

LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)		REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER		SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT		EASEMENT POINT OF INTERSECTION
INT	INTERSECTION	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
		LF	LINEAR FEET

1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
CENTERLINE
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

- 14' GETCTV ESMT
- 10' GETCTV ESMT
- 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
- VAR WID CLEAR VISION ESMT
- VAR WID DRAINAGE ESMT (1.218 TOTAL AC OFF-LOT, PERMEABLE)
- 15' BUILDING SETBACK LINE (NOT-TO-SCALE)
- 10' GETCTV ESMT & BUILDING SETBACK LINE
- 12' WATER ESMT
- VAR WID DRAINAGE, ACCESS, AND MAINTENANCE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (1.559 TOTAL AC OFF-LOT)
- VAR WID ROW DEDICATION (0.014 TOTAL AC)
- 5' GETCTV ESMT
- 28' GETCTV ESMT (0.086 TOTAL AC, 0.042 AC OFF-LOT)
- 14' GETCTV ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (0.017 TOTAL AC OFF-LOT)
- 12' WATER ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (0.022 TOTAL AC OFF-LOT)

- UNPLATTED REMAINING PORTION OF A 85.964 ACRE TRACT
OWNER: STARLIGHT HOMES TEXAS LLC
(DOC# 20210076622, OPR)
- LOT 903, BLOCK 21, OPEN SPACE (1.118 AC) PERMEABLE
- LOT 901, BLOCK 31, OPEN SPACE (10.937 AC) PERMEABLE
- LOT 902, BLOCK 31, OPEN SPACE (0.168 AC) PERMEABLE
- LOT 901, BLOCK 32, OPEN SPACE (0.240 AC) PERMEABLE
- 6.148 ACRES
BEXAR COUNTY
ROW DEDICATION
(DOC# 20210274831 OPR)
- ± 440 LF TO THE INT OF CYGNUS & GALATEA
BLUE SKIES UNIT-1
(VOL. 20001, PG 2258-2263 PR)
- BLUE SKIES UNIT-3
(VOL. 20002, PGS 1496-1498 PR)
- BLUE SKIES UNIT-4
(VOL. 20002, PGS 1501-1504 PR)
- UNPLATTED 331.9 ACRE TRACT
CONVERGENCE BRASS, LLC
(VOL. 17108, PG 282 OPR)
- UNPLATTED 487.8 ACRE TRACT
CONVERGENCE BRASS, LLC
(VOL. 17108, PG 300 OPR)

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

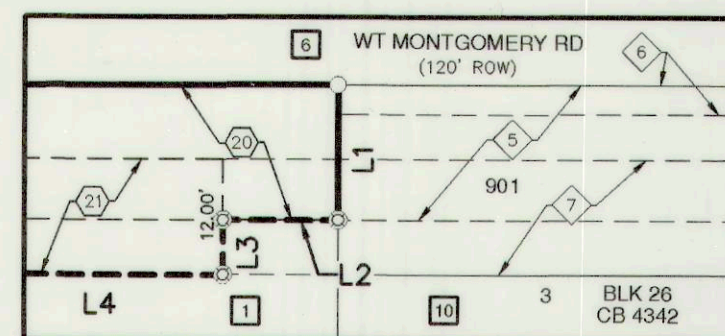
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

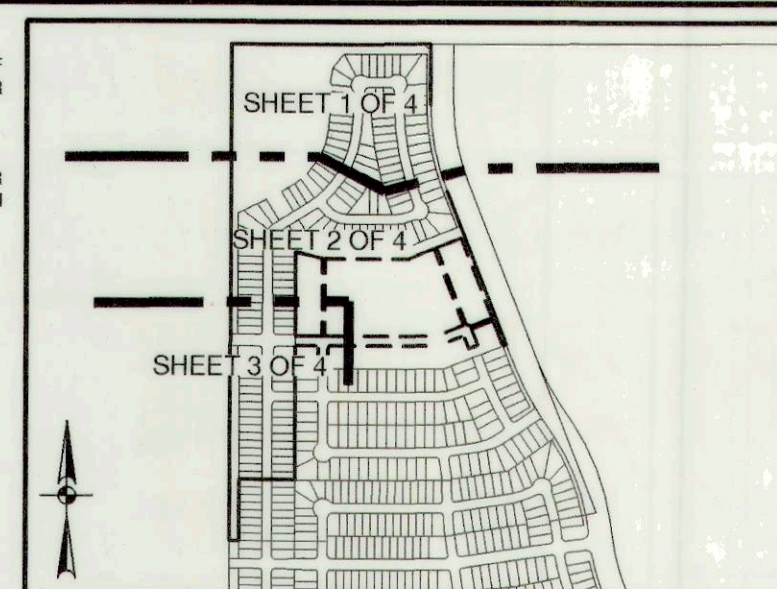
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

