

SURVEYOR'S NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
6. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

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 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.

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- BLK. = BLOCK
- PQ. = PAGE
- DOC # = DOCUMENT NUMBER
- VOL. = VOLUME
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- ⊗ = EXISTING TXDOT MONUMENT

SAWS WASTEWATER EDU:

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

SAWS 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 DEDICATION NOTE:

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.

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 28 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OR PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

BUILDING SETBACK LINE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (TRE-APP-22-38800050) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-471(H).

TXDOT DETENTION & MAINTENANCE NOTE:

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

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

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, 903, & 904, BLOCK 22, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

OPEN SPACE NOTE:

LOTS 901, BLOCK 22, (0.0574 ACRE PERMEABLE), & 904, BLOCK 22, (0.0579 ACRE PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND COMMON AREA & SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND LANDSCAPE EASEMENTS. LOT 903, BLOCK 22, (3.892 ACRE PERMEABLE), (0.0898 ACRE NON-PERMEABLE), IS DESIGNATED AS AN OPEN SPACE AND PRIVATE DRAINAGE EASEMENT. LOT 902, BLOCK 22, (0.1555 ACRE PERMEABLE), (0.0049 ACRE NON-PERMEABLE) IS DESIGNATED AS AN OPEN SPACE, PRIVATE DRAINAGE & SEWER EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

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

FLOODPLAIN VERIFICATION:

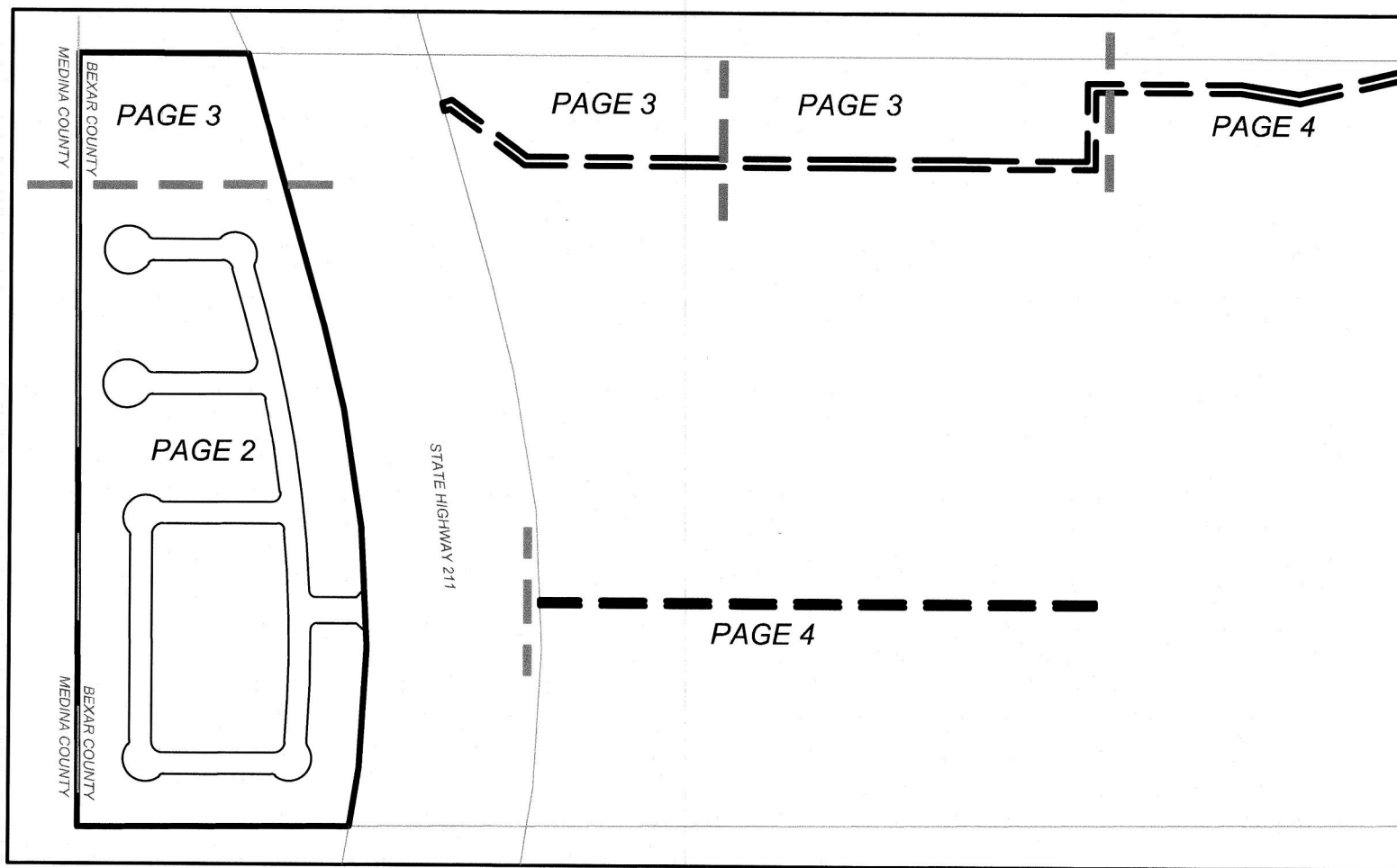
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0339F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION POND MAINTENANCE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG STATE HIGHWAY 211, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1824.61'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.



PAGE INDEX NOT-TO-SCALE

Line Table		
Line #	Length	Direction
L1	2.78'	S09°04'45"W
L2	17.57'	S02°23'11"E
L3	20.46'	S23°58'12"W
L4	11.22'	S89°48'43"W
L5	7.94'	S89°48'43"W
L6	21.35'	S89°40'59"W
L7	12.10'	N73°54'37"E
L8	20.00'	S15°58'45"E
L9	1.93'	S73°54'37"W
L10	64.97'	S20°11'44"W
L11	24.70'	S73°54'37"W
L12	20.00'	S16°05'23"E
L13	14.81'	N73°54'37"E
L14	20.04'	N09°35'11"W
L15	74.87'	S89°40'59"W
L16	92.02'	N89°56'57"E
L17	93.64'	S89°56'57"W
L18	11.17'	N89°48'43"E
L19	12.01'	S02°46'47"E
L20	12.00'	S00°04'19"E
L21	12.00'	N00°03'03"W
L22	25.15'	S73°54'37"W
L23	29.73'	S47°46'46"E
L24	27.03'	S42°13'14"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	22.90'	15.00'	87°26'32"	20.74'	N46°18'47"W
C2	672.37'	2880.00'	13°22'35"	670.84'	N09°15'48"W
C3	9.97'	15.00'	38°04'54"	9.79'	N03°05'21"E
C4	133.99'	51.00'	150°31'43"	98.65'	N53°08'03"W
C5	9.97'	15.00'	38°04'54"	9.79'	S70°38'32"W
C6	14.44'	15.00'	55°09'00"	13.89'	N62°44'31"W
C7	278.67'	55.00'	290°18'01"	62.86'	S00°19'01"E
C8	14.44'	15.00'	55°09'00"	13.89'	N62°06'29"E
C9	32.45'	25.00'	74°21'55"	30.22'	S53°08'03"E
C10	116.00'	2830.00'	2°20'55"	115.99'	S14°46'38"E
C11	45.07'	25.00'	103°11'10"	39.21'	S38°02'24"W
C12	14.44'	15.00'	55°09'00"	13.89'	N62°44'31"W
C13	278.67'	55.00'	290°18'01"	62.86'	S00°19'01"E
C14	14.44'	15.00'	55°09'00"	13.89'	N62°06'29"E
C15	20.59'	15.00'	78°38'13"	19.01'	S50°59'54"E
C16	218.37'	2830.00'	4°25'16"	218.32'	S09°28'10"E
C17	33.84'	20.00'	96°56'31"	29.94'	S41°12'44"W
C18	10.45'	15.00'	39°55'10"	10.24'	N70°21'26"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C19	151.06'	51.00'	169°42'36"	101.59'	S44°44'51"W
C20	10.45'	15.00'	39°55'10"	10.24'	S20°08'52"E
C21	10.46'	15.00'	39°57'06"	10.25'	S19°47'16"W
C22	151.35'	51.00'	170°01'56"	101.61'	S45°15'09"E
C23	10.46'	15.00'	39°57'06"	10.25'	N69°42'26"E
C24	10.29'	15.00'	39°17'10"	10.08'	S70°40'26"E
C25	145.42'	51.00'	163°22'09"	100.93'	N47°17'05"E
C26	10.15'	15.00'	38°47'08"	9.96'	N15°00'27"W
C27	260.28'	2880.00'	5°10'41"	260.20'	N01°47'45"E
C28	23.76'	15.00'	90°44'33"	21.35'	N44°34'40"E
C29	494.08'	2830.00'	10°00'11"	493.46'	N00°30'18"W
C30	22.20'	15.00'	84°48'37"	20.23'	N47°54'42"W
C31	39.21'	25.00'	89°52'16"	35.32'	S44°44'51"W
C32	38.33'	25.00'	90°07'44"	35.40'	S45°15'09"E
C33	37.17'	25.00'	85°11'12"	33.84'	N47°05'23"E
C34	20.23'	50.00'	23°10'55"	20.09'	S31°04'31"W
C35	23.00'	55.00'	23°57'33"	22.83'	S00°18'56"E

PLAT NUMBER 24-11800021

SUBDIVISION PLAT ESTABLISHING MORGAN HEIGHTS PHASE 7

A 25.49 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEAR COUNTY, TEXAS, BEING A PORTION OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, AND BEING ALL OF A 24.06 ACRE TRACT, CALLED TRACT 2, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOC # 20190108871 AND DOC # 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



Engineering
& Design

SAN ANTONIO

3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444

COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: May 31, 2024

STATE OF TEXAS
COUNTY OF BEAR

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.

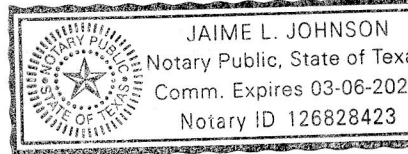
OWNER/DEVELOPER:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 31 DAY OF January, A.D. 2025

Jaime L. Johnson
NOTARY PUBLIC BEAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TX

COUNTY CLERK, BEAR COUNTY, TX

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 7 _____ 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 BEAR

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CLAYTON J. LINNEY P.E.
LICENSED PROFESSIONAL ENGINEER NO. 111543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 204 - 9752

STATE OF TEXAS
COUNTY OF BEAR

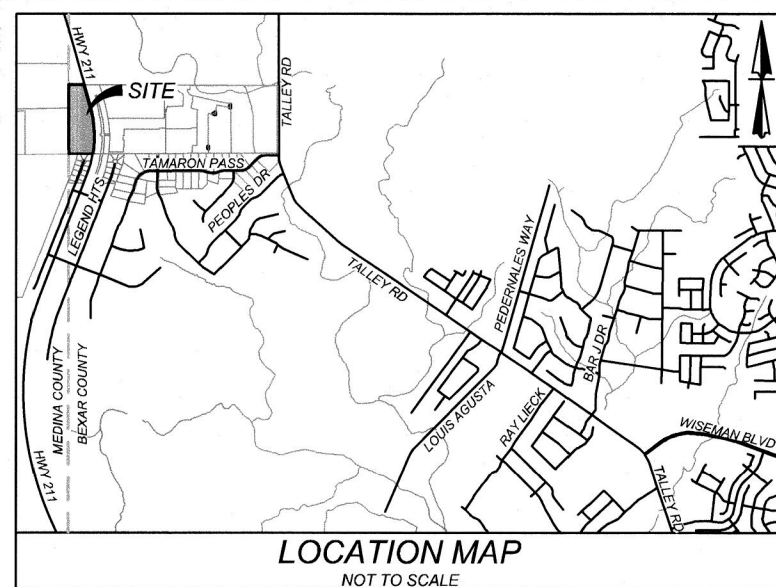
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 223 - 4780

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 E. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7722 FAX: 512-442-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

RESIDENTIAL LOTS = 80

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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- (100)--- = EXISTING CONTOURS
- (100)--- = PROPOSED CONTOURS
- (100)--- = EXISTING TxDOT MONUMENT

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 20' SANITARY SEWER EASEMENT (0.0371 ACRE PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (0.0664 ACRE PERMEABLE)
- 16' WATER EASEMENT
- OFF-LOT 12' WATER EASEMENT (0.0384 ACRE PERMEABLE)
- OFF-LOT 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (0.3155 ACRE PERMEABLE)
- OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (1.060 ACRE PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 16' WATER EASEMENT (VOL. 9548, PG. 76)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9548, PG. 76)
- OFF-LOT 12' WATER EASEMENT (CONCURRENT PLAT NO. 21-11800576)
- 30' PERMANENT SANITARY SEWER EASEMENT (DOC #2020030114)

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.

Clayton J. Linney
CLAYTON LINNEY P.E.
LICENSED PROFESSIONAL ENGINEER NO. 111543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
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PHONE: (726) 204-9752

