

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.	= CITY BLOCK	EXISTING GROUND
C.P.S.	= COUNTY PUBLIC SERVICE	MAJOR CONTOUR
C.V.E.	= CLEAR VISION EASEMENT	EXISTING GROUND
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	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
L.F.	= LINEAR FEET	S.A.W.S.
NAD	= NORTH AMERICAN DATUM	VAR.
MIN.	= MINIMUM	V.N.A.E.
N.T.S.	= NOT TO SCALE	VOL.
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	WAT.
PG.	= PAGE	WID.
P.G.S.	= PAGES	BLK
R.O.W.	= RIGHT-OF-WAY	STR.
SAN. SEW.	= SANITARY SEWER	DRN.
		EX.

KEYNOTES	
1	10' E.G.T.C.A. ESMT.
2	15' B.S.L.
3	10' B.S.L. & E.G.T.C.A. ESMT.
4	16' WAT. ESMT.
5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.057 AC.)
6	OFF-LOT 180' X 52' GRADING ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW (PERMEABLE 0.657 AC.)
7	OFF-LOT VAR. WID. TEMP. TURNAROUND, GRADING, MAINTENANCE ACCESS, 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.)
9	OFF-LOT 16' WAT. ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMEABLE 0.036 AC.)
10	OFF-LOT VAR. WID. TURNAROUND ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT (NON-PERMEABLE 0.018 AC.)
11	VAR. WID. TURNAROUND ESMT. (NON-PERMEABLE 0.019 AC.)
12	15' DRAINAGE EASEMENT (0.041 AC.)
13	OFF-LOT VAR. WID. DRN. ESMT., TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW (PERMEABLE 0.657 AC.)
14	PRIVATE 12' DRAIN ESMT. (0.038 AC.)
15	90' OPEN SPACE, BLOCK 17 VAR. WID. DRN. ESMT. (0.317 AC. PERMEABLE, 0.011 AC. NON-PERMEABLE)
16	90' OPEN SPACE, BLOCK 14 VAR. WID. DRN. ESMT. (0.296 AC. PERMEABLE, 0.020 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.)
18	VAR. WID. CLEAR VISION ESMT. (0.019 AC.)
19	VAR. WID. CLEAR VISION ESMT. (0.043 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 21-11800289)
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.

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. BALMACEA WHEELLOCK, R.L.P.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 TMS) 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 TMS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:

- 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.
- 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.
- 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.
- 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.
- 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 NOTES:

- 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:

- 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.

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. 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.

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. 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:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TREE-APP21-38800889) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF THE PROPERTY WITHIN THE PLAT BOUNDARIES, 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:

- 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 EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS TO THE 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:

