

LOCATION MAP
NOT-TO-SCALE

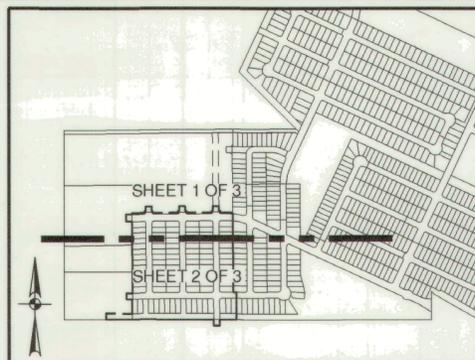
LEGEND

- | | | | |
|--------|---|---------|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | VAR WID | VARIABLE WIDTH |
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | | REPETITIVE BEARING AND/OR DISTANCE |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | LF | LINEAR FEET |
| INT | INTERSECTION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |
| | | ⊙ | EASEMENT P.I. POINT |
-
- | | |
|----------|-------------------|
| --- 1140 | EXISTING CONTOURS |
| --- 1140 | PROPOSED CONTOURS |
| --- | CENTERLINE |
-
- | | | | |
|---|--|---|--|
| ③ | 10' GETCTV EASEMENT (0.169 TOTAL AC OFF-LOT) | ④ | 10' GETCTV EASEMENT AND BUILDING SETBACK LINE (HOOTEN TRACT, UNIT 1C/2A-1, VOL. 20002, PGS 1169-1173 PR) |
| ⑥ | VAR WID CLEAR VISION EASEMENT | ② | VAR WID CLEAR VISION EASEMENT |
| ⑪ | 50X50' ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.285 TOTAL AC OFF-LOT) | ③ | 10' GETCTV EASEMENT (HOOTEN TRACT, UNIT 1C/2A-1, VOL. 20002, PGS 1169-1173 PR) |
| ⑫ | 60X50' ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.069 AC OFF-LOT) | ④ | 50' PRIVATE DRAINAGE EASEMENT (HOOTEN TRACT, UNIT 1C/2A-1, VOL. 20002, PGS 1169-1173 PR) |
| ⑬ | 50' DRAINAGE EASEMENT (0.247 AC OFF-LOT, PERMEABLE) | ⑤ | 15' BUILDING SETBACK LINE |
| ⑭ | 15' BUILDING SETBACK LINE | ⑥ | VAR WID PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (OLD TALLEY, UNIT 1, VOL. 20002, PG 217-222 PR) |
| ⑮ | 10' GETCTV EASEMENT AND BUILDING SETBACK LINE | ⑦ | 50' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OLD TALLEY, UNIT 1, VOL. 20002, PG 217-222 PR) |
| | | ⑧ | 50' DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (HOOTEN TRACT, UNIT 2D, PLAT# 21-11800319) |

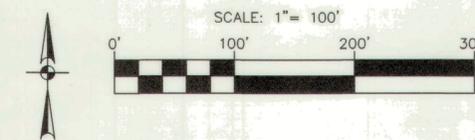
CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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:
 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.

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.



INDEX MAP
SCALE: 1" = 1000'



STATE OF TEXAS
COUNTY OF BEXAR

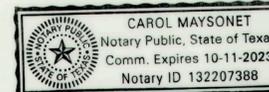
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: TALLEY ROAD, LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218
(210) 849-1447

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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 27 DAY OF JANUARY, A.D. 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-11800005

SUBDIVISION PLAT
ESTABLISHING
HOOTEN TRACT, UNIT 2A-2

A TOTAL OF 17.971 ACRE TRACT OF LAND, BEING COMPRISED OF 6.891 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186632, 7.065 AC OUT OF 21.526 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20200128018, 2.758 AC OUT OF 5.629 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20210030899, AND 0.057 AC OUT OF 57.040 AC DESCRIBED IN DEED TO TALLEY ROAD, LTD RECORDED IN DOCUMENT NUMBER 20190076515 OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 29, 2021

