

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: XI 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 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 29 DAY OF March, A.D. 2016.

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
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 BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT. = EASEMENT
ETJ. = EXTRATERRITORIAL JURISDICTION
F.I.R. = FOUND IRON ROD
G.P.M. = GALLONS PER MINUTE
L.F. = LINEAR FEET
L.I. = LINE NUMBER
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
WID. = WIDTH
CITY LIMIT BOUNDARY
PROPOSED CONTOUR
STREET CENTERLINE
EXISTING GROUND MAJOR CONTOUR
EXISTING GROUND MINOR CONTOUR
EXISTING PROPERTY LINE
1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MW 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 UNITED 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
REGISTERED 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

1. THE CITY OF SAN ANTONIO AS A 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, 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 THEREOF. 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.

MISCELLANEOUS NOTES

1. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REMUDA RANCH SOUTH UNIT 4 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, HOME OWNERS AND/OR HOME OWNERS 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.

SAWS ACCESS NOTE

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.

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.

SURVEYOR'S NOTES

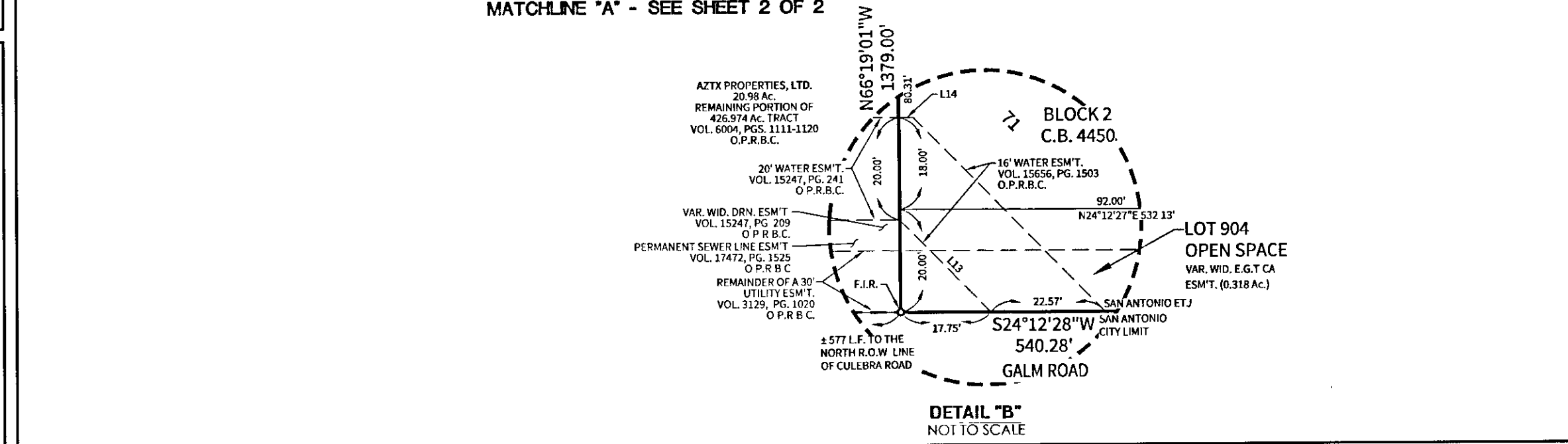
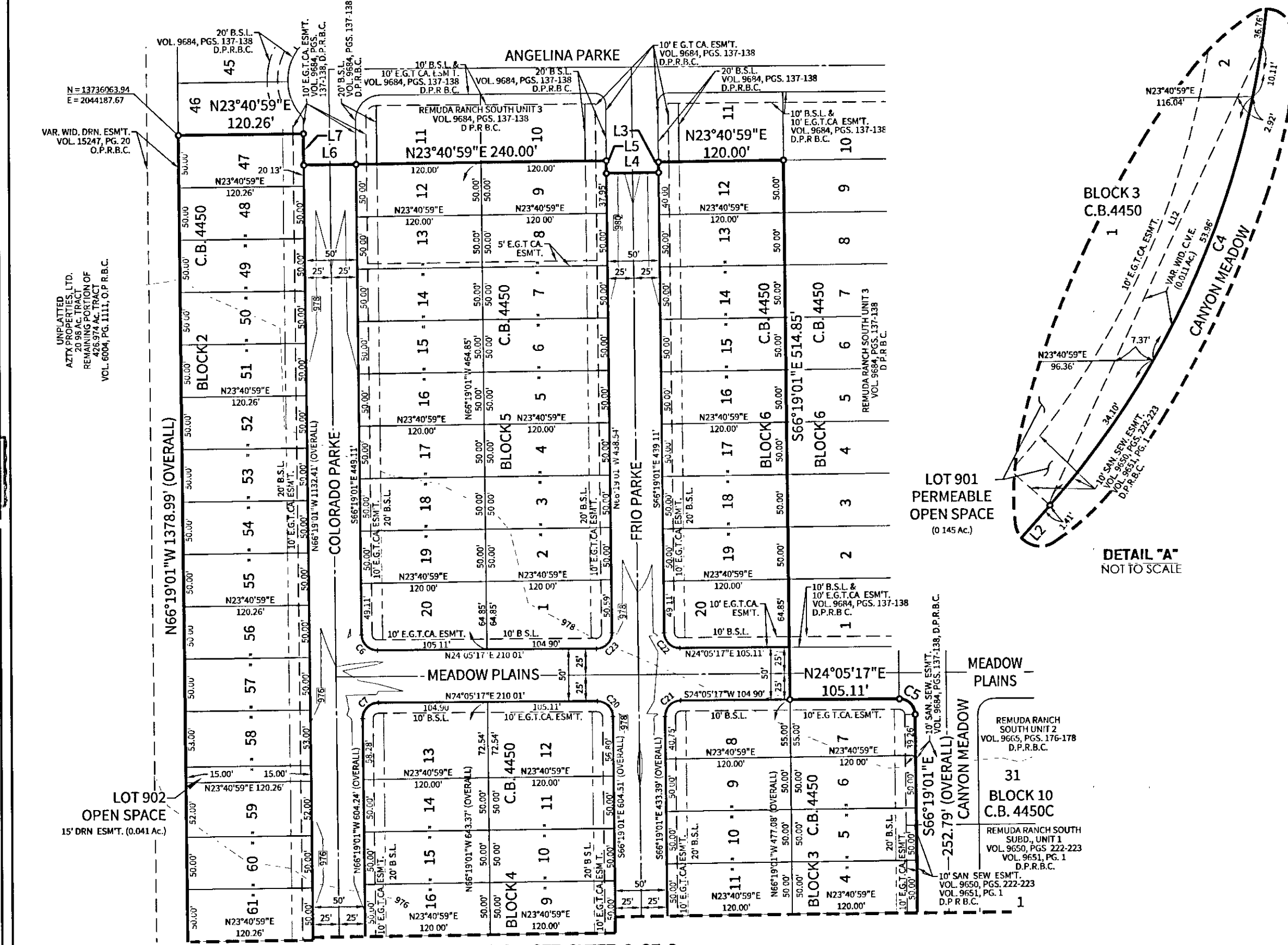
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83 (93)

2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGE 196, OFFICIAL PUBLIC RECORDS 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.

NOTE

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.



PLAT NUMBER: 150131

SUBDIVISION PLAT
ESTABLISHING
REMUDA RANCH SOUTH UNIT 4
BEING 19.218 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80,
ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND
BEING A PORTION OF A 185.28 ACRE TRACT OF LAND AS DESCRIBED AND
RECORDED IN VOLUME 15247, PAGE 196, OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS.

CUDE ENGINEERS
EST. 1980
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. - 01800 780

SCALE: 1"=100'

100 50 0 100

SEE SHEET 1 OF 2

SEE SHEET 2 OF 2

INDEX MAP
NOT TO SCALE

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. 2016

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REMUDA RANCH SOUTH UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID 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. 2016.

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. 2016 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2016 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. 2016.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

MARCH 2016 SHEET 1 OF 2

