

SUBDIVISION PLAT OF JUNGMAN TRACT UNIT-1

BEING A TOTAL OF 50.139 ACRE TRACT OF LAND, INCLUSIVE OF A 0.487 ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1-19, 901, BLOCK 31, LOTS 1-19, 901, BLOCK 34, LOTS 1-22, BLOCK 35, LOTS 1-20, BLOCK 36, LOTS 1-19, 901, BLOCK 37, LOTS 1-15, 901, BLOCK 38, LOT 1, BLOCK 42, LOTS 1-30, BLOCK 39, LOTS 1-19, 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4016, COMPRISED OF A 46.595 ACRES OUT OF 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 1.909 ACRES OUT OF 57.597 ACRE TRACT, 1.594 ACRES OUT OF 19.794 ACRE TRACT, AND 0.042 OF AN ACRE OUT OF 162.330 ACRE TRACT OF LAND ALL RECORDED IN DOCUMENT NO. 20210342405, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.9000 TPLS FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: September 27, 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/DEVELOPER: BLAKE HARRINGTON ARROYO CAP II-2, LLC A DELAWARE LIMITED LIABILITY COMPANY 1875 JAMBORREE RD, STE 350 IRVINE, CA 92612

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 13th DAY OF October A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF JUNGMAN TRACT UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

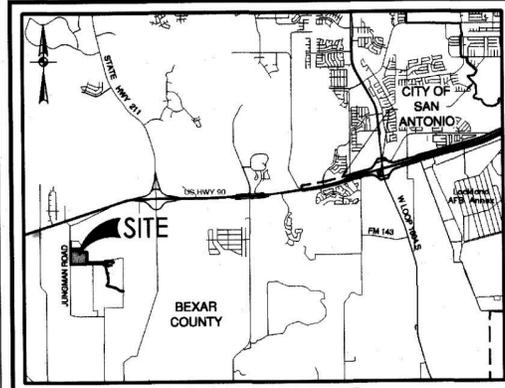
DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

Legend table with columns for AC, BLK, CB, DOC, PR, ESMT, GETCTV, INT, OPR, LF, and symbols for contours, easements, and street rows.

UNPLATTED REMAINING PORTION OF 75.819 ACRES LINDA SUSAN MECHLER AND CAROL JEAN MECHLER (VOL 14087, PG 649 OPR)

UNPLATTED REMAINING PORTION OF 1786.698 ACRES U-BAR RANCH, INC. (VOL 7423, PG 2059 OPR)

UNPLATTED REMAINING PORTION OF 13.342 ACRES LINDA SUSAN MECHLER AND CAROL JEAN MECHLER (DOC 20210058753 OPR)

UNPLATTED REMAINING PORTION OF 102.367 ACRES ARROYO CAP II-2, LLC (DOC# 20210342407 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 19.794 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

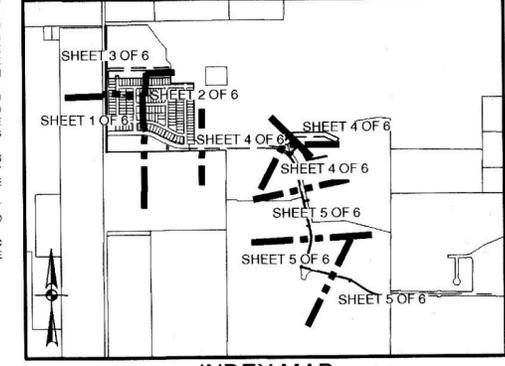
UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC# 20210342405 OPR)

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" = 1500'

STATE OF TEXAS COUNTY OF BEXAR

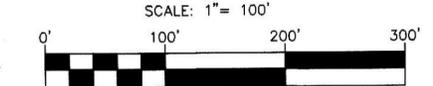
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

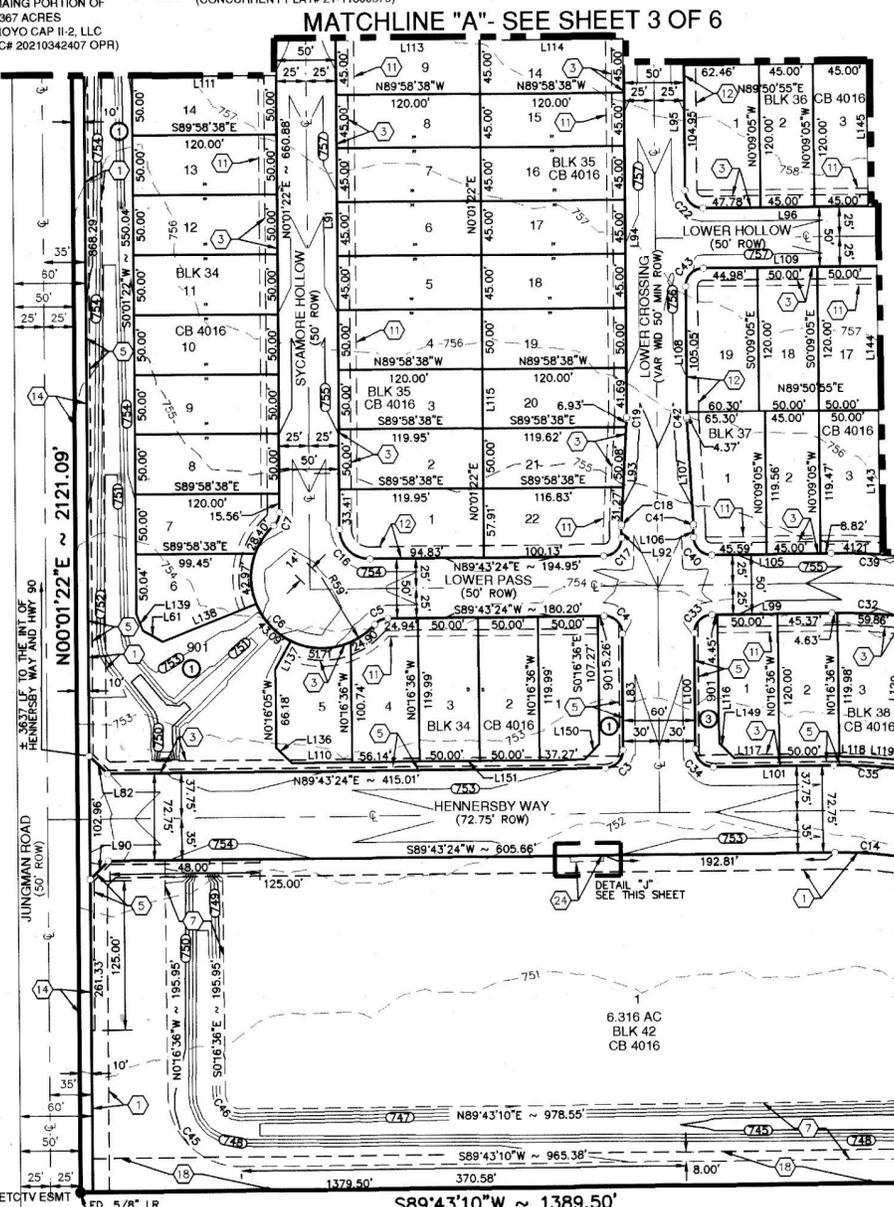
STATE OF TEXAS COUNTY OF BEXAR

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 13th DAY OF October A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SCALE: 1" = 100'



CURVE AND LINE TABLE SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 6

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.

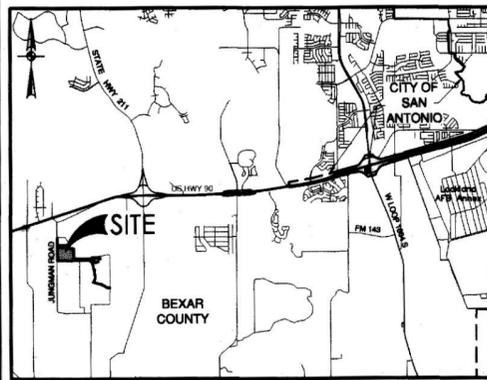
STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR



JUNGMAN TRACT UNIT-1 Civil Job No. 12405-01; Survey Job No. 12405-00 & 12405-07



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.

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.

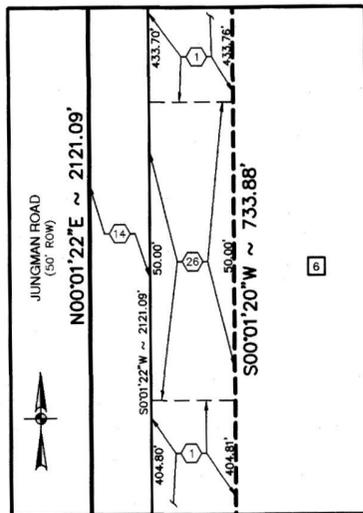
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 "K"
SCALE: 1" = 20'
SEE THIS SHEET

STATE OF TEXAS
COUNTY OF BEXAR

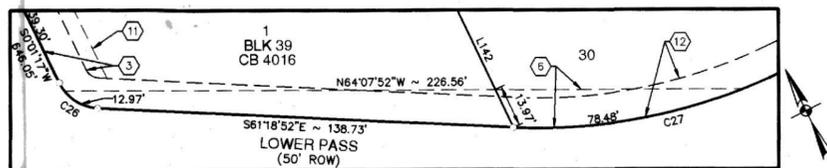
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Bruna Spengler
BRUNA F. SPENGLER
LICENSED PROFESSIONAL ENGINEER

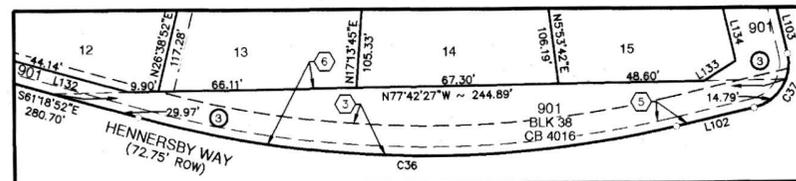
STATE OF TEXAS
COUNTY OF BEXAR

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

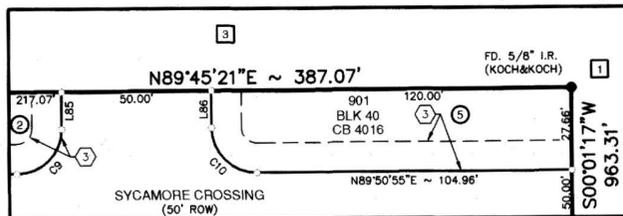
Eric J. Snell
ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
9-28-22



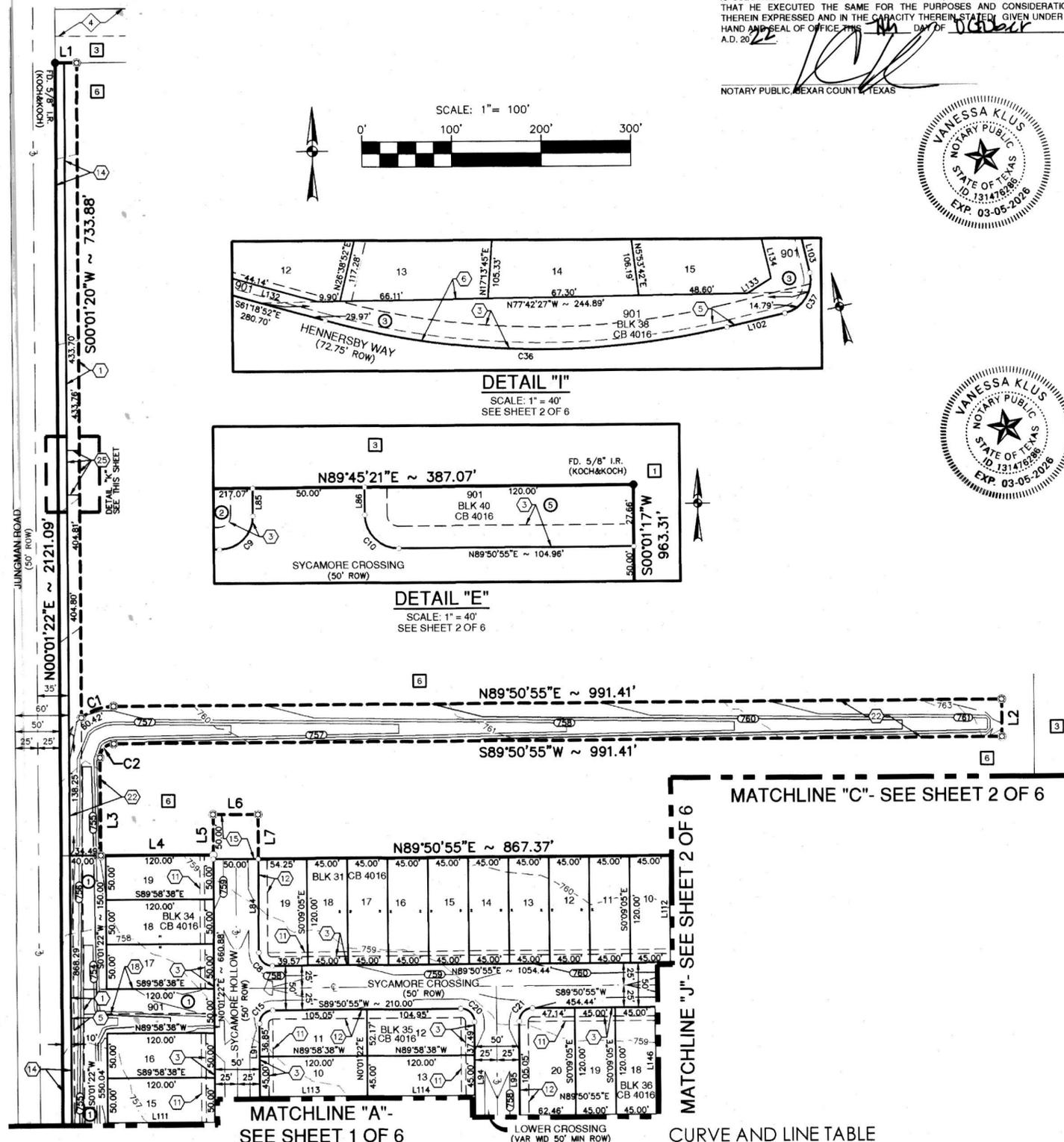
DETAIL "H"
SCALE: 1" = 40'
SEE SHEET 2 OF 6



DETAIL "I"
SCALE: 1" = 40'
SEE SHEET 2 OF 6



DETAIL "E"
SCALE: 1" = 40'
SEE SHEET 2 OF 6



MATCHLINE "A"
SEE SHEET 1 OF 6

MATCHLINE "C" - SEE SHEET 2 OF 6

MATCHLINE "J" - SEE SHEET 2 OF 6

CURVE AND LINE TABLE
SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 6

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 TEXAS, LLC
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 22ND DAY OF OCTOBER, 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-11800652

**SUBDIVISION PLAT
OF
JUNGMAN TRACT UNIT-1**

BEING A TOTAL OF 50.139 ACRE TRACT OF LAND, INCLUSIVE OF A 0.487 ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1-19, 901, BLOCK 31, LOTS 1-19, 901, BLOCK 34, LOTS 1-22, BLOCK 35, LOTS 1-20, BLOCK 36, LOTS 1-19, BLOCK 37, LOTS 1-15, 901, BLOCK 38, LOT 1, BLOCK 42, LOTS 1-30, BLOCK 39, LOTS 1-19, 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4016, COMPRISED OF A 46.595 ACRES OUT OF 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 1.909 ACRES OUT OF 57.597 ACRE TRACT, 1.594 ACRES OUT OF 19.794 ACRE TRACT, AND 0.042 OF AN ACRE OUT OF 162.330 ACRE TRACT OF LAND ALL RECORDED IN DOCUMENT NO. 20210342405, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN 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 #10028900

DATE OF PREPARATION: September 27, 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/DEVELOPER: BLAKE HARRINGTON
ARROYO GAP II-2, LLC
A DELAWARE LIMITED LIABILITY COMPANY
18575 JAMBORREE RD., STE 350
IRVINE, CA 92612

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 22ND DAY OF OCTOBER, 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF JUNGMAN TRACT UNIT-1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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. 12405-01; Survey Job No. 12405-00 & 12405-07

File # 21-11800652-03.dwg
Date: 9/28/22 10:51 AM
User: B. Spengler
Plot: P:\21-11800652\Jungman Unit-1\Plat 21-11800652.dwg

SUBDIVISION PLAT OF JUNGMAN TRACT UNIT-1

BEING A TOTAL OF 50.139 ACRE TRACT OF LAND, INCLUSIVE OF A 0.487 ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1-19, 901, BLOCK 31, LOTS 1-19, 901, BLOCK 34, LOTS 1-22, BLOCK 35, LOTS 1-20, BLOCK 36, LOTS 1-19, BLOCK 37, LOTS 1-15, 901, BLOCK 38, LOT 1, BLOCK 42, LOTS 1-30, BLOCK 39, LOTS 1-19, 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4016, COMPRISED OF A 46.595 ACRES OUT OF 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 1.909 ACRES OUT OF 57.597 ACRE TRACT, 1.594 ACRES OUT OF 19.794 ACRE TRACT, AND 0.042 OF AN ACRE OUT OF 162.330 ACRE TRACT OF LAND ALL RECORDED IN DOCUMENT NO. 20210342405, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #475 | TBPLS FIRM REGISTRATION #10208000
DATE OF PREPARATION: September 27, 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/DEVELOPER: BLAKE HARRINGTON
ARROYO CAP II-2, LLC
A DELAWARE LIMITED LIABILITY COMPANY
18675 JAMBOREE RD., STE 350
IRVINE, CA 92612

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 October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT OF JUNGMAN TRACT UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

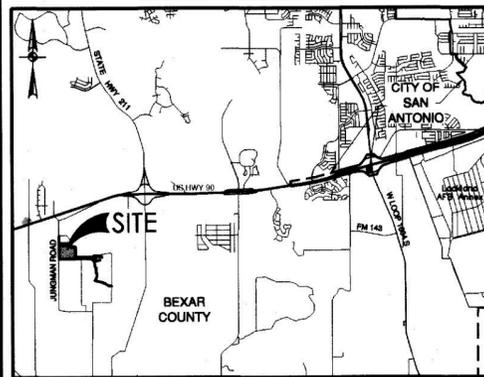
BY: _____ SECRETARY

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



LOCATION MAP NOT-TO-SCALE

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
ARROYO CAP II-2, LLC
17313 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 October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SAWS IMPACT FEE:

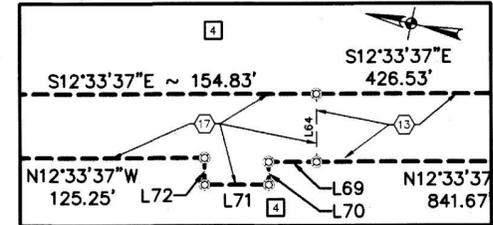
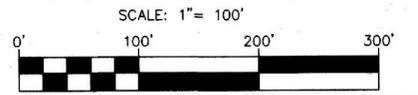
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

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.

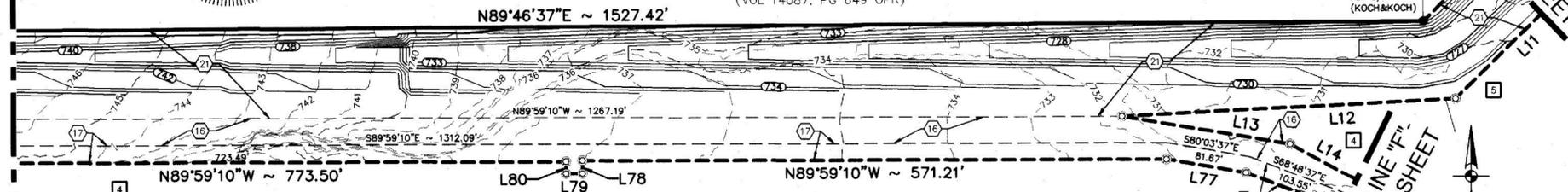


DETAIL "B"

SCALE: 1" = 30'
SEE THIS SHEET

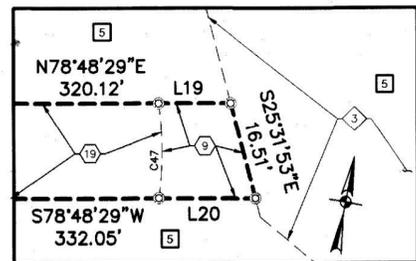
UNPLATTED REMAINING PORTION 75.819 ACRES
LINDA SUSAN MECHLER AND CAROL JEAN MECHLER (VOL 14087, PG 649 OPR)

MATCHLINE "D" - SEE SHEET 2 OF 6



UNPLATTED 60 1/2 ACRES TRACT No. 3 FRANK MECHLER (VOL 4117, PG 70 DR)

MATCHLINE "F" - SEE THIS SHEET



DETAIL "G"

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.

Bruna F. Spengler
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

Eric J. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR
9-28-22

DETAIL "A"

SCALE: 1" = 40'
SEE THIS SHEET

UNPLATTED 98.69 ACRES LINDA S. MECHLER AND CAROL JEAN MECHLER (VOL 6786, PG 1356 OPR)

DETAIL "A-1"

SCALE: 1" = 20'
SEE DETAIL "A"

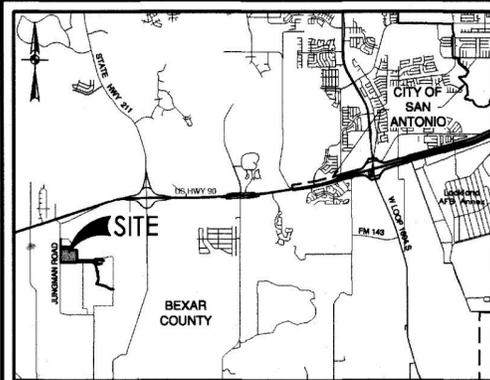
N: 13678385.11
E: 2039187.37

CURVE AND LINE TABLE
SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



JUNGMAN TRACT UNIT-1 Civil Job No. 12405-01; Survey Job No. 12405-00 & 12405-07



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.
 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.

SCALE: 1" = 100'
 0' 100' 200' 300'

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 TEXAS, LLC
 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 14th DAY OF October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NO. 21-11800652
 SUBDIVISION PLAT
 OF
JUNGMAN TRACT UNIT-1

BEING A TOTAL OF 50.139 ACRE TRACT OF LAND, INCLUSIVE OF A 0.487 ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1-19, 901, BLOCK 31, LOTS 1-19, 901, BLOCK 34, LOTS 1-22, BLOCK 35, LOTS 1-20, BLOCK 36, LOTS 1-19, BLOCK 37, LOTS 1-15, 901, BLOCK 38, LOT 1, BLOCK 42, LOTS 1-30, BLOCK 39, LOTS 1-19, 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4016, COMPRISED OF A 46.595 ACRES OUT OF 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 1.909 ACRES OUT OF 57.597 ACRE TRACT, 1.594 ACRES OUT OF 19.794 ACRE TRACT, AND 0.042 OF AN ACRE OUT OF 162.330 ACRE TRACT OF LAND ALL RECORDED IN DOCUMENT NO. 20210342405, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1028800
 DATE OF PREPARATION: September 27, 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/DEVELOPER: BLAKE HARRINGTON
 ARROYO CAP II-2, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 18575 JAMBORREE RD., STE 350
 IRVINE, CA 92612

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 14th DAY OF October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF JUNGMAN TRACT UNIT-1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

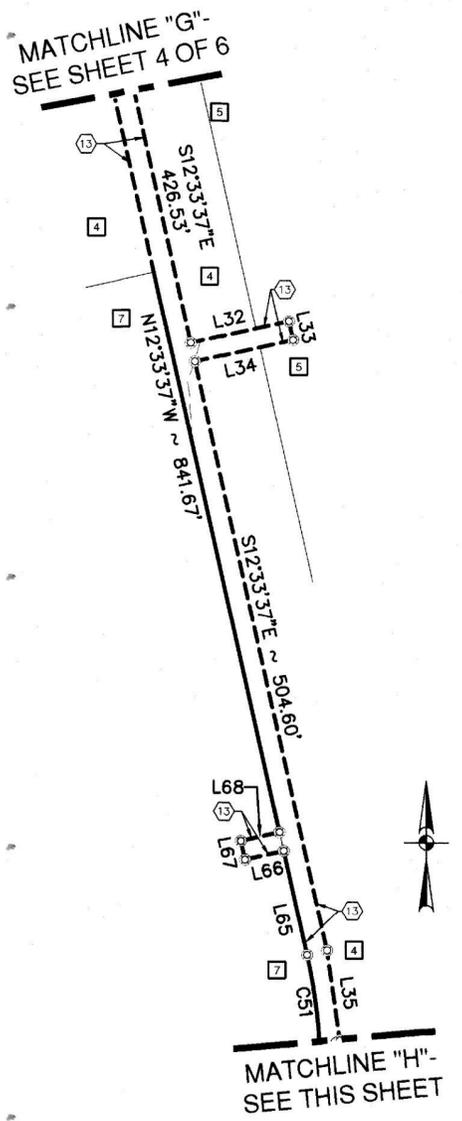
BY: _____ SECRETARY

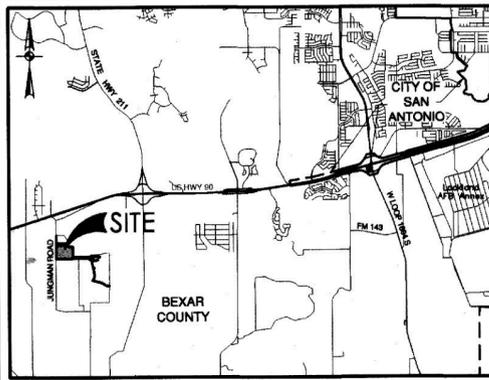
CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT 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





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 "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 BUILDING, STRUCTURE, CONCRETE SLAB, 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 THE RESPECTIVE UTILITY 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. **FINISHED FLOOR NOTE:** RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

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 PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

OPEN SPACE NOTE:

LOT 901, BLOCK 34, LOT 901, BLOCK 31, LOT 901, BLOCK 38, LOT 901, BLOCK 41, AND LOT 901, BLOCK 41, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE SAVE:

PORTION OF VAR WID SANITARY SEWER ESMT, VAR WID WATER ESMT, AND UNPLATTED AREAS ARE DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 34, LOT 901, BLOCK 31, LOT 901, BLOCK 38, LOT 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4106, 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.

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.

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 TEXAS, LLC
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 1th DAY OF October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 21-11800652

SUBDIVISION PLAT

OF

JUNGMAN TRACT UNIT-1

BEING A TOTAL OF 50.139 ACRE TRACT OF LAND, INCLUSIVE OF A 0.487 ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1-19, 901, BLOCK 31, LOTS 1-19, 901, BLOCK 34, LOTS 1-22, BLOCK 35, LOTS 1-20, BLOCK 36, LOTS 1-19, BLOCK 37, LOTS 1-15, 901, BLOCK 38, LOT 1, BLOCK 42, LOTS 1-30, BLOCK 39, LOTS 1-19, 901, BLOCK 41, AND LOT 901, BLOCK 40, CB 4016, COMPRISED OF A 46.595 ACRES OUT OF 102.967 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 1.909 ACRES OUT OF 57.597 ACRE TRACT, 1.584 ACRES OUT OF 19.794 ACRE TRACT, AND 0.042 OF AN ACRE OUT OF 162.330 ACRE TRACT OF LAND ALL RECORDED IN DOCUMENT NO. 20210342405, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: September 27, 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/DEVELOPER: **BLAKE HARRINGTON**
ARROYO CAP II-2, LLC
A DELAWARE LIMITED LIABILITY COMPANY
18575 JAMBOREE RD., STE 350
IRVINE, CA 92612

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 1th DAY OF October, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF JUNGMAN TRACT UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

CLEAR VISION:

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

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL #80290510F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. 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.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #21-38802043) 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).

FIRE FLOW DEMAND 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 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.

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 GRANTEE'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 GRANTEE'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 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, COMBINED SCALE FACTOR: 0.99993
- 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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature] 9-29-22
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE #	BEARING	LENGTH
L1	N89°44'19"E	24.00'
L2	S00°09'05"E	42.00'
L3	S00°19'19"W	109.84'
L4	S89°58'38"E	125.51'
L5	N00°12'22"E	45.32'
L6	S89°58'38"E	50.00'
L7	S00°12'22"W	50.00'
L8	S00°11'12"W	92.97'
L9	N45°31'09"E	173.13'
L10	S25°25'23"W	76.00'
L11	S45°31'09"W	173.12'
L12	S87°08'14"W	326.84'
L13	S80°26'43"E	166.90'
L14	S61°27'37"E	165.16'
L15	N44°53'38"E	8.29'
L16	N44°53'38"E	147.55'
L17	S39°20'04"E	148.43'
L18	S27°47'29"E	133.62'
L19	N78°48'29"E	12.00'
L20	S78°48'29"W	16.09'
L21	N27°47'29"W	143.93'
L22	N39°20'04"W	129.12'
L23	S44°53'38"W	128.85'
L24	S44°53'38"W	16.54'
L25	S48°18'37"E	73.15'
L26	N44°53'38"E	77.75'
L27	N82°40'56"W	88.49'
L28	S44°53'38"W	77.41'
L29	S48°18'37"E	11.72'
L30	S35°03'37"E	92.15'
L31	S23°48'37"E	96.51'
L32	N77°26'23"E	83.75'
L33	S12°33'37"E	16.00'

