

LOCATION MAP  
NOT-TO-SCALE

| CB  | COUNTY BLOCK  | VAR WID    | VARIABLE WIDTH   |
|-----|---|------------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ROW        | RIGHT-OF-WAY   |
| FFE | FINISHED FLOOR ELEVATION  | PG         | PAGE(S)  |
| LF  | LINEAR FEET   | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS   |            | SET 1/2" IRON ROD (PD)   |
|     |   |            | SET 1/2" IRON ROD (PD)-ROW   |
|     |   |            | TREE SAVE AREA   |
|     |   |            | REPETITIVE BEARING AND/OR DISTANCE   |
|     |   |            | EXISTING CONTOURS  |
|     |   |            | PROPOSED CONTOURS  |
|     |   |            | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN   |
|     |   |            | 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS  |
|     |   |            | CENTERLINE   |
| 1   | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.266 ACRE)   | 21         | 12' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.131 ACRE)                                 |
| 3   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 22         | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.266 ACRE) |
| 5   | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   |            |  |
| 7   | 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) | 1          | VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 18889, PG 2500 OPR)   |
| 11  | 15' BUILDING SET BACK LINE  | 2          | 30' TEMPORARY CONSTRUCTION EASEMENT (VOL 18974, PG 1585 OPR)   |
| 12  | 50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (OFF-LOT 0.230 ACRE)                           | 3          | 16' SANITARY SEWER EASEMENT (VOL 12521, PG 593 OPR)  |
| 13  | 12' WATER EASEMENT (OFF-LOT 0.131 ACRE)   | 4          | REMAINING PORTION INGRESS/EGRESS EASEMENT (VOL 7478, 1088 OPR)   |
| 14  | RIGHT-OF-WAY DEDICATION (0.324 ACRES)   | 5          | ACCESS ROAD EASEMENT (VOL 7478, PG 1068 OPR)   |
| 15  | 10' BUILDING SET BACK LINE  | 6          | 25' BUILDING SETBACK (VOL 9610, PG 109-117 OPR)  |
| 16  | 5' WATER EASEMENT   |            |  |
| 17  | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 1          | UNPLATTED REMAINING PORTION OF 304.044 ACRES AIR FORCE VILLAGE II (VOL 6197, PG 967 OPR)   |
| 18  | TREE SAVE AREA (0.29 ACRES)   | 2          | UNPLATTED REMAINING PORTION OF 65.601 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR)  |
| 19  | VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (OFF-LOT 0.192 ACRE)  | 3          | UNPLATTED 85.964 ACRES CW-BSLB, LLC (DOC# 20190002499 OPR)   |
| 20  | VARIABLE WIDTH CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (OFF-LOT 0.216 ACRE)                |            |  |

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

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 BEXAR

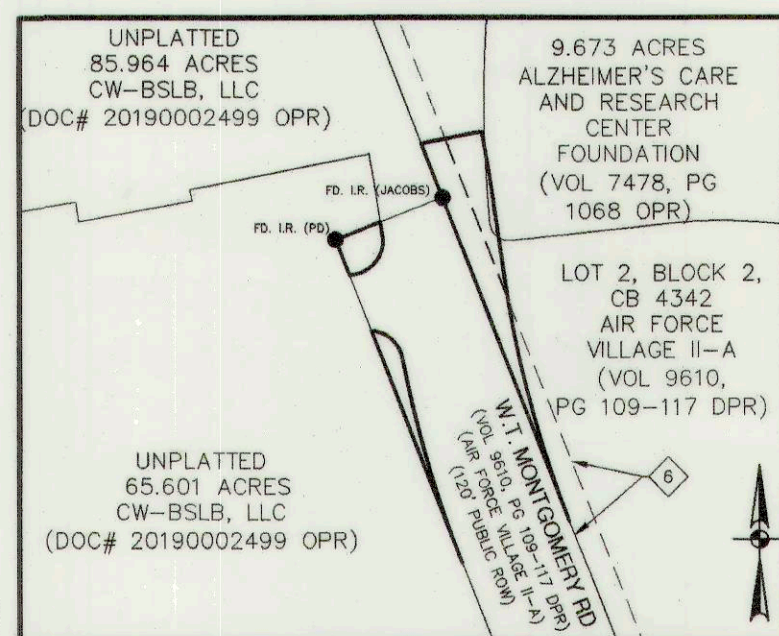
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- |    |   |    |  |
|----|---|----|--|
| 4  | UNPLATTED 487.6 ACRE TRACT CONVERGENCE BRASS, LLC (VOL 17108, PG 300 OPR)                             | 14 | UNPLATTED 20.53 ACRES OWNER: CARLOS JR MEDINA (VOL 8307, PG 596 OPR)   |
| 5  | UNPLATTED REMAINING PORTION OF 182.249 ACRES OWNER: AIR FORCE VILLAGE II, INC. (VOL 7982, PG 278 OPR) | 15 | LOT 903, BLOCK 2 AIR FORCE VILLAGE II-A (VOL 9610, PG 109-117 DPR)   |
| 6  | LOT 901, BLOCK 2 AIR FORCE VILLAGE II-A (VOL 9610, PG 109-117 DPR)                                    | 16 | UNPLATTED 45.12 ACRES OWNER: VENTURA ALTAMIRANO (VOL 10908, PG 691 OPR)  |
| 7  | UNPLATTED 20.00 ACRES OWNER: ODIE L. DAWSON AND HENRIETTA C. DAWSON (VOL 8297, PG 356 OPR)            | 17 | UNPLATTED REMAINING PORTION OF THE 145.176 ACRE TRACT OWNER: AIR FORCE VILLAGE II, INC. (VOL 3265, PG 319 OPR) |
| 8  | UNPLATTED 5.3902 ACRES OWNER: SOFIA SIMONS (VOL 18028, PG 0361 OPR)                                   | 18 | JOHN D. RYAN BOULEVARD (AIR FORCE VILLAGE II) (86' PUBLIC ROW) (VOL 9524, PG 70 DPR)                           |
| 9  | UNPLATTED 5.3904 ACRES OWNER: JAMES SIMONS (VOL 18064, PG 1751 OPR)                                   | 19 | W.T. MONTGOMERY RD (AIR FORCE VILLAGE II-A) (120' PUBLIC ROW) (VOL 9610, PG 109-117 DPR)                       |
| 10 | UNPLATTED 10.257 ACRES OWNER: EDUARDO DIAZ AND VIRGINIA QUIROGA DIAZ (VOL 17738, PG 2095 OPR)         | 20 | 9.673 ACRES ALZHEIMER'S CARE AND RESEARCH CENTER FOUNDATION (VOL 7478, PG 1068 OPR)                            |
| 11 | LOT 902, BLOCK 2 AIR FORCE VILLAGE II-A (VOL 9610, PG 109-117 DPR)                                    |    |  |
| 12 | UNPLATTED 17.526 ACRES OWNER: JERRY KING (VOL 16743, PG 1745 OPR)                                     |    |  |
| 13 | UNPLATTED 24.885 ACRES OWNER: EDWARD H HARLACH (VOL 4518, PG 1894 OPR)                                |    |  |



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: 1"= 200'

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, BLOCK 2, C.B. 4342, INCLUDING A PORTION OF A 25-FOOT BUILDING SETBACK LINE, 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.

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  
COUNTY OF BEXAR

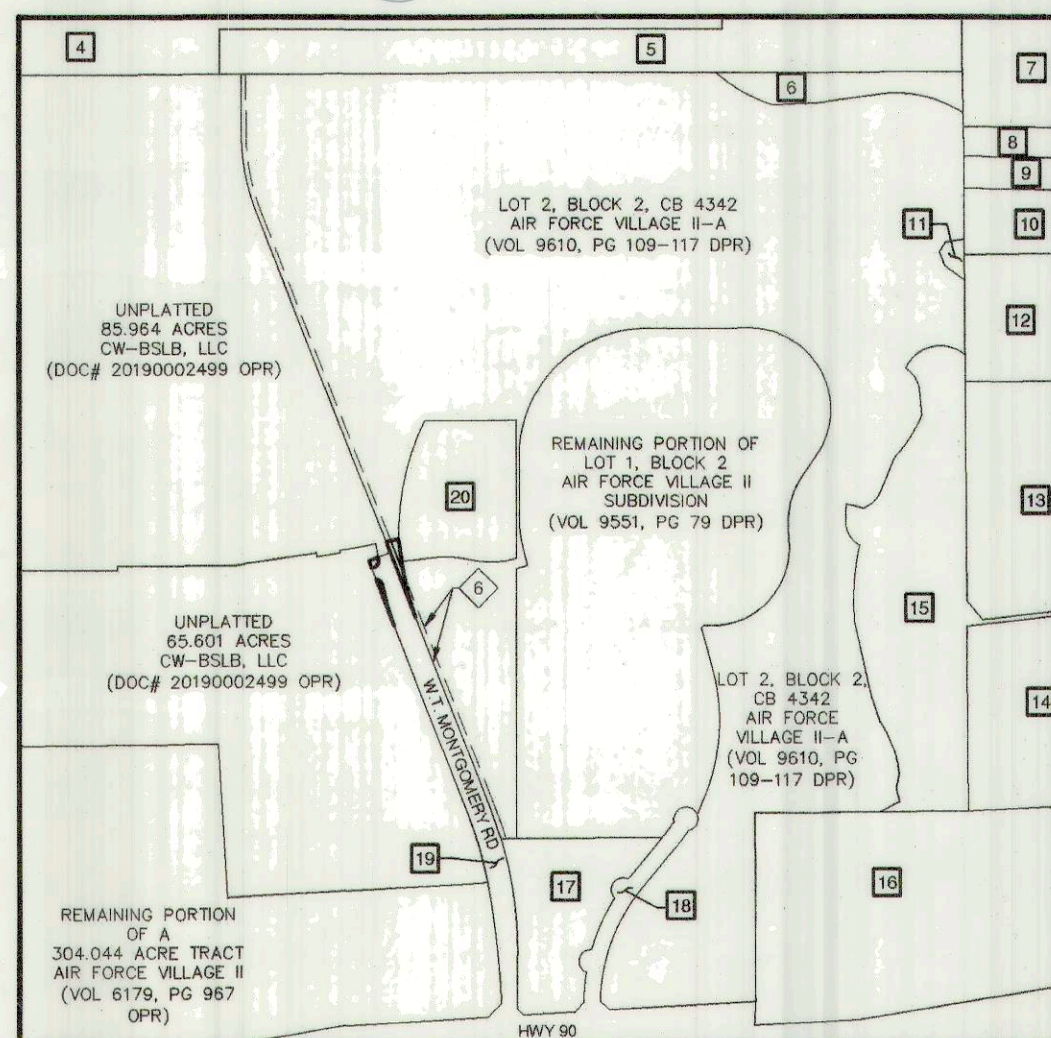
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: 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

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 15 DAY OF April, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SCALE: 1"= 1000'

STATE OF TEXAS  
COUNTY OF BEXAR

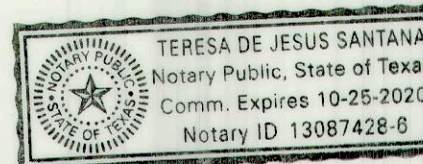
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LOT 2, BLOCK 2, BST SENIOR LIVING WEST, INC WHICH IS RECORDED IN VOLUME 9610, PAGE(S) 109-117, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (WVE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: DARRELL D. JONES  
BST SENIOR LIVING WEST, INC.  
12455 FREEDOM WAY  
SAN ANTONIO, TEXAS 78245  
(210) 677-8668

SWORN AND SUBSCRIBED BEFORE ME THIS 15 DAY OF April, A.D. 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-25-2020



PLAT NUMBER 19-11800097

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BLUE SKIES UNIT 1

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 85.601 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-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, DESCRIBED 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 | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TSP/LB 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  
8955 S. PRIEST DR.  
TEMPE, AZ 85284  
(47.843 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

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 15 DAY OF April, A.D. 2020.

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 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

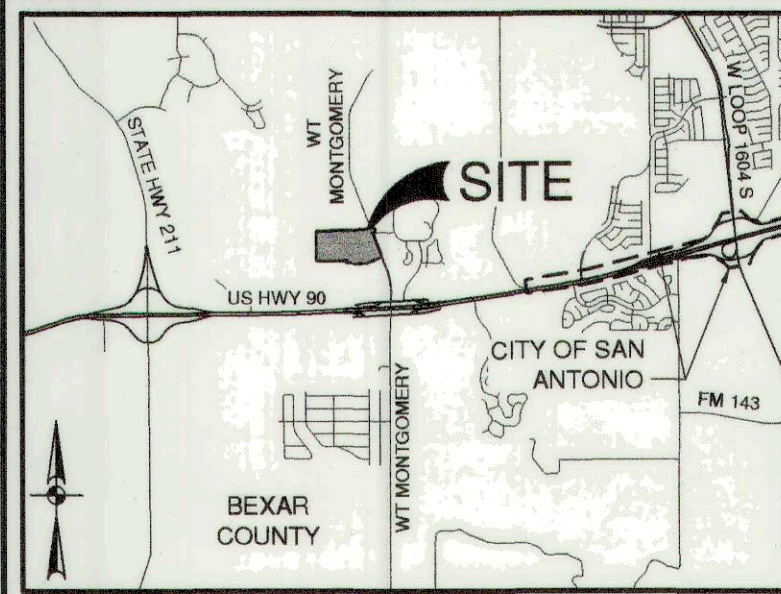
THIS PLAT OF BLUE SKIES UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY





LOCATION MAP  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

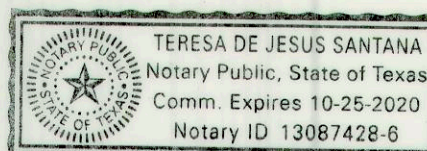
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STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



UNPLATTED  
REMAINING PORTION OF 304.044 ACRES  
AIR FORCE VILLAGE II  
(VOL 6197, PG 967 OPR)

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

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STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 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", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

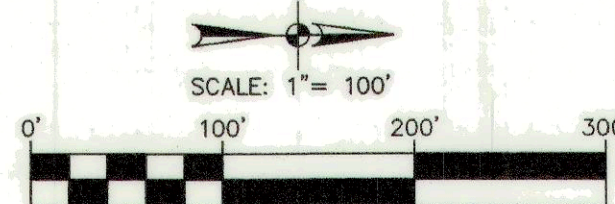
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

### SAWS IMPACT FEE:

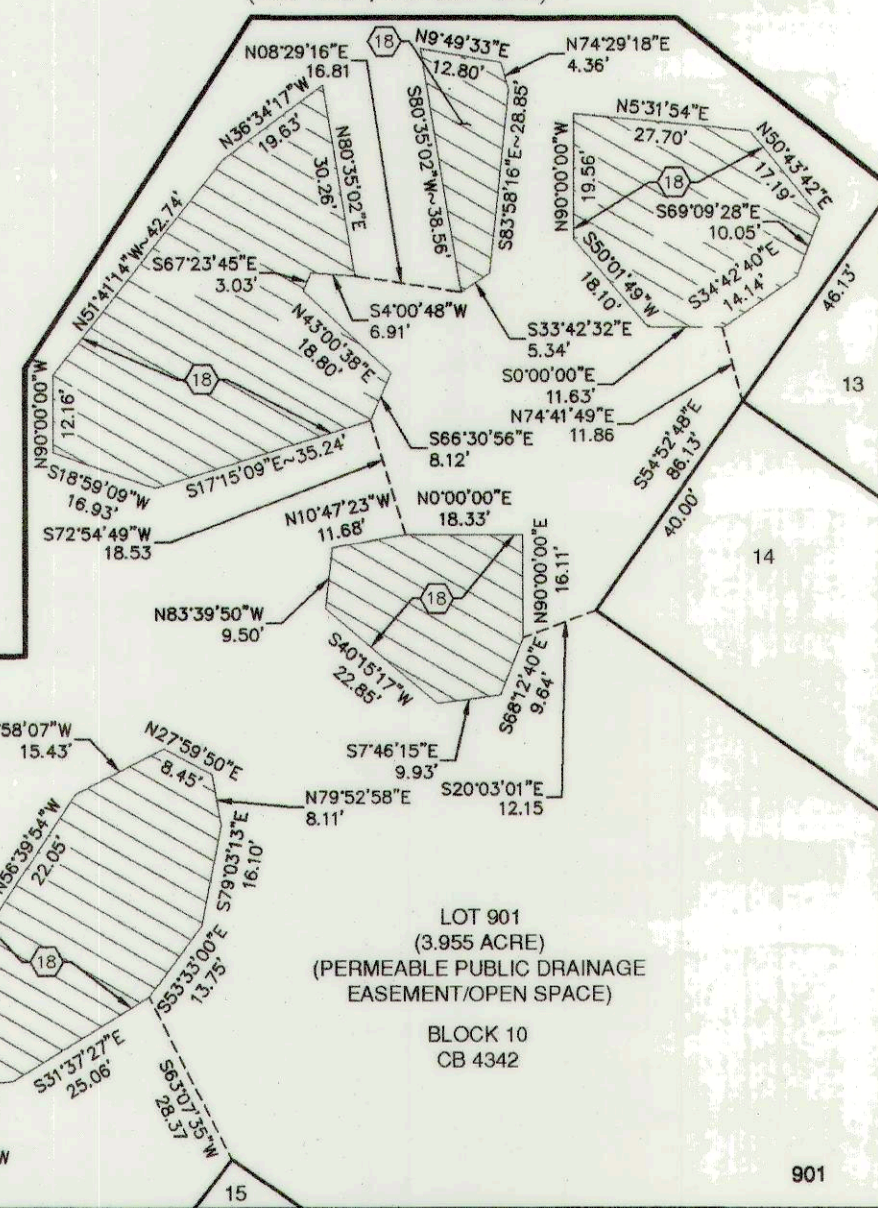
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### SAWS WASTEWATER EDU:

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.



UNPLATTED  
REMAINING PORTION OF 304.044 ACRES  
AIR FORCE VILLAGE II  
(VOL 6197, PG 967 OPR)



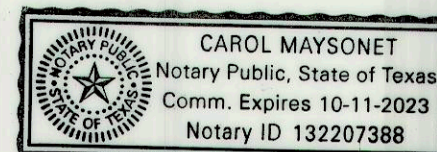
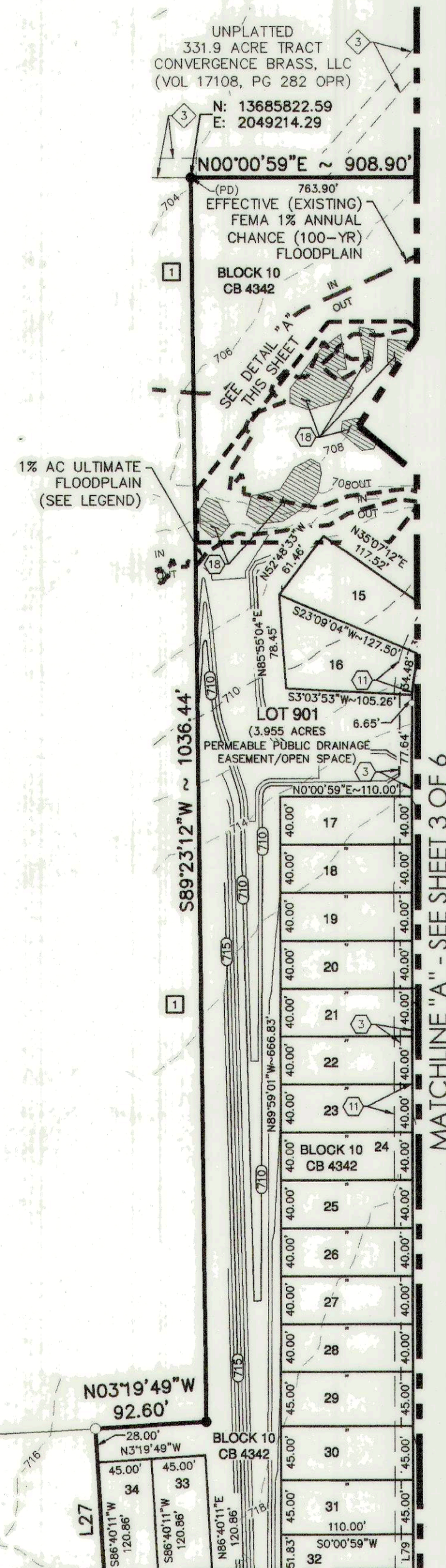
DETAIL "A"

SCALE: 1"=30'  
SEE SHEET 2-3 OF 6

T.A. COOKE  
SURVEY NO 65 1/4  
ABSTRACT 1076  
CB 4342

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

MATCHLINE "B" - SEE SHEET 5 OF 6



PLAT NUMBER 19-11800097

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BLUE SKIES UNIT 1

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-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, DESCRIBED 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 | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSP# FIRM REGISTRATION #470 | TSP# 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  
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 13 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 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 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: \_\_\_\_\_ SECRETARY

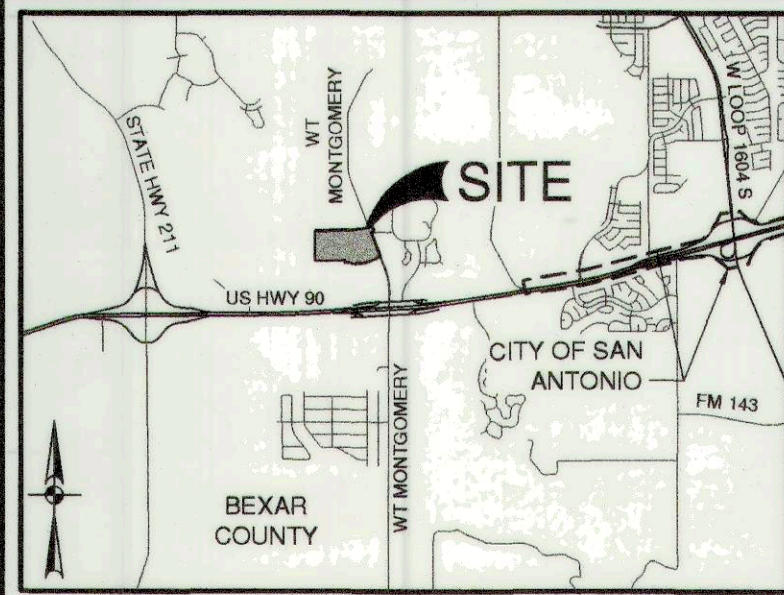
SHEET 2 OF 6

BLUE SKIES UNIT 1

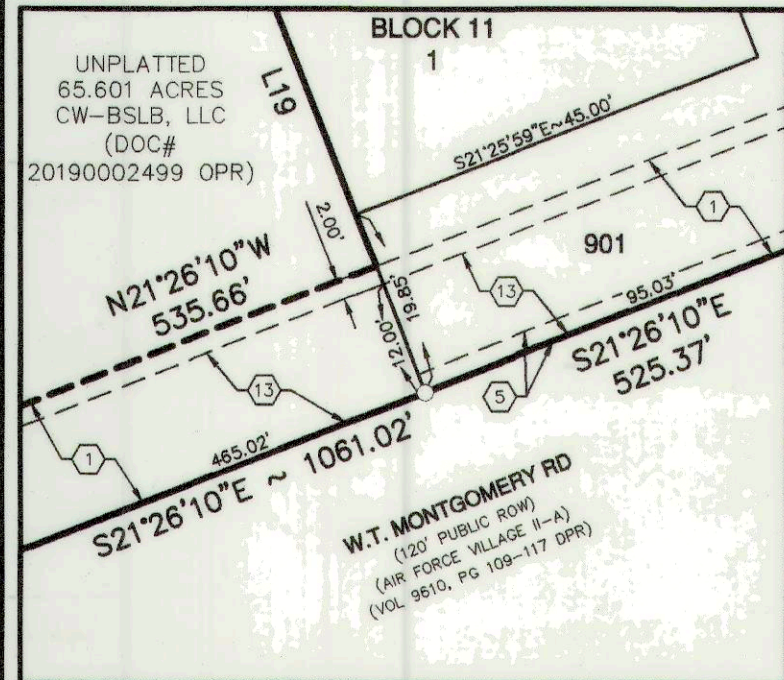
Civil Job No. 11038-13; Survey Job No. 11038-13

Date: Jan 29, 2020, 1:41pm User: J. C. Cozart  
File: C:\Users\jcozart\AppData\Local\Temp\AutoCAD\11038-13.dwg

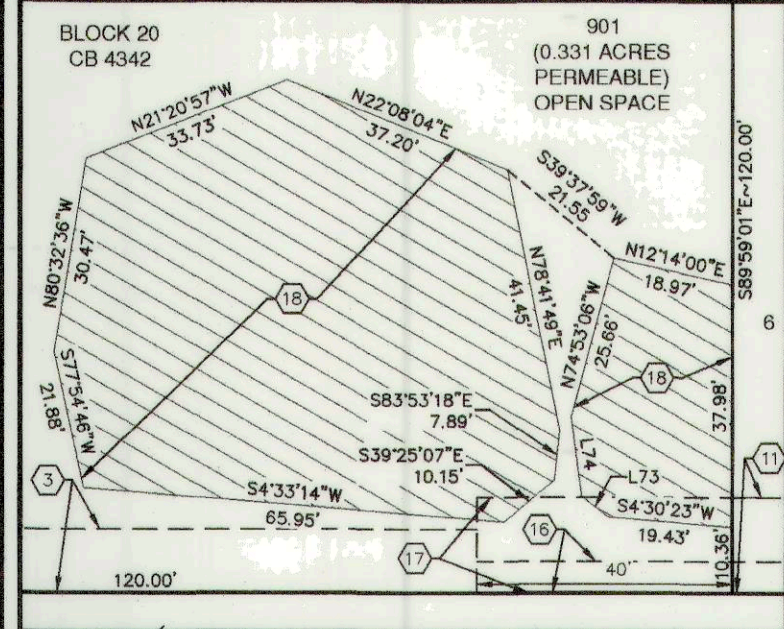




LOCATION MAP  
NOT-TO-SCALE



DETAIL "F"  
SCALE: 1"=20'  
SEE SHEET 5 OF 6



DETAIL "B"  
SCALE: 1"=30'  
SEE THIS SHEET

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 BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 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," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

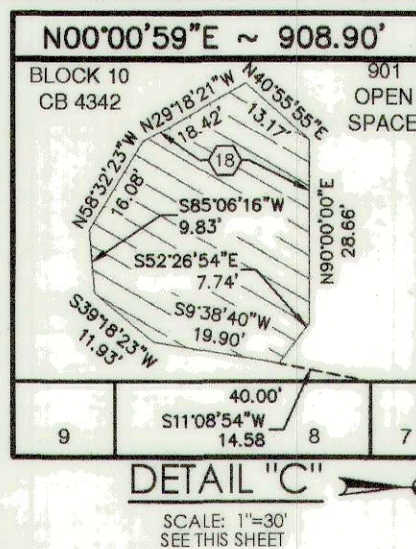
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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:**