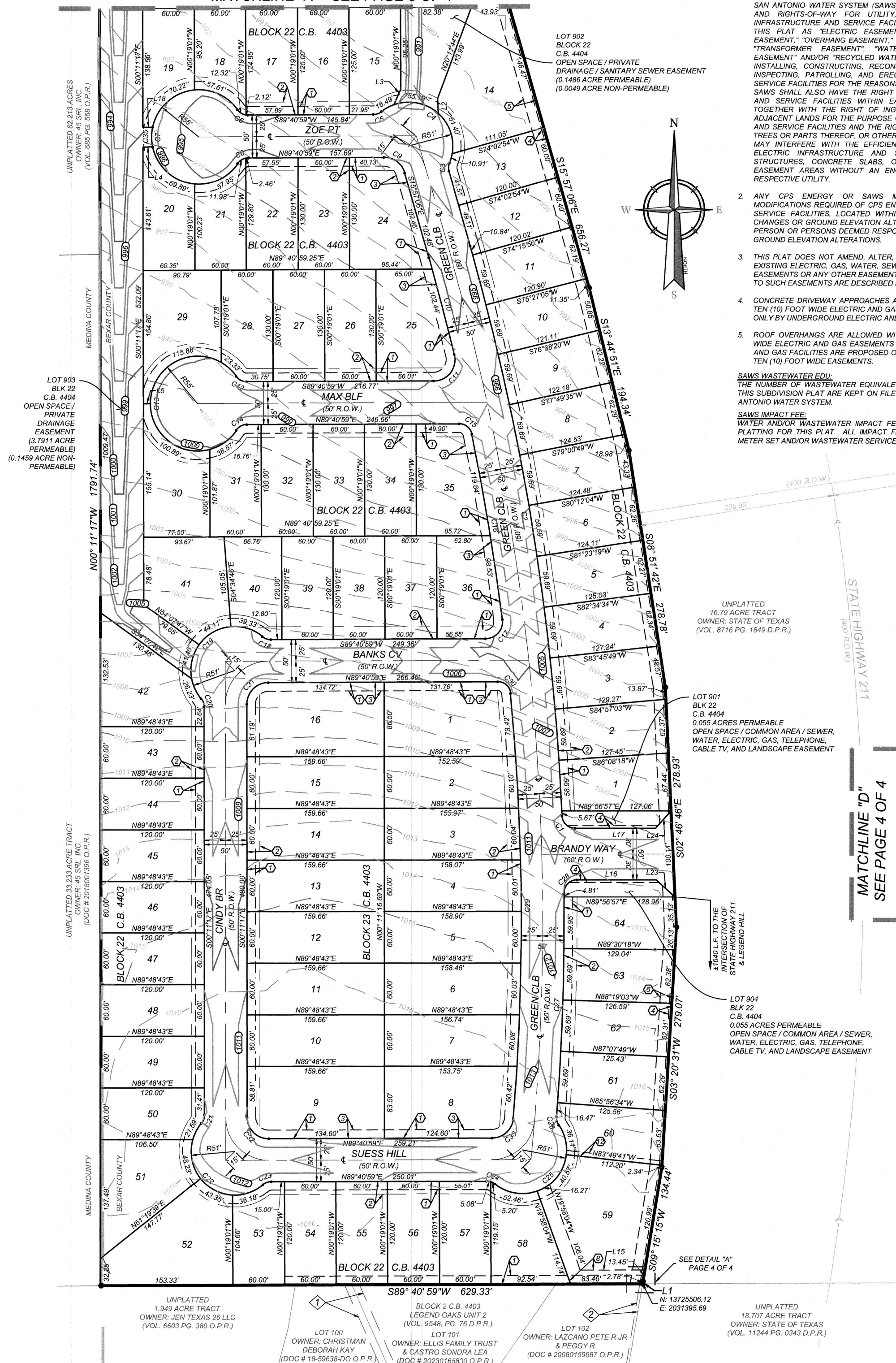
STATE OF TEXAS
COUNTY OF BEXAR

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:

Corey Campbell
COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 223-4780

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1917 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: (512) 462-7725 FAX: (512) 462-7474 EMAIL: INFO@TBPELS.ORG

MATCHLINE "A" - SEE PAGE 3 OF 4



RESIDENTIAL LOTS = 80

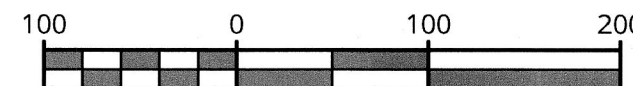
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 24-11800021

SUBDIVISION PLAT ESTABLISHING MORGAN HEIGHTS PHASE 7

A 25.49 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, BEING A PORTION OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, AND BEING ALL OF A 24.06 ACRE TRACT, CALLED TRACT 2, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOC # 20190108871 AND DOC # 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



Engineering
& Design

SAN ANTONIO

3421 Paesanos
Parkway

San Antonio, TX 78231

Phone: 210.979.8444

COLLIERS ENGINEERING & DESIGN, INC.

TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: May 31, 2024

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

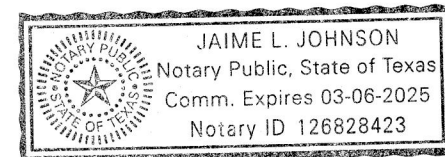
OWNER/DEVELOPER
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 31 DAY OF January A.D. 2025

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 7 _____ 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 _____

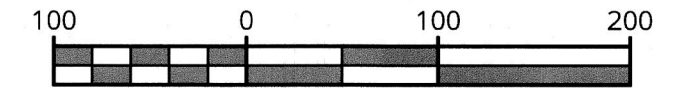
BY: _____
CHAIRMAN

BY: _____
SECRETARY



SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 7

A 25.49 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, BEING A PORTION OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, AND BEING ALL OF A 24.06 ACRE TRACT, CALLED TRACT 2, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOC # 20190108871 AND DOC # 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



Engineering
& Design

SAN ANTONIO
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: May 31, 2024

STATE OF TEXAS
COUNTY OF BEXAR

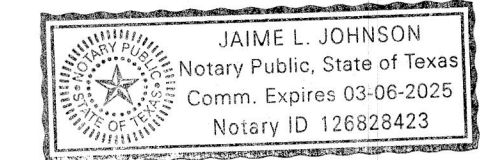
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 31 DAY OF January, A.D. 2025
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

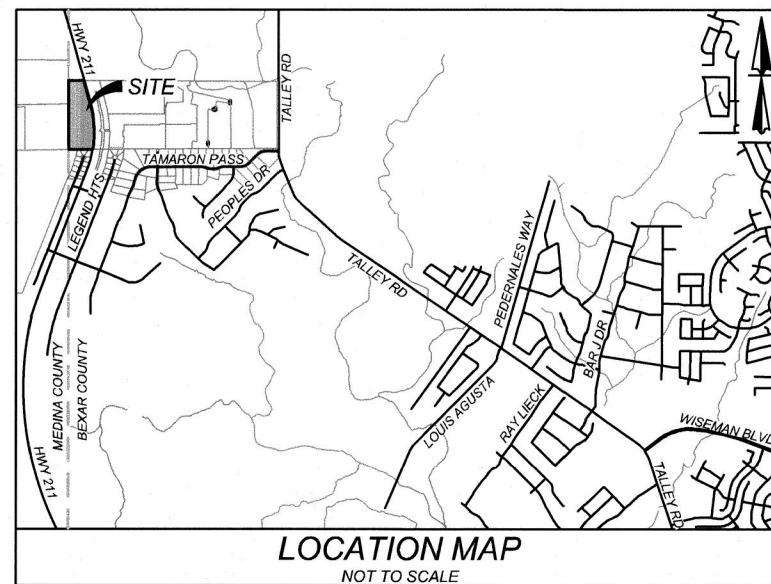
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 7 _____ 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



LEGEND:

- = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- BLK. = BLOCK
- PG. = PAGE
- DOC # = DOCUMENT NUMBER
- VOL. = VOLUME
- L.F. = LINEAR FEET
- (100)--- = EXISTING CONTOURS
- (100)--- = PROPOSED CONTOURS
- ☒ = EXISTING TXDOT MONUMENT

KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 1' VEHICULAR NON-ACCESS EASEMENT
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 6 20' SANITARY SEWER EASEMENT (0.0371 ACRE PERMEABLE)
- 7 OFF-LOT 20' SANITARY SEWER EASEMENT (0.0654 ACRE PERMEABLE)
- 8 16' WATER EASEMENT
- 9 OFF-LOT 12' WATER EASEMENT (0.0384 ACRE PERMEABLE)
- 10 OFF-LOT 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (0.3155 ACRE PERMEABLE)
- 11 OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (1.060 ACRE PERMEABLE)
- 12 9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 1 16' WATER EASEMENT (VOL. 9548, PG. 76)
- 2 10' VEHICULAR NON-ACCESS EASEMENT (VOL. 9548, PG. 76)
- 3 OFF-LOT 12' WATER EASEMENT (CONCURRENT PLAT NO. 21-11800576)
- 4 30' PERMANENT SANITARY SEWER EASEMENT (DOC #20200301114)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 WASTEWATER EDU:

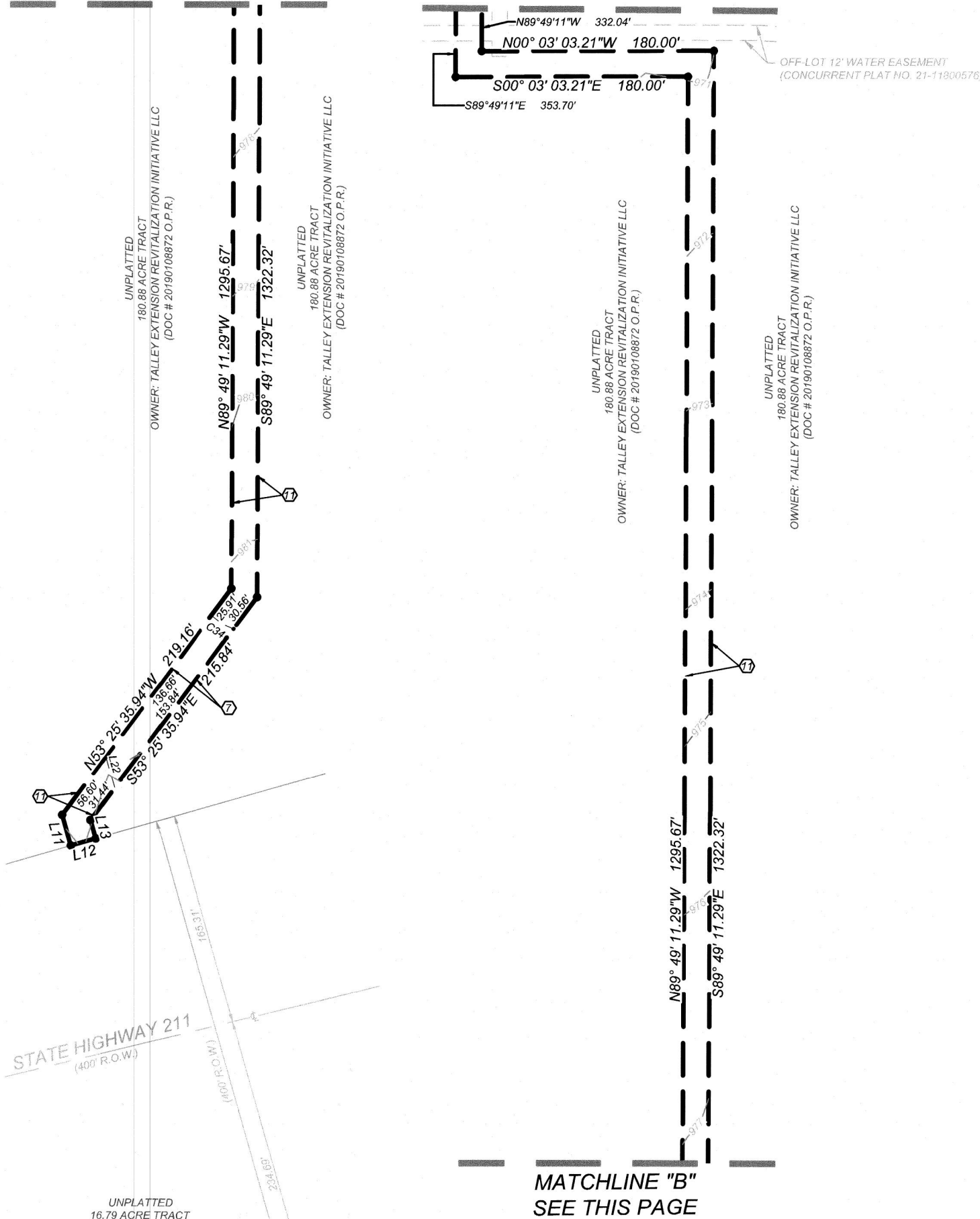
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS 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.

MATCHLINE "B"
SEE THIS PAGE

MATCHLINE "C"
SEE PAGE 4 OF 4



MATCHLINE "B"
SEE THIS PAGE

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.

