

PLAT NO. 20-11800374

SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH SUBDIVISION, UNIT 15A

BEING A TOTAL OF 9.466 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THOSE CERTAIN TRACTS DESIGNATED AS 32.559 ACRES AND 32.559 ACRES, AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NO. 2021001195 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



May Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG-F-5297 & SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

SCALE: 1"=100'
0 100 200

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
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5990

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 28th DAY OF
March 2022
Jacquelyn B. Contreras
NOTARY PUBLIC, MEDINA COUNTY, TEXAS
JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 15A 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 15A, 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 _____
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 _____

BY: _____ DEPUTY

SHEET 1 OF 2

NOTES:

- FLOODPLAIN VERIFICATION NOTES: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C04000, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 39 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, UNIT 15A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND/OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 38, CB 4348; LOT 902, BLOCK 34, CB 4348; AND LOTS 901-902, BLOCK 42, CB 4348.

CPS 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 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.
- 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, AND WASTEWATER 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 BY 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.

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.

EDU IMPACT FEE PAYMENT 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 1,000 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"

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-APP20-38800124) 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).

LOCATION MAP

NOT TO SCALE

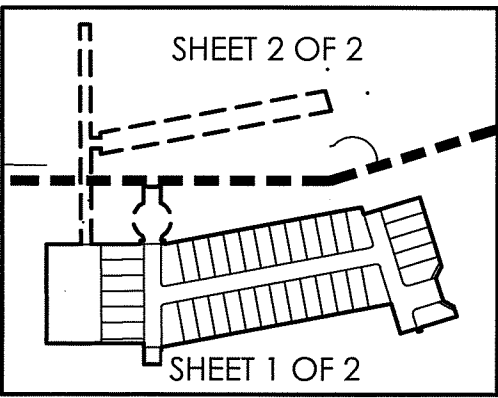
LEGEND

- 1250--- EXISTING CONTOUR
- 1310--- PROPOSED CONTOUR
- Ac. ACRE
- CL CENTERLINE
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- ESM'T EASEMENT
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.G.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.G.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- PG. PAGE
- ROW RIGHT OF WAY
- VAR. VARIABLE
- VOL. VOLUME

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	100°19'39"	11.99'	17.51'	15.36'	N50°29'47"W
C2	10.00'	96°38'48"	11.23'	16.87'	14.94'	S31°01'00"W
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	N62°18'24"W
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N27°41'36"E
C5	10.00'	83°21'12"	8.90'	14.55'	13.30'	S58°59'00"E
C6	10.00'	79°40'21"	8.34'	13.91'	12.81'	N39°30'13"E
C7	20.00'	53°06'08"	9.99'	18.54'	17.88'	N26°53'01"W
C8	55.00'	116°01'56"	88.07'	111.38'	93.30'	N04°34'53"E
C9	55.00'	116°09'24"	88.29'	111.50'	93.36'	S05°15'11"E
C10	20.00'	53°09'00"	10.01'	18.56'	17.90'	S26°14'46"W

MATCHLINE "A" SEE SHEET 2 OF 2



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
PH# (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

LINE TABLE

LINE	LENGTH	BEARING
L1	100.00'	N89°39'46"E
L2	30.23'	N89°40'03"E
L3	27.77'	N89°40'01"E
L4	14.91'	N00°20'14"W
L5	60.41'	S17°18'24"E
L6	16.08'	N00°20'14"W
L7	27.77'	S89°40'01"W
L8	140.94'	N89°39'46"E
L9	10.00'	N00°19'52"W
L10	10.00'	N89°40'03"E
L11	30.23'	S89°39'46"W
L12	47.01'	N00°19'57"W
L13	50.00'	N89°40'03"E
L14	46.98'	N89°40'03"E
L15	10.00'	N89°40'03"E
L16	10.16'	S00°19'57"E
L17	21.96'	S17°18'24"E
L18	170.00'	N72°41'36"E
L19	35.36'	S27°41'36"W

LINE TABLE

LINE	LENGTH	BEARING
L20	70.00'	S17°18'24"E
L21	35.36'	S62°18'24"E
L22	30.00'	S17°18'24"E
L23	90.00'	N17°18'24"W
L24	50.00'	S00°19'57"E
L25	50.00'	S89°40'03"W
L26	50.00'	N00°19'57"W
L27	50.00'	N89°40'03"E
L28	113.63'	N00°19'57"W
L29	50.00'	S89°40'03"W
L30	87.62'	S17°18'24"E
L31	80.00'	S72°41'36"W
L32	80.00'	N72°41'36"E
L33	40.00'	N17°18'24"W
L34	11.81'	N00°19'57"W
L35	55.36'	N27°41'36"E
L36	55.44'	N62°23'42"W
L37	110.00'	S72°41'36"W
L38	50.00'	S72°41'36"W

LINE TABLE

LINE	LENGTH	BEARING
L39	10.00'	S17°18'24"E
L40	10.00'	S72°41'36"W
L41	10.00'	N17°18'24"W
L42	10.00'	N00°20'11"W
L43	9.96'	N00°19'57"W

KEYNOTES

- 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE
- VAR. WIDTH TEMPORARY TURNAROUND, ACCESS, WATER, SANITARY SEWER, & DRAINAGE ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY, PERMEABLE (0.288 Ac.).
- OPEN SPACE - LOT 901, BLOCK 42, C.B. 4348 (1.034 Ac.) (PERMEABLE)
- 50'x50' OFF-LOT TEMPORARY E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY, (PERMEABLE) (0.057 Ac.)
- VAR. WIDTH OFF-LOT DRAINAGE EASEMENT (1.377 Ac.) (PERMEABLE)
- 10' E.G.T.C.A. EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT
- 30.23' PUBLIC DRAINAGE EASEMENT (PERMEABLE) (0.196 Ac.)
- 10'x10' OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED RIGHT OF WAY. (0.002 Ac.)
- 8' E.G.T.C.A. EASEMENT
- 12' ACCESS & E.G.T.C.A. EASEMENT, LOT 902, BLOCK 42, C.B. 4248, (0.034 Ac.)
- OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 34, C.B.4348 (PERMEABLE) (0.010 Ac.)
- OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 901, BLOCK 38, C.B.4348 (PERMEABLE) (0.010 Ac.)
- VARIABLE WIDTH OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED RIGHT OF WAY. (0.002 Ac.)

KEYNOTES

- VAR. WIDTH OFF-LOT TEMPORARY E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY. CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.)
- 28' E.G.T.C.A. EASEMENT (DOCUMENT NO. 2021009186, O.P.R.M.C.T.)
- 30' PUBLIC DRAINAGE EASEMENT CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, UNIT 14A (LAND-PLAT-20-11800373)
- OPEN SPACE - LOT 901, BLOCK 18, C.B. 4348 CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, UNIT 14A (LAND-PLAT-20-11800373)
- VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 Ac.) CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 Ac.) CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- 100' CPS EASEMENT (VOL. 12376, PG. 1089, O.P.R.B.C.T.)
- LOT 901, BLOCK 12, C.B. 4348 VAR. WIDTH E.G.T.C.A. ESM'T CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION PHASE 3 (LAND-PLAT-20-11800217)

PLAT NO. 20-11800374

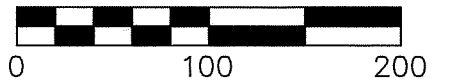
SUBDIVISION PLAT
ESTABLISHING
HUNTERS RANCH
SUBDIVISION, UNIT 15A

BEING A TOTAL OF 9.466 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THOSE CERTAIN TRACTS DESIGNATED AS 32.559 ACRES AND 32.559 ACRES AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NO. 2021001195 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MIR
Moy Tarin Ramirez Engineers, LLC
FIRM TEMPLS ENG F-5297 & SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

• Engineers
• Surveyors
• Planners

SCALE: 1"=100'

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
LOVEHAUS DEVELOPMENT, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

JORDAN LOVE

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 28th DAY OF

March 2022

Jacqueline B. Contreras
NOTARY PUBLIC, MEDINA COUNTY, TEXAS

JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 15A, 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 15A, 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

NOTES:

- FLOODPLAIN VERIFICATION NOTES: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325004000, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 39 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, UNIT 15A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND/OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 38, CB 4348; LOT 902, BLOCK 34, CB 4348; AND LOTS 901-902, BLOCK 42, CB 4348.

CPS 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 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.
- 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 T.V. 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 BY 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.

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.

EDU IMPACT FEE PAYMENT 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 1,000 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

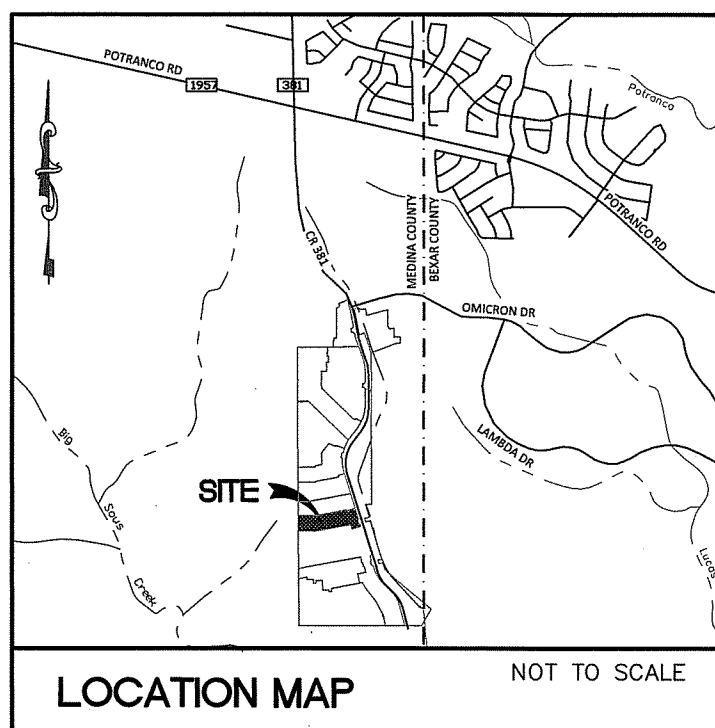
SETBACK NOTE:

DRAINAGE EASEMENTS SHOWN 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-APP20-38800124) 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).

NOTE:
SEE SHEET 1 FOR CURVE AND LINE TABLE

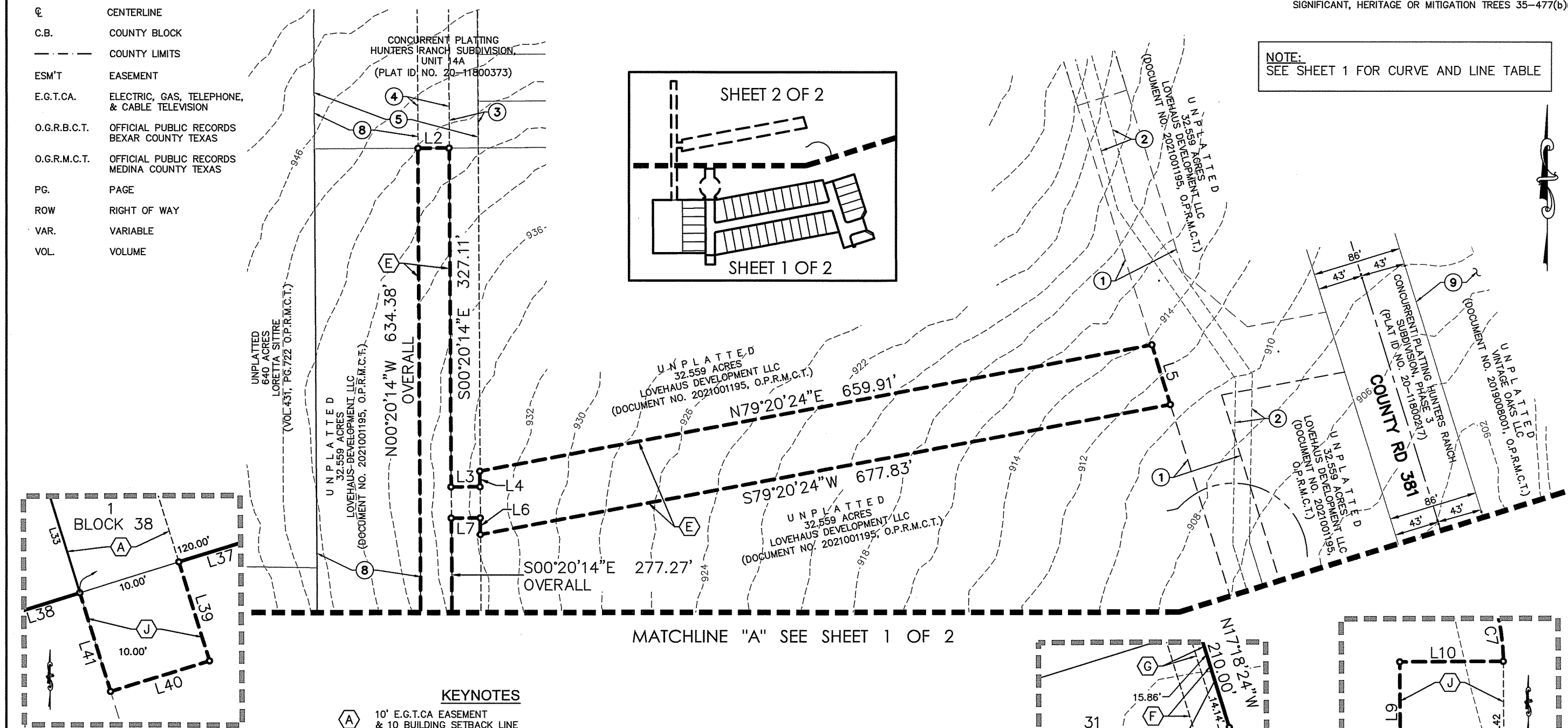


LOCATION MAP

NOT TO SCALE

LEGEND

- 1250--- EXISTING CONTOUR
- 1310--- PROPOSED CONTOUR
- Ac. ACRE
- CL CENTERLINE
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- ESM'T EASEMENT
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.G.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.G.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- PG. PAGE
- ROW RIGHT OF WAY
- VAR. VARIABLE
- VOL. VOLUME



MATCHLINE "A" SEE SHEET 1 OF 2

KEYNOTES

- 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- VAR. WIDTH TEMPORARY TURNAROUND, ACCESS, WATER, SANITARY SEWER, & DRAINAGE ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY, PERMEABLE (0.288 Ac.).
- OPEN SPACE - LOT 901, BLOCK 42, C.B. 4348 (1.034 Ac.) (PERMEABLE)
- 50'x50' OFF-LOT TEMPORARY E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY, (PERMEABLE) (0.057 Ac.)
- VAR. WIDTH OFF-LOT DRAINAGE EASEMENT (1.377 AC.) (PERMEABLE)
- 10' E.G.T.C.A. EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT
- 30.23' PUBLIC DRAINAGE EASEMENT (PERMEABLE) (0.196 Ac.).
- 10'x10' OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED RIGHT OF WAY. (0.002 Ac.)
- 8' E.G.T.C.A. EASEMENT
- 12' ACCESS & E.G.T.C.A. EASEMENT, LOT 902, BLOCK 42, C.B. 4248, (0.034 Ac.)
- OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 34, C.B.4348 (PERMEABLE) (0.010 Ac.)
- OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 901, BLOCK 38, C.B.4348 (PERMEABLE) (0.010 Ac.)
- VARIABLE WIDTH OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED RIGHT OF WAY. (0.002 Ac.)

KEYNOTES

- VAR. WIDTH OFF-LOT TEMPORARY E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY. CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.)
- 28' E.G.T.C.A. EASEMENT (DOCUMENT NO. 2021009186, O.P.R.M.C.T.)
- 30' PUBLIC DRAINAGE EASEMENT CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, UNIT 14A (LAND-PLAT-20-11800373)
- OPEN SPACE - LOT 901, BLOCK 18, C.B. 4348 CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, UNIT 14A (LAND-PLAT-20-11800373)
- VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 Ac.) CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- VARIABLE WIDTH SIGNAGE EASEMENT (OFF-LOT) (0.010 Ac.) CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION, PHASE 3 (LAND-PLAT-20-11800217)
- 100' CPS EASEMENT (VOL. 12376, PG. 1089, O.P.R.B.C.T.)
- LOT 901, BLOCK 12, C.B. 4348 VAR. WIDTH E.G.T.C.A. ESM'T CONCURRENT PLATTING HUNTERS RANCH SUBDIVISION PHASE 3 (LAND-PLAT-20-11800217)

INSET DETAIL 5
NTSSTATE 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
PH# (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 UNITED 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

