

LOCATION MAP

NOT-TO-SCALE
LEGEND

AC ACRE(S)	PG PAGE(S)	5 JUNGMAN TRACT UNIT-2 (PLAT# 22-11800112)	9 UNPLATTED REMAINING PORTION OF 162.330 ACRES STARLIGHT HOMES TEXAS, LLC (DOC 20210342405 OPR)
BLK BLOCK	ROW RIGHT-OF-WAY	6 ECHTLE TRACT UNIT-1 (VOL 20003, PG 324-329 PR)	10 UNPLATTED REMAINING PORTION OF 102.367 ACRES ARROYO CAP II-2, LLC (DOC 20210342407 OPR)
CB COUNTY BLOCK	VAR WID VARIABLE WIDTH	7 REMAINING PORTION OF 102.367 ACRES ARROYO CAP II-2, LLC (DOC 20210342407 OPR)	11 UNPLATTED REMAINING PORTION OF 57.597 ACRES STARLIGHT HOMES TEXAS, LLC (DOC 20210342405 OPR)
DOC DOCUMENT NUMBER	VAR WID VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	8 UNPLATTED REMAINING PORTION OF 57.597 ACRES STARLIGHT HOMES TEXAS, LLC (DOC 20210342405 OPR)	
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE		
ESMT EASEMENT	REPETITIVE BEARING AND/OR DISTANCE		
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
INT INTERSECTION (SURVEYOR)	SET 1/2" IRON ROD (PD)		
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	EASEMENT POINT OF INTERSECTION		
LF LINEAR FEET	DR DEED RECORDS OF BEXAR COUNTY, TEXAS		
-+140- EXISTING CONTOURS			
-1140- PROPOSED CONTOURS			
-1% AC EFFECTIVE FLOODPLAIN PER PANEL 48029C0510F			
-1% AC ULTIMATE ATLAS 14 FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS			
-CLMR CASE #22-06-2014R			
-CENTERLINE			
1 14' GETCTV ESMT (0.258 TOTAL ACRES OFF-LOT)	1 VAR WID SANITARY SEWER ESMT (DOC 20220159797 OPR)		
2 10' GETCTV ESMT (0.631 TOTAL ACRES OFF-LOT)	2 14' GETCTV ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
3 5' GETCTV ESMT	3 VAR WID DRAINAGE ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
4 1' VNAE (NOT-TO-SCALE)	4 1' VNAE (NOT-TO-SCALE) (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
5 VAR WID CLEAR VISION ESMT (0.124 TOTAL ACRES OFF-LOT)	5 VAR WID CLEAR VISION ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
6 10' WATER EASEMENT	6 10' GETCTV ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
7 15' BUILDING SETBACK LINE	7 28' GETCTV ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
8 10' GETCTV ESMT AND BUILDING SETBACK LINE	8 1' VNAE (NOT-TO-SCALE) (VOL 20003, PG 324-329 PR)		
9 50'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.114 TOTAL ACRES OFF-LOT) (PERMEABLE)	9 14' GETCTV ESMT (VOL 20003, PG 324-329 PR)		
10 VAR WID SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.084 TOTAL ACRES OFF-LOT) (PERMEABLE)	10 VAR WID MAINTENANCE ACCESS DRAINAGE ESMT (JUNGMAN TRACT UNIT-2 PLAT# 22-11800112)		
11 60'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.138 TOTAL ACRES OFF-LOT) (PERMEABLE)	11 10' WATER ESMT (ECHTLE TRACT UNIT-2 PLAT# 22-11800213)		
12 VAR WID MAINTENANCE ACCESS & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW (0.591 TOTAL ACRES OFF-LOT) (PERMEABLE)			
13 VAR WID GETCTV ESMT (0.046 TOTAL ACRES OFF-LOT)	1 LOT 901 BLOCK 74 OPEN SPACE, PERMEABLE (1.810 ACRES)		
14 20'X8' DRAINAGE ESMT (0.004 TOTAL ACRES OFF-LOT)	2 LOT 902 BLOCK 74 OPEN SPACE, PERMEABLE (0.118 ACRES)		
15 28' GETCTV ESMT (0.141 TOTAL ACRES OFF-LOT)	3 LOT 903 BLOCK 74 OPEN SPACE, PERMEABLE (3.383 ACRES)		
	4 LOT 901 BLOCK 75 OPEN SPACE, PERMEABLE (0.164 ACRES)		

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.

