

REPLAT & SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 2A

A 16.82 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOCUMENT NUMBER 20190108871 AND DOCUMENT NUMBER 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paeasanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

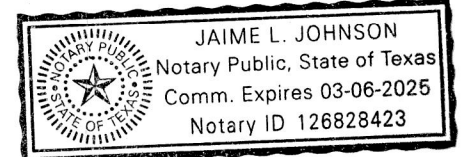
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 20 DAY OF June, A.D. 2023
Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX _____

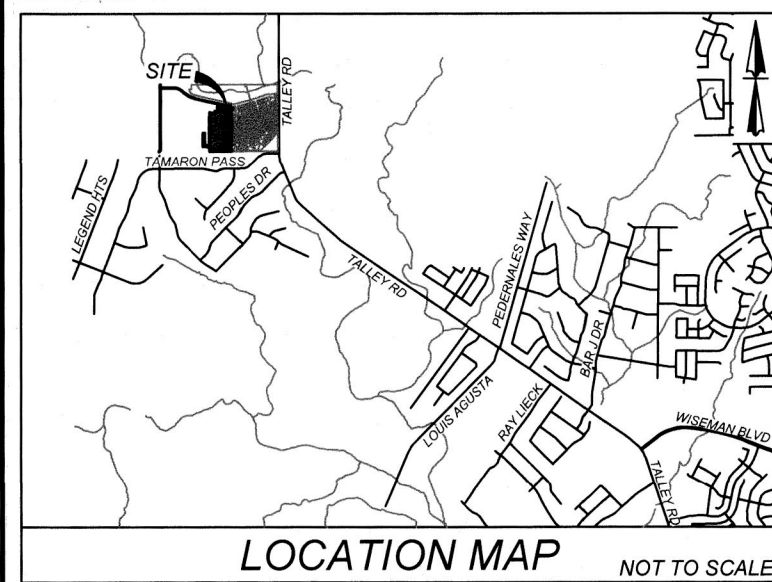
COUNTY CLERK, BEXAR COUNTY, TX _____

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 2A _____ 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.

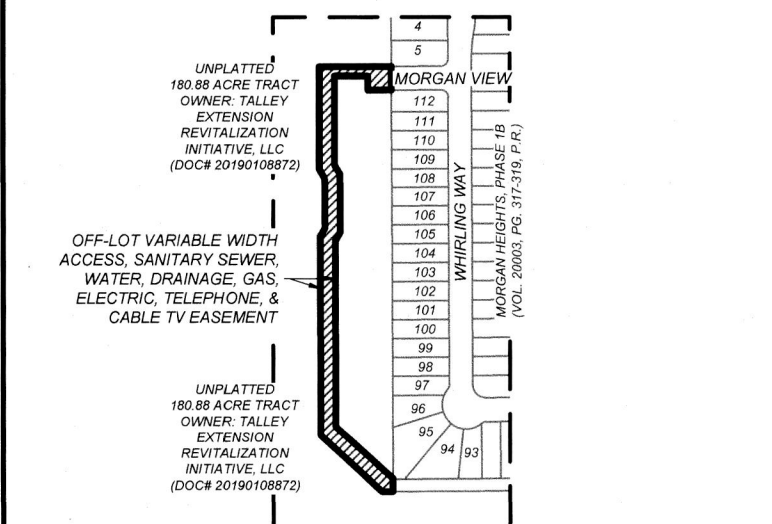
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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



AREA TO BE REPLATTED
THROUGH A PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1" = 400'
AREA BEING REPLATTED IS A 0.80 ACRE ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT PLATTED IN VOL. 20003, PG. 317-319, P.R. MORGAN HEIGHTS, PHASE 1B.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON CONCURRENT VOL. 20003, PG. 317-319, P.R. MORGAN HEIGHTS, PHASE 1B. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING () HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 20 DAY OF June, 2023
Jaime L. Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3/6/25

STATE OF TEXAS
COUNTY OF BEXAR

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

Clayton J. Linney
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

20 JUNE 2023
TIM C. PAPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAEASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

