

## PLAT NO. 23-11800449

SUBDIVISION PLAT  
OF  
TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.008 ACRES OUT OF A 218.506 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018001396, 4.078 ACRES OUT OF A 62.213 ACRE TRACT OF LAND, RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195762, AND 0.844 ACRES OUT OF A 218.506 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 289, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1298, BEAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: May 7, 2025

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.

AUTHORIZED AGENT: CHARLES MARSH  
JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230  
45 SRL, INC.,  
A TEXAS CORPORATION  
3800 MILAM ST  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216

CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209  
SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

STATE OF TEXAS  
COUNTY OF BEAR

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/SHE 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 10th DAY OF May, A.D. 2025.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD 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

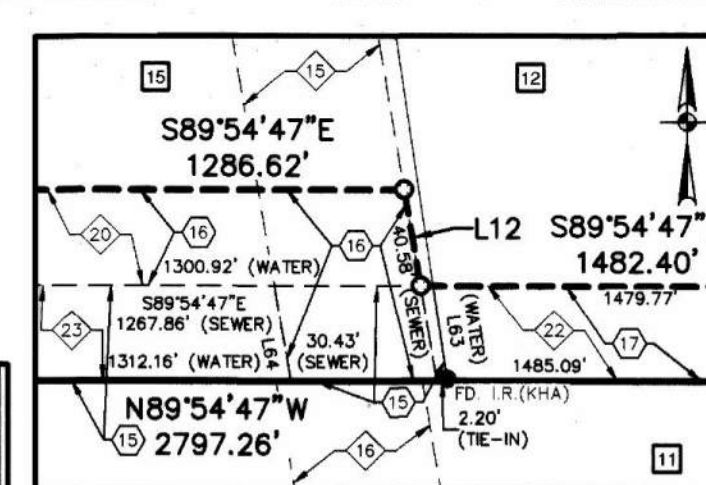
## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF 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, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



## DETAIL "A"

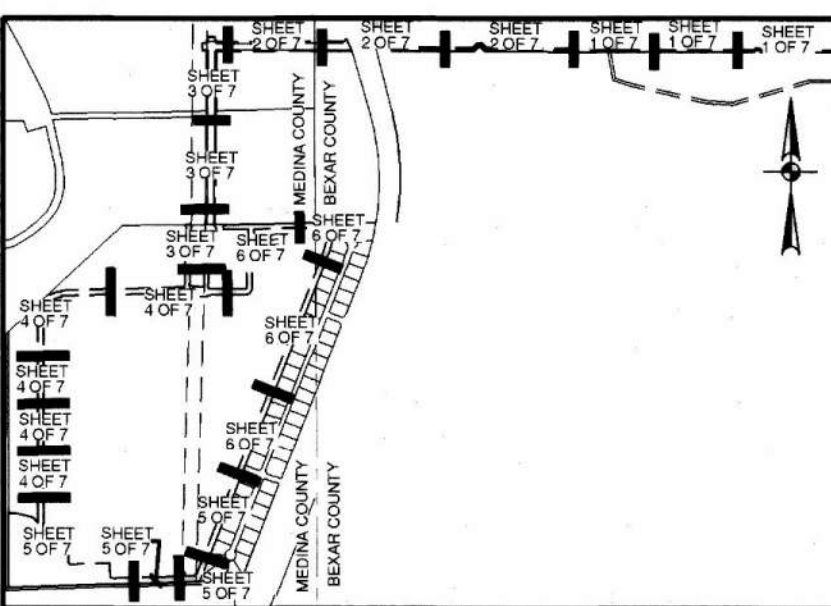
SCALE: 1" = 40'  
SEE THIS SHEET

## 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.



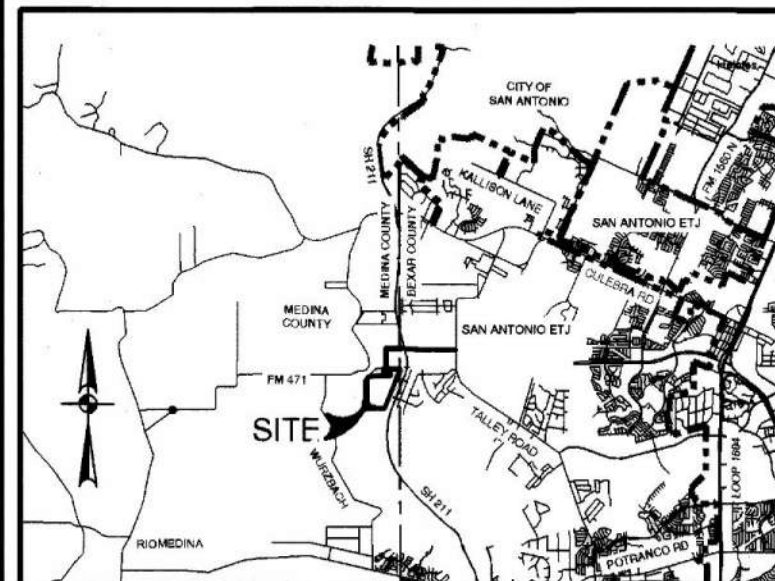
## INDEX MAP

SCALE: 1" = 2000'

## CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- |   |   |
|---|---|
| 7 UNPLATTED PORTION OF 24.06 ACRES TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC (DOC# 20190108871, DOC# 20190108872 OPRBC) | 11 UNPLATTED PORTION OF 180.88 ACRES TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC (DOC# 20190108871, DOC# 20190108872 OPRBC) |
| 8 UNPLATTED 504.75 ACRES MEDINA REVITALIZATION INITIATIVE, LLC (DOC# 2021003331 OPRMC)  | 12 CIUDAD DE LAS PALOMAS UNIT 1A, LOT 901, BLOCK 13 (VOL 9677, PG 147 DPRBC)  |
| 9 UNPLATTED 3.690 ACRES GARY LEGAN (DOC# 2021009335 OPRMC)  | 13 SA CIUDAD, LLC CIUDAD DE LAS PALOMAS UNIT 1, LOT 901, BLOCK 100 (VOL 20003, PG 1824-1826 PR)                                 |
| 10 UNPLATTED 73.694 ACRES CONCHO ALAMO RANCH LTD (DOC# 20240195762 OPR)   | 14 MORGAN HEIGHTS, PHASE 1A (VOL 20002, PG 2031-2033 PR)  |
|   | 15 UNPLATTED 73.694 ACRES CONCHO ALAMO RANCH LTD (DOC# 20240195762 OPR)   |



## LOCATION MAP

NOT-TO-SCALE

## LEGEND

- |   |   |
|---|---|
| DOC# DOCUMENT NUMBER  | VOL PG VOLUME PAGE(S)   |
| DPRBC DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS                   | ROW RIGHT-OF-WAY  |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)     | VAR WID VARIABLE WIDTH FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| PRMC PLAT RECORDS OF MEDINA COUNTY, TEXAS                           | SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW                   |
| OPRMC OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS               | LF LINEAR FEET  |
| OPRBC OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS                 | INT INTERSECTION EASEMENT POINT OF                                  |
| 1140 EXISTING CONTOURS  | CB COUNTY BLOCK EASEMENT  |
| 1140 PROPOSED CONTOURS  | ESMT EASEMENT   |
| 1140 ORIGINAL SURVEY/COUNTY LINE                                    |   |
| 1140 CENTERLINE   |   |
| 1140 EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |   |
| 1140 ETJ (EXTRA TERRITORIAL JURISDICTION)                           |   |

