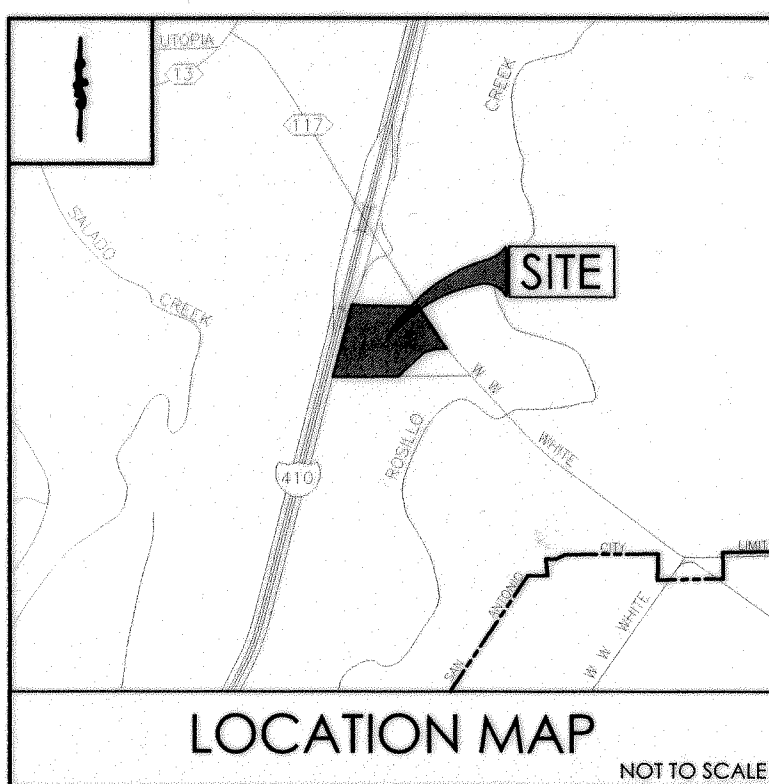




LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER BOUNDARY
- = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- ⊙ = IRON PIN SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"
- TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- E.T.C. = ELECTRIC, TELE & CABLE TV
- VNAE = VEHICLE NON-ACCESS EASEMENT
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- CB = COUNTY BLOCK
- ROW = RIGHT OF WAY
- BSL = BUILDING SETBACK LINE
- 9100/188 = VOLUME/PAGE
- PG. = PAGE
- ⊕ = CENTERLINE
- 1160--- = EXISTING CONTOUR
- - - - - = EASEMENT

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.

Natasha F. Uhlrich 12/6/18
NATASHA F. UHLRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

DATE

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:

Jason R. Gabriel 12/7/2018
JASON R. GABRIEL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6530
WESTWOOD PROFESSIONAL SERVICES, INC.
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
(210) 265-8300
TEXAS FIRM NO. 10194064

DATE

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	425.00'	57.92'	7°48'30"	57.88'	S86°33'28"E
C2	225.00'	168.31'	42°51'39"	164.42'	N68°06'28"E
C3	150.00'	69.51'	26°32'57"	68.89'	N59°57'07"E
C4	200.00'	60.50'	17°19'56"	60.27'	S64°33'37"W
C5	15.00'	23.56'	90°00'00"	21.21'	N79°06'20"W
C6	15.00'	23.56'	90°00'00"	21.21'	S10°53'40"W
C7	144.24'	32.98'	13°05'55"	32.90'	N62°11'28"E
C8	15.00'	20.26'	77°24'24"	18.76'	S72°48'32"E
C9	15.00'	9.19'	35°06'51"	9.05'	S16°33'02"E
C10	50.00'	111.15'	127°22'03"	89.64'	N62°40'45"W
C11	15.00'	9.19'	35°06'37"	9.05'	N71°11'32"E
C12	15.00'	9.64'	36°50'25"	9.48'	S72°49'58"E
C13	50.00'	128.42'	147°09'43"	95.92'	S52°00'23"W
C14	15.00'	9.64'	36°50'25"	9.48'	N3°09'16"W
C15	125.00'	27.98'	12°49'27"	27.92'	S8°51'12"W
C16	14.00'	21.99'	90°00'00"	19.80'	N47°26'29"E
C17	359.00'	35.56'	5°40'31"	35.54'	N84°43'16"W
C18	14.00'	21.99'	90°00'00"	19.80'	S42°33'31"E
C19	75.00'	16.79'	12°49'27"	16.75'	S8°51'12"W
C20	25.00'	32.06'	73°28'54"	29.91'	S52°00'23"W
C21	14.00'	26.03'	106°31'06"	22.44'	N37°59'37"W
C22	125.00'	27.68'	12°41'11"	27.62'	S8°55'21"W
C23	14.00'	21.25'	86°57'32"	19.27'	N46°03'31"E
C24	14.00'	23.69'	96°56'37"	20.96'	S41°59'24"E
C25	75.00'	11.50'	8°47'02"	11.49'	S10°52'25"W
C26	125.00'	19.79'	9°04'09"	19.77'	N10°43'52"E
C27	14.00'	20.17'	82°33'03"	18.47'	S47°28'19"W
C28	25.00'	24.94'	57°08'50"	23.91'	N62°40'45"W

CPS/SAWS/COSA UTILITY NOTES:

- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- 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.
- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

- 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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C29	15.00'	25.15'	96°03'03"	22.30'	N13°55'11"E
C30	200.00'	53.29'	15°16'04"	53.14'	S54°18'41"W
C31	175.00'	130.91'	42°51'39"	127.88'	N68°06'28"E
C32	425.00'	27.47'	3°42'12"	27.47'	S84°30'19"E
C33	425.00'	30.45'	4°06'18"	30.44'	S88°24'34"E
C34	225.00'	27.61'	7°01'51"	27.59'	N86°01'22"E
C35	225.00'	32.42'	8°15'23"	32.39'	N78°22'45"E
C36	225.00'	38.34'	9°45'51"	38.30'	N69°22'08"E
C37	225.00'	38.34'	9°45'51"	38.30'	N59°36'17"E
C38	225.00'	31.59'	8°02'42"	31.57'	N50°42'00"E
C39	150.00'	35.30'	13°29'06"	35.22'	N53°25'11"E
C40	150.00'	34.20'	13°03'51"	34.13'	N66°41'40"E
C41	200.00'	3.89'	1°06'48"	3.89'	N72°40'11"E
C42	200.00'	23.49'	6°43'41"	23.47'	N68°44'56"E
C43	200.00'	33.13'	9°29'26"	33.09'	N60°38'23"E
C44	50.00'	33.30'	38°09'53"	32.69'	N18°04'40"W
C45	50.00'	27.70'	31°44'17"	27.34'	N53°01'45"W
C46	50.00'	33.79'	38°43'06"	33.15'	N88°15'26"W
C47	50.00'	16.36'	18°44'48"	16.29'	S63°00'37"W
C48	50.00'	3.68'	4°13'21"	3.68'	N56°31'26"W
C49	50.00'	41.67'	47°44'43"	40.47'	N82°30'28"W
C50	50.00'	23.21'	26°35'35"	23.00'	S60°19'23"W
C51	50.00'	35.02'	40°07'55"	34.31'	S26°57'38"W
C52	50.00'	24.84'	28°28'09"	24.59'	S7°20'24"E
C53	125.00'	0.46'	0°12'33"	0.46'	S15°09'40"W
C54	175.00'	95.66'	31°19'09"	94.47'	S62°20'13"W
C55	175.00'	35.25'	11°32'29"	35.19'	S83°46'03"W
C56	125.00'	2.55'	1°10'11"	2.55'	N14°40'51"E

SURVEY NOTE:

- THE TWO SETS OF COORDINATE VALUES SHOWN ARE IN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM 1983 (2011).
- ALL DISTANCES SHOWN HEREON ARE GROUND AND THE COMBINED SCALE FACTOR (GROUND TO GRID) IS 0.99983.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL 48020C0584, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR NOTE:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

MAINTENANCE NOTE:

- THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG 1/4" 410 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 863.78 L.F.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

LINE TABLE

LINE	BEARING	LENGTH
L1	S36°02'38"E	57.28'
L2	N19°03'21"E	63.46'
L3	S73°13'35"W	62.72'
L4	N55°53'40"E	32.02'
L5	N55°53'40"E	54.07'
L6	S87°33'31"E	62.56'
L7	N89°32'17"E	18.87'
L8	N89°32'17"E	71.42'
L9	N89°32'17"E	12.97'
L10	N89°32'17"E	17.37'
L11	N46°40'38"E	7.04'
L12	N46°40'38"E	4.87'
L13	N88°44'50"E	16.70'
L14	N15°15'56"E	8.31'
L15	N15°15'56"E	21.17'
L16	N15°15'56"E	12.23'
L17	N88°44'50"E	22.03'
L18	S73°13'35"W	16.11'
L19	S89°32'17"W	24.47'
L20	N15°15'56"E	6.49'
L21	S34°06'20"E	19.28'
L22	S15°15'56"W	31.82'
L23	N15°16'25"E	31.53'
L24	S34°06'20"E	29.72'
L25	S88°37'32"W	29.27'
L26	S36°02'38"E	69.95'
L27	S34°06'20"E	13.30'
L28	S73°13'35"W	9.16'
L29	N73°13'35"E	6.78'
L30	N73°13'35"E	14.03'
L31	N55°53'40"E	7.02'
L32	S52°16'26"W	21.90'
L33	S36°57'26"E	21.64'
L34	S20°04'10"E	41.23'
L35	S88°37'32"W	21.72'
L36	N02°26'29"E	1.35'
L37	S02°26'29"W	1.35'
L38	N55°53'40"E	25.00'
L39	N46°40'38"E	42.95'
L40	N89°27'10"E	36.81'
L41	N89°28'06"E	15.53'
L42	N88°44'50"E	22.26'
L43	N15°16'25"E	39.50'
L44	S15°16'25"W	23.28'

TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2374244) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(h).

PLAT NUMBER 180301

SUBDIVISION PLAT
ESTABLISHING
REPUBLIC MEADOWS

BEING A TOTAL 17.94 ACRES OF LAND, INCLUSIVE OF A 0.281 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS, OUT OF A 20.2003 ACRE TRACT, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, COUNTY BLOCK 5153, NEW CITY BLOCK 10847, SAID 20.2003 ACRE TRACT RECORDED IN VOLUME 14718, PAGE 14, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

UP
ENGINEERING
1270 N LOOP 1604 E, SUITE 1310
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Tamir Enterprises, Ltd.
OWNER/DEVELOPER:
TAMIR ENTERPRISES, LTD.
12715 CRANES MILL
SAN ANTONIO, TX 78230

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TRAYCE L. CERWICK 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 6th DAY OF DECEMBER A.D. 2018

Trayce L. Cerwick
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF REPUBLIC MEADOWS 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

DECEMBER 2018 SHEET 2 OF 2