

LOCATION MAP
NOT-TO-SCALE

LEGEND

DOC#	DOCUMENT NUMBER	VOL	VOL LIMF
ESMT	EASEMENT	PG	PG PAGE(S)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	ROW	RIGHT-OF-WAY
PRMC	MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS (SURVEYOR)	VAR WID	VARIABLE WIDTH
OPRMC	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
LF	LINEAR FEET	○	SET 1/2" IRON ROD (PD)
INT	INTERSECTION	○	EASEMENT POINT OF INTERSECTION
1140	EXISTING CONTOURS	CB	COUNTY BLOCK
1140	PROPOSED CONTOURS		
⊕	CENTERLINE		
③	10' GETCTV ESMT (0.096 TOTAL ACRES OFF-LOT)	①	10' GETCTV ESMT (TALLYHO UNIT 2, PLAT# 23-11800469, CONCURRENT PLAT)
⑤	1' VEHICUL NON-ACCESS ESMT (NOT TO SCALE) (0.008 TOTAL ACRES OFF-LOT)	②	20' BUILDING SETBACK LINE (TALLYHO UNIT 2, PLAT# 23-11800469, CONCURRENT PLAT)
⑪	20' BUILDING SETBACK LINE	③	VAR WID DRAINAGE ESMT (TALLYHO UNIT 2, PLAT# 23-11800469, CONCURRENT PLAT)
⑫	10' GETCTV & BUILDING SETBACK LINE	④	150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL. 659, PG 1262-1268 OPRMC)
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	VAR WID DRAINAGE ESMT (TALLYHO OFFSITE ROAD, PLAT# 23-11800449, CONCURRENT PLAT)
⑭	VAR WID GETCTV ESMT (0.035 TOTAL ACRES OFF-LOT)	⑥	20' DRAINAGE ESMT (VOL. 8, PG 9 PRCM)
①	UNPLATTED REMAINING PORTION OF 218.867 ACRES JEN TEXAS 26 LLC (DOC# 2021005119 OPRMC, DOC# 20210127198 OPRBC)	⑦	16' GETCTV ESMT (VOL. 8, PG 9 PRCM)
②	LEGEND OAKS, UNIT 2 (VOL. 8, PG 9 PRCM)		
③	TALLYHO UNIT 2 (PLAT# 23-11800469, 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		

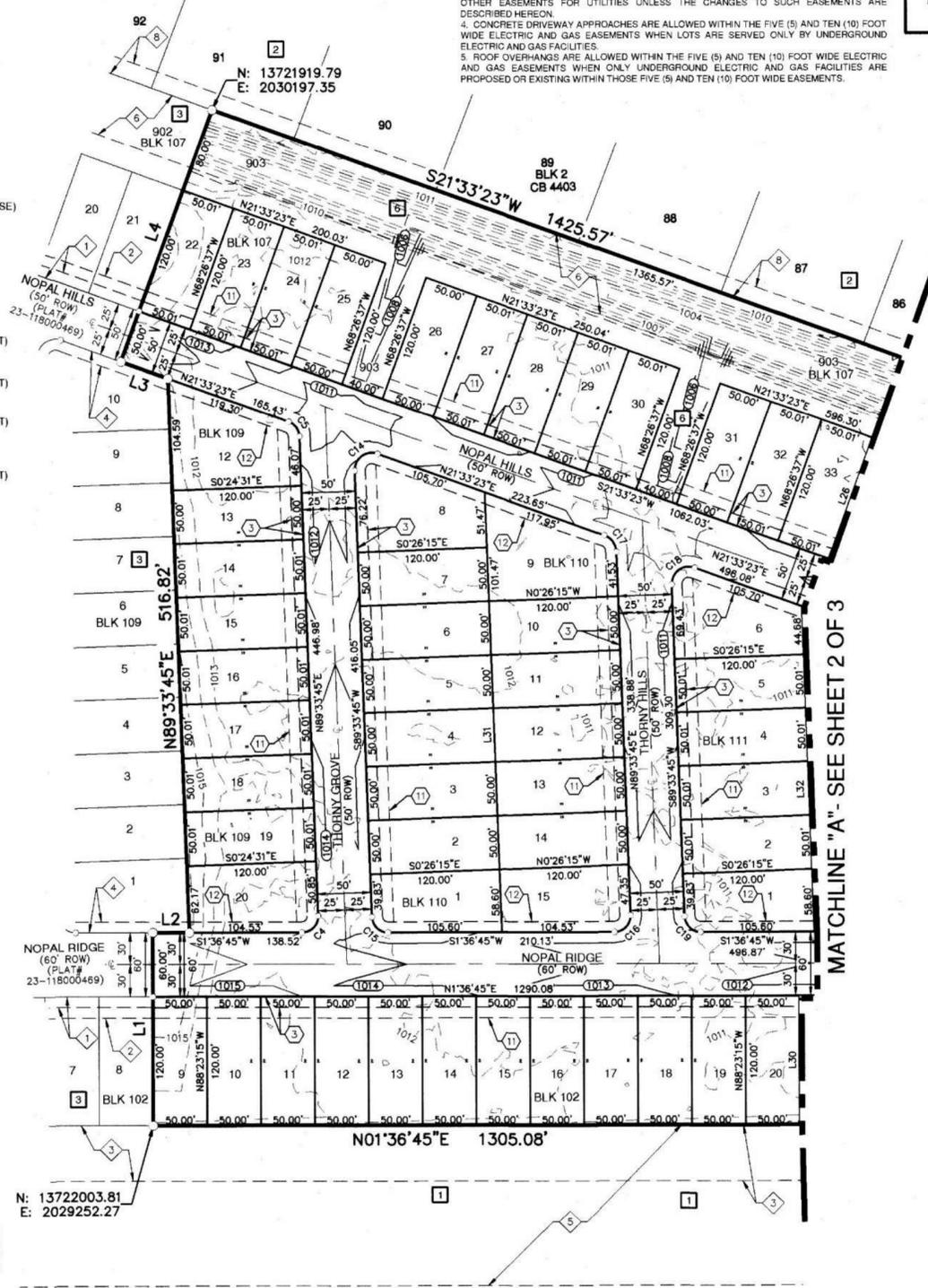
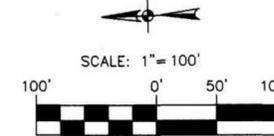
SAWS IMPACT FEE:
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



INDEX MAP
SCALE: 1" = 100'



N: 13722003.81
E: 2029252.27

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 218.856 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.



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 13th 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 _____ 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



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.

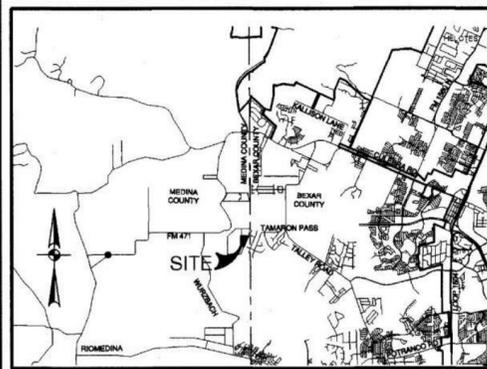
Bruna Spengler
BRUNA F. SPENGLER
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

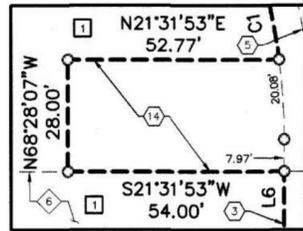
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

