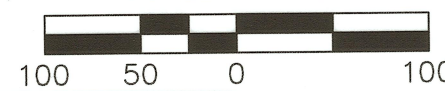


LAND-PLAT-21-11800293

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA, UNIT 10

BEING A TOTAL OF 16.278 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 36.215 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873, AND A PORTION OF A 52.631 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



Moy Tarin Ramirez Engineers, LLC

TBPELS ENG F-5297 SVY F-10131500

12770 CIMARRON PATH, SUITE 100

SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051 FAX: (210) 698-5055

- Engineers
- Surveyors
- Planners

DATE OF PREPARATION: APRIL 04, 2023

STATE OF TEXAS
COUNTY OF BEXAR

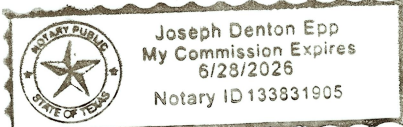
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
BLAKE E. HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., #140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake E. 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 04 DAY OF May, A.D. 20 23

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF LIBERTE VENTURA, UNIT 10 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

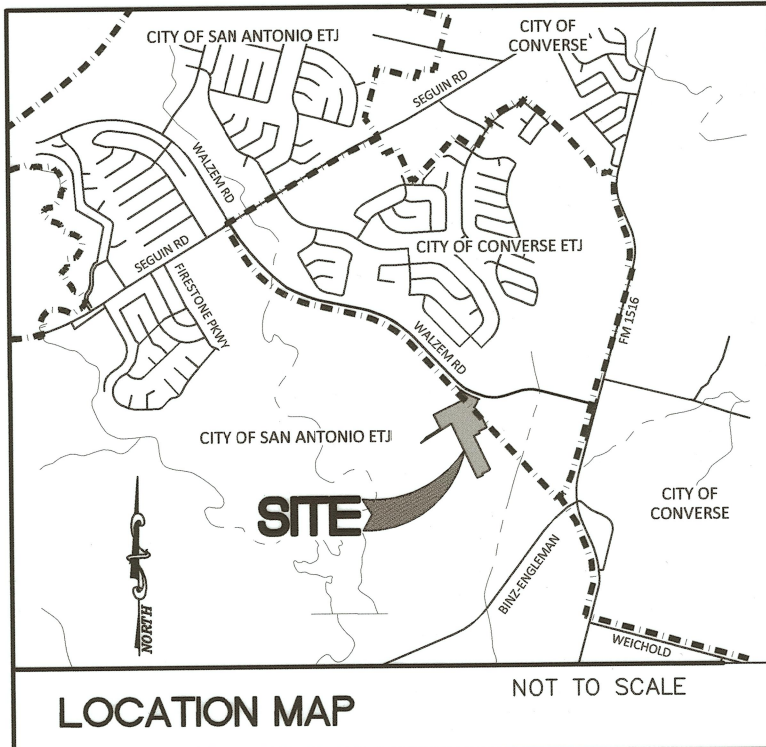
CERTIFICATE OF APPROVAL

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

LEGEND

---702--- EXISTING CONTOUR
---702--- PROPOSED CONTOUR
E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION

E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
" REPEATED BEARING & DISTANCE
R.O.W. RIGHT OF WAY
CB COUNTY BLOCK
ESMT. EASEMENT
NO. NUMBER
VOL. VOLUME
PG. PAGE
PGS. PAGES
C CENTERLINE
Ac. ACRES
R. RADIUS
L.F. LINEAR FEET
E.T.J. EXTRATERRITORIAL JURISDICTION
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
VAR. VARIABLE
WD. WIDTH
DRN. DRAINAGE
DOC. DOCUMENT

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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", 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER 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.