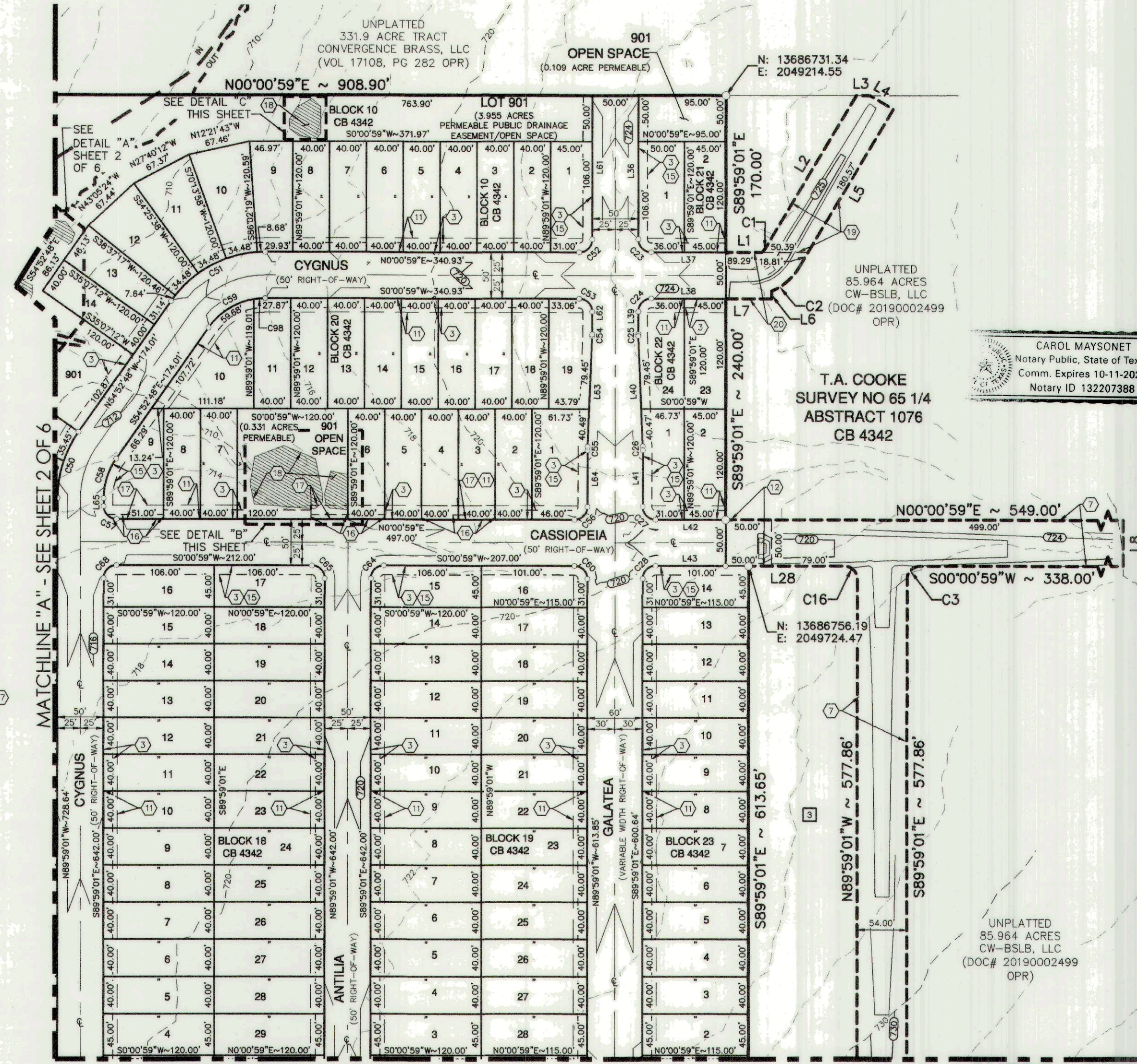
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "C"  
SCALE: 1"=30'  
SEE THIS SHEET

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

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



MATCHLINE "D" - SEE SHEET 4 OF 6

SHEET 3 OF 6

STATE OF TEXAS  
COUNTY OF BEXAR

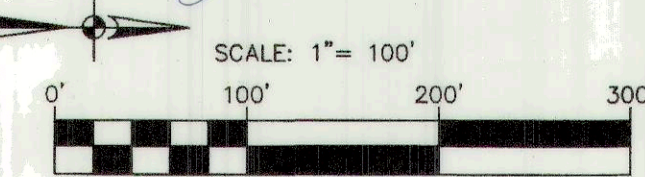
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DARRELL D. JONES  
BST SENIOR LIVING WEST, INC.  
12455 FREEDOM WAY  
SAN ANTONIO, TEXAS 78245  
(210) 836-8357  
(0.2307 ACRE TRACT)

STATE OF TEXAS  
COUNTY OF BEXAR

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 15 DAY OF April, A.D. 2020.

Notary Public, BEXAR COUNTY, TEXAS



# PLAT NUMBER 19-11800097

## REPLAT & SUBDIVISION PLAT

### ESTABLISHING BLUE SKIES UNIT 1

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 65.801 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-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, DESCRIBED 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.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TDR FIRM REGISTRATION #470 | TDR 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  
8855 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) 836-8357

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 15 DAY OF April, A.D. 2020.

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 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

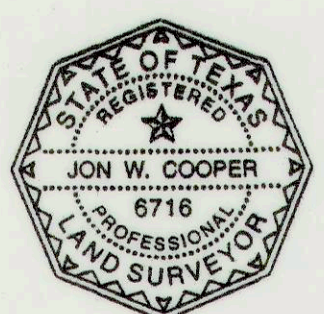
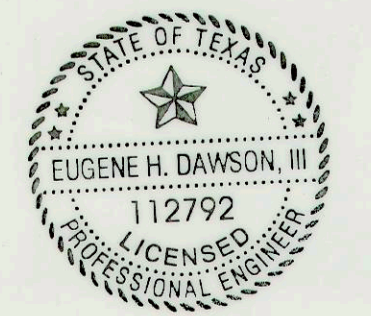
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF 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.

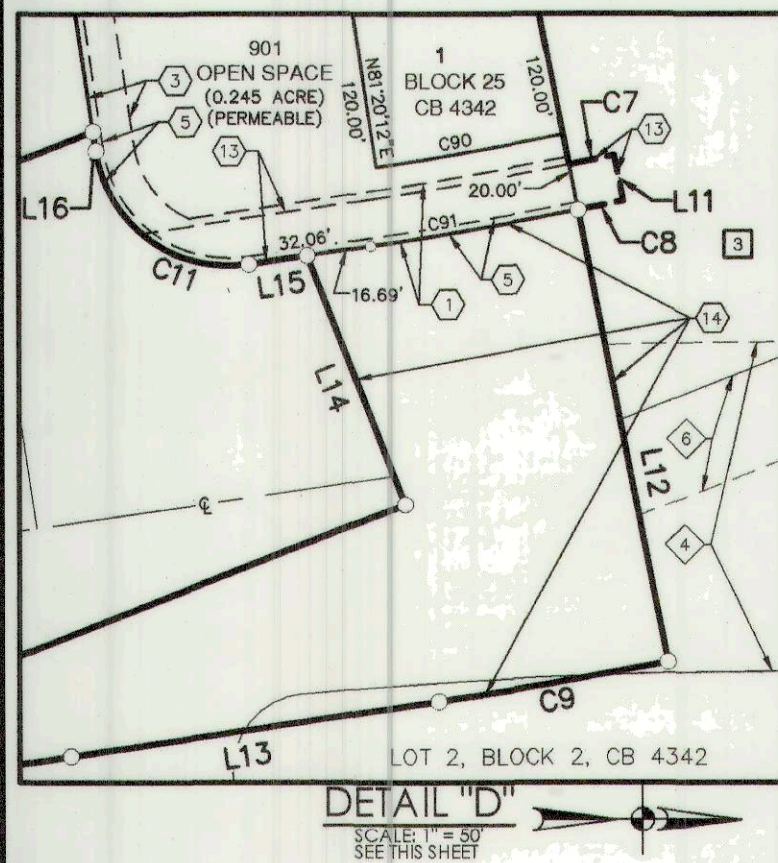
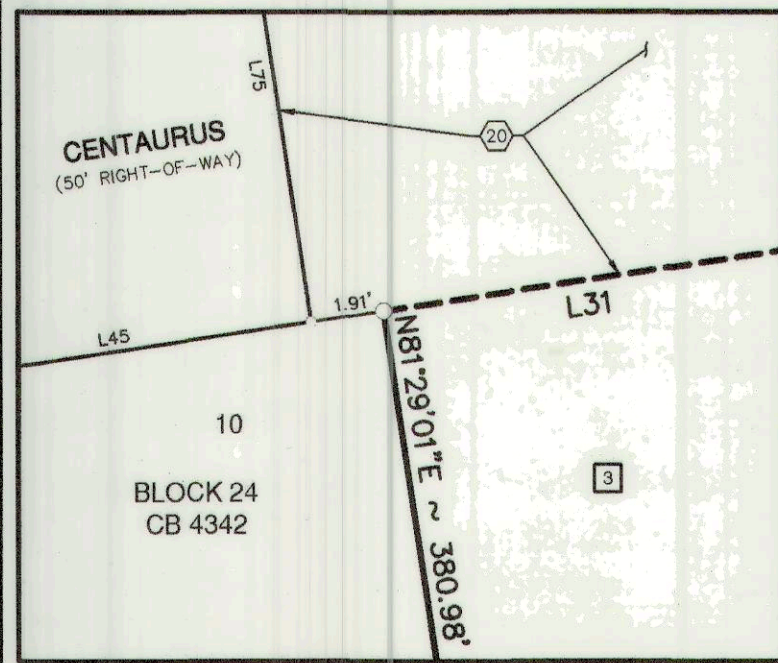
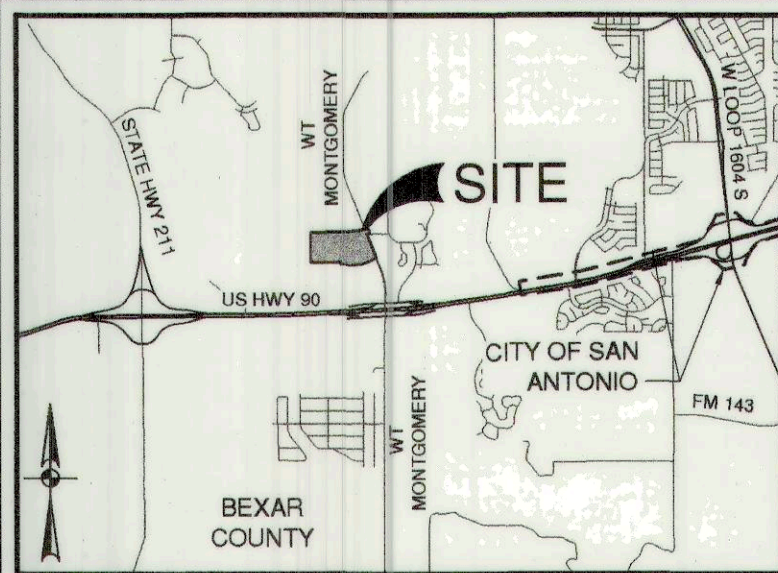
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

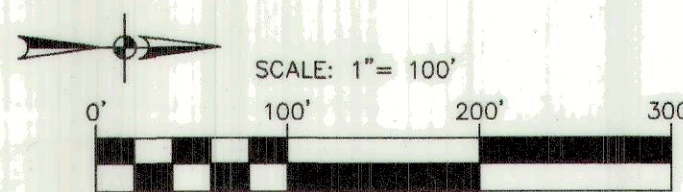






**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE DESCRIBED 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.



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

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: 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  
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 15 DAY OF April, A.D. 20 22.  
CAROL MAYSONET  
Notary Public, Bexar County, Texas

# PLAT NUMBER 19-11800097

## REPLAT & SUBDIVISION PLAT

### ESTABLISHING

### BLUE SKIES UNIT 1

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-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, DESCRIBED 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 | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS 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  
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 17th DAY OF April, A.D. 20 22.

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 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 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.

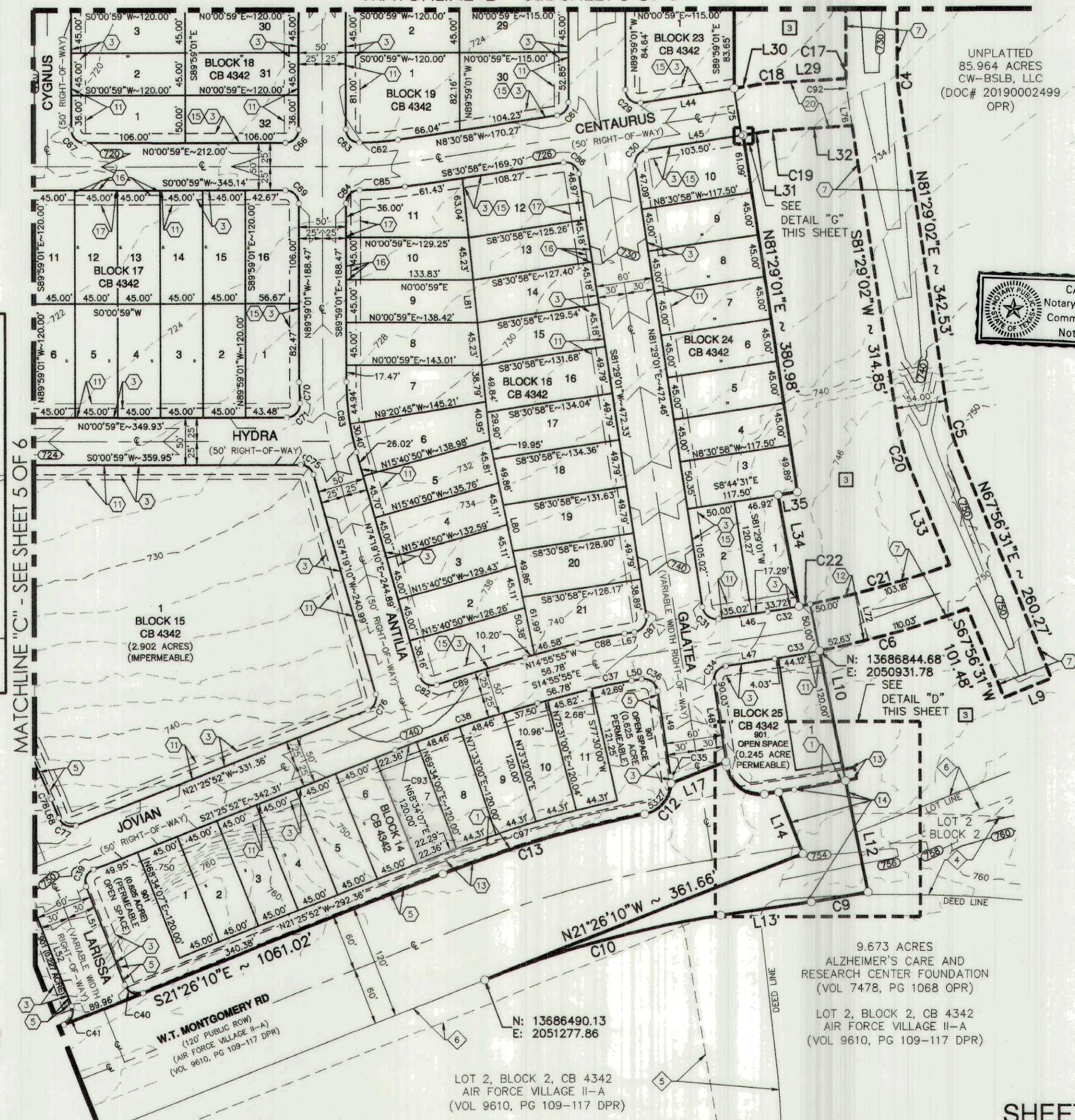
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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

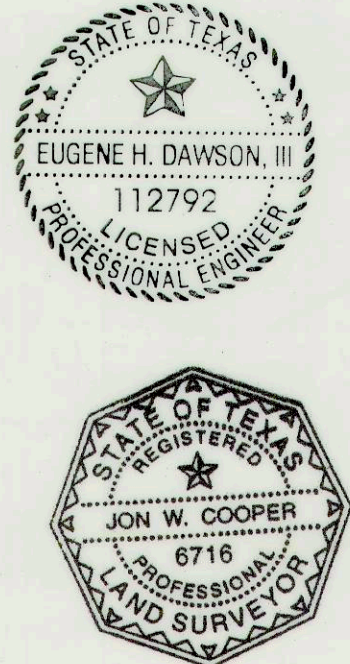
MATCHLINE "D" - SEE SHEET 3 OF 6



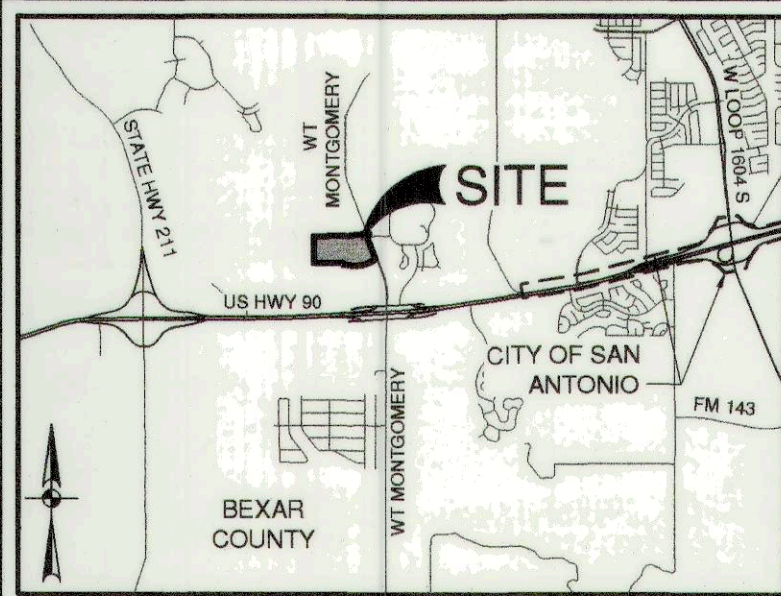
9.673 ACRES  
ALZHEIMER'S CARE AND  
RESEARCH CENTER FOUNDATION  
(VOL 7478, PG 1068 OPR)  
LOT 2, BLOCK 2, CB 4342  
AIR FORCE VILLAGE II-A  
(VOL 9610, PG 109-117 DPR)

LOT 2, BLOCK 2, CB 4342  
AIR FORCE VILLAGE II-A  
(VOL 9610, PG 109-117 DPR)

SHEET 4 OF 6

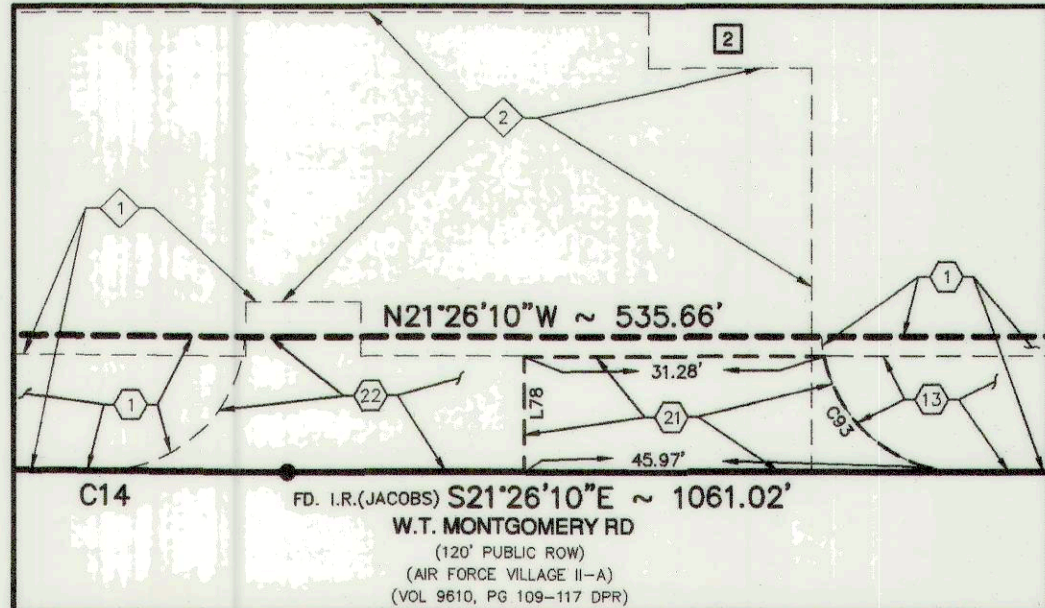




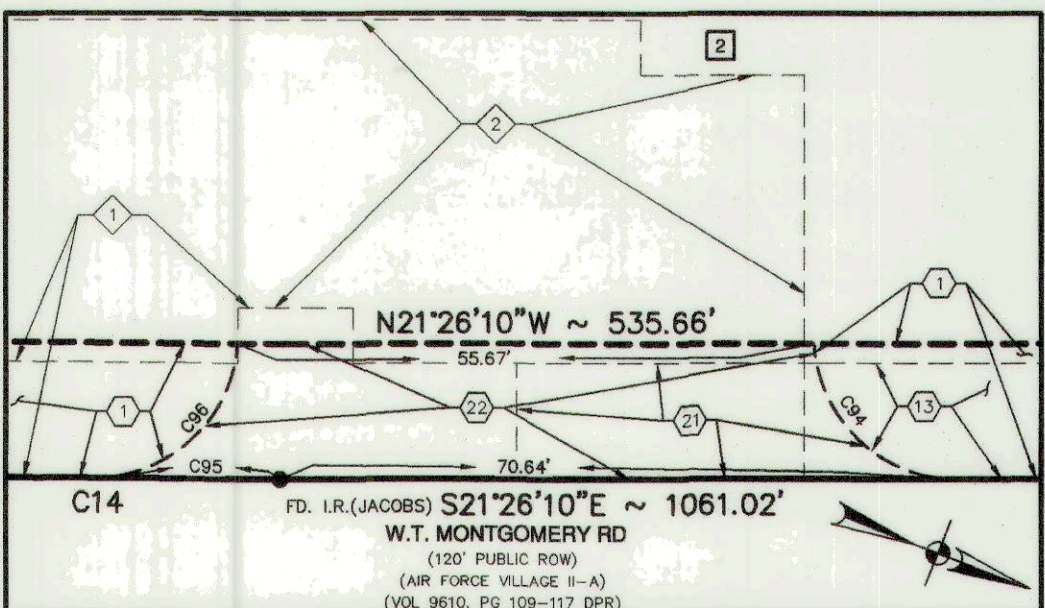


LOCATION MAP  
NOT-TO-SCALE

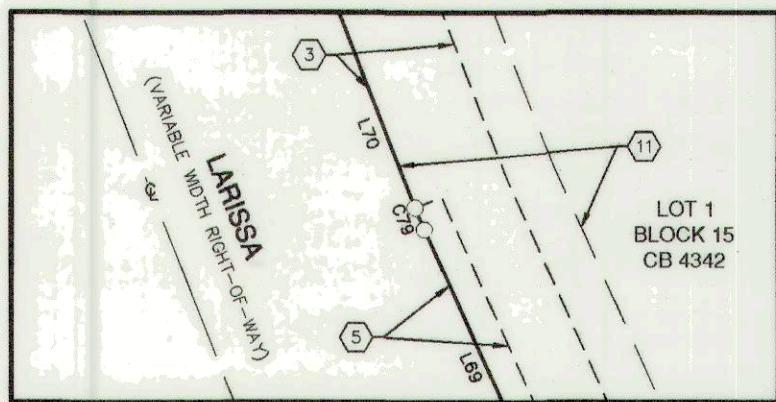
DETAIL "H"  
SCALE: 1" = 20'  
SEE THIS SHEET



12' WATER EASEMENT TO EXPIRE UPON INCORPORATION  
INTO PLATTED PUBLIC STREET RIGHT-OF-WAY



14' GETV EASEMENT TO EXPIRE UPON INCORPORATION  
INTO PLATTED PUBLIC STREET RIGHT-OF-WAY



DETAIL "E"  
SCALE: 1" = 20'  
SEE THIS SHEET

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 BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 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", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

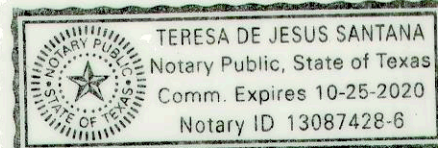
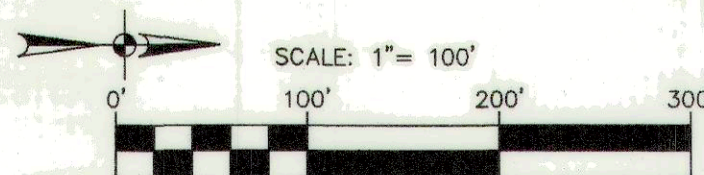
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### 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.



MATCHLINE "B" - SEE SHEET 2 OF 6

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

N: 13685761.23  
E: 2050885.94

N: 13685957.34  
E: 2051358.15

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: 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

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 15th DAY OF April, A.D. 20 20.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 19-11800097

### REPLAT & SUBDIVISION PLAT ESTABLISHING BLUE SKIES UNIT 1

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 65.964 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-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, DESCRIBED 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 W, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TOLPE FIRM REGISTRATION #4770 | TOLPE 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  
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 17th 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 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 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 \_\_\_\_\_

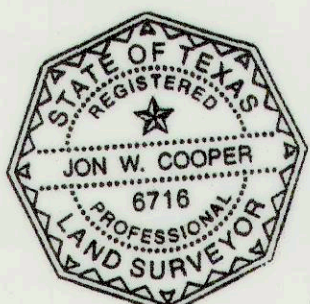
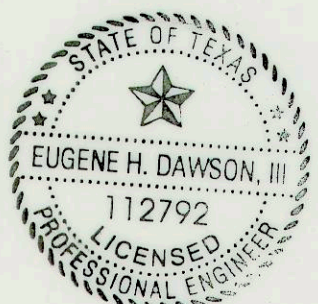
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

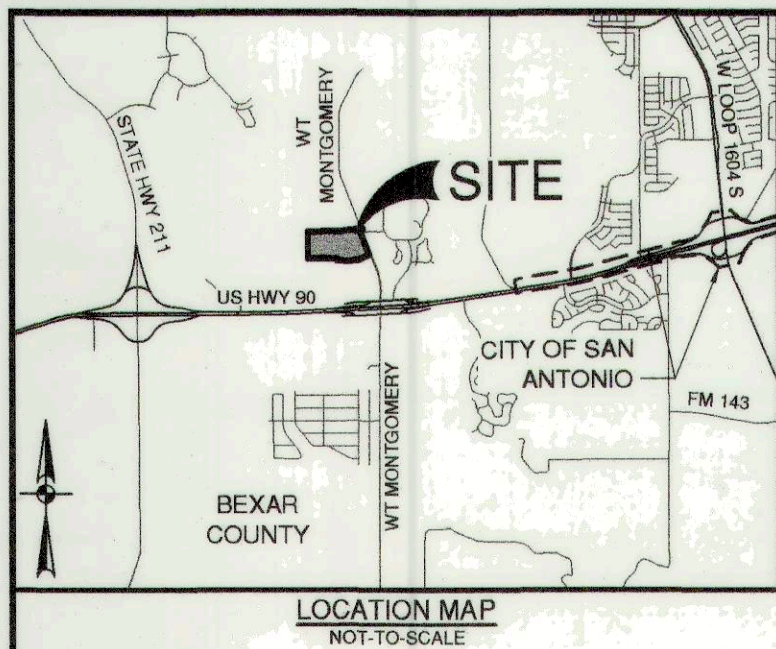
CURVE AND LINE TABLE  
SEE SHEET 6 OF 6

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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

#### SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

#### 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 EASEMENTS 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 DIRM PANEL 48029C0858, 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 EASEMENTS.

#### 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 LIEU OF DETENTION (FEE) 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 OWNERS' 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 (NAD2011) 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 (NAD2011) 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 BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

#### CPS/SAWS/COSA UTILITY:

- 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," "SEWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### 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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

#### SAWS HIGH PRESSURE:

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 ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### RESIDENTIAL FINISHED FLOOR

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



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.

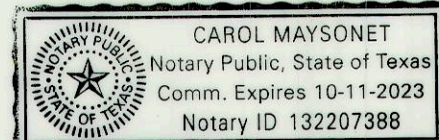
OWNER/DEVELOPER: DARRRELL D. JONES  
BST SENIOR LIVING WEST, INC.  
12455 FREEDOM WAY  
SAN ANTONIO, TEXAS 78245  
(210) 838-6357  
(0.2307 ACRE TRACT)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRRELL 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 15th DAY OF APRIL, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

| 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" | S38°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°45'02" | S09°48'43"E   | 54.88'  | 54.88'  |
| C92         | 227.00'  | 005°40'02" | S84°19'03"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'  |



## PLAT NUMBER 19-11800097

### REPLAT & SUBDIVISION PLAT

### ESTABLISHING

### BLUE SKIES UNIT 1

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 65.901 ACRE TRACT OF LAND, 2.887 ACRES OUT OF A 85.954 ACRE TRACT OF LAND, BOTH DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NUMBER 20190092499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.2213 ACRES OUT OF LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE IIA 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, DESCRIBED 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 IIA SUBDIVISION, OUT OF THE T.A. COOKE SURVEY NO. 65 '4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900  
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  
8855 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

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 17th DAY OF APRIL, A.D. 2020.

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 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 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: \_\_\_\_\_ SECRETARY

| LINE TABLE |             |        |
|------------|-------------|--------|
| 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