LINE #	BEARING	LENGTH
L34	S77°26'23"W	83.75'
L35	S80°12'24"E	75.94'
L36	S109°06'06"W	77.97'
L37	S101°19'45"W	75.95'
L38	S14°51'58"W	37.16'
L39	S63°12'08"E	43.84'
L40	N26°47'52"E	10.93'
L41	S63°12'08"E	16.00'
L42	S26°47'52"W	10.93'
L43	S63°12'08"E	72.87'
L44	S78°45'00"E	92.94'
L45	S89°20'52"E	31.21'
L46	S89°20'52"E	144.33'
L47	S0°38'02"W	15.25'
L48	N89°20'52"W	136.26'
L49	S0°00'00"W	26.84'
L50	N90°00'00"W	16.00'
L51	N0°00'00"E	26.28'
L52	N89°20'52"W	24.79'
L53	N80°05'01"W	34.19'
L54	N65°10'26"W	62.94'
L55	S26°47'52"W	23.01'
L56	N63°12'08"W	16.00'
L57	N26°47'52"E	23.01'
L58	N64°41'05"W	53.58'
L59	S14°51'58"W	10.84'
L60	N75°08'02"W	14.24'
L61	S60°22'59"E	18.91'
L62	N8°40'39"W	7.00'
L63	N43°10'14"E	33.94'
L64	N77°26'23"E	17.00'
L65	N12°33'37"W	89.14'
L66	S77°25'25"W	33.00'

LINE #	BEARING	LENGTH
L67	N12°34'35"W	16.00'
L68	N77°25'25"E	33.00'
L69	N12°33'37"W	12.00'
L70	S77°26'23"W	5.71'
L71	N12°33'37"W	16.00'
L72	N77°26'23"E	6.71'
L73	N23°48'37"W	93.36'
L74	N35°03'37"W	89.00'
L75	N57°33'37"W	82.62'
L76	N68°48'37"W	100.40'
L77	N80°03'37"W	78.70'
L78	S0°05'57"W	13.00'
L79	N89°54'03"W	16.00'
L80	N0°05'57"E	11.97'
L81	S0°00'51"W	39.75'
L82	S45°07'37"E	21.27'
L83	N0°01'22"E	97.25'
L84	S0°01'22"W	104.95'
L85	N0°01'17"E	12.43'
L86	S0°01'17"W	12.42'
L87	S89°50'55"W	105.05'
L88	S89°50'10"E	20.00'
L89	S0°00'51"W	72.75'
L90	S44°52'23"W	21.46'
L91	S0°01'22"W	490.26'
L92	N0°01'22"E	9.77'
L93	N31°3'09"E	88.28'
L94	N0°01'22"E	399.18'
L95	S0°01'22"W	210.00'
L96	N89°50'55"E	454.45'
L97	S89°59'10"E	26.71'
L98	N89°59'10"W	26.70'
L99	S89°43'24"W	99.82'

LINE #	BEARING	LENGTH
L100	S0°01'22"W	97.25'
L101	N89°43'24"E	100.33'
L102	S89°59'10"E	26.68'
L103	N0°01'17"E	97.25'
L104	S61°18'52"E	50.80'
L105	N89°43'24"E	99.41'
L106	S0°01'22"W	9.30'
L107	S31°02'59"E	88.28'
L108	S0°01'22"W	109.42'
L109	S89°50'55"W	454.45'
L110	S89°43'25"W	50.51'
L111	S89°58'38"E	120.00'
L112	S0°09'05"E	120.00'
L113	N89°58'38"W	120.00'
L114	N89°58'38"W	120.00'
L115	N0°04'48"E	50.00'
L116	S0°16'36"E	107.27'
L117	N89°43'24"E	37.27'
L118	S88°06'09"E	23.61'
L119	S85°08'02"E	23.61'
L120	N5°45'22"E	120.00'
L121	S82°04'37"E	23.45'
L122	S79°05'06"E	23.45'
L123	S76°02'22"E	23.45'
L124	S73°02'55"E	23.45'
L125	S70°00'22"E	23.35'
L126	S67°01'58"E	23.35'
L127	S64°26'09"E	16.30'
L128	S62°21'49"E	16.30'
L129	S61°18'52"E	15.24'
L130	N28°41'08"E	120.00'
L131	N28°41'08"E	120.00'
L132	N61°18'52"W	144.14'

LINE #	BEARING	LENGTH
L133	S71°05'11"W	12.44'
L134	S0°00'50"W	110.69'
L135	N61°38'57"E	70.07'
L136	N45°15'54"W	18.00'
L137	N29°13'35"E	26.75'
L138	S68°20'38"W	84.10'
L139	S21°39'22"E	14.76'
L140	S45°06'22"E	16.00'
L141	S0°00'51"W	72.75'
L		