KEY NOTES:

- 10' E.G.T.CATV. ESM'T. (VOL. 20002, PGS. 2506-2509) O.P.R.B.C.T.
- 15' BUILDING SETBACK LINE (VOL. 20002, PGS. 2506-2509) O.P.R.B.C.T.
- 10' E.G.T.CATV. EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 15' BUILDING SETBACK LINE CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 17561, PG. 888) O.P.R.B.C.T.
- 30' WIDE KOCH PIPELINE ESM'T. (VOL. 4661, PG. 810) (EASEMENT NO. 3)
- VAR. WIDTH EXXONMOBIL PIPELINE ESM'T. (VOL. 18682, PG. 252) O.P.R.B.C.T.
- 12' WATER ESM'T. (VOL. 20001, PGS. 1220-1221) O.P.R.B.C.T.
- 14' E.G.T.CATV. EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 1' VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 10' E.G.T.CATV. EASEMENT & BUILDING SETBACK LINE CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (VOL. 20002, PGS. 1165-1168) O.P.R.B.C.T.
- 12' OFF-SITE WATER EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 1' V.N.A.E. (VOL. 20002, PGS. 974-975) O.P.R.B.C.T.
- 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20002, PG. 1165-1168) O.P.R.B.C.T.
- 10' E.G.T.CATV. EASEMENT & BUILDING SETBACK LINE (VOL. 20002, PGS. 2506-2509) O.P.R.B.C.T.
- 1' V.N.A.E. (VOL. 20002, PG. 1063) O.P.R.B.C.T.
- 14' E.G.T.C.A. ESM'T. (VOL. 20002, PG. 1063) O.P.R.B.C.T.
- 13' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 1165-1168) O.P.R.B.C.T.

KEY NOTES:

- 10' E.G.T.CATV. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' E.G.T.CATV. & BUILDING SETBACK LINE
- VARIABLE WIDTH R.O.W. DEDICATION (0.316 Ac.)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' E.G.T.CATV. EASEMENT

SAWS HIGH PRESSURE

ALL 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.

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 DEDICATION NOTE:

THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SARA CONNECTION FEE NOTE:

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

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS

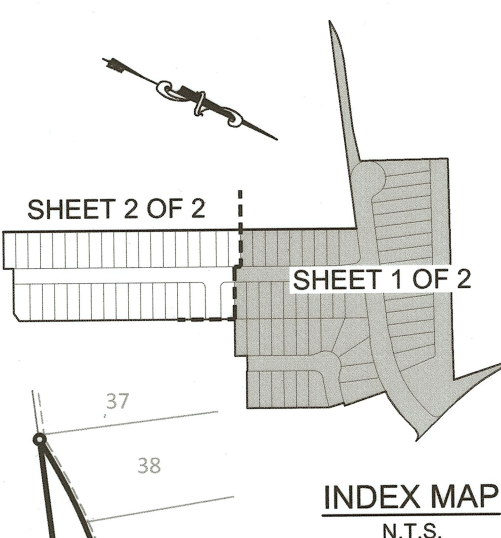
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

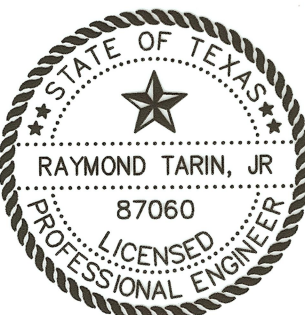
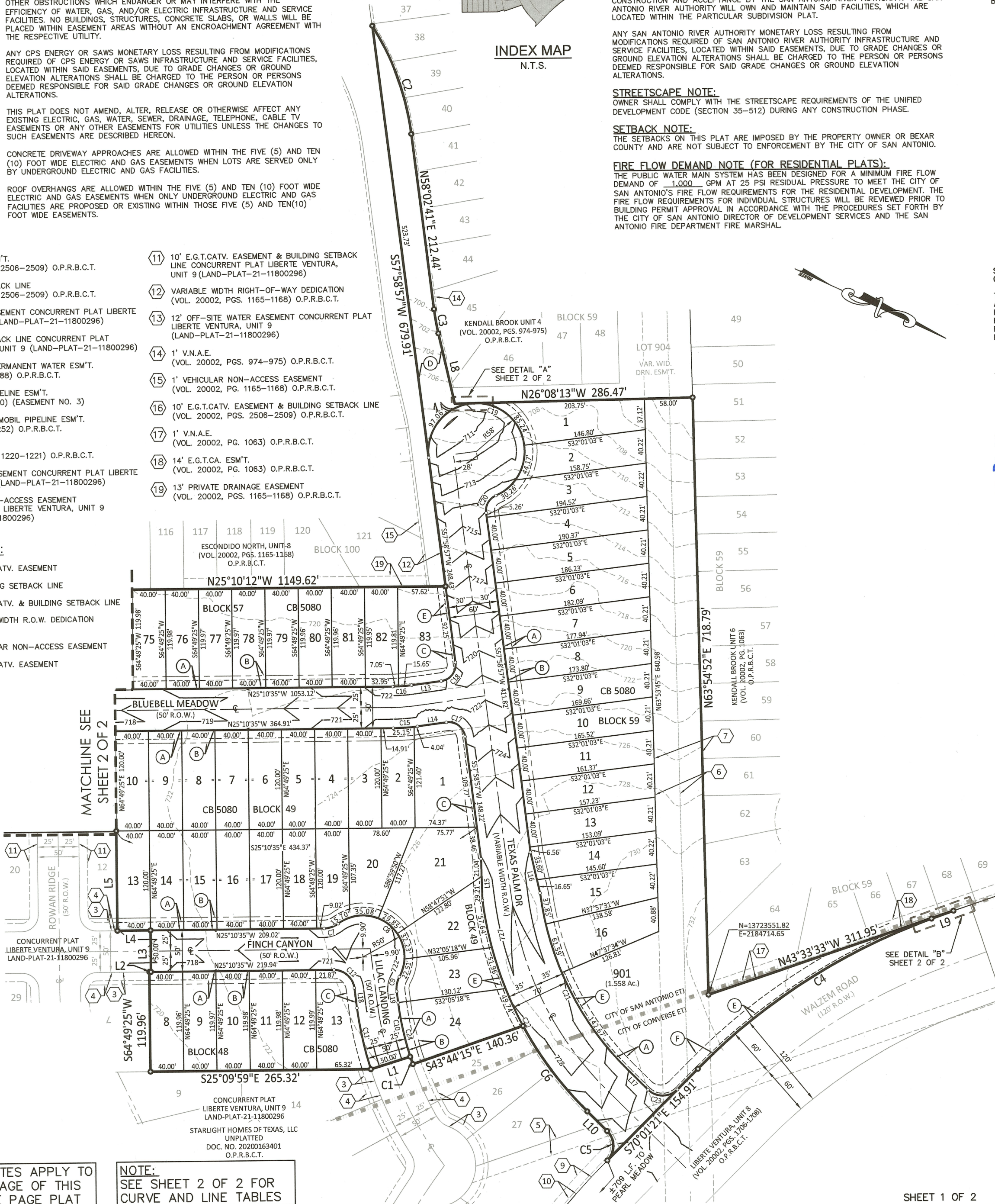
Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

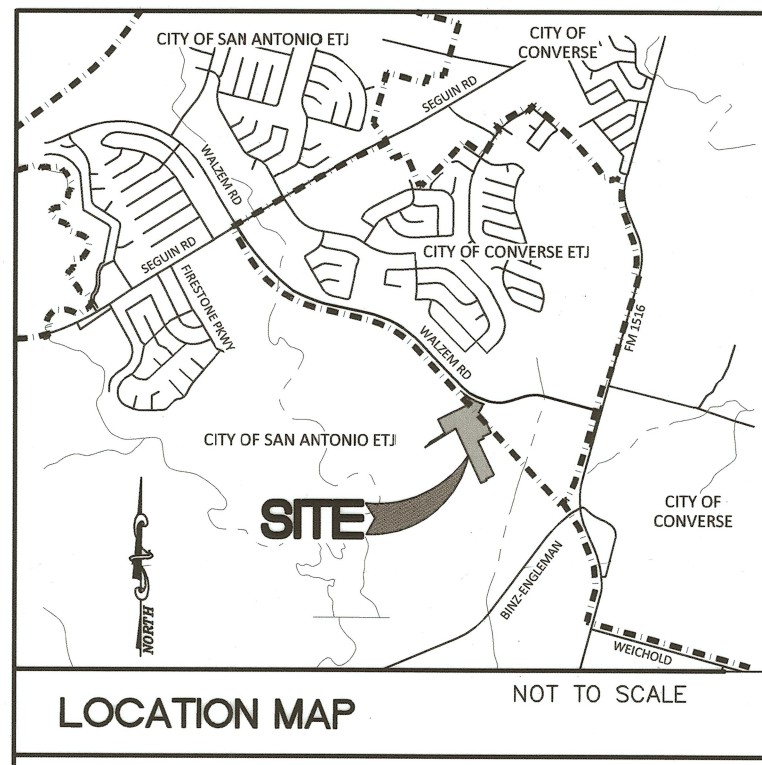
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES



INDEX MAP
N.T.S.





LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.CA.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
E.G.T.CATV.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
*	REPEATED BEARING & DISTANCE
R.O.W.	RIGHT OF WAY
CB	COUNTY BLOCK
ESM'T.	EASEMENT
N.	NUMBER
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
Q	CENTERLINE
Ac.	ACRES
R	RADIUS
L.F.	LINEAR FEET
E.T.J.	EXTRATERRITORIAL JURISDICTION
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
VAR.	VARIABLE
WD.	WIDTH
DRN.	DRAINAGE
DOC.	DOCUMENT

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801634) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC
Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

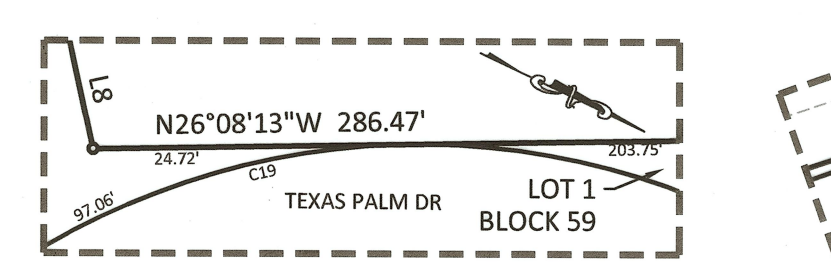
Raymond Tarin
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
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SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/SAWS/COSA/UTILITY NOTE:

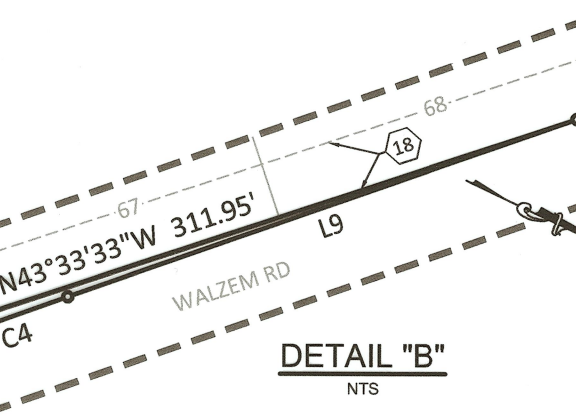
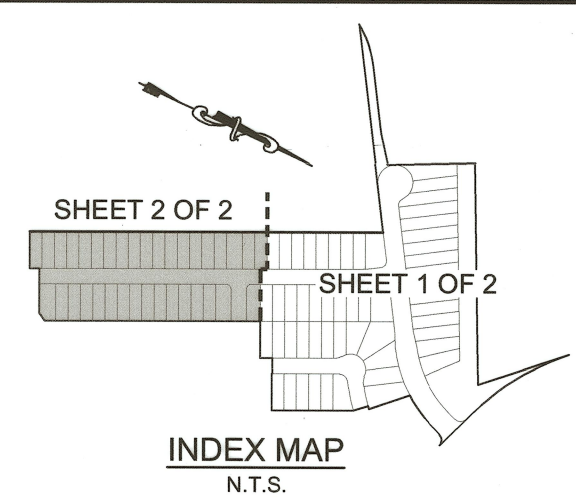
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", 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, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

NOTES:

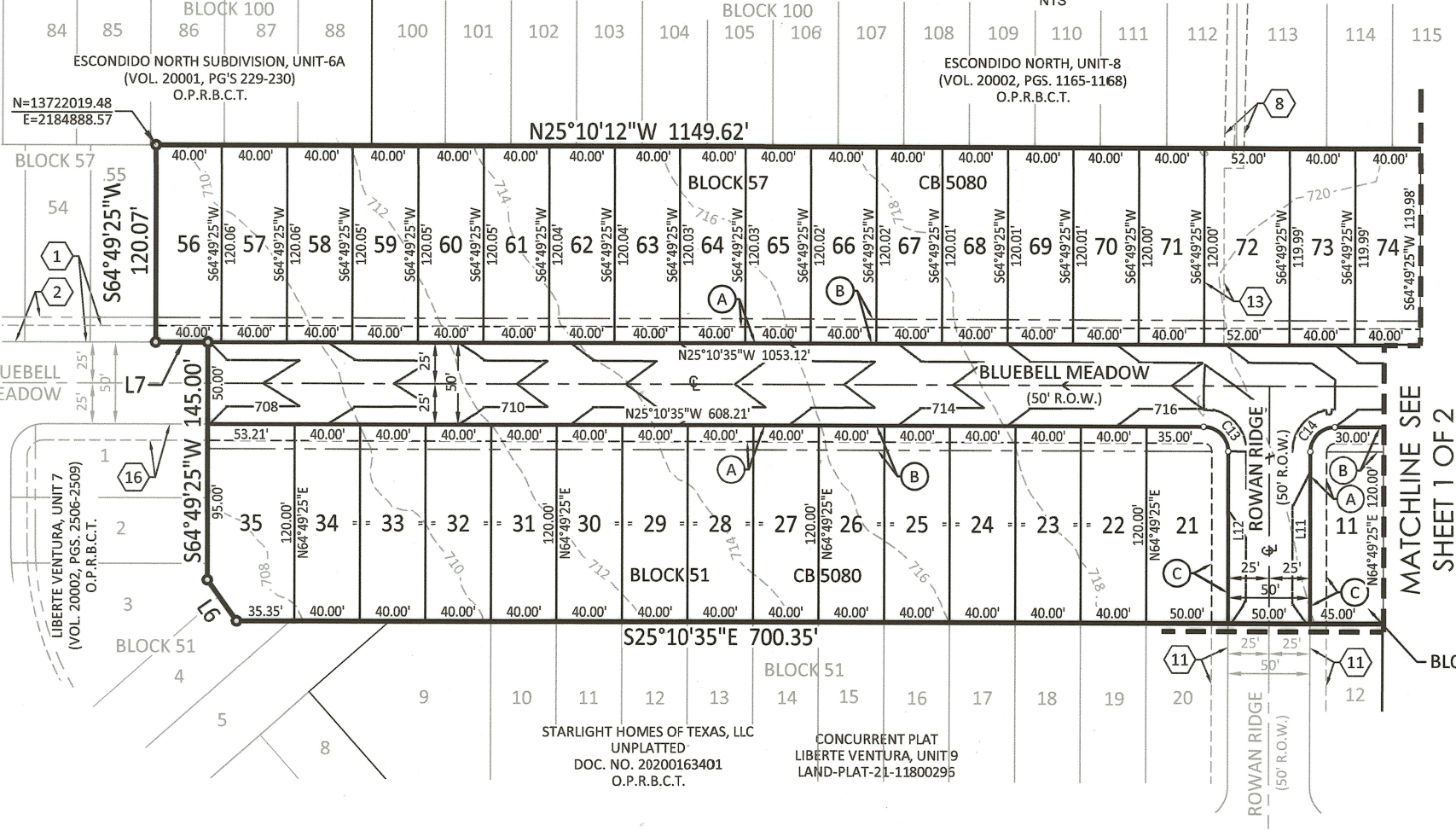
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0430G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. LOT 901 BLOCK 59 IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
4. 88 RESIDENTIAL LOTS ESTABLISHED.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES INCLUDING LOT 901 BLOCK 59, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