- |  |  |
|--|--|
| 1 14' GETCTV ESMT (2.053 TOTAL ACRES OFF-LOT) VAR WID PUBLIC DRAINAGE ESMT (25.68 TOTAL ACRES OFF-LOT) 50' X 70' ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TV AND DRAINAGE ESMT (0.160 TOTAL ACRES OFF-LOT) VAR WID GETCTV ESMT (0.007 TOTAL ACRES OFF-LOT) TEMPORARY TURNAROUND, PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, AND CABLE TELEVISION ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.203 TOTAL ACRES OFF-LOT) VAR WID DRAINAGE ESMT SET TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.104 TOTAL ACRES OFF-LOT) 20' WATER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.070 TOTAL ACRES OFF-LOT) 20' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.083 TOTAL ACRES OFF-LOT) VAR WID WATER ESMT (1.084 TOTAL ACRES OFF-LOT) 5' PERMANENT WATER ESMT (0.003 TOTAL ACRES OFF-LOT) | 3 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 659, PG 1262-1268 OPRMC) 30' WIDE INGRESS AND EGRESS ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 659, PG 1255-1261 OPRMC) 70' ROW ACCESS ESMT (DOC# 20220052735 OPRBC) 20' DRAINAGE ESMT (VOL 8, PG 9 PRMC) 16' GETCTV ESMT (VOL 8, PG 9 PRMC) 18' GETCTV ESMT (VOL 9548, PG 78 DPRBC) 37' DRAINAGE ESMT (VOL 8, PG 9 PRMC) 70' ROW ESMT (DOC# 2022002006 OPRMC) 14' GETCTV ESMT (DOC# 2022002007 OPRMC) VAR WID GETCTV ESMT (DOC# 2022002007 OPRMC) 50' X 70' ACCESS SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TV, AND DRAINAGE ESMT (DOC# 2022002007 OPRMC) 14' GETCTV ESMT (DOC# 2022002007 OPRMC) 30' PERMANENT SANITARY SEWER ESMT (DOC# 20210209361 OPRBC) 30' SANITARY SEWER ESMT (DOC# 20200301114 OPRBC) 20' BUILDING SETBACK LINE (VOL 9677, PG 147 DPRBC) 14' GETCTV ESMT (VOL 9677, PG 147 DPRBC) 30' SANITARY SEWER ESMT SAN ANTONIO WATER SYSTEM (DOC# 20200301114 OPRBC) 20' PERMANENT SANITARY SEWER ESMT (DOC# 20220052735 OPRBC) VAR WID PERMANENT WATER ESMT (DOC# 20220052735 OPRBC) VAR WID PERMANENT WATER ESMT (DOC# 20220052735 OPRBC) 20' PERMANENT WATER ESMT (DOC# 20220052735 OPRBC) 30' SANITARY SEWER ESMT SAN ANTONIO WATER SYSTEM (DOC# 20200301114 OPRBC) 14' GETCTV ESMT (VOL 20002, PG 2031-2033 PR) |
|--|--|

- |   |   |
|---|---|
| 1 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 654, PG 60-66 OPRMC) 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL 571, PG 1063-1070 OPRMC) | 4 UNPLATTED PORTION OF 181.6869 ACRES GARY W. STEIN (VOL 2, PG 181 OPRMC) LEGEND OAKS, UNIT 2 (VOL 9548, PG 76 DPRBC) |
| 2 UNPLATTED REMAINING PORTION OF 82.213 ACRES 45 SRL, INC. (VOL 685, PG 558 OPRMC)  | 5 UNPLATTED REMAINING PORTION OF 218.867 ACRES JEN TEXAS 26 LLC (DOC# 2021005119 OPRMC, DOC# 20210127198 OPRBC)       |
| 3 UNPLATTED REMAINING PORTION OF 33.233 ACRES 45 SRL, INC. (DOC# 2018001396 OPRMC)  |   |

STATE OF TEXAS  
COUNTY OF BEAR

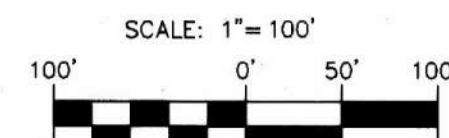
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Bruna F. Spengler*  
BRUNA F. SPENGLER  
127547  
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Tom H. Milo*  
TOM H. MILO  
6819  
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ATTESTED:

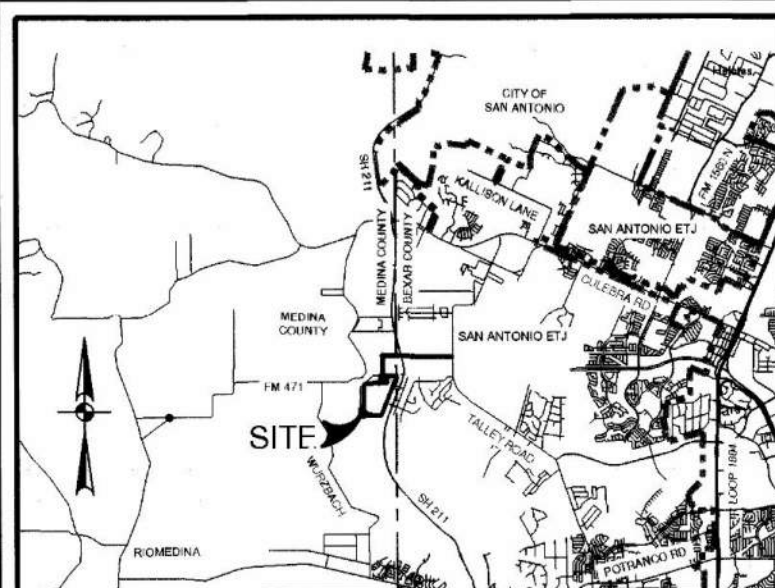
COUNTY JUDGE, MEDINA COUNTY, TEXAS

COUNTY CLERK, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLATCURVE AND LINE DATA  
ON SHEET 7 OF 7

SHEET 1 OF 7





LOCATION MAP  
NOT-TO-SCALE

#### CPS/SAWS/COSA UTILITY:

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

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

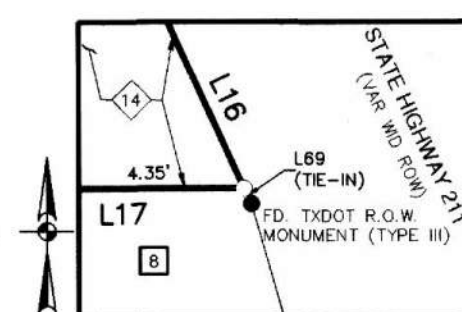
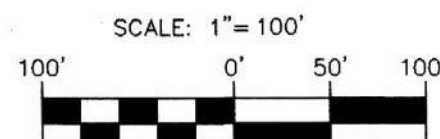
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### 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.

