

SUBDIVISION PLAT ESTABLISHING
HUNTER'S RIDGE SUBDIVISION, UNIT 5A

BEING 19.78 ACRES FROM A 222.28 ACRE TRACT OF LAND SITUATED IN WALTER W. PALMER SURVEY NO. 319 ABSTRACT NO. 586 AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT NO. 128 BEXAR COUNTY, TEXAS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. IN DOCUMENT 20210036624 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: October 23, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
EMILIANO GUERRERO
FORESTAR GROUP INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TX 78750
PHONE: (713) 457-1690

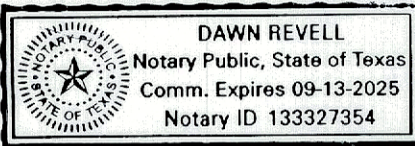
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 23th DAY OF October A.D. 2024

Dawn Revell
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 HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TX

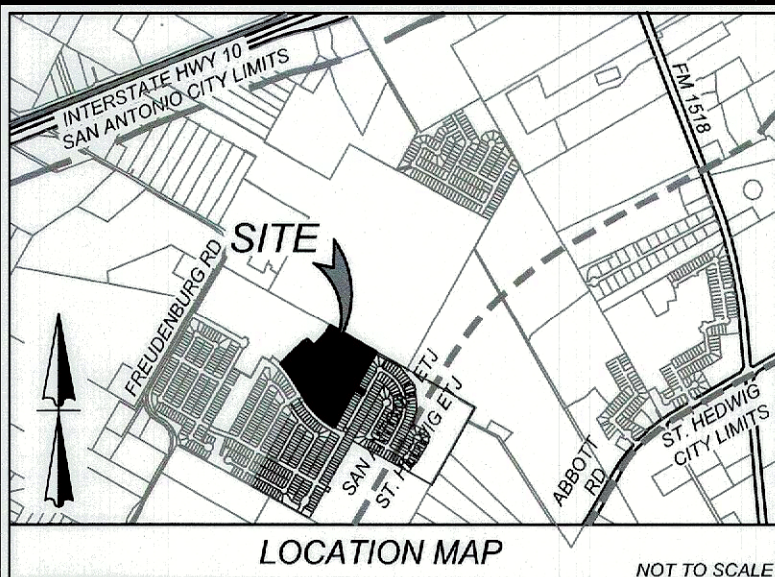
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



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

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (APPENDIX H. 15.2)

DRAINAGE EASEMENT ENCROACHMENTS:

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 TCO OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

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.

BUILDING 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800027) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

OPEN SPACE NOTE:

LOT 903 BLOCK 40, LOT 901 BLOCK 62 CB 5193 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903 BLOCK 40, LOT 901 BLOCK 62 CB 5193, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW ENGINEERS + SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

EASEMENTS FOR FLOOD PLAINS:

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 DFIRM PANEL 4802004552, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:

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

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FIRE NOTE:

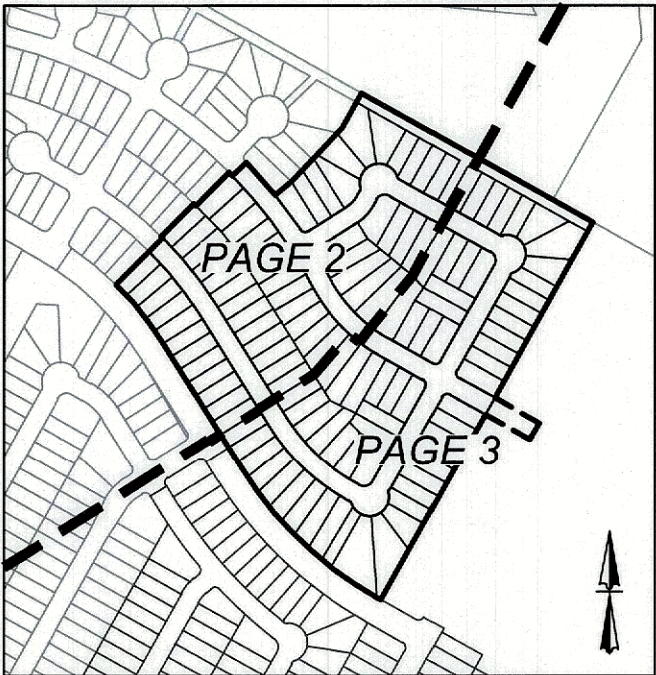
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

IMPACT FEE PAYMENT DUE:

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.

CLOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION STUDY PREPARED BY KFW ENGINEERS AND APPROVED BY FEMA ON OCTOBER 11, 2023 (CASE NO. 23-06-0881R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



PAGE INDEX
NTS

LINE	LENGTH	BEARING
L1	171.42'	N44°45'38"E
L2	120.00'	N44°33'07"E
L3	7.10'	S44°16'48"E
L4	122.08'	N45°16'39"E
L5	50.00'	N45°50'33"E
L6	54.01'	N50°54'14"E
L7	194.12'	N43°39'40"E
L8	102.98'	N29°12'07"E
L9	133.00'	S60°43'49"E
L10	50.00'	S29°16'11"W
L11	133.00'	N60°43'49"W
L12	6.48'	N60°43'49"W
L13	120.07'	N57°41'33"E
L14	14.82'	N29°12'06"E
L15	105.00'	S60°43'49"E
L16	50.00'	S29°16'11"W
L17	105.00'	N60°43'49"W
L18	14.28'	N60°43'49"W
L19	50.00'	N44°45'38"E
L20	15.83'	S60°43'49"E
L21	127.39'	N60°43'49"W
L22	59.68'	N29°44'51"W
L23	120.07'	N57°41'33"E
L24	16.38'	N29°12'06"E
L25	127.39'	N60°43'49"W
L26	59.68'	N29°44'51"W
L27	7.98'	N70°22'30"E
L28	43.94'	S44°16'48"E
L29	28.25'	S35°16'18"E
L30	43.89'	S33°29'30"E
L31	40.00'	S32°03'37"E
L32	40.00'	S32°03'37"E
L33	39.19'	S32°03'37"E
L34	33.74'	S63°27'05"E
L35	38.87'	S43°23'00"E
L36	28.70'	N63°27'05"W
L37	53.66'	N32°03'37"W
L38	51.07'	N32°03'37"W
L39	48.42'	N32°03'37"W
L40	39.64'	N32°03'37"W
L41	40.52'	N33°29'30"W
L42	45.68'	S37°55'23"E
L43	45.70'	N44°16'48"W
L44	50.17'	S32°16'27"E
L45	36.91'	S60°42'44"E
L46	38.72'	S50°42'44"E
L47	40.18'	S34°41'41"W
L48	41.91'	S43°25'08"E
L49	40.63'	N50°42'44"W
L50	29.56'	N50°42'44"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	3.73'	990.00'	1.86'	0°12'56"	3.73'	N45°20'50"W
C2	12.12'	1230.00'	6.06'	0°33'53"	12.12'	S44°26'24"E
C3	113.08'	1280.00'	56.57'	5°03'42"	113.04'	S41°37'37"E
C4	500.32'	1000.00'	255.51'	28°39'58"	495.12'	N46°23'49"W
C5	194.54'	820.00'	97.73'	13°35'35"	194.08'	N38°51'37"W
C6	225.19'	1280.00'	112.89'	10°04'48"	224.90'	S39°07'03"E
C7	23.10'	15.00'	14.54'	88°13'48"	20.88'	S78°11'33"E
C8	37.29'	75.00'	19.04'	28°29'27"	36.91'	N43°26'50"E
C9	10.43'	15.00'	5.44'	39°51'13"	10.22'	N9°16'30"E
C10	148.10'	50.00'	555.17'	169°42'26"	99.60'	N74°12'06"E
C11	10.43'	15.00'	5.44'	39°51'13"	10.22'	S40°52'17"E
C12	10.44'	15.00'	5.44'	39°51'14"	10.23'	S80°43'44"E
C13	148.17'	50.00'	559.76'	169°47'29"	99.60'	S15°45'51"E
C14	10.44'	15.00'	5.44'	39°51'14"	10.23'	S49°12'02"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°43'49"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°16'11"W
C17	10.43'	15.00'	5.44'	39°51'13"	10.22'	S9°20'35"W
C18	148.10'	50.00'	555.16'	169°42'26"	99.60'	S74°16'11"W
C19	10.43'	15.00'	5.44'	39°51'13"	10.22'	N40°48'12"W
C20	270.17'	540.00'	137.98'	26°39'59"	267.36'	N46°23'49"W
C21	216.16'	940.00'	108.56'	13°10'32"	215.68'	N38°39'06"W
C22	227.66'	990.00'	114.33'	13°10'32"	227.15'	S38°39'06"E
C23	245.16'	490.00'	125.20'	26°39'59"	242.61'	S46°23'49"E
C24	39.27'	25.00'	25.00'	90°00'00"	35.36'	N74°16'11"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°43'49"W
C26	243.34'	450.00'	124.72'	30°58'57"	240.38'	N45°14'20"W
C27	308.35'	1230.00'	155.49'	14°24'36"	308.53'	N36°57'09"W
C28	62.16'	125.00'	31.74'	28°29'27"	61.52'	N43°26'50"E
C29	39.27'	25.00'	25.00'	90°00'01"	35.36'	N74°12'06"E
C30	39.30'	25.00'	25.03'	90°04'05"	35.38'	S15°45'51"E
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°16'11"W
C32	216.30'	400.00'	110.88'	30°58'57"	213.67'	N45°14'20"W
C33	17.65'	1280.00'	8.82'	0°47'24"	17.65'	N30°08'33"W
C34	23.10'	15.00'	14.54'	88°13'48"	20.88'	N13°34'39"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 118



PLAT NUMBER 22-11800743

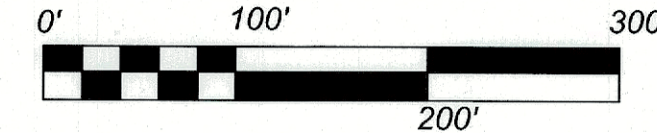
SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 5A

BEING 19.78 ACRES FROM A 222.28 ACRE TRACT OF LAND SITUATED IN WALTER W. PALMER SURVEY NO. 319 ABSTRACT NO. 586 AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT NO. 128 BEXAR COUNTY, TEXAS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. IN DOCUMENT 20210036624 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



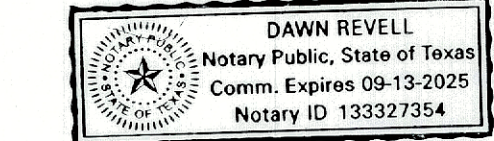
DATE OF PREPARATION: October 23, 2024

SCALE: 1"=100'



KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (0.50 AC.) (PERMEABLE)
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1071 AC.) (PERMEABLE)
6. OFF-LOT 50'x133' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1526 AC.)
7. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
9. 20' BUILDING SET BACK LINE (VOL. 20003, PGS. 505-509 P.R.)
10. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
11. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)
12. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)
13. 30' SANITARY SEWER EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
14. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
15. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
16. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
17. VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (DOC. # 20220070953 D.P.R.)
18. 10' WIDE GAS EASEMENT 0.3009 OF AN ACRE (DOC. # 20220070946 O.P.R.)
19. VARIABLE WIDE GAS EASEMENT 0.5955 OF AN ACRE (DOC. # 20220070948 O.P.R.)
20. 10' WIDE GAS EASEMENT 0.9484 OF AN ACRE (DOC. # 20220070948 O.P.R.)
21. 14' PERMANENT ELECTRIC EASEMENT TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (DOC. 20190178114)
22. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
23. VARIABLE WIDTH CLEAR VISION EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)



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 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

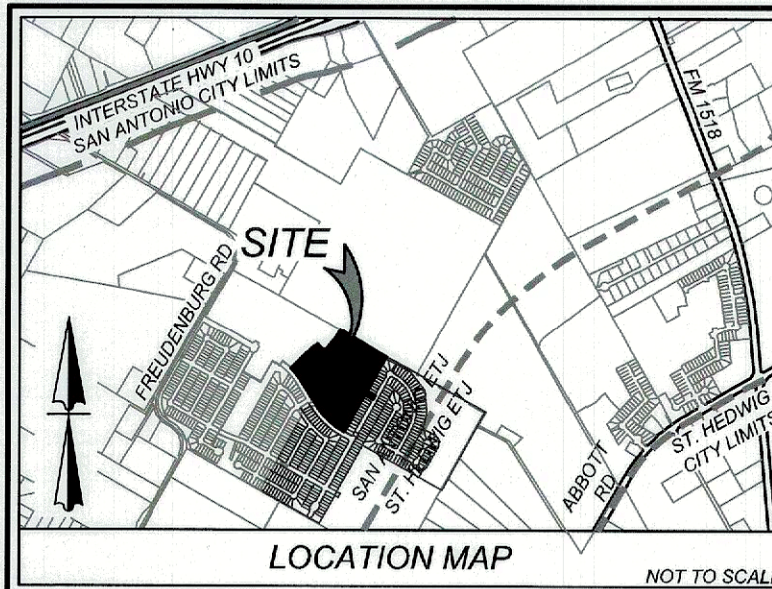
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

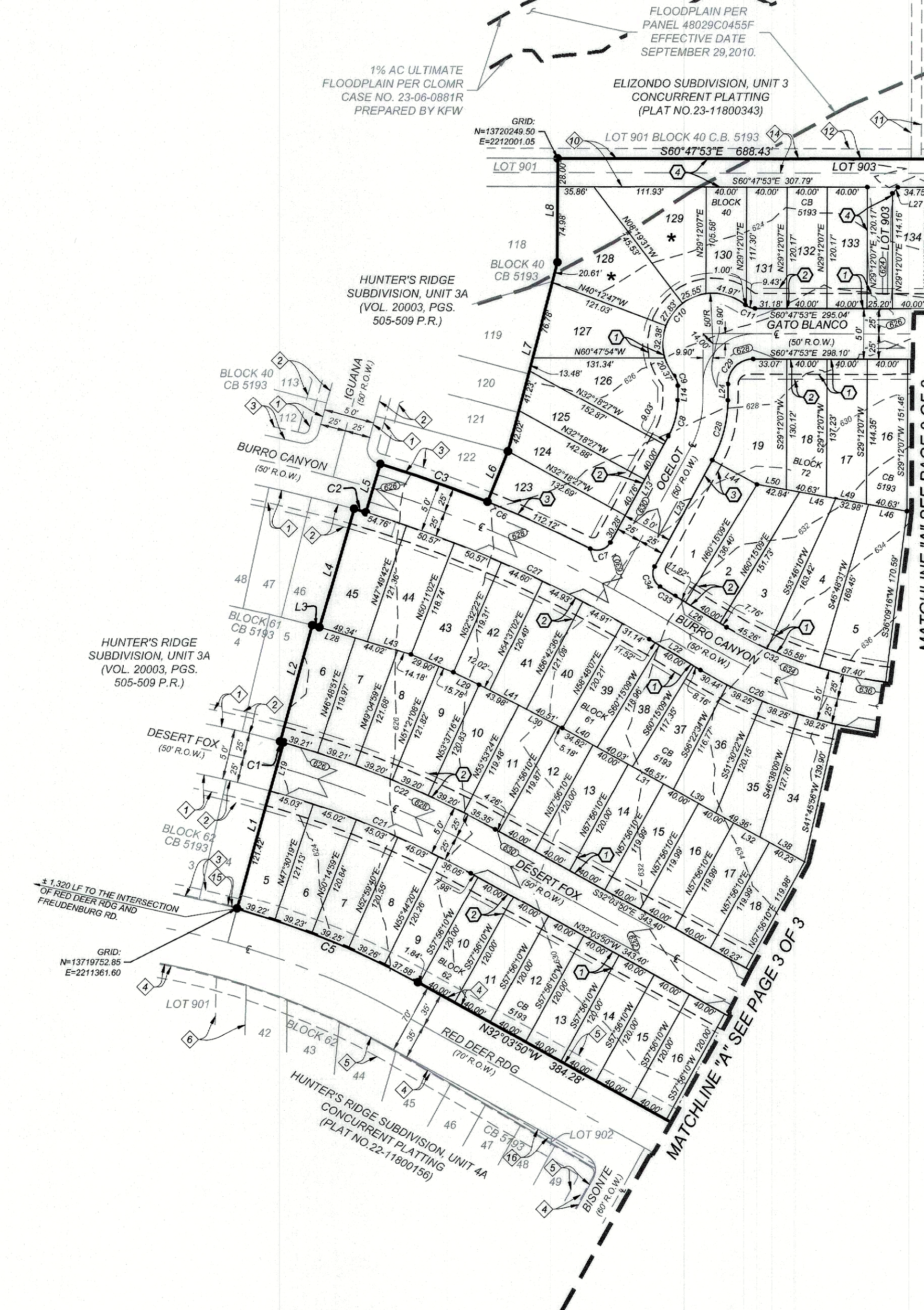


LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 97.9 --- = PROPOSED CONTOURS
- 97.0 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- = ORIGINAL SURVEY BOUNDARY LINE
- = PROPOSED EASEMENT
- = EXISTING EASEMENT
- = CENTERLINE OF ROAD
- = FEMA FLOODPLAIN

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
 5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.
- WASTEWATER EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.
- IMPACT FEE PAYMENT DUE:**
- WATER AND 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.

- CPS SAWS/COSA UTILITY NOTES:**
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 THE 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" 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 GRANTORS 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 118

PAGE 2 OF 3



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.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SUBDIVISION PLAT ESTABLISHING
HUNTER'S RIDGE SUBDIVISION, UNIT 5A

BEING 19.78 ACRES FROM A 222.28 ACRE TRACT OF LAND SITUATED IN WALTER W. PALMER SURVEY NO. 319 ABSTRACT NO. 586 AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT NO. 128 BEXAR COUNTY, TEXAS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. IN DOCUMENT 20210036624 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TSPF Firm #: 9513 • TSPF Firm #: 10122300

DATE OF PREPARATION: October 23, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
EMILIANO GUERRERO
FORESTAR GROUP INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TX 78750
PHONE: (713) 457-1690

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
EMILIANO GUERRERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 28th DAY OF October, A.D. 2024
Dawn Revell
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 HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

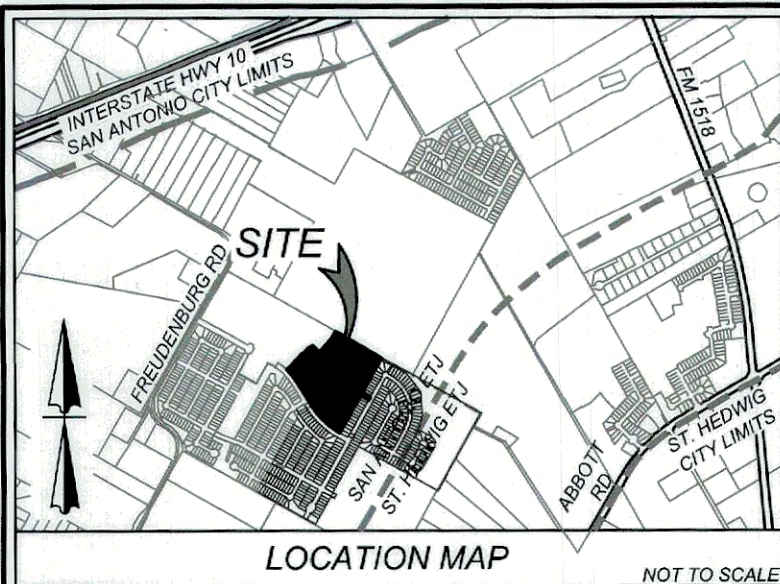
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
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- ▲ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
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- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 672 --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- --- = ORIGINAL SURVEY BOUNDARY LINE
- --- = PROPOSED EASEMENT
- --- = EXISTING EASEMENT
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KEY NOTES

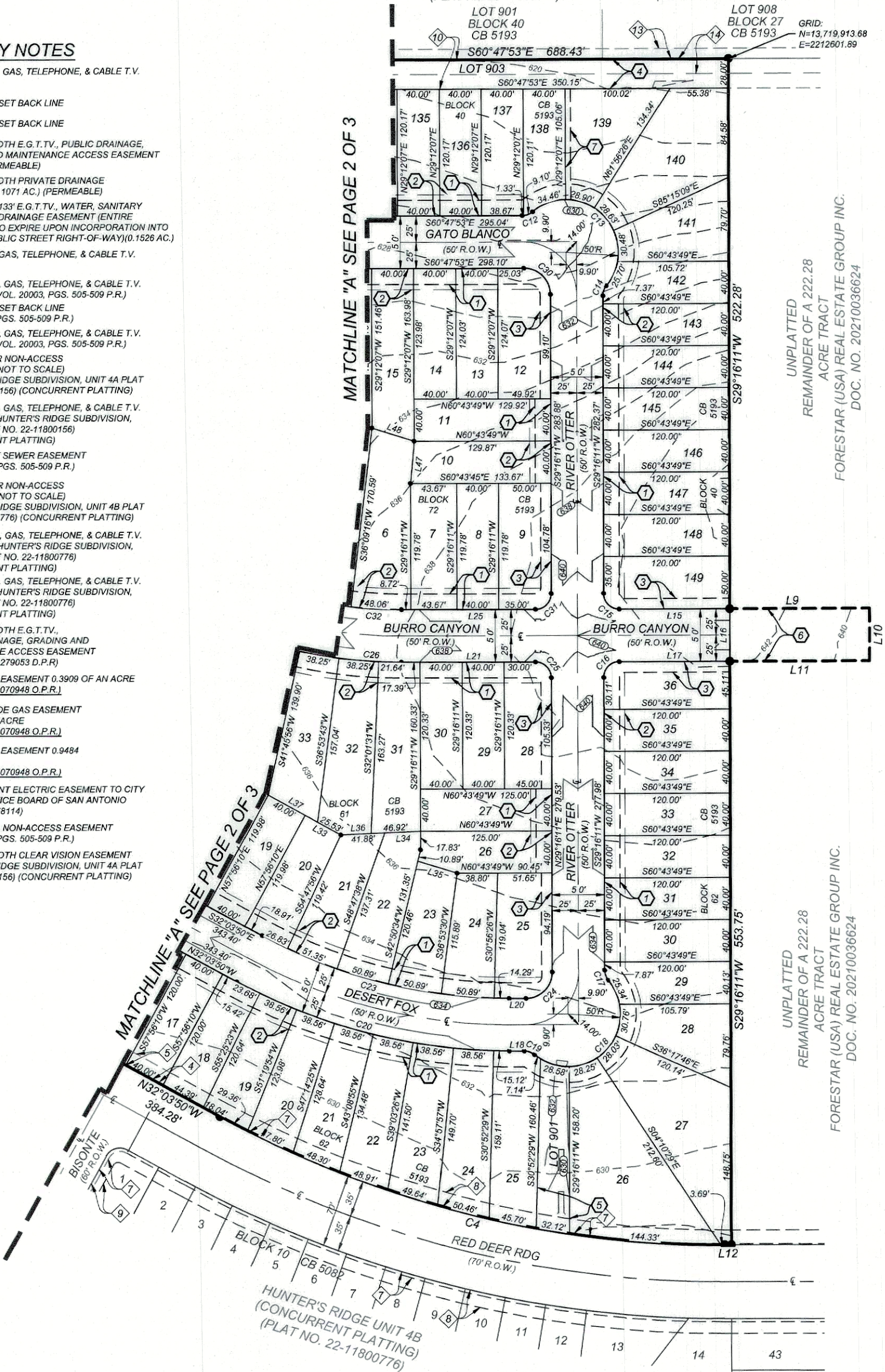
1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (0.50 AC.) (PERMEABLE)
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1071 AC.) (PERMEABLE)
6. OFF-LOT 50'X133' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.1526 AC.)
7. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
9. 20' BUILDING SET BACK LINE (VOL. 20003, PGS. 505-509 P.R.)
10. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
11. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)
12. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)
13. 30' SANITARY SEWER EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
14. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
15. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
16. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4B PLAT NO. 22-11800776) (CONCURRENT PLATTING)
17. VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (DOC. # 20220729053 D.P.R.)
18. 10' WIDE GAS EASEMENT 0.3909 OF AN ACRE (DOC. # 20220729053 D.P.R.)
19. VARIABLE WIDE GAS EASEMENT 0.5955 OF AN ACRE (DOC. # 20220729053 D.P.R.)
20. 10' WIDE GAS EASEMENT 0.9484 OF AN ACRE (DOC. # 20220729053 D.P.R.)
21. 14' PERMANENT ELECTRIC EASEMENT TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (DOC. 20190178114)
22. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20003, PGS. 505-509 P.R.)
23. VARIABLE WIDTH CLEAR VISION EASEMENT (HUNTER'S RIDGE SUBDIVISION, UNIT 4A PLAT NO. 22-11800156) (CONCURRENT PLATTING)

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO (CPS/SAWS/COSA) IS HEREBY DEDICATED THE 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" 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 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

ELIZONDO SUBDIVISION, UNIT 3
CONCURRENT PLATTING
(PLAT NO. 23-11800343)

ELIZONDO SUBDIVISION, UNIT 4
CONCURRENT PLATTING
(PLAT NO. 22-11800155)



SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 118



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.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441