

PLAT NO.-21-11800301

SUBDIVISION PLAT
ESTABLISHINGHUNTERS RANCH
SUBDIVISION, UNIT 16B

BEING A TOTAL OF 25.985 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 33.808 ACRE TRACT AS CONVEYED TO LYNDSY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2021001001, AND BEING A PORTION OF THAT CERTAIN 33.378 ACRE TRACT AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY CORRECTION SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021001195, AND BEING A PORTION OF THAT CERTAIN 268.560 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201908001, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

FIRM TPELS ENG F-5297 & SVY F-10131500

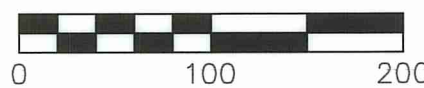
12770 CIMARRON PATH, SUITE 100

SAN ANTONIO, TEXAS 78249

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

DATE OF PREPARATION: January 25, 2023

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

OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
HARRY HAUSMAN
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 2nd DAY OF

February 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2024

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 16B, 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 16B, 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 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 2

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 TV 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.

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 THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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.

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:

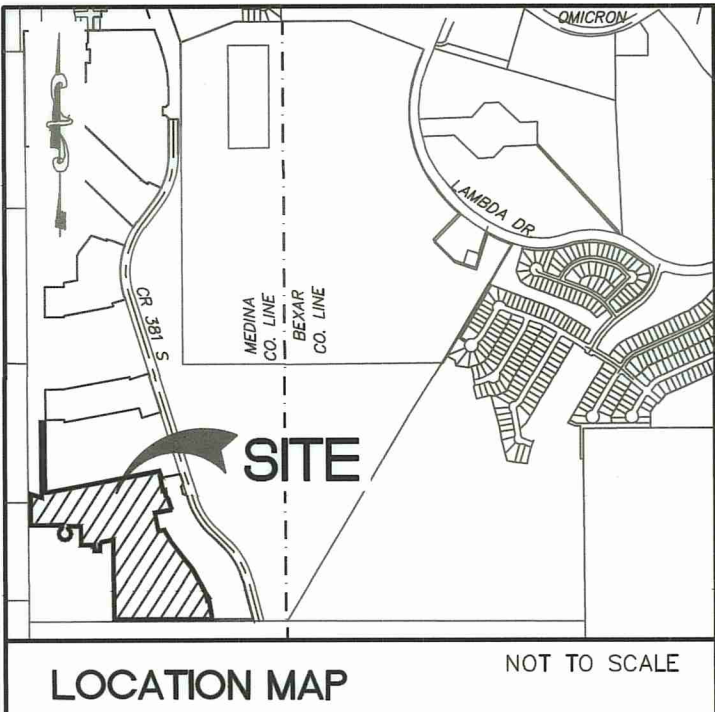
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#2647244) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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 35-47(b)(5)(c).