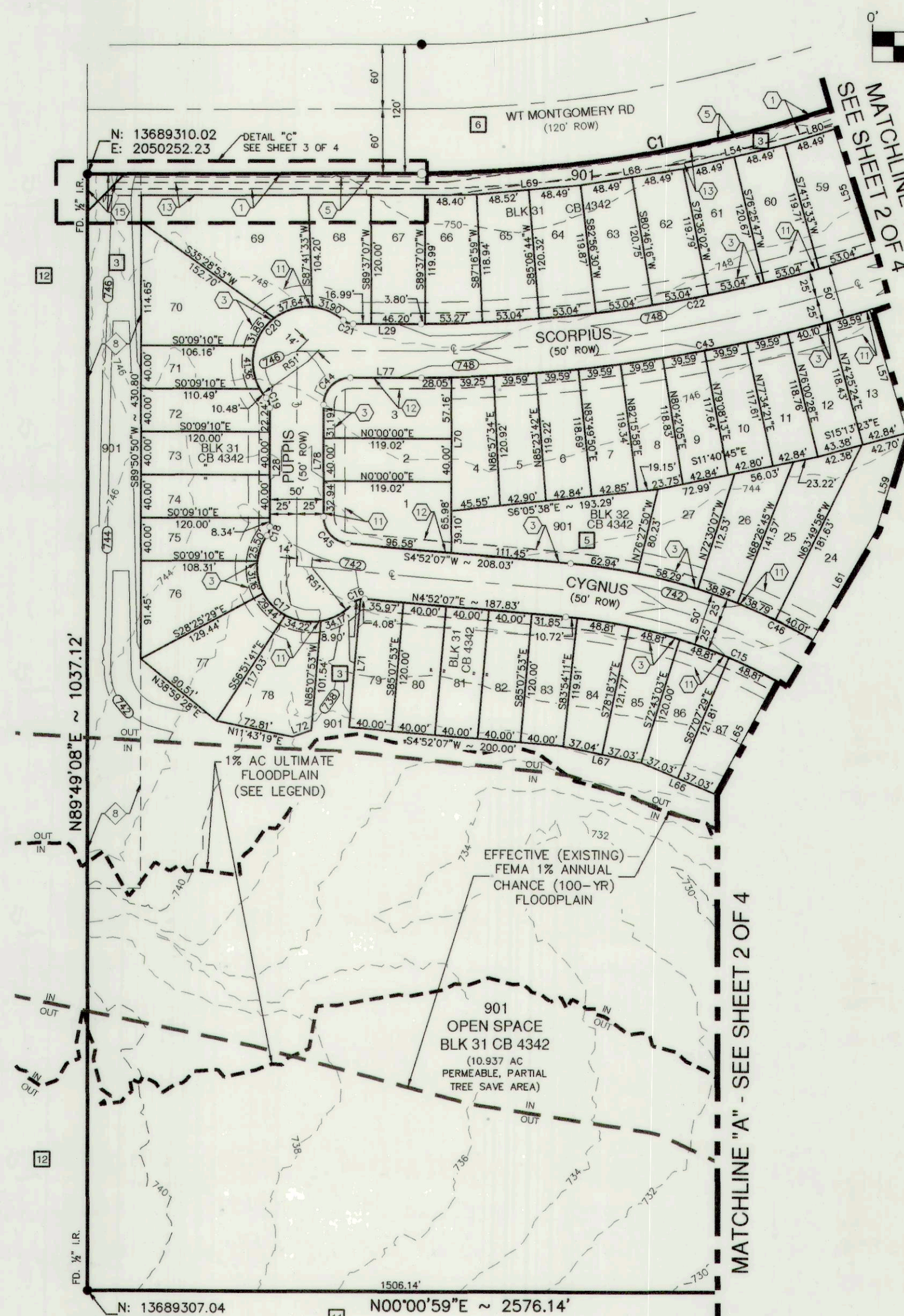
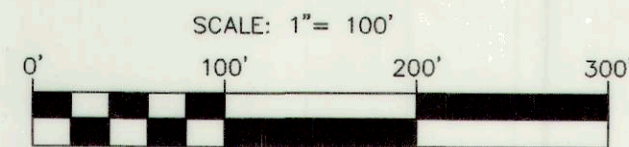
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "E"
SCALE: 1" = 20'
SEE SHEET 2 OF 4



INDEX MAP
SCALE: 1" = 1000'



MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "A" - SEE SHEET 2 OF 4

CURVE AND LINE TABLE
SEE SHEET 4 OF 4
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SHEET 1 OF 4

PLAT NO. 21-11800215

SUBDIVISION PLAT OF BLUE SKIES UNIT-6

BEING A TOTAL OF 38.733 ACRES INCLUSIVE OF 0.014 ACRES OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 52-61, BLOCK 22, LOTS 11-27, 903, BLOCK 21, LOTS 5-9, BLOCK 29, LOTS 27-109, 901-902, BLOCK 31, AND LOTS 1-27, 901, BLOCK 32, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC, RECORDED IN DOCUMENT NO. 20210076622 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028890
DATE OF PREPARATION: March 25, 2022

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:

BLAKE HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TEXAS 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 25 DAY OF MARCH, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

THIS PLAT OF BLUE SKIES UNIT-6 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

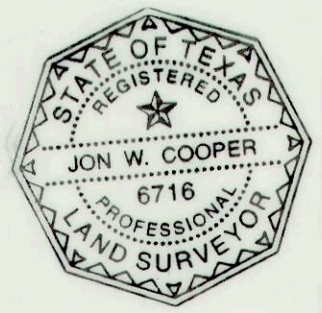
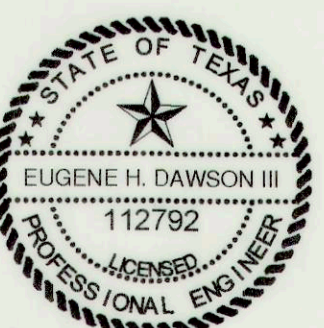
CERTIFICATE OF APPROVAL

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



Civil Job No. 11038-20; Survey Job No. 11038-13

SUBDIVISION PLAT
OF
BLUE SKIES UNIT



**PAPE-DAWSON
ENGINEERS**


DATE OF PREPARATION: March 25, 2022

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.