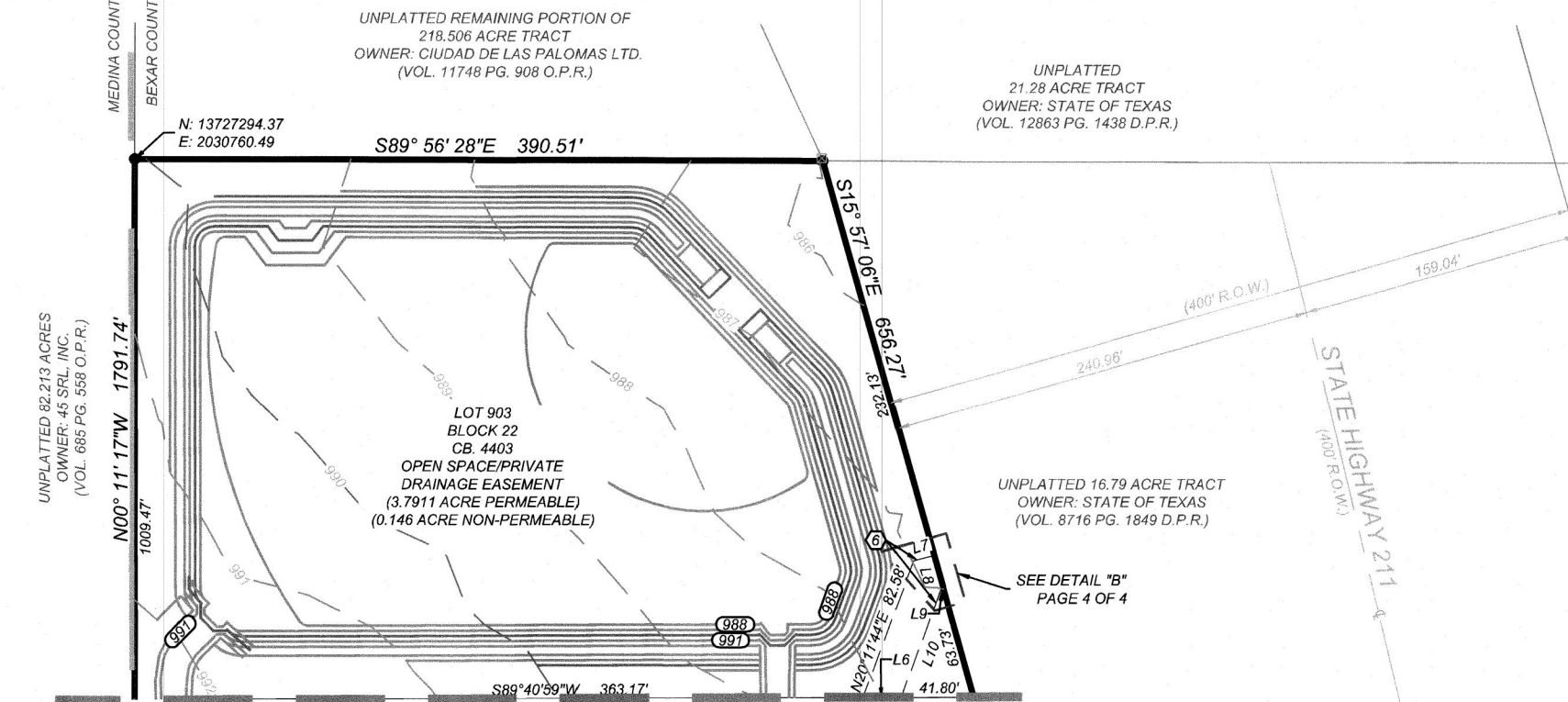
Clayton Linney
CLAYTON LINNEY P.E.
LICENSED PROFESSIONAL ENGINEER NO. 111543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 204 - 9752

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:

Corey Campbell
COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 223 - 4780

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)
1917 E INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-462-7728 FAX: 512-462-7474 EMAIL: INFO@TPELS.TEXAS.GOV



MATCHLINE "A" SEE PAGE 2 OF 4

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

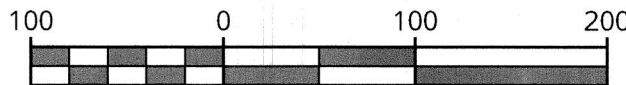
RESIDENTIAL LOTS = 80



1/31/2025

SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 7

A 25.49 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, BEING A PORTION OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, AND BEING ALL OF A 24.06 ACRE TRACT, CALLED TRACT 2, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOC # 20190108871 AND DOC # 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE : 1" = 100'

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Engineering
& Design

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3421 Paesanos
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San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: May 31, 2024

STATE OF TEXAS
COUNTY OF BEXAR

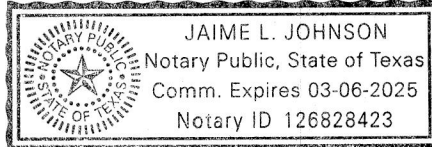
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 31 DAY OF January, A.D. 2025
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

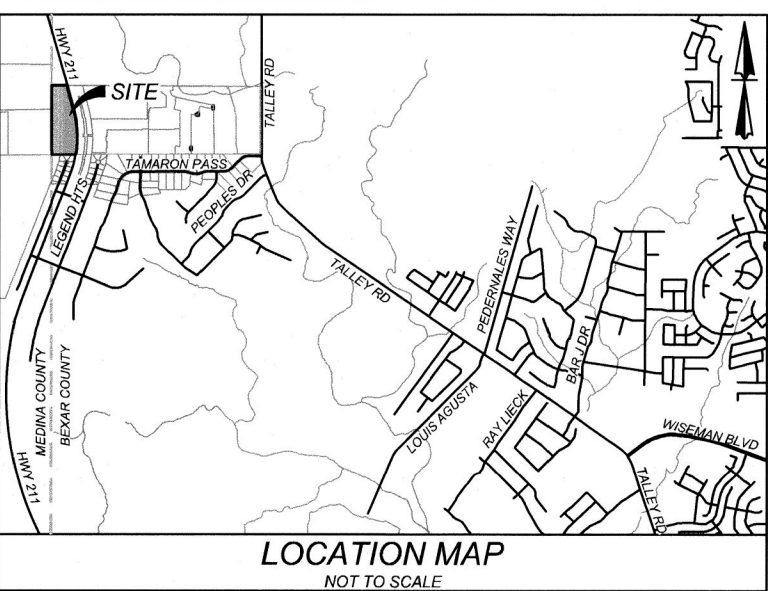
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 7 _____ 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



