

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER	LF	LINEAR FEET
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	-	REPETITIVE BEARING AND/OR DISTANCE
-1140-	EXISTING CONTOURS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1040	PROPOSED CONTOURS	○	SET 1/2" IRON ROD (PD)
ε	CENTERLINE	○	SET 1/2" IRON ROD (PD)-ROW
---	ORIGINAL SURVEY/COUNTY LINE	⊙	EASEMENT P.I. POINT

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.194 TOTAL ACRES OFF-LOT)
- 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.131 TOTAL ACRES OFF-LOT)
- 3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 5 10' BUILDING SETBACK
- 6 15' BUILDING SETBACK
- 7 50' X 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.171 ACRES OFF-LOT) (PERMEABLE)
- 8 60' X 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.069 ACRES OFF-LOT) (PERMEABLE)
- 9 12'X17' SEWER EASEMENT (0.005 TOTAL ACRES OFF-LOT)
- 10 50' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (1.437 TOTAL ACRES OFF-LOT) (PERMEABLE)
- 11 50' PUBLIC DRAINAGE EASEMENT (0.107 TOTAL ACRES OFF-LOT) (PERMEABLE)
- 12 UNPLATTED A REMAINING PORTION OUT OF 58.570 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20200293137 OPR)
- 13 HOOTEN TRACT, UNIT 1-A (VOL 20002, PGS 161-166 PR)
- 14 UNPLATTED A REMAINING PORTION OUT OF 119.457 ACRES TALLEY CULEBRA 2017 LLC (VOL 19036, PG 2068 OPR)
- 15 25' PUBLIC DRAINAGE EASEMENT (VOL 20002, PGS 161-166 PR)
- 16 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 161-166 PR)
- 17 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT (VOL 20002, PGS 161-166 PR)
- 18 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20002, PGS 161-166 PR)
- 19 50' MAINTENANCE ACCESS DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20002, PGS 161-166 PR)
- 20 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20002, PGS 161-166 PR)
- 21 5' X 28' WATER EASEMENT (VOL 20002, PGS 161-166 PR)
- 22 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 161-166 PR)
- 23 15' BUILDING SETBACK (VOL 20002, PGS 161-166 PR) (NOT-TO-SCALE)
- 24 10' BUILDING SETBACK (VOL 20002, PGS 161-166 PR)
- 25 46' PUBLIC DRAINAGE EASEMENT (VOL 20002, PGS 161-166 PR)
- 26 12'X32' SEWER EASEMENT (VOL 20002, PGS 161-166 PR)
- 27 285' X 60' ROAD EASEMENT (VOL 19039, PG 1377 OPR)
- 28 VAR WID SIGNAGE EASEMENT (VOL 20002, PGS 161-166 PR)

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
3-1-21

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES 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 FOR UTILITIES 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.

STATE OF TEXAS
COUNTY OF BEXAR

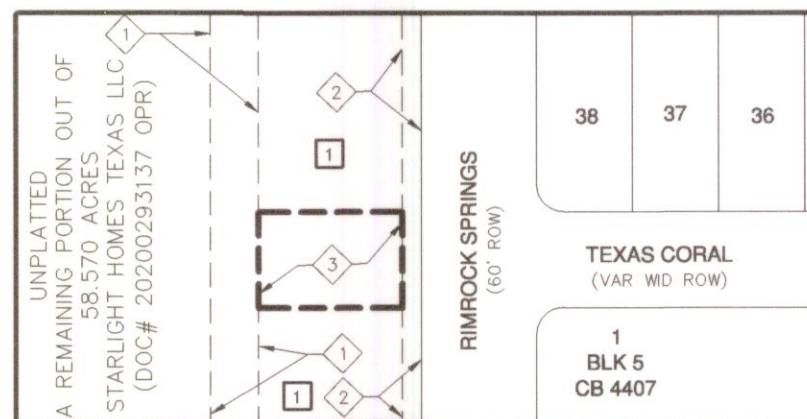
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HOOTEN TRACT, UNIT 1-A WHICH IS RECORDED IN VOLUME 20002, PAGE(S) 161-166, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF February, A.D. 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1/7/25



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100'

THE 0.086 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 50' MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND PUBLIC DRAINAGE EASEMENT OF THE HOOTEN TRACT, UNIT 1-A RECORDED IN VOLUME 20002, PAGES 161-166 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. 25' PUBLIC DRAINAGE EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HOOTEN TRACT, UNIT 1-A WHICH IS RECORDED IN VOLUME 20002, PAGE(S) 161-166, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF February, A.D. 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1/7/25

STATE OF TEXAS
COUNTY OF BEXAR

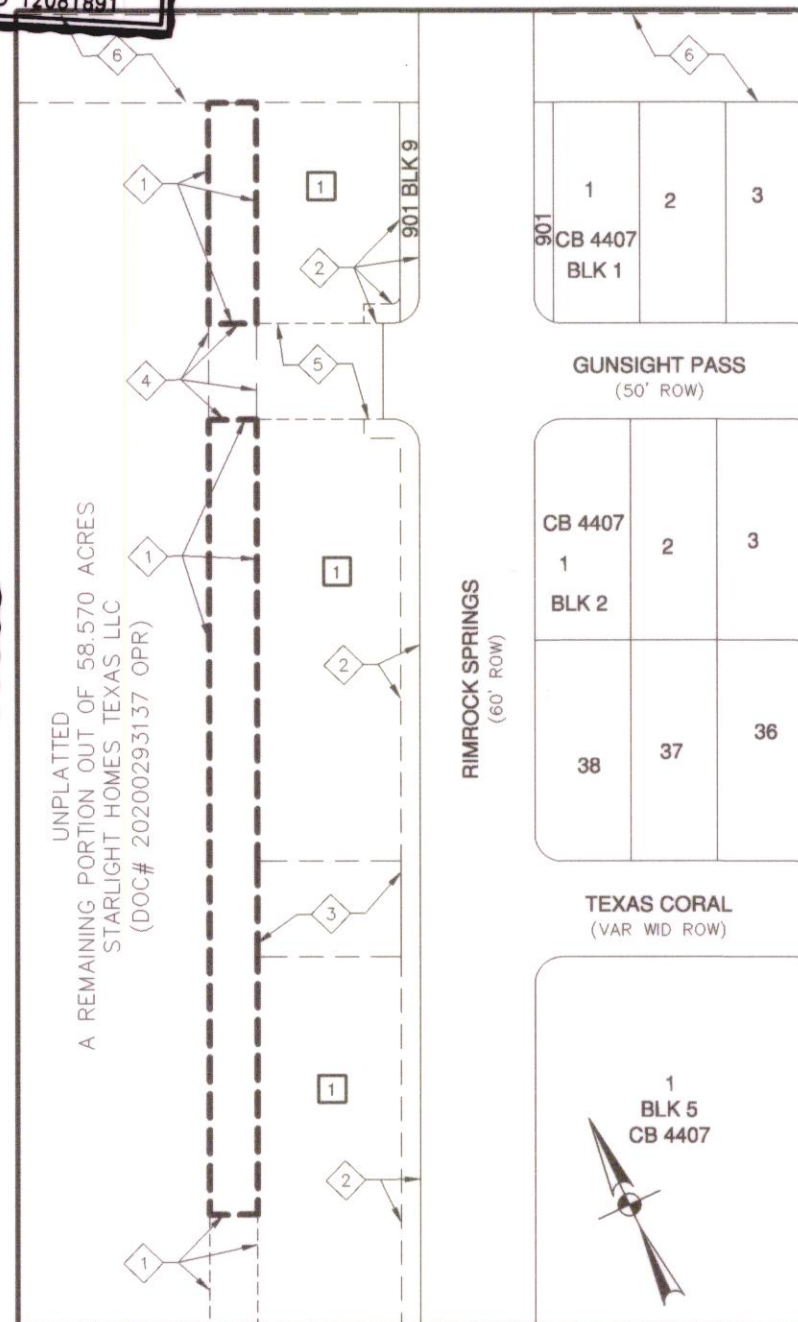
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: NATHAN CLARK
TALLEY CULEBRA 2017 LLC
9993 IH 10 W, STE 102
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATHAN CLARK, 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 26 DAY OF February, A.D. 2021.

