CITY OF SAN ANTONIO BEXAR COUNTY ALAMO RANCH

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS 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 THE 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 BUILDING, STRUCTURE, 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 AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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

SCALE: 1"= 100'

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 PROVIDED BY ONE (1) RIGHT IN-RIGHT OUT DRIVEWAY AND ONE (1) FULL ACCESS METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN DIRECTED BY TXDOT. ANTONIO WATER SYSTEM

SEE DETAIL "A"

SHT. 2 OF 2

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

LOT 6

(1.051 AC)

SEE DETAIL "B'

SHT. 2 OF 2

TXDOT NOTES:

. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE

REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINTS ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 909.39 FEET. {ACCESS WILL BE DRIVEWAY LOCATED WITHIN THE PLATTED AREA ALONG F.M. 471}

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

FIRE PROTECTION:

FD. TXDOT

FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

FD. TXDOT (TYPE II)

FD. I.R.(CDS)

SEE DETAIL "C"

SHT. 2 OF 2

43'

ROAD

TALLEY

SEE DETAIL "E"

SHT. 2 OF 2

SEE DETAIL "D"

SHT. 2 OF 2

CROSS ACCESS

LOT 7

(1.950 AC)

LOT 10

(1.041 AC)

LOT 11

(0.858 AC)

C20-

14.001

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 03, 04, 05, 06, 07, 08, 09, 10, AND 11, BLOCK 212, CB 4451, IN ACCORDANCE WITH

BEING A TOTAL OF 14.687 ACRES, ESTABLISHING LOTS 03, 04, 05, 06, 07, 08, 09, 10 AND 11 BLOCK 212, IN COUNTY BLOCK 4451, IN BEXAR COUNTY, TEXAS, BEING ALL OF LOT 2 OF THE SWC CULEBRA AT TALLEY SUBDIVISION, RECORDED IN VOLUME 20002, PAGE 1259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN JOSE SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY

PAPE-DAWSON

ESTABLISHING

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 03, 2023

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.

OWNER/DEVELOPER: SWC CULEBRA/TALLEY RETAIL, LTD., A TEXAS LIMITED PARTNERSHIP

BY: SWC CULEBRA/TALLEY GROUP, LTD., A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER

BY: SWC CULEBRA/TALLEY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: PHILIP J. PFEIFFER, JR. TITLE: MANAGER 200 CONCORD PLAZA SUITE 860 SAN ANTONIO, TX 78216 PHONE: (210) 349-7711

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PHILIP J. PFEIFFER, JR. 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

DAY OF

NOTARY PUBLIC, COUNTY,

DAY OF

CERTIFICATE OF APPROVAL

DATED THIS ____

SEAL OF OFFICE THIS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

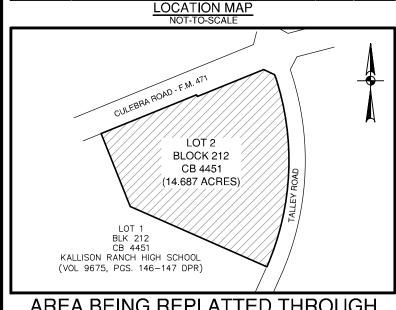
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SWC CULEBBA/TALLEY BETAIL 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:		
	D1		CHAIRMAN

PLAT NOTES APPLY TO EVERY PAGE. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.

SHEET 1 OF 2



AREA BEING REPLATTED THROUGH

PUBLIC HEARING

SCALE: 1"= 500' 14.687 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2 OF THE

VOL

PG

GETTV

II OR III)

VOLUME

PAGE(S)

GAS, ELECTRIC

TELEPHONE AND CABLE TV

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (0.218 AC.)

(VOL 9675, PGS. 146-147, DPR)

VARIABLE WIDTH DRAINAGE

(VOL 9675, PGS 146-147, DPR)

AND CABLE TV EASEMENT

(VOL 20002 PG 1259 DPR)

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

20' BUILDING SETBACK LINE

(VOL 20002 PG 1259 DPR)

(VOL 20002 PG 1259 DPR

14' GAS, ELECTRIC, TELEPHONE

EASEMENT (0.037 AC.)

ROW RIGHT-A-WAY

(TYPE I, ⊠ FOUND TxDOT

SWC CULEBRA AT TALLEY PLAT RECORDED IN VOLUME 20002, PAGE 1259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. LEGEND

AC ACRE(S) CB COUNTY BLOCK DPR DEED AND PLAT RECORDS

OF BEXAR COUNTY, TEXAS FD FOUND OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR COUNTY, TEXAS EXISTING CONTOURS - 1140—— PROPOSED CONTOURS

— € — CENTERLINE

KEY NOTES VARIABLE WIDTH SHARED CROSS ACCESS EASEMENT, GETTV, SEWER, WATER & PRIVATE DRAINAGE EASEMENT (1.835 AC)

2 10' WATER EASEMENT (3) 12' SANITARY SEWER EASEMENT (5)

VARIABLE WIDTH CLEAR VISION FASEMENT (5) 17' PRIVATE DRAINAGE EASEMENT (6)

20' BUILDING SETBACK LINE (VOL 9675, PGS. 146-147, DPR) 14' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT

(VOL 9675, PGS. 146-147, DPR)

SURVEYOR'S NOTES:

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 1259, COUNTY PLAT AND DEED RECORDS. 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.

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 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM COUNTY OF BEXAR STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SWORN AND SUBSCRIBED BEFORE ME THIS THE LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PAPE-DAWSON ENGINEERS, INC.

BY: SWC CULEBRA/TALLEY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: PHILIP J. PFEIFFER, JR. TITLE: MANAGER 200 CONCORD PLAZA SUITE 860 SAN ANTONIO, TX 78216 PHONE: (210) 349-7711

LOT 5 (0.932 AC) LOT 4 (2.394 AC) MONUMENTATION N: 13735880.67 (1.497 AC) E: 2039268.29 TO C15 LOT 9 (1.199 AC) BLOCK 21/2 CB 4451 LOT 3 \$80°32'53"E LOT 1 (3.763/AC)

BLK 212 CB 4451 FD. I.R.(PD) KALLISON RANCH HIGH SCHOOL

STATE OF TEXAS

(VOL 9675, PGS. 146-147 DPR)

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (SWC CULEBRA AT TALLEY, PLAT NO. 21-11800252) WHICH IS RECORDED IN VOLUME 20002, PAGE(S)

> I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

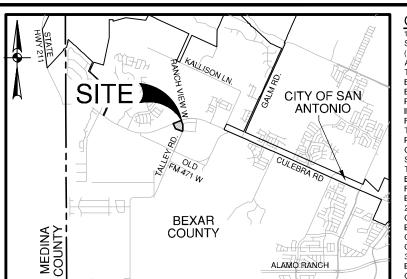
OWNER/DEVELOPER: SWC CULEBRA/TALLEY RETAIL, LTD., A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS

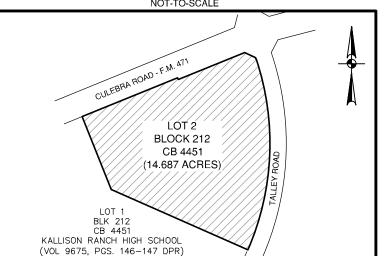
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR MY COMMISSION EXPIRES:

N: 13735187.33 **T**E: 2040130.17

SECRETARY



LOCATION MAP



AREA BEING REPLATTED THROUGH

PUBLIC HEARING

SCALE: 1"= 500'

14.687 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2 OF THE SWC CULEBRA AT TALLEY PLAT RECORDED IN VOLUME 20002, PAGE 1259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE								
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH			
C1	1389.40'	41*55'04"	N2*28'53"E	993.97	1016.49'			
C2	200.00'	19 ° 22'18"	S84*12'36"W	67.30'	67.62'			
C3	200.00'	17*09'32"	S83°06'13"W	59.67	59.90'			
C4	1065.00'	26°01'40"	N8'48'06"E	479.65	483.80'			
C5	201.75	17*09'32"	S83*06'13"W	60.19	60.42'			
C6	193.38'	17*36'23"	S82 * 51'13"W	59.19'	59.42'			
C7	23.25	88*03'03"	S42°04'43"E	32.32'	35.73			
C8	25.00'	70'34'16"	S32*33'40"W	28.88'	30.79			
С9	23.25'	87'47'27"	S50*00'02"W	32.24'	35.62'			
C10	25.00'	86*41'27"	S22*45'15"E	34.32'	37.83'			
C11	25.00'	90,00,00	S67*09'13"E	35.36'	39.27			
C12	25.00'	90.00,00,	N22 * 50'47 " E	35.36'	39.27			
C13	25.00'	90 ° 11'36"	S67*03'25"E	35.41'	39.35'			
C14	185.75'	19 ' 22 ' 18"	N84*12'36"E	62.50'	62.80'			
C15	219.25'	18 * 59'07"	N84°27'03"E	72.32'	72.65'			
C16	1389.40'	1°25'01"	S8*33'53"E	34.36'	34.36			
C17	1389.40'	1*42'41"	S1°48'47"W	41.50'	41.50'			
C18	1389.40'	2 ° 01 ' 17"	N22 ° 25'47"E	49.02'	49.02'			
C19	1389.40'	0'42'04"	N18*53'56"E	17.00'	17.00'			
C20	1375.40'	14 ° 28'43"	N9*55'05"E	346.64	347.56			
C21	1363.40'	14 ° 27'24"	N9 ° 54'57"E	343.10'	344.01			
C22	1375.40'	4*47'18"	N1 * 26 ' 39"W	114.91	114.94'			
C23	1363.40'	4 ° 57'35"	N1°32'11"W	117.98'	118.02'			
C24	1389.40'	0*29'41"	N4*05'18"W	12.00'	12.00'			

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 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.

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 LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS 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 THE 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 BUILDING, STRUCTURE, 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 AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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

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 RESIDENTIAL FINISHED FLOOR METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

SAWS HIGH PRESSURE

LINE TABLE

INE # | BEARING | LENGTH

10.00

6.93'

25.99

48.22

70.34

85.32

33.60'

10.13

8.14

35.18'

35.18

15.15

16.66

14.24

14.30'

10.98

14.67

14.00'

10.00'

84.21

88.78

12.00

11.36

85.79

74.14

54.90'

323.51

43.47

182.27

89.11

S22'09'13"E

S64°31'02"E

S18*28'39"E

S66°12'26"E

N67°11'21"E

N86'06'15"W

S74*31'27"W

N8819'01"W

S4°38'48"E

N22'09'13"W

S22°09'13"E

N30**°**09'04"W

S30'09'04"E

S81°24'08"W

743/28 N

N85*54'42"E

S85°54'42"W

S67°31'58"E

S67'46'49"E

N22°56'39"E

N22*56'39"E

N22'09'13"W

N36°00'16"W

N71°20'14"W

S86°06'15"E

N74'31'27"E

S88*19'01"E

N88*19'01"W

S74*31'27"W

N86°06'15"W

N13°47'10"F

N13°33'27"E

N6°26'07"E

N2*20'54"W

N7*58'39"W

N7°21'45"W

L39 N14°07'03"W

L23 S67*50'47"W

L24 N36'00'16"W

L3

L6

L7

L9

L11

L13

L14

L18

L19

L21

L25

L26

L27

L28

L29

L30

L31

L32

L33

L35

L36

L37

L38

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE OR LATEST REVISION THEREOF. THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS

RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S

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

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

INGRESS/EGRESS

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS OR SHARED CROSS ACCESS EASEMENT SHOWN ON THIS PLAT.

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

LOT 6

DETAIL "A"

NOT-TO-SCALE

LOT 7

LOT 8

LINE TABLE

_INE # | BEARING | LENGTH

N22'09'13"W

N66°05'59"W

S64*31'02"E

S21°57'37"[

N63'32'50"E

N63**:**32'50"E

S71**°**27**'**10"E

S71°27'10"E

22.08

10.01

10.00'

91.72

112.85

8.60'

1.45'

L41

L42

L43

L44

L45

L46

DETAIL "C"

NOT-TO-SCALE

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS,

TXDOT NOTES:

. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE

REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINTS ALONG F.M. 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 909.39 FEET. {ACCESS WILL BE PROVIDED BY ONE (1) RIGHT IN-RIGHT OUT DRIVEWAY AND ONE (1) FULL ACCESS DRIVEWAY LOCATED WITHIN THE PLATTED AREA ALONG F.M. 471}

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

COMMON AREA MAINTENANCE

HE 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 COUNTY FOR LOT(S) 03, 04, 05, 06, 07, 08, 09, 10, AND 11 BLOCK 212, IN COUNTY BLOCK 4451.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CROSS ACCESS

LOT 7

DETAIL "B'

LOT 8

NOT-TO-SCALE

L30

DETAIL "D"

NOT-TO-SCALE

DETAIL "E"

NOT-TO-SCALE

LOT 9

LOT 11

LOT 3

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 03, 04, 05, 06, 07, 08, 09, 10, AND 11, BLOCK 212, CB 4451, IN ACCORDANCE WITH

UDC 35-506(R)(3)

PLAT NO. 22-11800124

REPLAT & SUBDIVISION PLAT ESTABLISHING

SWC CULEBRA/TALLEY RETAIL

BEING A TOTAL OF 14.687 ACRES, ESTABLISHING LOTS 03, 04, 05, 06, 07, 08, 09, 10 AND 11 BLOCK 212, IN COUNTY BLOCK 4451, IN BEXAR COUNTY, TEXAS, BEING ALL OF LOT 2 OF THE SWC CULEBRA AT TALLEY SUBDIVISION, RECORDED IN VOLUME 20002, PAGE 1259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN JOSE SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 03, 2023

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

OWNER/DEVELOPER: SWC CULEBRA/TALLEY RETAIL, LTD., A TEXAS LIMITED PARTNERSHIP

AND CONSIDERATION THEREIN EXPRESSED.

BY: SWC CULEBRA/TALLEY GROUP, LTD., A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER

BY: SWC CULEBRA/TALLEY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: PHILIP J. PFEIFFER, JR. TITLE: MANAGER 200 CONCORD PLAZA SUITE 860 SAN ANTONIO, TX 78216 PHONE: (210) 349-7711

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PHILIP J. PFEIFFER, JR. 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

NOTARY PUBLIC, COUNTY,

CERTIFICATE OF APPROVAL

DATED THIS ____

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

_ DAY OF __

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SWC CULEBRA/TALLEY RETAIL 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

SECRETARY

SHEET 2 OF 2