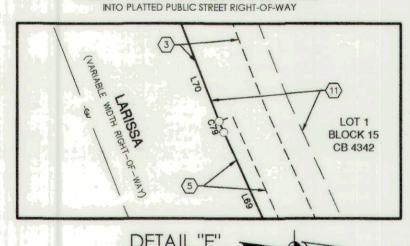
(120' PUBLIC ROW)

(AIR FORCE VILLAGE II-A)

FD. I.R.(JACOBS) S21°26'10"E ~ 1061.02"



4' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION



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.

C14

STATE OF TEXAS COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEE

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:



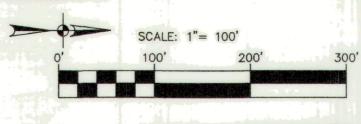
REMAINING PORTION OF

UNPLATTED

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 AND CONSIDERATION, THEREIN EXPRESSED. ANTONIO WATER SYSTEM.



MATCHLINE "B" - SEE SHEET 2 OF 6

UNPLATTED REMAINING PORTION OF

65.601 ACRES

CW-BSLB, LLC

(DOC# 20190002499 OPR)

TERESA DE JESUS SANTANA Notary Public, State of Texas Comm. Expires 10-25-2020 Notary ID 13087428-6

N: 13685761.23

E: 2050885.94

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,

Varrell D

OWNER/DEVELOPER: DARRELL D. JONES BST SENIOR LIVING WEST, INC. 12455 FREEDOM WAY SAN ANTONIO, TEXAS 78245 (210) 838-6357 (0.2307 ACRE TRACT)

STATE OF TEXAS COUNTY OF BEXAR

BLOCK 13. 11

8 8.10'-

35.53'-

_22.47'=

ÇB 4342

NOTARY PUBLIC, BEXAR COUNTY, TEXAS.

HYDRA

BLOCK 15

CB 4342

(50' RIGHT-OF-WA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL D. JONES 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 _

> THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

PLAT NUMBER 19-11800097

REPLAT & SUBDIVISION PLAT

ESTABLISHING

DEDICATION, ESTABLISHING LOTS 1-34, 901, BLOCK 10, LOTS 1, 901, BLOCK 11, LOTS

1-15, BLOCK 13, LOTS 1-11, 901, BLOCK 14, LOT 1, BLOCK 15, LOTS 1-21, BLOCK 16,

LOTS 1-16, BLOCK 17, LOTS 1-32, BLOCK 18, LOTS 1-30, BLOCK 19, LOTS 1-19, 901

BLOCK 20, LOTS 1, 2, 901, BLOCK 21, LOTS 1, 2, 23, 24, BLOCK 22, LOTS 1-14, BLOCK

23, LOTS 1-10, BLOCK 24 AND LOTS 1, 901, BLOCK 25 IN COUNTY BLOCK 4342, BEXAE

COUNTY, TEXAS, SAID 47.858 ACRE TRACT BEING COMPRISED OF 44.653 ACRES OUT

OF A 65 601 ACRE TRACT OF LAND 2 887 ACRES OUT OF A 85 964 ACRE TRACT OF

LAND BOTH DESCRIBED IN DEED TO CW-BSLB LLC RECORDED IN DOCUMENT

TEXAS, 0.2213 ACRES OUT OF LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A

RECORDS OF BEXAR COUNTY, TEXAS, 0.0093 ACRES OUT OF A 9.673 ACRE TRAC'

7478, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

RIGHT-OF-WAY, DEDICATED IN SAID AIR FORCE VILLAGE II-A SUBDIVISION, OUT OF

NUMBER 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

BLUE SKIES UNIT

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

DATE OF PREPARATION: January 29, 2020 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

CW-BSLB, LLC 8655 S. PRIEST DR. TEMPE, AZ 85284 (47.043 ACRE TRACT) **AUTHORIZED AGENT:** BLAKE HARRINGTON STABLIGHT HOMES OF TEXAS LLC 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357) STATE OF TEXAS COUNTY OF BEXAR

