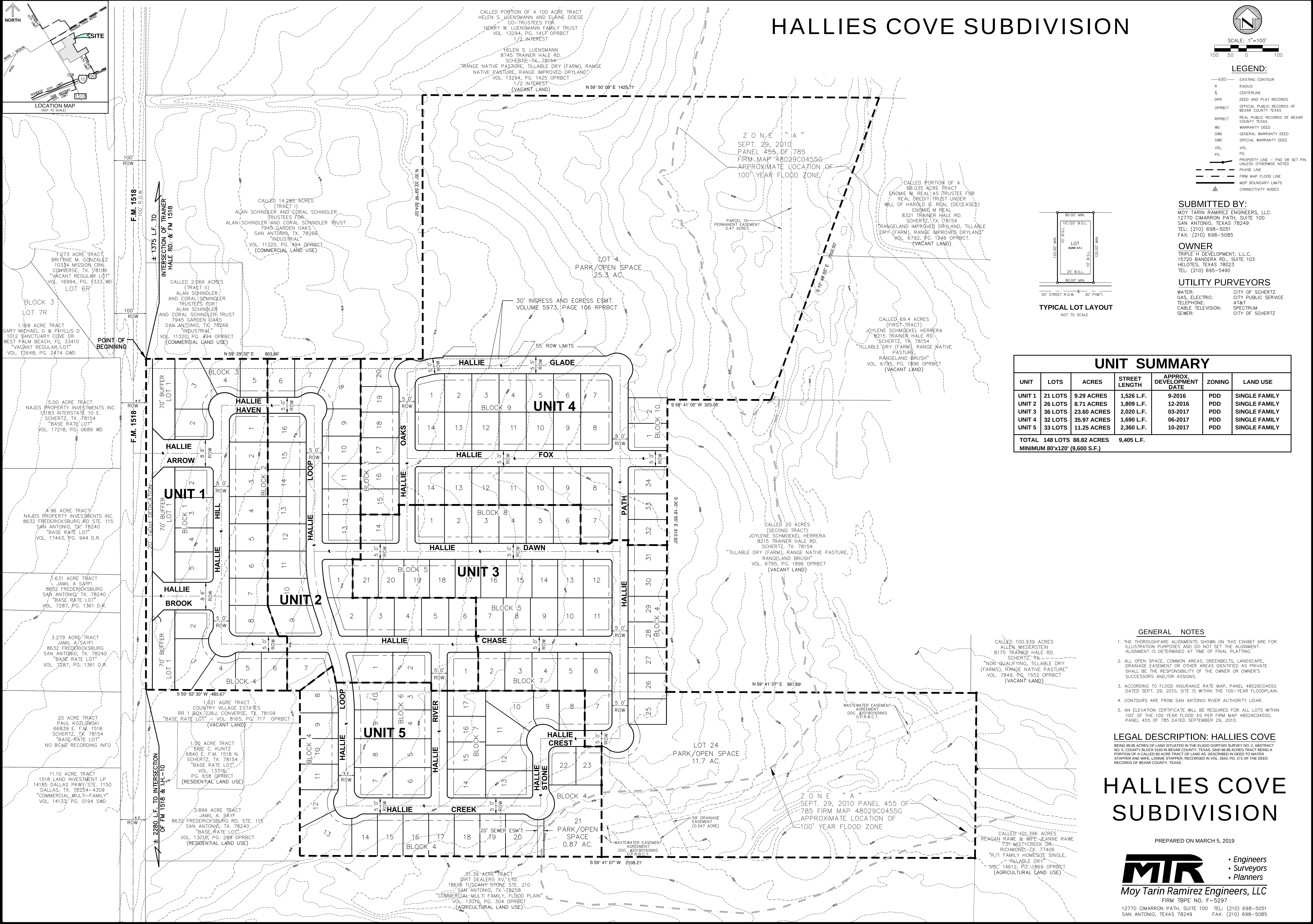
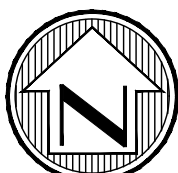




HALLIES COVE SUBDIVISION



SCALE: 1"=100'
100 50 0 100

LEGEND:

- 680 EXISTING CONTOUR
- R RADIUS
- C CENTERLINE
- DPR DEED AND PLAT RECORDS
- OPRBC OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
- RPRBC REAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
- WD WARRANTY DEED
- GWD GENERAL WARRANTY DEED
- SWD SPECIAL WARRANTY DEED
- VOL. VOL.
- PG. PG.
- PROPERTY LINE - FND OR SET PIN UNLESS OTHERWISE NOTED
- PHASE LINE
- FIRM MAP FLOOD LINE
- MOP: BOUNDARY LIMITS
- CONNECTIVITY NODES

SUBMITTED BY:

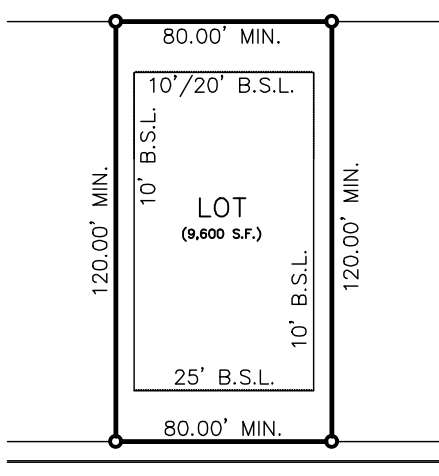
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER

TRIPLE H DEVELOPMENT, L.L.C.
15720 BANDERA RD., SUITE 103
HELOTES, TEXAS 78023
TEL: (210) 695-5490

UTILITY PURVEYORS

WATER: CITY OF SCHERTZ
GAS, ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: SPECTRUM
SEWER: CITY OF SCHERTZ



TYPICAL LOT LAYOUT
NOT TO SCALE

UNIT SUMMARY

UNIT	LOTS	ACRES	STREET LENGTH	APPROX. DEVELOPMENT DATE	ZONING	LAND USE
UNIT 1	21 LOTS	9.29 ACRES	1,526 L.F.	9-2016	PDD	SINGLE FAMILY
UNIT 2	26 LOTS	8.71 ACRES	1,809 L.F.	12-2016	PDD	SINGLE FAMILY
UNIT 3	36 LOTS	23.60 ACRES	2,020 L.F.	03-2017	PDD	SINGLE FAMILY
UNIT 4	32 LOTS	35.97 ACRES	1,690 L.F.	06-2017	PDD	SINGLE FAMILY
UNIT 5	33 LOTS	11.25 ACRES	2,360 L.F.	10-2017	PDD	SINGLE FAMILY
TOTAL	148 LOTS	88.82 ACRES	9,405 L.F.			
MINIMUM 80'x120' (9,600 S.F.)						

GENERAL NOTES

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455G DATED SEPT. 29, 2010, SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
- CONTOURS ARE FROM SAN ANTONIO RIVER AUTHORITY LIDAR.
- AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL LOTS WITHIN 100' OF THE 100 YEAR FLOOD AS PER FIRM MAP 48029C0455G, PANEL 455 OF 785 DATED SEPTEMBER 29, 2010.

LEGAL DESCRIPTION: HALLIES COVE

BEING 88.82 ACRES OF LAND SITUATED IN THE ELIGIO CORTIJA SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193 IN BEAR COUNTY, TEXAS, SAID 88.82 ACRES TRACT BEING A PORTION OF A CALLED 80 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WATER STAPLER AND WIFE LONNIE STAPLER, RECORDED IN VOL. 2643, PG. 271 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

HALLIES COVE SUBDIVISION

PREPARED ON MARCH 5, 2019



Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners