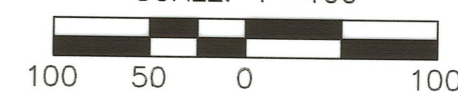


PLAT NO. 22-11800361
SUBDIVISION PLAT
ESTABLISHING
LEGACY HILLS SUBDIVISION
UNIT 2D

A 16.069 ACRE (699,953.04 SQUARE FEET) TRACT OF LAND SITUATED IN THE THOMAS L. TORREY SURVEY NO. 40 1/2, ABSTRACT NO. 969, MEDINA COUNTY, TEXAS, BEING ALL OF A 10.691 ACRE TRACT AS CONVEYED TO HPC DEVELOPMENT, LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2024001024 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS; BEING A PORTION OF 37.346 ACRE TRACT AS CONVEYED TO LOVE HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2023010528; AND BEING A PORTION OF A 319.390 ACRE TRACT AS CONVEYED TO HK SCHUCHART LAKE RANCH, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2019006046; ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



SCALE: 1"=100'



MIR
Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: MAY 31, 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 INDICATED 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: HARRY HAUSMAN
HPC DEVELOPMENT/HK SCHUCHART LAKE RANCH, LLC
9347 BIANCA
SAN ANTONIO, TEXAS 78254
210-695-5490

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY HAUSMAN

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 3rd DAY OF JUNE A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 2D 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., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 2D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: JUDGE

BY: COMMISSIONER PRECINCT 2

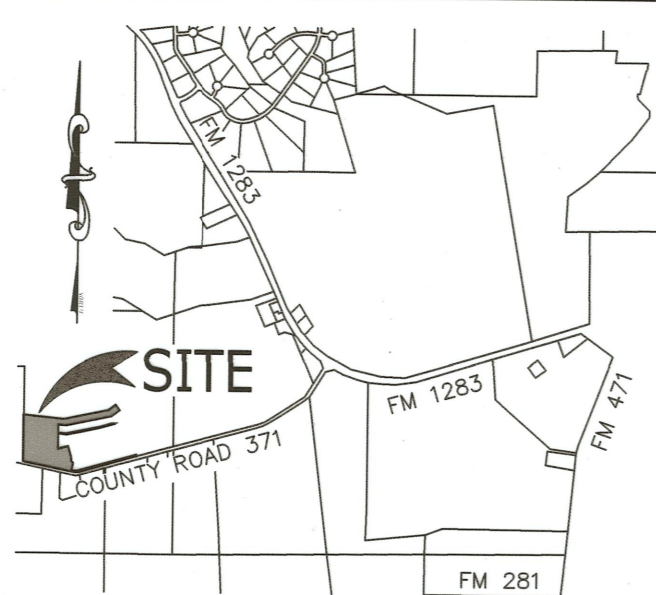
STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET _____ ON SLIDE _____ IN _____ TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 2



LOCATION MAP

NOT TO SCALE

KEYNOTES

- A 10' E.G.T.C.A. ESM'T.
 - B 15' BUILDING SETBACK LINE
 - C 1' VEHICULAR NON-ACCESS ESM'T.
 - D 50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.
 - E 10' WATER LINE ESM'T.
 - F VAR. WIDTH PRIVATE DRAINAGE AND ACCESS ESM'T.
 - G 14' OFF-LOT E.G.T.C.A. ESM'T.
 - H 14' E.G.T.C.A. ESM'T.
 - I VAR. WIDTH OFF-LOT PRIVATE DRAINAGE ESM'T.
 - J 60' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.
 - K 16' OFF-LOT SANITARY SEWER ESM'T.
 - L 15'X15' AT&T ESM'T.
 - M 10' BUILDING SETBACK LINE & E.G.T.C.A. ESM'T.
 - N 10' OFF-LOT WATER LINE ESM'T.
- 1 LOT 901, BLOCK 11, CONCURRENT PLATTING LEGACY HILLS UNIT 3A (PLAT NO. 22-11800360)
 - 2 VAR. WIDTH OFF LOT TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. CONCURRENT PLATTING LEGACY HILLS UNIT 3A (PLAT NO. 22-11800360)
 - 3 10' WATERLINE EASEMENT CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)
 - 4 14' E.G.T.C.A. EASEMENT CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)
 - 5 VARIABLE WIDTH PRIVATE DRAINAGE ESM'T. CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	122.74'	S141°25'3"W
L2	75.50'	S11°45'04"W
L3	33.24'	N83°21'03"E
L4	93.23'	N74°41'26"E
L5	25.00'	S15°38'34"E
L6	93.30'	S74°41'26"W
L7	39.25'	S83°21'03"W
L8	21.21'	S56°45'04"W
L9	21.21'	S33°14'56"E
L10	75.58'	N11°45'04"E
L11	35.36'	S56°45'04"W
L12	20.24'	N00°00'00"E
L13	14.14'	S45°00'00"E
L14	15.00'	N90°00'00"E
L15	15.00'	N90°00'00"E
L16	14.14'	N45°00'00"E
L17	14.14'	S45°00'00"E
L18	15.00'	N90°00'00"E
L19	14.14'	N45°00'00"E
L20	15.00'	N90°00'00"E
L21	207.80'	N00°00'00"E
L22	60.28'	S84°30'06"E
L23	35.64'	S83°21'03"W
L24	33.00'	N90°00'00"E
L25	44.15'	S11°45'04"W
L26	93.26'	S74°41'26"W
L27	14.00'	N50°52'32"E
L28	14.00'	S42°15'03"E
L29	56.63'	S89°55'02"W
L30	15.33'	S00°04'58"E
L31	102.20'	S84°02'36"E
L32	99.16'	N84°02'36"W
L33	15.33'	N78°14'56"W
L34	69.56'	S78°14'56"E
L35	35.36'	S33°14'56"E
L36	10.01'	S14°12'53"W
L37	120.35'	S84°30'06"E
L38	69.00'	S37°18'50"E
L39	99.64'	N84°30'06"W
L40	14.54'	S74°21'26"W
L41	60.00'	N90°00'00"E
L42	28.80'	S84°02'31"E
L43	41.48'	N84°02'31"W
L44	74.72'	N74°21'26"E
L45	87.82'	S74°21'26"W

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION NOTE:

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.

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

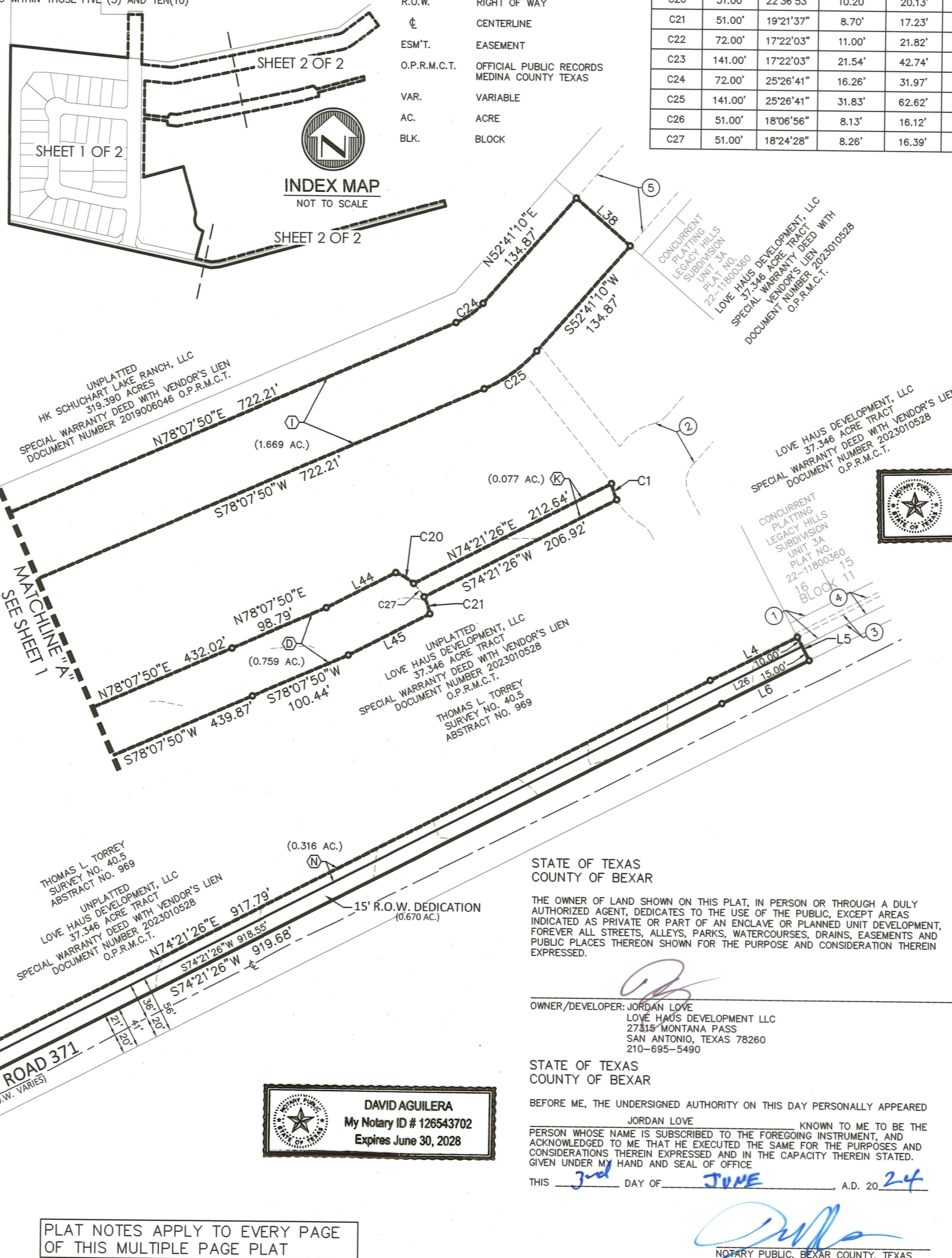
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

LEGEND

- 609 --- EXISTING CONTOUR
- 702 --- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- CL CENTERLINE
- ESM'T. EASEMENT
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- VAR. VARIABLE
- AC. ACRE
- BLK. BLOCK



DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2028

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 INDICATED 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: JORDAN LOVE
LOVE HAUS DEVELOPMENT LLC
27318 MONTANA PASS
SAN ANTONIO, TEXAS 78260
210-695-5490

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORDAN LOVE

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

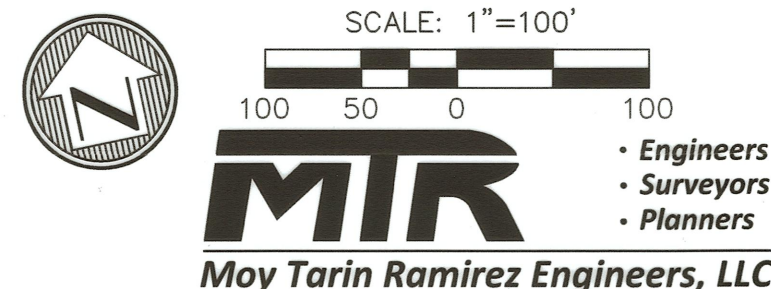
THIS 3rd DAY OF JUNE A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 22-11800361

SUBDIVISION PLAT ESTABLISHING LEGACY HILLS SUBDIVISION UNIT 2D



TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5058

DATE OF PREPARATION: MAY 31, 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 INDICATED 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: HARRY HAUSMAN
HPC DEVELOPMENT/HK SCHUCHART LAKE RANCH, LLC
9347 BIANCA
SAN ANTONIO, TEXAS 78254
210-695-5490

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN
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 3rd DAY OF JUNE A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 2D 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.,

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF LEGACY HILLS SUBDIVISION UNIT 2D HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA,
TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20

JUDGE

COMMISSIONER PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, COUNTY CLERK OF MEDINA COUNTY, DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF A.D. 20 AT
AND DULY RECORDED THE DAY OF A.D.
20 AT M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN
CABINET ON SLIDE IN TESTIMONY
WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF A.D. 20
COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: DEPUTY

SHEET 1 OF 2

NOTES:

FLOODPLAIN VERIFICATION
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325002500, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS
NO STRUCTURES, 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND MEDINA 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.

RESIDENTIAL FINISHED FLOOR
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

COMMON AREA MAINTENANCE
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 907, BLOCK 14; LOTS 901 & 902, BLOCK 18, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

STREET AND RIGHT OF WAY
OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT. ALL STREETS ARE PUBLIC BUT OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE HOME OWNERS ASSOCIATION (HOA) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

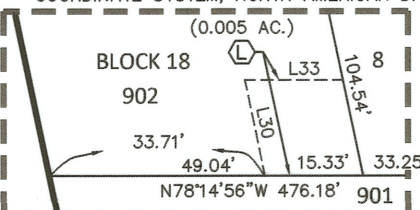
PUBLIC IMPROVEMENT DISTRICT (PID)
THIS PLAT IS PART OF THE LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT CREATED THROUGH RESOLUTION 2021-10-07-1 RECORDED ON OCTOBER 12, 2021 IN THE O.P.R.M.C.T.

35 RESIDENTIAL LOTS AND 1 AMENITY CENTER (LOT 56, BLOCK 14) ESTABLISHED

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.



UNPLATTED
HK SCHUCHART LAKE RANCH, LLC
319.390 ACRES
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NUMBER 2019060646 O.P.R.M.C.T.
S84°30'06"E 511.00'

UNPLATTED
LOVE HAUS DEVELOPMENT, LLC
37.346 ACRE TRACT
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NUMBER 2023010528 O.P.R.M.C.T.

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 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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION NOTE:

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.

DETENTION:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN A VARIABLE WITH DRAINAGE EASEMENT DEED TO THE DEVELOPMENT IN DOCUMENT NUMBER 2023010951, O.P.R.M.C.T.

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 THE WATER METER SET AND/OR THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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 GPM AT 25 PSI 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 DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SETBACK NOTE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#21-38800120) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35'-477'(b)(5)(c).

LEGEND

--- 609 --- EXISTING CONTOUR
--- 702 --- PROPOSED CONTOUR

E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION

R.O.W. RIGHT OF WAY

☉ CENTERLINE

ESMT. EASEMENT

O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS

VAR. VARIABLE

AC. ACRE

BLK. BLOCK

DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2028

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 INDICATED 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: JORDAN LOVE
LOVE HAUS DEVELOPMENT LLC
27315 MONTANA PASS
SAN ANTONIO, TEXAS 78260
210-695-5490

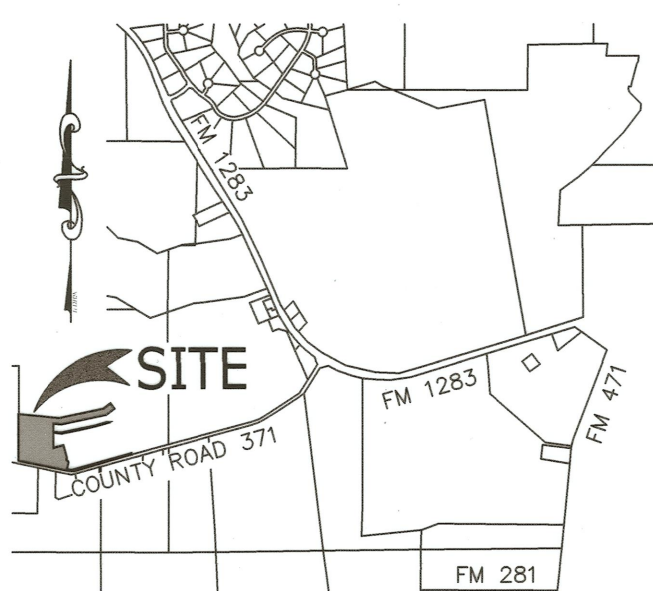
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JORDAN LOVE
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 3rd DAY OF JUNE A.D. 2024

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2028



KEYNOTES

- (A) 10' E.G.T.C.A. ESM'T.
- (B) 15' BUILDING SETBACK LINE
- (C) 1' VEHICULAR NON-ACCESS ESM'T.
- (D) 50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER AND DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.
- (E) 10' WATER LINE ESM'T.
- (F) VAR. WIDTH PRIVATE DRAINAGE AND ACCESS ESM'T.
- (G) 14' OFF-LOT E.G.T.C.A. ESM'T.
- (H) 14' E.G.T.C.A. ESM'T.
- (I) VAR. WIDTH OFF-LOT PRIVATE DRAINAGE ESM'T.
- (J) 80' OFF-LOT SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.
- (K) 16' OFF-LOT SANITARY SEWER ESM'T.
- (L) 15'X15' AT&T ESM'T.
- (M) 10' BUILDING SETBACK LINE & E.G.T.C.A. ESM'T.
- (N) 10' OFF-LOT WATER LINE ESM'T.
- (1) LOT 901, BLOCK 11, CONCURRENT PLATTING LEGACY HILLS UNIT 3A (PLAT NO. 22-11800360)
- (2) VAR. WIDTH OFF LOT TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. CONCURRENT PLATTING LEGACY HILLS UNIT 3A (PLAT NO. 22-11800360)
- (3) 10' WATERLINE EASEMENT CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)
- (4) 14' E.G.T.C.A. EASEMENT CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)
- (5) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T. CONCURRENT PLATTING LEGACY HILLS SUBDIVISION UNIT 3A (PLAT NO. 22-11800360)

NOTE:
SEE SHEET 2 OF 2 FOR
LINE AND CURVE TABLES.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION
HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