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



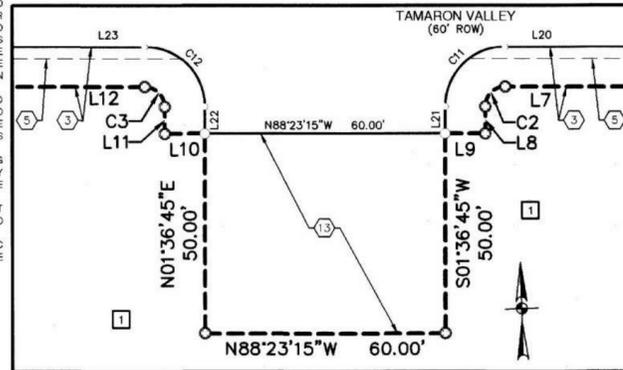
LOCATION MAP
NOT-TO-SCALE



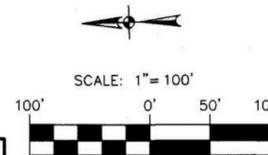
DETAIL "A"
SCALE: 1" = 30'
SEE THIS SHEET

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.
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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:
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DETAIL "B"
SCALE: 1" = 30'
SEE THIS SHEET



PLAT NO. 23-11800468

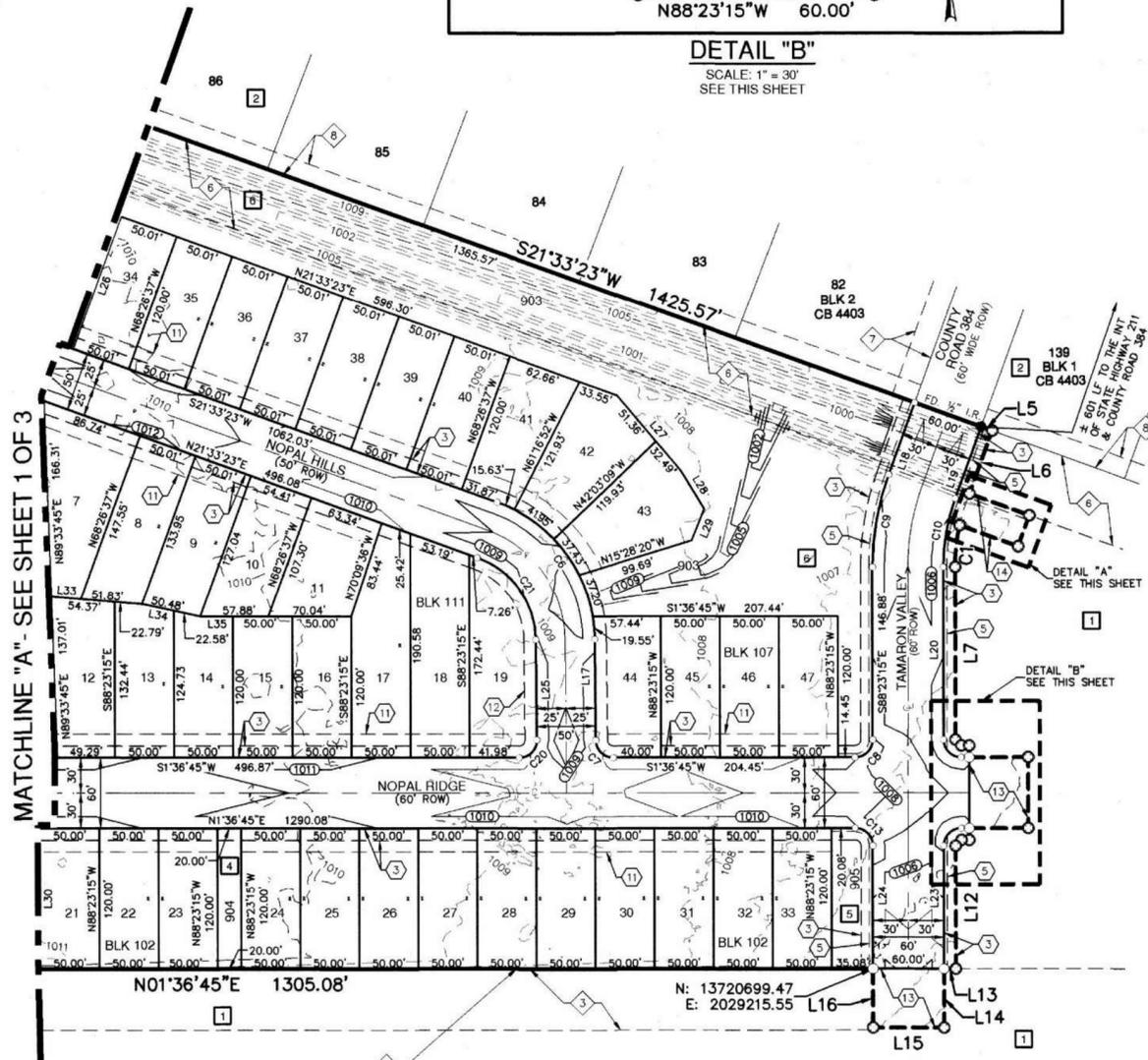
SUBDIVISION PLAT
OF
TALLYHO UNIT 1

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 #10028890

DATE OF PREPARATION: May 7, 2025



MATCHLINE "A" - SEE SHEET 1 OF 3

VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-05-2026
Notary ID 131476286

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 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.
- 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 CORRS 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

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Bruna F. Spengler
LICENSSED 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
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 2 OF 3

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____.

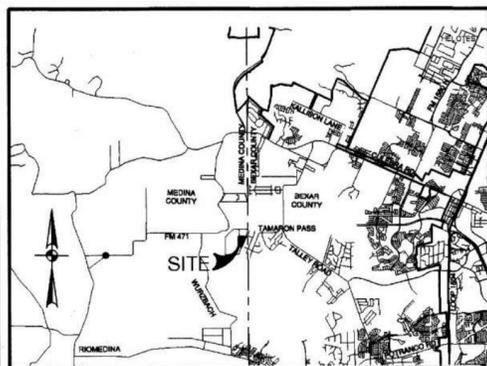
BY: _____ COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

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

TALLYHO UNIT 1

Scale: May 7, 2025, 8:43 AM - User: BD - Coora File: P:\23-11800468\Drawings\Survey\Tallyho Unit 1\12285-00.dwg



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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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.

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 ALL 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.

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 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.