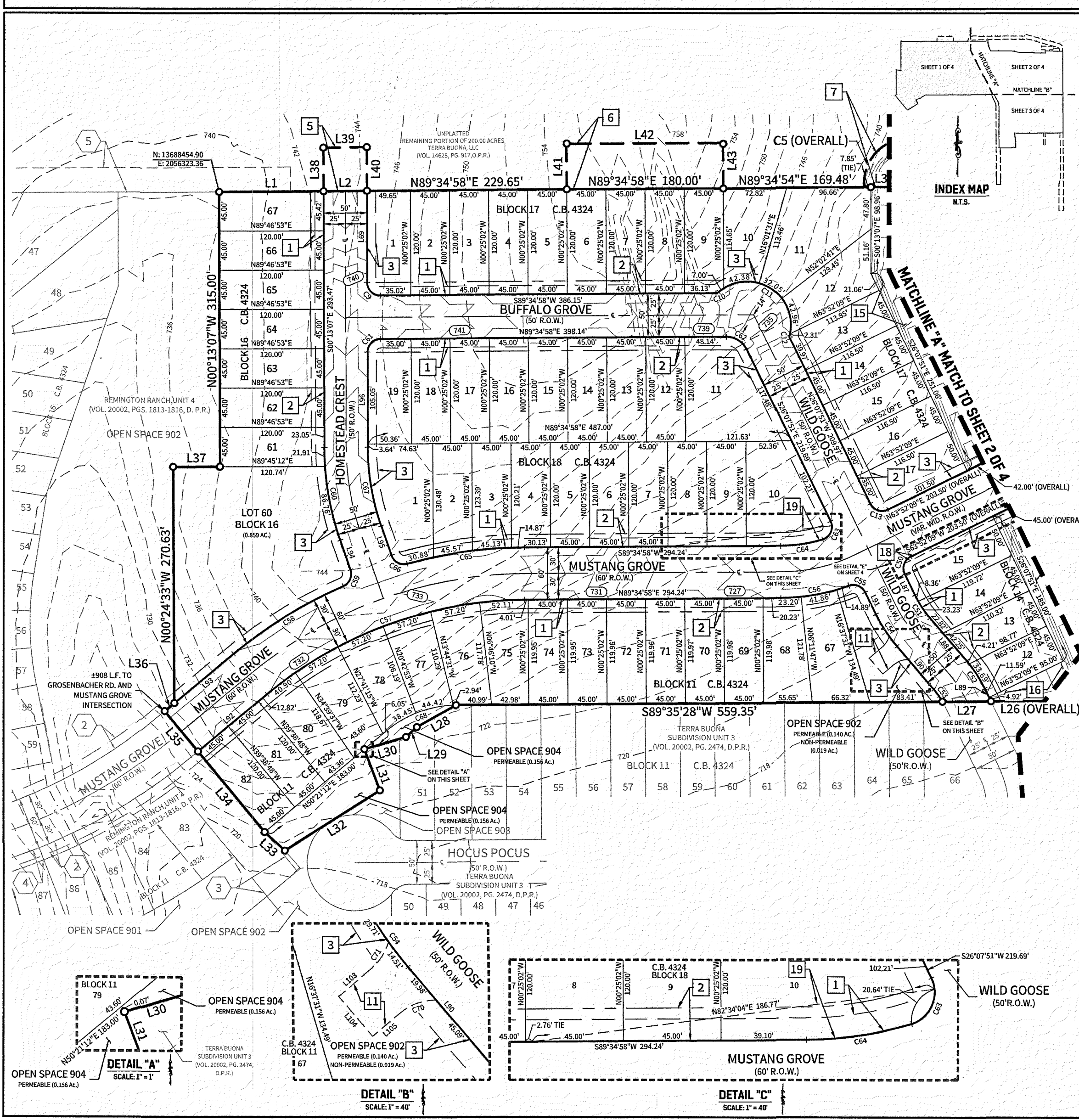
- THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901 BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE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

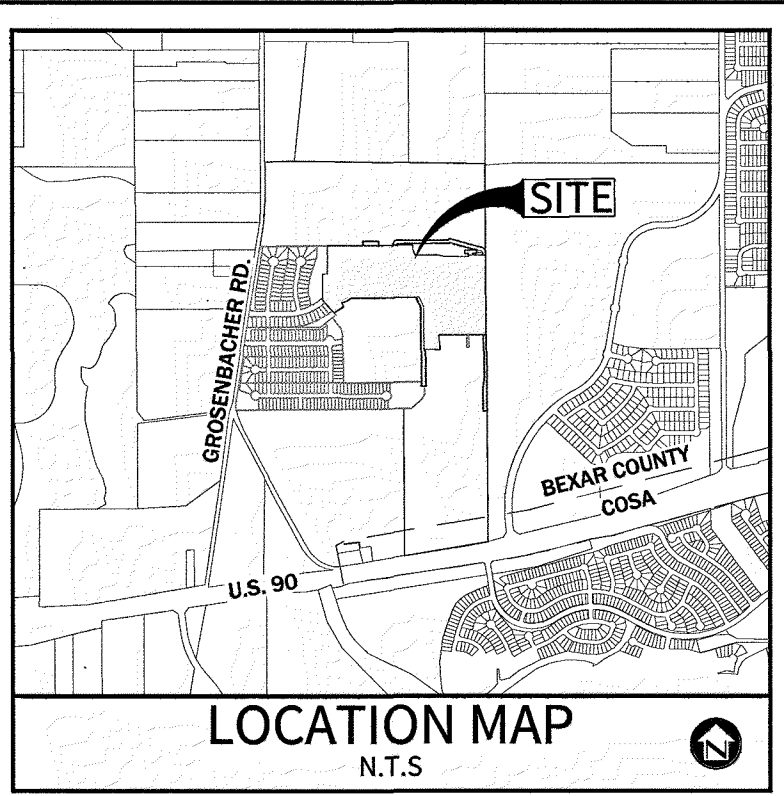
RESIDENTIAL FINISHED FLOOR:

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

DETENTION POND NOTE:

- 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 # 21-11800289).





LEGEND

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

KEYNOTES

1	10' E.G.T.C.A. ESM'T.	11	VAR. WID. TURNAROUND ESM'T. (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. ESM'T.	13	OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED UNIT & PUBLIC STREET ROW PERMEABLE (0.657 AC.)
4	16' WAT. ESM'T.	14	PRIVATE 12' DRAIN ESM'T. (0.038 AC.)
5	OFF-LOT 50' X 50' STR. GRADING & STR. EXTENSION ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.057 AC.)	15	901 OPEN SPACE BLOCK 17 VAR. WID. DRN. ESM'T. (0.317 AC. PERMEABLE, 0.011 AC. NON-PERMEABLE)
6	OFF-LOT 180' X 50' STR. GRADING ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT PERMEABLE (0.215 AC.)	16	901 OPEN SPACE BLOCK 14 VAR. WID. DRN. ESM'T. (0.295 AC. PERMEABLE, 0.020 AC. NON-PERMEABLE)
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		21	OFF-LOT 15' DRAINAGE ESM'T. (0.140 AC.)

EXISTING KEYNOTES

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2	10' E.G.T.C.A. ESM'T. (VOL. 20002, PGS. 1813-1816, D.P.R.)
3	LAND-PLAT-21-11800468
4	VAR. WID. DRN. ESM'T. (VOL. 20002, PGS. 1813-1816, D.P.R.)
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M.W. CUDE ENGINEERS, L.L.C.
ANDREW R. LOWRY, P.E.

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. BALMADERA WHEELLOCK, R.L.P.S.

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 TSCS) 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 TSCS) 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 GRADE ELEVATION OF 785 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 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 "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.
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.
5. 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-21-38800889) 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 OFFICE PER 35-471(1).

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: 4802C0365F, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:

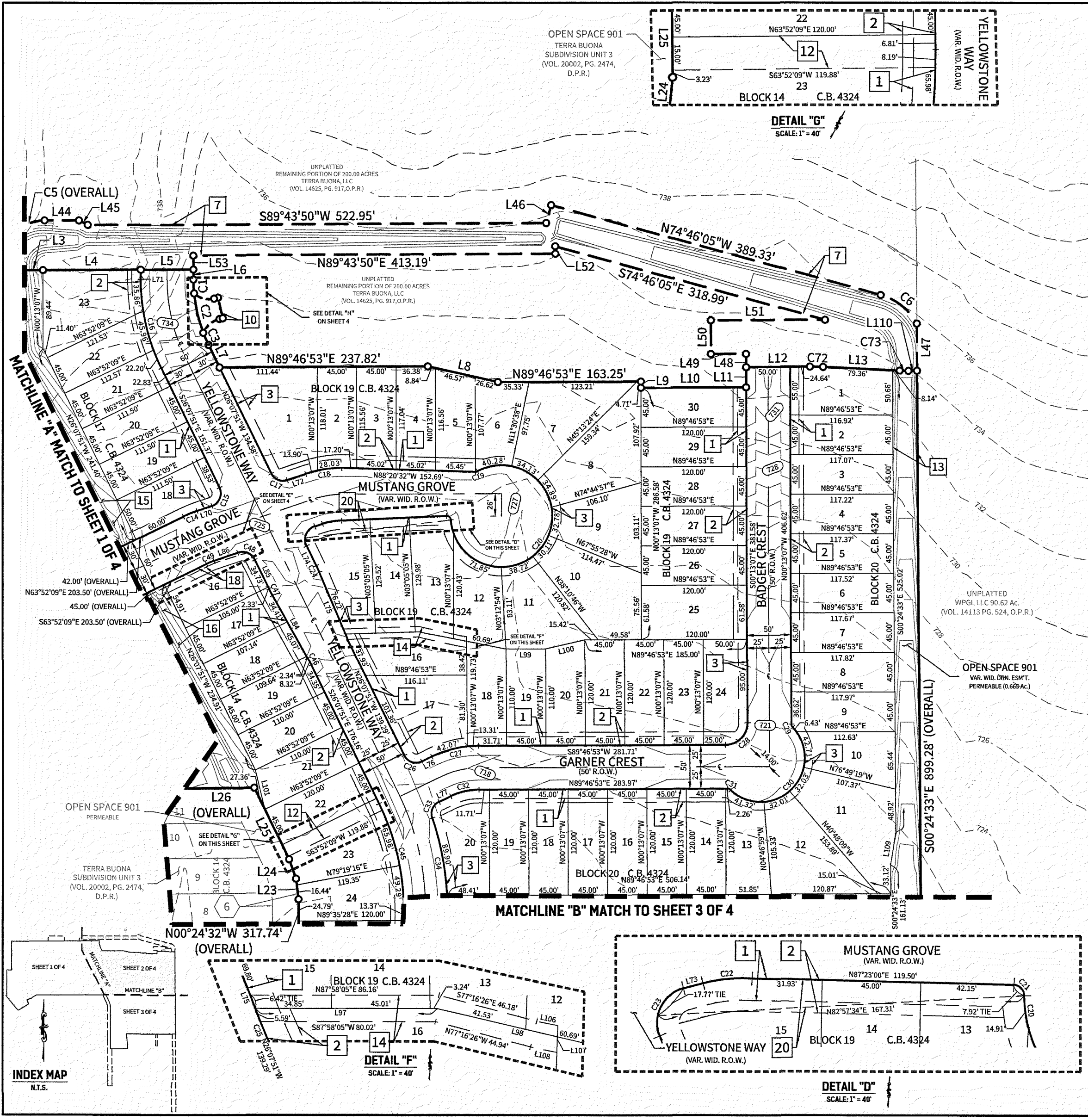
1. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 8, LOT 902 & 904, BLOCK 11, LOT 901 & 902, BLOCK 14, LOT 901 BLOCK 17 AND LOT 901, BLOCK 20, C.B. 4324 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL 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 2002, 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 BARRETT SURVEY 66, ABSTRACT 47, COUNTY BLOCK 4317, AND BEING A PORTION OF A CALLED 66.15 ACRES OF LAND RECORDED IN DOCUMENT 2021020420 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
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TEPLS 11048500 • TPE FIRM #455
[MWC:03/09/02/01]
DATE OF PREPARATION: 5/26/2023

SCALE: 1"=100'

0 100 200

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
BENTLEY HOMES
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TX 78231
PHONE: (210) 402-6245
FAX: (210) 402-7397
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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.P.E.
GARZA GARCIA, C.P. 66260
NUEVO LEON, MEXICO
TEL: 813-3011

BY: _____
NAME: _____
TITLE: _____

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, TEXAS, DO 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

