

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
CATV	CABLE TELEVISION	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
ESMT	EASEMENT	(PD)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	(TYPE I, II OR III)	FOUND TIDOT MONUMENTATION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		FOUND MONUMENTATION

1060 --- EXISTING CONTOURS
1070 --- PROPOSED CONTOURS
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

- | | | | |
|---|---|---|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 | 32.25' DRAINAGE EASEMENT (NORTH RIM-GOLDEN PLAZA, PLAT 140541) |
| 2 | VARIABLE WIDTH DRAINAGE EASEMENT | 5 | VARIABLE WIDTH DRAINAGE EASEMENT (NORTH RIM-GOLDEN PLAZA, PLAT 140541) |
| 3 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9684, PG 91, DPR) | 6 | 20' ACCESS EASEMENT (VOL 9684, PG 91, DPR) |
| 4 | 28.5' SANITARY SEWER AND UTILITY EASEMENT (VOL 9684, PG 91, DPR) | 7 | 14' ELEC., GAS, TELE AND CATV EASEMENT (TALAVERA RIDGE PHASE 3A, PLAT 120286) |
| 5 | 20' ACCESS EASEMENT (NORTH RIM-GOLDEN PLAZA, PLAT 140541) | | |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.

EDU PAYMENT NOTE:

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

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, RESPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING 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 SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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 EASEMENTS 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (TALAVERA RIDGE PHASE 3B) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE (TALAVERA RIDGE 3B) HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 901, BLOCK 10)

FEMA NOTE:

PORTIONS OF LOT 901, BLOCK 10 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0230G, DATED SEPTEMBER 29, 2010 AND TO BE REVISED ON OCTOBER 15, 2015 PER LOMR CASE 14-06-3172P. THE NORTH RIM, PHASE 2, FLOOD STUDY, DATED JUNE 22, 2015 HAS BEEN PREPARED TO SHOW THE PROPOSED FEMA FLOODPLAIN IS CONTAINED WITHIN THE ESTABLISHED DRAINAGE EASEMENT. UPON COMPLETION OF THE DRAINAGE IMPROVEMENTS, A FEMA LOMR FLOODPLAIN STUDY WILL BE PREPARED TO REVISE THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN TO BE CONTAINED WITHIN THE ESTABLISHED DRAINAGE EASEMENT. UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. (NOTE: THE VERBAGE OF THIS NOTE DOES NOT CONSTITUTE APPROVAL OF THE FLOOD STUDY AT THIS TIME. COMMENTS REGARDING THE FLOOD STUDY WILL BE SUBMITTED UNDER SEPARATE LETTER.)

FEMA NOTE:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JUNE 2, 2015, EFFECTIVE DATE OCTOBER 15, 2015 CASE NO. 14-06-3172P. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FLOODPLAIN UNTIL A LOMR IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	370.00'	015°31'51"	N24°26'08"W	98.98'	100.28'
C2	430.00'	005°13'39"	N14°03'23"W	36.22'	36.23'
C3	920.00'	028°43'48"	N25°48'27"W	456.50'	461.32'
C4	980.00'	028°43'48"	S25°48'27"E	486.27'	491.40'
C5	370.00'	005°13'39"	S14°03'23"E	33.75'	33.76'
C6	984.00'	010°43'54"	N25°24'11"W	185.91'	186.18'
C7	980.00'	008°34'45"	N35°52'56"W	146.60'	146.74'

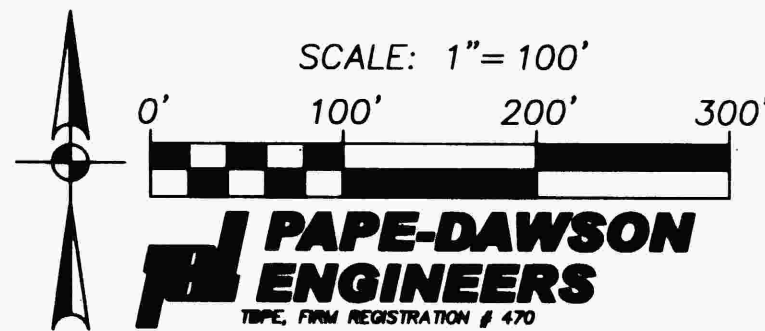
LINE TABLE

LINE #	BEARING	LENGTH
L1	N50°02'27"E	90.41'
L2	N50°02'17"E	27.44'
L3	S38°17'35"E	95.39'
L4	S38°11'45"E	117.64'
L5	S08°38'31"E	25.60'
L6	S73°18'47"W	60.00'
L7	N11°28'33"W	428.82'
L8	N40°10'21"W	341.01'
L9	N85°03'58"W	35.42'
L10	N50°02'17"E	19.59'
L11	S04°35'58"W	35.29'
L12	N50°02'17"E	7.85'
L13	S02°14'08"E	18.66'
L14	N38°12'20"W	150.00'
L15	N84°12'20"W	46.52'
L16	N75°46'08"W	19.94'

PLAT NUMBER 150295

SUBDIVISION PLAT
OF
TALAVERA RIDGE
PHASE 3B MPCD

ESTABLISHING LOT 901, BLOCK 10, NCB 14747, BEING A 4.54 ACRE TRACT OF LAND, COMPRISED OF 2.481 ACRES OUT OF THAT 3.855 ACRE TRACT AND 2.063 ACRES OUT OF THAT 16.686 ACRE TRACT BOTH RECORDED IN VOLUME 17019, PAGES 546-560 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NUMBER 22, ABSTRACT 155, COUNTY BLOCK 4760, IN NEW CITY BLOCK 34760, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: September 23, 2015

STATE OF TEXAS
COUNTY OF MIDLAND

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.

Charles F. Hedges, Jr.
OWNER/DEVELOPER: CHARLES F. HEDGES, JR., SENIOR VICE PRESIDENT
FASKEN MANAGEMENT, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY, MANAGER
CROMWELL STREET, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
6101 HOLIDAY HILL ROAD
MIDLAND, TEXAS 79707

STATE OF TEXAS
COUNTY OF MIDLAND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF September, 2015, BY CHARLES F. HEDGES, JR., SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF CROMWELL STREET, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION SET FORTH THEREIN.



Amey Valadez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

THIS PLAT OF TALAVERA RIDGE PHASE 3B MPCD 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 1



TALAVERA RIDGE PHASE 3B MPCD
Civil Job No. 6597-52; Survey Job No. 9369-14
DATE: 9/23/2015 8:22 AM USER: J. Nelson
FILE: P:\05\97\02\Design\Civil\Plat\PL150295.dwg