DETAIL "A"
NTS



DETAIL "B"
NTS



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	375.00'	1°27'15"	4.76'	9.52'	9.52'	S46°59'22"W
C2	320.04'	24°58'08"	70.86'	139.47'	138.37'	N45°33'34"E
C3	303.16'	5°35'51"	14.82'	29.62'	29.61'	N55°14'46"E
C4	760.00'	25°26'09"	171.52'	337.39'	334.63'	S57°18'16"E
C5	25.00'	90°00'00"	25.00'	39.27'	35.36'	S64°58'39"W
C6	435.00'	17°01'03"	65.08'	129.20'	128.73'	S28°29'11"W
C7	29.00'	36°00'55"	9.43'	18.23'	17.93'	N43°11'02"W
C8	50.00'	155°07'07"	226.64'	135.37'	97.65'	S16°22'04"W
C9	29.00'	36°00'55"	9.43'	18.23'	17.93'	N75°55'10"E
C10	375.00'	10°11'43"	33.45'	66.73'	66.64'	N52°48'51"E
C11	425.00'	10°11'43"	37.91'	75.62'	75.53'	N52°48'51"E
C12	25.00'	83°05'17"	22.15'	36.25'	33.16'	S16°22'04"W
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	S19°49'25"W
C14	15.00'	90°00'00"	15.00'	23.56'	21.21'	S70°10'35"E
C15	225.00'	7°25'59"	14.62'	29.19'	29.17'	N28°53'34"W
C16	175.00'	7°25'59"	11.37'	22.70'	22.69'	N28°53'34"W
C17	20.00'	90°35'31"	20.21'	31.62'	28.43'	S12°41'11"W
C18	20.00'	89°24'29"	19.79'	31.21'	28.14'	N77°18'49"W
C19	58.00'	253°37'02"	77.51'	256.73'	92.87'	S04°47'28"W
C20	20.00'	73°37'02"	14.97'	25.70'	23.97'	S85°12'32"E
C21	365.00'	38°00'18"	125.70'	242.11'	237.69'	N38°58'48"E
C22	435.00'	38°00'18"	149.80'	288.54'	283.28'	N38°58'48"E
C23	25.00'	90°00'00"	25.00'	39.27'	35.36'	N25°01'21"W
C24	375.00'	11°38'58"	38.25'	76.25'	76.11'	N52°05'13"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S42°17'01"E
L2	1.93'	N25°10'35"W
L3	50.00'	S64°49'25"W
L4	40.00'	S25°10'35"E
L5	120.00'	S64°49'25"W
L6	30.73'	S29°16'21"W
L7	31.83'	S25°10'35"E
L8	86.77'	N52°25'17"E
L9	28.08'	S44°35'11"E
L10	33.62'	S19°58'39"W
L11	105.00'	N64°49'25"E
L12	105.00'	N64°49'25"E
L13	36.06'	N32°36'34"W
L14	35.13'	S32°36'34"E
L15	50.25'	S63°41'35"W
L16	50.25'	N52°16'19"E
L17	33.62'	S19°58'39"W
L18	24.32'	N57°54'42"E
L19	13.40'	N57°54'42"E

KEY NOTES:

- 10' E.G.T.CATV. ESM'T. (VOL. 20002, PGS. 2506-2509) O.P.R.B.C.T.
- 15' BUILDING SETBACK LINE (VOL. 20002, PGS. 2506-2509) O.P.R.B.C.T.
- 10' E.G.T.CATV. EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 15' BUILDING SETBACK LINE CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 17561, PG. 888) O.P.R.B.C.T.
- 30' WIDE KOCH PIPELINE ESM'T. (VOL. 4661, PG. 810) (EASEMENT NO. 3)
- VAR. WIDTH EXCONMOBIL PIPELINE ESM'T. (VOL. 18662, PG. 252) O.P.R.B.C.T.
- 12' WATER ESM'T. (VOL. 20001, PGS. 1220-1221) O.P.R.B.C.T.
- 14' E.G.T.CATV. EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)
- 1' VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLAT LIBERTE VENTURA, UNIT 9 (LAND-PLAT-21-11800296)

KEY NOTES:

- 10' E.G.T.CATV. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' E.G.T.CATV. & BUILDING SETBACK LINE
- VARIABLE WIDTH R.O.W. DEDICATION (0.316 Ac.)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' E.G.T.CATV. EASEMENT

LAND-PLAT-21-11800293

**SUBDIVISION PLAT
ESTABLISHING
LIBERTE VENTURA, UNIT 10**

BEING A TOTAL OF 16.278 ACRES OF LAND OUT OF THE JOSEFA LEAL SURVEY NUMBER 39, ABSTRACT NUMBER 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, BEING A PORTION OF A 36.215 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200215873, AND A PORTION OF A 52.631 ACRE TRACT OF LAND AS CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200163401, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS ENG F-5297 SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 04, 2023

Engineers
Surveyors
Planners

STATE OF TEXAS
COUNTY OF BEAR

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
BLAKE E. HARRINGTON
STARLIGHT HOMES TEXAS, LLC
17319 SAN PEDRO AVE., #140
SAN ANTONIO, TEXAS 78232
(210) 563-6988

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Stephanie L. James* 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 4th DAY OF May, A.D. 2023

NOTARY PUBLIC, BEAR COUNTY, TEXAS



THIS PLAT OF LIBERTE VENTURA, UNIT 10, 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 4th DAY OF May, A.D. 2023

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 4th DAY OF May, A.D. 2023

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

