



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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	105.00'	40°37'59"	74.46'	N30°03'53"E	72.91'
C2	125.00'	5°48'02"	12.65'	N03°40'29"W	12.65'
C3	15.00'	90°11'25"	23.61'	N44°41'10"E	21.25'
C4	15.00'	89°48'35"	23.51'	S45°18'50"E	21.18'
C5	15.00'	90°11'25"	23.61'	S44°41'10"W	21.25'
C6	15.00'	89°48'35"	23.51'	N45°18'50"W	21.18'
C7	125.00'	30°43'36"	67.04'	S14°57'16"W	66.23'
C8	5.00'	49°51'57"	4.35'	S05°23'06"W	4.22'
C9	58.00'	301°30'54"	305.22'	S48°47'26"E	56.67'
C10	5.00'	78°05'55"	6.82'	N62°55'04"E	6.30'
C11	75.00'	24°16'38"	31.78'	N11°43'47"E	31.54'
C12	15.00'	89°48'35"	23.51'	N45°18'50"W	21.18'
C13	15.00'	90°11'25"	23.61'	S44°41'10"W	21.25'
C14	15.00'	89°48'35"	23.51'	S45°18'50"E	21.18'
C15	15.00'	90°11'25"	23.61'	N44°41'10"E	21.25'
C16	5.00'	86°01'02"	7.51'	N43°25'03"W	6.82'
C17	58.00'	294°01'12"	297.63'	N60°35'02"E	63.16'
C18	5.00'	28°00'11"	2.44'	S13°35'33"W	2.42'

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.

2/5/24
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.
CHRIS WALTERSCHEIDT, R.P.L.S.

02/05/2024
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 TCS) 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 TCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SANITARY SEWER NOTES:

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

OPEN SPACE:

- LOT 902, BLOCK 20, & LOT 904, BLOCK 8, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A STREET GRADING, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CLEAR VISION:

- 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 NOTES:

- 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 GRANITOR'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.
- 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 DESIGNATED 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 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 WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 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 # 2002-138800889) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PERMITS 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATION IN LOT 904, BLOCK 8, C.B. 4324, REMINGTON RANCH UNIT 7, RECORDED IN VOL. 20002, PG. 1815 D.P.R.

DRAINAGE NOTE:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT WITHIN THE CITY OF SAN ANTONIO.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 20 & LOT 904, BLOCK 8, 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.

EASEMENTS FOR FLOODPLAINS:

- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DPM PANEL 48023C0365F, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN:

- * FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

ET/MPA NOTE:

- THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN LOW DENSITY RESIDENTIAL." ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-3, R-4, R-5, R-6, R-8, R-10, R-12, R-15, R-18, R-20, R-22, R-24, R-26, R-28, R-30, R-32, R-34, R-36, R-38, R-40, R-42, R-44, R-46, R-48, R-50, R-52, R-54, R-56, R-58, R-60, R-62, R-64, R-66, R-68, R-70, R-72, R-74, R-76, R-78, R-80, R-82, R-84, R-86, R-88, R-90, R-92, R-94, R-96, R-98, R-100, R-102, R-104, R-106, R-108, R-110, R-112, R-114, R-116, R-118, R-120, R-122, R-124, R-126, R-128, R-130, R-132, R-134, R-136, R-138, R-140, R-142, R-144, R-146, R-148, R-150, R-152, R-154, R-156, R-158, R-160, R-162, R-164, R-166, R-168, R-170, R-172, R-174, R-176, R-178, R-180, R-182, R-184, R-186, R-188, R-190, R-192, R-194, R-196, R-198, R-200, R-202, R-204, R-206, R-208, R-210, R-212, R-214, R-216, R-218, R-220, R-222, R-224, R-226, R-228, R-230, R-232, R-234, R-236, R-238, R-240, R-242, R-244, R-246, R-248, R-250, R-252, R-254, R-256, R-258, R-260, R-262, R-264, R-266, R-268, R-270, R-272, R-274, R-276, R-278, R-280, R-282, R-284, R-286, R-288, R-290, R-292, R-294, R-296, R-298, R-300, R-302, R-304, R-306, R-308, R-310, R-312, R-314, R-316, R-318, R-320, R-322, R-324, R-326, R-328, R-330, R-332, R-334, R-336, R-338, R-340, R-342, R-344, R-346, R-348, R-350, R-352, R-354, R-356, R-358, R-360, R-362, R-364, R-366, R-368, R-370, R-372, R-374, R-376, R-378, R-380, R-382, R-384, R-386, R-388, R-390, R-392, R-394, R-396, R-398, R-400, R-402, R-404, R-406, R-408, R-410, R-412, R-414, R-416, R-418, R-420, R-422, R-424, R-426, R-428, R-430, R-432, R-434, R-436, R-438, R-440, R-442, R-444, R-446, R-448, R-450, R-452, R-454, R-456, R-458, R-460, R-462, R-464, R-466, R-468, R-470, R-472, R-474, R-476, R-478, R-480, R-482, R-484, R-486, R-488, R-490, R-492, R-494, R-496, R-498, R-500, R-502, R-504, R-506, R-508, R-510, R-512, R-514, R-516, R-518, R-520, R-522, R-524, R-526, R-528, R-530, R-532, R-534, R-536, R-538, R-540, R-542, R-544, R-546, R-548, R-550, R-552, R-554, R-556, R-558, R-560, R-562, R-564, R-566, R-568, R-570, R-572, R-574, R-576, R-578, R-580, R-582, R-584, R-586, R-588, R-590, R-592, R-594, R-596, R-598, R-600, R-602, R-604, R-606, R-608, R-610, R-612, R-614, R-616, R-618, R-620, R-622, R-624, R-626, R-628, R-630, R-632, R-634, R-636, R-638, R-640, R-642, R-644, R-646, R-648, R-650, R-652, R-654, R-656, R-658, R-660, R-662, R-664, R-666, R-668, R-670, R-672, R-674, R-676, R-678, R-680, R-682, R-684, R-686, R-688, R-690, R-692, R-694, R-696, R-698, R-700, R-702, R-704, R-706, R-708, R-710, R-712, R-714, R-716, R-718, R-720, R-722, R-724, R-726, R-728, R-730, R-732, R-734, R-736, R-738, R-740, R-742, R-744, R-746, R-748, R-750, R-752, R-754, R-756, R-758, R-760, R-762, R-764, R-766, R-768, R-770, R-772, R-774, R-776, R-778, R-780, R-782, R-784, R-786, R-788, R-790, R-792, R-794, R-796, R-798, R-800, R-802, R-804, R-806, R-808, R-810, R-812, R-814, R-816, R-818, R-820, R-822, R-824, R-826, R-828, R-830, R-832, R-834, R-836, R-838, R-840, R-842, R-844, R-846, R-848, R-850, R-852, R-854, R-856, R-858, R-860, R-862, R-864, R-866, R-868, R-870, R-872, R-874, R-876, R-878, R-880, R-882, R-884, R-886, R-888, R-890, R-892, R-894, R-896, R-898, R-900, R-902, R-904, R-906, R-908, R-910, R-912, R-914, R-916, R-918, R-920, R-922, R-924, R-926, R-928, R-930, R-932, R-934, R-936, R-938, R-940, R-942, R-944, R-946, R-948, R-950, R-952, R-954, R-956, R-958, R-960, R-962, R-964, R-966, R-968, R-970, R-972, R-974, R-976, R-978, R-980, R-982, R-984, R-986, R-988, R-990, R-992, R-994, R-996, R-998, R-1000, R-1002, R-1004, R-1006, R-1008, R-1010, R-1012, R-1014, R-1016, R-1018, R-1020, R-1022, R-1024, R-1026, R-1028, R-1030, R-1032, R-1034, R-1036, R-1038, R-1040, R-1042, R-1044, R-1046, R-1048, R-1050, R-1052, R-1054, R-1056, R-1058, R-1060, R-1062, R-1064, R-1066, R-1068, R-1070, R-1072, R-1074, R-1076, R-1078, R-1080, R-1082, R-1084, R-1086, R-1088, R-1090, R-1092, R-1094, R-1096, R-1098, R-1100, R-1102, R-1104, R-1106, R-1108, R-1110, R-1112, R-1114, 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