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 19th DAY OF April, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



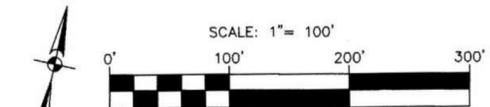
PLAT NO. 22-11800194

SUBDIVISION PLAT

OF

JUNGMAN TRACT UNIT-3

BEING A TOTAL OF 28.429 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-69, 901-903, BLOCK 74, AND LOTS 1-32, 901, BLOCK 75, CB 4016, COMPRISED OF 26.523 ACRES OUT OF A 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 0.316 OF AN ACRE OUT OF A 57.597 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405, AND 1.588 ACRES OUT OF A 162.330 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: April 19, 2023

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 19th DAY OF April, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF JUNGMAN TRACT UNIT-3, 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

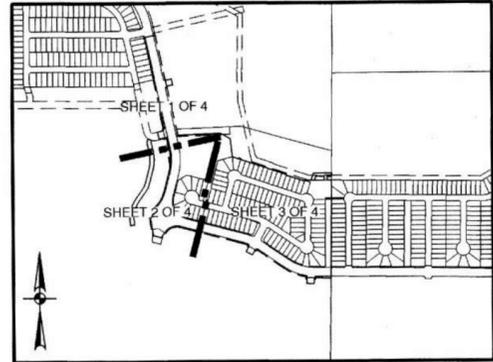
BY: _____ SECRETARY

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.

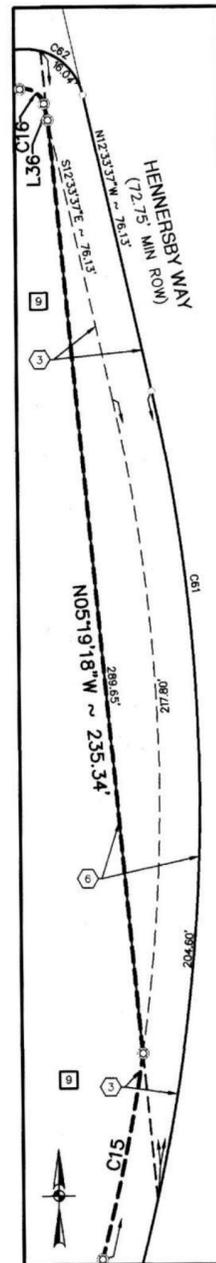
DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

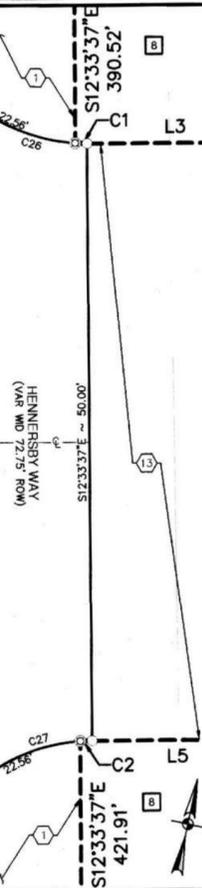
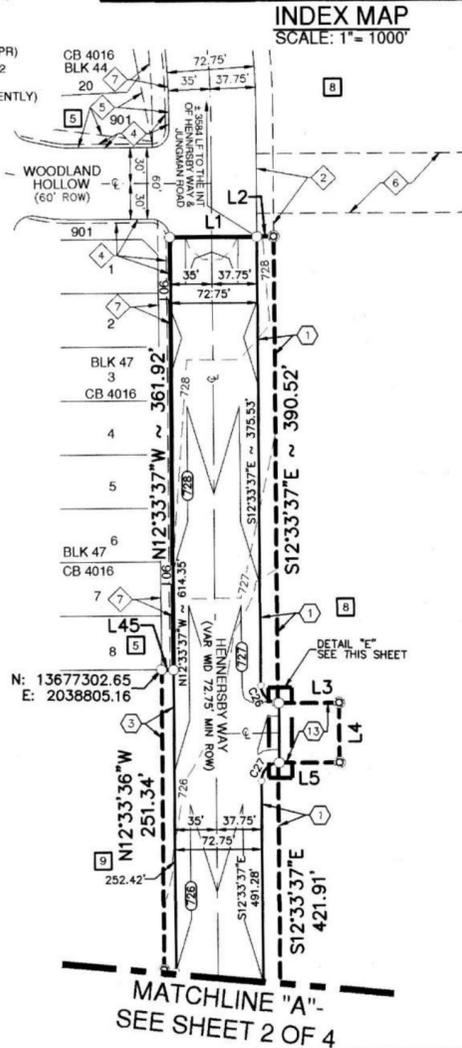
COUNTY CLERK, BEXAR COUNTY, TEXAS