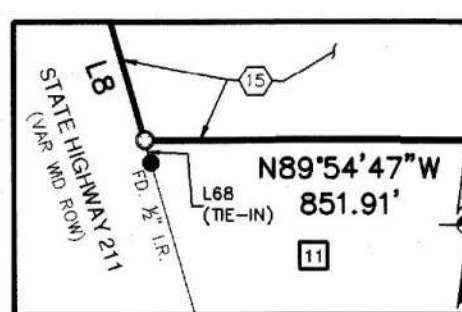
#### WASTEWATER EDU:

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



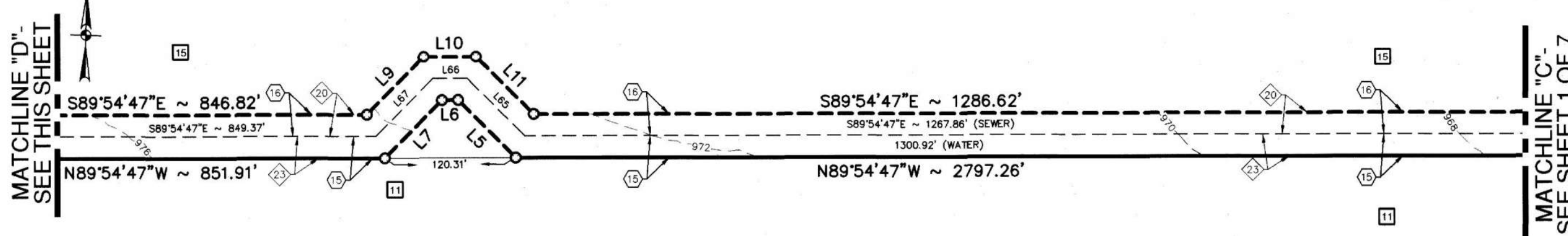
DETAIL "B"

SCALE: 1" = 5'  
SEE THIS SHEET



DETAIL "C"

SCALE: 1" = 10'  
SEE THIS SHEET

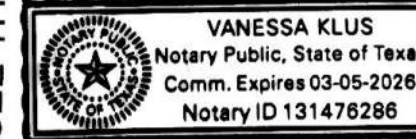
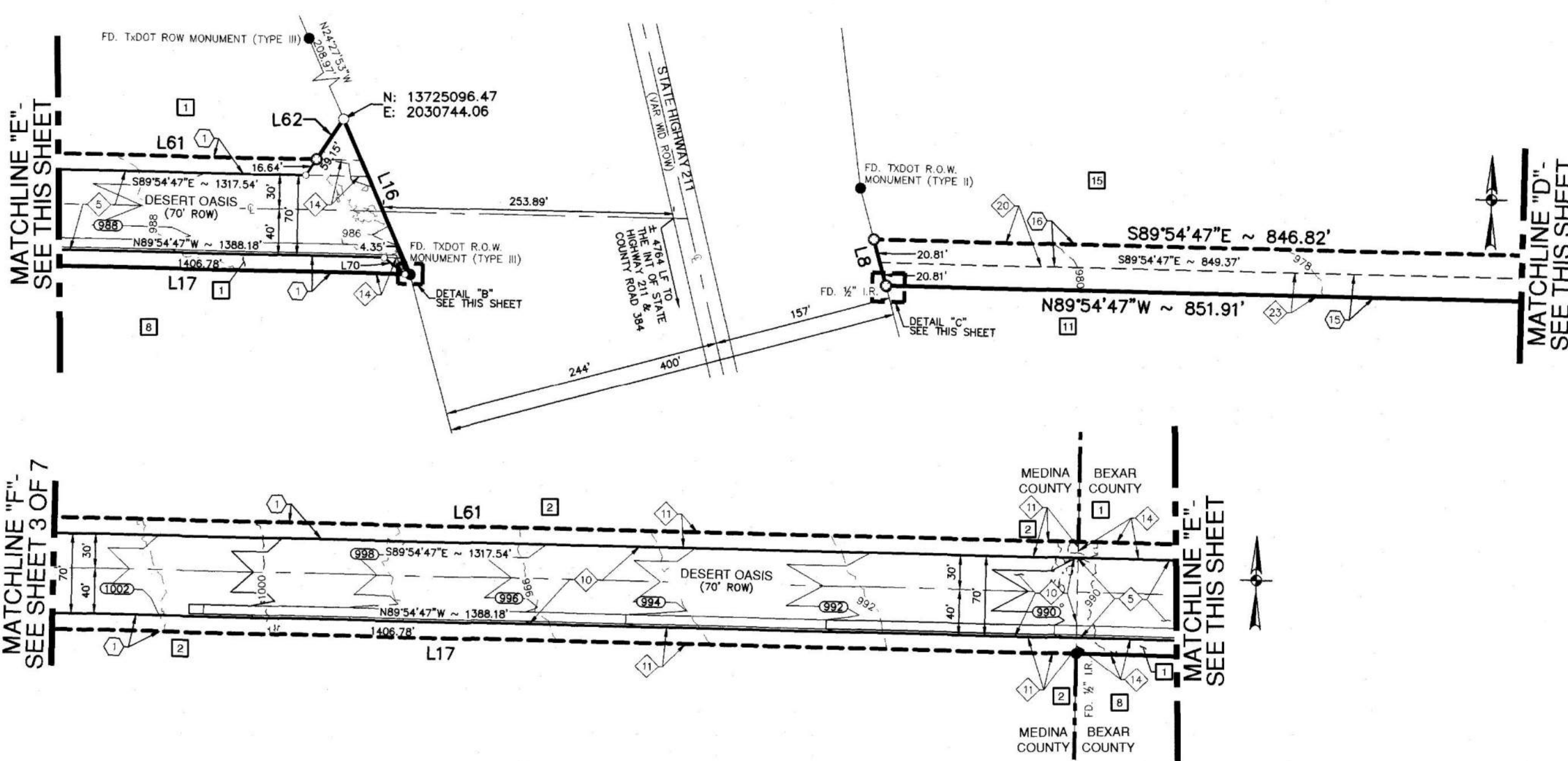


MATCHLINE "E"  
SEE THIS SHEET

MATCHLINE "F"  
SEE SHEET 3 OF 7

MATCHLINE "D"  
SEE THIS SHEET

MATCHLINE "C"  
SEE SHEET 1 OF 7



## PLAT NO. 23-11800449

### SUBDIVISION PLAT OF TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.006 ACRES OUT OF A 218.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018001396, 4.078 ACRES OUT OF A 82.213 ACRE TRACT OF LAND, RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195762, AND 0.844 ACRES OUT OF A 218.506 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 269, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1296, BEXAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AUTHORIZED AGENT: CHARLES MARSH

JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230

45 SRL, INC.,  
A TEXAS CORPORATION  
3800 MILAM ST  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216

CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209

SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

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/SHE 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 7th DAY OF MAY, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD 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

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY CLERK, MEDINA COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, \_\_\_\_\_ THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

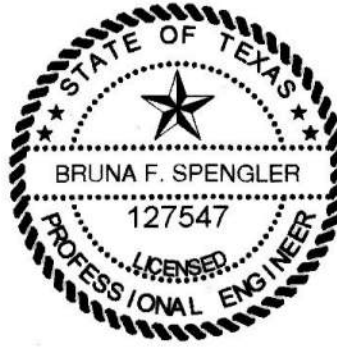
ATTESTED:

COUNTY JUDGE, MEDINA COUNTY, TEXAS

COUNTY CLERK, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. CURVE AND LINE DATA ON SHEET 7 OF 7.

SHEET 2 OF 7



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.

