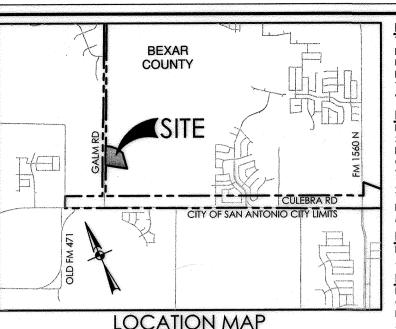
SECRETARY



LEGEND

OPR OFFICIAL PUBLIC RECORDS AC ACRE(S) BLK BLOCK BSL BUILDING SETBACK LINE CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF VOL VOLUME BEXAR COUNTY, TEXAS PG PAGE(S) ROW RIGHT-OF-WAY NCB NEW CITY BLOCK FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)

-1140- EXISTING CONTOURS -----1140------ PROPOSED CONTOURS

14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 9 16' SANITARY SEWER EASEMENT (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

O SET 1/2" IRON ROD (PD)-ROW EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

SET 1/2" IRON ROD (PD)

25' SANITARY SEWER EASEMENT \bigcirc (VOL 11210, PGS 976-984, OPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9683, PG\$ 186-188, DPR) 60' DRAINAGE, SEWER, AND LITHITIES EASEMENT

(VOL 9683, PGS 186-188, DPR)

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS,

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 OPEN SPACE NOTE. WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN AND INGRESS/EGRESS EASEMENT. 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.

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

FINISHED FLOOR-FOR FLOODPLAIN NOTE:
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

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

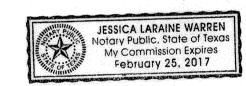
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1369831) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TALISE DE CULEBRA LUNIT 9 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET. THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED LOT 901, BLOCK 199, CB 4450 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE,



OWNER/DEVELOPER: JEREMY FLACH MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231

(210) 293-4922

PLAT NUMBER 150288

OF TALISE DE CULEBRA UNIT 9

BEING A TOTAL OF 13.89 ACRE TRACT OF LAND OUT OF A 79.84 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN DEED RECORDED IN VOLUME 16248, PAGES 1554-1562 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: October 12, 2015

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.

1.	766	
OWNER/DEVELOPER:	MERITAGE HOMES OF TEXAS, LLC	
STATE OF TEVAS		

STATE OF TEXAS

DATED THIS _____ DAY OF ____

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 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 ______ DAY OF ______, A.D. 20 ______.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

A.D. 20

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING

FFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY
HAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF
EXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS
CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,
ND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

301111 30002, 327011 30001111, 127010		UNTY, TI	EXAS	 	
OUNTY JUDGE, BEXAR COUNTY, TEXAS	, BEXAR CO	UNTY, TI	EXAS		
	, BEXAR CO	OUNTY, TI	EXAS		
	, BEXAR CO		EXAS		
	E, BEXAR CO		EXAS		

COUNTY CLERK, E	BEXAR COUNTY, TEXAS	
HIS PLAT OF	TALISE DE CULEBRA UNIT 9	HAS BEEN SUBMITTED TO AND
CONSIDERED BY 1	THE PLANNING COMMISSION OF T	HE CITY OF SAN ANTONIO, TEXAS,
HEREBY APPRO	OVED BY SUCH COMMISSION IN	ACCORDANCE WITH STATE OR
OCAL LAWS AN	ND REGULATIONS; AND/OR WHER	RE ADMINISTRATIVE EXCEPTION(S)
ND/OR VARIANG	CE(S) HAVE BEEN GRANTED.	

	(-)	
ED THIS	DAY OF	, A.D. <u>20</u> .

BY:	
	CHAIRMAN
	DI.

STATE OF TEXAS		SECKLIAKI
COUNTY OF BEXAR		
L	, COUNTY CLERK OF BEXAR COUNTY	, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THEDAY					
OF	, A.D. <u>20</u>	AT	_M. AND DU	LY RECORDED THE	
DAY OF		, A.D. <u>20</u>	AT	M. IN THE	

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

> , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2 BY: __ DEPUTY

OFFICE, THIS _____ DAY OF__

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 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 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER 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 SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

I. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RICHTS-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," "OF THE PURPOSE OF TRANSFORMER EASEMENT," FOR THE PURPOSE OF ING CONSTRUCTING RECONSTRUCTING MAINTAINING REMOVING INSPECTING PATROLLING A POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSAR' 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

CONCRETE SLASS, OF WALLS WILL BE FOXE WITHIN AS AID DASBETTED FOR 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, PRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

ASSEMENTS ARE DESCRIBED BELOW:

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

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.

ANTONIO PLANNING COMMISSION. LICENSED PROFESSIONAL ENGINEER LINE # BEARING LENGTH N68'25'30"E 27.49' S51'20'23"E 23.16' N16"15'00"W 45.44' N33'16'14"E 90.00' L4 S24*13'46"W 36.07' N56'43'46"W 98.34' S3316'14"W 90.00' N85'52'58"W 18.42' L8 N45'08'24"E 79.37' S73'53'47"E 33.24' L10 N47'04'40"W 44.63' N85'53'44"E 18.68'