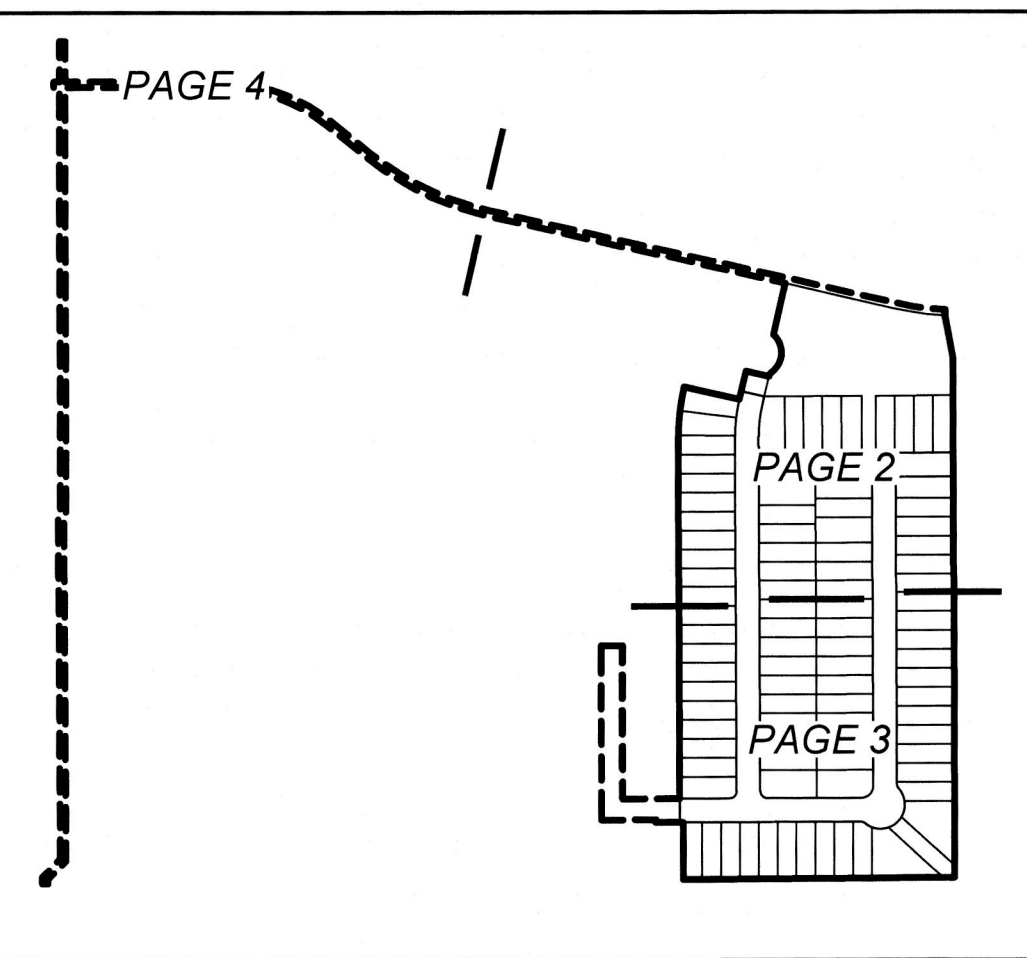
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1810 E. INTERSTATE 35, AUSTIN, TEXAS 78761
PHONE: 512-440-7722, FAX: 512-440-1414, EMAIL: INFO@TBPELS.TEXAS.GOV

- CPS/SAWS/COSA/UTILITY NOTE:**
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 PROPERTY TO ACCESS THE WATER EASEMENT OR ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - = CENTERLINE
 - LF = LINEAR FEET
 - 100— = EXISTING CONTOURS
 - 100— = PROPOSED CONTOURS