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 25 DAY OF MARCH, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

 CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

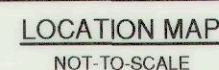
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESID-
 OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY
 CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER
 COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS
 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



3. **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 TO THE AREA DESIGNATED ON THE ATTACHED FILED MAP, HEREIN REFERRED TO AS "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION, OPERATION, AND 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 AREAS WITHOUT AN ENCROACHMENT AGREEMENT. THE GRANTOR HEREBY AGREES TO 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. CPS ENERGY AND SAWS SHALL BE RESPONSIBLE FOR MAINTAINING 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. THE GRANTOR HEREBY AGREES TO GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, TO MAKE GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE GRANTOR. THE GRANTOR IS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

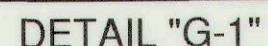
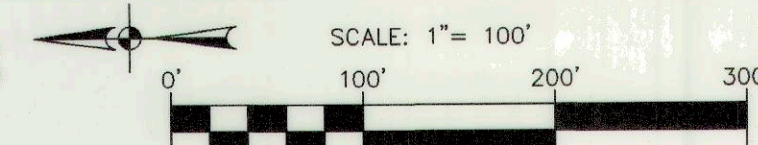
4. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFIRM ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR ANY OTHER UTILITY EASEMENT OR RIGHTS-OF-WAY FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

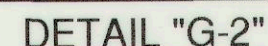
6. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND UTILITY LINES ARE LOCATED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

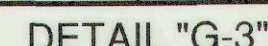
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



SCALE: 1" = 20'
SEE THIS SHEET
12' WATER ESMT



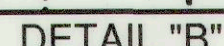
SCALE: 1" = 20'
SEE THIS SHEET
14' GETCTV ESMT



SCALE: 1" = 20'
SEE THIS SHEET
VAR WID DRN ESMT TO EXP



SCALE: 1" = 20'
SEE THIS SHEET



SCALE: 1" = 20'
SEE THIS SHEET

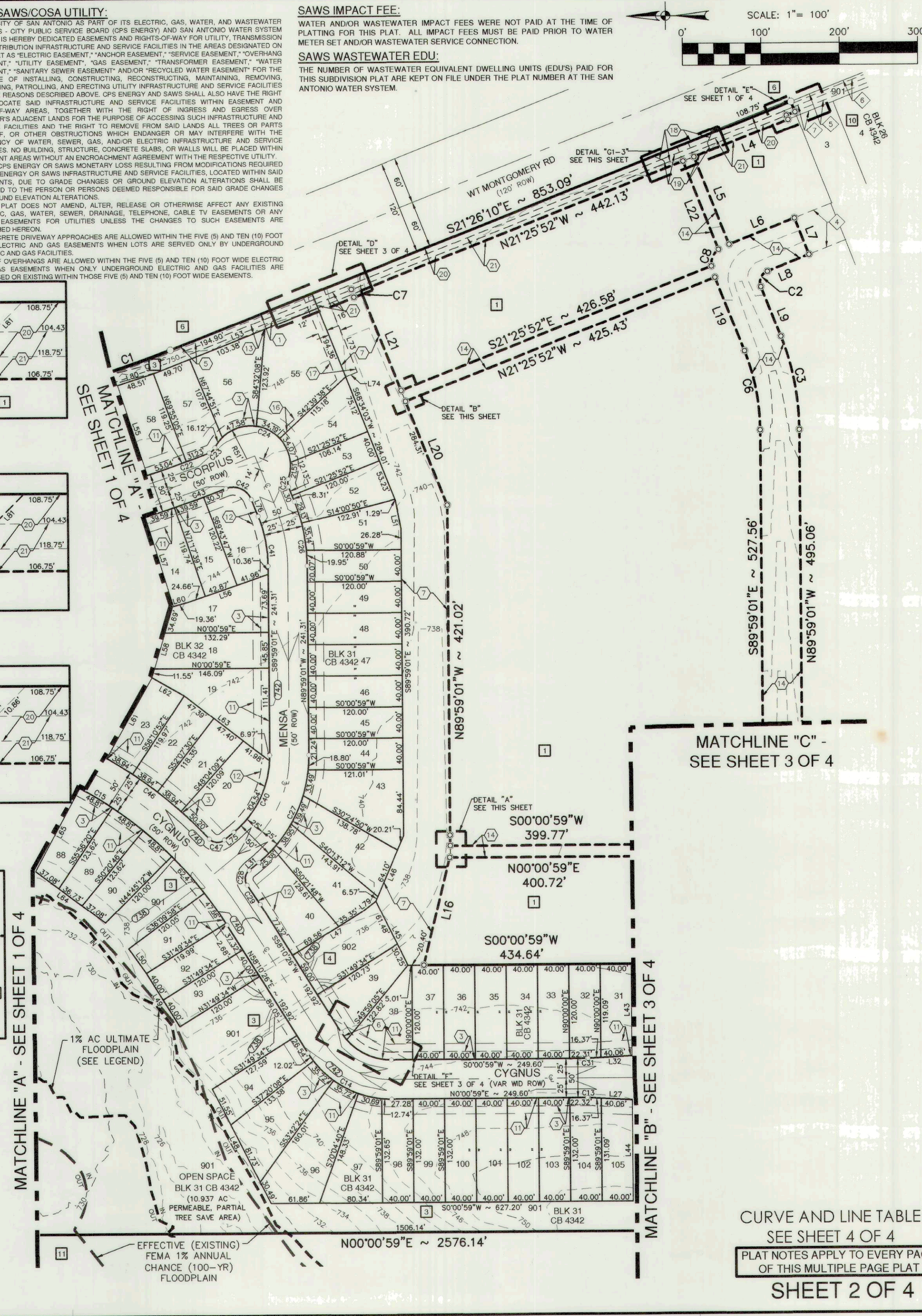
STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

