

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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
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.

DULY AUTHORIZED AGENT
Norman T. Dugas, Jr.
OWNER

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 **23** DAY OF **April**, A.D. **2015**.

Laurie L. Kirk
IN AND FOR THE STATE OF TEXAS

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

LEGEND

AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
BLK. = BLOCK
C1. = CURVE NUMBER
C.B. = COUNTY BLOCK
CPS. = CITY PUBLIC SERVICE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEV. = ELEVATION
ESM.T. = EASEMENT
EX. = EXISTING
F.I.R. = FOUND IRON ROD
F.F. = FINISHED FLOOR
G.P.M. = GALLONS PER MINUTE
L.F. = LINEAR FEET
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O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
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P.S.I. = POUNDS PER SQUARE INCH
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
SAWS. = SAN ANTONIO WATER SYSTEM
VAR. = VARIABLE
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
VOL. = VOLUME
WID. = WIDTH
--- = CITY LIMIT BOUNDARY
--- = PROPOSED CONTOUR
--- = STREET CENTERLINE
--- = EXISTING GROUND MAJOR CONTOUR
--- = EXISTING GROUND MINOR CONTOUR
--- = EXISTING PROPERTY LINE
() = RECORD INFORMATION

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
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.

M.W. CUDE ENGINEERS, L.L.C.
GREGORIO LOPEZ, JR., R.P.L.S.

Gregorio Lopez, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) 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, 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. 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.

3. 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.

4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS NOTES

1. 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.

2. 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.

3. 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.

4. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH SOUTH UNIT 3 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOME OWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

3. 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.

DRAINAGE NOTES

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

2. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

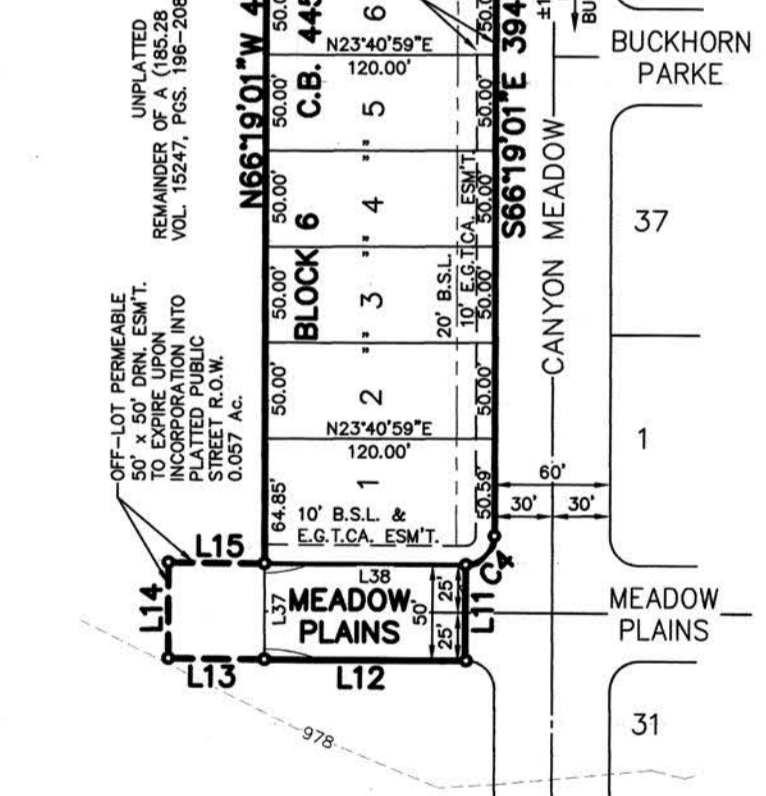
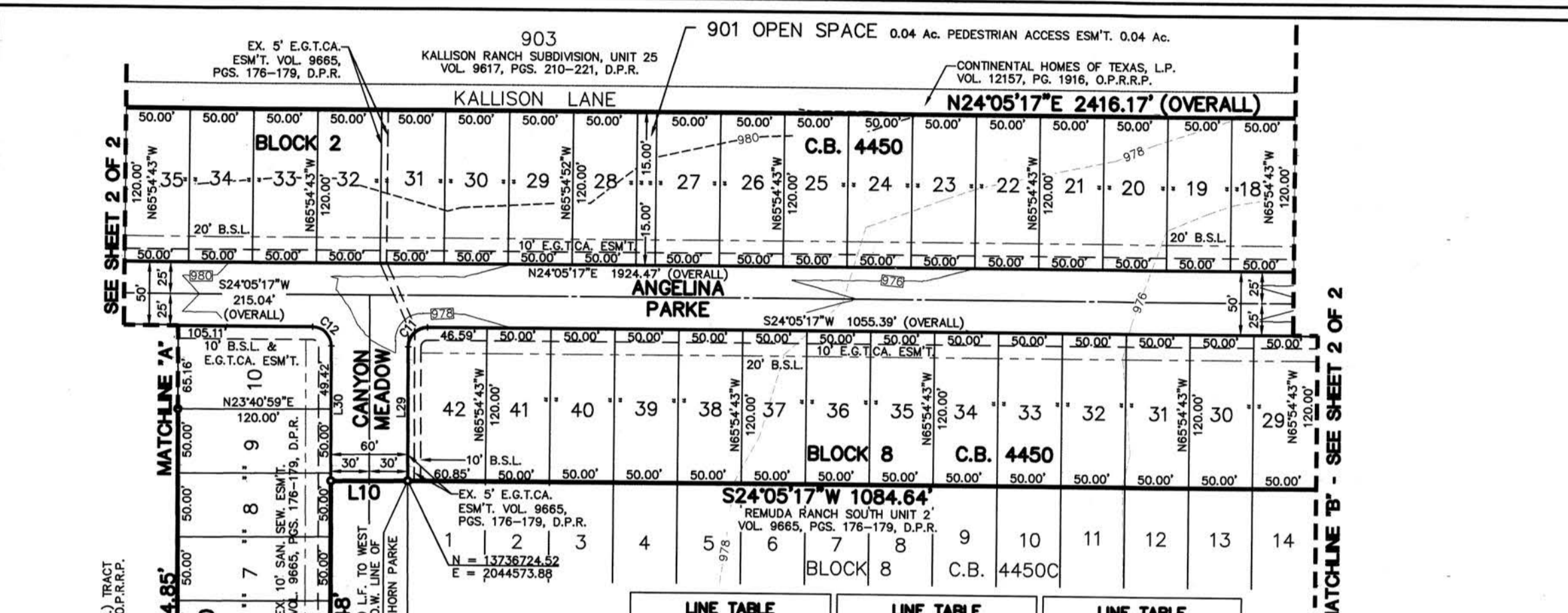
3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

SURVEYOR'S NOTES

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).

2. 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 REAL PROPERTY OF BEXAR COUNTY, TEXAS.

3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "M.W. CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N62°22'58"E	3.75'	L18	S66°19'01"E	50.00'	L35	S23°40'59"W	50.00'
L2	S37°37'02"E	20.00'	L19	S23°40'59"W	50.00'	L36	N66°19'01"W	11.64'
L3	S52°22'58"W	8.93'	L20	N66°19'01"W	50.00'	L37	N66°19'01"W	50.00'
L4	S87°58'34"E	54.98'	L21	N66°19'01"W	12.05'	L38	N24°05'17"E	104.90'
L5	S02°01'26"W	12.00'	L22	S66°19'01"E	50.00'	L39	N41°01'32"W	10.00'
L6	N87°58'34"W	50.60'	L23	S23°40'59"W	50.00'	L40	N66°19'01"W	65.16'
L7	S23°48'26"E	35.50'	L24	N66°19'01"W	50.00'	L41	N66°19'01"W	65.16'
L8	N65°54'43"W	56.54'	L25	N66°19'01"W	29.88'	L42	S52°22'58"W	5.19'
L9	S24°05'17"W	50.00'	L26	S23°40'59"W	120.26'			
L10	S23°40'59"W	60.00'	L27	S65°54'43"E	105.00'			
L11	S65°54'43"E	50.00'	L28	N65°54'43"W	105.00'			
L12	S24°05'17"W	104.54'	L29	S66°19'01"E	104.90'			
L13	S24°05'17"W	50.00'	L30	N66°19'01"W	105.53'			
L14	N66°19'01"W	50.00'	L31	S66°19'01"E	55.94'			
L15	N24°05'17"E	50.00'	L32	S23°40'59"W	50.00'			
L16	S23°40'59"W	120.00'	L33	N66°19'01"W	54.39'			
L17	S66°19'01"E	10.00'	L34	S66°19'01"E	41.84'			