STATE OF TEXAS
COUNTY OF BEXAR

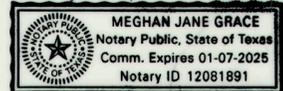
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: BLAKE HARRINGTON
STARLIGHT HOMES
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TX 78232
(210) 967-3900

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 27 DAY OF JANUARY, A.D. 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF HOOTEN TRACT, UNIT 2A-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

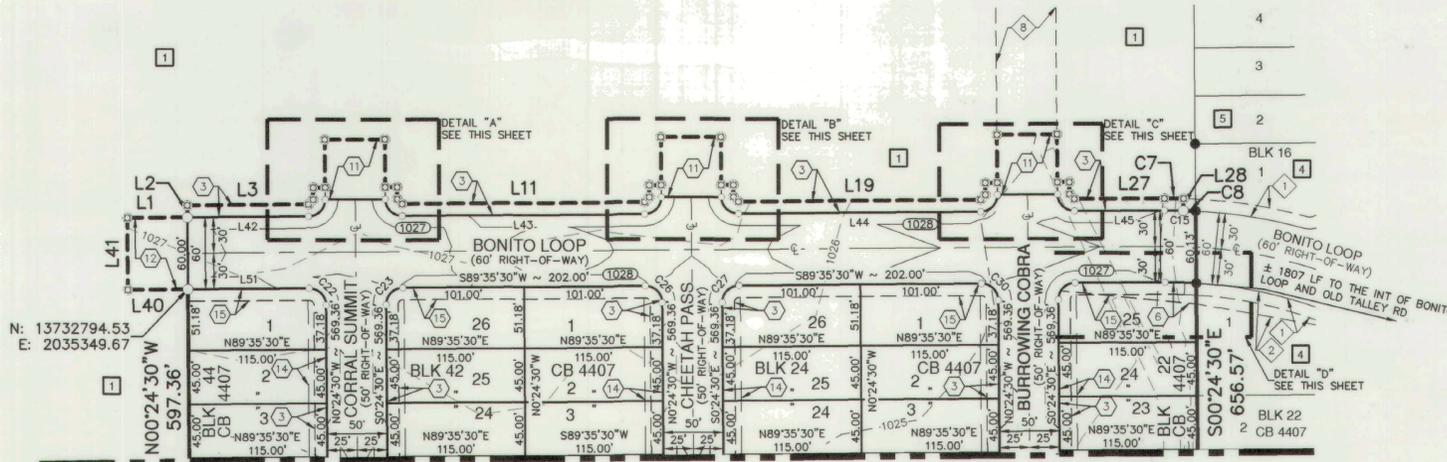
CERTIFICATE OF APPROVAL

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

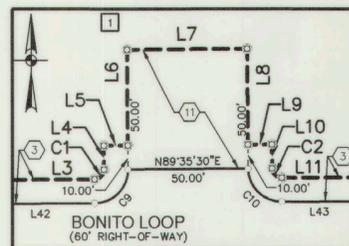
DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



MATCHLINE "A" - SEE SHEET 2 OF 3





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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

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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:

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.

SAWS 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.

STATE OF TEXAS
COUNTY OF BEXAR

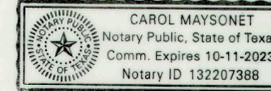
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OWNER/DEVELOPER: TALLEY ROAD, LTD
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TX 78218
(210) 849-1447

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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 27 DAY OF JANUARY, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-1180005

**SUBDIVISION PLAT
ESTABLISHING
HOOTEN TRACT, UNIT 2A-2**

A TOTAL OF 17.971 ACRE TRACT OF LAND, BEING COMPRISED OF 8.091 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, 7.065 AC OUT OF 21.526 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20200128018, 2.758 AC OUT OF 5.629 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20210030899, AND 0.057 AC OUT OF 57.040 AC DESCRIBED IN DEED TO TALLEY ROAD, LTD RECORDED IN DOCUMENT NUMBER 20190076515 OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 29, 2021

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: BLAKE HARRINGTON
STARLIGHT HOMES
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TX 78232
(210) 967-3900

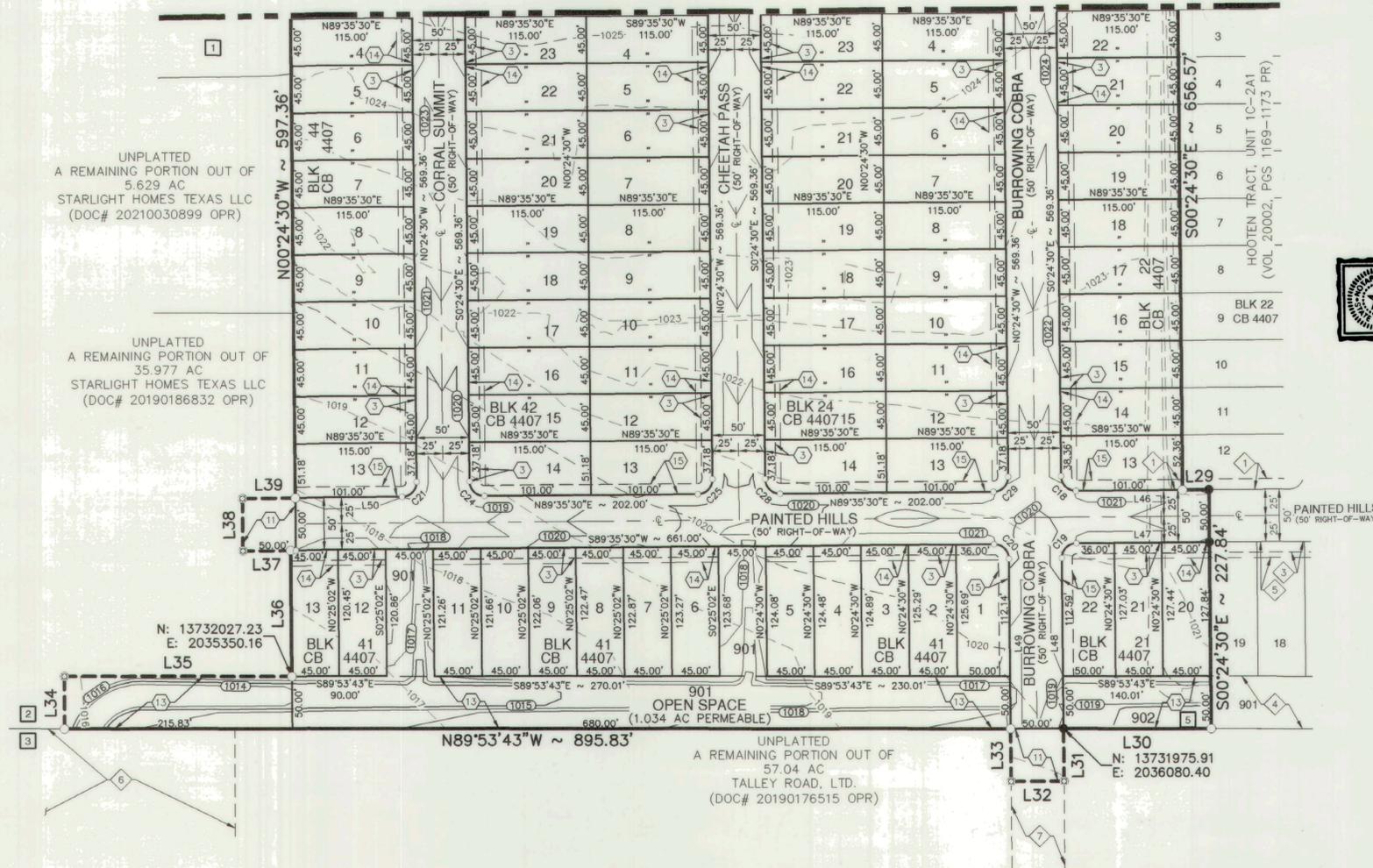
STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



MATCHLINE "A" - SEE SHEET 1 OF 3



UNPLATTED
A REMAINING PORTION OUT OF
5.629 AC
STARLIGHT HOMES TEXAS LLC
(DOC# 20210030899 OPR)

UNPLATTED
A REMAINING PORTION OUT OF
35.977 AC
STARLIGHT HOMES TEXAS LLC
(DOC# 20190186832 OPR)

UNPLATTED
A REMAINING PORTION OUT OF
57.04 AC
TALLEY ROAD, LTD.
(DOC# 20190176515 OPR)

N: 13731975.91
E: 2036080.40



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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

HOOTEN TRACT, UNIT 2A-2
Civil Job No. 11233-09; Survey Job No. 11233-03 & 11233-15

Date: Nov 29, 2021, 3:24pm User ID: epcrcs
File: P:\12\1233\09\Design\Civil\Plat\1123303.dwg



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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SAWS IMPACT FEE:

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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.

OPEN SPACE NOTE:

LOT 902, BLOCK 21, AND LOT 901, BLOCK 41, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 6, CB 4407, SUBDIVISION UNIT HOOTEN TRACT, UNIT 1-A, RECORDED IN VOLUME 2002, PAGE 161-166 (PLAT # 180533), LOT 901, BLOCK 21, CB 4407, SUBDIVISION UNIT HOOTEN TRACT, UNIT 1C/2A-1, RECORDED IN VOLUME 2002, PAGE 1169-1173 (PLAT # 20-11800160), AND WITHIN A VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT, SUBDIVISION UNIT OLD TALLEY, UNIT 1, RECORDED IN VOLUME 2002, PAGE 217-222 (PLAT # 19-11800411).

STATE OF TEXAS
COUNTY OF BEXAR

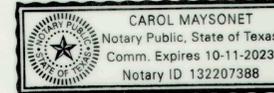
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: TALLEY ROAD, LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218
(210) 849-1447

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TALLEY ROAD, LTD 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 27th DAY OF JANUARY, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-11800005

**SUBDIVISION PLAT
ESTABLISHING
HOOTEN TRACT, UNIT 2A-2**

A TOTAL OF 17.971 ACRE TRACT OF LAND, BEING COMPRISED OF 8.091 AC OUT OF 35.977 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20190186832, 7.065 AC OUT OF 21.526 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20200128018, 2.758 AC OUT OF 5.629 AC DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC RECORDED IN DOCUMENT NUMBER 20210030899, AND 0.057 AC OUT OF 57.040 AC DESCRIBED IN DEED TO TALLEY ROAD, LTD RECORDED IN DOCUMENT NUMBER 20190076515 OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBP.LS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 29, 2021

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: BLAKE HARRINGTON
STARLIGHT HOMES
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TX 78232
(210) 967-3900

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 27th DAY OF JANUARY, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF HOOTEN TRACT, UNIT 2A-2, 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, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LINE #	BEARING	LENGTH
L1	N89°35'30"E	50.00'
L2	N0°24'30"W	10.00'
L3	N89°35'30"E	101.00'
L4	N0°24'30"W	10.00'
L5	N89°35'30"E	10.00'
L6	N0°24'30"W	40.00'
L7	N89°35'30"E	50.00'
L8	S0°24'30"E	40.00'
L9	N89°35'30"E	10.00'
L10	S0°24'30"E	10.00'
L11	N89°35'30"E	202.00'
L12	N0°24'30"W	10.00'
L13	N89°35'30"E	10.00'
L14	N0°24'30"W	40.00'
L15	N89°35'30"E	50.00'
L16	S0°24'30"E	40.00'
L17	N89°35'30"E	10.00'
L18	S0°24'30"E	10.00'
L19	N89°35'30"E	202.00'

LINE #	BEARING	LENGTH
L20	N0°24'30"W	10.00'
L21	N89°35'30"E	10.00'
L22	N0°24'30"W	40.00'
L23	N89°35'30"E	50.00'
L24	S0°24'30"E	40.00'
L25	N89°35'30"E	10.00'
L26	S0°24'30"E	10.00'
L27	N89°35'30"E	74.94'
L28	S1°41'05"W	10.00'
L29	N89°35'30"E	25.00'
L30	N89°53'43"W	140.01'
L31	S0°24'38"E	50.00'
L32	N89°53'43"W	50.00'
L33	N0°24'38"W	50.00'
L34	N0°06'17"E	50.00'
L35	S89°53'43"E	215.37'
L36	N0°25'02"W	120.05'
L37	S89°35'30"W	45.00'
L38	N0°24'30"W	50.00'

LINE #	BEARING	LENGTH
L39	N89°35'30"E	50.00'
L40	S89°35'30"W	50.00'
L41	N0°24'30"W	60.00'
L42	N89°35'30"E	101.00'
L43	N89°35'30"E	202.00'
L44	N89°35'30"E	202.00'
L45	N89°35'30"E	74.94'
L46	N89°35'30"E	126.00'
L47	S89°35'30"W	126.00'
L48	S0°24'30"E	162.59'
L49	N0°24'30"W	162.14'
L50	N89°35'30"E	101.00'
L51	S89°35'30"W	101.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4.00'	90°00'00"	N44°35'30"E	5.66'	6.28'
C2	4.00'	90°00'00"	S45°24'30"E	5.66'	6.28'
C3	4.00'	90°00'00"	N44°35'30"E	5.66'	6.28'
C4	4.00'	90°00'00"	S45°24'30"E	5.66'	6.28'
C5	4.00'	90°00'00"	N44°35'30"E	5.66'	6.28'
C6	4.00'	90°00'00"	S45°24'30"E	5.66'	6.28'
C7	440.00'	2°05'35"	S89°21'43"E	16.07'	16.07'
C8	430.00'	1°22'52"	S87°37'29"E	10.37'	10.37'
C9	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C10	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C11	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C12	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C13	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C14	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C15	430.00'	3°28'28"	S88°40'16"E	26.07'	26.08'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	370.00'	4°02'19"	N88°23'21"W	26.08'	26.08'
C17	14.00'	90°00'00"	S44°35'30"W	19.80'	21.99'
C18	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C19	14.00'	90°00'00"	S44°35'30"W	19.80'	21.99'
C20	14.00'	90°00'00"	N45°24'30"W	19.80'	21.99'
C21	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C22	14.00'	90°00'00"	N45°24'30"W	19.80'	21.99'
C23	14.00'	90°00'00"	S44°35'30"W	19.80'	21.99'
C24	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C25	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C26	14.00'	90°00'00"	N45°24'30"W	19.80'	21.99'
C27	14.00'	90°00'00"	S44°35'30"W	19.80'	21.99'
C28	14.00'	90°00'00"	S45°24'30"E	19.80'	21.99'
C29	14.00'	90°00'00"	N44°35'30"E	19.80'	21.99'
C30	14.00'	90°00'00"	N45°24'30"W	19.80'	21.99'

CLEAR VISION:

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.

SAWS HIGH PRESSURE:

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 PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2389598) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

FINISHED FLOOR NOTE:

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

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

SETBACK NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 21, CB 4407, AND LOT 901, BLOCK 41, CB 4407, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

SAWS ACCESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" 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 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, COMBINED SCALE FACTOR: 0.99983
- 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

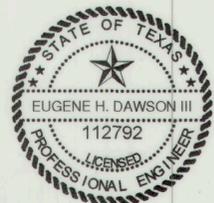
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

Civil Job No. 11233-09; Survey Job No. 11233-03 & 11233-15

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