



LOCATION MAP

NOT TO SCALE

## LEGEND

---	1250	---	EXISTING CONTOUR
---	910	---	PROPOSED CONTOUR
E.G.T.C.A.			ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.			RIGHT OF WAY
⊕			CENTERLINE
O.P.R.B.C.T.			OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
O.P.R.M.C.T.			OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
VOL.			VOLUME
PG.			PAGE
C.B.			COUNTY BLOCK
---			COUNTY LIMITS
AC.			ACRE
VAR.			VARIABLE
NO.			NUMBER
-			REPETITIVE BEARING AND/OR DISTANCE
BLK.			BLOCK

## OPEN SPACE NOTE:

LOT 901, BLOCK 30 AND LOTS 901 & 902, BLOCK 34 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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 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.

CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	
C1	29.00'	37°41'13"	9.90'	19.08'	18.73'	N81°49'00"W	
C2	29.00'	38°05'03"	10.01'	19.28'	18.92'	S60°17'52"W	
C3	51.00'	176°29'46"	1667.41'	157.10'	101.95'	S50°29'47"E	
C4	29.00'	38°05'03"	10.01'	19.28'	18.92'	N18°42'35"E	
C5	25.00'	100°19'39"	29.97'	43.78'	38.39'	S50°29'47"E	
C6	25.00'	96°38'48"	28.08'	42.17'	37.35'	N31°01'00"E	
C7	29.00'	37°41'13"	9.90'	19.08'	18.73'	S36°09'01"E	
C8	51.00'	172°01'15"	731.23'	153.12'	101.75'	N31°01'00"E	

## NOTES:

1. FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 483250C0400D, EFFECTIVE DATE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. DRAINAGE EASEMENT ENCROACHMENTS NOTE: 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-SECTIONS 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. RESIDENTIAL FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
4. COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 30 AND LOTS 901-902, BLOCK 34. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
5. 27 RESIDENTIAL LOTS 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.

## KEYNOTES

- 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- 20' BUILDING SETBACK LINE
- 10' E.G.T.C.A. EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT
- OPEN SPACE LOT 901, BLOCK 30, C.B. 4348 (1.899 AC.) (PERMEABLE)
- OPEN SPACE LOT 901, BLOCK 34, C.B. 4348 (0.071 AC.) (PERMEABLE)
- OPEN SPACE LOT 902, BLOCK 34, C.B. 4348 (0.543 AC.) (PERMEABLE)
- 20' E.G.T.C.A. EASEMENT
- 25' SANITARY SEWER & ACCESS EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 30.23' PUBLIC DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 14A (CABINET 3, SLIDE 1024, O.P.R.M.C.T.)
- 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.)
- 10' E.G.T.C.A. EASEMENT AND 10' BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 15B (CABINET 3, SLIDE 1088, O.P.R.M.C.T.)

## 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.

## SAWS IMPACT FEE:

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 PLAT):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## 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 (TRE-APP-APP22-38800458) 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).

## CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(D)(5).

- 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15B (CABINET 3, SLIDE 1088, O.P.R.M.C.T.)
- 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15B (CABINET 3, SLIDE 1088, O.P.R.M.C.T.)
- 28' E.G.T.C.A. EASEMENT (DOCUMENT NO. 2021009186, O.P.R.M.C.T.)
- VAR. WIDTH OFF-LOT DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A-B, O.P.R.M.C.T.)
- 100' CPS EASEMENT (VOL. 12376, PG. 1089 O.P.R.B.C.T.)
- 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 14A (CABINET 3, SLIDE 1024, O.P.R.M.C.T.)
- 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 14A (CABINET 3, SLIDE 1024, O.P.R.M.C.T.)
- 1' VEHICULAR NON ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 14A (CABINET 3, SLIDE 1024, O.P.R.M.C.T.)

## PLAT NO. 23-11800241

SUBDIVISION PLAT  
ESTABLISHINGHUNTERS RANCH  
SUBDIVISION UNIT 14C

BEING A TOTAL OF 7.866 ACRES (342,632.28 SQUARE FEET) OF LAND SITUATED IN THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1447, MEDINA COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 32.559 ACRE TRACT AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC, BY CORRECTION SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2014001195, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

**MTR**  
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

SCALE: 1"=100'



DATE OF PREPARATION: August 26, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

## OWNER/DEVELOPER: JORDAN LOVE

LOVEHAUS DEVELOPMENT, LLC  
27315 MONTANA PASS  
SAN ANTONIO, TEXAS 78260  
TELEPHONE: (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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 14C 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 HUNTERS RANCH SUBDIVISION UNIT 14C 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 1 OF 1