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	58.00'	03°21'25"	1.70'	3.40'	3.40'
C2	58.00'	15°42'26"	8.00'	15.90'	15.85'
C3	330.00'	02°00'37"	5.79'	11.58'	11.58'
C4	15.00'	90°24'18"	15.11'	23.67'	21.29'
C5	58.00'	177°06'30"	2297.97'	179.29'	115.96'
C6	58.00'	12°38'36"	6.43'	12.80'	12.77'
C7	58.00'	84°04'09"	52.29'	85.10'	77.67'
C8	15.00'	63°59'59"	9.37'	16.78'	15.90'
C9	15.00'	90°00'00"	15.00'	23.56'	21.21'
C10	15.00'	90°00'00"	15.00'	23.56'	21.21'
C11	15.00'	90°24'18"	15.11'	23.67'	21.29'
C12	15.00'	89°35'42"	14.89'	23.46'	21.14'
C13	10.00'	90°24'18"	10.07'	15.78'	14.19'
C14	10.00'	89°35'42"	9.93'	15.84'	14.09'
C15	24.00'	90°24'18"	24.17'	37.87'	34.06'
C16	10.00'	40°34'53"	3.70'	7.08'	6.94'
C17	50.00'	171°34'03"	678.25'	149.72'	99.73'
C18	10.00'	40°34'53"	3.70'	7.08'	6.94'
C19	15.00'	48°53'22"	6.82'	12.80'	12.41'

PLAT NUMBER: 140452

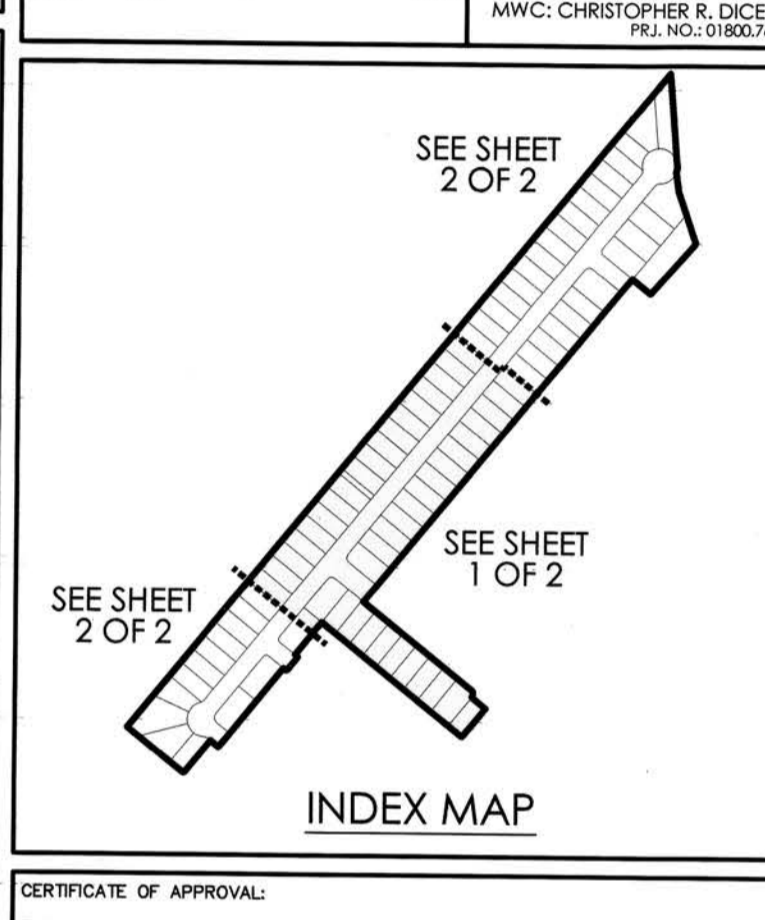
SUBDIVISION PLAT
ESTABLISHING
REMUDA RANCH SOUTH UNIT 3

BEING 16.087 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TBP FIRM #455
MWC: CHRISTOPHER R. DICE
PRJ. NO.: 01800760

SCALE: 1"=100'

INDEX MAP



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 _____, A.D. 2015, 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. 2015.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **REMUDA RANCH SOUTH UNIT 3** 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. 2015.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

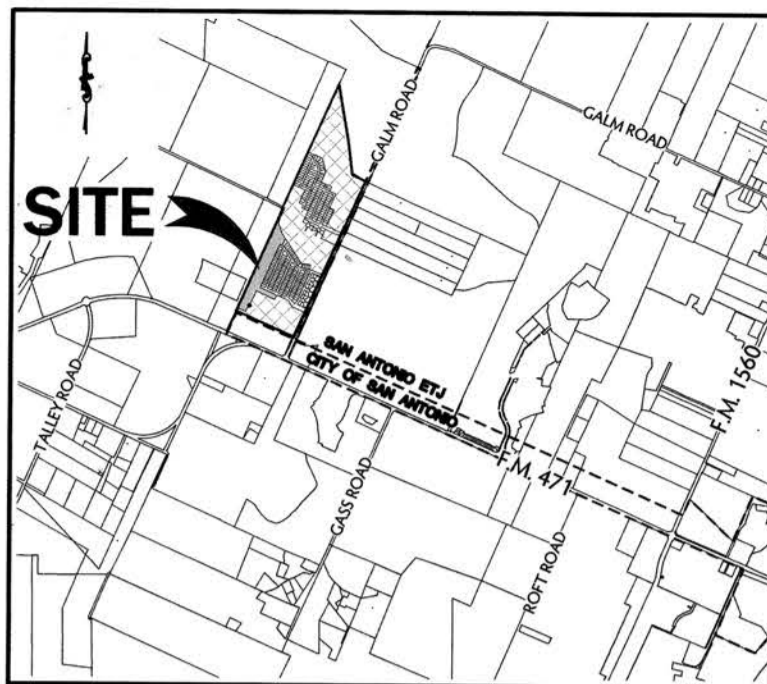
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2015, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2015, AT _____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

APRIL 2015 SHEET 1 OF 2



LOCATION MAP

MAPSCO MAP GRID 545-A7

NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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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.

DULY AUTHORIZED AGENT

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

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A.D. 2015.

Laurel L. Kirk
IN AND FOR THE STATE OF TEXAS

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

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I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

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CPS NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM

(CITY PUBLIC SERVICE) IS HEREBY DEDICATED THE EASEMENTS AND

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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

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APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,

CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. 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.

3. 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT

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5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A.

EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE

TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT

WIDE EASEMENTS.

SAWS NOTES

1. 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.

2. 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.

3. 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.

4. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS

AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE

WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS,

AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH SOUTH UNIT 3 SHALL

BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOME OWNERS AND/OR

HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY

OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

FINISHED ADJACENT GRADE.

3. 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.

DRAINAGE NOTES

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND

RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF

MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS

AND RIGHTS-OF-WAY, 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 OF INGRESS AND EGRESS OVER GRANTOR'S

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE

LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND

RIGHTS-OF-WAY.

2. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS

SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER

SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL

CHANCE WATER SURFACE ELEVATIONS.

SURVEYOR'S NOTES

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE

SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).

2. 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

REAL PROPERTY OF BEXAR COUNTY, TEXAS.

3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "M.W. CUDE" SET AT ALL

PROPERTY CORNERS UNLESS OTHERWISE NOTED.

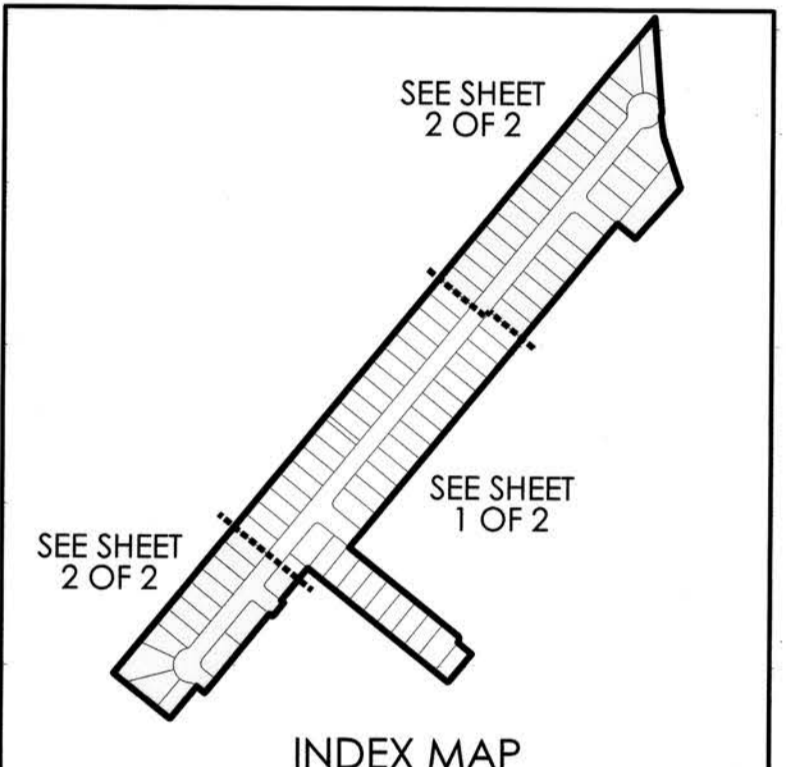
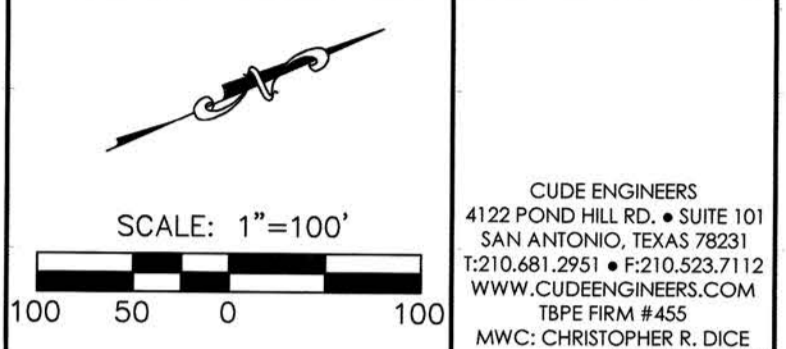
PLAT NUMBER: 140452

SUBDIVISION PLAT

ESTABLISHING

REMUDA RANCH SOUTH UNIT 3

BEING 16.087 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ
SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450,
BEXAR COUNTY, TEXAS, AND BEING OUT OF A 185.28 ACRE
TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME
15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, 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 _____, A.D. 2015, 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. 2015.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH SOUTH UNIT 3 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

I, _____, COUNTY CLERK OF SAID 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 SAID 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

APRIL 2015 SHEET 2 OF 2