

LOCATION MAP  
NOT-TO-SCALE

LEGEND

DOC#	DOCUMENT NUMBER	VOL	VOL LMF
ESMT	EASEMENT	PG	PAGE(S)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	VAR	RIGHT-OF-WAY
PRMC	MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS (SURVEYOR)	VAR	VARIABLE WIDTH FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPRMC	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	VAR	SET 1/2" IRON ROD (PD)
LF	LINEAR FEET	CB	EASEMENT POINT OF INTERSECTION
INT	INTERSECTION	CB	COUNTY BLOCK
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
1	CENTERLINE		
3	10' GETCTV ESMT (0.096 TOTAL ACRES OFF-LOT)	1	10' GETCTV ESMT (TALLYHO UNIT 2, PLAT# 23-118000469, CONCURRENT PLAT)
5	1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) (0.008 TOTAL ACRES OFF-LOT)	2	20' BUILDING SETBACK LINE (TALLYHO UNIT 2, PLAT# 23-118000469, CONCURRENT PLAT)
11	20' BUILDING SETBACK LINE	3	VAR WID DRAINAGE ESMT (TALLYHO UNIT 2, PLAT# 23-118000469, CONCURRENT PLAT)
12	10' GETCTV & BUILDING SETBACK LINE	4	10' GETCTV & BUILDING SETBACK LINE (TALLYHO UNIT 2, PLAT# 23-118000469, CONCURRENT PLAT)
13	60"/50" WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.138 TOTAL ACRES OFF-LOT)	5	150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL. 659, PG. 1262-1268 OPRMC)
14	VAR WID GETCTV ESMT (0.035 TOTAL ACRES OFF-LOT)	6	VAR WID DRAINAGE ESMT (TALLYHO OFFSITE ROAD, PLAT# 23-118000469, CONCURRENT PLAT)
1	UNPLATTED REMAINING PORTION OF 216.867 ACRES JEN TEXAS 26 LLC (DOC# 2021005119 OPRMC, DOC# 20210127198 OPRMC)	7	20' DRAINAGE ESMT (VOL. 8, PG. 9 PRMC)
2	LEGEND OAKS, UNIT 2 (VOL. 8, PG. 9 PRMC)	8	16' GETCTV ESMT (VOL. 8, PG. 9 PRMC)
3	TALLYHO UNIT 2 (PLAT# 23-118000469, CONCURRENT PLAT)		
4	LOT 904, BLOCK 102 0.055 ACRES OPEN SPACE, PERMEABLE		
5	LOT 905, BLOCK 102 0.089 ACRES OPEN SPACE, PERMEABLE		
6	LOT 903, BLOCK 107 3.431 ACRES OPEN SPACE, PERMEABLE		

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:

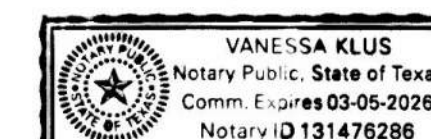
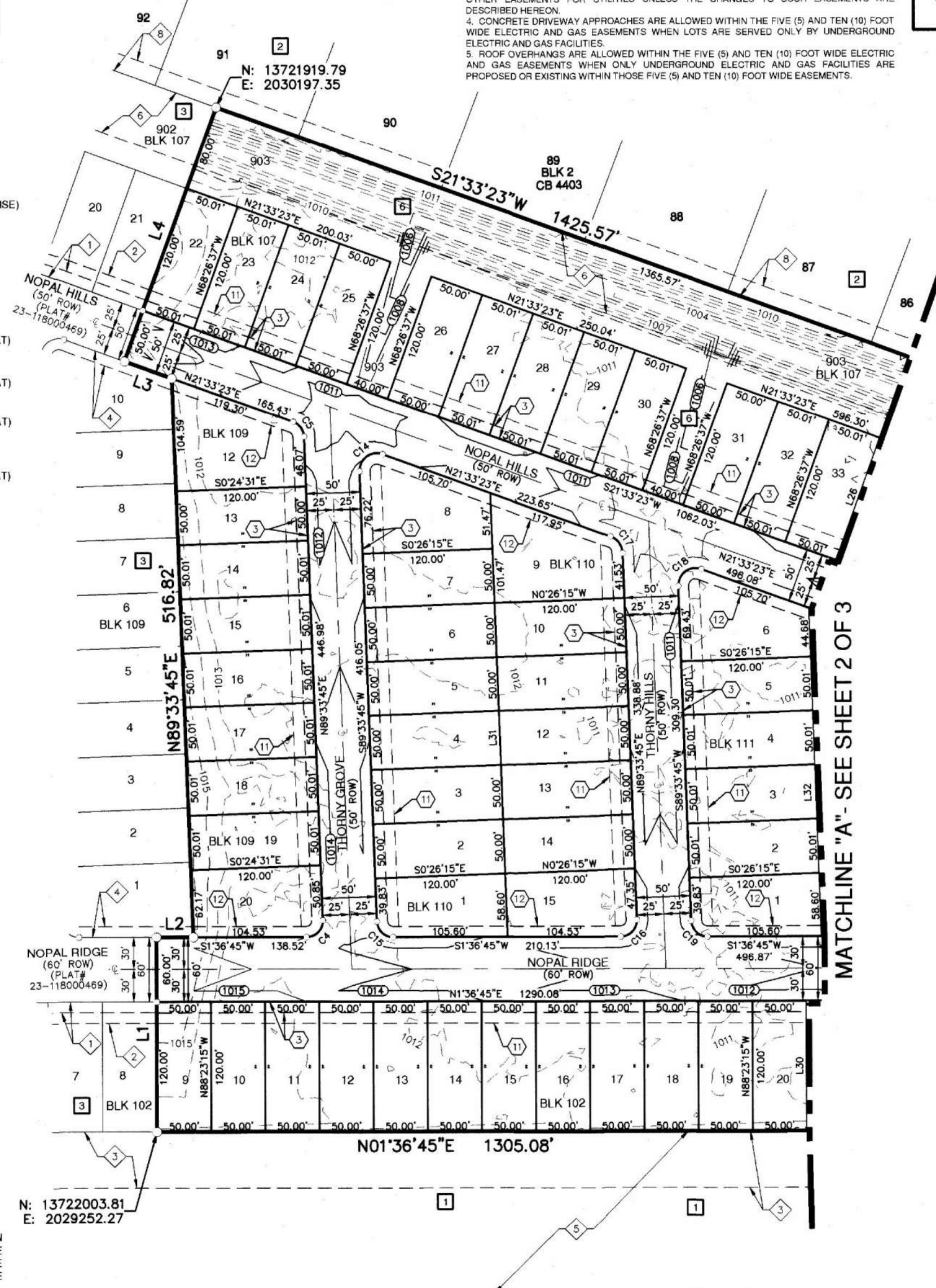
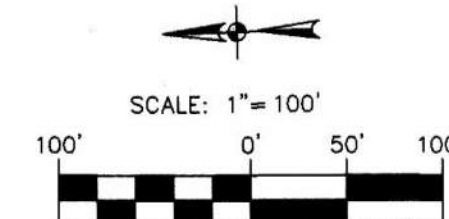
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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) - 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. 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.



INDEX MAP  
SCALE: 1" = 1000'



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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 3 OF 3

SHEET 1 OF 3

PLAT NO. 23-11800468

SUBDIVISION PLAT  
OF  
TALLYHO UNIT 1

BEING A TOTAL OF 22.531 ACRE TRACT OF LAND, ESTABLISHING LOTS 9-33, 804, 905, BLOCK 102, LOTS 22-47, 903, BLOCK 107, LOTS 12-20, BLOCK 109, LOTS 1-15, BLOCK 110, LOTS 1-19, BLOCK 111, OUT OF A 216.856 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS IN THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: May 7, 2025

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF May, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS 14th DAY OF May, A.D. 2025

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF TALLYHO UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14th DAY OF May, A.D. 2025

