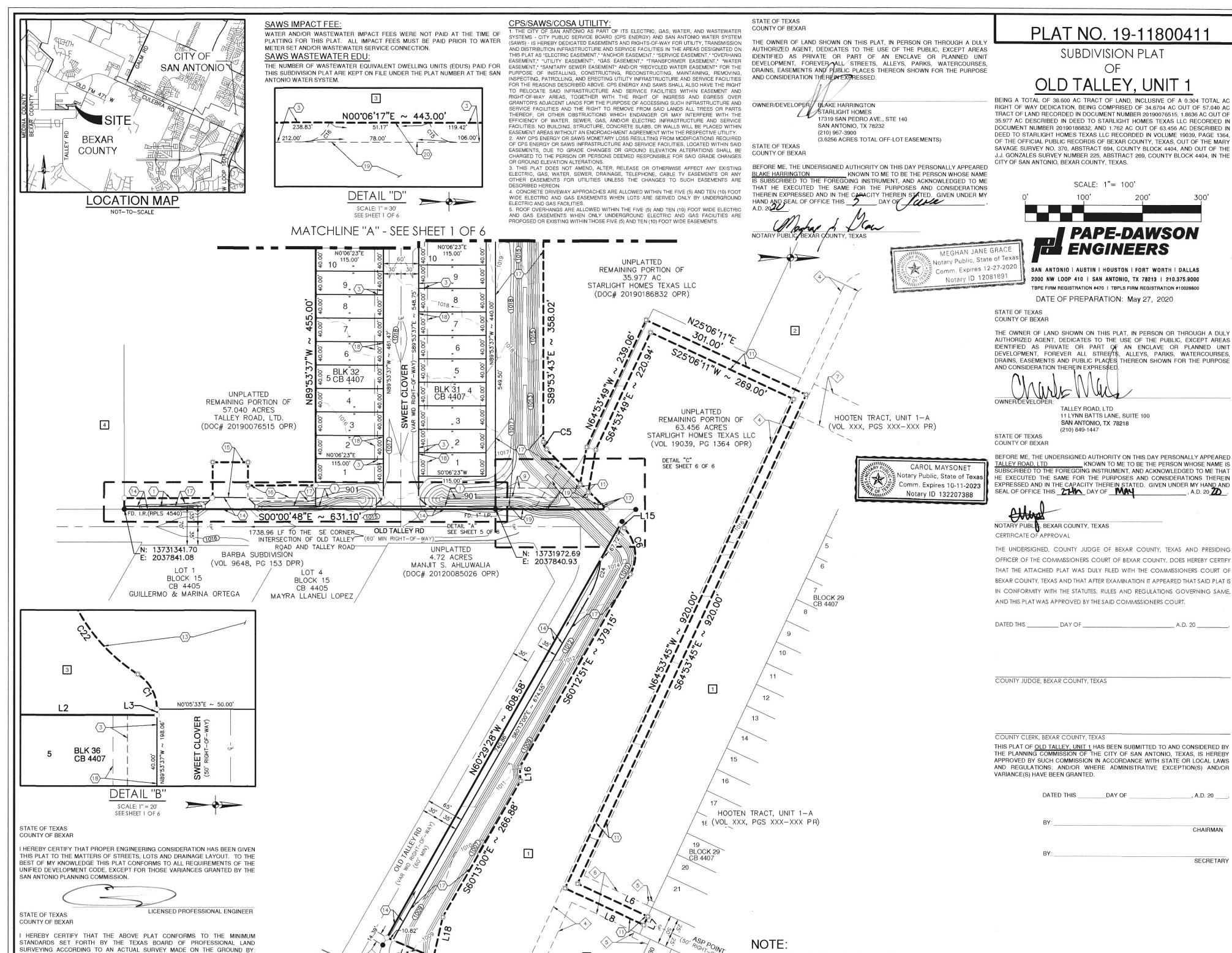




112792

Duchanon 06/05/2020





RIGHT OF WAY DEDICATION, BEING COMPRISED OF 34.6704 AC OUT OF 57.040 AC TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190076515, 1.8636 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 1.762 AC OUT OF 63 456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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

OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIF THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,

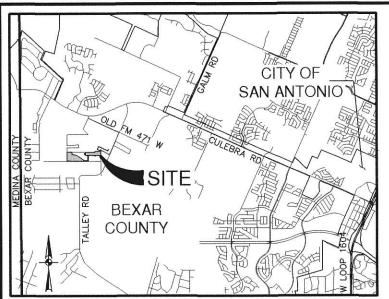
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR

DV.	
BY:	
	CHAIRMAN
	OHAIHWA
22.00	
BY:	
	OFODETA

NOTE:

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

PLAT NOTES APPLY TO EVERY PAGE SHEET 2 OF 6



LOCATION MAP

CPS/SAWS/COSA UTILITY:

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. . ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID CHARGED TO THE PERSON OF 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

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

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

MATCHLINE "C" - SEE SHEET 4 OF 6 LOT 15 JOSE DE **JESUS**

GANDARA LOT 14 HONSBERGER UNPLATTED LIVING TRUST REMAINING PORTION OF 57.040 ACRES TALLEY ROAD, LTD. -(DOC# 20190076515 OPR) GARDEN **ACRES**

SEE SHEET 6 OF 6

DETAIL "G" SEE SHEET 5 OF 6

N00°06'17"E

443.00

410.00

S00°06'17"W

512.77

9

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S

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HIN.

ATC

SUBDIVISION (VOL 9400, PG (8) 20 DPR)

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.

LOT 19 BLOCK 1 WILLIAM J & KHEMOL GROVES FORD GARDEN ACRES SUBDIVISION

(VOL 9690, PG 211 DPR)

GARDEN ACRES SUBDIVISION

MARY LOU

O'CONNOR

LOT 7

REYNALDO

JR &

CLAUDIA G

RODRIGUEZ

(VOL 9300, PG 59 DPR)

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/DEXELOPER:

BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900 (3.6256 ACRES TOTAL OFF-LOT EASEMENTS)

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______. DAY OF JUN

STATE OF TEXAS

LHEBERY 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

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:

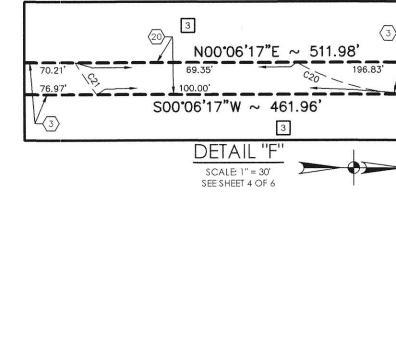
PAPE-DAWSON ENGINEERS, INC

LICENSED PROFESSIONAL ENGINEER

MATCHLINE "D" - SEE SHEET 4 OF 6

UNPLATTED REMAINING PORTION OF 57.040 ACRES TALLEY ROAD, LTD.

(DOC# 20190076515 OPR)



3

N00°06'17"E ~ 511.98'

3

DETAIL "E"

SCALE: 1" = 30"

SEE SHEET 1 OF 6

S00°06'17"W ~ 461.96' _____

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 6 OF 6

N00°24'32"W

609.28

S00°24'32"E

279.27

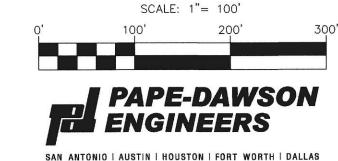
PLAT NOTES APPLY TO EVERY PAGE SHEET 3 OF 6 OF THIS MULTIPLE PAGE PLAT

PLAT NO. 19-11800411

SUBDIVISION PLAT

OLD TALLEY, UNIT 1

BEING A TOTAL OF 38.600 AC TRACT OF LAND, INCLUSIVE OF A 0.304 TOTAL AC RIGHT OF WAY DEDICATION, BEING COMPRISED OF 34.6704 AC OUT OF 57.040 AC TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190076515, 1.8636 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 1.762 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 27, 2020

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



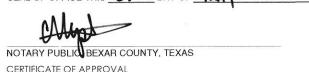
11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TX 78218 (210) 849-144

STATE OF TEXAS COUNTY OF BEXAR

CAROL MAYSONET

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SCRIBED 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 2744 DAY OF MAY , A.D. 20 20.



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

DATED THIS	DAY OF	A.D. 20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF OLD TALLEY, 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

SECRETARY

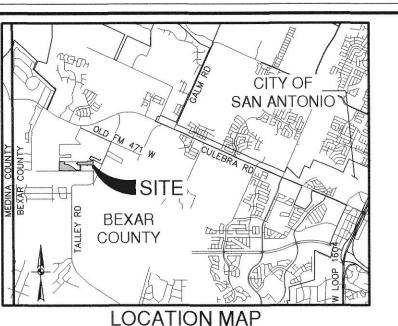
EUGENE H. DAWSON

112792

S/ONAL ENGI







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 METER SET AND/OR WASTEWATER SERVICE CONNECTION. IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT. FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

(210) 967-3900

(3.6256 ACRES TOTAL OFF-LOT EASEMENTS) STATE OF TEXAS

MEGHAN JANE GRACE

otary Public, State of Tex

Comm. Expires 12-27-202

Notary ID 12081891

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

CPS/SAWS/COSA UTILITY:

T. 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," "VURHANG 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 CRS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES I OCATED WITHIN SAID CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES

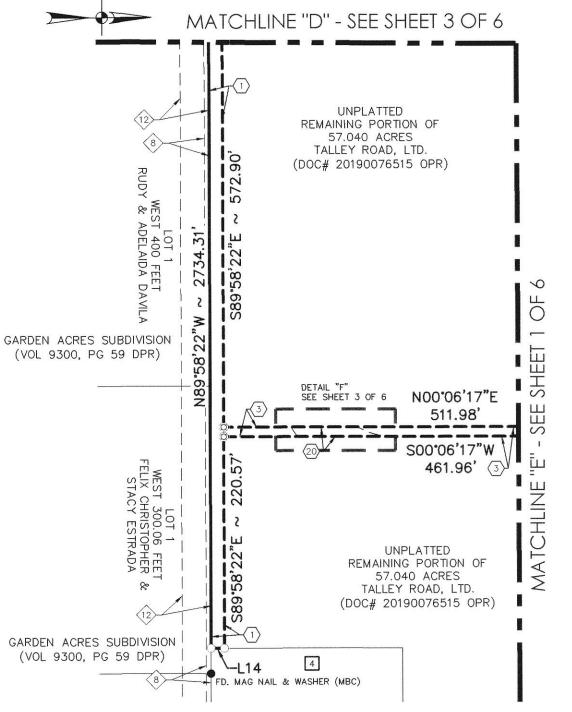
OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 FLECTRIC 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.

LOT 17

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 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

271.500 ACRES

SAN ANTONIO CULEBRA ROAD, LLC. (VOL 15338, PG 142 OPR)

(DOC# 20120019593 OPR)

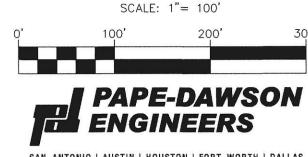
FD. 1" I.F

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

PLAT NO. 19-11800411

SUBDIVISION PLAT OLD TALLEY, UNIT 1

BEING A TOTAL OF 38.600 AC TRACT OF LAND, INCLUSIVE OF A 0.304 TOTAL AC RIGHT OF WAY DEDICATION, BEING COMPRISED OF 34.6704 AC OUT OF 57.040 AC TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190076515, 1.8636 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 1.762 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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: May 27, 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.

TALLEY ROAD, LTD

11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TX 78218

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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 27-10 DAY OF MAY , 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 OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF OLD TALLEY, 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
RY:		

SECRETARY

GARDEN ACRES SUBDIVISION (VOL 9400, PG 20 DPR) NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 6 OF 6 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT STATE OF TEXAS LHEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

SOUTH TEXAS HERBS INC. (VOL 14802, PG 1763 OPR) (DOC# 5 20110003744 OPR) CB 4404C LOT 16 ROBERT J CHIPINKA S00'00'00"E 135.80 UNPLATTED REMAINING PORTION OF 57 040 ACRES TALLEY ROAD, LTD. (DOC# 20190076515 MATCHLINE "C" - SEE SHEET 3 OF 6

N0017'49"E ~ 835.42

112792 ONAL ENGIN

> SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

SHEET 4 OF 6

CITY OF SAN ANTONIO BEXAR COUNTY

UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

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:

LICENSED PROFESSIONAL ENGINEER

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS COUNTY OF BEXAR 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 RIGH 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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

3. HIS FLAT DOES NOT AMEND, ALTEN, RELEASE OF OTHERWISE AFFECT ANY EASIMAL 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.

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.

MEGHAN JANE GRACE

SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

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, THE NUMBER OF WASTEWATER EQUIVALENT DWELLING DISTINGTURE (LDGS) FAIL TO THE SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN AND CONSIDERATION THEREIN EXPRESSED.

> OWNER/DEVELOPER BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900 (3.6256 ACRES TOTAL OFF-LOT EASEMENTS)

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 S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 2000.

Notary Public, State of Texas LOCATION MAP Comm. Expires 12-27-2020 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC NOT-TO-SCALE AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. Notary ID 12081891 N00°04'54"W ~ 60.00'

UNPLATTED REMAINING PORTION OF 57.040 ACRES TALLEY ROAD, LTD. (DOC# 20190076515 OPR) UNPLATTED REMAINING PORTION OF 57.040 ACRES 10.06,53,E TALLEY ROAD, LTD. 115.00' N00°06'15"E ~ 115.00' (DOC# 20190076515 OPR) 901 **-1.47** N00°00'48"W ~ 149.11 N0'00'48"W ~ 113.96' S0'04'54"E S0'06'26"W ~ 109.10' S4'40'15"E ~ 99.09" NO'00'48"W ~ 90.71"

> 3 N00°06'17"E ~ 443.00' ARDEN ACRES S (VOL 9300, PG S00°06'17"W ~ 512.77'

> > DETAIL "G" SCALE: 1" = 30' SEE SHEET 3 OF 6

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 6 OF 6

OF THIS MULTIPLE PAGE PLAT

PLAT NOTES APPLY TO EVERY PAGE SHEET 5 OF 6





OLD TALLEY RD S00'00'48"E ~ 631.10' (60' MIN RIGHT-OF-WAY CAROL MAYSONET DETAIL "A-1" otary Public, State of Texas SCALE: 1" = 20' Comm. Expires 10-11-2023 Notary ID 132207388 N0'06'23" DETAIL "A-1 115.00 SEE THIS SHEET **BLK 31** BLK 32 OPEN SPACE S0'06'23"W **I** CB 4407 (0.104 ACRES PERMEABLE) 115.00 3 **OPEN SPACE** 4 N00'00'48"W 0.785 ACRES PERMEABLE) 149.11 90.00' OLD TALLEY RD FD. I.R.(RPLS 4540) (14)-(60' MIN RIGHT-OF-WAY) SCALE: 1" = 50' STATE OF TEXAS 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

PLAT NO. 19-11800411

SUBDIVISION PLAT OF OLD TALLEY, UNIT 1

BEING A TOTAL OF 38,600 AC TRACT OF LAND, INCLUSIVE OF A 0.304 TOTAL AC RIGHT OF WAY DEDICATION, BEING COMPRISED OF 34.6704 AC OUT OF 57.040 AC TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190076515, 1.8636 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 1.762 AC OUT OF 63.456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'





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: May 27, 2020

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

TALLEY ROAD, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TX 78218 (210) 849-1447

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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 27th DAY OF MA, A.D. 2020. , A.D. 20 20

, BEXAR COUNTY, TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COMMISSIONERS COURT OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFICATION OF THE COUNTY OF THE CO THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT 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

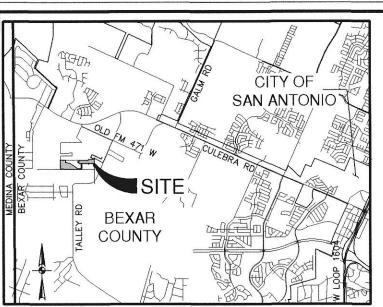
THIS PLAT OF OLD TALLEY, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF __

BY:	
	CHAIRMAN

SECRETARY

_, A.D. 20 ___



LOCATION MAP

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Comm. Expires 12-27-2020

Notary ID 12081891

Notary Public, State of Texa

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.

DWNED DEVELOPER: BLAKE HARRINGTON STARLIGHT HOMES 17319 SAN PEDRO AVE., STE 140 SAN ANTONIO, TX 78232 (210) 967-3900 (3.6256 ACRES TOTAL OFF-LOT EASEMENTS) STATE OF TEXAS

COUNTY OF BEXAR BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, A.D. 20______,

UNPLATTED REMAINING PORTION OF 57.040 ACRES TALLEY ROAD, LTD. (DOC# 20190076515 OPR) N00°24'32"W ~ 609.28' 0

SAWS ACCESS NOTE:

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

S00°24'32"E

279.27

DRAINAGE EASEMENT NOTE

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 EASEMENT. AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY HALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

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

STATE OF TEXAS COUNTY OF BEXAR

EUGENE H. DAWSON

3'S /ONAL

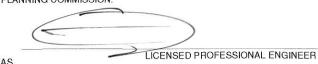
112792

ONAL

G. E. BUCHANAN

4999

HERERY 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 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:

S00°24'32"E ~ 362.61"

URVE # RADIUS | DELTA

14.00'

59.00

14.00'

81.50

18.50

64.74

14.00

14.00'

100.00

100.00

14.00'

14.00

100.00

100.00

14.00'

14.00

14.00

14.00

75.00

125.00'

59.00

59.00'

155.00"

C3

C4

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C22

C23

C24

MATCHLINE "F" - SEE SHEET 1 OF 6

57'42'58"

57'41'56"

90'00'01

45'07'05

74'47'57

89'59'54"

90'00'06'

1'57'41'

1'57'41'

89'59'54"

90'00'06'

1'57'41"

73'23'54"

73'23'54"

73'23'54"

73'23'55"

73'23'54"

29'55'35"

5'32'16"

22.39,21

295`24'52'

24'48'01"

122'37'05'

CURVE TABLE

S61'14'54"W

N86'29'44"E

S61'02'41"E

N45'06'17"E

N67'32'44"E

N44'53'40"W

S45'06'20"W

N88'54'47"W

N88'54'47"W

N44'53'40"W

S45'06'20"W

N89'07'32"E

N89'07'32"E

N36'48'14"E

S36'35'41"E

N36'48'14"E

N36'48'17"E

S36'35'44"E

N15'04'04"E

N56'00'13"E

N86'16'54"W

S72'37'00"E

CHORD BEARING CHORD LENGTH

13.51

103.51

13.51

115.26

14.19'

78.65

19.80'

19.80

3.42'

3.42'

19.80'

19.80

3.42'

3.42'

16.73'

16.73

16.73

16.73

16.73

38.73

12.08'

103.53

63.04

66.57

14.10

126.27

14.10'

128.02

14.57

21.99

21.99

3.42

3.42

21.99

21.99

3.42

3.42

17.93

17.93

17.93

17.93

17.93

39.17

12.08

126.30

304.20

67.09

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 THIS PLAT AS ELECTRIC PASEMENT, MACHOR PASEMENT, SERVICE PASEMENT, VERTIFICATION PLATERY, "VITILITY EASEMENT," "RWATER EASEMENT," "SANITARY SEWER EASEMENT" ANDOR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES OR 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 OF SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES CHARGED TO THE PERSON OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

5. HIS FLAT DOES NOT AMEND, ALTER, BELEASE OF CHERNISE 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 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.

> UNPLATTED REMAINING PORTION OF

35.977 ACRES STARLIGHT HOMES TEXAS LLC

(DOC# 20190186832 OPR)

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN 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

OPEN SPACE NOTE LOT 901, BLOCK 31, AND LOT 901, BLOCK 32 ARE DESIGNATED AS OPEN SPACE,

LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2540077) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARRORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY

ARBORIST OFFICE PER 35-477(h).

6

2

LINE TABLE

LINE # | BEARING | LENGTH

N0'06'23"E

N89'53'37"W

N0'06'22"E

N0'06'22"E

N25'06'11"E

S64'53'49"E

N44'59'12"E

89°56'27"W

S89'58'56"W

50°06'17"W

189°53'39"W

S0'04'40"W

144'59'12"

N87'48'58"E

N44'57'13"W

S77'00'39"E

S25'06'11"W | 148.02'

L4

L5

L8

L9

L10

L11

L12

L14

L15

L16

L17

L18

S0'06'23"W 29.70'

120.00

2.06

136.03

16.03

132.02

16.00

43.93

14.65

19.00

50.00

50.00

14.00

9.16

23.64

70.34

N00°24'30"W ~ 222.34'

UNPLATTED

REMAINING PORTION OF

35.977 ACRES STARLIGHT HOMES TEXAS LLC

(DOC# 20190186832 OPR)

S00°24'30"E

171.90

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 31, AND LOT 901, BLOCK 32, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE FLOW DEMAND NOTE:

ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE

CITY OF SAN ANTONIC

FINISHED FLOOR NOTE

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

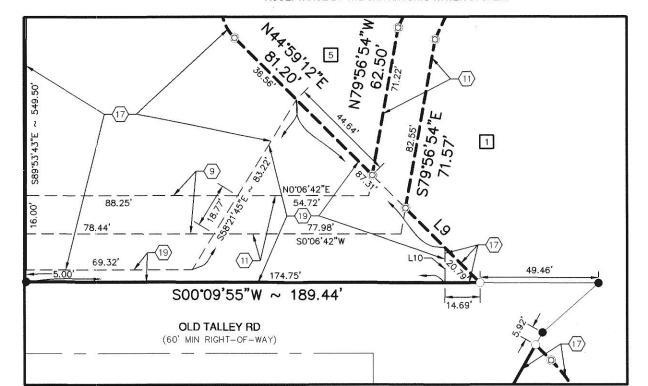
DETENTION NOTE

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

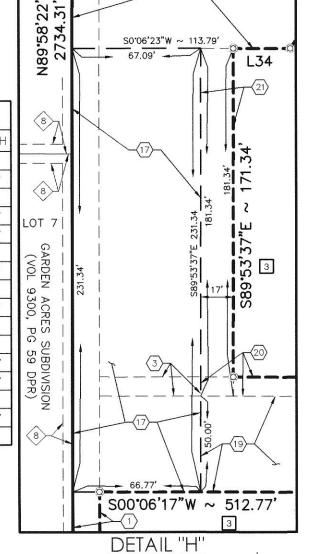
DEDICATION OF THE SANITARY SEWER AND/OR WATER

MAINS:

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.



DETAIL "C" CAROL MAYSONET Notary Public, State of Texas SCALE: 1" = 40' Comm. Expires 10-11-2023 SEE SHEET 2 OF 6 Notary ID 132207388



LINE # | BEARING | LENGTH 106.00 142.66 101.00 50.00 101.00 21.19 21.24 142.66 410.00 50.00 105.30 29.70 SCALE: 1" = 50'

SEE SHEET 3 OF 6

PLAT NOTES APPLY TO EVERY PAGE SHEET 6 OF 6 OF THIS MULTIPLE PAGE PLAT

PLAT NO. 19-11800411

SUBDIVISION PLAT OLD TALLEY, UNIT

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY BEING A TOTAL OF 38.600 AC TRACT OF LAND, INCLUSIVE OF A 0.304 TOTAL AC OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE RIGHT OF WAY DEDICATION, BEING COMPRISED OF 34.6704 AC OUT OF 57.040 AC TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190076515, 1.8636 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, AND 1.762 AC OUT OF 63,456 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN VOLUME 19039, PAGE 1364, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, AND OUT OF THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS SCALE: 1"= 100'



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: May 27, 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

TALLEY ROAD, LTD 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TX 78218

(210) 849-1447

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27-10 DAY OF MAY , A.D. 20 20.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

DA

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 OLD TALLEY, 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.		
D1.		SECRETARY

LINE TABLE

N0'06'17"E

N89'53'37"W

S0'06'17"W

N87°55'56"V

N89°53'37"V

N0'06'17"E

N89'53'39"W

S0'06'17"W

N44'57'13"W

N45'02'47"E

N88'08'41"

S0'06'17"W

S89'54'03"E

S57'18'14"I

S0'06'23"W

S22*56'35"W 86.17'

106.00

9.47

L19

L20

L21

L22

L23

L24

L25

L26

L27

L29

L30

L32

L33

L34