*Bruna Spengler*  
BRUNA F. SPENGLER  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

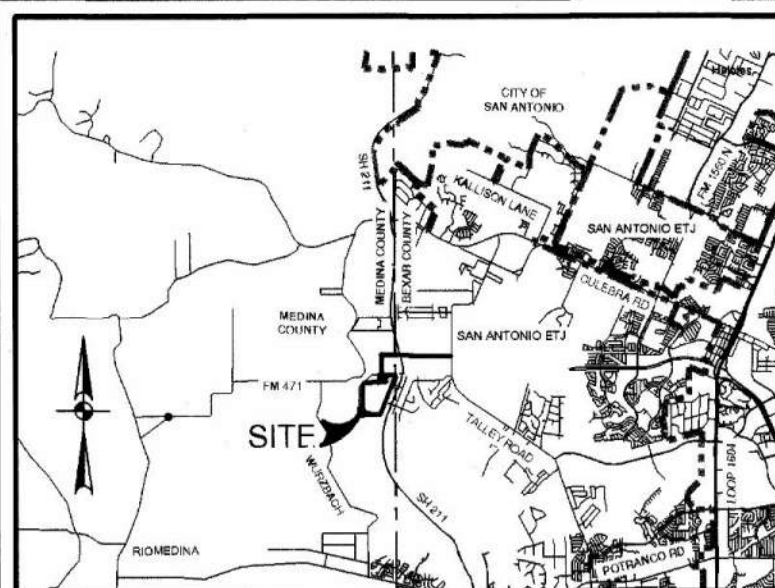
*Tom H. Milo*  
TOM H. MILO  
REGISTERED PROFESSIONAL LAND SURVEYOR











LOCATION MAP  
NOT-TO-SCALE

#### CPS/SAWS/COSA UTILITY:

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

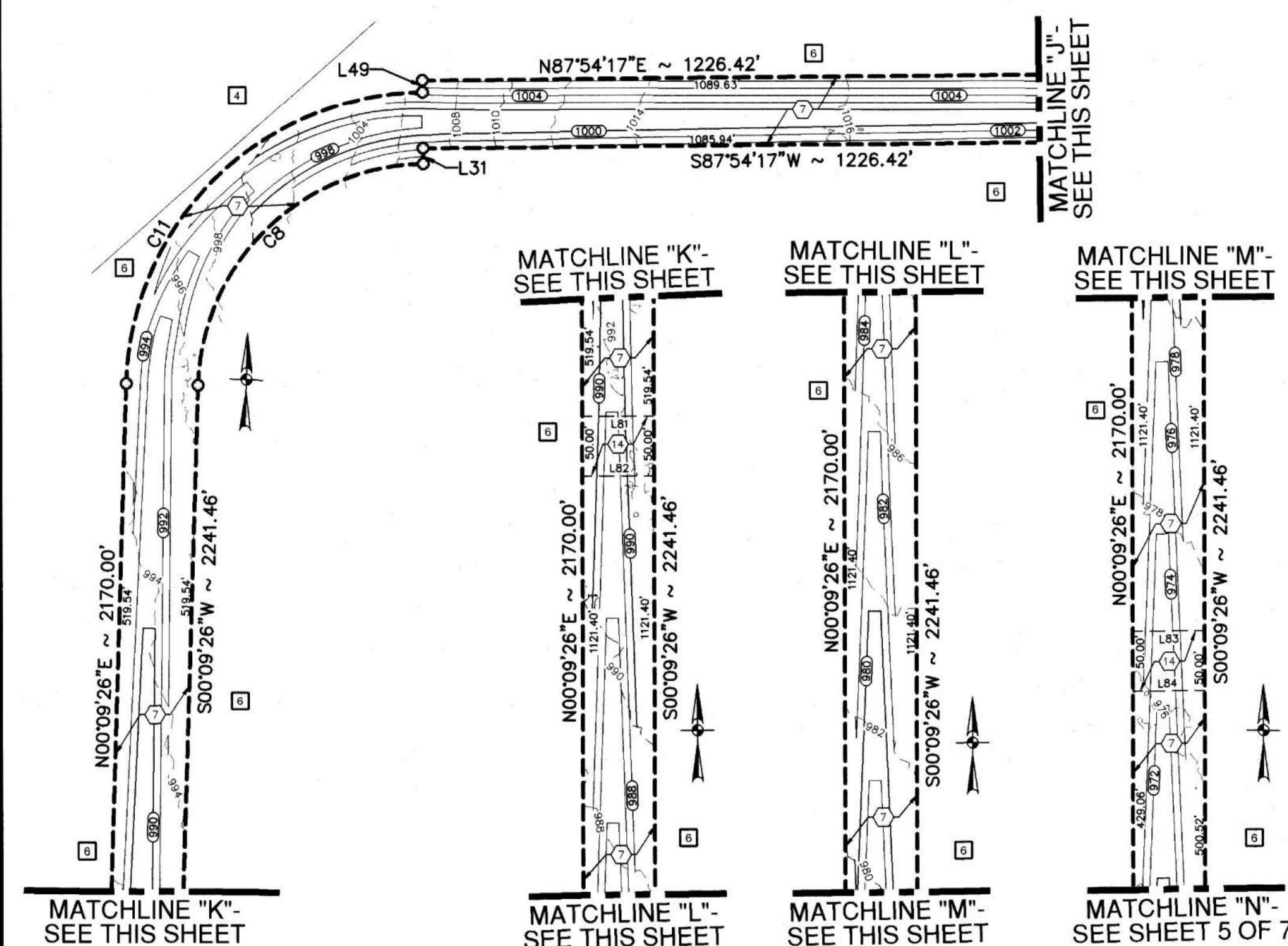
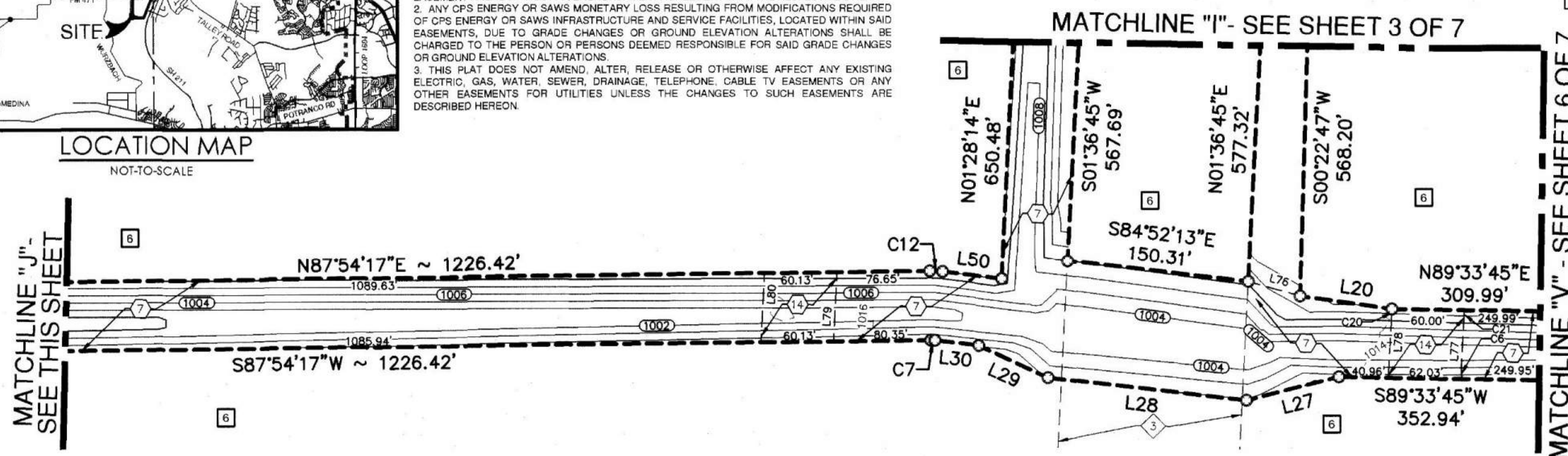
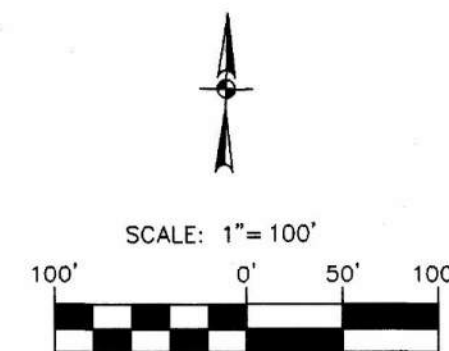
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### 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.



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.

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_, COUNTY CLERK, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 7 OF 7

SHEET 4 OF 7

PLAT NO. 23-11800449

## SUBDIVISION PLAT OF TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.006 ACRES OUT OF A 218.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018001396, 4.078 ACRES OUT OF A 82.213 ACRE TRACT OF LAND, RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195762, AND 0.844 ACRES OUT OF A 218.508 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 269, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1298, BEXAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEXAR 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.

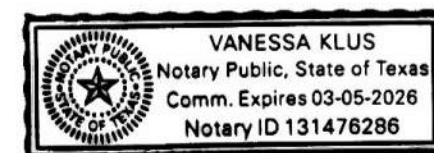
AUTHORIZED AGENT: CHARLES MARSH

JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230  
45 SRL, INC.,  
A TEXAS CORPORATION  
3800 MILAM ST.  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216

CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209  
SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

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/SHE 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\_\_\_\_.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD, 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

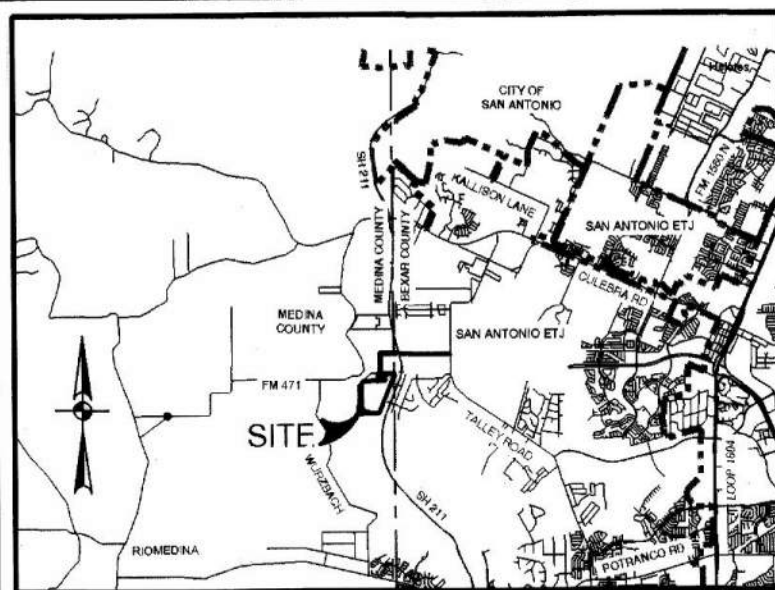
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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





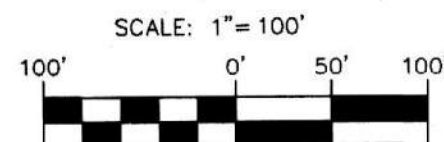
LOCATION MAP  
NOT-TO-SCALE

#### SAWS IMPACT FEE:

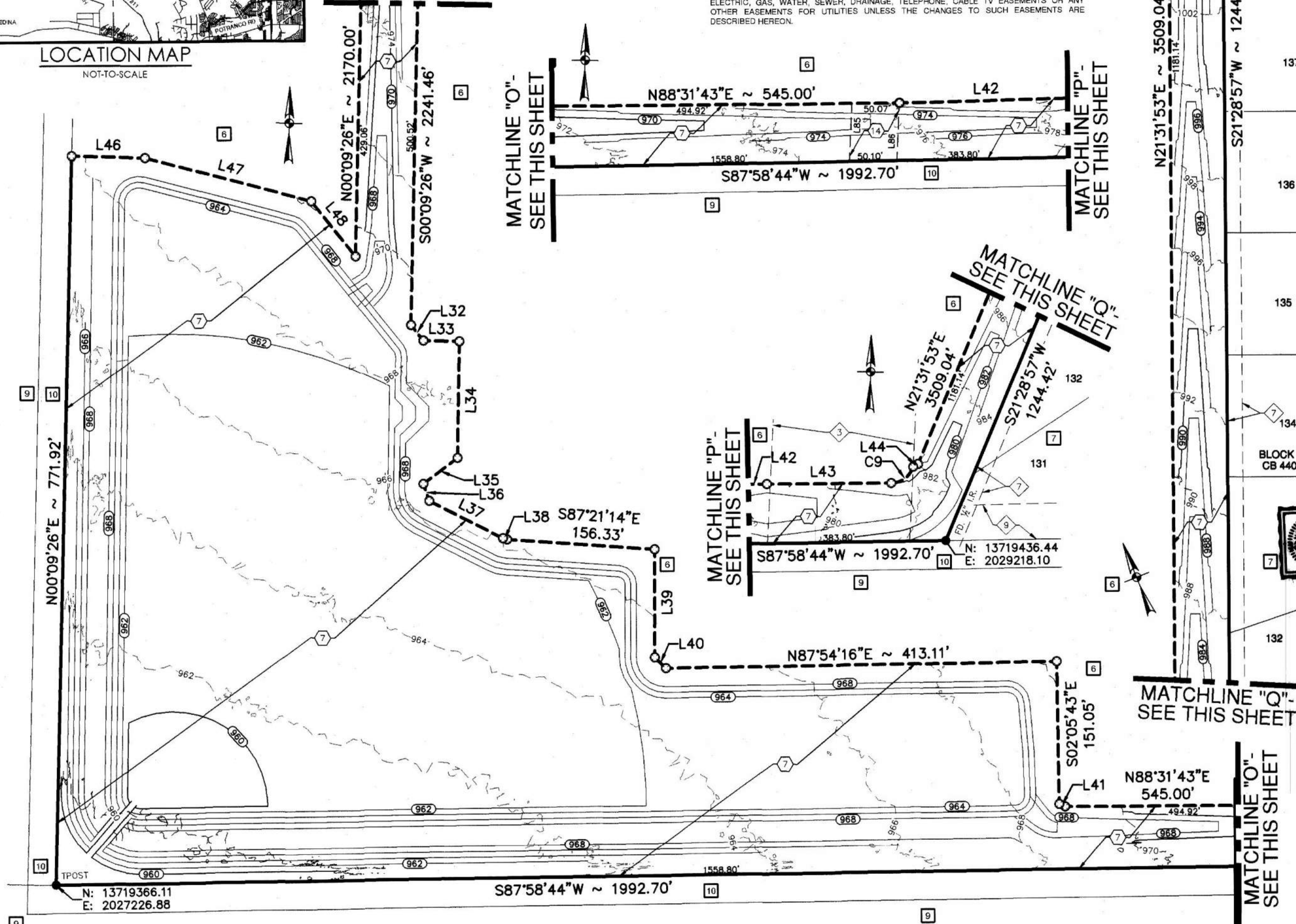
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### WASTEWATER EDU:

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



MATCHLINE "N"-  
SEE SHEET 4 OF 7



MATCHLINE "R"-  
SEE SHEET 6 OF 7

BLOCK 1  
CB 4403

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

139  
138  
137  
136  
135  
134  
133  
132

PLAT NO. 23-11800449

SUBDIVISION PLAT

OF

TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.006 ACRES OUT OF A 218.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018001396, 4.078 ACRES OUT OF A 82.213 ACRE TRACT OF LAND RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195762, AND 0.844 ACRES OUT OF A 218.506 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 269, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1298, BEXAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600  
DATE OF PREPARATION: May 7, 2025

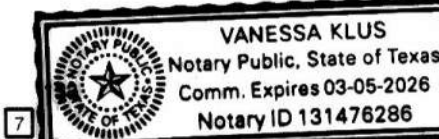
STATE OF TEXAS  
COUNTY OF BEXAR

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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AUTHORIZED AGENT: CHARLES MARSH  
JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230  
45 SRL, INC.  
A TEXAS CORPORATION  
3800 MILAM ST  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216  
CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209  
SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

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/SHE 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 10th DAY OF MAY, A.D. 2025.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD, 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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF MEDINA COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF MEDINA COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ATTESTED:

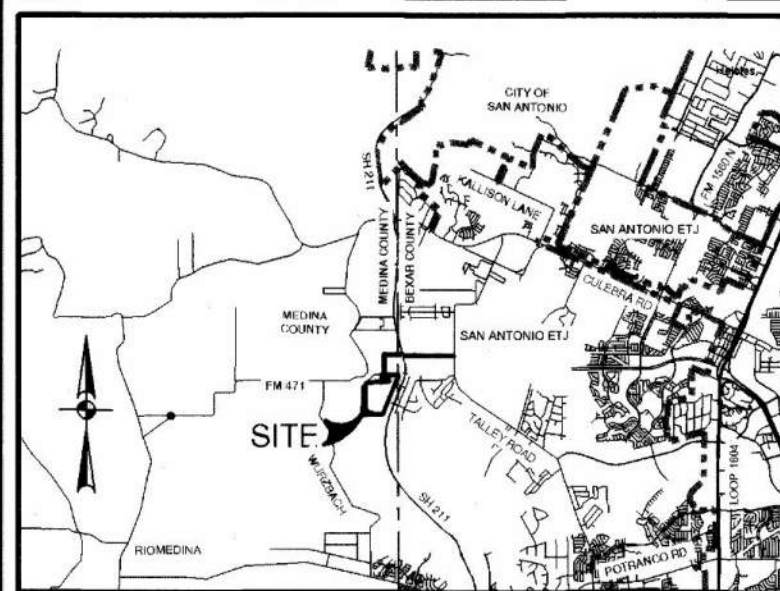
COUNTY JUDGE, MEDINA COUNTY, TEXAS

COUNTY CLERK, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

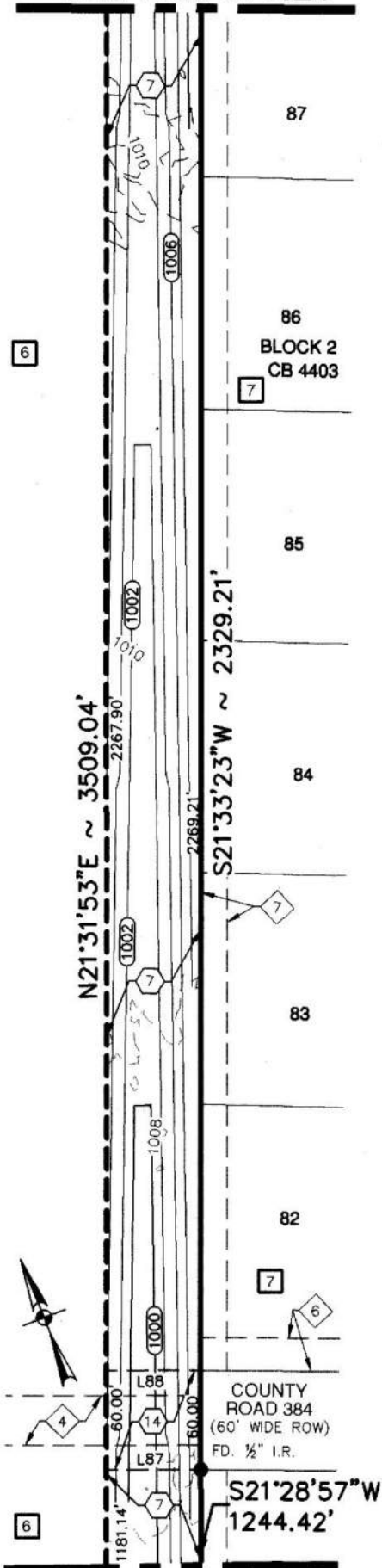
CURVE AND LINE DATA  
ON SHEET 7 OF 7





LOCATION MAP

NOT-TO-SCALE  
MATCHLINE "S"-  
SEE THIS SHEET



MATCHLINE "R"-  
SEE SHEET 5 OF 7

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.

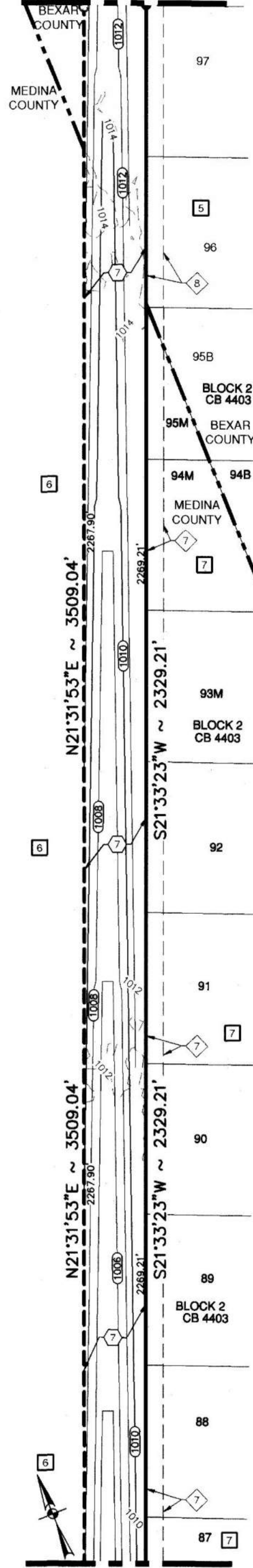
*Bruna F. Spengler*  
BRUNA F. SPENGLER  
LICENSED PROFESSIONAL ENGINEER  
127547