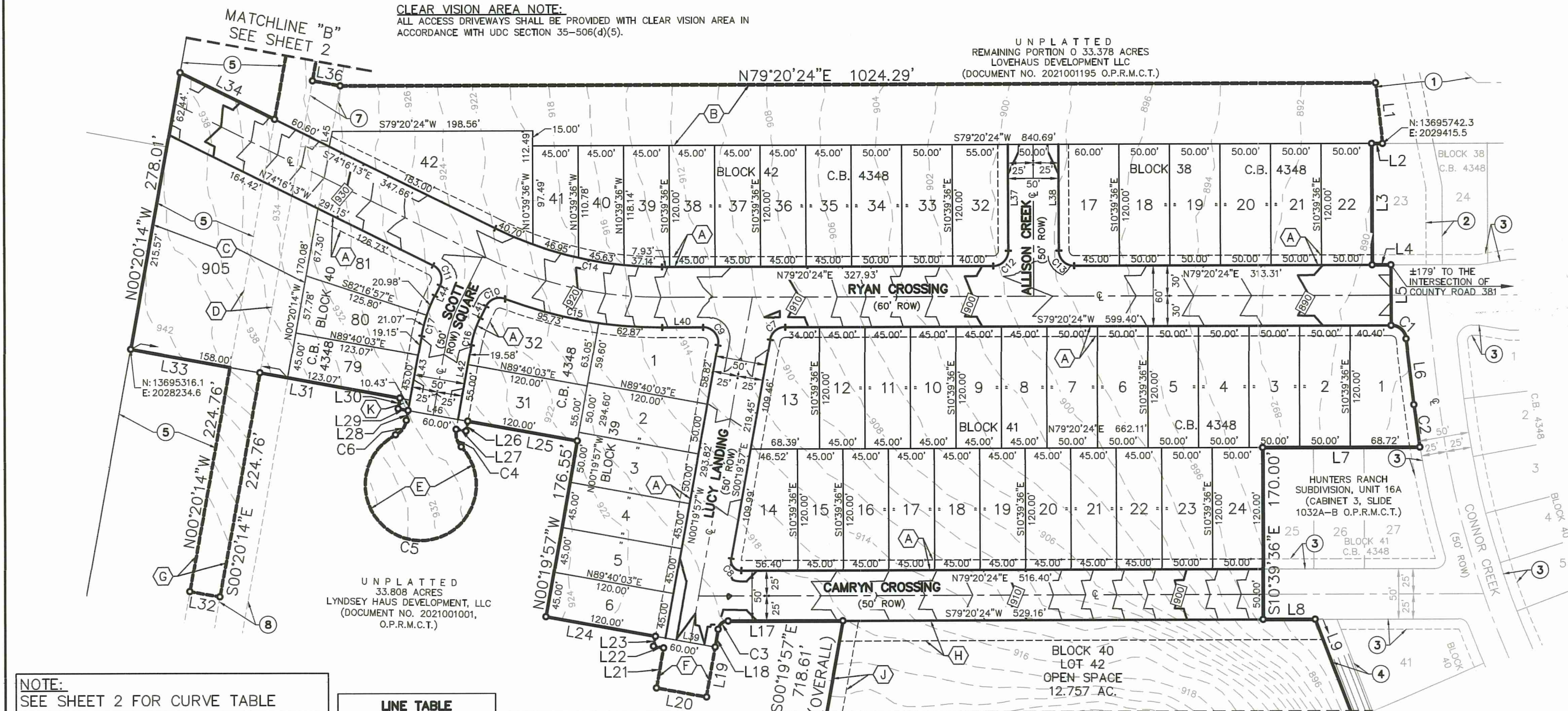
CLEAR VISION AREA NOTE:

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



LOCATION MAP

NOT TO SCALE



MATCHLINE "A" SEE SHEET 2

NOTE:

SEE SHEET 2 FOR CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLATSTATE 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 | 60.41' | S171°8'24"E |
| L2 | 10.69' | N79°20'24"E |
| L3 | 120.00' | S10°39'36"E |
| L4 | 18.31' | N79°20'24"E |
| L5 | 60.00' | S10°39'36"E |
| L6 | 65.34' | S171°8'24"E |
| L7 | 155.59' | S79°20'24"W |
| L8 | 51.69' | N79°20'15"E |
| L9 | 128.95' | S31°33'31"E |
| L10 | 38.48' | S33°17'30"E |
| L11 | 16.40' | N75°21'17"E |
| L12 | 21.31' | S14°38'43"E |
| L13 | 14.99' | S75°21'17"W |
| L14 | 14.70' | S14°38'43"E |
| L15 | 133.60' | S08°38'20"E |
| L16 | 26.46' | S00°03'20"W |
| L17 | 113.63' | N79°20'24"E |
| L18 | 17.79' | S00°19'57"E |
| L19 | 50.00' | S00°19'57"E |
| L20 | 50.00' | N89°40'03"E |
| L21 | 40.00' | N00°19'57"W |
| L22 | 10.00' | S89°40'03"W |
| L23 | 10.00' | N00°19'57"W |

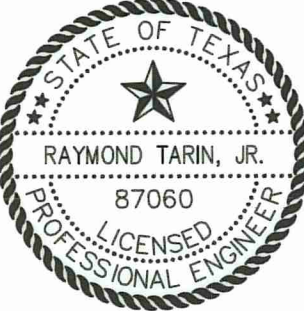
| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L24 | 110.00' | S89°40'03"W |
| L25 | 110.00' | S89°40'03"W |
| L26 | 10.00' | S00°19'57"E |
| L27 | 10.00' | S89°40'03"W |
| L28 | 10.00' | N00°19'57"W |
| L29 | 10.00' | S89°40'03"W |
| L30 | 10.43' | N00°19'57"W |
| L31 | 140.84' | S89°40'03"W |
| L32 | 30.23' | S89°39'46"W |
| L33 | 100.00' | S89°40'03"W |
| L34 | 104.06' | S74°16'13"E |
| L35 | 30.23' | N89°40'03"E |
| L36 | 27.77' | N89°39'46"E |
| L37 | 105.00' | N10°39'36"W |
| L38 | 105.00' | S10°39'36"E |
| L39 | 50.00' | N89°40'03"E |
| L40 | 40.52' | S79°20'24"W |
| L41 | 13.10' | S15°43'47"W |
| L42 | 74.58' | S00°19'57"E |
| L43 | 74.58' | N00°19'57"W |
| L44 | 11.23' | N15°43'47"E |
| L45 | 15.35' | N00°20'14"W |