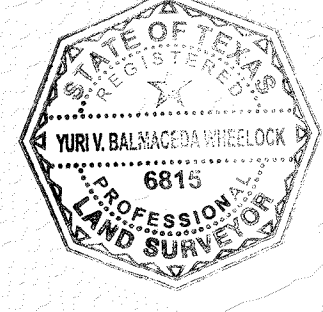
COUNTY CLERK, BEXAR COUNTY, TEXAS

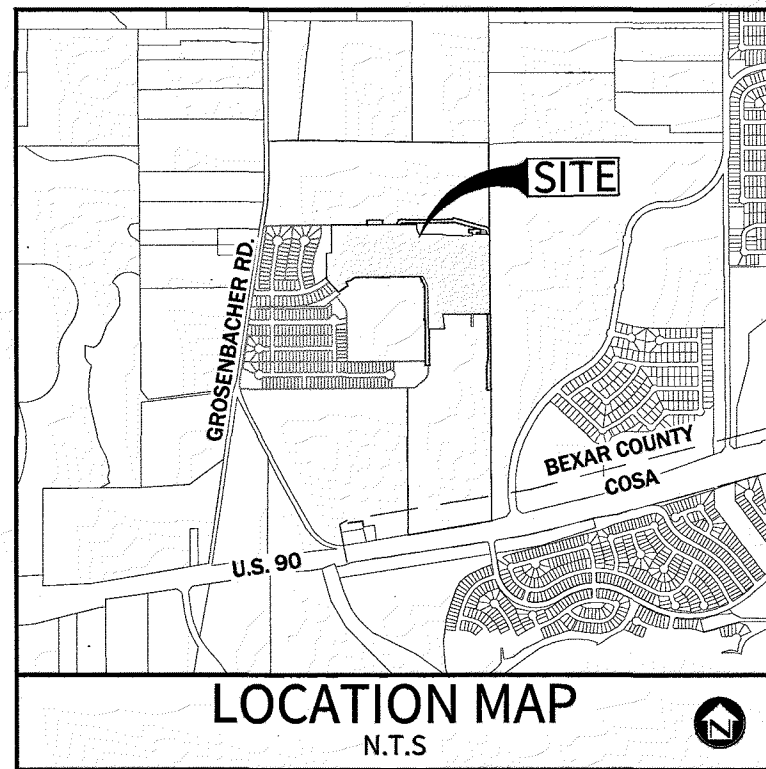
THIS PLAT OF REMINGTON RANCH, UNITS 5 & 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

DATED THIS _____ DAY OF _____ A.D. _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY





LEGEND

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

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 (0.051 AC.)	15	901 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	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. & 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-21-11800290
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.

8/26/23
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 WHEELLOCK, R.P.L.S.

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 TNSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGSCORS 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 TNSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS NOTES:

- 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.
- 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.
- 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.
- 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.
- 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:

- 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 V.EASEMENT.

CLEAR VISION NOTE:

- 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:

- 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 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:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TREE-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 OFFICE PER 35-477(H).

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 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:

- 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:

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

DETENTION POND NOTE:

- 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).

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) 402-7297
CONTACT PERSON: BRIAN OTTO

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.P.T.E.
GARCA GARZA, C.P. 56269
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.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON AND 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.

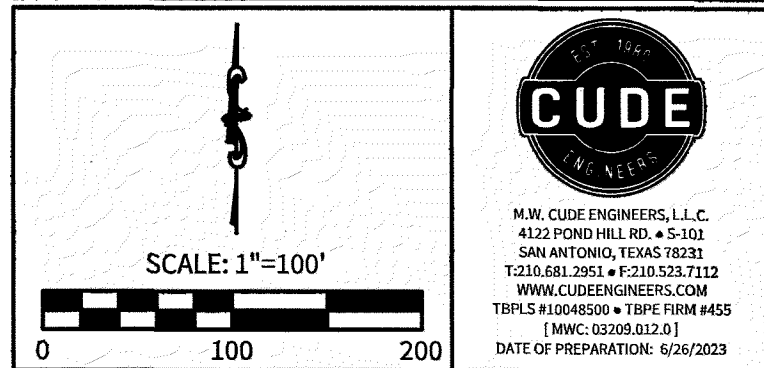
BY: CHAIRMAN

BY: SECRETARY

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.



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) 402-7297
CONTACT PERSON: BRIAN OTTO

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.P.T.E.
GARCA GARZA, C.P. 56269
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

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CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON AND 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

STATE OF TEXAS
COUNTY OF BEXAR

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DATED THIS DAY OF A.D.

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D.