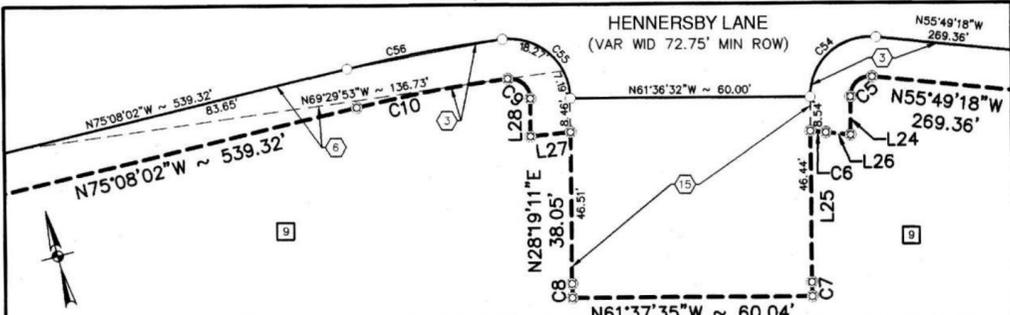
INDEX MAP
 SCALE: 1" = 1000'



DETAIL "L"
 SCALE: 1" = 30'
 SEE SHEET 2 OF 4



DETAIL "E"
 SCALE: 1" = 10'
 SEE THIS SHEET



DETAIL "C"
 SCALE: 1" = 30'
 SEE SHEET 3 OF 4

CURVE AND LINE TABLE
 SEE SHEET 4 OF 4
 SHEET 1 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS
 COUNTY OF BEXAR

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

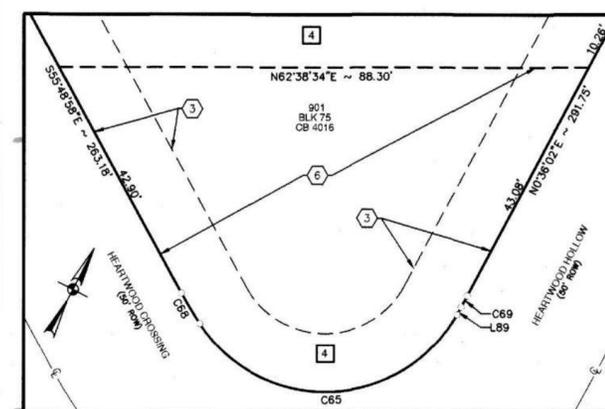
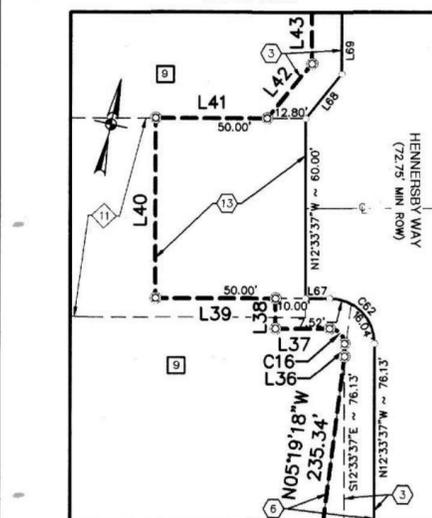
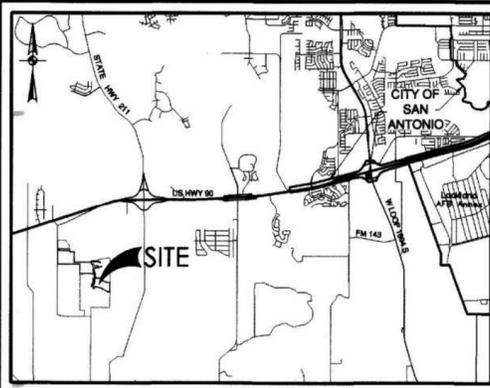
Bruna Spengler
 LICENSED PROFESSIONAL ENGINEER

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.

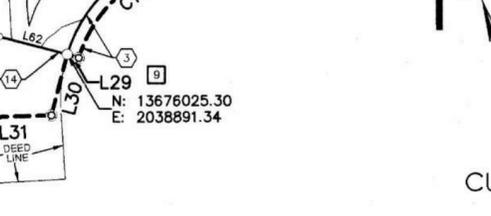
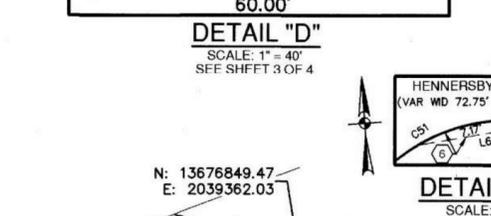
Eric J. Snel 4-19-23
 REGISTERED PROFESSIONAL LAND SURVEYOR





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 DEDICATED TO 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 ENDOANGER 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.
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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
 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 19th DAY OF April, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
 NOTARY PUBLIC
 STATE OF TEXAS
 ID: 131475288
 EXP. 03-05-2026

STATE OF TEXAS
 COUNTY OF BEXAR
 OWNER/DEVELOPER: BLAKE HARRINGTON
 AFRICO CAP II, 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 19th DAY OF April, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
 NOTARY PUBLIC
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 ID: 131475288
 EXP. 03-05-2026

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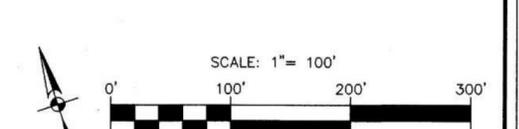
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
 NOTARY PUBLIC
 STATE OF TEXAS
 ID: 131475288
 EXP. 03-05-2026

PLAT NO. 22-11800194
 SUBDIVISION PLAT
 OF
JUNGMAN TRACT UNIT-3

BEING A TOTAL OF 28.429 ACRES TRACT OF LAND, ESTABLISHING LOTS 1-69, 901-903, BLOCK 74, AND LOTS 1-39, 901, BLOCK 75, CB 4016, COMPRISED OF 28.523 ACRES OUT OF A 102.387 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 0.318 OF AN ACRE OUT OF A 57.597 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405, AND 1.588 ACRES OUT OF A 162.330 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLB FIRM REGISTRATION #10226800

DATE OF PREPARATION: April 19, 2023

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
 AFRICO CAP II, 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 19th DAY OF April, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
 NOTARY PUBLIC
 STATE OF TEXAS
 ID: 131475288
 EXP. 03-05-2026

THIS PLAT OF JUNGMAN TRACT UNIT-3 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



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
 LICENSED PROFESSIONAL ENGINEER

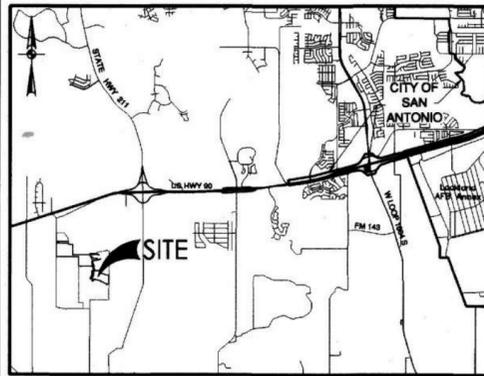
STATE OF TEXAS
 COUNTY OF BEXAR

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 4-19-23
 REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE TABLE
 SEE SHEET 4 OF 4
 PLAT NOTES APPLY TO EVERY PAGE
 OF THIS MULTIPLE PAGE PLAT
SHEET 2 OF 4

JUNGMAN TRACT UNIT-3
 Civil Job No. 12405-03; Survey Job No. 12405-00
 Date: Apr 19, 2023, 11:07am User: ID: C02222
 File: P:\12405\03\Design\Civil\Plot\PL1240503.dwg



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, "AND/OR" EASEMENT, "SERVICE EASEMENT," "OVERHEADS 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.