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 1744 DAY OF APRIL , A.D. 20 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED. COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT O BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE 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 BLUE SKIES UNIT 1 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 THISDAY OF	, A.D. 20
BY:	CHAIRMAN
BY:	SECRETARY

65.601 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR

CURVE AND LINE TABLE SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 6





INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT

OPEN SPACE

LOTS 901, BLOCKS 10, 11, 14, 20, 21, AND 25, CB 4342, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, WATER, ELECTRIC, GAS

TELEPHONE AND CABLE TV EASEMENT. LOTS 901, BLOCKS 10 AND 21, CB 4342, ARE DESIGNATED AS A DRAINAGE EASEMENT

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2467359) 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. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCKS 10, 11, 14, 20, 21, AND 25, CB 4342, DRAINAGE FASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

EASEMENTS FOR FLOODPLAINS;

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS: 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. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS

TCI DETENTION & MAINTENANCE

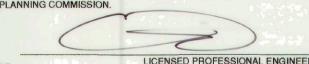
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN U OF DETENTION (FILO) 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 THE PROPERTY OWNERSD ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SURVEYOR'S NOTES:

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



STATE OF TEXAS COUNTY OF BEXAF

PAPE-DAWSON ENGINEERS, INC

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

CURVE # RADIUS

61.00

14.00

173.00

173.00

1000.00'

1128.00

1140.00

1260.00

1140.00

35.00

35.00

1260.00

1940.00'

1926.00

14.00

227.00

125.00

75.00

227.00

950.00

950.00

14.00

14.00

50.00

100.00

14.00

14.00

14.00

14.00

15.00

950.00

1000.00

15.00

15.00

400.00

1400.00

14.00

LINE TABLE

C2

C5

C6

C7

C8

C9

C10

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

C32

C33

C34

C35

C37

C39

C40

C41

L15

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 ASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE URPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, PECTING, 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 HEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN ASEMENT 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 HARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES

R 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 SESCRIBED 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 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.

CURVE TABLE

021'26'04"

037'21'33"

090,00,00

008'31'58

013'32'31"

009'19'11'

000'36'34

000'36'11

002'45'30

013'00'12"

089'54'58'

075'00'20

010'07'10

010'39'47'

010'36'30'

090'00'00

002'51'55'

004'58'58

004'58'58

013'32'31

0091418

000'43'28

090'00'00

090,00,00

00219'48

00219'48

090,00,00

090,00,00

098'31'58

090'00'01

089'54'58

002'45'30

002'45'30

090'05'02

089'54'58

006'29'57

090.00,00

35.00' 012'11'40

15.00' 090'00'16

15.00' 090'00'00"

S08'25'58"E 15.37'

DELTA CHORD BEARING

N48'31'44"W

S40'34'00"E

S44'59'01"E

N85'45'00"E

N74'42'46"E

S15*51'04"E

N11'29'45"W

S11"29'34"E

S09'48'43"E

S14"56'04"E

S36'31'31"W

S48'49'10"E

S16'22'35"E

S16'06'17"E

N16'07'55"W

S45'00'59"W

S88'35'01"W

S06'01'29"E

S06'01'29"E

S74'42'46"W

N15'48'37"W

N10'49'44"W

N45'00'59"E

S44'59'00"E

N88'51'05"E

N88'51'05"E

N45'00'59"E

S44'59'01"E

N40'45'00"E

S53'30'59"E

N36'31'31"E

N09'48'43"W

S09'48'43"E

S53'28'29"E

S87'34'50"W

S36'31'31"W

S11'40'56"E

S1810'53"E

S66'25'52"E

N23'34'00"E

N66'26'10"W

CHORD LENGTH

7.07

39.07

19.80'

25.74

40.79

162.48

12.00'

12.00

60.66

258.17

49.46

42.62

222.25

360.52

356.09

19.80

11.35

10.87

6.52

53.53

153.01

12.01

19.80'

19.80

2.03

4.07

19.80

19.80

21.22

19.80

21.20

45.73

48.14

21.23

7.44

21.20

45.35

158.72

19.80

21.21

21.21

LINE TABLE

L30 | S08'30'58"E

30.17

7.11

39.77

21.99

25.76

40.89

162.66

12.00

12.00

60.66

258.72

54.93

45.82

222.54

361.04

356.60

21.99

11.35

10.87

6.52

53.65

153.18

12.01

21.99

21.99

2.03

4.07

21.99

21.99

24.08

21.99

23.54

45.74

48.14

23.58

7.45

23.54

158.80

21.99

23.56

23.56

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.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

SAWS DEDICATION: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

RESIDENTIAL FINISHED FLOOR

CURVE # RADIUS DELTA

14.00

14.00'

50.00

50.00'

325.00

14.00

325.00'

14.00

125.00

125.00

14.00

14.00

50.00

100.00

14.00'

14.00

75.00

75.00

14.00

14.00

14.00

14.00

14.00

14.00

14.00

14.00

14.00

325.00

14.00

14.00

14.00

275.00

14.00

14.00

14.00

50.00

275.00

14.00

14.00

C42

C43

C44

C45

C46

C47

C48

C49

C50

C51

C52

C53

C54

C55

C56

C57

C58

C59

C60

C61

C62

C63

C64

C65

C66

C67

C68

C69

C70

C71

C72

C73

C74

C75

C77

C78

C79

C80

C81

C82

089'59'42'

090,00,00,

002'51'45"

002'51'45'

018'06'03'

090,00,00

003'20'48

090.00,00

035'06'12"

054'53'48

090,00,00

00,00,00

00219'50"

00219'50"

090,00,00

090,00,00

035'06'12

054'53'48

090'00'00'

081'28'02

090'01'29

090,00,00,

090.00,00,

090,00,00

090'00'00'

090,00,00

090,00,00,

003'58'46"

093'58'46"

086'39'12'

90,00,00

003'20'48"

074'18'11"

084'14'58'

090'00'00"

002'51'45"

018'06'21"

093'20'48"

093'06'58"

275.00' 008'30'29

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

BESIDENTIAL FINISHED FLOOR FLEVATIONS MUST BE A MINIMUM OF FIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE

CURVE TABLE



STATE OF TEXAS COUNTY OF BEXAF

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

arrell OWNER/DEVELOPER: DARRELL D. JONES, BST SENIOR LIVING WEST, INC 12455 FREEDOM WAY SAN ANTONIO, TEXAS 78245 (210) 838-635 (0.2307 ACRE TRACT)

STATE OF TEXAS COUNTY OF BEXAR

JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 /S DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TERESA DE JESUS SANTANA otary Public, State of Texas Comm. Expires 10-25-2020 Notary ID 13087428-6

S23'33'59"W

N66"25"52"W

\$70'00'00"W

S70'00'00"W

S77'37'10"W

S41'40'11"W

N01'39'25"W

N44'59'01"W

N72"25'55"W

N27'25'55"W

N44'59'01"W

S45'00'59"W

N88'49'06"W

N88'49'06"W

N44'59'01"W

N45'00'59"E

S72'25'55"E

\$27'25'55"E

S45'00'59"W

N49"15'00"W

NO4'15'44"W

N45'00'15"E

S44"59"01"E

S45'00'59"W

N44'59'01"W

N45'00'59"E

S44'59'01"E

S45'00'59"W

S88'01'36"W

N46'58'24"W

N43'20'35"E

S48'19'49"E

S01'39'25"E

S3710'04"W

N63'33'21"W

S23'34'08"W

N67'08'16"E

N67'08'16"E

N77'37'01"E

S46'39'25"E

N27'45'41"E

CHORD BEARING CHORD LENGTH

19.80' 21.99'

21.99

2.50

2.50

102.67

21.99

18.98

21.99

76.58

119.77

21.99

21.99

2.03

4.07

21.99

21.99

45.95

71.86

21.99

19.91

40.84

22.00

21.99

21.99

21.99

21.99

21.99

22.57

22.96

21.17

21.99

16.06

18.16

21.99

2.50

2.50

86.90

22.81

22.75

19.80' 21.99'

19.80'

2.50'

2.50

102.25

19.80'

18.98

19.80

75.39

115.24

19.80'

19.80'

2.03

4.07

19.80"

19.80'

45.23

69.14

19.80"

18.27

40.80

19.80

19.80

19.80

19.80'

19.80"

19.80

22.57

20.47

19.21

19.80

16.06

16.91

19.80'

2.50

2.50

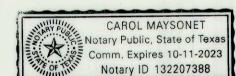
86.54

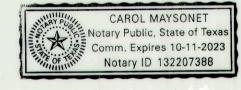
20.37

20.33

18.78' 20.59'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C83	275.00'	015'41'49"	N82"10'04"E	75.10'	75.34
C84	14.00	089'58'52"	S44'59'35"E	19.80'	21.99'
C85	325.00'	008'30'49"	S04'15'34"E	48.25'	48.29
C86	14.00'	089'59'59"	S36'29'01"W	19.80'	21.99'
C87	15.00'	090'05'02"	N53'28'29"W	21.23'	23.58'
C88	450.00'	006'29'57"	N11'40'56"W	51.02	51.04'
C89	1450.00'	003'51'53"	N16'51'51"W	97.79'	97.81
C90	1120.00'	002'31'40"	S09°55'38"E	49.41	49.41'
C91	1140.00'	002'45'30"	S09'48'43"E	54.88'	54.88'
C92	227.00	005'40'02"	S8419'03"W	22.44'	22.45
C93	15.00	078'27'47"	N17'47'43"E	18.97	20.54
C93	1400.00	000'59'52"	N20°55′56"W	24.38'	24.38'
C94	15.00'	086'10'44"	N21"39"09"E	20.49'	22.56'
C95	1940.00'	000'34'35"	S21'08'53"E	19.51	19.51'
C96	15.00'	086'23'55"	N64°03'36"W	20.54	22.62'
C97	1280.00'	008'55'52"	N16'57'56"W	199.32'	199.52
C98	75.00'	009'18'16"	N04'38'09"W	12.17'	12.18









LINE # BEARING LENGTH LINE # BEARING LENGTH L16 S81'29'01"W L1 N00'00'59"E 38.90 5.10 N59'14'47"W 191.62' L2 L17 S21'26'10"E 62.37 L3 L18 N00'00'59"E 15.19 S86'41'46"W 14.12 L4 N30'45'13"E 28.95 L19 S68'34'07"W 125.86 L20 S21'25'52"E L5 S59"14"47"E 199.39 10.00 L6 S89'59'01"E 8.41 L21 S21'26'35"E 50.00 500°00'59"W S68'33'25"W 50.00 L8 50.00 S89'59'01"E | 50.00' L23 N21'26'35"W L9 S22'03'29"E 54.00' L24 S03'19'49"E 33.33' L10 N78'48'32"E 128.00' L25 S86'40'11"W 50.00 L11 N78'48'32"E 12.00' L26 N03"19'49"W 50.00 L12 N78'48'32"E 120.00 L27 586'40'11"W 148.86 L13 S08'25'58"E 96.90 L28 S00'00'59"W 104.00 L14 S68'34'08"W | 69.64' L29 S03'32'00"E 77.79

LINE #	BEARING	LENGTH
L31	S08'30'58"E	28.26
L32	S03'32'00"E	81.03
L33	S67'56'31"W	108.78
L34	N79'32'00"E	120.00'
L35	S08'44'31"E	20.58'
L36	S89'59'01"E	156.00'
L37	N00'00'59"E	81.00*
L38	S00'00'59"W	81.00'
L39	S89'59'01"E	24.59'
L40	N87'41'11"E	119.91
L41	S89'59'01"E	61.50
L42	N00'00'59"E	76.00'
L43	S00°00'59"W	76.00'
L44	N08'30'58"W	100.03

L45 S08'30'58"E 101.59'

