

LEGEND	
ABST.	= ABSTRACT
AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
C.	= CENTERLINE
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
D.P.R.B.C.	= DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	= EASEMENT
I.R.F.C.	= 1/2" IRON ROD FOUND WITH PLASTIC CAP
I.R.F.	= 1/2" IRON ROD FOUND
G.P.R.	= GALLONS PER MINUTE
ISENW SUBD.	= INDIAN SPRINGS ESTATES NORTHWEST SUBDIVISION
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.S.L.	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
WID. (ELEV.)	= PROPOSED CONTOUR
ELEV.	= EXISTING GROUND MAJOR/MINOR
CONTOUR	= EXISTING PROPERTY LINE
EXISTING PROPERTY LINE	= EFFECTIVE 1% ANNUAL CHANCE FLOOD PLAIN
EFFECTIVE 1% ANNUAL CHANCE FLOOD PLAIN	= 25 YEAR ULTIMATE FLOOD PLAIN PLUS FREEBOARD
25 YEAR ULTIMATE FLOOD PLAIN PLUS FREEBOARD	= 100 YEAR ULTIMATE FLOOD PLAIN
100 YEAR ULTIMATE FLOOD PLAIN	= MINIMUM FINISH FLOOR ELEVATION
MIN. F.F. ELEV. (0.0000)	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED.

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

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I, L.L.C.
A DELAWARE LIMITED LIABILITY CO.
ITS GENERAL PARTNER

OWNER
COUNTY OF BEAR

OWNER/ DEVELOPER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: EMILIANO GUERRERO

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

A.D. _____

NOTARY PUBLIC BEAR COUNTY, TEXAS

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.

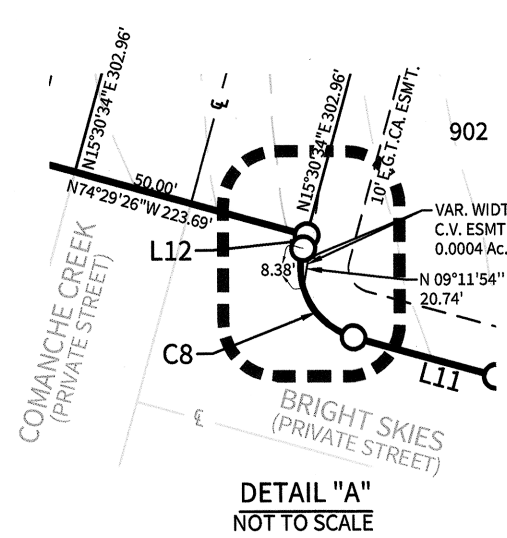
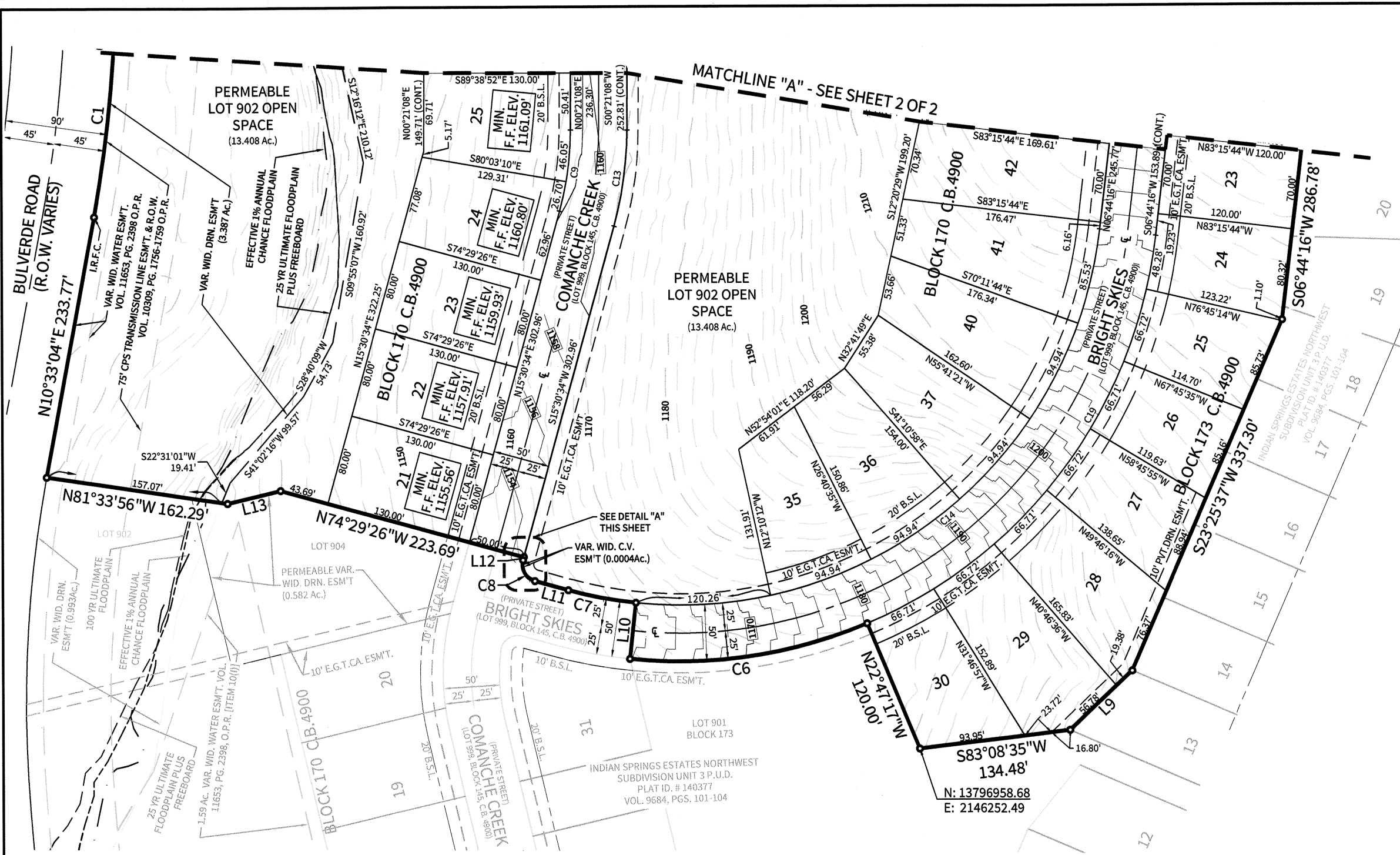
STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE 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.

REGISTERED PUBLIC LAND SURVEYOR NO. 6490

- C.P.S. NOTES:
- 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, 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 THERE TO. 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 ALTERATION.
 - 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 EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- MISCELLANEOUS NOTES:
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN INDIAN SPRINGS ESTATES NW, UNIT 4 P.U.D. SUBDIVISION INCLUDED BUT NOT LIMITED TO LOT 902, BLK. 170 SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 - SETBACKS IMPOSED 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.
3. ALL PRIVATE STREETS (LOT 999, BLOCK 149; COMANCHE CREEK, BRIGHT SKIES & SEMINOLE WIND) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- S.A.W.S. 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 FEE FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
 - A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215' FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
 - 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 2000 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 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:
- 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
2. "RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
3. FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
4. FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.
5. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C01406, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 1% ANNUAL CHANCE (25-YR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO, BEAR COUNTY OR CITY OF SAN ANTONIO SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
- AQUIFER NOTES:
- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SURVEYOR NOTES:
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 - BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 - 1/2" IRON PINS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL SUBDIVISION BOUNDARY CORNERS UNLESS OTHERWISE NOTED.



PLAT NUMBER: 150428

SUBDIVISION PLAT
ESTABLISHING
INDIAN SPRINGS ESTATES NW,
UNIT 4 P.U.D.

