

PLAT NUMBER: 170105

SUBDIVISION PLAT ESTABLISHING NORTHCHASE COVE SUBDIVISION

BEING A 6.554 ACRE TRACT OF LAND OUT OF THE MARIA G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, NEW CITY BLOCK 18313, BEXAR COUNTY, TEXAS, SAME BEING ALL OF A 6.554 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, L.L.C., DATED NOVEMBER 17, 2016, RECORDED IN VOLUME 18213, PAGE 525, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MEALS & MYERS
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SURVEYING, L.L.C.
1711 HADBURY LANE
SAN ANTONIO, TEXAS 78248
T:210.740.2483
WWW.MEALSMYERS.COM
TBPE FIRM #18579 • TBPLS #10194291



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
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TBPE FIRM #455 • TBPLS #10048500

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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
MERITAGE HOMES OF TEXAS, L.L.C.
300 BROWN HOLLOW LOOP 164 WEST, SUITE 214
SAN ANTONIO, TEXAS 78231
PHONE: (210) 523-4294
CONTACT PERSON: BRIAN OTTO

BY:

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 8 DAY OF May A.D. 2017

LAURIE L. KIRK
Notary Public, State of Texas
My Commission Expires
March 12, 2018

THIS PLAT OF NORTHCHASE COVE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK /VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND	
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
D.P.R.	= DEEDED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
F.F.	= FINISHED FLOOR ELEVATION
G.P.M.	= GALLONS PER MINUTE
L.S.	= LANDSCAPE
L.I.	= LINE NUMBER
MIN.	= MINIMUM
NAD.	= NORTH AMERICAN DATUM
N.C.B.	= NEW CITY BLOCK
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
P.S.I.	= POUND PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WID.	= WIDTH
<u>ELEV.</u>	= PROPOSED CONTOUR
<u>ELEV.</u>	= STREET CENTERLINE
<u>ELEV.</u>	= EXISTING MINOR CONTOUR
<u>ELEV.</u>	= EXISTING GROUND MINOR CONTOUR
<u>ELEV.</u>	= EXISTING PROPERTY LINE
<u>ELEV.</u>	= FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
<u>ELEV.</u>	= FOUND IRON ROD MARKED "CUDE" UNLESS OTHERWISE NOTED
<u>ELEV.</u>	= SET IRON ROD WITH PLASTIC CAP STAMPED "MMES RRLS 6490"
<u>ELEV.</u>	= 0.318 OF AN ACRE DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 13003, PG. 1474, O.P.R.; ALSO VOL. 10472, PG. 1908, O.P.R.)
<u>ELEV.</u>	= 0.0774 OF AN ACRE 12' SANITARY SEWER EASEMENT (VOL. 13003, PG. 1474, O.P.R.)
<u>ELEV.</u>	= VARIABLE WIDTH DRAIN & SANITARY SEWER EASEMENT (0.051 Ac.)

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "CITY EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAD FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR OTHER PLANTINGS WHICH MAY BE PLACED WITHIN SAID EASEMENT AND WHICH ARE UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND EASEMENT. THE CITY OF SAN ANTONIO IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

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

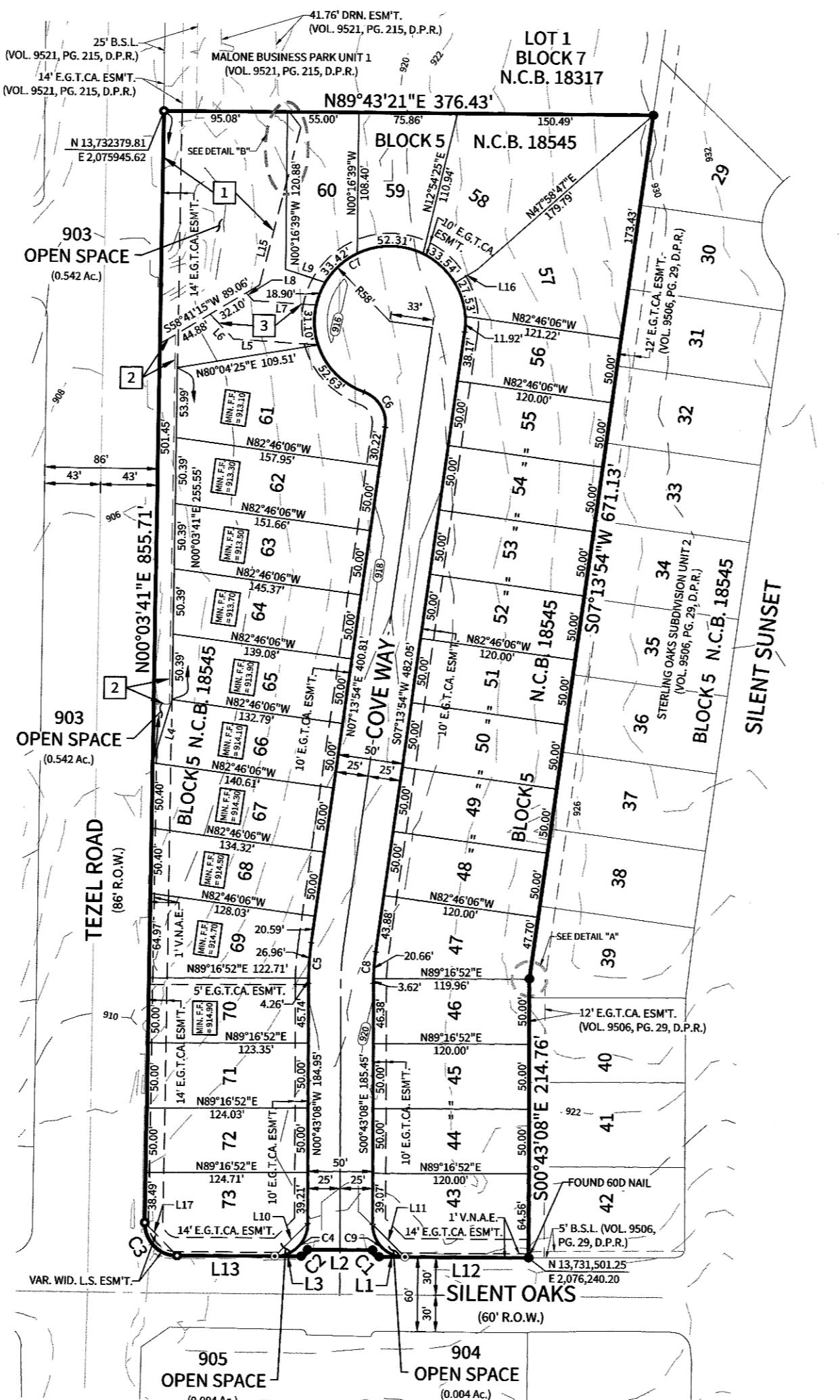
3. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTE:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 222305) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO PLANNING COMMISSION'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47(B)(5).

MISCELLANEOUS NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

2. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, WHETHER THEY BE LANDSCAPE, DRAINS, EASEMENTS, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY DO NOT 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.

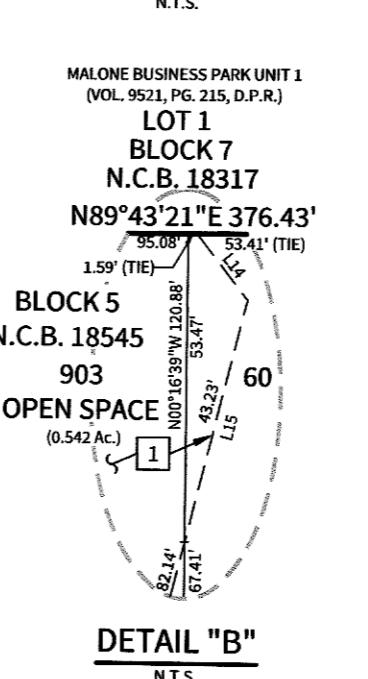
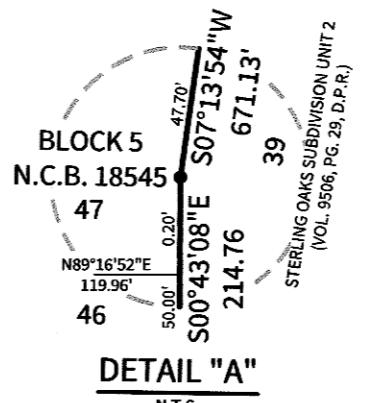
DRAINAGE NOTE:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY DO NOT 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.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°34'15"W	19.87'
L2	S89°34'15"W	50.00'
L3	S89°34'15"W	20.13'
L4	N16°07'15"E	50.61'
L5	S88°39'21"E	65.17'
L6	S44°26'54"E	26.35'
L7	N86°39'21"W	48.36'
L8	N45°19'09"W	8.27'
L9	N72°27'47"W	32.35'
L10	N44°25'34"E	35.44'
L11	N45°34'26"W	35.27'
L12	S89°34'15"W	95.13'
L13	S89°34'15"W	75.24'
L14	S37°48'50"E	14.52'
L15	S13°41'20"W	125.37'
L16	N58°15'51"E	20.00'

SCALE: 1"=100'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	5.00'	90°00'00"	5.00'	7.85'	7.07'
C2	5.00'	90°00'00"	5.00'	7.85'	7.07'
C3	25.00'	90°29'25"	25.21'	39.48'	35.51'
C4	25.00'	90°17'23"	25.13'	39.40'	35.44'
C5	225.00'	07°57'03"	15.64'	31.22'	NO3°15'23"E
C6	25.00'	78°10'52"	20.31'	34.11'	31.53'
C7	58.00'	258°10'52"	71.39'	261.35'	NO5°08'28"E
C8	175.00'	07°57'03"	12.16'	24.28'	24.26'
C9	25.00'	89°42'36"	24.87'	39.14'	35.27'



STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK /VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

BY: _____, DEPUTY

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.
LICENSED PROFESSIONAL ENGINEER
5-9-17



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: MEALS & MYERS ENGINEERING & SURVEYING, L.L.C.
PAUL L. MYERS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR