

LOCATION MAP

NOT-TO-SCALE

LEGEND

- DOC# DOCUMENT NUMBER  
ESMT EASEMENT  
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION  
PRMC PLAT RECORDS OF MEDINA COUNTY, TEXAS  
OPRMC OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS  
VOL VOLUME  
PG PAGE(S)  
RW RIGHT-OF-WAY  
VAR WID VARIABLE WIDTH  
FOUND 1/2" IRON ROD (SURVEYOR)  
SET 1/2" IRON ROD (PD)  
LF LINEAR FEET  
INT INTERSECTION  
EASEMENT POINT OF INTERSECTION  
BLK BLOCK  
1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS  
C CENTERLINE  
10' GETCTV ESMT  
VAR WID DRAINAGE ESMT (0.019 TOTAL ACRES OFF-LOT)  
1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)  
20' BUILDING SETBACK LINE  
10' GETCTV & BUILDING SETBACK LINE  
50'X60' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.069 TOTAL ACRES OFF-LOT)  
5" WATER ESMT  
14' GETCTV ESMT (TALLYHO OFFSITE ROAD, CONCURRENT PLAT# 23-11800449)  
150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 571, PG 1063-1070 OPRMC)  
150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 659, PG 1262-1268 OPRMC)  
1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)  
10' GETCTV (TALLYHO UNIT-2, PLAT# 23-11800469)  
VAR WID DRAINAGE ESMT (TALLYHO UNIT-2, PLAT# 23-11800469)  
VAR WID DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TALLYHO OFFSITE ROAD, PLAT# 23-11800449)  
14' GETCTV (TALLYHO UNIT-2, PLAT# 23-11800469)  
1 LOT 901, BLOCK 100 0.310 ACRES  
2 LOT 902, BLOCK 100 0.004 ACRES  
3 LOT 903, BLOCK 100 0.079 ACRES  
4 LOT 901, BLOCK 102 2.177 ACRES  
5 LOT 901, BLOCK 103 0.894 ACRES  
6 UNPLATTED REMAINING PORTION OF 218.867 ACRES JEN TEXAS 26 LLC (DOC# 2021005119 OPRMC)  
7 TALLYHO UNIT-2 CONCURRENT PLATTING (PLAT# 23-11800469)  
8 UNPLATTED PORTION OF 181.667 ACRES GARY W. STEIN (VOL 2, PG 181 OPR)  
9 TALLYHO OFFSITE ROAD (PLAT# 23-11800449)

CPS/SAWS/COSA UTILITY:

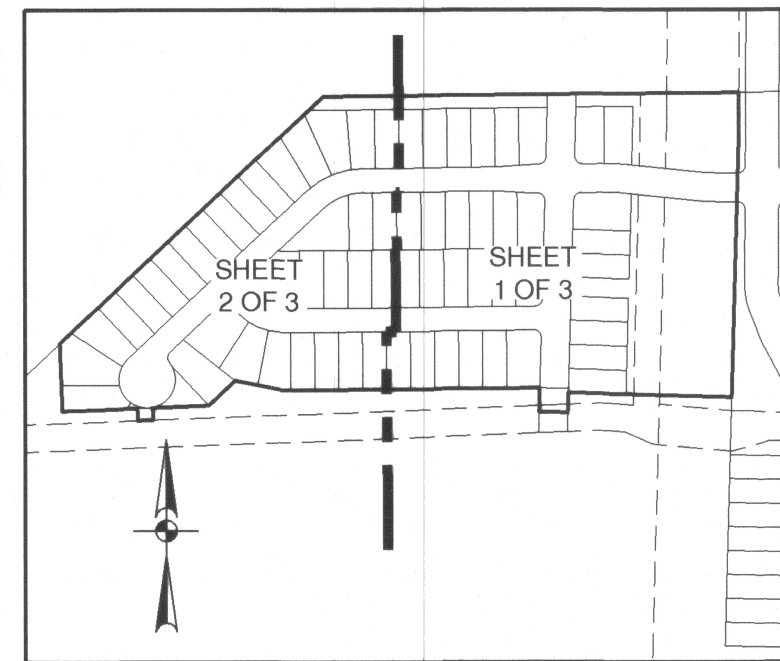
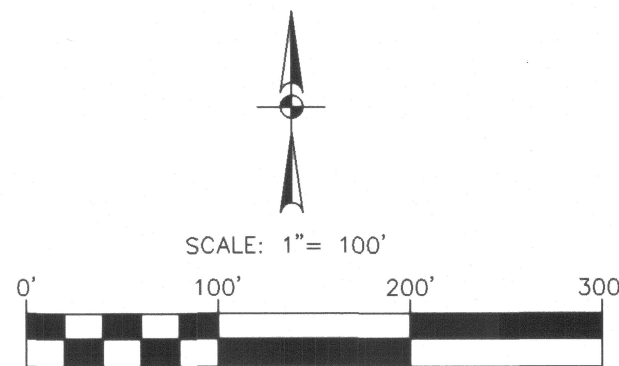
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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:

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.

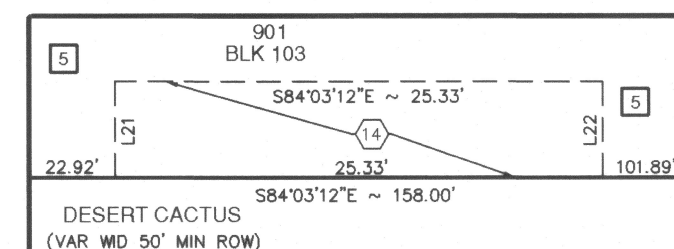
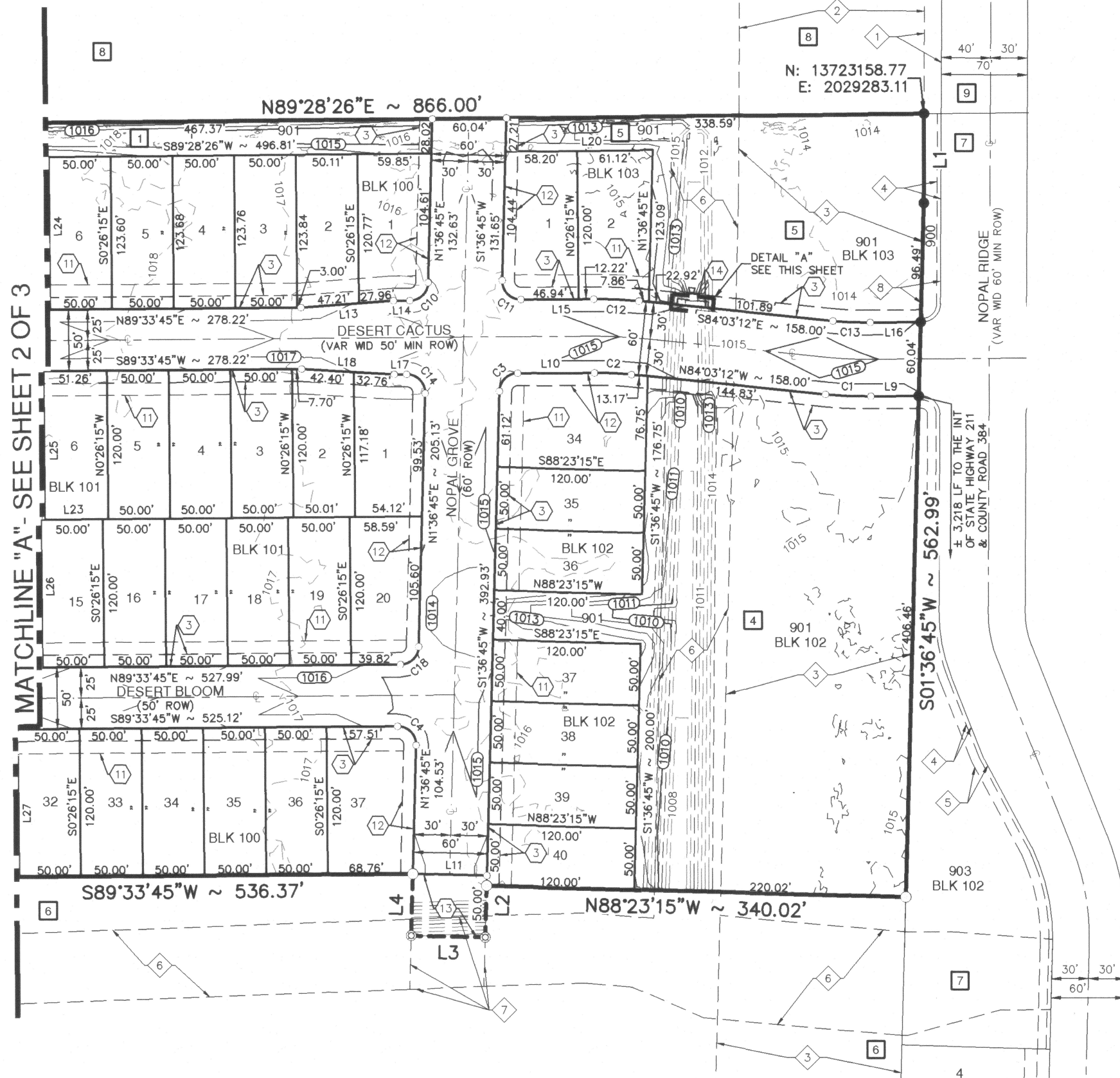
WASTEWATER EDU:

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.



INDEX MAP

SCALE: 1" = 400'



DETAIL "A"

SCALE: 1" = 10'  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 3 OF 3

SHEET 1 OF 3

PLAT NO. 24-11800097

SUBDIVISION PLAT  
OF  
TALLYHO UNIT 3

BEING A TOTAL OF 17.010 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-37, 901-903, BLOCK 100, LOTS 1-20, BLOCK 101, LOTS 34-40, 901, BLOCK 102, AND LOTS 1-2, 901, BLOCK 103, OUT OF A 218.867 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 7, 2025

STATE OF TEXAS  
COUNTY OF BEXAR

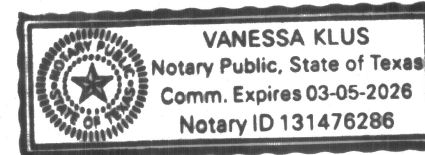
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: CHARLES MARSH  
JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF MAY, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF TALLYHO UNIT 3 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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF TALLYHO UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20

BY: JUDGE BY: COMMISSIONER, PRECINCT 2

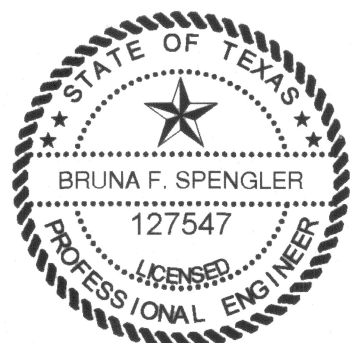
STATE OF TEXAS  
COUNTY OF MEDINA

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE DAY OF A.D.

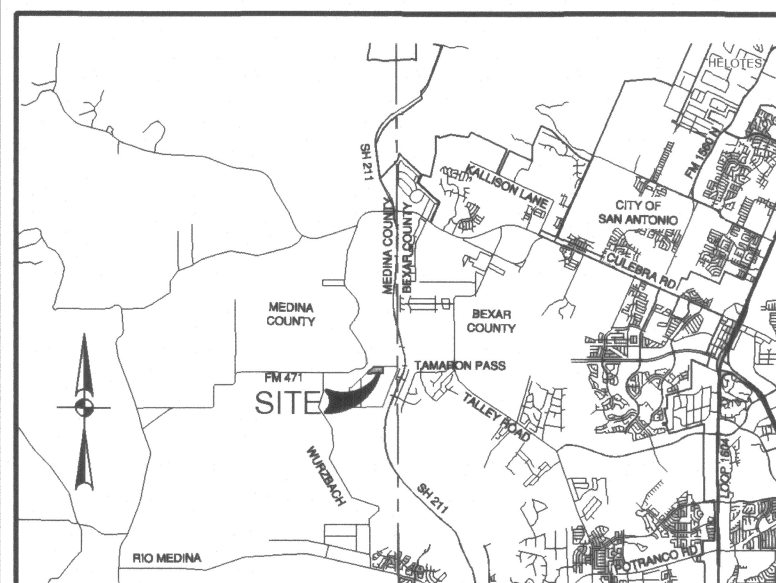
20 AT M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME SLIDE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK  
MEDINA COUNTY, TEXAS

BY: DEPUTY







LOCATION MAP  
NOT-TO-SCALE

#### CPS/SAWS/COSA UTILITY:

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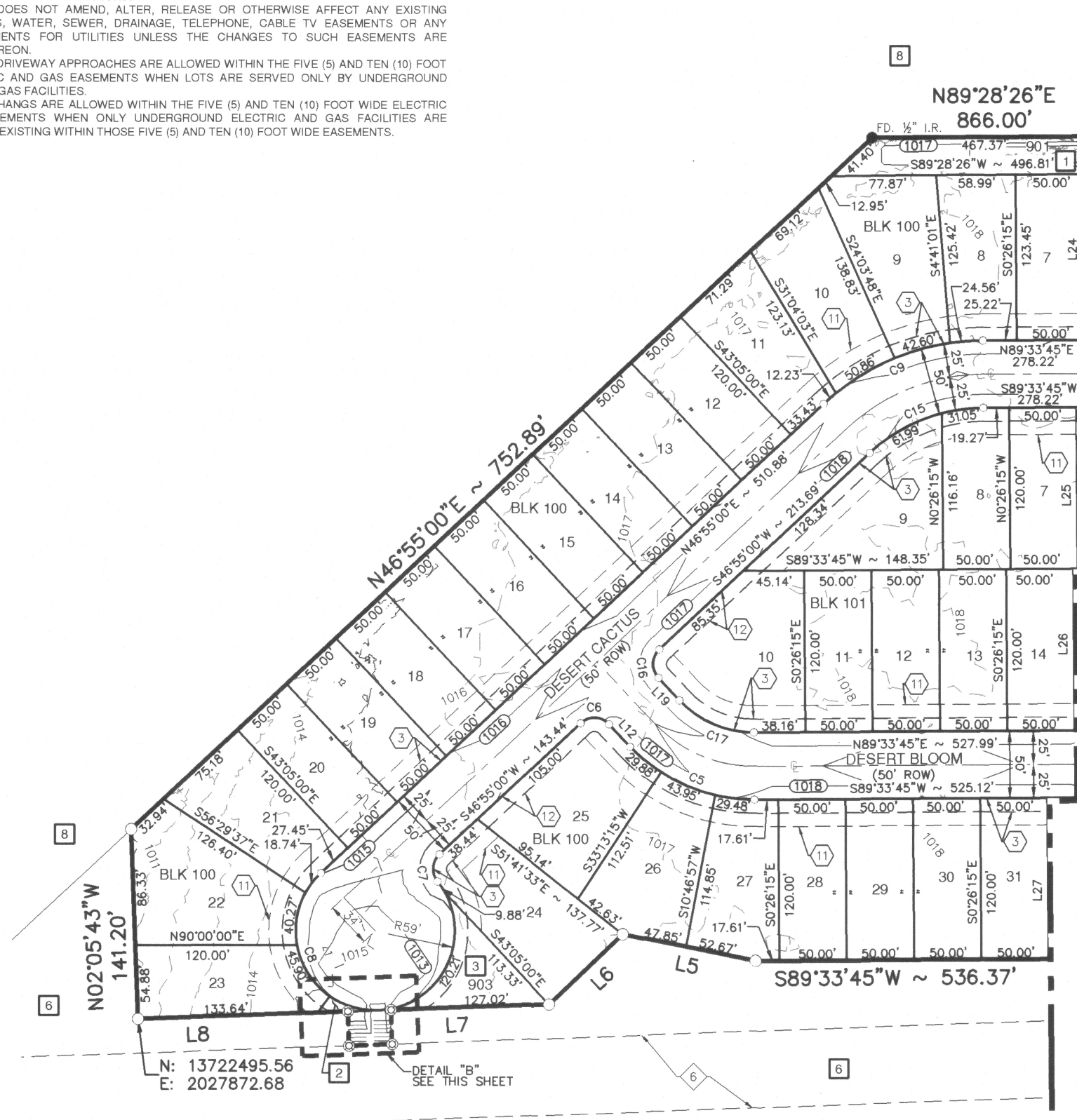
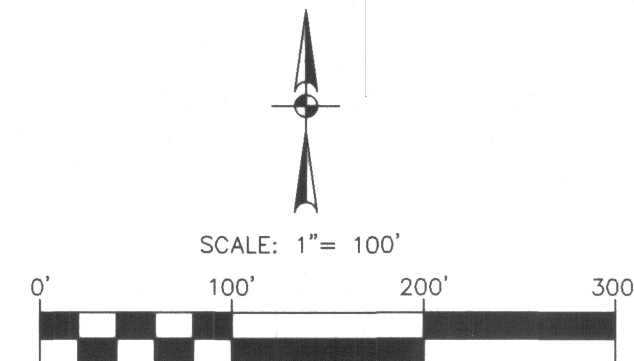
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#### SAWS IMPACT FEE:

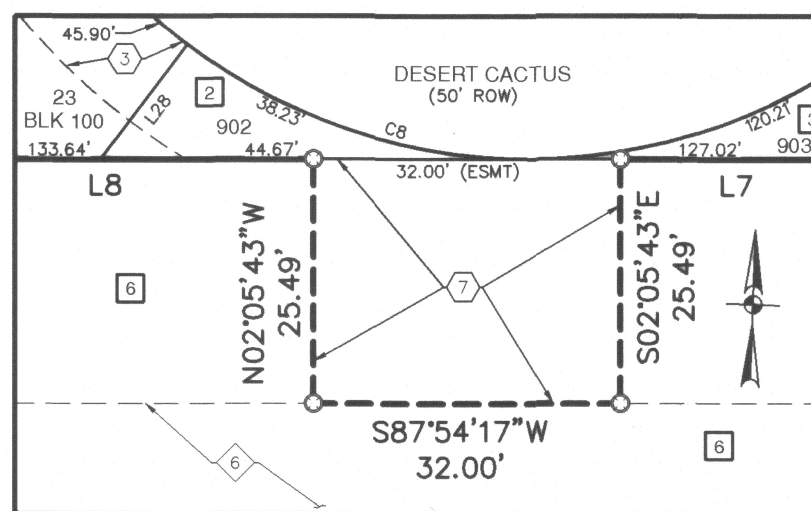
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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MATCHLINE "A" - SEE SHEET 1 OF 3



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

PLAT NO. 24-11800097

### SUBDIVISION PLAT OF TALLYHO UNIT 3

BEING A TOTAL OF 17.010 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-37, 901-903, BLOCK 100, LOTS 1-20, BLOCK 101, LOTS 34-40, 901, BLOCK 102, AND LOTS 1-2, 901, BLOCK 103, OUT OF A 218.867 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 7, 2025

STATE OF TEXAS  
COUNTY OF BEXAR

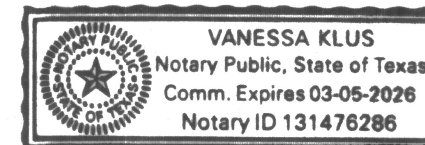
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OWNER/DEVELOPER: CHARLES MARSH  
JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF TALLYHO UNIT 3 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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF TALLYHO UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: \_\_\_\_\_ JUDGE BY: \_\_\_\_\_ COMMISSIONER, PRECINCT 2

STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME \_\_\_\_\_, SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK  
MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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.

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PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 3 OF 3



