

PLAT NUMBER 21-11800508

**REPLAT AND SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS UNIT 2C**

BEING 21.89 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC. IN DOCUMENT #2019002433 ALL IN 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:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
(210) 493-2811
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF _____ MORGAN MEADOWS, UNIT 2C _____ 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

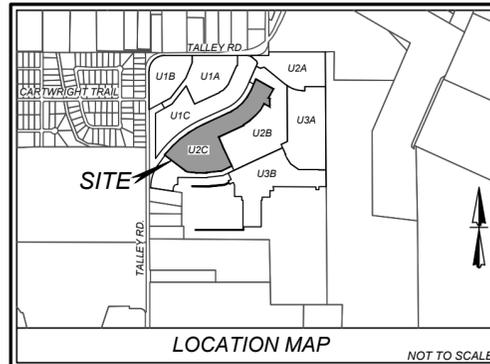
CERTIFICATE OF APPROVAL

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 ON _____ 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



SURVEYOR NOTES:

- 1/2" 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 (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 77, LOTS 901 & 902, BLOCK 78, LOTS 901, 902, 903, 904 & 905 BLOCK 79, AND LOT 907, BLOCK 83, CB 4404, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN CONCURRENT PLAT MORGAN MEADOWS UNIT 3A PLAT #21-11800230

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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.

OPEN SPACE NOTE:
LOT 903 BLOCK 79, LOT 904 BLOCK 79, LOT 907 BLOCK 83 ARE DESIGNATED AS DRAINAGE, SEWER, LANDSCAPE, OPEN SPACE, COMMON AREAS, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. LOT 901 BLOCK 77, LOTS 901 & 902 BLOCK 78, LOTS 901, 902 & 905 BLOCK 79 ARE DESIGNATED AS A LANDSCAPE EASEMENT, OPEN SPACE, COMMON AREA, AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0335F, EFFECTIVE 08/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SETBACK NOTE:
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.

WASTEWATER EDU NOTE:
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.

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

CONNECTION FEE NOTE:
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION.

S.A.W.S. DEDICATION:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- 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.
- 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801653) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 34-477(H).

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

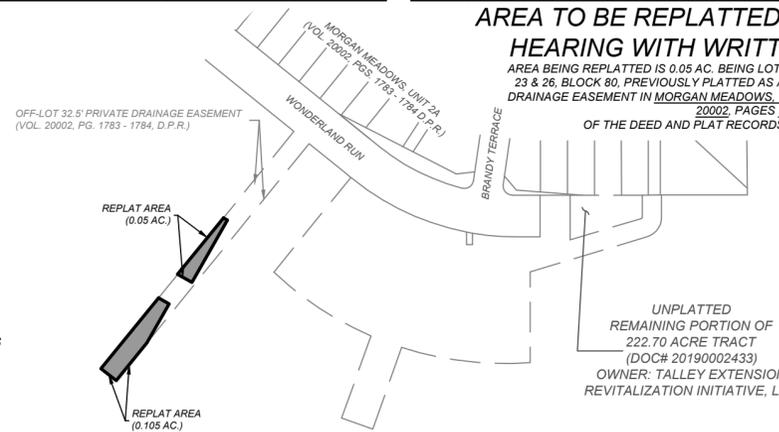
| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|----------|------------|---------|---------------|
| C1 | 263.66' | 1043.01' | 14°29'01" | 262.96' | S50°50'30"W |
| C2 | 18.84' | 55.00' | 19°37'20" | 18.74' | S74°05'56"W |
| C3 | 30.23' | 55.00' | 31°29'25" | 29.85' | N67°56'24"W |
| C4 | 544.27' | 1757.00' | 17°44'55" | 542.10' | N46°56'09"E |
| C5 | 199.56' | 1757.00' | 6°30'28" | 199.45' | N62°01'28"E |
| C6 | 43.46' | 743.00' | 3°21'06" | 43.46' | N63°36'09"E |
| C7 | 402.94' | 743.00' | 31°04'20" | 398.02' | N39°35'01"E |
| C8 | 41.50' | 25.00' | 95°06'18" | 36.89' | S72°06'27"W |
| C9 | 507.16' | 923.00' | 31°28'57" | 500.81' | S40°17'47"W |
| C10 | 21.14' | 15.00' | 80°45'33" | 19.44' | S15°39'29"W |
| C11 | 24.53' | 15.00' | 93°42'22" | 21.89' | N71°34'29"W |
| C12 | 59.70' | 923.00' | 3°42'22" | 59.69' | S63°25'31"W |
| C13 | 174.42' | 1577.00' | 6°20'14" | 174.33' | S62°06'35"W |
| C14 | 23.99' | 15.00' | 91°39'03" | 21.52' | S13°06'57"W |
| C15 | 23.06' | 15.00' | 88°05'33" | 20.86' | S76°45'21"E |
| C16 | 141.89' | 1337.00' | 6°04'50" | 141.82' | N62°14'17"E |
| C17 | 23.56' | 15.00' | 90°00'00" | 21.21' | S20°16'42"W |
| C18 | 52.10' | 225.00' | 13°16'02" | 51.98' | S18°05'17"E |
| C19 | 14.44' | 15.00' | 55°09'00" | 13.89' | S39°01'46"E |
| C20 | 278.67' | 55.00' | 290°18'01" | 62.86' | S78°32'44"W |
| C21 | 14.44' | 15.00' | 55°09'00" | 13.89' | N16°07'15"E |
| C22 | 40.52' | 175.00' | 13°16'02" | 40.43' | N18°05'17"W |
| C23 | 24.11' | 15.00' | 92°06'26" | 21.60' | N70°46'31"W |
| C24 | 88.98' | 1287.00' | 3°57'41" | 88.96' | S61°11'26"W |
| C25 | 22.51' | 15.00' | 85°58'24" | 20.45' | S16°13'24"W |
| C26 | 200.86' | 430.00' | 26°45'49" | 199.04' | S13°22'54"E |
| C27 | 162.84' | 370.00' | 25°13'01" | 161.53' | S12°36'30"E |
| C28 | 26.09' | 15.00' | 99°39'24" | 22.92' | S75°02'43"E |
| C29 | 269.25' | 1287.00' | 11°59'13" | 268.78' | S49°07'59"W |
| C30 | 14.77' | 15.00' | 56°26'02" | 14.18' | S14°55'21"W |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|----------|------------|---------|---------------|
| C31 | 278.65' | 55.00' | 290°16'52" | 62.87' | N48°09'14"W |
| C32 | 14.12' | 15.00' | 53°55'25" | 13.60' | N70°01'29"E |
| C33 | 287.49' | 1337.00' | 12°19'12" | 286.94' | N49°13'23"E |
| C34 | 23.06' | 15.00' | 88°05'33" | 20.86' | N11°20'12"E |
| C35 | 23.99' | 15.00' | 91°39'03" | 21.52' | N78°32'06"W |
| C36 | 371.43' | 1577.00' | 13°29'42" | 370.58' | S48°53'31"W |
| C37 | 14.70' | 15.00' | 56°09'25" | 14.12' | S14°03'58"W |
| C38 | 278.66' | 55.00' | 290°17'18" | 62.87' | N48°52'06"W |
| C39 | 14.18' | 15.00' | 54°10'51" | 13.66' | N69°11'08"E |
| C40 | 386.90' | 1627.00' | 13°37'29" | 385.98' | N48°54'27"E |
| C41 | 23.15' | 15.00' | 88°25'46" | 20.92' | N11°30'19"E |
| C42 | 23.15' | 15.00' | 88°25'46" | 20.92' | S76°55'28"E |
| C43 | 182.24' | 1627.00' | 6°25'03" | 182.14' | N62°04'11"E |
| C44 | 57.12' | 873.00' | 3°44'56" | 57.11' | N63°24'14"E |
| C45 | 472.00' | 873.00' | 30°58'41" | 466.28' | N40°01'40"E |
| C46 | 10.99' | 15.00' | 41°59'29" | 10.75' | N03°32'35"E |
| C47 | 159.01' | 51.00' | 178°38'41" | 101.99' | N71°52'11"E |
| C48 | 10.87' | 15.00' | 41°31'56" | 10.64' | S39°34'26"E |
| C49 | 403.05' | 753.00' | 30°40'06" | 398.26' | N39°22'54"E |
| C50 | 44.35' | 1457.00' | 1°44'38" | 44.35' | N63°49'18"E |
| C51 | 39.10' | 25.00' | 89°36'12" | 35.23' | S44°48'06"E |
| C52 | 53.86' | 1457.00' | 2°07'04" | 53.85' | S39°11'51"W |
| C53 | 38.74' | 753.00' | 2°56'52" | 38.74' | N63°48'16"E |
| C54 | 45.01' | 1457.00' | 1°46'13" | 45.01' | N64°23'36"E |
| C55 | 44.40' | 1457.00' | 1°44'46" | 44.40' | N62°04'36"E |
| C56 | 47.62' | 1457.00' | 1°52'21" | 47.61' | S41°11'33"W |
| C57 | 205.79' | 1747.00' | 6°44'58" | 205.67' | S41°26'18"W |
| C58 | 30.91' | 55.00' | 32°11'57" | 30.50' | N79°59'07"W |
| C59 | 69.50' | 1457.00' | 2°44'00" | 69.50' | N59°50'13"E |
| C60 | 47.74' | 1457.00' | 1°52'39" | 47.74' | S43°04'03"W |

| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
|---------|---------|----------|-----------|---------|---------------|
| C61 | 48.75' | 1457.00' | 1°55'02" | 48.75' | S44°57'53"W |
| C62 | 48.66' | 1457.00' | 1°54'49" | 48.66' | S46°52'49"W |
| C63 | 48.67' | 1457.00' | 1°54'51" | 48.67' | S48°47'39"W |
| C64 | 48.66' | 1457.00' | 1°54'48" | 48.65' | S50°42'28"W |
| C65 | 48.67' | 1457.00' | 1°54'50" | 48.67' | S52°37'18"W |
| C66 | 64.39' | 1457.00' | 2°31'55" | 64.38' | S54°50'41"W |
| C67 | 50.00' | 1457.00' | 1°57'58" | 50.00' | S55°07'39"W |
| C68 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S53°15'34"W |
| C69 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S51°29'24"W |
| C70 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S49°43'13"W |
| C71 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S47°57'03"W |
| C72 | 53.88' | 1457.00' | 2°07'08" | 53.88' | S62°26'56"W |
| C73 | 74.23' | 1457.00' | 2°55'09" | 74.22' | S59°55'47"W |
| C74 | 39.44' | 25.00' | 90°23'48" | 35.48' | S45°11'54"W |
| C75 | 47.02' | 1457.00' | 1°50'57" | 47.02' | S39°03'47"W |
| C76 | 208.20' | 1747.00' | 6°49'41" | 208.07' | S61°51'51"W |
| C77 | 14.87' | 1457.00' | 0°35'05" | 14.87' | N64°59'10"E |
| C78 | 44.36' | 1167.00' | 2°10'41" | 44.36' | S47°55'02"W |
| C79 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S46°10'52"W |
| C80 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S44°24'42"W |
| C81 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S42°38'31"W |
| C82 | 45.00' | 1457.00' | 1°46'11" | 45.00' | S40°52'21"W |

AREA TO BE REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.05 AC. BEING LOT 15, BLOCK 77, & 0.105 ACRES BEING LOTS 23 & 26, BLOCK 80, PREVIOUSLY PLATTED AS A PORTION OF AN OFF-LOT 32.5' PRIVATE DRAINAGE EASEMENT IN MORGAN MEADOWS, UNIT 2A, WHICH IS RECORDED IN VOLUME 20002, PAGES 1783-1784 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF MORGAN MEADOWS UNIT 2A WHICH IS RECORDED IN VOLUME 20002, PAGES 1783-1784, BEXAR COUNTY PLAT AND DEED RECORDS. 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: GORDON HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC.
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

TOTAL RESIDENTIAL LOTS = 111
SEE THIS PAGE FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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.

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.

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS UNIT 2C

BEING 21.89 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC. IN DOCUMENT #20190002433 ALL IN BEXAR COUNTY, TEXAS.



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:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
(210) 493-2811
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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. _____

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 ON _____ 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____

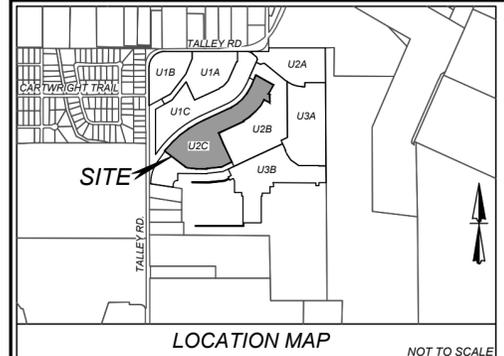
COUNTY JUDGE, BEXAR COUNTY, TX _____

COUNTY CLERK, BEXAR COUNTY, TX
THIS PLAT OF _____ MORGAN MEADOWS UNIT 2C _____ 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.

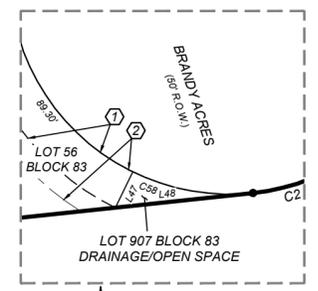
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

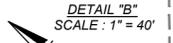
BY: _____
SECRETARY



C.P.S.'S A.W.S.C.O.S.A. 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 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 GRANTEE'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.



DETAIL "A"
SCALE: 1" = 30'



DETAIL "B"
SCALE: 1" = 40'

- LEGEND**
- S.I.R. = 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
 - VOL. = VOLUME
 - PG. = PAGE
 - C.B. = COUNTY BLOCK
 - AC. = ACRES
 - E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - L.F. = LINEAR FEET
 - ☉ = CENTER LINE
 - = PROPOSED CONTOURS
 - - - = EXISTING CONTOURS
- KEYNOTES**
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ② 20' BUILDING SETBACK LINE
 - ③ 10' BUILDING SETBACK LINE
 - ④ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑤ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑥ 1' VEHICULAR NON-ACCESS EASEMENT
 - ⑦ VARIABLE WIDTH CLEAR VISION EASEMENT
 - ⑧ VARIABLE WIDTH TEMPORARY TURN-AROUND EASEMENT (EASEMENT CONNECTION TO EXPIRE UPON PAVEMENT CONNECTION TO MORGAN MEADOWS UNIT 3C PLAT #21-11800515)

SURVEYOR NOTES:

- 1/2" 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 (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

STATE OF TEXAS
COUNTY OF BEXAR

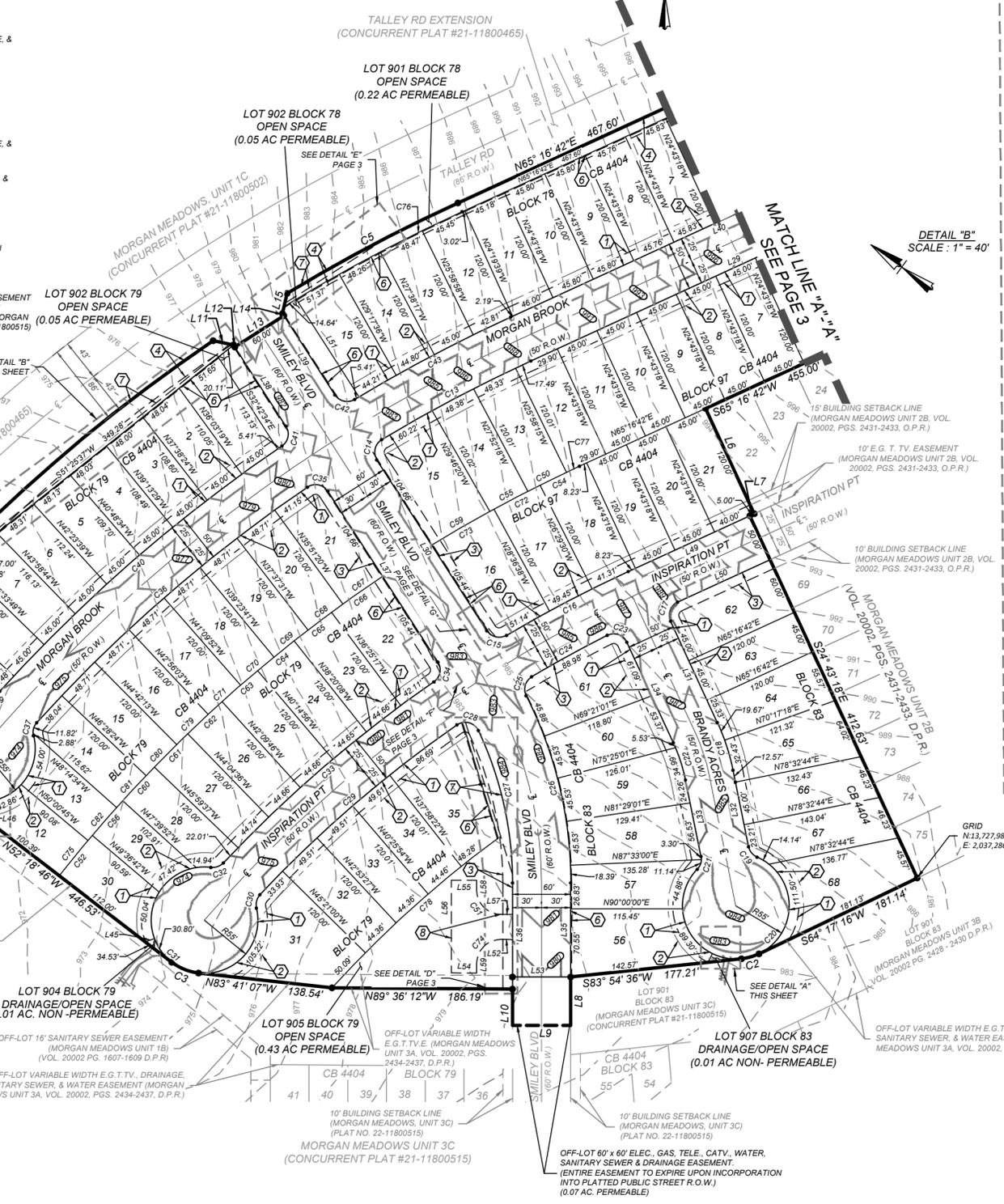
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

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



TOTAL RESIDENTIAL LOTS = 111
SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

**REPLAT AND SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS UNIT 2C**

BEING 21.89 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC. IN DOCUMENT #20190002433 ALL IN BEXAR COUNTY, TEXAS.



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:
GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
(210) 493-2811
5210 THOUSAND OAKS, STE. 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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. 20____

NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF _____ MORGAN MEADOWS, UNIT 2C _____ 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

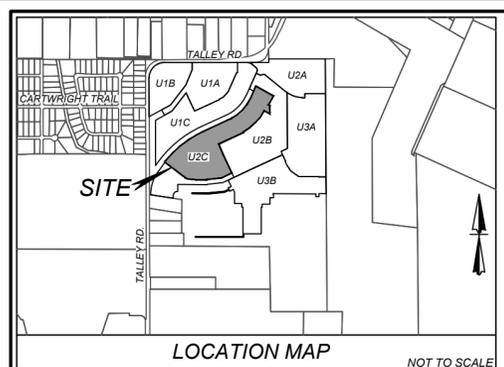
BY: _____
SECRETARY

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 ON _____ 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



C.P.S.'S A.W.S.'S C.O.S.A. 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.
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LEGEND

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KEYNOTES

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STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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TIM C. PAPPAS
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