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 20' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE
 - OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0496 ACRE PERMEABLE)
 - OFF-LOT 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.036 ACRE PERMEABLE)
 - VARIABLE WIDTH ACCESS, OPEN SPACE, SANITARY SEWER, WATER, DRAINAGE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (1.709 ACRE PERMEABLE) (0.0611 ACRE NON-PERMEABLE)
 - VARIABLE WIDTH ACCESS, OPEN SPACE, SANITARY SEWER, WATER, DRAINAGE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1289 ACRE PERMEABLE)
 - OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.4987 ACRE PERMEABLE)
 - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PG. 317-319, P.R.)
 - 15' BUILDING SETBACK LINE (VOL. 20003, PG. 317-319, P.R.)
 - 10' BUILDING SETBACK LINE (VOL. 20003, PG. 317-319, P.R.)
 - 3' LANDSCAPE EASEMENT (VOL. 20003, PG. 317-319, P.R.)
 - OFF-LOT 55' x 70' ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20003, PG. 317-319, P.R.)
 - 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 20003, PG. 317-319, P.R.)
 - 16' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOLUME 9533, PAGE 126 D.P.R.)
 - 30' PERMANENT SANITARY SEWER EASEMENT (DOC #2020630114, O.P.R.)

- SAWS WASTEWATER EDU:**
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- SAWS IMPACT FEE:**
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SAWS DEDICATION NOTE:**
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- FIRE FLOW DEMAND NOTE:**
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- S.A.W.S. HIGH PRESSURE NOTE:**
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- BUILDING SETBACK LINE:**
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- TREE NOTE:**
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (TRE-APP-APP22-38800050) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
- TCI DETENTION & MAINTENANCE NOTE:**
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (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.
- FLOODPLAIN VERIFICATION:**
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480290335F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

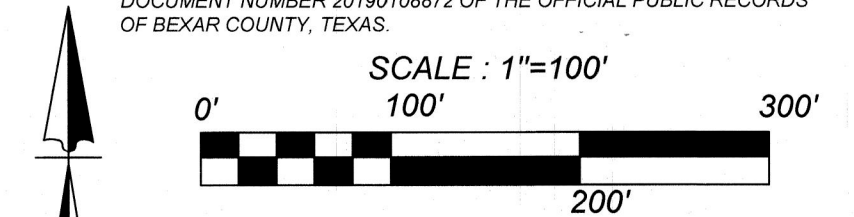


PAGE INDEX
SCALE: NOT-TO-SCALE

Curve Table						Line Table			Line Table			Line Table		
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
C1	101.86'	445.00'	13°06'56"	101.64'	N06°22'23"E	L1	12.00'	S03°15'23"W	L21	6.74'	N44°48'20"E	L41	112.25'	N00°11'05"W
C2	10.70'	15.00'	40°52'57"	10.48'	N33°22'20"E	L2	89.29'	S10°11'53"E	L22	11.97'	N89°58'00"W	L42	120.00'	N00°11'05"W
C3	90.49'	51.00'	101°39'31"	79.08'	N02°59'03"E	L3	120.84'	N00°11'05"W	L23	12.03'	N00°02'00"E	L43	150.77'	S47°39'30"E
C4	287.02'	635.00'	25°53'52"	284.58'	N64°07'13"W	L4	57.01'	S89°48'55"W	L24	11.99'	N89°52'19"E	L44	156.99'	S47°39'30"E
C5	246.98'	365.00'	38°46'11"	242.30'	N70°33'22"W	L5	6.00'	N00°11'05"W	L25	85.62'	N00°03'11"E			
C6	255.10'	377.00'	38°46'11"	250.26'	S70°33'22"E	L6	114.00'	S89°48'55"W	L26	12.00'	S89°56'28"E			
C7	281.60'	623.00'	25°53'52"	279.21'	S64°07'13"E	L7	44.00'	N89°48'55"E	L27	85.58'	S00°03'32"W			
C8	104.77'	620.50'	9°40'28"	104.65'	S81°54'23"E	L8	120.00'	N89°48'55"E	L28	105.79'	S51°10'17"E			
C9	23.56'	15.00'	90°00'00"	21.21'	S44°48'55"W	L9	4.45'	N12°55'51"E	L29	105.00'	S89°48'55"W			
C10	10.70'	15.00'	40°52'57"	10.48'	S20°37'33"E	L10	120.00'	S77°04'09"E	L30	50.00'	N00°11'05"W			
C11	152.89'	51.00'	171°45'54"	101.74'	S44°48'55"W	L11	60.76'	N12°55'51"E	L31	105.00'	N89°48'55"E			
C12	10.70'	15.00'	40°52'57"	10.48'	N69°44'36"W	L12	50.00'	S77°04'09"E	L32	22.00'	N12°55'51"E			
C13	23.56'	15.00'	90°00'00"	21.21'	N44°48'55"E	L13	110.39'	N12°55'51"E	L33	50.00'	S77°04'09"E			
C14	74.40'	325.00'	13°06'56"	74.23'	N06°22'23"E	L14	105.79'	N51°10'17"W	L34	22.00'	S12°55'51"W			
C15	62.95'	275.00'	13°06'56"	62.81'	S06°22'23"W	L15	6.71'	S44°48'20"W	L35	21.18'	S00°11'05"E			
C16	23.56'	15.00'	90°00'00"	21.21'	S45°11'05"E	L16	53.74'	S44°40'59"W	L36	40.00'	N00°11'05"W			
C17	39.27'	25.00'	90°00'00"	35.36'	S44°48'55"W	L17	9.57'	S00°18'55"E	L37	40.00'	N00°11'05"W			
C18	23.56'	15.00'	90°00'00"	21.21'	N45°11'05"W	L18	12.00'	S89°55'53"W	L38	40.00'	N00°11'05"W			
C19	23.56'	15.00'	90°00'00"	21.21'	N44°48'55"E	L19	14.49'	N00°19'01"W	L39	40.00'	N00°11'05"W			
C20	23.56'	15.00'	90°00'00"	21.21'	S45°11'05"E	L20	53.74'	N44°40'59"E	L40	8.95'	S29°48'55"W			
C21	106.80'	632.50'	9°40'28"	106.67'	S81°54'23"E									

REPLAT & SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 2A

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KFW
ENGINEERS + SURVEYING

3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231
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STATE OF TEXAS
COUNTY OF BEXAR

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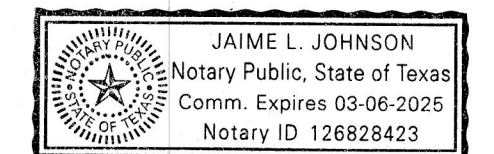
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MILLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

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COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 20 DAY OF June, A.D. 2023

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TX

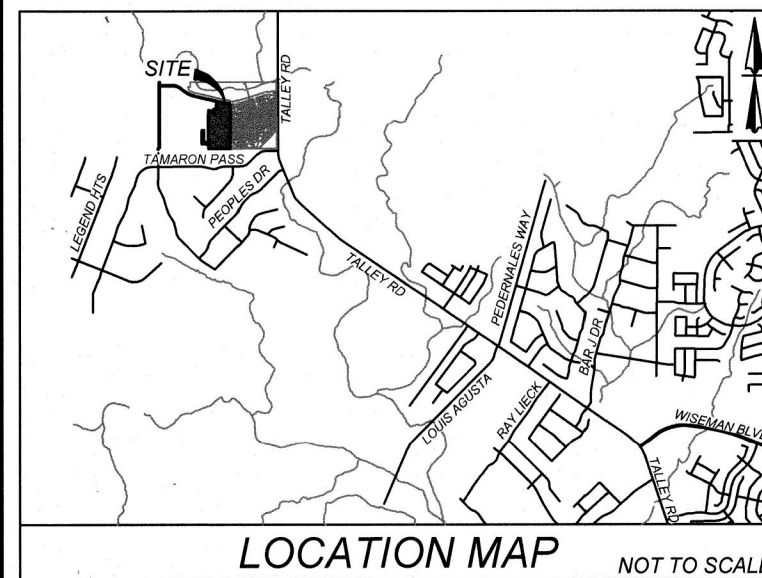
COUNTY CLERK, BEXAR COUNTY, TX

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



CPS/SAWS/COSA/UTILITY NOTE:

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

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

SAWS IMPACT FEE:

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

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- = CENTERLINE
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- = PROPOSED CONTOURS

KEYNOTES:

- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0496 ACRE PERMEABLE)
- OFF-LOT 12' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (1.036 ACRE PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, SANITARY SEWER, WATER, DRAINAGE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0611 ACRE NON-PERMEABLE)
- VARIABLE WIDTH ACCESS, OPEN SPACE, SANITARY SEWER, WATER, DRAINAGE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1289 ACRE PERMEABLE)
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- 30' PERMANENT SANITARY SEWER EASEMENT (DOC #20220301114, O.P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

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

Clayton J. Linney
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

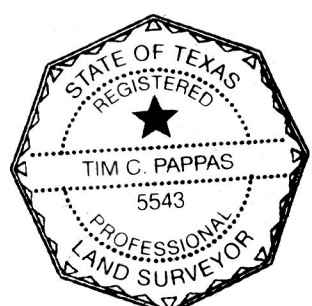
Tim C. Pappas
20 JUNE 2023
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PASSANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

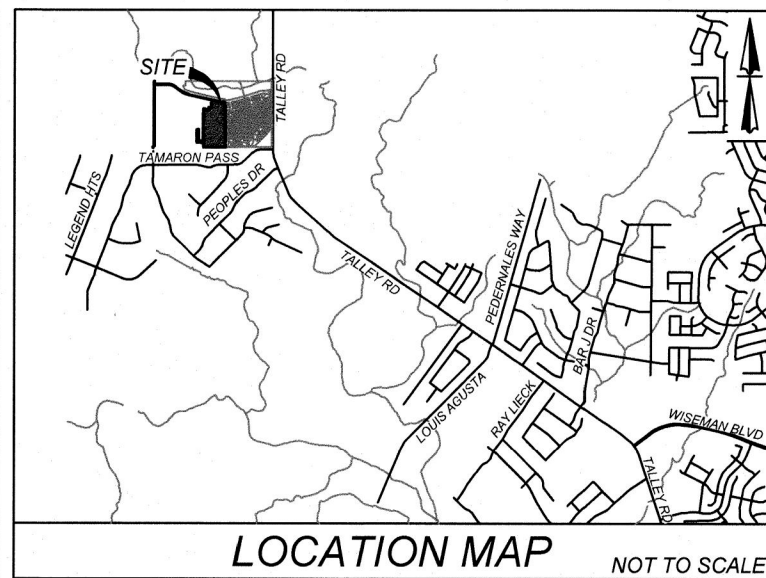
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 S. INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-460-7723 FAX: 512-462-1614 EMAIL: INFO@TBPELS.TEXAS.GOV

RESIDENTIAL LOTS = 91

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





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20 JUNE 2023

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CPS/SAWS/COSA UTILITY NOTE:

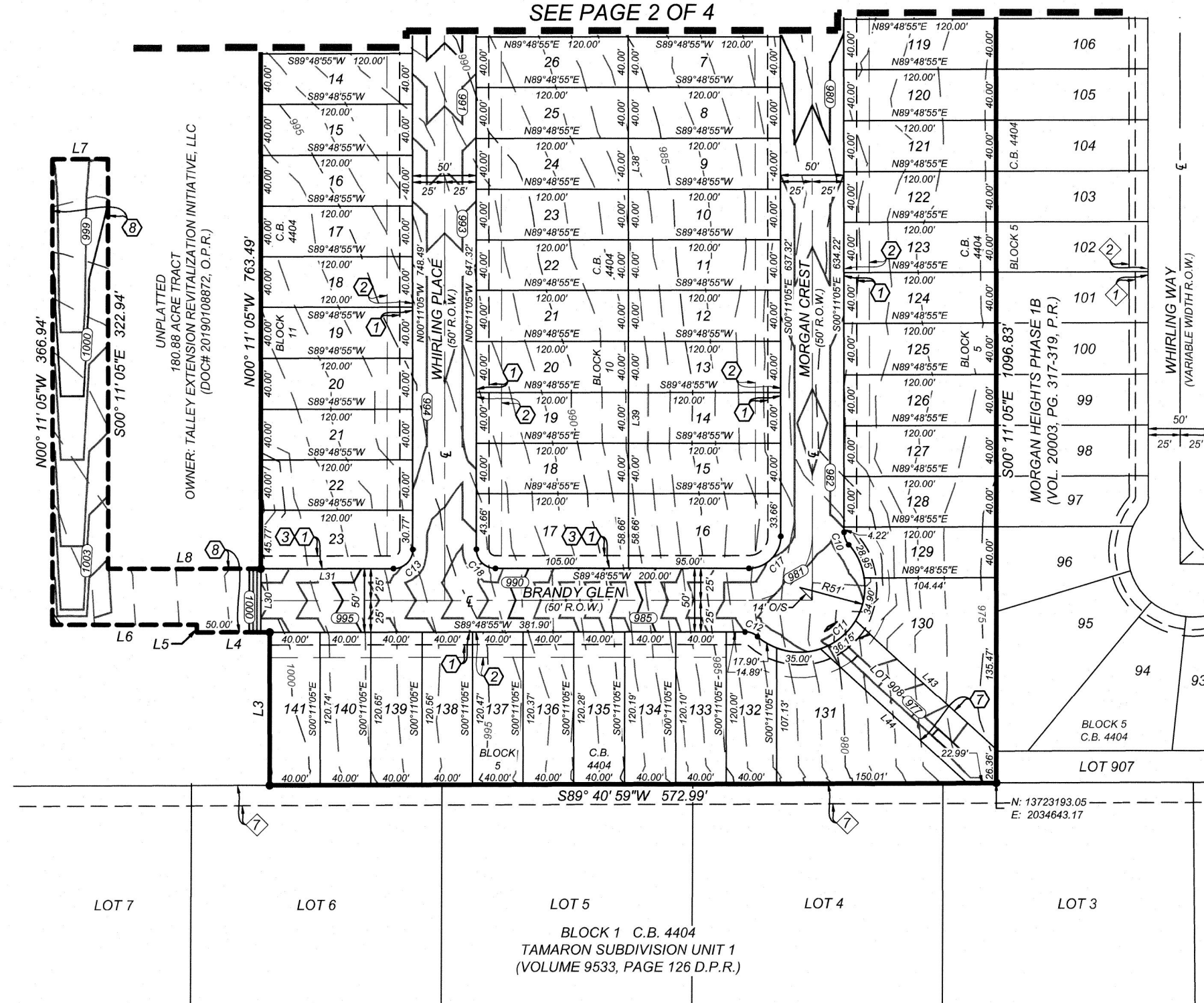
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MATCHLINE "B"
SEE PAGE 2 OF 4



RESIDENTIAL LOTS = 91

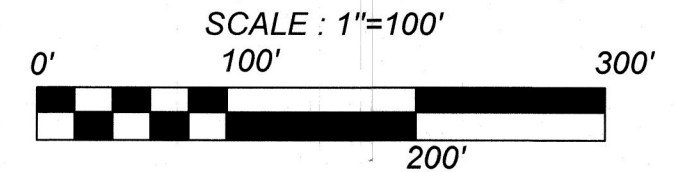
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 21-11800576

**REPLAT & SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 2A**

A 16.82 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOCUMENT NUMBER 20190108871 AND DOCUMENT NUMBER 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

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

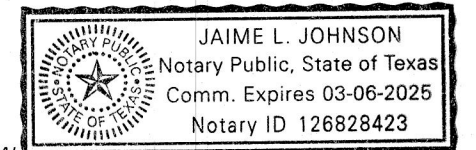
OWNER/DEVELOPER:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1316
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 30 DAY OF June, A.D. 2023

Jaime L. Johnson
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF MORGAN HEIGHTS PHASE 2A 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.