LEGEND:

- = SET 1/8" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
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- PG. = PAGE
- DOC # = DOCUMENT NUMBER
- VOL. = VOLUME
- L.F. = LINEAR FEET
- 100--- = EXISTING CONTOURS
- 100--- = PROPOSED CONTOURS
- ☒ = EXISTING TXDOT MONUMENT

KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 1' VEHICULAR NON-ACCESS EASEMENT
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 6 20' SANITARY SEWER EASEMENT (0.0371 ACRE PERMEABLE)
- 7 OFF-LOT 20' SANITARY SEWER EASEMENT (0.0664 ACRE PERMEABLE)
- 8 16' WATER EASEMENT
- 9 OFF-LOT 12' WATER EASEMENT (0.0384 ACRE PERMEABLE)
- 10 OFF-LOT 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (0.3155 ACRE PERMEABLE)
- 11 OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC PLATTED ROW) (1.080 ACRE PERMEABLE)
- 12 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 1 16' WATER EASEMENT (VOL. 9548, PG. 76)
- 2 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9548, PG. 76)
- 3 OFF-LOT 12' WATER EASEMENT (CONCURRENT PLAT NO. 21-11800576)
- 4 30' PERMANENT SANITARY SEWER EASEMENT (DOC #20200301114)

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.

CLAYTON LINNEY P.E.
LICENSED PROFESSIONAL ENGINEER NO. 111543
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 204 - 9752

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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: (726) 223 - 4780

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1817 S INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-463-7722 FAX: 512-462-1474 EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 WASTEWATER FEE:

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.

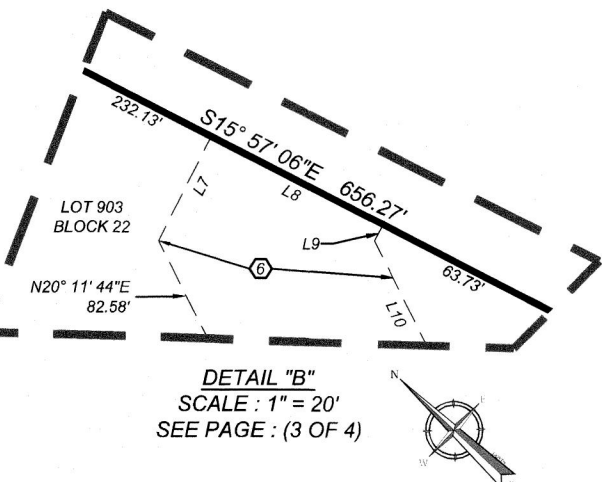
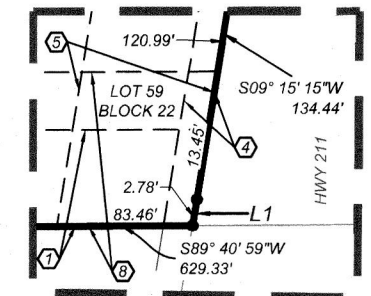
SAWS IMPACT FEE:

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.

UNPLATTED
180.88 ACRE TRACT
OWNER: TALLEY EXTENSION REVITALIZATION INITIATIVE LLC
(DOC # 20190108872 O.P.R.)

UNPLATTED
180.88 ACRE TRACT
OWNER: TALLEY EXTENSION REVITALIZATION INITIATIVE LLC
(DOC # 20190108872 O.P.R.)

UNPLATTED
180.88 ACRE TRACT
OWNER: TALLEY EXTENSION REVITALIZATION INITIATIVE LLC
(DOC # 20190108872 O.P.R.)



LOT 901, BLOCK 13
CIUDAD DE LAS PALOMAS UNIT 1A
(VOL. 9677, PG. 147-148 D.P.R.)

LOT 902, BLOCK 13, C.B. 4404,
MORGAN HEIGHTS PHASE 1B
(VOL. 20003, PG. 317-319) D.P.R.

100 YR FLOOD PLAIN (ZONE "AE") AS
SCALED FROM LOMR 13-06-150P9,
DATED: JANUARY 9, 2014)

UNPLATTED REMAINING PORTION
OF 218.56 ACRE TRACT
OWNER: CIUDAD DE LAS PALOMAS LTD.
(VOL. 11748, PG. 898 O.P.R.)

UNPLATTED
180.88 ACRE TRACT
OWNER: TALLEY EXTENSION REVITALIZATION INITIATIVE LLC
(DOC # 20190108872 O.P.R.)

STATE HIGHWAY 211
(400' R.O.W.)
MATCHLINE "D" SEE PAGE 2 OF 4

MATCHLINE "C" SEE PAGE 3 OF 4

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 80