LINE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
CORVE #	KADIUS		CHORD BEARING	CHOKD	LENGIN
C1	15.00'	90,00,00,	N78*16'14"E	21.21'	23.56'
C2	15.00'	9000000	N11'43'46"W	21.21'	23.56'
С3	15.00'	43*50'14"	N78*38'54"W	11.20'	11.48'
C4	51.00'	168*38'01"	N1675'00"W	101.50'	150.10'
C5	15.00'	43*50'14"	N46'08'53"E	11.20'	11.48'
C6	15.00'	52'41'41"	N02*07'05"W	13.31'	13.80'
C7	51.00'	285'23'23"	S65*46'14"E	61.82	254.03'
C8	15.00'	52'41'41"	S50*34'36"W	13.31'	13.80'
C9	15.00'	80*57'32"	S16"15'00"E	19.48'	21.19'
C10	15.00'	37*05'27"	S75"16'30"E	9.54'	9.71'
C11	51.00'	13974'11"	S24*12'07"E	95.61'	123.94'
C12	15.00'	37*05'27"	S26*52'15"W	9.54'	9.71'
C13	15.00'	4315'32"	S1318'14"E	11.06'	11.33'
C14	51.00'	201*27'45"	S65*47'53"W	100.22	179.33'
C15	15.00'	4315'32"	N35*06'01"W	11.06'	11.33'
C16	15.00	90'00'00"	S78"16'14"W	21.21'	23.56'
C17	15.00'	90'00'00"	S11°43'46"E	21.21'	23.56'
C18	15.00'	99*02'28"	S73°45'00"W	22.82'	25.93'
C19	25.00'	80'57'32"	S16"15'00"E	32.46'	35.32'
C20	25.00'	114*56'42"	N65*47'53"E	42.16'	50.15'
C21	25.00'	65'03'18"	N24"12'07"W	26.89'	28.39'

CURVE TABLE





REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

300'

SUBDIVISION PLAT

OF

TALISE DE CULEBRA UNIT 9

SCALE: 1"= 100'

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: October 12, 2015

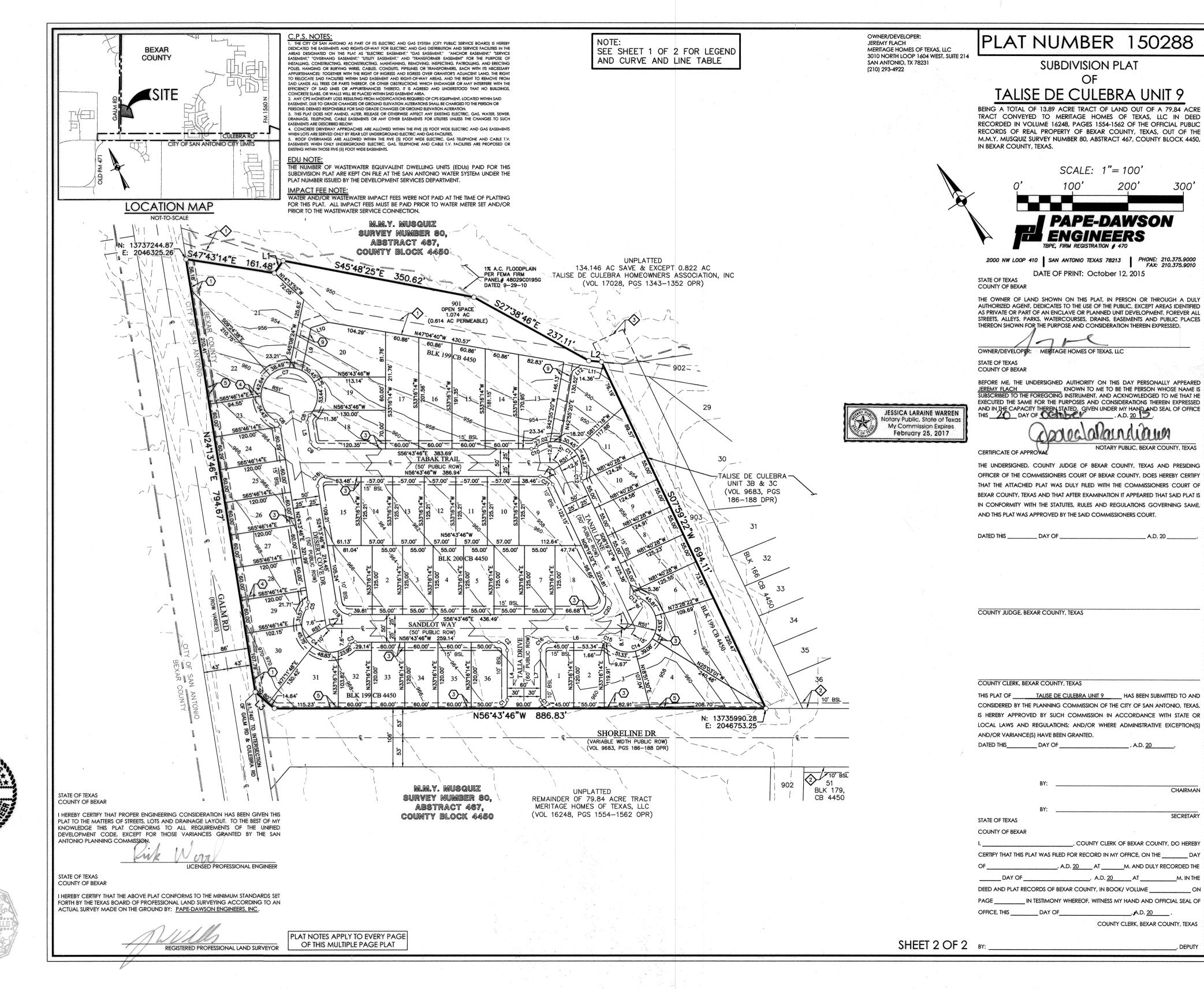
200'

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

COUNTY CLERK, BEXAR COUNTY, TEXAS

, A.D. 20 AT



W.R. WOOD

65364