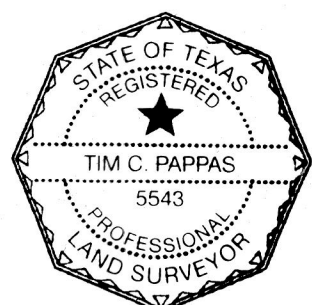
DATED THIS _____ DAY OF _____ A.D. 20 _____

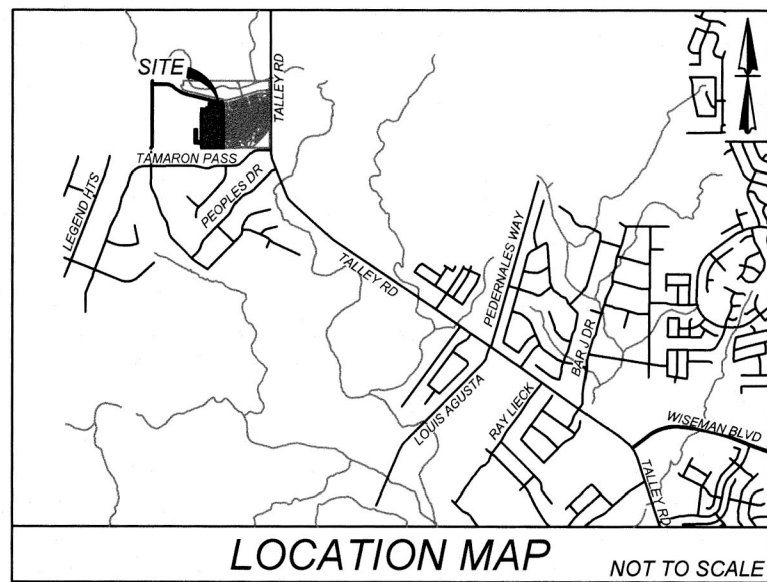
BY: _____
CHAIRMAN

BY: _____
SECRETARY



6/20/2023





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

SAWS WASTEWATER EDU

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

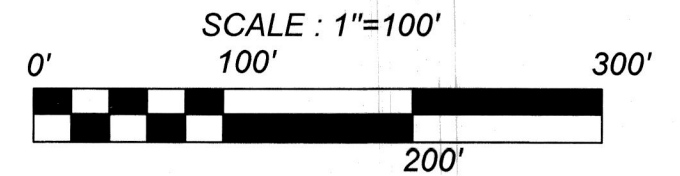
SAWS IMPACT FEE

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

PLAT NUMBER 21-11800576

**REPLAT & SUBDIVISION PLAT ESTABLISHING
MORGAN HEIGHTS PHASE 2A**

A 16.82 ACRES TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, ABSTRACT 269, COUNTY BLOCK 4403, BEXAR COUNTY, TEXAS, OUT OF A 180.88 ACRE TRACT, CALLED TRACT 1, CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC OF RECORD IN DOCUMENT NUMBER 20190108871 AND DOCUMENT NUMBER 20190108872 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 10122300

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.

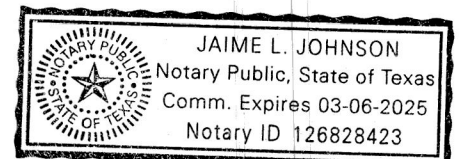
OWNER/DEVELOPER:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TEXAS 78233

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 20 DAY OF June, A.D. 2023

Jaime L. Johnson
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

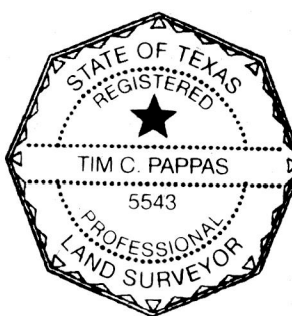
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN HEIGHTS PHASE 2A _____ 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



RESIDENTIAL LOTS = 91

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 4 OF 4