BEING A 24.862 ACRE TRACT OF LAND SITUATED IN THE W.W. ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK 4864 AND THE W.W. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEAR COUNTY, TEXAS, OUT OF A 93.463 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 16553, PAGE 907 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

SEE SHEET 1 OF 2

SEE SHEET 2 OF 2

INDEX MAP
NOT TO SCALE

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 _____ INDIAN SPRINGS ESTATES NW, UNIT 4 P.U.D. _____ 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

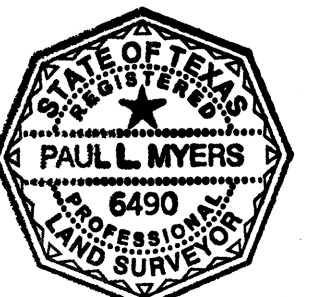
STATE OF TEXAS
COUNTY OF BEAR

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 OFFICIAL PUBLIC 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, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

NOVEMBER 2016 SHEET 1 OF 2





LOCATION MAP

NOT TO SCALE

LEGEND

ABST.	= ABSTRACT
AC	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
CL	= CENTERLINE
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
D.P.R.B.C.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	= EASEMENT
I.R.F.	= 1/2" IRON ROD FOUND WITH PLASTIC CAP
I.R.F.	= 1/2" IRON ROD FOUND
G.P.R.	= GALLONS PER MINUTE
SEINW SUB'D	= SEINW SPRINGS ESTATES NORTHWEST SUBDIVISION
LI	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
POS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
ELEV.	= EXISTING GROUND MAJOR/MINOR CONTOUR
ELEV.	= EXISTING PROPERTY LINE
ELEV.	= EFFECTIVE 1% ANNUAL CHANCE FLOOD PLAIN
ELEV.	= 25 YEAR ULTIMATE FLOOD PLAIN PLUS FREEBOARD
ELEV.	= 100 YEAR ULTIMATE FLOOD PLAIN
ELEV.	= MINIMUM FINISH FLOOR ELEVATION
ELEV.	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED.

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, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I, L.L.C.
A DELAWARE LIMITED LIABILITY CO.
ITS GENERAL PARTNER

OWNER/ DEVELOPER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX. 78259
TEL: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: EMILIANO GUERRERO

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

A.D. ____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND 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.
PAUL L. MYERS, R.P.L.S.

REGISTERED PUBLIC LAND SURVEYOR No. 6490

C.P.S. 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, 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 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 ALTERATION.

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 EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

MISCELLANEOUS NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN INDIAN SPRINGS ESTATES NW, UNIT 4 P.U.D. SUBDIVISION INCLUDED BUT NOT LIMITED TO LOT 902, BLK. 170 SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

2. 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.

3. ALL PRIVATE STREETS (LOT 999, BLOCK 149; COMANCHE CREEK, BRIGHT SKIES & SEMINOLE WIND) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

S.A.W.S. 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. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

4. 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 2000 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.

5. 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 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

2. "RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

3. FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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

5. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802C0140G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 1% ANNUAL CHANCE (25-YR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO. BEXAR COUNTY OR CITY OF SAN ANTONIO SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

AQUIFER NOTES:

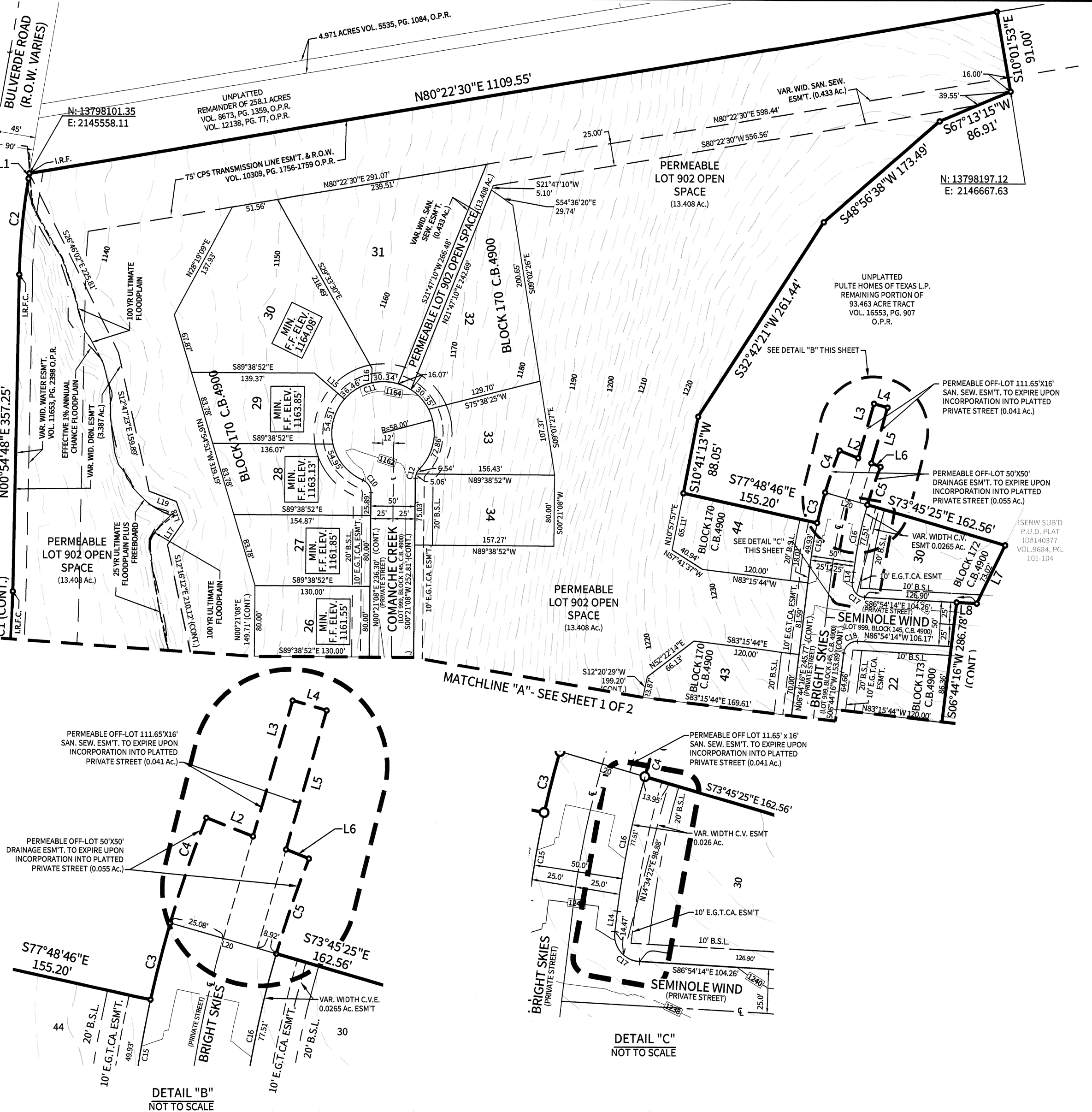
1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATORY ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SURVEYOR NOTES:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

2. BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

3. 1/2" IRON PINS WITH RED CAP STAMPED "M.W. CUDE" SET AT ALL SUBDIVISION BOUNDARY CORNERS UNLESS OTHERWISE NOTED.



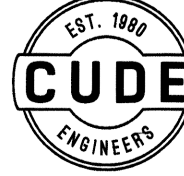
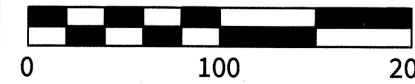
PLAT NUMBER: 150428

SUBDIVISION PLAT ESTABLISHING INDIAN SPRINGS ESTATES NW, UNIT 4 P.U.D.

BEING A 24.862 ACRE TRACT OF LAND SITUATED IN THE W.W. ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK 4866 AND THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS, OUT OF A 93.463 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 16553, PAGE 907 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



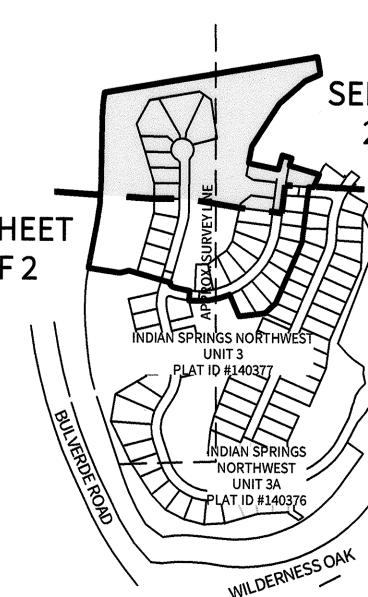
SCALE: 1"=100'



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
TBPE FIRM #455
TBPLS No. 10048500
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 02723.150

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 ____ DAY OF ____, A.D. ____ 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. ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF INDIAN SPRINGS ESTATES NW, UNIT 4 P.U.D. 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 OFFICIAL PUBLIC 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

NOVEMBER 2016 SHEET 2 OF 2