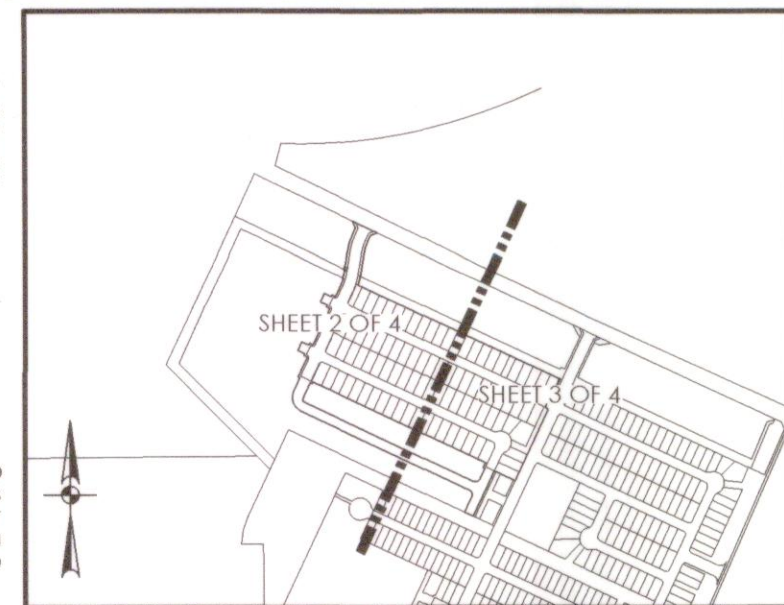
MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100'

THE 0.304 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 25' PUBLIC DRAINAGE EASEMENT OF THE HOOTEN TRACT, UNIT 1-A RECORDED IN VOLUME 20002, PAGES 161-166 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. 25' PUBLIC DRAINAGE EASEMENT.



INDEX MAP
SCALE: 1"= 100'

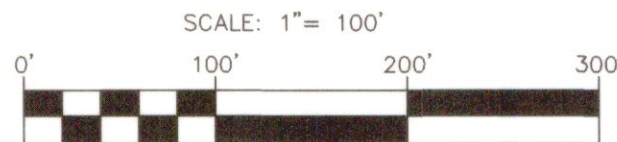
PLAT NO. 20-11800247

REPLAT & SUBDIVISION PLAT

ESTABLISHING

HOOTEN TRACT, UNIT 2C

A TOTAL OF 18.594 ACRE TRACT OF LAND, BEING COMPRISED OF 17.987 ACRES OUT OF A 58.570 ACRE TRACT OF LAND CONVEYED UNTO STARLIGHT HOMES TEXAS LLC BY DEED RECORDED IN DOCUMENT NO. 20200293137, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.607 OF AN ACRE OUT OF THE REMAINING PORTION OF A 119.457 ACRE TRACT OF LAND CONVEYED UNTO TALLEY CULEBRA 2017, LLC BY DEED RECORDED IN VOLUME 19036, PAGE 2068, SAID OFFICIAL PUBLIC RECORDS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, NOW ALL IN COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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: February 26, 2021

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 26 DAY OF February, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOOTEN TRACT, UNIT 2C, 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

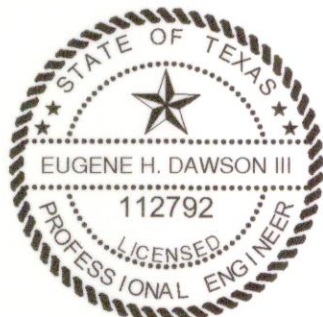
CERTIFICATE OF APPROVAL

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

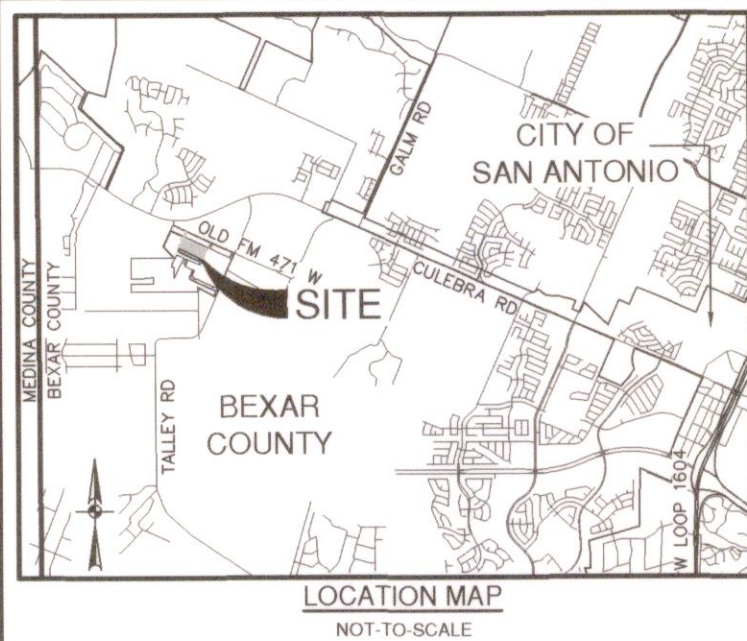
COUNTY CLERK, BEXAR COUNTY, TEXAS



NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES 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.

STATE OF TEXAS
COUNTY OF BEXAR

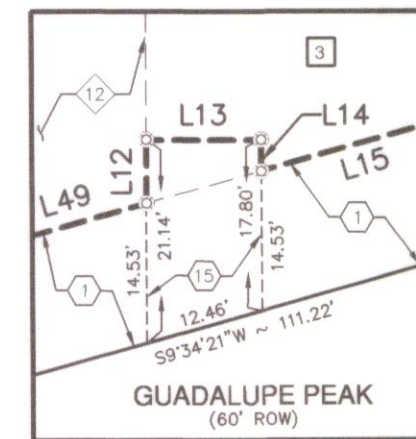
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: NATHAN CLARK
TALLEY CULEBRA 2017 LLC
9993 IH 10 W, STE 102
SAN ANTONIO, TX 78230

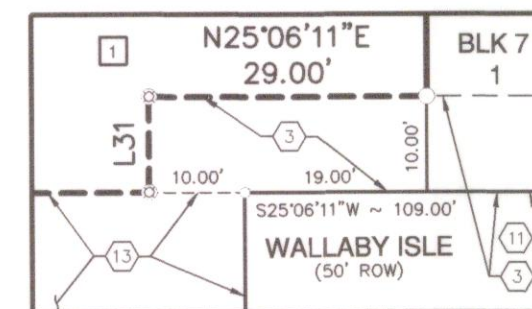
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATHAN CLARK, 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 4 DAY OF March, A.D. 2022.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891



DETAIL "D"
SCALE: 1" = 20'
SEE SHEET 2 OF 4



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

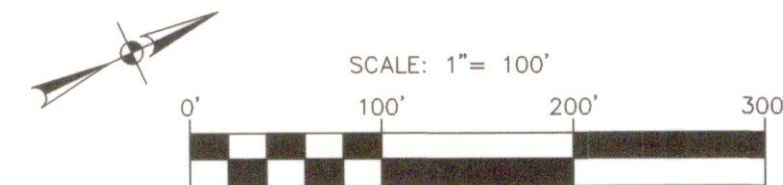
PLAT NO. 20-11800247

REPLAT & SUBDIVISION PLAT

ESTABLISHING

HOOTEN TRACT, UNIT 2C

A TOTAL OF 16.594 ACRE TRACT OF LAND, BEING COMPRISED OF 17.987 ACRES OUT OF A 58.570 ACRE TRACT OF LAND CONVEYED UNTO STARLIGHT HOMES TEXAS L.L.C. BY DEED RECORDED IN DOCUMENT NO. 20200293137, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND 0.607 OF AN ACRE OUT OF THE REMAINING PORTION OF A 119.457 ACRE TRACT OF LAND CONVEYED UNTO TALLEY CULEBRA 2017, LLC BY DEED RECORDED IN VOLUME 19036, PAGE 2068, SAID OFFICIAL PUBLIC RECORDS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 694, COUNTY BLOCK 4404, NOW ALL IN COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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 #1020800

DATE OF PREPARATION: February 26, 2021

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

THIS PLAT OF HOOTEN TRACT, UNIT 2C, 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

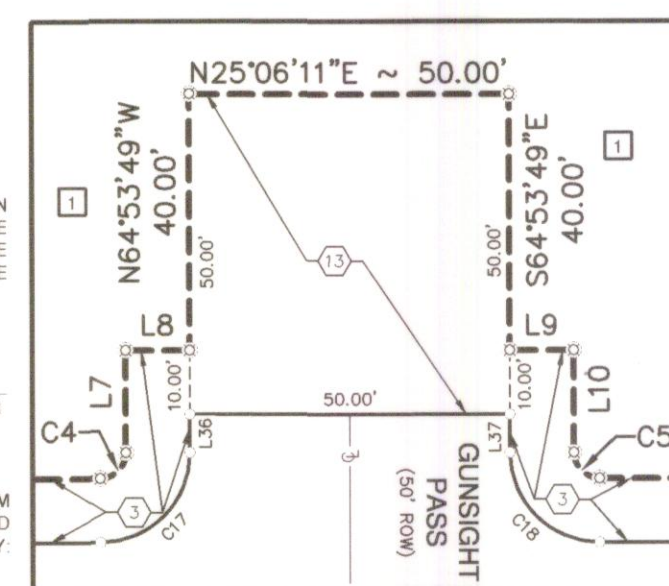
STATE OF TEXAS
COUNTY OF BEXAR

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.

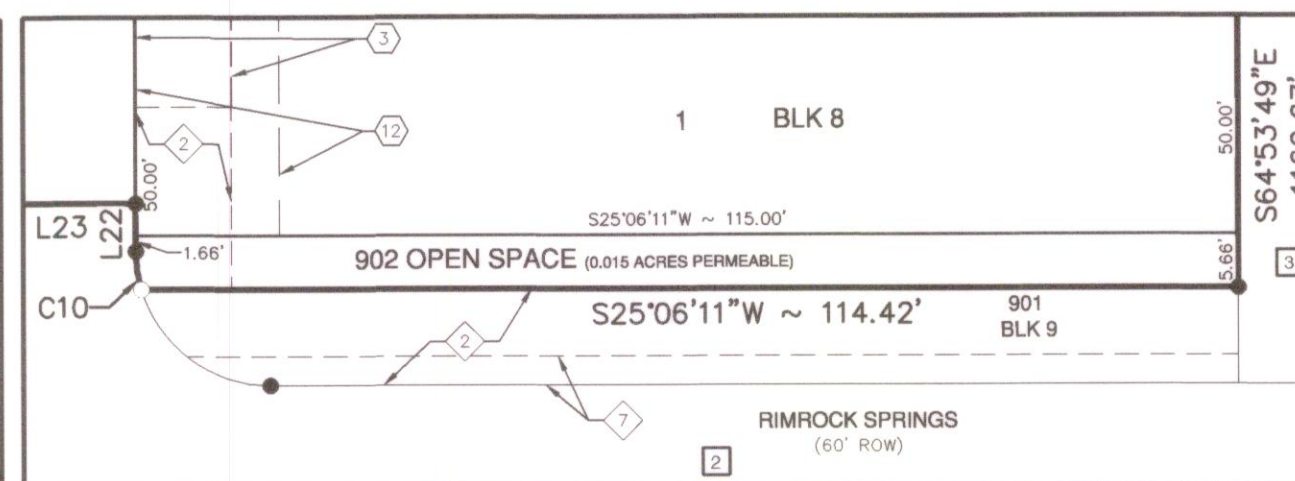
STATE OF TEXAS
COUNTY OF BEXAR

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.

MEGHAN JANE GRACE
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "C"
SCALE: 1" = 30'
SEE SHEET 2 OF 4



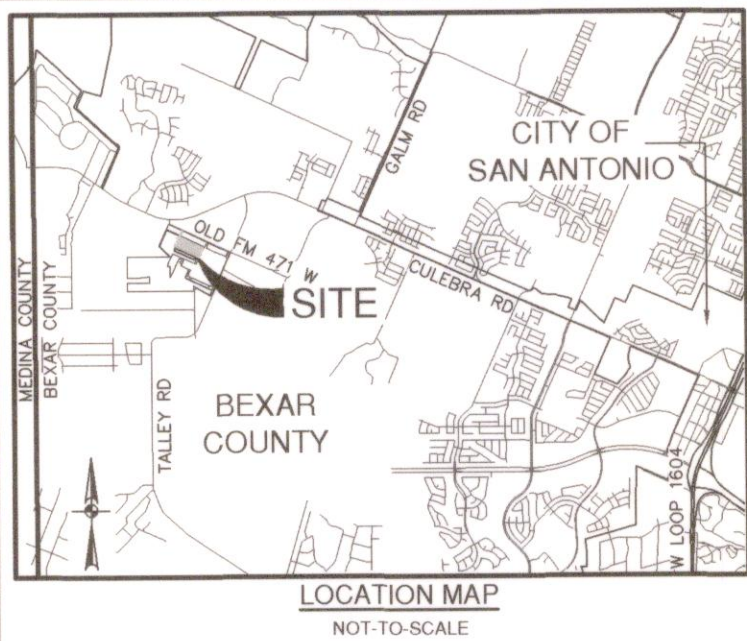
DETAIL "F"
SCALE: 1" = 20'
SEE THIS SHEET

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4





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 "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2389598) 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 ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

OPEN SPACE NOTE:

LOTS 902, 903, AND 904, BLOCK 8, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 901, BLOCK 43 IS DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, PEDESTRIAN, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:

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

STATE OF TEXAS
COUNTY OF BEXAR

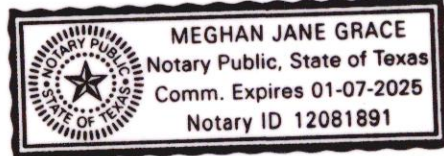
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: NATHAN CLARK
TALLEY CULEBRA 2017 LLC
9993 IH 10 W, STE 102
SAN ANTONIO, TX 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATHAN CLARK, 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 4 DAY OF April, A.D. 2021.

Meghan J. Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 20-11800247

REPLAT & SUBDIVISION PLAT
ESTABLISHING

HOOTEN TRACT, UNIT 2C

A TOTAL OF 18.594 ACRE TRACT OF LAND, BEING COMPRISED OF 17.987 ACRES OUT OF A 58.570 ACRE TRACT OF LAND CONVEYED UNTO STARLIGHT HOMES TEXAS L.L.C. BY DEED RECORDED IN DOCUMENT NO. 20200293137, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND 0.607 OF AN ACRE OUT OF THE REMAINING PORTION OF A 119.457 ACRE TRACT OF LAND CONVEYED UNTO TALLEY CULEBRA 2017, LLC BY DEED RECORDED IN VOLUME 19036, PAGE 2068, SAID OFFICIAL PUBLIC RECORDS, OUT OF THE MARY SAVAGE SURVEY NO. 370, ABSTRACT 684, COUNTY BLOCK 4404, NOW ALL IN COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: February 26, 2021

STATE OF TEXAS
COUNTY OF BEXAR

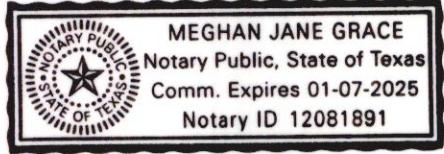
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 26 DAY OF February, A.D. 2021.

Meghan J. Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE FLOW DEMAND NOTE:

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 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 MARSHAL.

SETBACK NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902, 903, AND 904, BLOCK 8, AND LOT 901, BLOCK 43 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 6, CB 4407, HOOTEN TRACT UNIT 1-A, (VOL 20002, PGS 161-166 PR).

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.

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.

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 SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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. (SCALE FACTOR = 1.0017)
- 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.

Eugene H. Dawson III
LICENSED PROFESSIONAL ENGINEER

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.

Eugene H. Dawson III
3-1-21
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N25°06'11"E	80.00'
L2	N64°53'49"W	10.00'
L3	N64°53'49"W	16.00'
L4	N25°06'11"E	10.00'
L5	N25°06'11"E	10.00'
L6	S64°53'49"E	16.00'
L7	N64°53'49"W	16.00'
L8	N25°06'11"E	10.00'
L9	N25°06'11"E	10.00'
L10	S64°53'49"E	16.00'
L11	N25°06'11"E	59.50'
L12	N64°53'49"W	6.61'
L13	N25°06'11"E	12.00'
L14	S64°53'49"E	3.28'
L15	N9°34'21"E	79.10'
L16	N25°14'34"E	32.25'
L17	N19°53'49"W	37.52'
L18	S64°45'26"E	140.74'
L19	S70°06'11"W	37.07'
L20	S25°14'34"W	32.44'
L21	S9°34'21"W	111.22'
L22	N64°53'49"W	5.00'
L23	S25°06'11"W	50.00'
L24	S64°53'49"E	5.00'
L25	N64°53'49"W	120.00'
L26	N64°53'49"W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L27	N25°06'11"E	90.00'
L28	S25°06'11"W	91.00'
L29	N64°53'49"W	10.00'
L30	S25°06'11"W	10.00'
L31	N64°53'49"W	10.00'
L32	N25°06'11"E	61.00'
L33	N25°06'11"E	101.00'
L34	N64°53'49"W	6.00'
L35	S64°53'49"E	6.00'
L36	N64°53'49"W	6.00'
L37	S64°53'49"E	6.00'
L38	N25°14'34"E	38.07'
L39	N19°53'49"W	29.27'
L40	S70°06'11"W	28.92'
L41	S25°14'34"W	38.22'
L42	S9°34'21"W	111.22'
L43	S25°06'11"W	94.90'
L44	N25°06'11"E	109.00'
L45	S25°06'11"W	101.00'
L46	S64°53'49"E	50.00'
L47	N64°53'49"W	4.05'
L48	N9°34'21"E	111.22'
L49	N9°34'21"E	19.67'
L50	N64°53'49"W	83.08'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	90°00'00"	N19°53'49"W	106.07'	117.81'
C2	4.00'	90°00'00"	N19°53'49"W	5.66'	6.28'
C3	4.00'	90°00'00"	N70°06'11"E	5.66'	6.28'
C4	4.00'	90°00'00"	N19°53'49"W	5.66'	6.28'
C5	4.00'	90°00'00"	N70°06'11"E	5.66'	6.28'
C6	260.00'	9°11'02"	N20°30'40"E	41.63'	41.68'
C7	344.00'	15°40'13"	N17°24'28"E	93.79'	94.08'
C8	256.00'	15°40'13"	S17°24'28"W	69.80'	70.02'
C9	344.00'	8°36'07"	S13°52'25"W	51.60'	51.65'
C10	14.00'	16°36'06"	N73°11'52"W	4.04'	4.06'
C11	14.00'	90°00'00"	S19°53'49"E	19.80'	21.99'
C12	25.00'	90°00'00"	N19°53'49"W	35.36'	39.27'
C13	14.00'	90°00'00"	S19°53'49"E	19.80'	21.99'
C14	25.00'	90°00'00"	N70°06'11"E	35.36'	39.27'
C15	14.00'	90°00'00"	N19°53'49"W	19.80'	21.99'
C16	14.00'	90°00'00"	N70°06'11"E	19.80'	21.99'
C17	14.00'	90°00'00"	N19°53'49"W	19.80'	21.99'
C18	14.00'	90°00'00"	N70°06'11"E	19.80'	21.99'
C19	270.00'	15°31'50"	N17°20'16"E	72.96'	73.19'
C20	330.00'	15°40'13"	N17°24'28"E	89.97'	90.25'
C21	270.00'	15°40'13"	S17°24'28"W	73.61'	73.84'
C22	330.00'	15°31'50"	S17°20'16"W	89.18'	89.45'
C23	14.00'	90°00'00"	S19°53'49"E	19.80'	21.99'
C24	14.00'	90°00'00"	S70°06'11"W	19.80'	21.99'
C25	14.00'	90°00'00"	S19°53'49"E	19.80'	21.99'
C26	14.00'	47°56'39"	S88°52'08"E	11.38'	11.71'
C27	59.00'	185°53'17"	S19°53'49"E	117.84'	191.42'
C28	14.00'	47°56'39"	S49°04'30"W	11.38'	11.71'
C29	25.00'	90°00'00"	N19°53'49"W	35.36'	39.27'
C30	14.00'	90°00'00"	S70°06'11"W	19.80'	21.99'
C31	59.00'	51°15'53"	S75°31'45"E	51.05'	52.79'
C32	25.00'	83°18'57"	N23°14'20"W	33.23'	36.35'
C33	25.00'	6°41'03"	N21°45'40"E	2.91'	2.92'
C34	256.00'	6°12'07"	N12°40'25"E	27.70'	27.71'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4

