

**LEGEND**

AC.	= ACRES	(---)	= PROPOSED CONTOUR
C.S.L.	= BUILDING SETBACK LINE	(---)	= STREET CENTERLINE
C.B.	= COUNTY BLOCK	(---)	= BUILDING SETBACK LINE
C.P.S.	= CITY PUBLIC SERVICE	(---)	= EXISTING GROUND
C.V.E.	= CITY VARIANCE EASEMENT	(---)	= EXISTING CONTOUR
D.P.R.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	(---)	= EXISTING GROUND MINOR CONTOUR
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	(---)	= EXISTING PROPERTY LINE
ESMT.	= EASEMENT	(---)	= EXISTING 3% ANNUAL CHANCE FLOODPLAIN
LI	= LINE NUMBER	(---)	= RECORD INFORMATION
LI	= LINE NUMBER	(---)	= SAN ANTONIO WATER SYSTEM
NAD	= NORTH AMERICAN DATUM	(---)	= VEHICLE NON ACCESS EASEMENT
MIN.	= MINIMUM	(---)	= VOLUME
N.T.S.	= NOT TO SCALE	(---)	= WATER
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS	(---)	= WIDTH
PG.	= PAGE	(---)	= STR.
R.O.W.	= RIGHT-OF-WAY	(---)	= SANITARY SEWER
SAN. SEW.	= SANITARY SEWER	(---)	= EXISTING

**KEYNOTES**

1	10' E.G.T.C.A. ESMT.	11	VAR. WID. TURNAROUND ESMT. (NON-PERMEABLE 0.019 AC.)
2	15' B.S.L.	12	15' DRAINAGE EASEMENT (0.041 AC.)
3	10' B.S.L. & E.G.T.C.A. ESMT.	13	OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.657 AC.)
4	16' WAT. ESMT.	14	PRIVATE 12' DRAIN ESMT. (0.036 AC.)
5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.057 AC.)	15	90' OPEN SPACE, BLOCK 17 VAR. WID. DRN. ESMT. (0.317 AC. PERMEABLE, 0.011 AC. NON-PERMEABLE)
6	OFF-LOT 180' X 52' GRADING ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT PERMEABLE (0.215 AC.)	16	90' OPEN SPACE, BLOCK 34 VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT PERMEABLE (0.295 AC. PERMEABLE, 0.020 AC. NON-PERMEABLE)
7	OFF-LOT VAR. WID. TEMP. TURNAROUND, GRADING, MAINTENANCE ACCESS, SAN. SEW. WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT & PUBLIC STREET ROW (1.265 AC. PERMEABLE, 0.018 AC. NON-PERMEABLE)	17	OFF-LOT 50' X 50' SAN. SEW. WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMEABLE 0.057 AC.)
8	OFF-LOT 16' WAT. ESMT. (0.036 AC.)	18	VAR. WID. CLEAR VISION ESMT. (0.019 AC.)
9	OFF-LOT 16' WAT. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.013 AC.)	19	VAR. WID. CLEAR VISION ESMT. (0.043 AC.)
10	OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (NON-PERMEABLE 0.018 AC.)	20	VAR. WID. CLEAR VISION ESMT. (0.040 AC.)
		21	OFF-LOT 15' DRAINAGE ESMT. (0.140 AC.)

**EXISTING KEYNOTES**

1	VAR. WID. WAT. ESMT., (VOL. 19057, PG. 69 O.P.R.)
2	10' E.G.T.C.A. ESMT., (VOL. 20002, PGS. 1813-1816, D.P.R.) LAND-PLAT-21-11800280
3	VAR. WID. DRN. ESMT., (VOL. 20002, PGS. 1813-1816, D.P.R.)
4	15' B.S.L. ESMT., (VOL. 20002, PGS. 1813-1816, D.P.R.)
5	OFF-LOT VAR. WID. DRN. ESMT., (VOL. 20002, PGS. 1813-1816, D.P.R.)
6	LOT 901 BLK. 14 VAR. WID. DRN. ESMT., (VOL. 20002, PG. 2474, O.P.R.)
7	LOT 901 BLK. 5 VAR. WID. DRN. ESMT., (VOL. 20002, PG. 2474, O.P.R.)

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.  
ANDREW R. LOWRY, P.E.

*Andrew R. Lowry* 8/28/23  
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHEELLOCK, R.P.L.S.

*Yuri V. Balmacea Wheellock* 08-28-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TICS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TICS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**SAWS NOTES:**

1. 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 SERVICE CONNECTION.
2. 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.
3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
5. 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 C.O.S.A. DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**OPEN SPACE NOTE:**

1. LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**CLEAR VISION NOTE:**

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**SETBACK NOTE:**

1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY:**

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (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 ENERGY 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. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

**TREE NOTE:**

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP # TR-APP-APP1-38800889) 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 35-477(H).

**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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48025C0365, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 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 BEAR COUNTY.

**RESIDENTIAL FINISHED FLOOR:**

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

**DETENTION POND NOTE:**

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, REMINGTON RANCH, UNIT 4, RECORDED IN VOLUME 20002, PAGES 1813-1816 (PLAT # 21-11800280).

**PLAT NUMBER: LAND-PLAT-21-11800468**

**SUBDIVISION PLAT**  
**ESTABLISHING**  
**REMINGTON RANCH, UNITS 5 & 6**

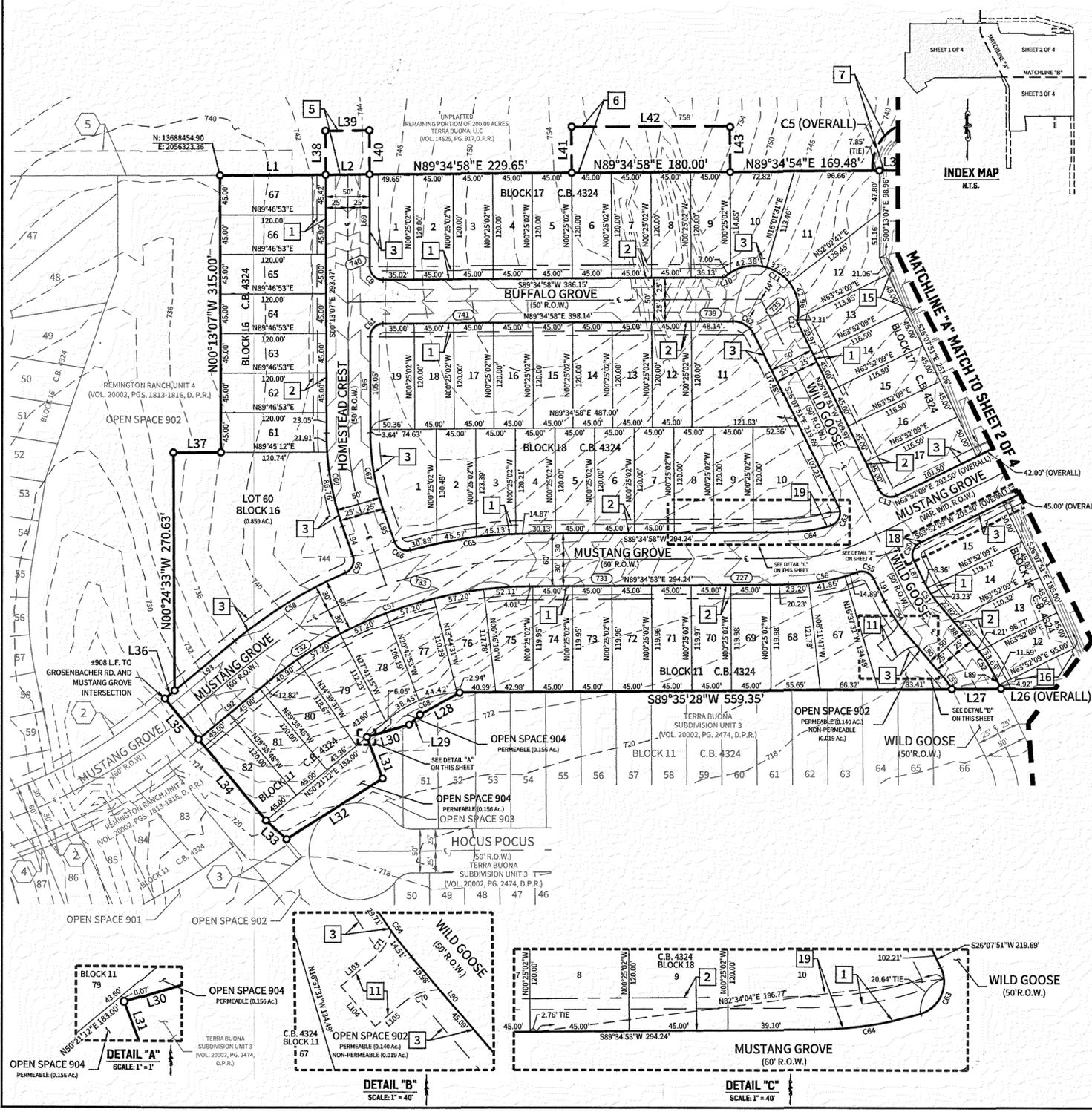
BEING 33.12 ACRES OF LAND LOCATED IN THE JOHN BARRIT SURVEY 66, ABSTRACT 47, COUNTY BLOCK 4317, AND BEING A PORTION OF A CALLED 66.15 ACRES OF LAND RECORDED IN DOCUMENT 20210204020 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 200 ACRES OF LAND RECORDED IN VOLUME 14625, PAGE 917 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

**CUDE**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD., # 5101  
SAN ANTONIO, TEXAS 78233  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBP#LS #10048500 • TBP#E FIRM #455  
[M.W. CUDE 02/01/21]

DATE OF PREPARATION: 6/26/2023

SCALE: 1"=100'

0 100 200



STATE OF TEXAS  
COUNTY OF BEAR

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  
MATEJA TORRES  
3722 W. BITTERS RD., SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 462-6045  
FAX: (210) 462-7397  
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*  
NAME: Brian Otto  
TITLE: Vice President of Land

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
BRIAN OTTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 28 DAY OF August A.D. 2023.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 132324420

STATE OF TEXAS  
COUNTY OF BEAR

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  
TERRA BUONA LLC  
AGUSTIN VILLARREAL BUDNIK  
AN LAZARO CARRERA/2475 A.P.T.E.  
GARZA GARCIA, C.P. 66569  
NUEVO LEON, MEXICO

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGUSTIN VILLARREAL BUDNIK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

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. \_\_\_\_\_

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

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

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. \_\_\_\_\_

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

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

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

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

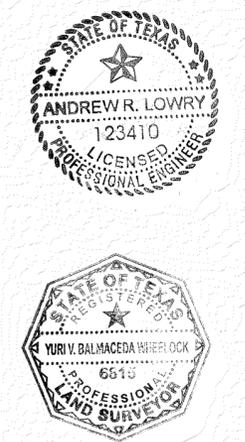
THIS PLAT OF REMINGTON RANCH, UNITS 5 & 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

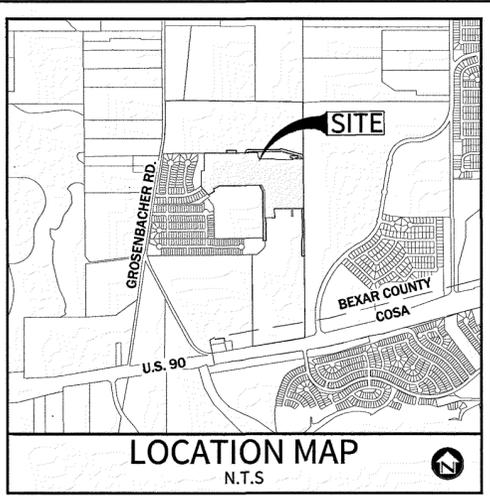
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

JULY 2023 SHEET 1 OF 4





**LEGEND**

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CL	= CURVE NUMBER	— (dashed)	= BUILDING SETBACK LINE
C.B.	= COUNTY BLOCK	— (dashed)	= EXISTING GROUND
C.P.S.	= CITY PUBLIC SERVICE	— (dashed)	= EXISTING GROUND
C.V.E.	= CLEAR VISION EASEMENT	— (dashed)	= EXISTING GROUND
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	— (dashed)	= RECORD INFORMATION
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	— (dashed)	= RECORD INFORMATION
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5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMEABLE 0.057 AC.)	15	901 OPEN SPACE, BLOCK 17 VAR. WID. DRN. ESMT. (0.317 AC. PERMEABLE, 0.011 AC. NON-PERMEABLE)
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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.  
ANDREW R. LOWRY, P.E.

*Andrew R. Lowry* 8/28/23  
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEIDA WHEELOCK, R.L.P.S.

*Yuri V. Balmaceida Wheelock* 08-28-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S NOTES:**

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83) AS DERIVED FROM THE NGS CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (NAD 83).

**SAWS NOTES:**

1. 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 SERVICE CONNECTION.
2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE NGS CORS NETWORK.
3. THE OWNER DEDICATES THE SANITARY SEWERS AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
5. 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 C.O.S.A. DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**OPEN SPACE NOTE:**

1. LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**CLEAR VISION NOTE:**

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**SETBACK NOTE:**

1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY:**

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (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 BY CPS ENERGY 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. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

**TREE NOTE:**

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP # TREE-APP-APP21-38800889) 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'S OFFICE PER 35-477(H).

**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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C036SF, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 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.

**RESIDENTIAL FINISHED FLOOR:**

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

**DETENTION POND NOTE:**

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, REMINGTON RANCH, UNIT 4, RECORDED IN VOLUME 20002, PAGES 1813-1816 (PLAT # 21-11800280).

**PLAT NUMBER: LAND-PLAT-21-11800468**

**SUBDIVISION PLAT**  
**REMININGTON RANCH, UNITS 5 & 6**

BEING 33.12 ACRES OF LAND LOCATED IN THE JOHN BARRIT SURVEY 66, ABSTRACT 47, COUNTY BLOCK 4317, AND BEING A PORTION OF A CALLED 66.15 ACRES OF LAND RECORDED IN DOCUMENT 20020280 AND BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 200 ACRES OF LAND RECORDED IN VOLUME 14625, PAGE 917 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD., # 5-101  
SAN ANTONIO, TEXAS 78232  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TEPLS #100-8500 • TDFE FIRM #455  
[MWS: 03/09/02] DATE OF PREPARATION: 6/26/2023

SCALE: 1"=100'

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: TERRA BUONA LLC  
AGUSTIN VILLARREAL BUDNIK  
AY LAZARO CARDENAS 2475 A.P.E.  
GARZA GARCIA, C.P. 66500  
NUEVO LEON, MEXICO  
TEL: 813-3101

BY: *Brian Otto*  
NAME: Brian Otto  
TITLE: Vice President of Land

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
BRIAN OTTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 28 DAY OF August A.D. 2023.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 132324420

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.

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STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
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NOTARY PUBLIC, BEXAR COUNTY, 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 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.

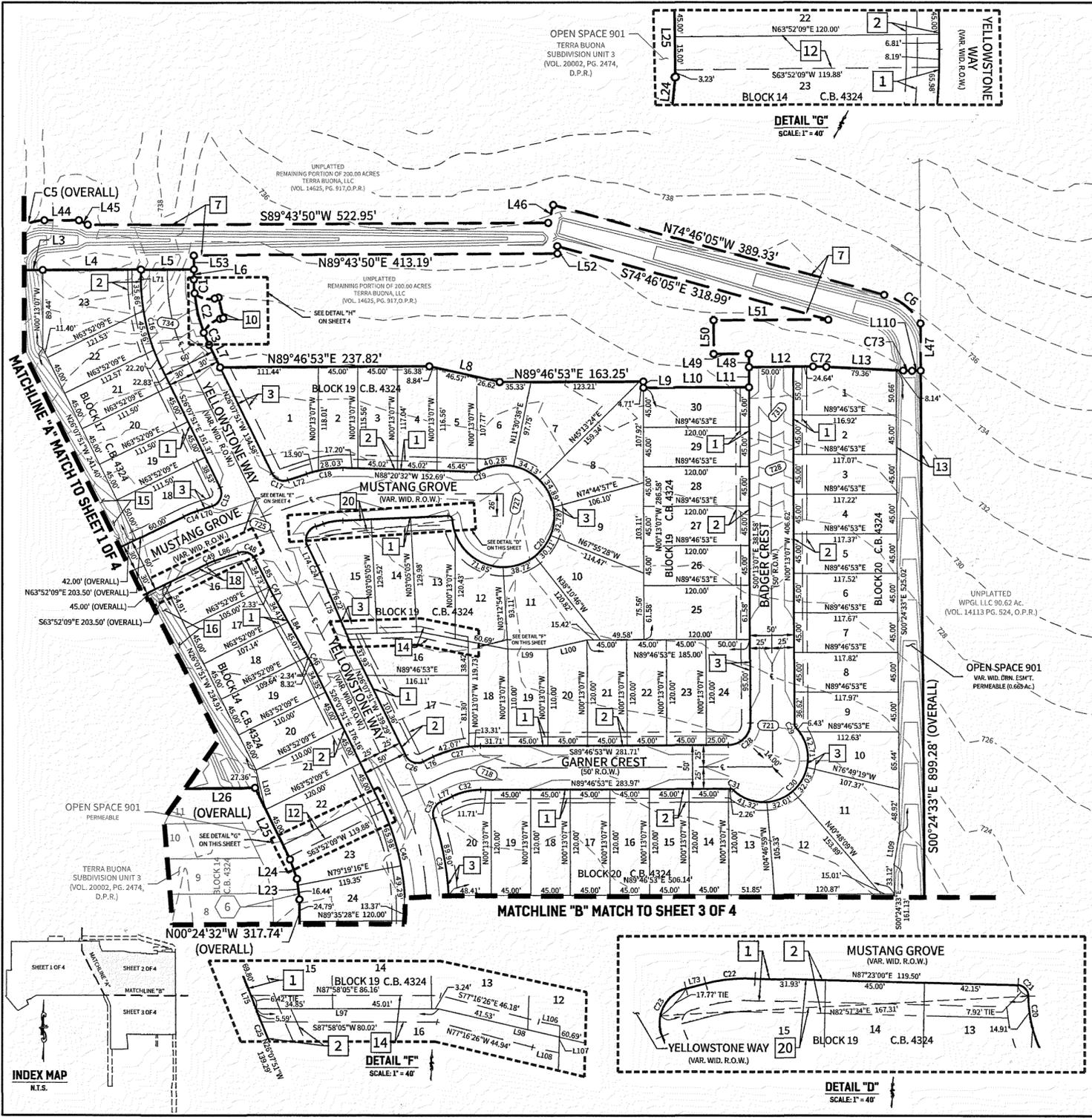
COUNTY JUDGE, BEXAR COUNTY, TEXAS

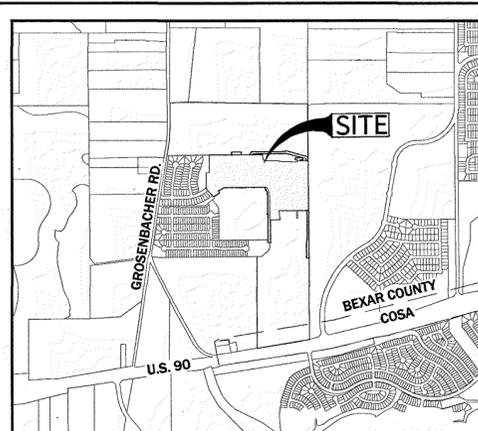
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REMINGTON RANCH, UNITS 5 & 6 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





LOCATION MAP  
N.T.S.

**LEGEND**

AC.	= ACRES	---	= PROPOSED CONTOUR
B.S.L.	= BUILDING SETBACK LINE	---	= STREET CENTERLINE
CL	= CURVE NUMBER	---	= BUILDING SETBACK LINE
C.B.	= COUNTY BLOCK	---	= EXISTING GROUND MAJOR CONTOUR
C.P.S.	= CITY PUBLIC SERVICE	---	= EXISTING GROUND MINOR CONTOUR
C.V.E.	= CLEAR VISION EASEMENT	---	= EXISTING PROPERTY LINE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	---	= EXISTING 1% ANNUAL CHANCE FLOODPLAIN
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	---	= RECORD INFORMATION
ESMT.	= EASEMENT	( )	= SAN ANTONIO WATER SYSTEM
LI	= LINE NUMBER	S.A.W.S.	= VARIABLE EASEMENT
L.F.	= LINEAR FEET	V.A.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
NAD	= NORTH AMERICAN DATUM	VAR.	= WATER
MIN.	= MINIMUM	WID.	= WIDTH
N.T.S.	= NOT TO SCALE	BLK	= BLOCK
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	STR.	= STREET
PG.	= PAGE	DRN.	= DRAIN
R.O.W.	= RIGHT-OF-WAY	EX	= EXISTING
SAN. SEW.	= SANITARY SEWER		

**KEYNOTES**

1	10' E.G.T.C.A. ESMT.	11	VAR. WID. TURNAROUND ESMT. (NON-PERMEABLE 0.019 AC.)
2	15' B.S.L.	12	15' DRAINAGE EASEMENT (0.041 AC.)
3	10' B.S.L. & E.G.T.C.A. ESMT.	13	OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.657 AC.)
4	16' WAT. ESMT.	14	PRIVATE 12" DRN ESMT. (0.038 AC.)
5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.057 AC.)	15	901 OPEN SPACE, BLOCK 17 VAR. WID. DRN. ESMT. (0.317 AC. PERMEABLE, 0.013 AC. NON-PERMEABLE)
6	OFF-LOT 180' X 152' GRADING ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT PERMEABLE (0.215 AC.)	16	901 OPEN SPACE, BLOCK 14 VAR. WID. DRN. ESMT. (0.295 AC. PERMEABLE, 0.020 AC. NON-PERMEABLE)
7	OFF-LOT VAR. WID. TEMP. TURNAROUND, GRADING, MAINTENANCE ACCESS, SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT & PUBLIC STREET ROW (1.265 AC. PERMEABLE, 0.018 AC. NON-PERMEABLE)	17	OFF-LOT 50' X 50' SAN. SEW., WAT., ADRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMEABLE 0.057 AC.)
8	OFF-LOT 16' WAT. ESMT. (0.036 AC.)	18	VAR. WID. CLEAR VISION ESMT. (0.019 AC.)
9	OFF-LOT 16' WAT. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.013 AC.)	19	VAR. WID. CLEAR VISION ESMT. (0.043 AC.)
10	OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (NON-PERMEABLE 0.018 AC.)	20	VAR. WID. CLEAR VISION ESMT. (0.040 AC.)
		21	OFF-LOT 15' DRAINAGE ESMT. (0.140 AC.)

**EXISTING KEYNOTES**

1	VAR. WID. WAT. ESMT., (VOL. 19057, PG. 69 O.P.R.)
2	10' E.G.T.C.A. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.) LAND-PLAT-21-11800468
3	VAR. WID. DRN. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.)
4	15' B.S.L. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.)
5	OFF-LOT VAR. WID. DRN. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.)
6	LOT 901 BLK. 14 VAR. WID. DRN. ESMT. (VOL. 20002, PG. 2474, O.P.R.)
7	LOT 901 BLK. 8 VAR. WID. DRN. ESMT. (VOL. 20002, PG. 2474, O.P.R.)

STATE OF TEXAS  
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.  
ANDREW R. LOWRY, P.E.

*Andrew R. Lowry* 8/20/23  
LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

*Yuri V. Balmacea Wheelock* 08-28-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

P:\03209\012-Drawings\05606\_PLAT.dwg 2023/07/20 4:00pm jrodiguez

**SURVEYOR'S NOTES:**

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TSCS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
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- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TSCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**SANW'S NOTES:**

1. 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 SERVICE CONNECTION.
2. 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.
3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
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**OPEN SPACE NOTE:**

1. LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE V.EASEMENT.

**CLEAR VISION NOTE:**

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY:**

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- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

**TREE NOTE:**

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TREE-APP-21-3880089) 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 35-477(H).

**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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

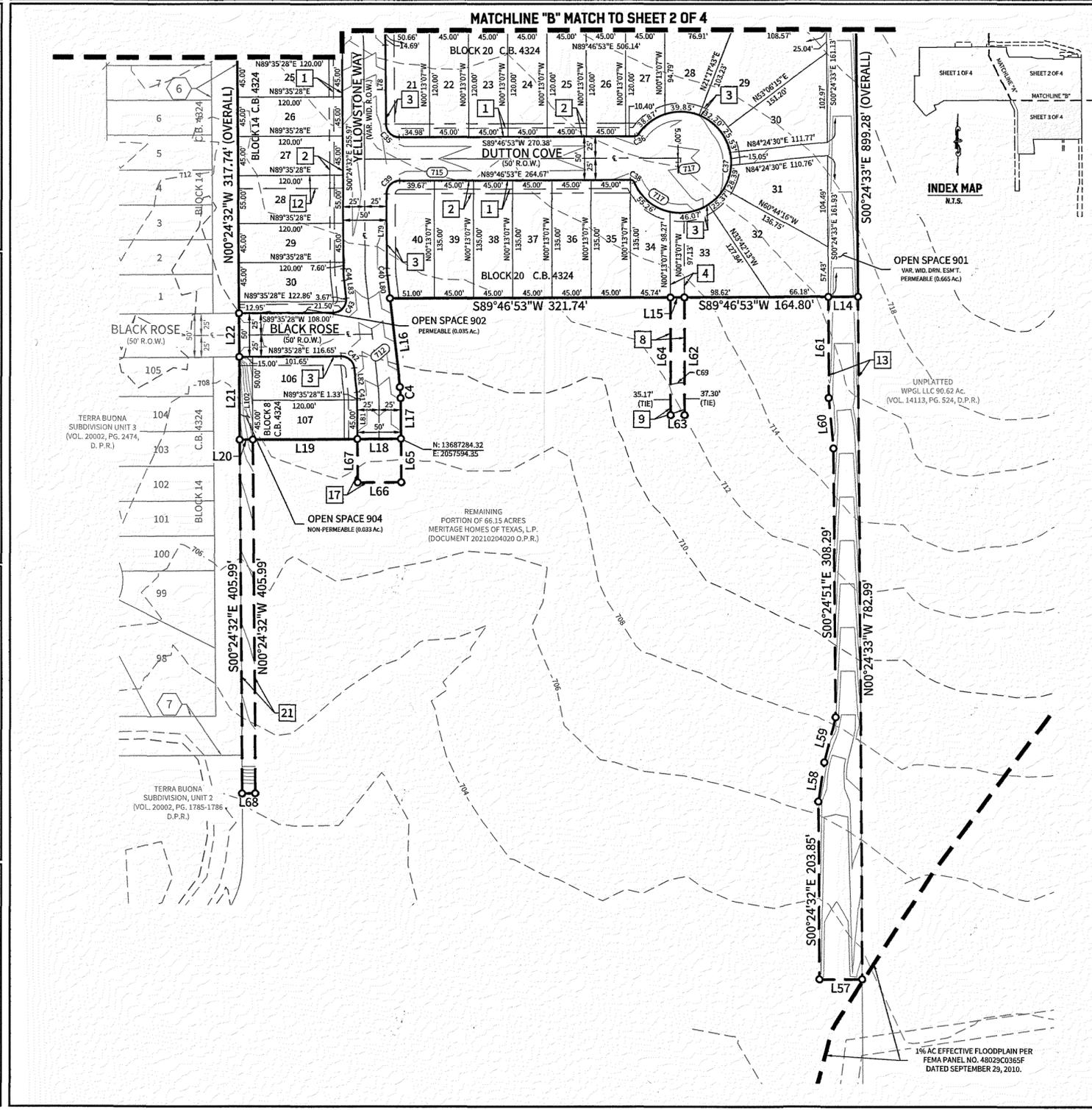
1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901, BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL 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.

**RESIDENTIAL FINISHED FLOOR:**

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

**DETENTION POND NOTE:**

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, REMINGTON RANCH, UNIT 4, RECORDED IN VOLUME 20002, PAGES 1813-1816 (PLAT 21-11800468).



**PLAT NUMBER: LAND-PLAT-21-11800468**

**SUBDIVISION PLAT**  
**ESTABLISHING**  
**REMINGTON RANCH, UNITS 5 & 6**

BEING 33.12 ACRES OF LAND LOCATED IN THE JOHN BARRIT SURVEY 66, ABSTRACT 47, COUNTY BLOCK 4317, AND BEING A PORTION OF A CALLED 66.15 ACRES OF LAND RECORDED IN DOCUMENT 20210204020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 200 ACRES OF LAND RECORDED IN VOLUME 14625, PAGE 917 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T210.681.2951 F210.523.7112  
WWW.CUDEENGINEERS.COM  
TBFLS #10048500 + TBPE FIRM #455  
[MWC: 03209.012.0]  
DATE OF PREPARATION: 6/26/2023

SCALE: 1"=100'

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  
MERITAGE HOMES  
2722 W. BITTERS RD., SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: (210) 402-6045  
FAX: (210) 402-7307  
CONTACT PERSON: BRIAN OTTO

BY: *Brian Otto*  
NAME: Brian Otto  
TITLE: Vice President of Land

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BRIAN OTTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 28 DAY OF August A.D. 2023.

MATY VILLARREAL  
Notary Public, State of Texas  
Comm. Expires 01-22-2024  
Notary ID 132324420

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  
TERRA BUONA LLC  
AGUSTIN VILLARREAL BUDNIK  
AV. LAZARO CARDENAS 2475 A.PTE.  
GARZA GARCIA, C.P. 68200  
NUEVO LEON, MEXICO  
TEL: 8133-3011

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

AGUSTIN VILLARREAL BUDNIK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

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. \_\_\_\_\_

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

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

THIS PLAT OF REMINGTON RANCH, UNITS 5 & 6 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

1% AC EFFECTIVE FLOODPLAIN PER  
FEMA PANEL NO. 48029C0365F  
DATED SEPTEMBER 20, 2010.

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
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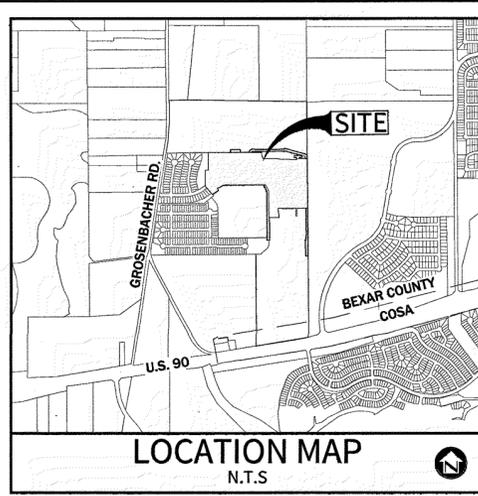
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS





**LEGEND**

Ac.	= ACRES	---	= PROPOSED CONTOUR
B.S.L.	= BUILDING SETBACK LINE	---	= STREET CENTERLINE
Cl.	= CURVE NUMBER	---	= BUILDING SETBACK LINE
C.B.	= COUNTY BLOCK	---	= EXISTING GROUND MAJOR CONTOUR
C.P.S.	= CITY PUBLIC SERVICE	---	= EXISTING GROUND MINOR CONTOUR
C.V.E.	= CLEAR VISION EASEMENT	---	= EXISTING PROPERTY LINE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	---	= RECORD INFORMATION
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT	( )	= SAN ANTONIO WATER SYSTEM
ESMT.	= EASEMENT	( )	= VARIABLE EASEMENT
LI	= LINE NUMBER	( )	= VEHICULAR NON ACCESS EASEMENT
L.F.	= LINE FEET	( )	= WATER
NAD	= NORTH AMERICAN DATUM	( )	= WIDTH
MIN.	= MINIMUM	( )	= BLOCK
N.T.S.	= NOT TO SCALE	( )	= STREET
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	( )	= DRAIN
PG.	= PAGE	( )	= EXISTING
P.G.S.	= PAGES	( )	
R.O.W.	= RIGHT-OF-WAY	( )	
SAN. SEW.	= SANITARY SEWER	( )	

**KEYNOTES**

1	10' E.G.T.C.A. ESMT.	11	VAR. WID. TURNAROUND ESMT. (NON-PERMEABLE 0.019 AC.)
2	15' B.S.L.	12	15' DRAINAGE EASEMENT (0.041 AC.)
3	10' B.S.L. & E.G.T.C.A. ESMT.	13	OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.657 AC.)
4	16' WAT. ESMT.	14	PRIVATE 12' DRAIN ESMT. (0.038 AC.)
5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.057 AC.)	15	301 OPEN SPACE, BLOCK 17 VAR. WID. DRN. ESMT. (0.317 AC. PERMEABLE, 0.011 AC. NON-PERMEABLE)
6	OFF-LOT 180' X 52' GRADING ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT PERMEABLE (0.215 AC.)	16	301 OPEN SPACE, BLOCK 14 VAR. WID. DRN. ESMT. (0.295 AC. PERMEABLE, 0.020 AC. NON-PERMEABLE)
7	OFF-LOT VAR. WID. TEMP. TURNAROUND, GRADING, MAINTENANCE ACCESS, SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW (1.265 AC. PERMEABLE, 0.018 AC. NON-PERMEABLE)	17	OFF-LOT 50' X 50' SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMEABLE 0.057 AC.)
8	OFF-LOT 16' WAT. ESMT. (0.036 AC.)	18	VAR. WID. CLEAR VISION ESMT. (0.019 AC.)
9	OFF-LOT 16' WAT. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW PERMEABLE (PERMEABLE 0.013 AC.)	19	VAR. WID. CLEAR VISION ESMT. (0.043 AC.)
10	OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT (NON-PERMEABLE 0.018 AC.)	20	VAR. WID. CLEAR VISION ESMT. (0.040 AC.)
		21	OFF-LOT 15' DRAINAGE ESMT. (0.140 AC.)

**EXISTING KEYNOTES**

1	VAR. WID. WAT. ESMT., (VOL. 19057, PG. 69 O.P.R.)
2	10' E.G.T.C.A. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.) LAND-PLAT #21-11800468
3	VAR. WID. DRN. ESMT., (VOL. 20002, PGS. 1813-1816, D.P.R.)
4	15' B.S.L. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.)
5	OFF-LOT VAR. WID. DRN. ESMT. (VOL. 20002, PGS. 1813-1816, D.P.R.)
6	LOT 901 BLK. 14 VAR. WID. DRN. ESMT. (VOL. 20002, PG. 2474, O.P.R.)
7	LOT 901 BLK. 8 VAR. WID. DRN. ESMT. (VOL. 20002, PG. 2474, O.P.R.)

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.  
ANDREW R. LOWRY, P.E.

YURI V. BALMACEA WHEELLOCK, R.L.P.S.

**SURVEYOR'S NOTES:**

- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXYC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE MEASURED DISTANCES MEASURED IN THE FIELD.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXYC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**SAWS NOTES:**

1. 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 SERVICE CONNECTION.
2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE S.A.W.S. UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 185 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
5. THIS PLAT 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 C.O.S.A. DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**OPEN SPACE NOTE:**

1. LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901 BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**CLEAR VISION NOTE:**

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**SETBACK NOTE:**

1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (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 "REFUELED 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 PAVEMENTS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
3. 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.
4. 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. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

**TREE NOTE:**

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # A-TR-APP-APP01-2880088) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT DEVELOPMENT, 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).

**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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE:**

1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901 BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 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.

**RESIDENTIAL FINISHED FLOOR:**

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

**DETENTION POND NOTE:**

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, REMINGTON RANCH, UNIT 4, RECORDED IN VOLUME 20002, PAGES 1813-1816 (PLAT #21-11800468).

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°34'58"E	120.00'
L2	N89°34'58"E	50.00'
L3	N89°35'15"E	42.00'
L4	N89°34'58"E	111.50'
L5	N89°34'58"E	60.00'
L6	S00°13'07"E	11.47'
L7	S26°07'51"E	28.53'
L8	S77°28'10"E	82.02'
L9	S00°13'07"E	6.90'
L10	N89°46'53"E	120.00'
L11	N00°13'07"W	22.81'
L12	N89°46'53"E	72.50'
L13	S87°21'10"E	87.49'
L14	S89°35'27"W	34.00'
L15	S89°46'53"W	16.00'
L16	S06°34'30"E	102.45'
L17	S00°24'32"E	46.51'
L18	S89°35'28"W	50.00'
L19	S89°35'28"W	120.00'
L20	S89°35'28"W	15.00'
L21	N00°24'32"W	95.00'
L22	N00°24'32"W	50.00'
L23	N06°50'22"W	23.52'
L24	N19°42'02"W	23.52'
L25	N26°07'51"W	90.59'
L26	S89°35'28"W	144.30'
L27	S89°35'28"W	55.83'
L28	S60°47'29"W	51.41'
L29	S47°34'05"W	16.55'
L30	S73°33'37"W	50.00'
L31	S20°53'10"W	50.40'
L32	S57°43'03"W	129.49'
L33	N47°18'10"W	31.47'
L34	N39°38'48"W	120.00'
L35	N39°38'48"W	60.00'
L36	N50°21'12"E	14.45'
L37	N89°53'14"E	54.01'
L38	S00°13'07"E	50.00'
L39	S89°34'58"W	50.00'
L40	N00°13'07"W	50.00'
L41	S00°25'02"E	52.00'
L42	S89°34'58"W	180.00'
L43	N00°25'02"W	52.00'
L44	S89°43'50"W	39.37'
L45	N63°42'16"W	11.18'
L46	N00°24'33"W	53.79'
L47	S00°11'53"E	15.00'
L48	N89°46'51"E	40.01'
L49	S00°13'09"E	38.34'
L50	S89°46'51"W	130.00'
L51	N00°16'10"W	8.51'
L52	N00°16'11"W	15.83'
L53	N77°28'08"E	4.75'
L54	S12°31'52"E	24.00'
L55	S77°28'08"W	3.71'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	170.00'	57°20'22"	15.84'	S02°53'19"E	15.84'
C2	170.00'	15°31'51"	46.08'	S13°19'25"E	45.94'
C3	170.00'	57°20'22"	15.84'	S23°36'36"E	14.96'
C4	125.00'	5°48'02"	12.65'	N03°40'29"W	12.65'
C5	52.50'	94°15'09"	86.36'	S42°36'16"W	76.95'
C6	67.00'	46°04'24"	53.88'	N51°43'53"W	52.44'
C7	26.00'	55°25'58"	25.16'	S49°45'09"W	24.19'
C8	26.00'	55°25'58"	25.16'	S49°45'09"W	24.19'
C9	15.00'	90°11'55"	23.61'	S45°19'05"E	21.25'
C10	5.00'	40°26'56"	3.53'	N69°21'30"E	3.46'
C11	50.00'	145°11'03"	126.70'	N56°16'27"W	95.42'
C12	5.00'	40°26'56"	3.53'	S05°54'23"E	3.46'
C13	15.00'	90°00'00"	23.56'	S71°07'51"E	21.21'
C14	130.00'	7°26'01"	16.87'	S67°35'09"W	16.85'
C15	15.00'	97°26'01"	25.51'	N22°35'09"E	22.54'
C16	230.00'	25°54'44"	104.02'	S13°10'29"E	103.13'
C17	15.00'	82°33'59"	21.62'	S67°24'51"E	19.79'
C18	130.00'	18°28'43"	41.93'	S80°32'31"W	41.75'
C19	5.00'	28°03'29"	2.45'	N75°45'08"E	2.42'
C20	58.00'	29°02'57"	297.66'	N28°44'52"E	63.14'
C21	5.00'	85°59'28"	7.50'	N47°13'23"W	6.82'
C22	70.00'	18°28'43"	22.58'	S80°32'31"W	22.48'
C23	16.00'	97°26'01"	27.21'	S22°35'09"W	24.05'
C24	150.00'	3°10'47"	8.32'	N24°32'28"W	8.32'
C25	150.00'	3°10'47"	8.32'	S24°32'28"E	8.32'
C26	15.00'	89°28'22"	23.42'	S70°52'03"E	21.12'
C27	125.00'	25°23'06"	55.38'	S77°05'19"W	54.93'
C28	25.00'	90°00'00"	39.27'	N44°46'53"E	35.36'
C29	5.00'	43°31'36"	3.80'	S21°58'55"E	3.71'
C30	50.00'	177°02'18"	154.50'	N44°46'26"E	99.97'
C31	5.00'	43°30'43"	3.80'	N68°27'46"W	3.71'
C32	75.00'	25°23'06"	33.23'	S77°05'19"W	32.96'
C33	15.00'	83°14'37"	21.79'	S22°46'28"W	19.93'
C34	325.00'	18°26'19"	104.59'	N09°37'41"W	104.14'
C35	15.00'	89°48'35"	23.51'	S45°18'50"E	21.18'
C36	5.00'	56°15'04"	4.91'	N61°39'21"E	4.71'
C37	58.00'	302°52'16"	306.59'	N04°57'57"E	55.47'
C38	5.00'	66°37'12"	5.81'	N56°54'31"W	5.49'
C39	15.00'	90°11'25"	23.61'	S44°41'10"W	21.25'
C40	75.00'	6°09'58"	8.07'	S03°29'31"E	8.07'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C41	75.00'	5°41'39"	7.45'	N03°43'41"W	7.45'
C42	15.00'	83°50'02"	21.95'	N48°29'31"W	20.04'
C43	15.00'	96°09'58"	25.18'	N41°30'29"E	22.32'
C44	125.00'	6°09'58"	13.45'	S03°29'31"E	13.45'
C45	275.00'	25°43'20"	123.46'	N13°16'12"W	122.42'
C46	150.00'	3°10'47"	8.32'	N27°43'15"W	8.32'
C47	150.00'	3°10'47"	8.32'	S27°43'15"E	8.32'
C48	16.00'	82°33'59"	23.06'	N67°24'51"W	21.11'
C49	70.00'	7°26'01"	9.08'	S67°35'09"W	9.08'
C50	15.00'	90°00'00"	23.56'	S18°52'09"W	21.21'
C51	125.00'	14°28'39"	31.59'	S33°22'11"E	31.50'
C52	150.00'	14°28'39"	37.90'	N33°22'11"W	37.80'
C53	100.00'	10°03'03"	17.54'	N35°34'59"W	17.52'
C54	175.00'	14°28'39"	44.22'	S33°22'11"E	44.10'
C55	15.00'	84°12'10"	22.04'	N68°13'56"W	20.11'
C56	230.00'	19°54'59"	79.95'	N79°37'28"E	79.55'
C57	470.00'	39°13'46"	321.80'	S69°58'05"W	315.55'
C58	530.00'	16°03'38"	148.56'	S58°23'01"W	148.08'
C59	15.00'	85°47'28"	22.46'	N23°31'06"E	20.42'
C60	325.00'	19°09'30"	108.67'	S09°47'52"E	108.17'
C61	15.00'	89°48'05"	23.51'	S44°40'55"W	21.18'
C62	25.00'	64°17'11"	28.05'	N58°16'27"W	26.60'
C63	15.00'	99°11'13"	25.97'	N23°27'45"E	22.84'
C64	170.00'	16°31'36"	49.04'	N81°19'10"E	48.87'
C65	530.00'	14°45'03"	136.45'	S82°12'26"W	136.07'
C66	15.00'	85°47'28"	22.46'	S69°16'21"E	20.42'
C67	275.00'	19°09'30"	91.95'	S09°47'52"E	91.53'
C68	126.00'	39°00'58"	85.80'	N69°58'31"E	84.15'
C69	58.00'	15°59'50"	16.19'	S82°11'33"W	16.14'
C70</					