STATE OF TEXAS  
COUNTY OF BEXAR

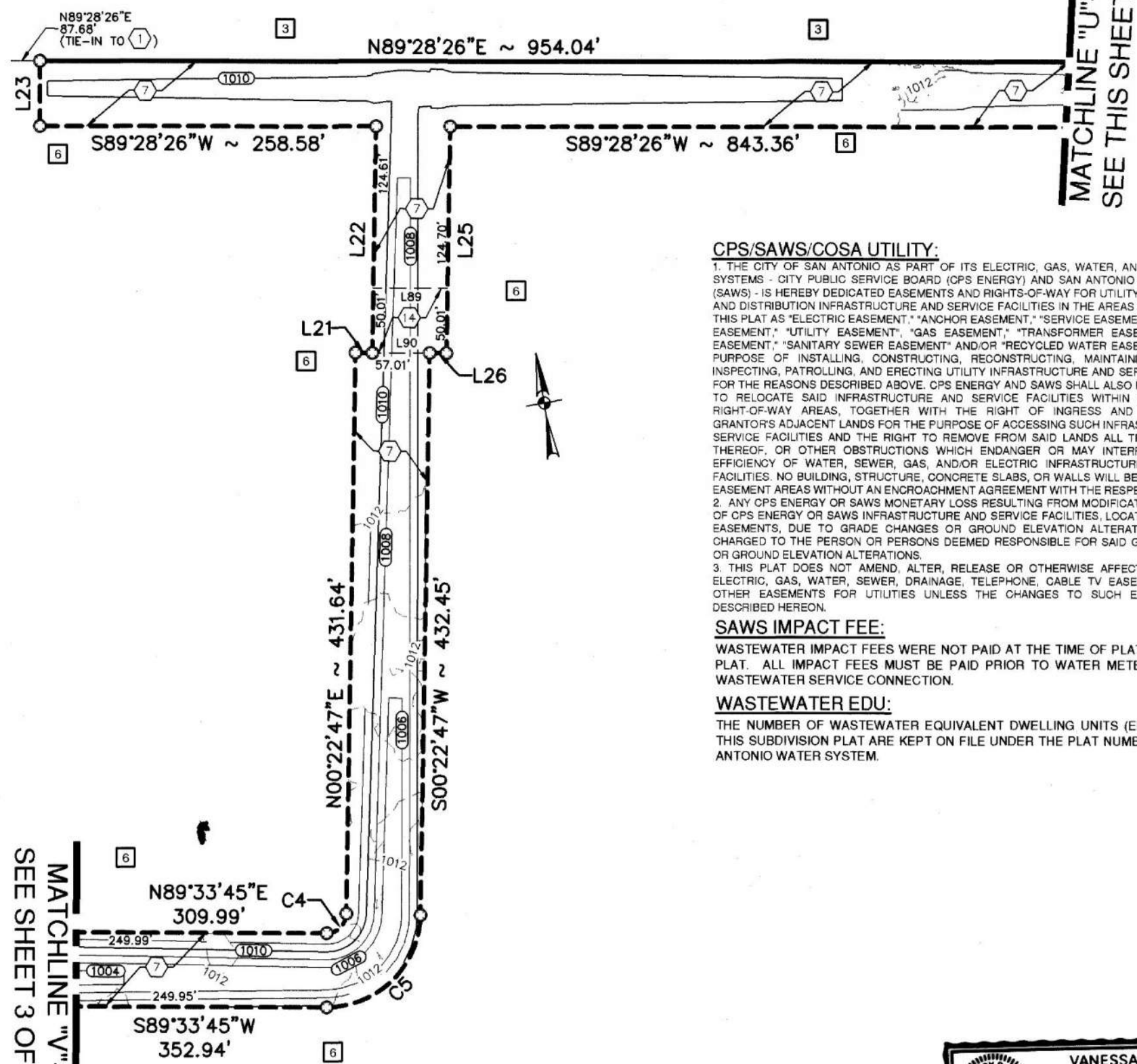
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Tom H. Milo*  
TOM H. MILO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
6819

MATCHLINE "T"-  
SEE THIS SHEET



MATCHLINE "S"-  
SEE THIS SHEET



MATCHLINE "V"-  
SEE SHEET 3 OF 7

MATCHLINE "T"-  
SEE THIS SHEET

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_, COUNTY CLERK, MEDINA COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ATTESTED:

COUNTY JUDGE, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 7 OF 7

SHEET 6 OF 7

PLAT NO. 23-11800449

SUBDIVISION PLAT  
OF  
TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.006 ACRES OUT OF A 218.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20180396, 4.078 ACRES OUT OF A 82.213 ACRE TRACT OF LAND, RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195782, AND 0.844 ACRES OUT OF A 218.506 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 269, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1296, BEXAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028890

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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AUTHORIZED AGENT: CHARLES MARSH

JEN TEXAS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230  
45 SRL, INC.  
A TEXAS CORPORATION  
3800 MILAM ST  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216

CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209  
SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

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/SHE 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\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD 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

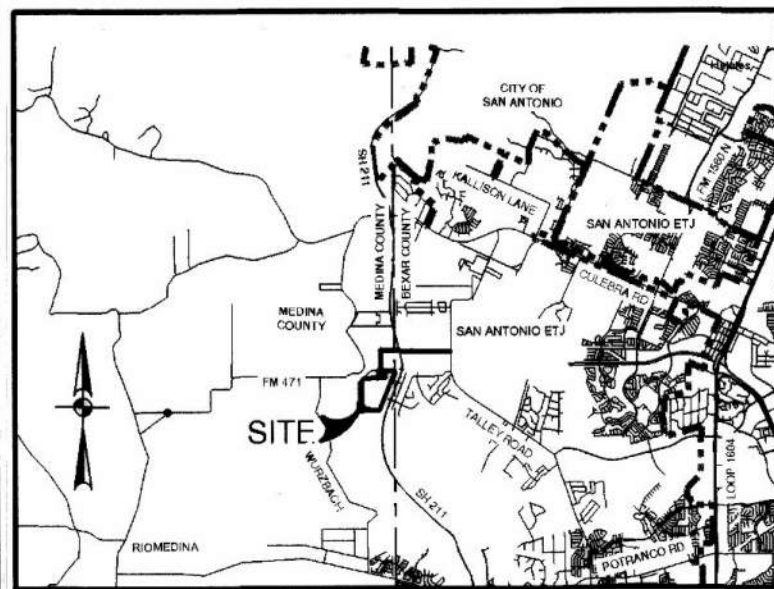
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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





LOCATION MAP  
NOT-TO-SCALE

#### TCI DETENTION & MAINTENANCE:

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

#### INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

#### RESIDENTIAL FINISHED FLOOR

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

#### TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 1 ACCESS POINT(S) ALONG STATE HIGHWAY 211, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 147.06 LINEAR FT OF HIGHWAY FRONTAGE.
- 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.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800439) 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 36-477(H).

#### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO, BEXAR COUNTY, AND MEDINA 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.

