

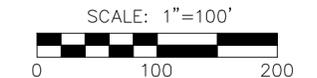
HUNTERS RANCH SUBDIVISION UNIT 14C

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



Engineers, Surveyors, Planners

TPBELS, 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: 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

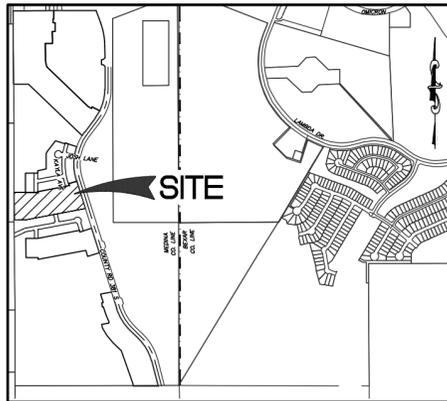
THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 14C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) 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



LOCATION MAP NOT TO SCALE

LEGEND table with symbols for existing contour, proposed contour, E.G.T.C.A., R.O.W., centerline, O.P.R.B.C.T., O.P.R.M.C.T., volume, page, county block, county limits, acre, variable, number, distance, and block.

LINE TABLE with columns for LINE, LENGTH, BEARING, listing lines L1 through L15.

CURVE TABLE with columns for CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING, listing curves C1 through C8.

CPS NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE... 4. CONCRETE DRIVEWAY APPROACHES... 5. ROOF OVERHANGS ARE ALLOWED...

NOTES:

- 1. FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE... 2. DRAINAGE EASEMENT ENCROACHMENTS NOTE... 3. RESIDENTIAL FINISHED FLOOR NOTE... 4. COMMON AREA MAINTENANCE NOTE... 5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE...

KEYNOTES

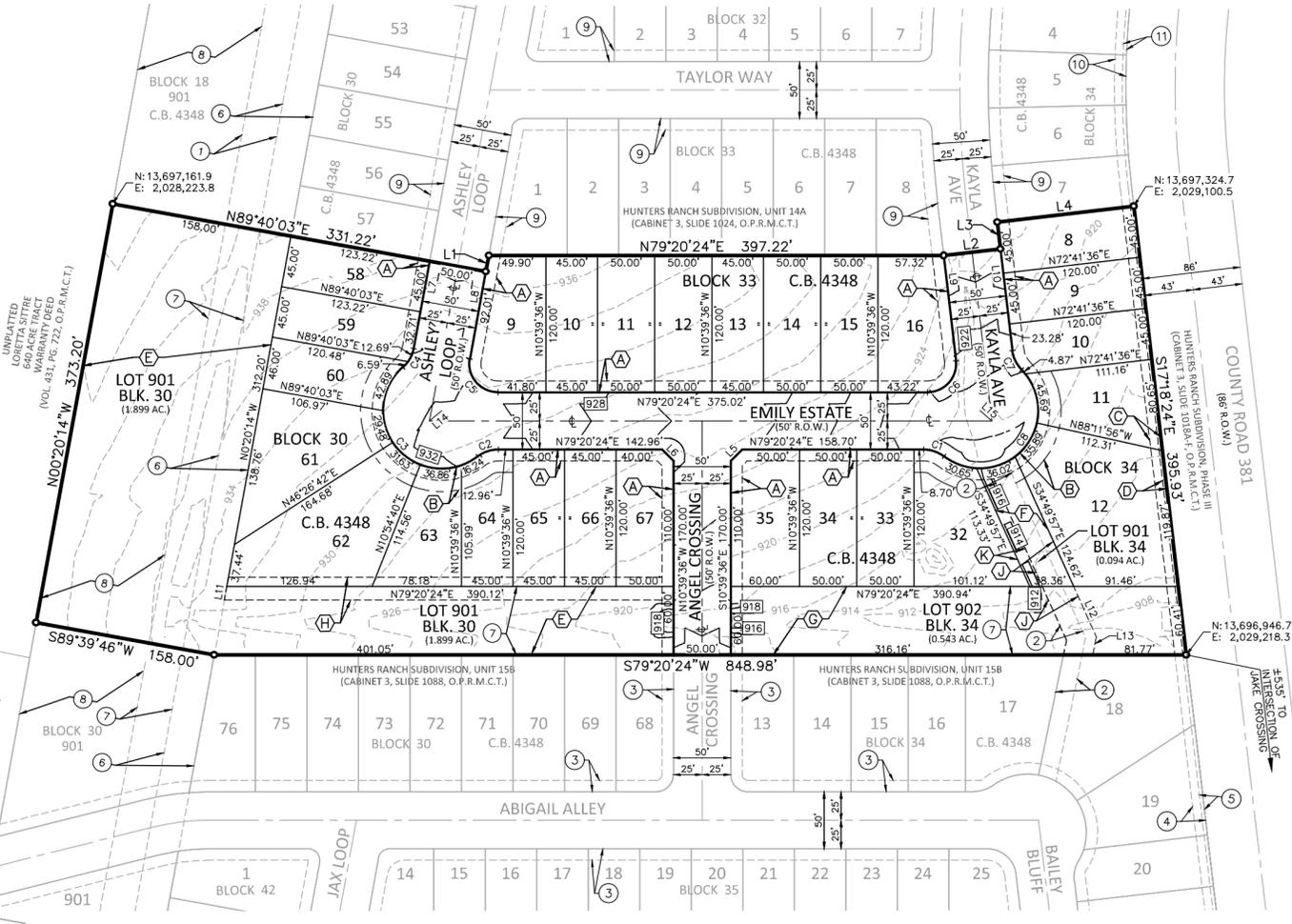
- (A) 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE (B) 20' BUILDING SETBACK LINE (C) 10' E.G.T.C.A. EASEMENT (D) 1' VEHICULAR NON ACCESS EASEMENT (E) OPEN SPACE LOT 901, BLOCK 30, C.B. 4348 (1.899 AC.) (PERMEABLE) (F) OPEN SPACE LOT 901, BLOCK 34, C.B. 4348 (0.071 AC.) (PERMEABLE) (G) OPEN SPACE LOT 902, BLOCK 34, C.B. 4348 (0.543 AC.) (PERMEABLE) (H) 20' E.G.T.C.A. EASEMENT (I) 25' SANITARY SEWER & ACCESS EASEMENT (J) 10' PRIVATE DRAINAGE EASEMENT (1) 30.23' PUBLIC DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 14A (CABINET 3, SLIDE 1024, O.P.R.M.C.T.) (2) 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (3) 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).

OPEN SPACE NOTE: LOT 901, BLOCK 30 AND LOTS 901 & 902, BLOCK 34 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A 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



HUNTERS RANCH SUBDIVISION, UNIT 14C