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

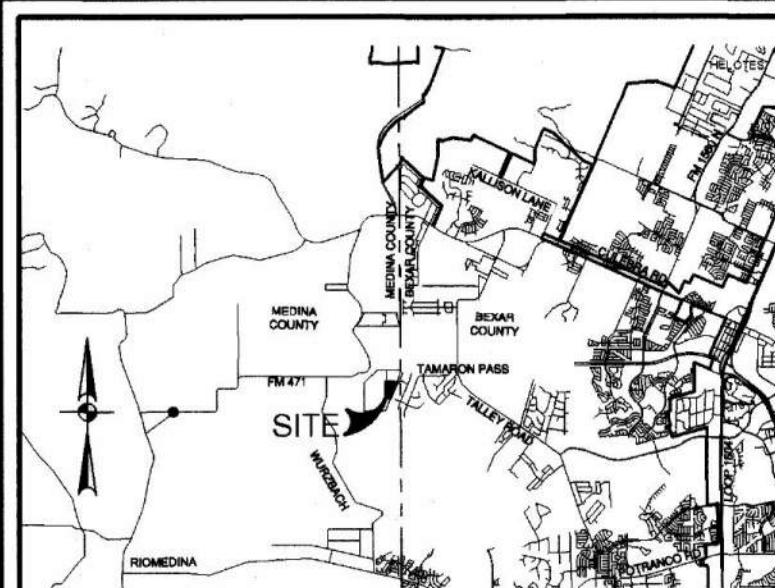
STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE 14th DAY OF May, A.D. 2025 AT 10:00 A.M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME 11, SLIDE 11 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th DAY OF May, A.D. 2025.

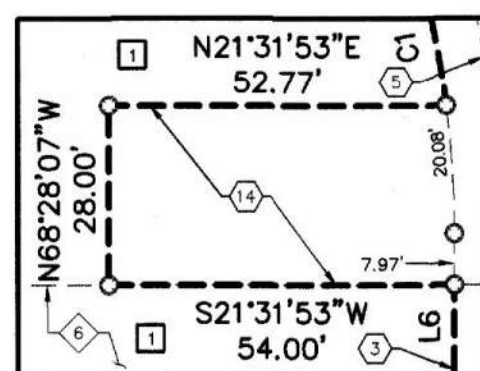
COUNTY CLERK  
MEDINA COUNTY, TEXAS

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





LOCATION MAP  
NOT-TO-SCALE



DETAIL "A"  
SCALE: 1" = 30'  
SEE THIS SHEET

#### 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

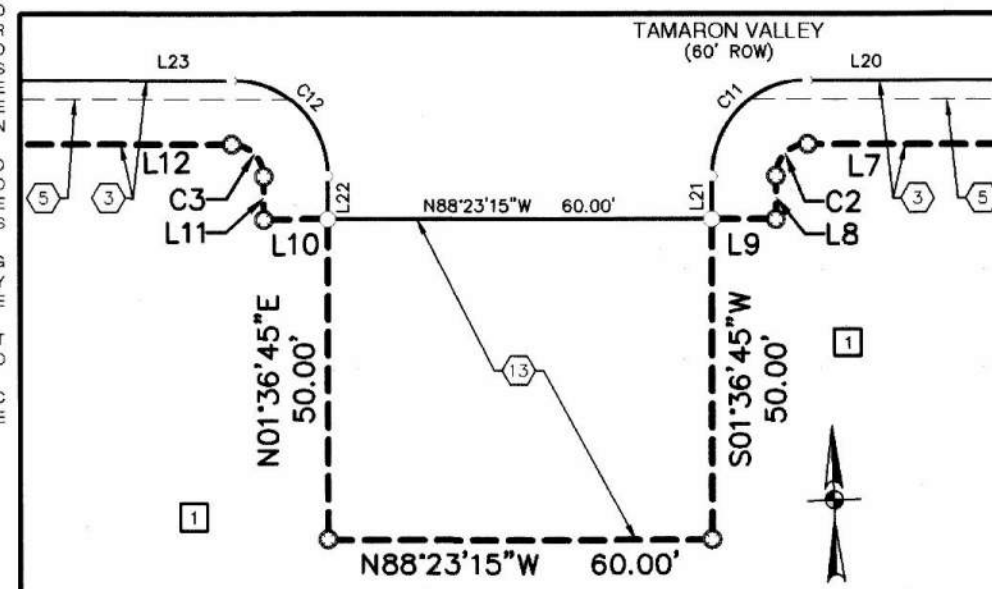
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### SAWS IMPACT FEE:

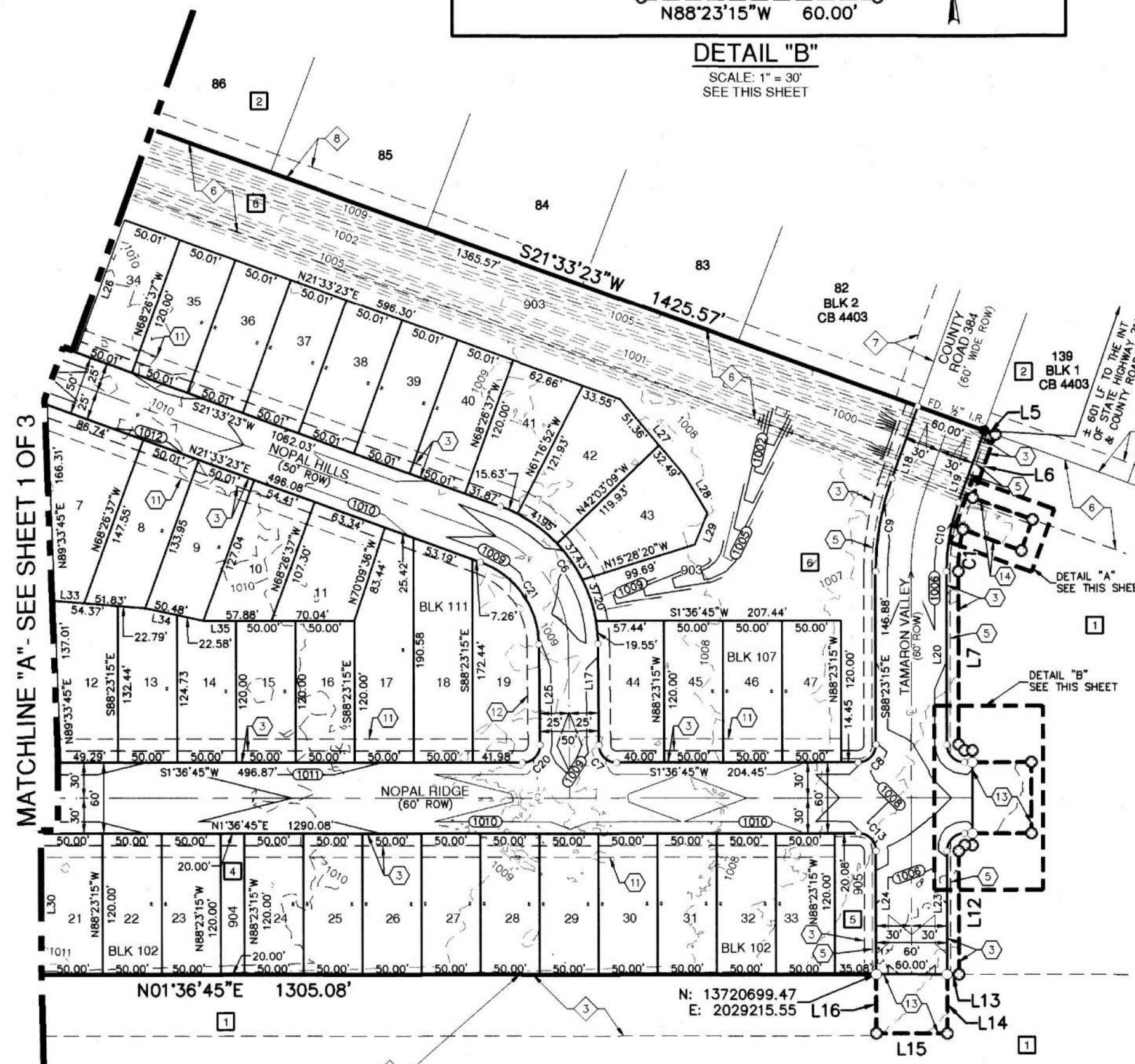
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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" = 30'  
SEE THIS SHEET



#### SURVEYOR'S NOTES:

1. 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 1/2" 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.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

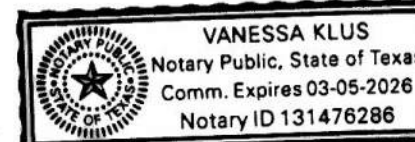
STATE OF TEXAS  
COUNTY OF BEXAR

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



PLAT NO. 23-11800468

### SUBDIVISION PLAT OF TALLYHO UNIT 1

BEING A TOTAL OF 22.531 ACRE TRACT OF LAND, ESTABLISHING LOTS 9-33, 904, 905, BLOCK 102, LOTS 22-47, 903, BLOCK 107, LOTS 12-20, BLOCK 109, LOTS 1-15, BLOCK 110, LOTS 1-19, BLOCK 111, OUT OF A 218.855 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021005119, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS IN THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: May 7, 2025

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF TALLYHO UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

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

COUNTY CLERK  
MEDINA COUNTY, TEXAS

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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA  
ON SHEET 3 OF 3

SHEET 2 OF 3

TALLYHO UNIT 1

Civil Job No. 12285-01; Survey Job No. 12285-00



TALLYHO UNIT 1  
Civil Job No. 12285-01; Survey Job No. 12285-00

PLAT NO. 23-11800468

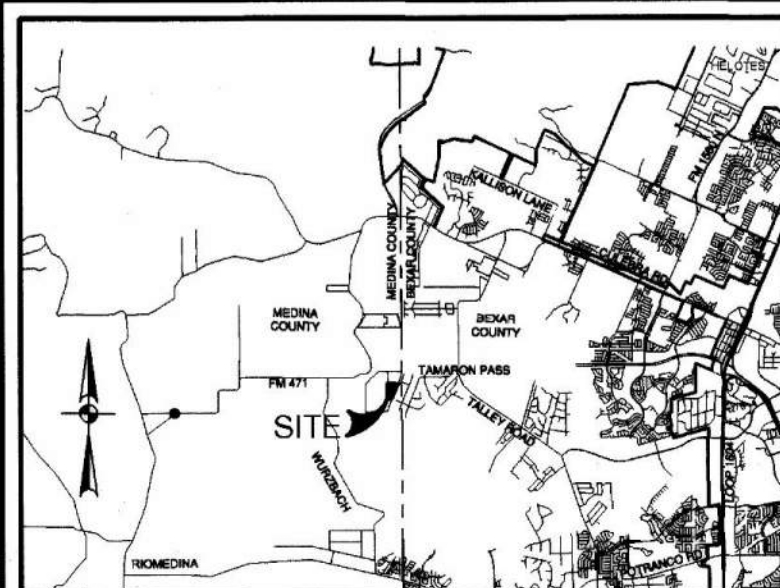
SUBDIVISION PLAT  
OF  
TALLYHO UNIT 1

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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



LOCATION MAP  
NOT-TO-SCALE

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**SAWS IMPACT FEE:**

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**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.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 965 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**OPEN SPACE:**

LOTS 904-905, BLOCK 102, AND LOT 903, BLOCK 107, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**SETBACK:**

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

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE MEDINA COUNTY 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 MEDINA COUNTY DIRECTOR OF DEVELOPMENT SERVICES AND THE MEDINA COUNTY FIRE DEPARTMENT FIRE MARSHAL.

**RESIDENTIAL FINISHED FLOOR:**

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

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED SUBDIVISION PLAT OF TALLYHO OFFSITE ROAD, RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ (PLAT # 23-11800449, CONCURRENT PLAT).

**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 35-477(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 MEDINA COUNTY. 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.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 904-905, BLOCK 102, AND LOT 903, BLOCK 107, 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 MEDINA COUNTY.

**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 2" 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED U.S. SURVEY FEET IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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.

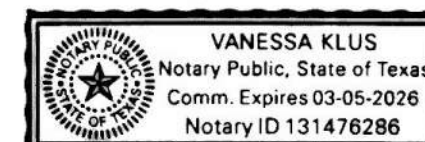
STATE OF TEXAS  
COUNTY OF BEXAR

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S88°23'15"E	180.00'
L2	S1°36'45"W	33.99'
L3	N21°33'23"E	46.13'
L4	S68°26'37"E	250.00'
L5	S21°28'57"W	10.00'
L6	N68°24'44"W	56.99'
L7	N88°23'15"W	146.85'
L8	S1°36'45"W	6.75'
L9	N88°23'15"W	10.00'
L10	N88°23'15"W	10.00'
L11	N1°36'45"E	6.75'
L12	N88°23'15"W	105.00'
L13	N1°36'45"E	10.00'
L14	N88°23'15"W	50.00'
L15	N1°36'45"E	60.00'
L16	S88°23'15"E	50.00'
L17	N88°53'03"W	85.68'
L18	S68°24'44"E	64.89'
L19	N68°24'44"W	64.92'
L20	N88°23'15"W	146.88'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S1°36'45"W	6.75'
L22	N1°36'45"E	6.75'
L23	N88°23'15"W	105.00'
L24	S88°23'15"E	105.00'
L25	S88°53'03"E	84.99'
L26	N68°26'37"W	120.00'
L27	N51°27'04"E	83.85'
L28	S60°30'55"W	38.03'
L29	N66°38'22"W	28.68'
L30	N88°23'15"W	120.00'
L31	S89°33'45"W	50.00'
L32	S89°33'45"W	50.01'
L33	N6°20'19"E	25.34'
L34	N1°34'13"E	27.90'
L35	N1°36'45"E	27.92'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	160.00'	12°47'06"	N81°59'42"W	35.63'	35.70'
C2	5.00'	90°00'00"	S46°36'45"W	7.07'	7.85'
C3	5.00'	90°00'00"	N43°23'15"W	7.07'	7.85'
C4	15.00'	92°03'01"	S44°24'45"E	21.59'	24.10'
C5	15.00'	68°00'21"	N55°33'34"E	16.78'	17.80'
C6	125.00'	69°33'33"	S56°20'10"W	142.61'	151.75'
C7	15.00'	89°30'11"	S46°21'51"W	21.12'	23.43'
C8	15.00'	90°00'00"	S43°23'15"E	21.21'	23.56'
C9	230.00'	19°58'31"	S78°23'59"E	79.78'	80.19'
C10	170.00'	19°58'31"	N78°23'59"W	58.97'	59.27'
C11	15.00'	90°00'00"	S46°36'45"W	21.21'	23.56'
C12	15.00'	90°00'00"	N43°23'15"W	21.21'	23.56'
C13	15.00'	90°00'00"	N46°36'45"E	21.21'	23.56'
C14	16.00'	111°59'39"	N34°26'26"W	26.53'	31.27'
C15	15.00'	87°56'59"	S45°35'15"W	20.83'	23.03'
C16	15.00'	92°03'01"	S44°24'45"E	21.59'	24.10'
C17	17.00'	68°00'21"	N55°33'34"E	19.01'	20.18'
C18	16.00'	111°59'39"	N34°26'26"W	26.53'	31.27'
C19	15.00'	87°56'59"	S45°35'15"W	20.83'	23.03'
C20	15.00'	90°29'49"	S43°38'09"E	21.30'	23.69'
C21	75.00'	69°33'33"	N56°20'10"E	85.56'	91.05'



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.

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF May, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

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

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

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

COUNTY CLERK  
MEDINA COUNTY, TEXAS

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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