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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STATE OF TEXAS
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DATED THIS DAY OF A.D.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

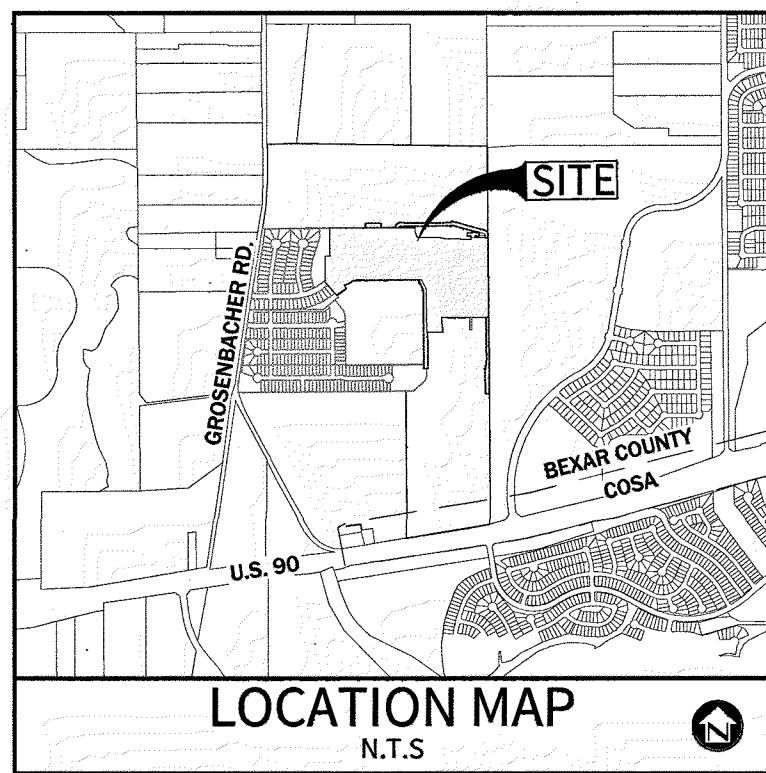
COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D.

BY: CHAIRMAN

BY: SECRETARY



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
C.P.S.	= CITY PUBLIC SERVICE	---	= EXISTING MAJOR CONTOUR
C.V.E.	= CLEAR VISION EASEMENT	---	= EXISTING MINOR CONTOUR
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	---	= EXISTING PROPERTY LINE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	---	= EXISTING 1% ANNUAL CHANCE FLOODPLAIN
ESMT.	= EASEMENT	()	= RECORD INFORMATION
LI.	= LINE NUMBER	S.A.W.S.	= SAN ANTONIO WATER SYSTEM
L.F.	= LINEAR FEET	V.N.A.E.	= VEHICLE NON ACCESS EASEMENT
NAD	= NORTH AMERICAN DATUM	VOL.	= 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
P.C.S.	= PAGES	EX.	= EXISTING
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 FUTURE 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 30' X 50' STR. GRADING & STR. EXTENSION ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.057 AC.)	15	901 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 & PUBLIC STREET ROW (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. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED UNIT & 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 FUTURE PLATTED UNIT & 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.

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. BALMACEA WHELOCK, R.L.S.

8-28-23
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 TXSD) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE DISTANCES MEASURED IN FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSD) 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 785 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 A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE 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 "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.
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 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.
5. TREE NOTE:
 1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TREE-APP021-38800888) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROTOTYPING TREES IN THE PLAT AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE EMPLOYED 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).

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).

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: 48029C036F, EFFECTIVE SEPTEMBER 20, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 2021004020 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.

SCALE: 1"=100'

0 100 200

STATE OF TEXAS
COUNTY OF BEXAR

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SAN ANTONIO, TX 78233
PHONE: (210) 402-6045
FAX: (210) 402-7397
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
TERRABUONA LLC
AGUSTIN VILLARREAL BUDNIK
RIV. LAZARO CARDENAS 2475 A.PTE.
GARZA GARCIA, C.P. 66260
NUEVO LEON, MEXICO
TEL: 833-2011

BY: _____
NAME: _____
TITLE: _____

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

STATE OF TEXAS
COUNTY OF BEXAR

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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, 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

JULY 2023 SHEET 4 OF 4