

LOCATION MAP (NOT TO SCALE)

OWNER/CONVEYOR NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS (SAPS) 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," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, INSPECTING, PATROLLING AND ELECTRIC UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CITY ENGINEERS AND SAPS SHALL HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AREAS AND RIGHT OF WAY AREAS TOGETHER WITH THE RIGHT OF ACCESS TO SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENT OPERATION OF SAID INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLAB, OR WALL IS TO BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CITY ENGINEER OR SAPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OR ENFORCEMENT OF SAID 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 EASEMENTS OR RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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 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.

**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 THE WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

**DRAINAGE EASEMENT ENCROACHMENTS:**  
NO STRUCTURE, FENCE, WALL 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 MODIFICATION, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF P.C. OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS' 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.15.1)

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

**BUILDING SETBACK NOTE:**  
SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**TITLE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRF-APP-22-3880027) 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 ARCHITECTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARCHITECTS OFFICE FOR 34-770.

**OPEN SPACE NOTE:**  
LOT 801 BLOCK 13 CB 3082 AND LOT 808 BLOCK 40 CB 8183 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS TRANSMISSION AND CABLE TV EASEMENT.

**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF PLANTING SPACE, GREENBELT, PARKS, TREE SAVE AREAS, INCLUDING LOT 801 BLOCK 13 CB 3082 AND LOT 808 BLOCK 40 CB 8183, 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 BEAR COUNTY.

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE LIMITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

STATE OF TEXAS  
COUNTY OF BEAR

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

TERESA A. SCIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8672  
KFW SURVEYING, LLC  
3421 PALMISTON DRIVE, SUITE 101  
SAN ANTONIO, TEXAS 78201  
PHONE: 210-879-8444  
FAX: 210-879-8441

**WASTEWATER EASEMENT:**  
THE DEVELOPER DEDICATES THE WASTEWATER EQUIVALENT DRAINAGE UNITS (EDU) 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 AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, INSPECTING, PATROLLING AND COLLECTION FACILITIES AND ALL THE RIGHT OF RIGHTS AND EGRESS OVER GRANTORS' 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 PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE FUNCTION SAID FACILITIES. NO STRUCTURE, CONCRETE SLAB, OR WALL IS TO BE PLACED WITHIN SAID EASEMENT AREAS AND RIGHT-OF-WAY AREAS 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 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 PROCEEDINGS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**FIRE FLOW NOTE:**  
PROGRESS AND RECORDS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS FOR THE CITY OF SAN ANTONIO OR PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOTTED 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.

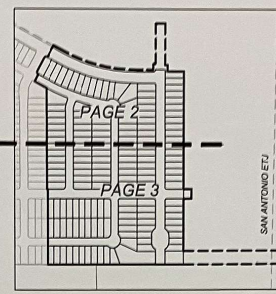
**FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT. AS SUCH, THERE IS NO FLOODPLAIN INFORMATION SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	70.00	N87°06'10"E	L22	163.00	S29°16'11"W
L2	14.00	N87°06'10"E	L23	38.90	S29°16'11"W
L3	81.67	S32°30'30"E	L24	86.50	S29°16'11"W
L4	38.91	N09°11'11"E	L25	86.50	N09°11'11"E
L5	14.00	S00°00'00"E	L26	39.30	N09°11'11"E
L6	250.48	N09°11'11"E	L27	163.00	N09°11'11"E
L7	80.00	S00°00'00"E	L28	210.00	S00°00'00"E
L8	268.69	S29°16'11"W	L29	100.00	S00°00'00"E
L9	15.00	S00°00'00"E	L30	15.87	N48°38'47"E
L10	40.00	S29°16'11"W	L31	61.87	S32°30'30"E
L11	80.00	S00°00'00"E	L32	210.00	S00°00'00"E
L12	80.00	S29°16'11"W	L33	111.48	N09°11'11"E
L13	80.00	N09°11'11"E	L34	61.87	N09°11'11"E
L14	5.00	N09°11'11"E	L35	16.87	N48°38'47"E
L15	81.67	N09°11'11"E	L36	50.00	N07°06'10"E
L16	80.00	N07°06'10"E	L37	1.00	N02°03'03"W
L17	81.67	S32°30'30"E	L38	111.48	S00°00'00"E
L18	111.48	S00°00'00"E	L39	1.00	S32°30'30"E
L19	60.00	S00°00'00"E	L40	14.00	S29°16'11"W
L20	108.00	S00°00'00"E			
L21	108.00	N09°11'11"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	483.32	986.00	251.94	28°39'09"	488.19	S48°27'49"E
C2	24.17	1240.00	12.09	1°07'00"	24.17	N02°37'20"W
C3	23.56	15.00	15.00	90°00'00"	21.21	N12°58'10"E
C4	23.56	15.00	15.00	90°00'00"	21.21	S77°09'50"E
C5	54.46	1079.00	17.23	1°56'42"	54.46	S04°49'27"E
C6	300.33	1000.00	268.31	38°39'09"	485.12	S48°27'49"E
C7	23.56	15.00	15.00	90°00'00"	21.21	N04°18'11"E
C8	37.42	1079.00	48.79	5°13'00"	87.39	S08°14'30"E
C9	23.56	15.00	15.00	90°00'00"	21.21	S18°42'49"W
C10	23.56	15.00	15.00	90°00'00"	21.21	S74°16'11"W
C11	13.09	15.00	6.89	49°34'11"	12.88	S4°18'22"E
C12	47.89	55.00	25.84	49°34'11"	46.48	S4°18'22"E
C13	47.89	55.00	25.84	49°34'11"	46.48	S84°18'22"W
C14	13.09	15.00	6.89	49°34'11"	12.88	S84°18'22"W
C15	13.09	15.00	6.89	49°34'11"	12.88	N4°18'22"E
C16	47.89	55.00	25.84	49°34'11"	46.48	S4°18'22"E
C17	47.89	55.00	25.84	49°34'11"	46.48	S84°18'22"E
C18	13.09	15.00	6.89	49°34'11"	12.88	N4°18'22"E
C19	23.56	15.00	15.00	90°00'00"	21.21	N18°42'49"W
C20	23.56	15.00	15.00	90°00'00"	21.21	S14°16'11"W
C21	10.47	15.00	5.44	39°11'13"	10.22	S07°30'30"E
C22	148.10	80.00	555.16	189°42'28"	98.60	S74°16'11"W
C23	10.47	15.00	5.44	39°11'13"	10.22	N48°07'11"E
C24	36.27	25.00	25.00	90°00'00"	36.27	N09°11'11"E
C25	36.27	15.00	15.00	90°00'00"	36.27	N18°42'49"W
C26	36.27	15.00	15.00	90°00'00"	36.27	N04°18'11"E
C27	36.27	15.00	15.00	90°00'00"	36.27	S07°30'30"E
C28	23.08	15.00	14.83	88°10'25"	20.87	N48°27'49"E

PAGE INDEX  
NTS

PLAT NOTES APPLY TO ALL PAGES  
OF THIS MULTIPLE PAGE PLAT



**SURVEYOR NOTES:**  
1. TO CORRECT REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE (NAD 83 NORTH AMERICAN DATUM) AND OF 1983.
- THE COORDINATES SHOWN HEREIN ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (16)

PLAT NUMBER 22-11800776

SUBDIVISION PLAT ESTABLISHING  
HUNTER'S RIDGE SUBDIVISION, UNIT 4B

BEING 28.01 ACRES FROM A 222.28 ACRE TRACT OF LAND SITUATED IN WALTER W. PALMER SURVEY NO. 319 ABSTRACT NO. 586 AND THE FRANCHISED CARMONA SURVEY, ABSTRACT NO. 128 BEAR COUNTY, TEXAS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. IN DOCUMENT 20210036204 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

**KFW**  
ENGINEERS & SURVEYING

3421 PALMISTON DRIVE, SUITE 101  
SAN ANTONIO, TEXAS 78201  
PHONE: 210-879-8444 • FAX: 210-879-8441  
TYPE: FORM # 9514 • TPLS FORM # 1072028

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
1600 SAN PEDRO AVE, SUITE 400  
SAN ANTONIO, TX 78232  
PHONE: (210) 382-3045

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PRESENCE OR THROUGH A S.A. AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, MARKS, INTERSECTIONS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC AND CONVEYANCE THEREIN EXPRESSED.

DATE OF SURVEY: 11/25/24

DATE OF PLAT: 11/25/24

DATE OF RECORD: 11/25/24

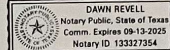
STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [NAME], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/ SHE/ IT EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 25th DAY OF November, 2024  
Dawn Revell

NOTARY PUBLIC - BEAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS 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, BEAR COUNTY, TX

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 4B 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 EXCEPTIONS (AND/OR VARIANCES) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY CHAIRMAN

BY SECRETARY

DATE PREPARED  
MAY 8, 2024

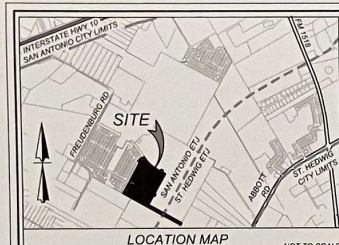
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PAGE 1 OF 3

RESIDENTIAL LOTS = 154





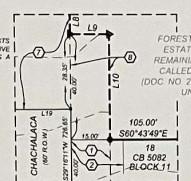
- LEGEND**
- F.I.R. = FOUND IRON ROD
  - S.I.R. = SET IRON ROD WITH BLUE CAP
  - ▲ SET IRON ROD WITH YELLOW CAP
  - STAMPED "KFW SURVEYING"
  - STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
  - D.P.R. = DEED AND PLAT RECORDS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

- SURVEYOR NOTES**
- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204 NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREIN ARE GRID WITH A COMBINED SCALE FACTOR OF 1:0.001.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 16).

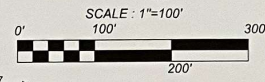
**FLOODPLAIN VERIFICATION NOTE**  
NO PORTION OF THE TRACT IS ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTING WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL AR000000, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

REFER TO PAGE 1 OF 3 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES



FORESTAR (USA) REAL ESTATE GROUP INC. REMAINING PORTION OF CALLED 222.28 ACRES (DOC. NO. 2021030624 D.P.R.) UNPLATTED



# PLAT NUMBER 22-11800776

## SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 4B

BEING 28.07 ACRES FROM A 322.28 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 2021030624 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**OWNER/DEVELOPER**  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE, SUITE 400  
SAN ANTONIO, TX 78232  
PHONE: (210) 382-3049

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 EASEMENT OR LANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WALKWAYS, DRIVEWAYS, BASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE BENEFIT AND ENJOYMENT OF THE PUBLIC.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Dawn Revell** (FURNISHED CERTIFICATE), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ENJOINED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 25th DAY OF November, 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, TEXAS 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 CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 25th DAY OF November, A.D. 2024

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 4B 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 25th DAY OF November, A.D. 2024

BY: CHAIRMAN  
BY: SECRETARY

- CITY OF SAN ANTONIO CITY 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 RIGHT-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," "OVERHUNG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXERCISING 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 ACCESS AND EGRESS OVER ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREON, 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.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT MATTER 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. 92954  
KFW ENGINEERS + SURVEYING, INC.

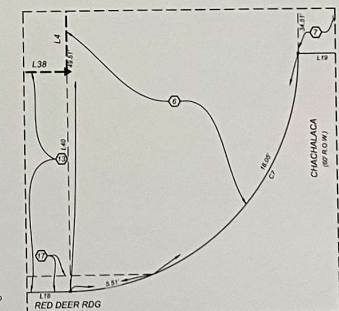
STATE OF TEXAS  
COUNTY OF BEXAR

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. SELL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PASEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

### KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT.
2. 30' BUILDING SET BACK LINE.
3. 10' BUILDING SET BACK LINE.
4. 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT.
5. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE).
6. OFF-LOT 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.01 AC).
7. OFF-LOT 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.01 AC).
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100. OFF-LOT 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.01 AC).



DETAIL "A"  
SCALE: 1" = 5"  
SEE THIS PAGE

RESIDENTIAL LOTS = 154

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