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.

PLAT NO. 22-11800194
 SUBDIVISION PLAT
 OF
JUNGMAN TRACT UNIT-3

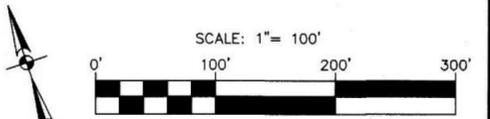
BEING A TOTAL OF 28.429 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-69, 901-903, BLOCK 74 AND LOTS 1-32, 901, BLOCK 75, CB 4016, COMPRISED OF 26.523 ACRES OUT OF A 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 0.318 OF AN ACRE OUT OF A 57.597 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405, AND 1.588 ACRES OUT OF A 162.330 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14-12, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.

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 19th DAY OF APRIL, 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PAPE-DAWSON ENGINEERS

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: April 19, 2023

STATE OF TEXAS
 COUNTY OF BEXAR
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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

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 THIS PLAT OF JUNGMAN TRACT UNIT-3, 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

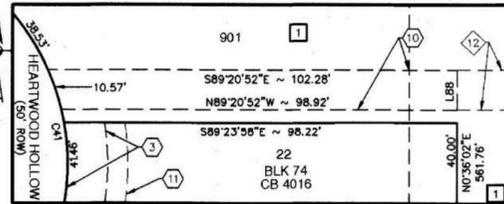
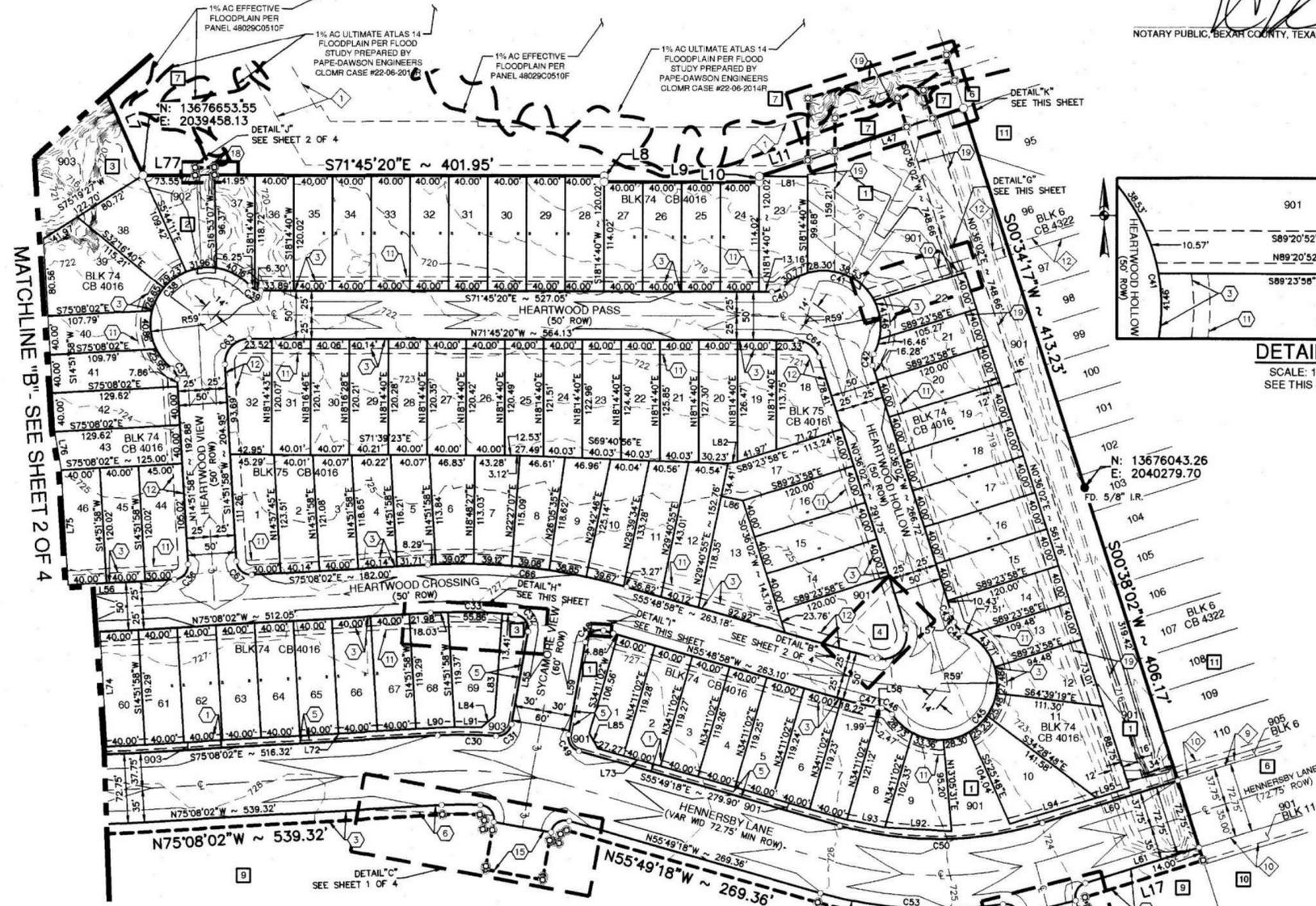
BY: _____ SECRETARY

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.

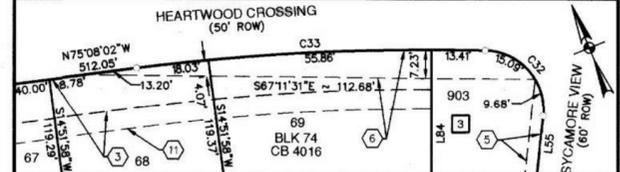
DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

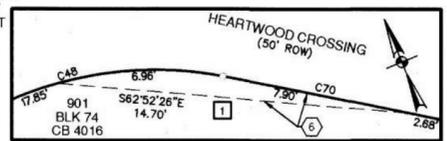
COUNTY CLERK, BEXAR COUNTY, TEXAS



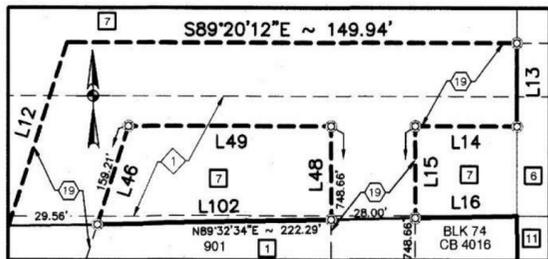
DETAIL "G"
SCALE: 1" = 30'
SEE THIS SHEET



DETAIL "H"
SCALE: 1" = 30'
SEE THIS SHEET



DETAIL "I"
SCALE: 1" = 5'
SEE THIS SHEET



DETAIL "K"
SCALE: 1" = 40'
SEE THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4



STATE OF TEXAS
 COUNTY OF BEXAR

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Bruna Spengler
 LICENSED PROFESSIONAL ENGINEER

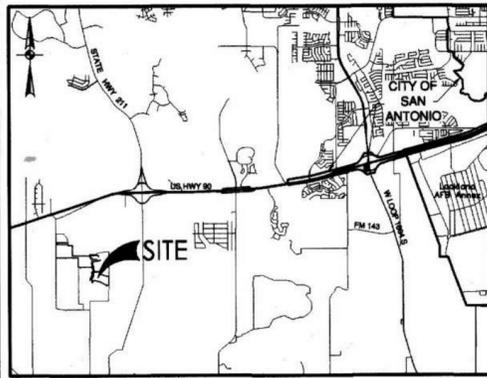
STATE OF TEXAS
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Eric J. Snell
 4-19-23
 REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE TABLE
 SEE SHEET 4 OF 4

JUNGMAN TRACT UNIT-3
 Civil Job No. 12405-03; Survey Job No. 12405-00



LOCATION MAP
NOT-TO-SCALE

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE LOT OF THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0510F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 23 THRU 37 BLOCK 74 CB 4016 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 (TRE-APP-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).

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 1,500 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.

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.

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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR: 0.99983
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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Bruna F. Spengler
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Eric J. Snell 4-19-23
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 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.

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SAWS IMPACT FEE:

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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.

OPEN SPACE NOTE:

LOTS 901-903, BLOCK 74, AND LOT 901, BLOCK 75, 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 LOTS 901-903, BLOCK 74, AND LOT 901, BLOCK 75, 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.

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.

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

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 22-11800194
SUBDIVISION PLAT
OF
JUNGMAN TRACT UNIT-3

BEING A TOTAL OF 28.428 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-69, 901-903, BLOCK 74, AND LOTS 1-32, 901, BLOCK 75, CB 4016, COMPRISED OF 26.233 ACRES OUT OF A 102.367 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342407, 0.318 OF AN ACRE OUT OF A 57.597 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405, AND 1.588 ACRES OUT OF A 162.330 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210342405 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 12, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10228900

DATE OF PREPARATION: April 19, 2023

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BLAKE HARRINGTON
ARROYO CAP II-LLC
A DELAWARE LIMITED LIABILITY COMPANY
18675 JAMBORREE RD., STE 350
IRVINE, CA 92612

STATE OF TEXAS
COUNTY OF BEXAR

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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 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 TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N77°26'23"E	72.75'	L22	N82°14'38"W	10.03'	L43	N12°33'40"W	113.91'	L64	N8°45'17"W	58.10'	L85	S10°48'58"E	18.00'
L2	N77°21'09"E	14.00'	L23	N3°23'31"E	10.51'	L44	N0°09'11"W	51.20'	L65	N43°10'14"E	33.94'	L86	N60°19'05"W	22.75'
L3	N77°26'23"E	50.00'	L24	S28°19'18"W	9.54'	L45	N77°26'23"E	10.00'	L66	S84°05'31"W	14.71'	L87	S14°51'58"W	147.52'
L4	S12°33'37"E	50.00'	L25	S28°19'11"W	37.90'	L46	S181°44'00"W	34.34'	L67	S77°26'23"W	8.00'	L88	S0°36'02"W	10.00'
L5	S77°26'23"W	50.00'	L26	N55°49'18"W	6.20'	L47	N89°32'34"E	77.96'	L68	N26°05'56"E	19.21'	L89	N11°8'08"E	1.45'
L6	S61°05'51"E	92.24'	L27	N67°26'32"W	10.05'	L48	N0°36'02"E	31.21'	L69	N12°33'37"W	116.33'	L90	S74°36'41"E	40.00'
L7	S5°47'49"E	152.15'	L28	N28°19'18"E	9.47'	L49	N89°20'12"W	67.53'	L70	N0°09'11"W	51.20'	L91	S71°03'30"E	27.34'
L8	S181°44'00"W	8.00'	L29	N54°50'20"W	10.00'	L50	S12°33'37"E	71.12'	L71	S60°27'16"W	85.40'	L92	S68°44'56"E	68.86'
L9	S71°45'20"E	160.00'	L30	S32°40'43"W	52.08'	L51	S4°39'56"E	41.40'	L72	S75°08'02"E	494.35'	L93	S59°55'28"E	40.10'
L10	N181°44'00"E	6.00'	L31	N73°35'11"W	67.72'	L52	S85°20'04"W	34.00'	L73	S55°49'48"E	40.00'	L94	S88°26'27"E	93.03'
L11	N89°32'34"E	52.79'	L32	N8°40'39"W	55.21'	L53	N4°39'56"W	41.40'	L74	S14°51'58"W	119.29'	L95	S89°20'52"E	35.86'
L12	N181°44'00"E	64.32'	L33	S84°01'55"W	10.00'	L54	N12°30'39"W	71.41'	L75	S14°51'58"W	120.02'	L96	S7°08'43"W	37.62'
L13	S0°34'17"W	28.00'	L34	N8°45'17"W	58.10'	L55	N28°19'18"E	97.67'	L76	S816°51"W	40.27'	L97	S6°45'24"E	30.15'
L14	N89°20'12"W	33.95'	L35	N43°10'14"E	33.94'	L56	S75°08'02"E	176.29'	L77	S71°45'20"E	53.55'	L98	S21°32'09"E	41.86'
L15	S0°36'02"W	30.67'	L36	N12°33'37"W	4.24'	L57	S118°08"W	9.91'	L78	N181°44'32"E	8.00'	L99	S39°19'34"E	44.73'
L16	N89°32'34"E	33.98'	L37	S77°26'23"W	18.00'	L58	N64°56'14"W	4.46'	L79	S181°44'00"W	8.00'	L100	S55°08'40"E	32.32'
L17	N89°20'52"W	128.09'	L38	N12°33'37"W	10.00'	L59	S28°19'18"W	97.70'	L80	S71°45'20"E	20.00'	L101	S68°27'27"E	32.57'
L18	S3°23'31"W	11.01'	L39	S77°26'23"W	40.00'	L60	S89°20'52"E	146.82'	L81	S71°45'20"E	50.00'	L102	N89°32'34"E	77.96'
L19	N89°20'52"W	10.01'	L40	N12°33'37"W	60.00'	L61	N89°20'52"W	123.13'	L82	S82°53'08"E	9.98'			
L20	S3°23'23"W	39.27'	L41	N77°26'23"E	37.19'	L62	N57°19'17"W	58.25'	L83	N22°21'32"E	106.56'			
L21	N3°23'23"E	38.73'	L42	N26°05'56"E	23.70'	L63	S88°16'24"W	52.40'	L84	N67°21'32"E	18.26'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	15.00'	3°49'21"	N79°21'03"E	1.00'	1.00'
C2	15.00'	3°49'21"	S75°31'42"W	1.00'	1.00'
C3	5.00'	84°15'39"	N38°44'18"W	6.71'	7.35'
C4	445.00'	25°02'50"	N68°20'43"W	192.99'	194.53'
C5	5.00'	95°51'24"	S76°15'00"W	7.42'	8.37'
C6	340.00'	0°38'58"	N56°08'47"W	3.85'	3.85'
C7	70.00'	2°54'39"	S26°51'58"W	3.56'	3.56'
C8	130.00'	1°32'34"	N27°33'01"E	3.50'	3.50'
C9	5.00'	97°14'43"	N20°18'04"W	7.50'	8.49'
C10	355.26'	6°12'19"	N72°01'39"W	38.46'	38.48'
C11	115.00'	69°42'21"	S70°00'49"W	131.44'	139.91'
C12	375.00'	2°47'12"	N72°14'11"W	18.24'	18.24'
C13	110.00'	5°15'31"	N17°12'28"E	96.31'	99.69'
C14	290.00'	28°18'16"	N29°01'06"E	141.81'	143.26'
C15	455.00'	6°37'34"	N11°33'05"E	52.59'	52.62'
C16	5.00'	90°00'00"	N57°33'37"W	7.07'	7.85'
C17	39.50'	36°55'48"	S5°54'17"W	25.02'	25.46'
C18	320.50'	27°25'35"	S109°10'10"W	151.96'	153.42'
C19	110.50'	19°37'13"	S24°40'35"W	37.65'	37.84'
C20	239.50'	39°09'07"	S14°54'38"W	160.49'	163.66'
C21	273.54'	39°08'42"	N14°54'37"E	183.27'	186.89'
C22	76.50'	19°37'14"	N24°40'35"E	26.07'	26.20'
C23	285.58'	27°27'33"	N109°16'16"E	135.56'	136.86'
C24	73.49'	37°27'39"	N61°04'42"E	47.19'	48.05'
C25	90.00'	21°46'48"	S64°27'59"E	34.01'	34.21'
C26	15.00'	86°11'00"	S55°39'09"E	20.50'	22.56'
C27	15.00'	86°10'39"	S30°31'42"W	20.49'	22.56'
C28	537.75'	27°25'35"	S109°10'10"W	254.96'	257.41'
C29	148.00'	90°00'00"	S30°08'02"E</		