#### 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 CORN NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

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

#### 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:

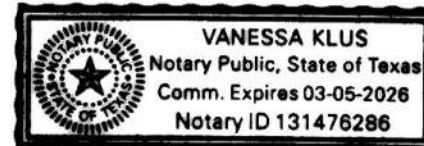
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

#### COMMON AREA MAINTENANCE:

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

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S0°10'08"E	20.00'	L46	S89°50'34"E	77.59'
L2	N45°00'00"W	33.75'	L47	S76°29'12"E	181.77'
L3	N90°00'00"W	26.04'	L48	S39°51'40"E	74.73'
L4	S45°00'00"W	33.60'	L49	N2°05'43"W	10.00'
L5	N45°00'00"W	74.59'	L50	S84°52'13"E	49.07'
L6	N90°00'00"W	15.00'	L51	N89°28'26"E	54.03'
L7	S45°00'00"W	74.33'	L52	S0°23'16"W	67.30'
L8	N15°58'04"E	41.62'	L53	N0°17'41"E	72.49'
L9	N45°00'00"E	74.30'	L54	N89°54'47"W	50.00'
L10	N90°00'00"E	48.14'	L55	N0°30'19"E	70.00'
L11	S45°00'00"E	74.63'	L56	S89°54'47"E	50.00'
L12	S9°35'11"E	20.29'	L57	N0°22'47"E	24.86'
L13	N45°00'00"E	33.58'	L58	N89°57'41"E	14.00'
L14	N90°00'00"E	42.60'	L59	N89°57'41"E	14.00'
L15	S45°00'00"E	33.77'	L60	S0°22'47"W	10.10'
L16	S24°27'53"E	147.06'	L61	S89°54'47"E	1326.54'
L17	N89°54'47"W	1411.13'	L62	N32°48'40"E	42.51'
L18	S89°28'26"W	14.00'	L63	S8°22'53"E	20.22'
L19	S0°22'47"W	1.39'	L64	S9°35'11"E	20.29'
L20	S83°27'11"E	76.70'	L65	S45°00'00"E	74.61'
L21	N89°33'45"E	13.00'	L66	N90°00'00"E	31.57'
L22	N0°22'47"E	174.62'	L67	N45°00'00"E	74.32'
L23	N0°31'34"W	50.00'	L68	N15°07'41"W	1.22'
L24	S0°31'34"E	49.31'	L69	S25°33'59"E	0.44'
L25	S0°22'47"W	174.71'	L70	N52°56'03"W	23.27'
L26	S89°33'45"W	13.00'	L71	S89°37'13"E	5.00'
L27	S74°35'42"W	78.98'	L72	S0°22'47"W	23.67'
L28	N84°52'13"W	165.21'	L73	N0°22'47"E	55.05'
L29	N66°26'07"W	63.25'	L74	S84°33'12"E	55.21'
L30	N84°52'13"W	36.38'	L75	N84°03'12"W	55.06'
L31	S2°05'43"E	13.00'	L76	S75°28'13"E	44.67'
L32	S39°51'40"E	21.00'	L77	N1°36'45"E	43.36'
L33	S89°50'34"E	37.94'	L78	S1°36'45"W	53.05'
L34	S0°08'19"E	123.40'	L79	N1°36'45"E	57.12'
L35	S51°33'01"W	45.19'	L80	S1°36'45"W	57.12'
L36	S19°59'43"E	19.06'	L81	N89°50'22"W	60.00'
L37	S64°12'51"E	87.15'	L82	S89°50'22"E	60.00'
L38	S75°47'02"E	4.61'	L83	N89°50'34"W	60.00'
L39	S1°09'02"E	114.73'	L84	S89°50'34"E	60.00'
L40	S46°37'22"E	16.40'	L85	S1°36'43"W	61.78'
L41	S67°41'11"E	6.65'	L86	N1°36'45"E	61.30'
L42	N87°28'58"E	191.79'	L87	N68°24'44"W	56.99'
L43	N88°31'43"E	131.56'	L88	S68°24'44"E	57.01'
L44	N58°30'32"E	5.98'	L89	N89°33'45"E	57.01'
L45	S74°49'02"E	58.00'	L90	S89°33'45"W	57.01'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1.00'	89°42'26"	S45°14'00"W	1.41'	1.57'
C2	15.00'	57°25'16"	S28°19'51"E	14.41'	15.03'
C3	50.00'	188°43'15"	S37°19'09"W	99.71'	164.69'
C4	15.00'	89°10'58"	N44°58'16"E	21.06'	23.35'
C5	72.00'	89°10'58"	S44°58'16"W	101.09'	112.07'
C6	15.00'	29°52'06"	S13°19'18"E	7.73'	7.82'
C7	28.00'	71°3'30"	N88°28'58"W	3.53'	3.53'
C8	190.00'	87°44'51"	S44°01'51"W	283.37'	290.98'
C9	24.50'	72°05'50"	N52°28'48"E	28.84'	30.83'
C10	28.00'	4°39'53"	N17°30'55"E	2.28'	2.28'
C11	250.00'	87°44'51"	N44°01'51"E	346.54'	382.87'
C12	85.00'	71°3'30"	S88°28'58"E	10.71'	10.72'
C13	15.00'	4°06'56"	N87°51'20"W	1.08'	1.08'
C14	15.00'	3°31'47"	N88°19'19"E	0.92'	0.92'
C15	1.00'	90°17'34"	S44°46'00"E	1.42'	1.58'
C16	15.00'	89°42'26"	S45°14'00"W	21.16'	23.49'
C17	15.00'	90°17'34"	N44°46'00"W	21.27'	23.64'
C18	15.00'	89°42'26"	N45°14'00"E	21.16'	23.49'
C19	15.00'	90°17'34"	S44°46'00"E	21.27'	23.64'
C20	170.00'	1°20'40"	N0°56'25"E	3.99'	3.99'
C21	230.00'	1°31'43"	N0°50'54"E	6.14'	6.14'



PLAT NO. 23-11800449

## SUBDIVISION PLAT OF TALLYHO OFFSITE ROAD

BEING A TOTAL OF 37.825 ACRE TRACT OF LAND, COMPRISED OF 27.006 ACRES OUT OF A 218.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, 2.674 ACRES OUT OF A 33.233 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2018001396, 4.078 ACRES OUT OF A 82.213 ACRE TRACT OF LAND, RECORDED IN VOLUME 685, PAGE 558, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS OUT OF THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, 2.139 ACRES OUT OF A 73.694 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240195762, AND 0.944 ACRES OUT OF A 218.508 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20050257855, OUT OF THE JOSE JACINTO GONZALES SURVEY NUMBER 225, ABSTRACT 289, AND BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 1298, BEXAR COUNTY, TEXAS, 1.012 ACRES LOCATED ON LOT 901, BLOCK 13, COUNTY BLOCK 4404, CIUDAD DE LAS PALOMAS UNIT 1A, RECORDED IN VOLUME 9677, PAGES 147-148, AND 0.072 ACRES OFFSITE EASEMENTS LOCATED ON LOT 901, BLOCK 100, CIUDAD DE LAS PALOMAS UNIT 2 RECORDED IN VOLUME 20003, PAGE 1824-1826, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AUTHORIZED AGENT: CHARLES MARSH  
JEN TEXAS 26 LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TEXAS 78230  
45 SRL, INC.,  
A TEXAS CORPORATION  
3800 MILAM ST.  
HOUSTON, TEXAS 77002  
CONCHO ALAMO RANCH LTD  
A TEXAS LIMITED PARTNERSHIP  
9311 SAN PEDRO AVE., SUITE 850  
SAN ANTONIO, TEXAS 78216

CIUDAD DE LAS PALOMAS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
5150 BROADWAY, SUITE 288  
SAN ANTONIO, TEXAS 78209  
SA CIUDAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
13141 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77040

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/SHE 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 14th DAY OF May, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TALLYHO OFFSITE ROAD, 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

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 \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

ATTESTED:

COUNTY JUDGE, MEDINA COUNTY, TEXAS

COUNTY CLERK, MEDINA COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 7 OF 7