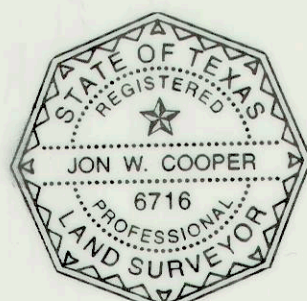
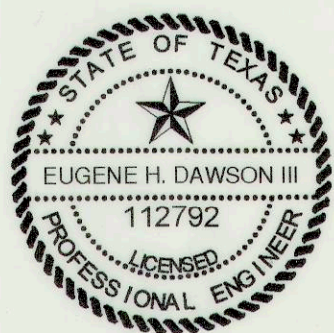


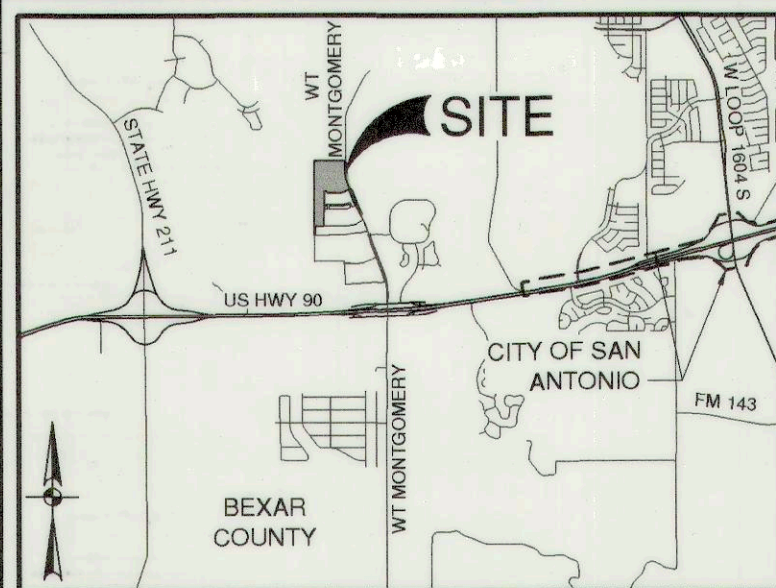
MATCHLINE "C" -
SEE SHEET 3 OF 4

CURVE AND LINE TABLE
SEE SHEET 4 OF 4

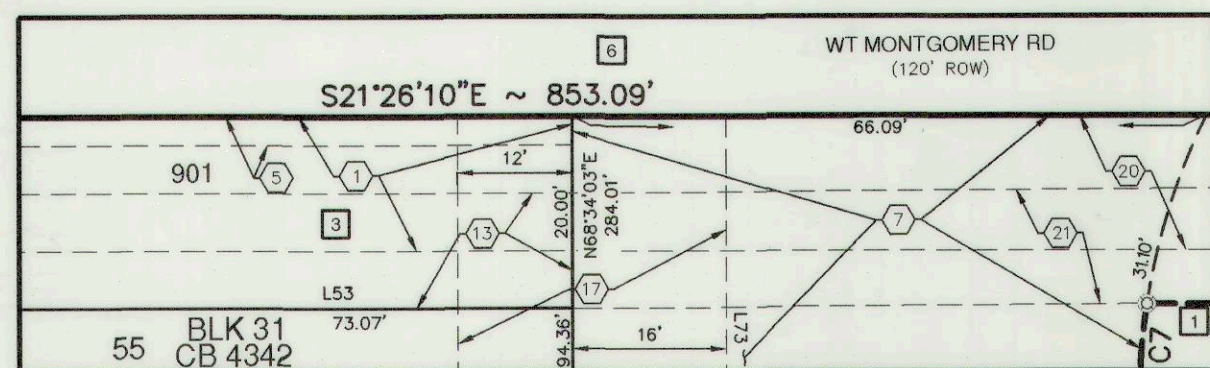
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4



