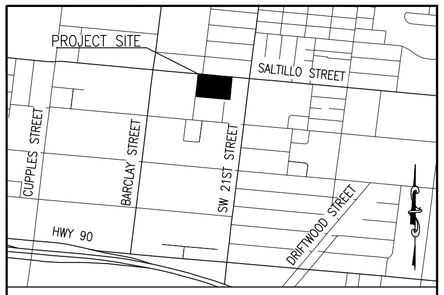
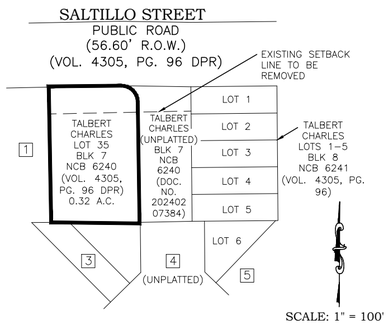



# LOCATION MAP
(NOT TO SCALE)




SCALE: 1" = 100'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA OF 0.32 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 35, BLOCK 7, NCB 6240 AND A 25 FOOT BUILDING SETBACK LINE OF THE CROCKETT HEIGHTS SUBDIVISION RECORDED IN (VOL. 4305, PG. 96) OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

## LEGEND:

| | | | |
|---|---|---|---|
| ——— | PROPERTY LINE | OPR | OFFICIAL PUBLIC RECORD |
| — — | EXISTING CONTOUR ELEV. | DPR | DEED & PLAT RECORD |
| – – – | EASEMENT LINE | ROW | RIGHT OF WAY |
| ● | STEEL ROD FOUND | CB | COUNTY BLOCK |
| ○ | 1/2" REBAR SET WITH "POLLOCK & SONS" CAP | A.C. | ACRES |
| ○ | CORNER POST FOUND | ℄ | CENTERLINE |
| VOL | VOLUME | BLK | BLOCK |
| PG | PAGE | ◇1 | 25' BUILDING SETBACK LINE (VOL. 4305 PG. 96 DPR) |
| DOC | DOCUMENT NUMBER | ⬠1 | 14' ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENT |

GENERAL NOTES:

1. THE BASES OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
2. THIS PLAT WAS PREPARED FOR JACQUELINE P. REAMER. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUCTION WITH THE ORIGINAL TRANSACTION.
3. THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

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 SURVEYORS & ENGINEERS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

_____
LARRY J. POLLOK
TEXAS REGISTRATION NO. 5186
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

_____
SALVADOR FLORES, P.E. No. 82638
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · LARRY J. POLLOK · 5186 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · SALVADOR FLORES · 82638 · LICENSED PROFESSIONAL ENGINEER

**CPS/SAWS/COSA UTILITY NOTES:**

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER 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", "SANITARY SEWER 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 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, SEWER, 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, 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, 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 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.

**MAINTENANCE NOTE**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 BEXAR

**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 HIGH PRESSURE NOTE**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

**FINISHED FLOOR NOTE**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**FLOOD PLAIN NOTE**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100–YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0395G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SAWS WASTEWATER EDU:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

| LINE TABLE | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 45.00' | S84° 46' 02"E |
| L3 | 80.20' | S84° 16' 04"E |
| L4 | 80.00' | S84° 06' 04"E |
| L2 | 64.74' | S82° 45' 42"E |

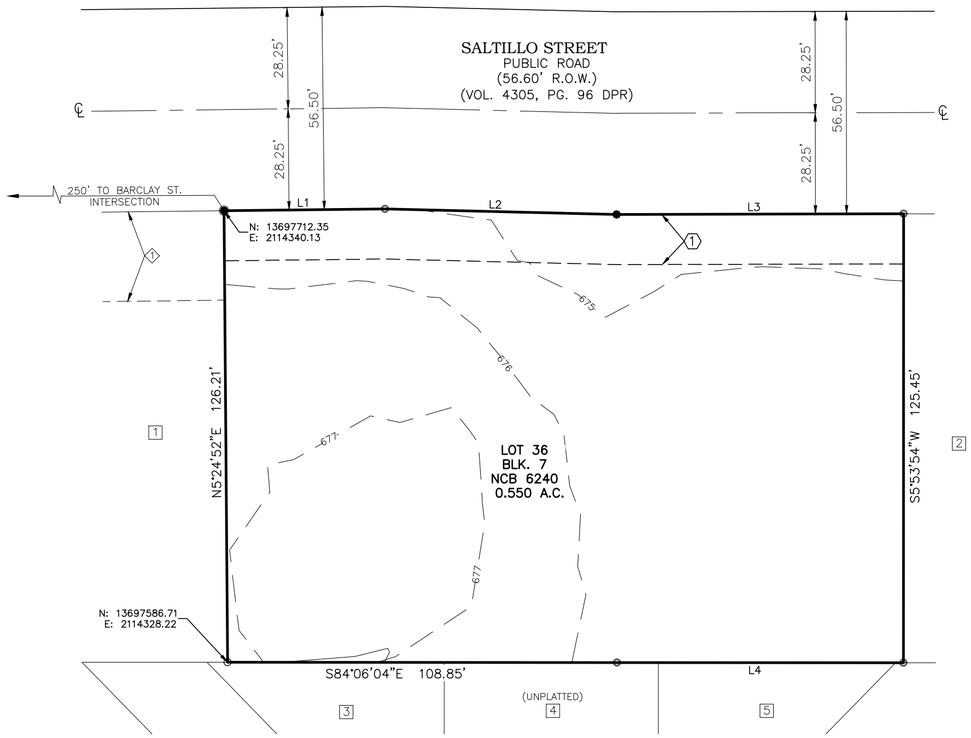
1 (UNPLATTED) ESPINOZA, VICTOR JR, LOT 34, BLK 7, NCB 6240 (VOL. 4238, PG. 0066)

2 (UNPLATTED) RIOS CYNTHIA R, LOT 24, 25, & E40, BLK 8, NCB 6241 (VOL. 4823, PG. 1176)

3 (UNPLATTED) VIDAURI PARK, CITY OF SAN ANTONIO, LOT 6, BLK 7, NCB 6240 (VOL. 10003, PG. 2215)

4 (UNPLATTED)

5 (UNPLATTED) VIDAURI PARK, CITY OF SAN ANTONIO, LOT 6, 7, 13 THRU 20, BLK 8, NCB 6240 (VOL. 10003, PG. 2215)




SHEET 1 OF 1

# PLAT NO. 25-11800078

REPLAT AND SUBDIVISION PLAT ESTABLISHING

## TALBERT - SALTILLO

BEING A 0.550 ACRE TRACT OF LAND OUT OF LOT 35, BLK. 7, NCB 6240 CROCKETT HEIGHTS SUBDIVISION, RECORDED IN VOLUME 4305, PAGE 96 RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PART OR PORTION OF 22ND STREET AS DESCRIBED IN VOLUME 10003, PAGE 2215 OF OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND LOTS 1–5, NCB 6241 AS DESCRIBED IN VOLUME 8285, PAGE 1349 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOT 36, BLK. 7, NCB 6240.

BENDICION ENGINEERING

BENDICION ENGINEERING, LLC

620 N. FLORES ST
SAN ANTONIO, TEXAS 78205
PHONE: 210–392–0036
TBPELS FIRM REGISTRATION NO. F–10402

15 0 15 30

SCALE: 1" = 30'

**POLLOK & SONS SURVEYING, INC.**
Firm No. 10052700
Floresville, Texas
830-393-4770

DATE OF PREPARATION:
April 30, 2025

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.

DEVELOPER/OWNER: CHARLES TALBERT
210–617–6709
1730 SALTILLO ST,
SAN ANTONIO TEXAS 78207

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES TALBERT HERE 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

_____
NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

THIS PLAT OF TALBERT – SALTILLO 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 VARIANC(S) HAVE BEEN GRANTED.

DATED THIS THE _____ DAY OF _____ A.D. 2025

BY: _____
CHAIRMAN

BY: _____
SECRETARY