

**LEGEND**

AC	= ACRES	ETJ	= EXTRA TERRITORIAL JURISDICTION
B.S.L.	= BUILDING SETBACK LINE	FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
CI	= CURVE NUMBER	F.F.	= FINISHED FLOOR
C.B.	= COUNTY BLOCK	G.P.M.	= GALLONS PER MINUTE
CPS	= CITY PUBLIC SERVICE	LI	= LINE NUMBER
C.V.E.	= CLEAR VISION EASEMENT	L.F.	= LINE FEET
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	MIN.	= MINIMUM
DRN.	= DRAINAGE	N.A.D.	= NORTH AMERICAN DATUM
E.G.T. CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	NO.	= NUMBER
ELEV.	= ELEVATION	O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ESMT.	= EASEMENT	PG.	= PAGE
ETJ	= EXTRA TERRITORIAL JURISDICTION	PGS.	= PAGES
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY	P.S.I.	= POUNDS PER SQUARE INCH
F.F.	= FINISHED FLOOR	R.O.W.	= RIGHT-OF-WAY
G.P.M.	= GALLONS PER MINUTE	SAN. SEW.	= SANITARY SEWER
LI	= LINE NUMBER	SAWS	= SAN ANTONIO WATER SYSTEM
L.F.	= LINE FEET	VAR.	= VARIABLE
MIN.	= MINIMUM	VOL.	= VOLUME
N.A.D.	= NORTH AMERICAN DATUM	WID.	= WIDTH
NO.	= NUMBER	---	= CITY LIMIT BOUNDARY
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	---	= STREET CENTERLINE
PG.	= PAGE	---	= EXISTING GROUND MAJOR CONTOUR
PGS.	= PAGES	---	= EXISTING GROUND MINOR CONTOUR
P.S.I.	= POUNDS PER SQUARE INCH	---	= EXISTING PROPERTY LINE
R.O.W.	= RIGHT-OF-WAY	---	= PROPOSED CONTOUR
SAN. SEW.	= SANITARY SEWER	---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN
SAWS	= SAN ANTONIO WATER SYSTEM	---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLM# CASE #16-06-38R
VAR.	= VARIABLE	---	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
VOL.	= VOLUME		
WID.	= WIDTH		
---	= CITY LIMIT BOUNDARY		
---	= STREET CENTERLINE		
---	= EXISTING GROUND MAJOR CONTOUR		
---	= EXISTING GROUND MINOR CONTOUR		
---	= EXISTING PROPERTY LINE		
---	= PROPOSED CONTOUR		
---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN		
---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLM# CASE #16-06-38R		
---	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED		

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF REMUDA RANCH NORTH UNIT 1 PLANNED UNIT DEVELOPMENT (PLAT ID 950266) WHICH IS RECORDED IN

VOLUME 9534, PAGE 82, BEXAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Norman T. Dugas, Jr.*  
OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 12 DAY OF September 2016

*Lauree L. Kirk*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: **LAUREE L. KIRK**  
Notary Public, State of Texas  
My Commission Expires  
March 12, 2018

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Chh* 9/12/16  
LICENSED PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.  
CHRISTOPHER R. DICE, P.E.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
PAUL L. MYERS, R.P.L.S.

*Paul L. Myers*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

- THE CITY OF SAN ANTONIO AS A 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, 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 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 ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T. CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SURVEYOR'S NOTES**

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
- BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 18.28 ACRE TRACT RECORDED IN VOLUME 12047, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**SAWS NOTES**

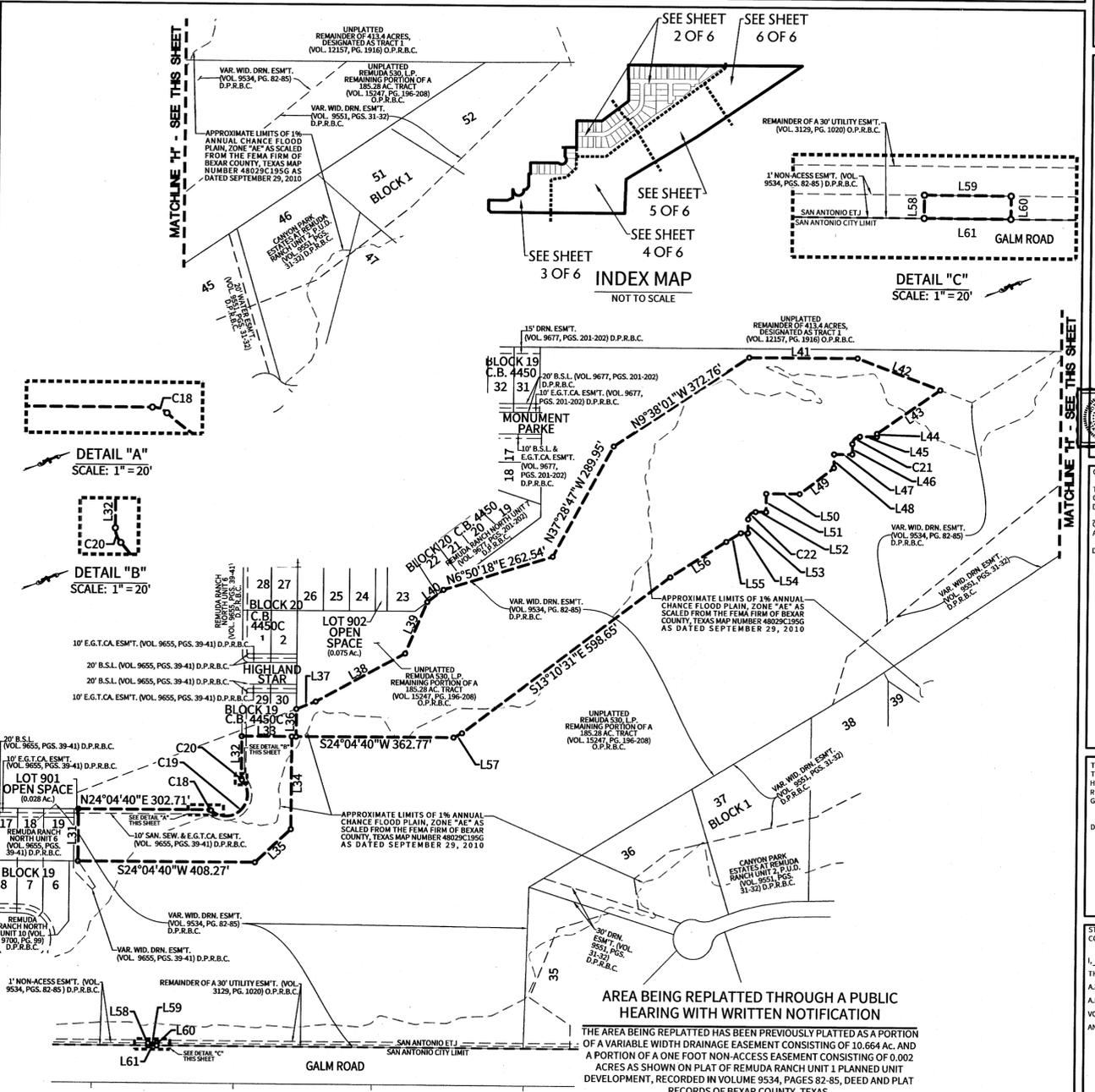
- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE, WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- 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 1000 G.P.M. AT 20 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 885 FEET WHEN THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 885 FEET. 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. NO DUAL SERVICES ALLOWED FOR ANY LOTS IF "P" PRESSURE REQUIRED FOR SUCH LOTS, ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**MISCELLANEOUS NOTES**

- THE 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 ANTONIO.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH NORTH UNIT 8 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**DRAINAGE NOTES**

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED 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 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 ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) FOR THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE (1) FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- LOTS 44 THRU 58, LOTS 63 THRU 67 AND LOTS 69 THRU 84, BLOCK 18 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 4802020196, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (COMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL A FLOODPLAIN STUDY IS APPROVED AND A LETTER OF MAP REVISION (COMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF 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.



**PLAT NUMBER: 150594**

**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**REMUDA RANCH NORTH UNIT 8**

BEING A TOTAL OF 49.253 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185-28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
EST. 1980  
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  
WWW.CUDEENGINEERS.COM  
TBP# 4455 • TSP# 510048500  
[MWC: CHRISTOPHER R. DICE] [P.L.S. NO: 01800.820]

SCALE: 1"=200'

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
REMUDA RANCH, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

*Norman T. Dugas, Jr.*  
OWNER

DULY AUTHORIZED AGENT

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
PHONE: (210) 402-0866  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

*Norman T. Dugas, 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 12 DAY OF September, A.D. 2016

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL:

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 ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT IS IT APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH NORTH UNIT 8 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 VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

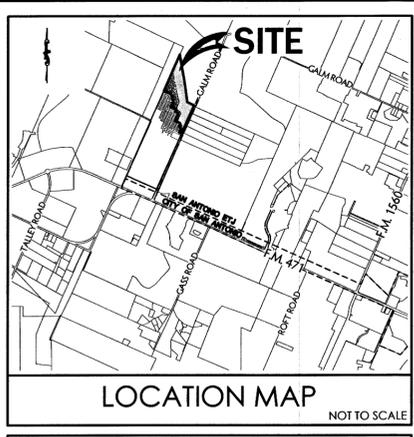
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

SEPTEMBER 2016 SHEET 1 OF 6





**LEGEND**

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**CPS NOTES**

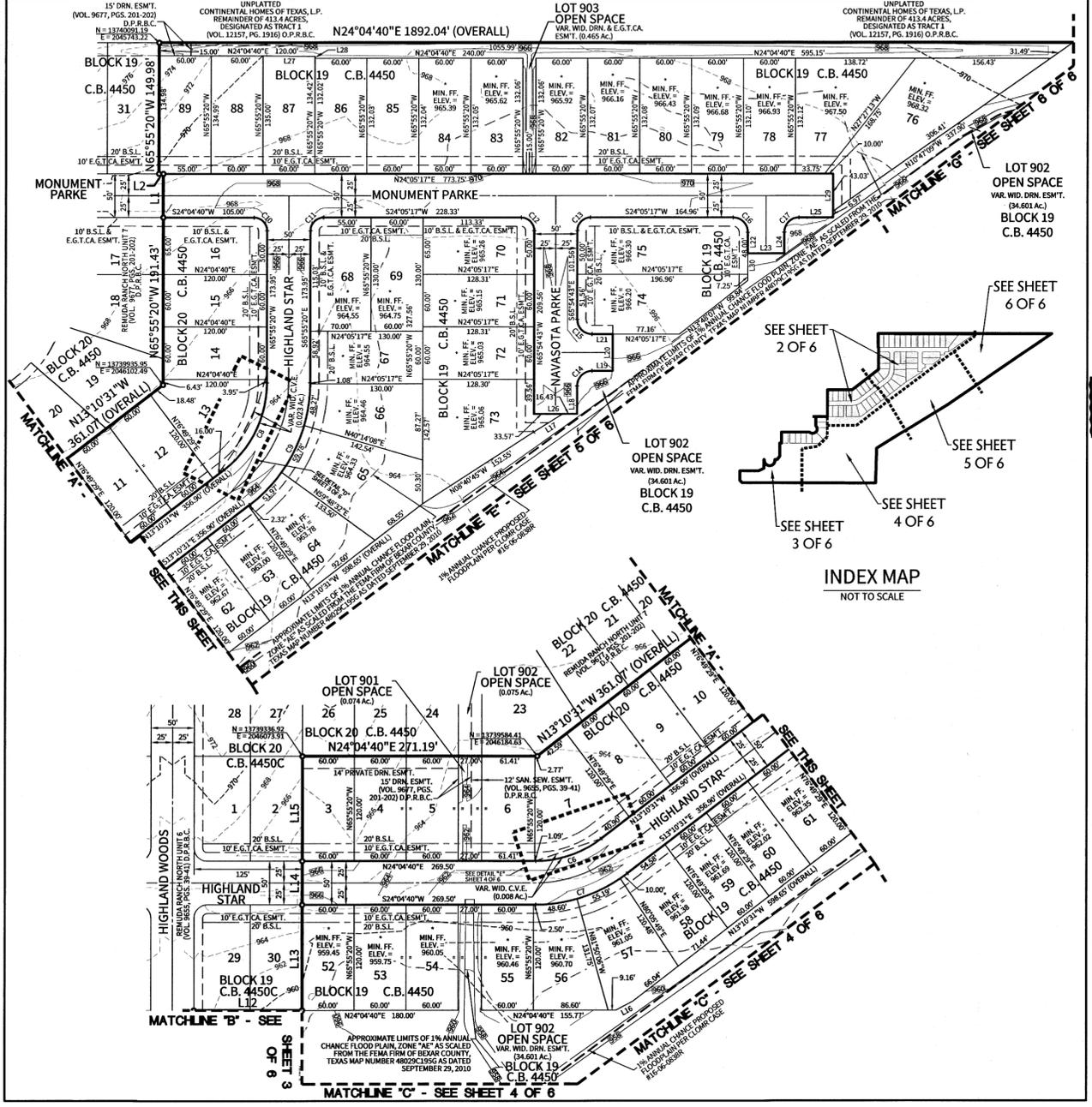
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- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS WHOSE ACTIONS, HANDLING OR CHANGES IN ELEVATION ALTERATIONS.
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- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SAWS NOTES**

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPER SERVICES DEPARTMENT.
- IMPACT FEE 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 WASTEWATER SEWER SERVICE CONNECTION.
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- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 885 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 885 FEET, 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. NO VALVE SERVICES ALLOWED FOR ANY LOTS IF PRIOR SERVICE REQUIRED FOR SUCH LOTS. ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**DRAINAGE NOTES**

- 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'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 ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) FOR THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE (1) FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- LOTS 44 THRU 58, LOTS 63 THRU 67 AND LOTS 69 THRU 84, BLOCK 19 LIE WITHIN THE FEMA 1% ANNUAL CHANCE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEAR COUNTY, TEXAS, MAP NO. 48029C0195G, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY BEAR COUNTY, BASED ON THE FLOODPLAIN STUDY. THE ABOVE LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE 100-YEAR FLOODPLAIN. HOWEVER, UNTIL A FLOODPLAIN STUDY IS APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE 100-YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE BEAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PUMP 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 BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



**PLAT NUMBER: 150594**

**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**REMUDA RANCH NORTH UNIT 8**

BEING A TOTAL OF 49,253 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ, SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'

CUDE ENGINEERS  
 M.W. CUDE ENGINEERS, L.L.C.  
 4122 POND HILL RD. • 5-101  
 SAN ANTONIO, TEXAS 78231  
 T: 210.681.2951 • F: 210.523.7112  
 WWW.CUDEENGINEERS.COM  
 TBPE #455 • TBPLS #10048500  
 [MWC: CHRISTOPHER R. DICE] [PRJ. NO.: 01800.020]

STATE OF TEXAS  
 COUNTY OF BEAR

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
 REMUDA RANCH NORTH UNIT 8, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: XL LAND DEVELOPMENT, L.L.C.  
 A TEXAS LIMITED LIABILITY COMPANY,  
 ITS GENERAL PARTNER  
 14502 BROOK HOLLOW  
 SAN ANTONIO, TX 78222  
 PHONE: (210) 402-0866  
 FAX: (210) 545-3313  
 CONTACT PERSON: NORMAN T. DUGAS, JR.  
 STATE OF TEXAS  
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**Norman T. Dugas, Jr.** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN 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 12 DAY OF September, A.D. 2016

Laurie L. Kirk  
 Notary Public, State of Texas  
 My Commission Expires  
 March 12, 2018  
 [Signature]

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
 COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_  
 COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH NORTH UNIT 8 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 BEAR

\_\_\_\_\_, COUNTY CLERK OF BEAR 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 DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SEPTEMBER 2016 SHEET 2 OF 6



STATE OF TEXAS  
 COUNTY OF BEAR

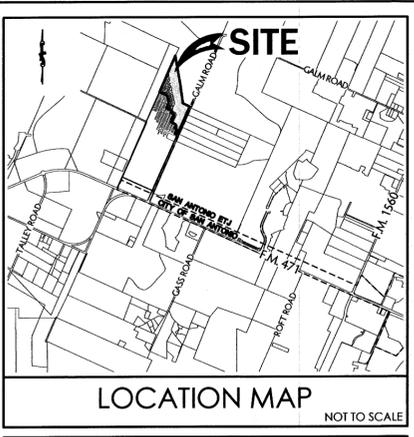
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
 CHRISTOPHER R. DICE, P.E.  
 [Signature]  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
 PAUL L. MYERS, R.P.L.S.  
 [Signature]  
 REGISTERED PROFESSIONAL LAND SURVEYOR



**LEGEND**

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
Cl.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEV.	= ELEVATION
EMT.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
F.R.	= FOUND 1/2" IRON ROD
FF.	= FINISHED FLOOR
G.P.M.	= GALLONS PER MINUTE
LI	= LINE NUMBER
LI	= LINE NUMBER
MIN.	= MINIMUM
N.A.D.	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
SAWS	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
VOL.	= VOLUME
W.D.	= WIDTH
---	= CITY LIMIT BOUNDARY
---	= STREET CENTERLINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= PROPOSED CONTOUR
---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN
---	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMOR CASE #16-06-0838R
○	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

STATE OF TEXAS  
COUNTY OF BEAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAN 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.  
CHRISTOPHER R. DICE, P.E.

*CRD* 9/12/16  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

HEREBY CERTIFY THAT THIS PLAN 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:

M.W. CUDE ENGINEERS, L.L.C.  
PAUL L. MYERS, R.P.L.S.

*Paul L. Myers*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**CPS NOTES**

- THE CITY OF SAN ANTONIO AS 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 AREAS DESIGNATED ON THIS PLAN 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, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CONDUITS, PIPES, LINES 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 LINES, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND 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 ELEVATION ALTERATIONS.
- THIS PLAN DOES NOT AMEND, 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SURVEYOR'S NOTES**

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (99).
- BEARINGS ON THIS PLAN ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
- 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**SAWS NOTES**

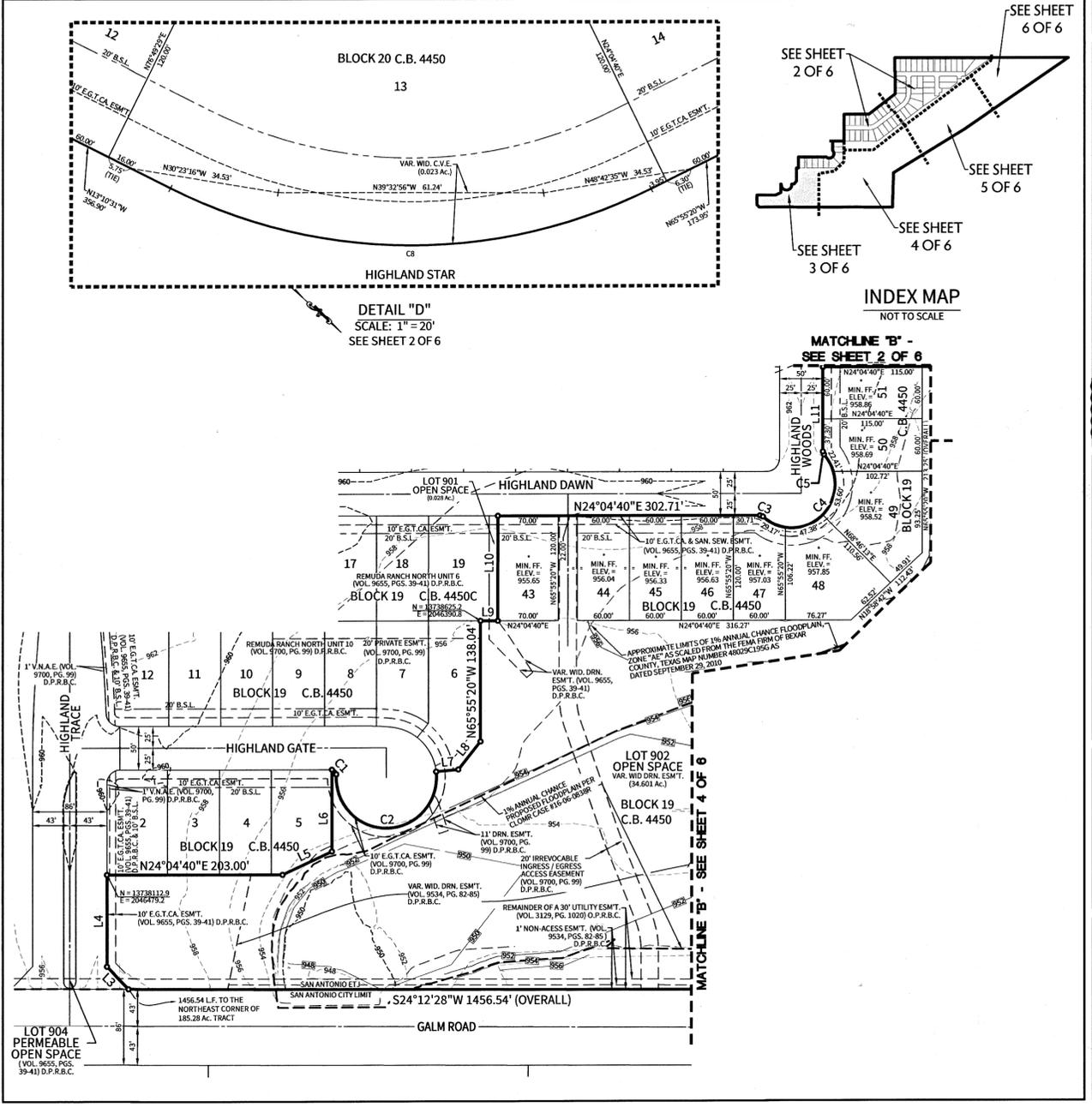
- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIVE 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 885 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 885 FEET, 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. NO QUAL SERVICE IS ALLOWED FOR ANY LOT(S) IF 100 PSI OR MORE IS REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**MISCELLANEOUS NOTES**

- THE SETBACKS PROPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH NORTH UNIT 8 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

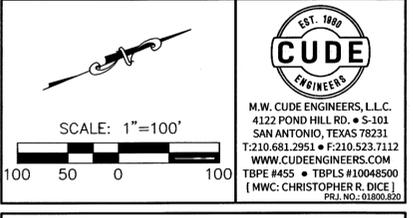
**DRAINAGE NOTES**

- 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) FOR THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOODED TO NO LESS THAN ONE (1) FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- LOTS 44 THRU 58, LOTS 63 THRU 67 AND LOTS 69 THRU 84, BLOCK 19 LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEAR COUNTY, TEXAS, MAP NO. 48029C0195G, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY BEAR COUNTY, BASED ON THE FLOODPLAIN STUDY. THE ABOVE LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL A FLOODPLAIN STUDY IS APPROVED AND A LETTER OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCRoACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE BEAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF 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 BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



PLAT NUMBER: 150594

**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**REMUDA RANCH NORTH UNIT 8**  
BEING A TOTAL OF 49,253 ACRES OF LAND OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEAR

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
REMUDA 530, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

*XL*  
DULY AUTHORIZED AGENT

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
PHONE: (210) 402-0866  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**Norman T. Dugas, 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 12 DAY OF September  
A.D. 2016

**Laurie L. Kirk**  
Notary Public, State of Texas  
My Commission Expires  
March 12, 2018

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ REMUDA RANCH NORTH UNIT 8 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 AND 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

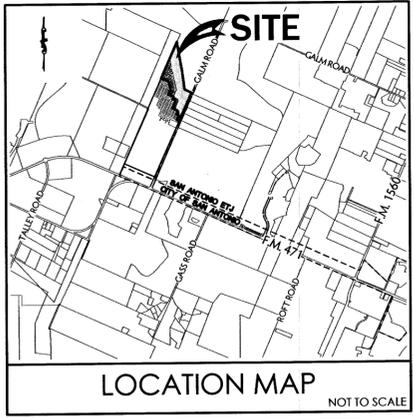
STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR 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 DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK \_\_\_\_\_ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

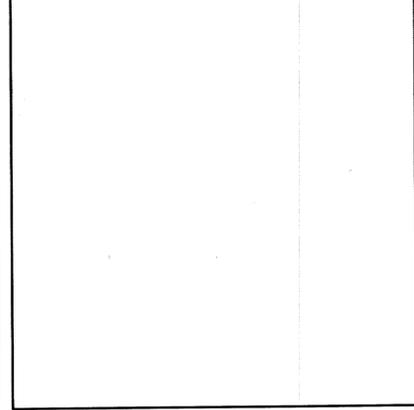
BY: \_\_\_\_\_ DEPUTY

SEPTEMBER 2016 SHEET 3 OF 6



**LEGEND**

AC	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CI	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEV.	= ELEVATION
ESMT.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
F.L.R.	= FOUND 1/2" IRON ROD
FF	= FINISHED FLOOR
G.P.M.	= GALLONS PER MINUTE
L.F.	= LINEAR FEET
LI	= LINE NUMBER
MIN.	= MINIMUM
N.A.D.	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
SAN. SYS.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
VOL.	= VOLUME
W.D.	= WIDTH
---	= CITY LIMIT BOUNDARY
---	= STREET CENTERLINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= PROPOSED CONTOUR
---	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN
---	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE #16-06-0838R
o	= 3/8" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED



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.  
CHRISTOPHER R. DICER, P.E.

*Chl* 9/12/16  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
PAUL L. MYERS, R.P.L.S.

*Paul L. Myers*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

- THE CITY OF SAN ANTONIO AS 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 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, OR TRANSFORMING, 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 THEREON. IT IS AGREED AND 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 ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SURVEYOR'S NOTES**

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
- BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**SAWS NOTES**

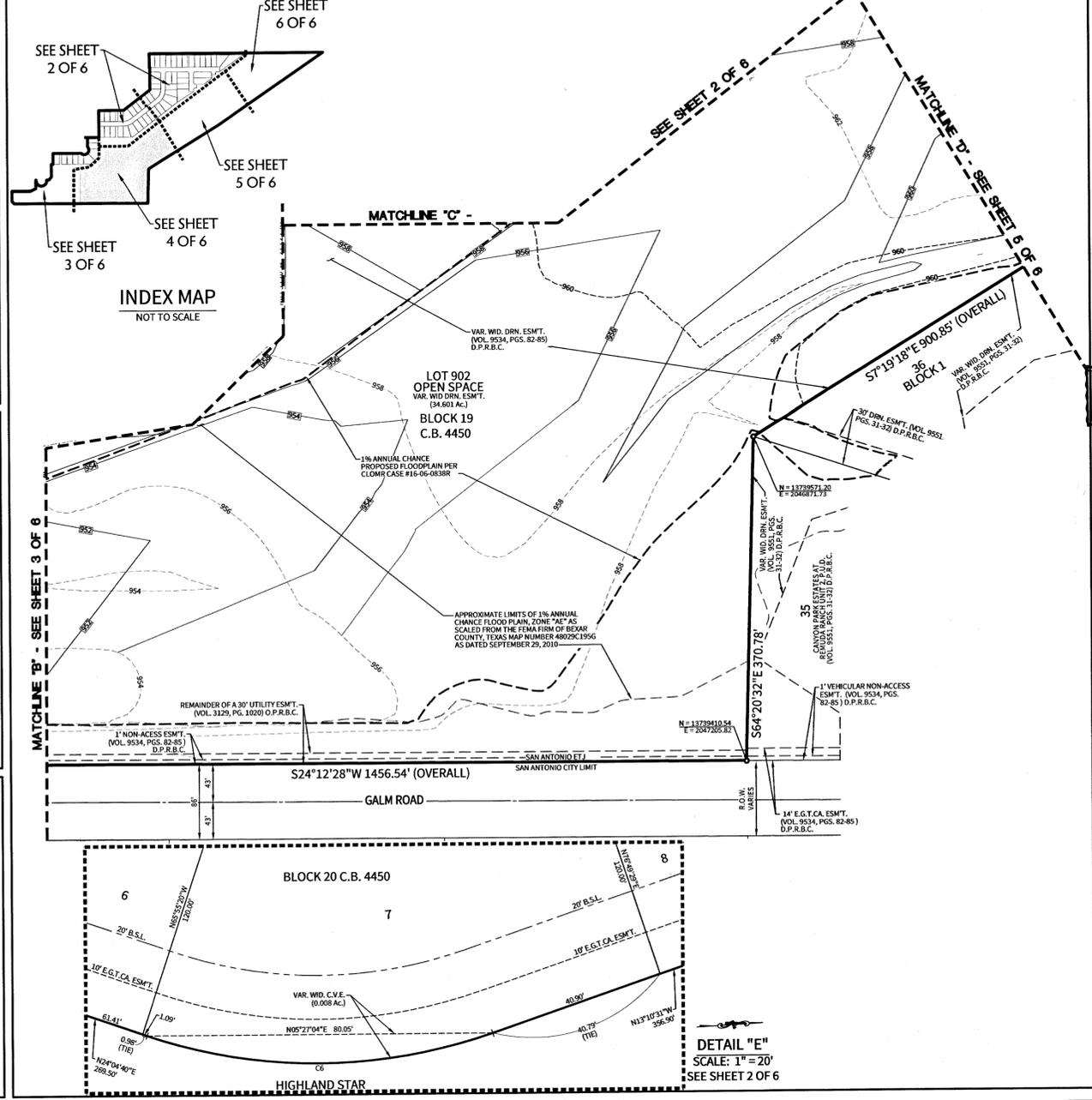
- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- 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 1000 G.P.M. AT 25 P.S.I. 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 PREVENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, 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. NO TUAL SERVICES ALLOWED FOR ANY LOTS IF "PRV" IS REQUIRED FOR SUCH LOTS, ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**MISCELLANEOUS NOTES**

- THE SERVICES 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 ANTONIO.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH NORTH UNIT 8 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**DRAINAGE NOTES**

- 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 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 ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) FOR THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELATED OR FLOOD PROOFED TO NO LESS THAN ONE (1) FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- LOTS 44 THRU 58, LOTS 63 THRU 67 AND LOTS 69 THRU 84, BLOCK 10 IE WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR FLOODPLAIN) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C195G, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY BEXAR COUNTY, BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE (100 YEAR FLOODPLAIN). HOWEVER, UNTIL A FLOODPLAIN STUDY IS APPROVED AND A LETTER OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR FLOODPLAIN) ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF 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.



**DETAIL "E"**  
SCALE: 1" = 20'  
SEE SHEET 2 OF 6

PLAT NUMBER: 150594

**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**REMUDA RANCH NORTH UNIT 8**  
BEING A TOTAL OF 49,253 ACRES OF LAND OUT OF THE M.M.V. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

100 50 0 100

**CUDE ENGINEERS**  
EST. 1986

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD., # 5-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBP# 4455 • TBP# 10048500  
[MWC: CHRISTOPHER R. DICER] PLS. NO. 03800300

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**OWNER/DEVELOPER**  
REMUDA 330, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: *Norman T. Dugas, Jr.*  
OWNER  
DULY AUTHORIZED AGENT

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
PHONE: (210) 402-0866  
FAX: (210) 945-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*Norman T. Dugas, Jr.*  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXCLUDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF September, A.D. 2016

**Laurie L. Kirk**  
Notary Public, State of Texas  
My Commission Expires  
March 12, 2017

*Laurie L. Kirk*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CERTIFICATE OF APPROVAL:**

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 ON \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ REMUDA RANCH NORTH UNIT 8 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 VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

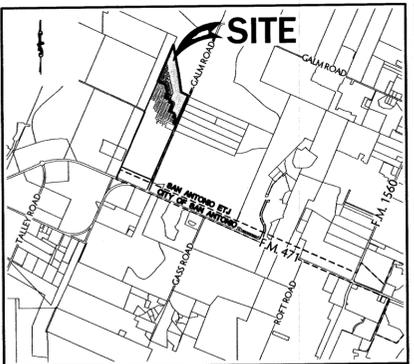
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SEPTEMBER 2016 SHEET 4 OF 6

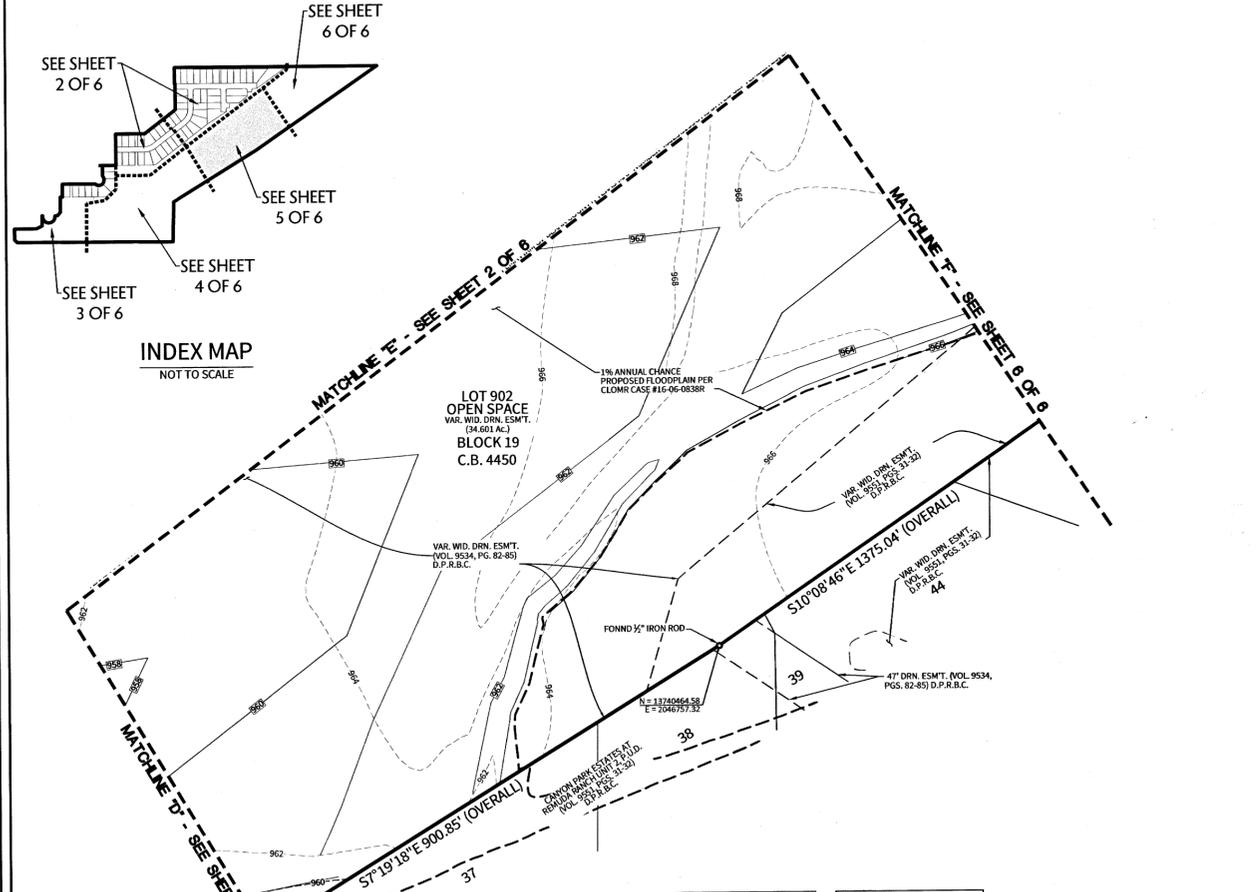




LOCATION MAP  
NOT TO SCALE

**LEGEND**

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
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- - -	= EXISTING GROUND MINOR CONTOUR
- - -	= EXISTING PROPERTY LINE
- - -	= PROPOSED CONTOUR
- - -	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN
- - -	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE #16-06-0838R
o	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED



INDEX MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAN 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.  
CHRISTOPHER R. DICE, P.E.

*CRD 9/12/16*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAN 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:

M.W. CUDE ENGINEERS, L.L.C.  
PAUL L. MYERS, R.P.L.S.

*Paul L. Myers*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C18	5.00'	42°24'41"	1.94'	3.70'	3.62'	N85°17'03"E
C19	50.00'	174°49'34"	1106.65'	152.56'	99.90'	N20°55'20"W
C20	5.00'	42°24'41"	1.94'	3.70'	3.62'	N87°07'43"W
C21	17.00'	90°00'00"	17.00'	26.70'	24.04'	S20°54'43"E
C22	17.00'	90°00'00"	17.00'	26.70'	24.04'	S20°54'43"E

**LINE TABLE**

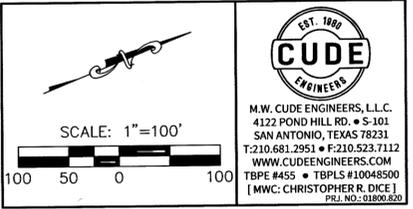
LINE	LENGTH	BEARING
L31	120.00'	N65°55'20"W
L32	97.30'	N65°55'20"W
L33	115.00'	N24°04'40"E
L34	213.25'	S65°55'20"E
L35	112.43'	S18°58'42"E
L36	63.54'	N65°55'20"W
L37	47.71'	N02°48'38"E
L38	223.60'	N04°33'02"W
L39	128.68'	N43°08'16"W
L40	47.02'	N13°10'31"W
L41	250.00'	N24°05'57"E
L42	204.51'	N44°35'03"E
L43	176.60'	S10°47'09"E
L44	6.97'	S65°54'43"E
L45	39.45'	S24°05'17"W
L46	24.00'	S65°54'43"E

**LINE TABLE**

LINE	LENGTH	BEARING
L47	42.00'	S24°05'17"W
L48	31.25'	S65°54'43"E
L49	99.84'	S13°48'07"E
L50	77.16'	S24°05'17"W
L51	42.00'	S65°54'43"E
L52	24.00'	S24°05'17"W
L53	32.00'	S65°54'43"E
L54	16.43'	S24°05'17"W
L55	39.30'	S07°14'29"E
L56	152.55'	S08°40'45"E
L57	21.75'	S03°17'44"E
L58	1.00'	N65°47'32"E
L59	20.00'	N24°12'28"E
L60	1.00'	S65°47'32"E
L61	20.00'	S24°12'28"E

**PLAT NUMBER: 150594**

**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**REMUDA RANCH NORTH UNIT 8**  
BEING A TOTAL OF 49.253 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEAR

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 ENCLOSURE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
REMUDA 530, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78232  
PHONE: (210) 402-0866  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

*Norman T. Dugas, 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 12 DAY OF September, A.D. 2016

Laurie L. Kirk  
Notary Public, State of Texas  
My Commission Expires  
March 12, 2018

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ REMUDA RANCH NORTH UNIT 8 \_\_\_\_\_ 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

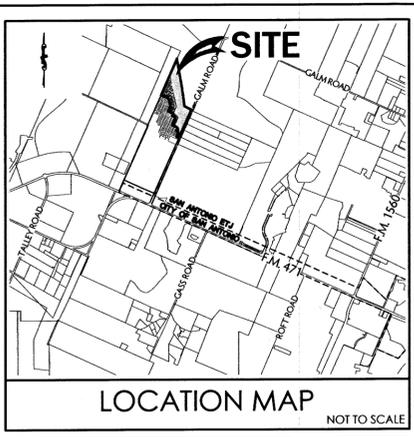
STATE OF TEXAS  
COUNTY OF BEAR

\_\_\_\_\_, COUNTY CLERK OF BEAR 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 DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SEPTEMBER 2016 SHEET 5 OF 6



**LEGEND**

AC	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CB	= COUNTY BLOCK
C1	= CURVE NUMBER
C.P.S.	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEV.	= ELEVATION
ETJ	= EXTRA-TERRITORIAL JURISDICTION
F.E.M.A.	= FEDERAL EMERGENCY MANAGEMENT AGENCY
F.L.R.	= FOUND 1/2" IRON ROD
FF	= FINISHED FLOOR
G.P.M.	= GALLONS PER MINUTE
L.F.	= LINEAR FEET
L1	= LINE NUMBER
MIN.	= MINIMUM
N.A.D.	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
SAWS	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
VOL.	= VOLUME
WD.	= WIDTH
---	= CITY LIMIT BOUNDARY
- - -	= STREET CENTERLINE
- - - -	= EXISTING GROUND MAJOR CONTOUR
- - - - -	= EXISTING GROUND MINOR CONTOUR
- - - - -	= EXISTING PROPERTY LINE
- - - - -	= PROPOSED CONTOUR
- - - - -	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOOD PLAIN
- - - - -	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLMIR CASE #16-06-0838R
o	= 3/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

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.  
CHRISTOPHER R. DICE, P.E.

*CHRISTOPHER R. DICE*  
9/12/16  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
PAUL L. MYERS, R.P.L.S.

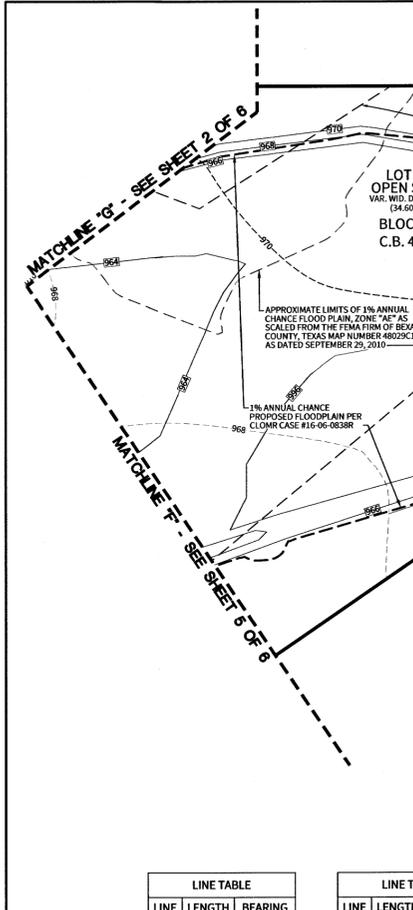
*PAUL L. MYERS*  
6/4/16  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**

- THE CITY OF SAN ANTONIO AS A 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, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING 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 THEREON. IT IS AGREED AND 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 ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT AN EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SURVEYOR'S NOTES**

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
- BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	50.00'	N65°55'20"W
L2	5.00'	S24°04'40"W
L3	35.40'	S69°08'34"W
L4	105.00'	N65°55'20"W
L5	62.87'	N00°52'32"W
L6	93.48'	N65°55'20"W
L7	25.61'	N18°38'35"E
L8	41.01'	N27°19'41"W
L9	20.00'	N24°04'40"E
L10	120.00'	N65°55'20"W
L11	97.30'	N65°55'20"W
L12	125.00'	N24°04'40"E
L13	120.00'	N65°55'20"W
L14	50.00'	S65°55'20"E
L15	120.00'	S65°55'20"E

**LINE TABLE**

LINE	LENGTH	BEARING
L16	21.75'	N63°17'44"W
L17	39.30'	N07°14'29"W
L18	32.00'	N65°54'43"W
L19	24.00'	S24°05'17"W
L20	42.00'	S65°54'43"E
L21	24.00'	N24°05'17"E
L22	24.00'	N65°54'43"W
L23	42.00'	S24°05'17"W
L24	24.00'	S65°54'43"E
L25	39.45'	S24°05'17"W
L26	50.00'	S24°05'17"W
L27	60.00'	N24°05'17"E
L28	2.41'	S65°55'20"E
L29	50.00'	S65°54'43"E
L30	31.25'	N65°54'43"W

**CURVE TABLE**

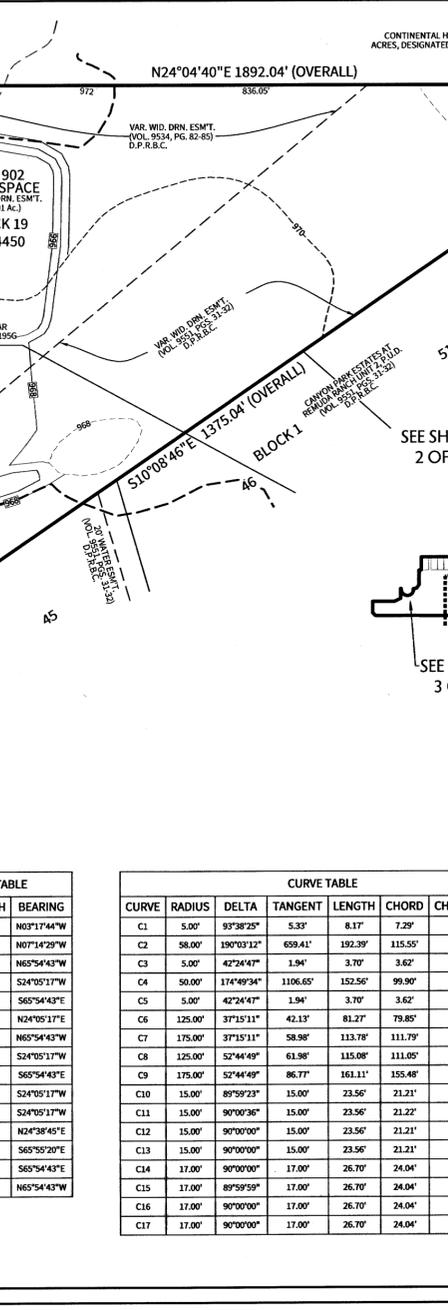
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	5.00'	93°38'25"	5.33'	8.17'	7.29'	S70°53'52"W
C2	58.00'	190°03'12"	659.41'	192.39'	115.55'	N22°41'29"E
C3	5.00'	42°24'47"	1.94'	3.70'	3.62'	S45°17'03"W
C4	50.00'	174°49'34"	1106.65'	152.56'	99.90'	N20°55'20"W
C5	5.00'	42°24'47"	1.94'	3.70'	3.62'	S87°07'43"E
C6	125.00'	37°15'11"	42.13'	81.27'	78.85'	N65°27'04"E
C7	175.00'	37°15'11"	58.98'	113.78'	111.79'	N65°27'04"E
C8	125.00'	52°44'49"	61.98'	115.08'	111.05'	N39°32'56"W
C9	175.00'	52°44'49"	86.77'	161.11'	155.48'	S39°32'56"E
C10	15.00'	89°59'23"	15.00'	23.56'	21.21'	S69°04'58"W
C11	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'01"W
C12	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°05'17"W
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°54'43"E
C14	17.00'	90°00'00"	17.00'	26.70'	24.04'	S20°54'43"E
C15	17.00'	89°59'59"	17.00'	26.70'	24.04'	N69°05'17"E
C16	17.00'	90°00'00"	17.00'	26.70'	24.04'	S69°05'17"W
C17	17.00'	90°00'00"	17.00'	26.70'	24.04'	S20°54'43"E

**SAWS NOTES**

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE 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 WASTEWATER SEWER SEWER CONNECTION.
- 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 1000 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOTS IF "PRV" IS REQUIRED FOR SUCH LOTS. ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

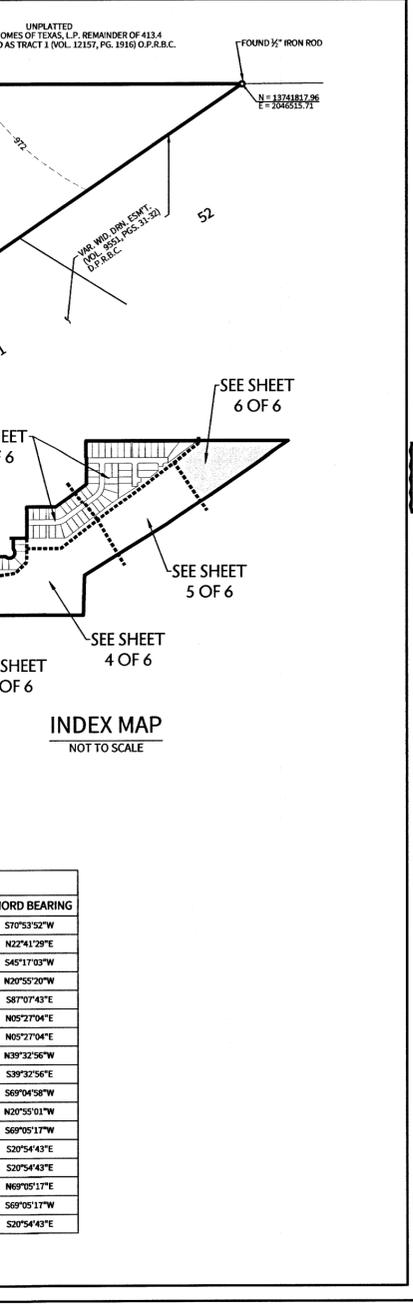
**MISCELLANEOUS NOTES**

- THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH NORTH UNIT 8 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



**DRAINAGE NOTES**

- NO OBSTACLES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPIDE 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) FOR THE REGULATORY FLOODPLAIN. HORIZONTAL STRUCTURES SHALL BE ELEVATED OR FLOODED PROCEEDED TO NO LESS THAN ONE (1) FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
- LOTS 44 THRU 58, LOTS 63 THRU 67 AND LOTS 69 THRU 74, BLOCK 19 ARE WITHIN THE FEMA 1% ANNUAL CHANCE 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 4829C0195G, DATED SEPTEMBER 29, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A FLOODPLAIN STUDY IS APPROVED AND A LETTER OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA, INDICATING NO 1% ANNUAL CHANCE 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE RUNOFFS OF THE LOWER OF THE 4% ANNUAL CHANCE (05-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.



**PLAT NUMBER: 150594**

**REPLAT & SUBDIVISION PLAT**  
ESTABLISHING  
**REMUDA RANCH NORTH UNIT 8**

BEING A TOTAL OF 49.253 ACRES OF LAND OUT OF THE M.M.V. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING A PORTION OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF REMUDA RANCH UNIT 1 PLANNED UNIT DEVELOPMENT, RECORDED IN VOLUME 9534, PAGE 83, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE #455 • TBPLS #10048500  
[M.W. CHRISTOPHER R. DICE] PRJ. NO.: 01800.820

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
RECORDS 350, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: XL LAND DEVELOPMENT, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

*Norman T. Dugas, Jr.*  
DULY AUTHORIZED AGENT

14502 BROOK HOLLOW  
SAN ANTONIO, TX 78222  
PHONE: (210) 402-0866  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*Norman T. Dugas, 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 12 DAY OF September, A.D. 2016.

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

*Laurie L. Kirk*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH NORTH UNIT 8 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

\_\_\_\_\_, COUNTY CLERK OF BEXAR 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 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. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

SEPTEMBER 2016 SHEET 6 OF 6