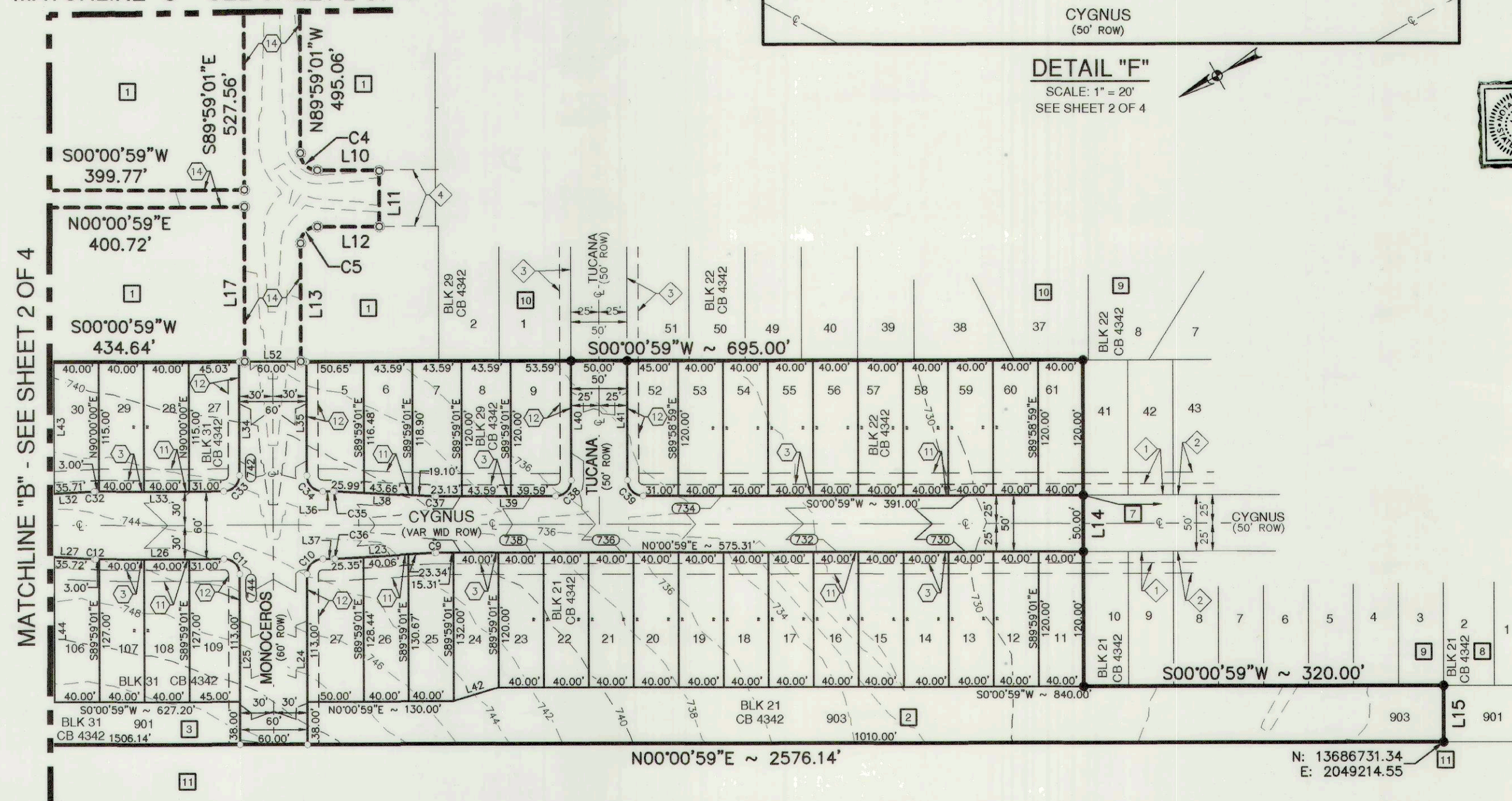


LOCATION MAP
NOT-TO-SCALE



DETAIL "D"
SCALE: 1" = 20'
SEE SHEET 2 OF 4

MATCHLINE "C" - SEE SHEET 2 OF 4



STATE OF TEXAS
COUNTY OF BEXAR

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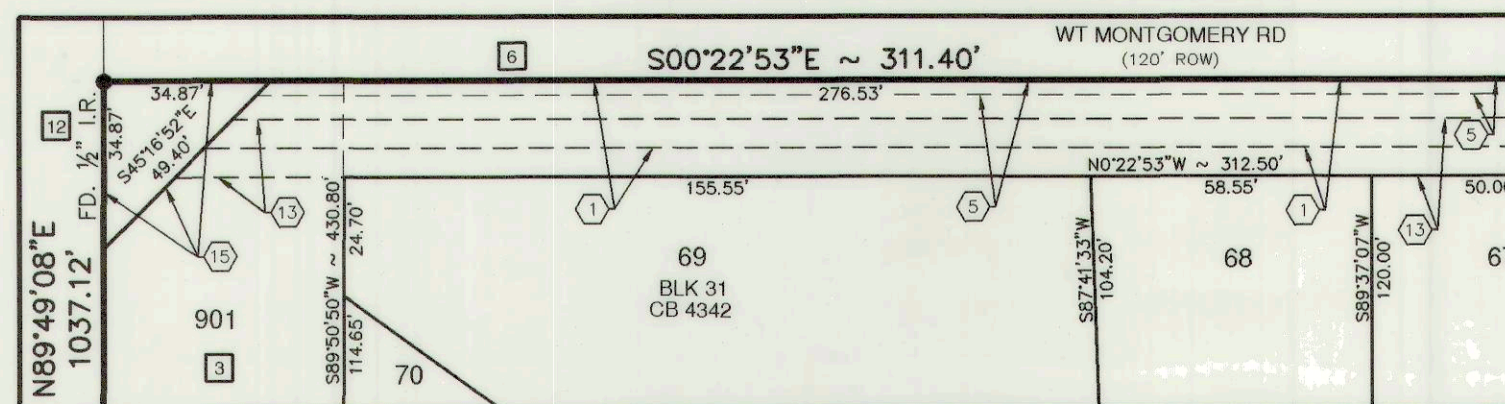
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE:

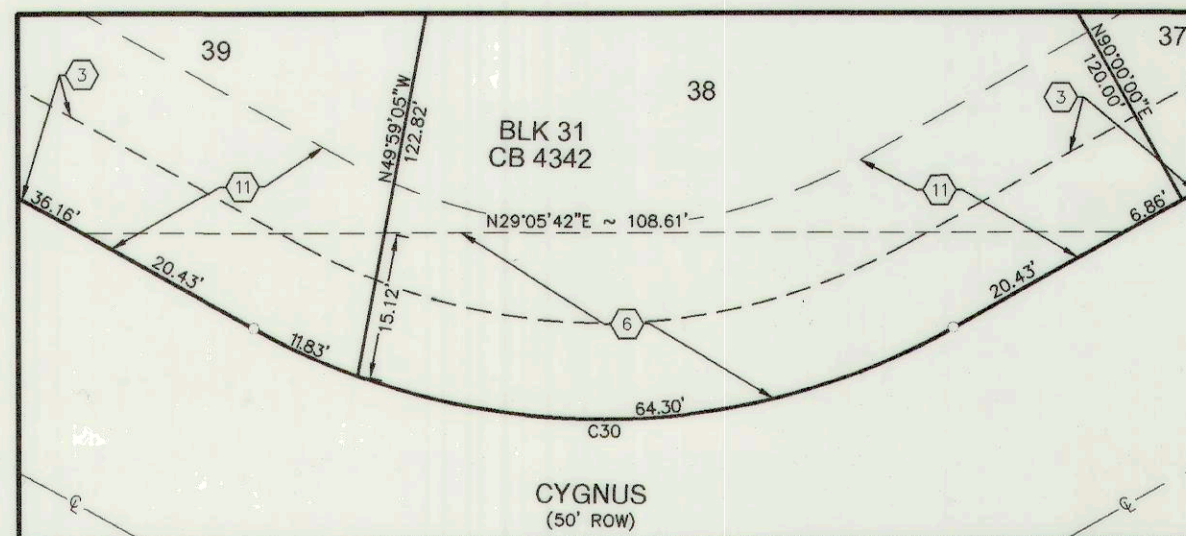
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SAWS WASTEWATER EDU:

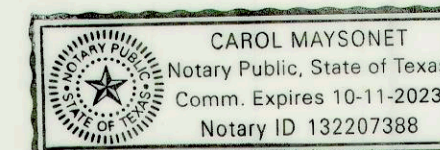
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DETAIL "C"
SCALE: 1" = 40'
SEE SHEET 1 OF 4



DETAIL "F"
SCALE: 1" = 20'
SEE SHEET 2 OF 4



PLAT NO. 21-11800215

SUBDIVISION PLAT
OF
BLUE SKIES UNIT-6

BEING A TOTAL OF 38.733 ACRES INCLUSIVE OF 0.014 ACRES OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 52-61, BLOCK 22, LOTS 11-27, 903, BLOCK 21, LOTS 5-9, BLOCK 29, LOTS 27-109, 901-902, BLOCK 31, AND LOTS 1-27, 901, BLOCK 32, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC, RECORDED IN DOCUMENT NO. 20210076622 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028900

DATE OF PREPARATION: March 25, 2022

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:

BLAKE HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TEXAS 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 25 DAY OF March, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE SKIES UNIT-6 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

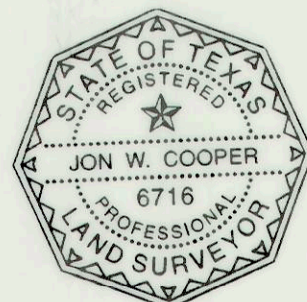
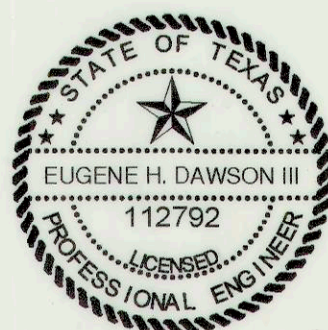
COUNTY JUDGE, BEXAR COUNTY, TEXAS

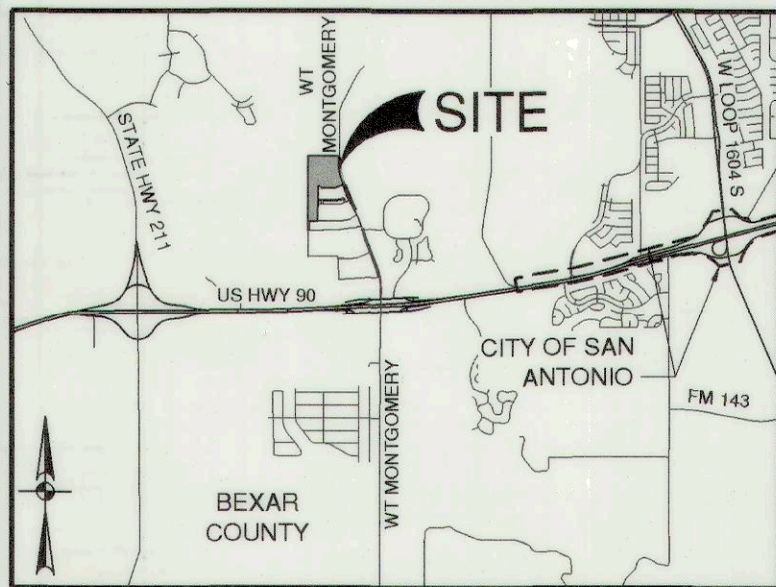
COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE TABLE
SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4





LOCATION MAP
NOT-TO-SCALE

OPEN SPACE:

LOT 903, BLOCK 21, LOT 901, 902, BLOCK 31, AND LOT 901, BLOCK 32, CB 4342, ARE DESIGNATED AS OPEN SPACE, PERMEABLE, AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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.

EASEMENTS FOR FLOODPLAINS:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 902, BLOCK 10, CB 4342, BLUE SKIES UNIT 2, RECORDED IN VOLUME 20001, PAGE 2584-2586 (PLAT 19-11800425).

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1250 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.

SETBACK:

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLOCK 21, LOT 901, 902, BLOCK 31, AND LOT 901, BLOCK 32, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF 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.

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" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

SAWS DEDICATION:

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 HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

RESIDENTIAL FINISHED FLOOR

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

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (BLOCK 21, LOTS 11-27, AND BLOCK 31, LOTS 77-109)

MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES WITHIN OR ADJOINING THE FEMA FLOODPLAIN REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT AND ARE COMPLY WITH THE FLOODPLAIN REGULATIONS AT THE TIME OF CONSTRUCTION. (BLOCK 21, LOTS 11-27, AND BLOCK 31, LOTS 77-109)

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2467359) 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).

TREE SAVE:

PORTION OF LOT 901, BLOCK 31, CB 4342, (10.937 AC) IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

PLAT NO. 21-11800215

SUBDIVISION PLAT OF BLUE SKIES UNIT-6

BEING A TOTAL OF 38.733 ACRES INCLUSIVE OF 0.014 ACRES OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 52-61, BLOCK 22, LOTS 11-27, 903, BLOCK 21, LOTS 5-9, BLOCK 29, LOTS 27-109, 901-902, BLOCK 31, AND LOTS 1-27, 901, BLOCK 32, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO STARLIGHT HOMES TEXAS LLC, RECORDED IN DOCUMENT NO. 20210076622 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: March 25, 2022

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:

BLAKE HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., STE 140
SAN ANTONIO, TEXAS 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 25 DAY OF MARCH, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE SKIES, UNIT-6, 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

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	S68°34'08"W	14.00'	
L2	N21°26'10"W	12.00'	
L3	S68°34'27"W	5.69'	
L4	N21°25'52"W	129.25'	
L5	S68°34'08"W	120.00'	
L6	S21°25'52"E	89.83'	
L7	S68°34'08"W	50.00'	
L8	N21°25'52"W	57.33'	
L9	S68°34'08"W	68.62'	
L10	S0°00'59"W	55.00'	
L11	N89°59'01"W	50.00'	
L12	N0°00'59"E	55.00'	
L13	N89°59'01"W	105.00'	
L14	N89°59'01"W	290.00'	
L15	N89°59'01"W	50.00'	
L16	N76°07'27"W	141.62'	
L17	S89°59'01"E	137.50'	
L18	S89°01'28"W	13.32'	
L19	N68°34'08"E	101.12'	
L20	S68°34'04"W	142.18'	
L21	S68°34'04"W	127.14'	
L22	N68°34'08"E	121.15'	
L23	N3°09'48"W	88.75'	
L24	N89°59'01"W	151.00'	
L25	S89°59'01"E	151.00'	
L26	N0°00'59"E	114.00'	
L27	N3°04'57"E	92.14'	
L28	N89°50'50"E	110.58'	