LINE TABLE

LINE TABLE			LINE TABLE		
INE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L46	N08'25'58"W	52.31	L61	N89'59'01"W	156.00'
L47	S08'25'58"E	52.19'	L62	N89°59'01"W	24.59'
L48	N81°29'01"E	84.93'	L63	N87'39'11"W	119.93'
L49	S81*29'01"W	91.61'	L64	N89'59'01"W	61.48
L50	S08°25'58"E	10.65	L65	S89'59'01"E	8.64
L51	N68'34'08"E	110.84	L66	S0319'49"E	1.11'
L52	S68*33'50"W	110.85	L67	N08'25'58"W	10.53
L53	S21"25'52"E	106.02	L68	N68'34'08"E	21.64'
L54	N21°25'52"W	106.00'	L69	N65°42'23"E	97.63'
L55	S68'34'08"W	21.64'	L70	N68'34'08"E	127.70'
L56	S71'25'53"W	97.63'	L71	N86'40'11"E	40.45
L57	S68'34'08"W	127.72	L72	N75'47'36"E	50.00'
L58	S0319'49"E	89.33'	L73	S37'34'02"W	5.30'
L59	N03'19'49"W	168.44'	L74	S82'28'43"W	12.58
L60	N00°00'59"E	55.14'	L75	N81"29"02"E	50.00'

- 1	INE TABL	E
LINE #	BEARING	LENGTH
L76	S81'29'02"W	27.68
L77	S68'33'25"W	50.00'
L78	N68'33'50"E	12.00'
L79	S89'59'01"E	36.00'
L80	N78'20'44"E	49.86'
L81	N84'11'49"E	45.23'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 6

PLAT NUMBER 19-11800097

REPLAT & SUBDIVISION PLAT ESTABLISHING BLUE SKIES UNIT

BEING A TOTAL OF 47.858 ACRES, INCLUDING A 0.324 ACRE RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1-34, 901, BLOCK 10, LOTS 1, 901, BLOCK 11, LOTS 1-15, BLOCK 13, LOTS 1-11, 901, BLOCK 14, LOT 1, BLOCK 15, LOTS 1-21, BLOCK 16 LOTS 1-16, BLOCK 17, LOTS 1-32, BLOCK 18, LOTS 1-30, BLOCK 19, LOTS 1-19, 901 BLOCK 20, LOTS 1, 2, 901, BLOCK 21, LOTS 1, 2, 23, 24, BLOCK 22, LOTS 1-14, BLOCK 23, LOTS 1-10, BLOCK 24 AND LOTS 1, 901, BLOCK 25 IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, SAID 47,858 ACRE TRACT BEING COMPRISED OF 44,653 ACRES OUT OF A 65.601 ACRE TRACT OF LAND, 2.887 ACRES OUT OF A 85.964 ACRE TRACT OF LAND, BOTH DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NUMBER 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TEXAS, 0.2213 ACRES OUT OF LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A SUBDIVISION, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 0.0093 ACRES OUT OF A 9.673 ACRE TRACT SAID 9.673 ACRE TRACT BEING OUT OF SAID LOT 2, DESCRIDED IN DEED TO ALZHEIMER'S CARE AND RESEARCH CENTER FOUNDATION, RECORDED IN VOLUME 7478, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.087 ACRES OUT OF W.T. MONTGOMERY ROAD, A 120-FOOT PUBLIC RIGHT-OF-WAY, DEDICATED IN SAID AIR FORCE VILLAGE II-A SUBDIVISION, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY TEXAS

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 29, 2020

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: CW-BSLB, LLC 8655 S. PRIEST DR TEMPE AZ 85284 (47.043 ACRE TRACT) AUTHORIZED AGENT: BLAKE HARRINGTON STARLIGHT HOMES OF TEXAS, LLC 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357) STATE OF TEXAS

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 AN SEAL OF OFFICE THIS 17 th DAY OF ATOL , A.D. 20 20 SEAL OF OFFICE THIS THE DAY OF ATTIL

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

TED THIS	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE SKIES UNIT 1 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:		
		SECRETAR