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

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.

SURVEYORS' 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 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.
- 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.

Bruna F. Spengler
LICENSIED PROFESSIONAL ENGINEER

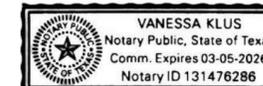
STATE OF TEXAS
COUNTY OF BEXAR

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
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S88°23'15"E	180.00'	L21	S1°36'45"W	6.75'
L2	S1°36'45"W	33.99'	L22	N1°36'45"E	6.75'
L3	N21°33'23"E	46.13'	L23	N88°23'15"W	105.00'
L4	S68°26'37"E	250.00'	L24	S88°23'15"E	105.00'
L5	S21°28'57"W	10.00'	L25	S88°53'03"E	84.99'
L6	N68°24'44"W	56.99'	L26	N68°26'37"W	120.00'
L7	N88°23'15"W	146.85'	L27	N51°27'04"E	83.85'
L8	S1°36'45"W	6.75'	L28	S60°30'55"W	38.03'
L9	N88°23'15"W	10.00'	L29	N66°38'22"W	28.68'
L10	N88°23'15"W	10.00'	L30	N88°23'15"W	120.00'
L11	N1°36'45"E	6.75'	L31	S89°33'45"W	50.00'
L12	N88°23'15"W	105.00'	L32	S89°33'45"W	50.01'
L13	N1°36'45"E	10.00'	L33	N6°20'19"E	25.34'
L14	N88°23'15"W	50.00'	L34	N1°3'41'33"E	27.90'
L15	N1°36'45"E	60.00'	L35	N1°36'45"E	27.92'
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'			

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'	17.90'
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°23'18"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°58'59"	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°58'59"	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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Charles Marsh
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.

Vanessa Klus
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

SHEET 3 OF 3

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

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