LINE TABLE			
LINE #	BEARING	LENGTH	
L29	S0°22'53"E	63.19'	
L30	S68°34'03"W	20.44'	
L31	N38°52'29"W	15.73'	
L32	S3°02'59"E	92.14'	
L33	S0°00'59"W	114.00'	
L34	S89°59'01"E	101.00'	
L35	N89°59'01"W	101.00'	
L36	S0°00'59"W	9.31'	
L37	N0°00'59"E	9.31'	
L38	S31°14'7"W	88.75'	
L39	S0°00'59"W	106.31'	
L40	S89°59'01"E	106.00'	
L41	N89°59'01"W	106.00'	
L42	N16°40'58"W	41.76'	
L43	N90°00'00"E	116.95'	
L44	S89°59'01"E	128.95'	
L45	N64°02'24"E	91.74'	
L46	N66°29'36"W	70.67'	
L47	N31°49'34"W	104.91'	
L48	S63°17'30"W	163.78'	
L49	S58°10'26"W	80.00'	
L50	N54°50'54"E	38.56'	
L51	S79°17'32"W	37.59'	
L52	N0°00'59"E	50.00'	
L53	N21°26'10"W	226.15'	
L54	S13°31'23"E	96.98'	
L55	N72°05'19"E	120.40'	
L56	S18°50'22"E	109.49'	

LINE TABLE			
LINE #	BEARING	LENGTH	
L57	N72°51'32"E	119.28'	
L58	S73°13'59"E	47.88'	
L59	S73°13'59"E	94.12'	
L60	S15°13'23"E	18.22'	
L61	S60°14'14"E	118.29'	
L62	N29°45'31"E	47.39'	
L63	S37°48'21"W	136.76'	
L64	S36°51'27"W	110.88'	
L65	S61°31'55"E	120.00'	
L66	S22°52'31"W	74.07'	
L67	S11°45'25"W	74.08'	
L68	S91°0'52"E	96.97'	
L69	S5°26'31"E	97.01'	
L70	N89°50'50"E	124.04'	
L71	S85°07'53"E	119.41'	
L72	N19°41'11"W	18.27'	
L73	N68°34'03"E	114.36'	
L74	S21°25'57"E	16.00'	
L75	S38°52'29"E	15.73'	
L76	N68°34'03"E	23.17'	
L77	N0°22'53"W	66.07'	
L78	S89°50'50"W	104.14'	
L79	S37°24'53"E	22.20'	
L80	S17°38'24"E	97.00'	
L81	N66°26'01"W	14.15'	
L82	N68°34'08"E	9.68'	
L83	N68°34'08"E	9.67'	
L84	S23°33'59"W	14.15'	

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1260.00'	21°03'17"	S10°54'32"E	460.42'
C2	15.00'	90°00'00"	N66°25'52"W	21.21'
C3	325.00'	21°26'51"	S79°17'34"W	120.95'
C4	15.00'	90°00'00"	S45°00'59"W	21.21'
C5	15.00'	90°00'00"	N44°59'01"W	21.21'
C6	275.00'	21°26'51"	N79°17'34"E	102.34'
C7	67.00'	8°53'45"	S73°00'56"W	10.39'
C8	25.00'	55°05'05"	S66°25'52"E	23.12'
C9	25.00'	3°10'47"	N1°34'25"W	1.39'
C10	14.00'	90°00'00"	N44°59'01"W	19.80'
C11	14.00'	90°00'00"	N45°00'59"E	19.80'
C12	25.00'	3°03'58"	N1°32'58"E	1.34'
C13	25.00'	3°03'58"	N1°32'58"E	1.34'
C14	125.00'	58°09'27"	N29°05'42"E	121.50'
C15	500.00'	53°18'19"	N31°31'16"E	448.58'
C16	14.00'	53°07'48"	N21°41'47"W	12.52'
C17	51.00'	173°33'54"	N38°31'16"E	101.84'
C18	14.00'	35°27'23"	S72°25'29"E	8.53'
C19	14.00'	41°11'01"	N69°15'19"E	9.85'
C20	51.00'	172°08'19"	S45°16'02"E	101.76'
C21	14.00'	41°11'01"	S20°12'37"W	9.85'
C22	1400.00'	20°58'43"	S10°52'14"E	509.74'
C23	14.00'	41°16'52"	S42°00'02"E	9.87'
C24	51.00'	172°25'07"	S23°34'06"W	101.78'
C25	14.00'	41°12'36"	S89°10'21"W	9.85'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	225.00'	21°26'56"	S79°17'31"W	83.74'
C27	175.00'	51°06'32"	N64°25'45"W	150.98'
C28	14.00'	86°02'06"	N81°53'31"W	19.10'
C29	550.00'	3°05'00"	S56°37'56"W	29.59'
C30	75.00'	58°09'27"	S29°05'42"W	72.90'
C31	25.00'	3°03'58"	S1°31'00"E	1.34'
C32	25.00'	3°03'58"	N1°31'00"W	1.34'
C33	14.00'	90°00'00"	S44°59'01"E	19.80'
C34	14.00'	90°00'00"	S45°00'59"W	19.80'
C35	25.00'	3°10'47"	S1°36'23"W	1.39'
C36	25.00'	3°10'47"	N1°34'25"W	1.39'
C37	25.00'	3°10'47"	S1°36'23"W	1.39'
C38	14.00'	90°00'00"	S44°59'01"E	19.80'
C39	14.00'	90°00'00"	S45°00'59"W	19.80'
C40	125.00'	51°06'32"	S64°25'45"E	107.84'
C41	175.00'	21°26'56"	N79°17'31"E	65.13'
C42	25.00'	90°02'16"	N23°32'56"E	35.37'
C43	1450.00'	21°05'19"	N10°55'33"W	