LEGEND

- 1250--- EXISTING CONTOUR
- 910--- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ROW RIGHT OF WAY
- CL 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
- I.P. FOUND IRON PIN FOUND
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- AC. ACRE
- VAR. VARIABLE
- NO. NUMBER
- REPETITIVE BEARING AND/OR DISTANCE

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- (B) VAR. WIDTH OFF-LOT PRIVATE DRAINAGE EASEMENT (1.864 AC.) (PERMEABLE)
- (C) OPEN SPACE LOT 905, BLOCK 40 (0.699 AC.) (PERMEABLE)
- (D) 30.23' PRIVATE DRAINAGE EASEMENT (0.127 AC.) (PERMEABLE)
- (E) VAR. WIDTH OFF LOT TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAINAGE ESM'T TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET ROW (0.241 AC.)
- (F) VAR. WIDTH OFF-LOT E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION OF PUBLIC STREET ROW (0.060 AC.) (PERMEABLE)
- (G) 30.23' WIDE OFF-LOT PUBLIC DRAINAGE EASEMENT (0.156 AC.) (PERMEABLE)
- (H) 20' PRIVATE DRAINAGE EASEMENT (PERMEABLE)
- (J) 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE)
- (K) 10'X10' OFF-LOT E.G.T.C.A. EASEMENT
- (1) VAR. WIDTH OFF-LOT ACCESS, E.G.T.C.A., WATER, SANITARY SEWER AND DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY, HUNTERS RANCH SUBDIVISION, PHASE 3 (CABINET 3, SLIDE 1018A-1018F, O.P.R.M.C.T.)
- (2) 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (DOCUMENT NO. 2021000435, O.P.R.M.C.T.)
- (3) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)
- (4) VAR. WIDTH PRIVATE DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)
- (5) 100' CPS EASEMENT (VOL. 12376, PG. 1089, O.P.R.B.C.T.)
- (6) 30.23' PRIVATE DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 15A (CABINET 3, SLIDE 1031A-B, O.P.R.M.C.T.)
- (7) 28' E.G.T.C.A. EASEMENT (DOCUMENT NO. 20210009186, O.P.R.M.C.T.)
- (8) VAR. WIDTH OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20210009185, O.P.R.M.C.T.)
- (9) 30-FOOT WIDE OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20210009185, O.P.R.M.C.T.)
- (10) OPEN SPACE-LOT 901, BLOCK 40, C.B. 4348 HUNTERS RANCH 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)
- (11) 30-FOOT WIDE OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20210229808, O.P.R.M.C.T.)
- (12) OPEN SPACE-PUBLIC DRAINAGE EASEMENT LOT 902, BLOCK 40 C.B. 4348 (0.043 AC.) HUNTERS RANCH SUBDIVISION UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)



PLAT NO.-21-11800301
SUBDIVISION PLAT
ESTABLISHING
HUNTERS RANCH
SUBDIVISION, UNIT 16B

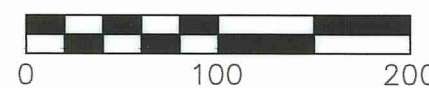
BEING A TOTAL OF 25.985 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 5, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 33.808 ACRE TRACT AS CONVEYED TO LYNDEY HAUS DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2021001001, AND BEING A PORTION OF THAT CERTAIN 33.378 ACRE TRACT AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC BY CORRECTION SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021001195, AND BEING A PORTION OF THAT CERTAIN 268.560 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 201908001, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

FIRM TBPELS ENG F-5297 & SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5058

DATE OF PREPARATION: January 25, 2023

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

OWNER/DEVELOPER
VINTAGE OAKS, LLC
13438 BANDERA ROAD, SUITE 104
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN

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 2nd DAY OF

February 2023
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAVID AGUILERA
My Notary ID # 126543702
Expires June 30, 2024

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 16B, 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 16B, 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____

BY: _____ COUNTY CLERK, MEDINA COUNTY, TEXAS

SHEET 2 OF 2

NOTES:

1. FLOODPLAIN VERIFICATION NOTES: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 483260400, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
2. 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. 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.
4. 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
6. 52 RESIDENTIAL LOTS ESTABLISHED
7. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, UNIT 16B SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 905, BLOCK 40, C.B. 4348.

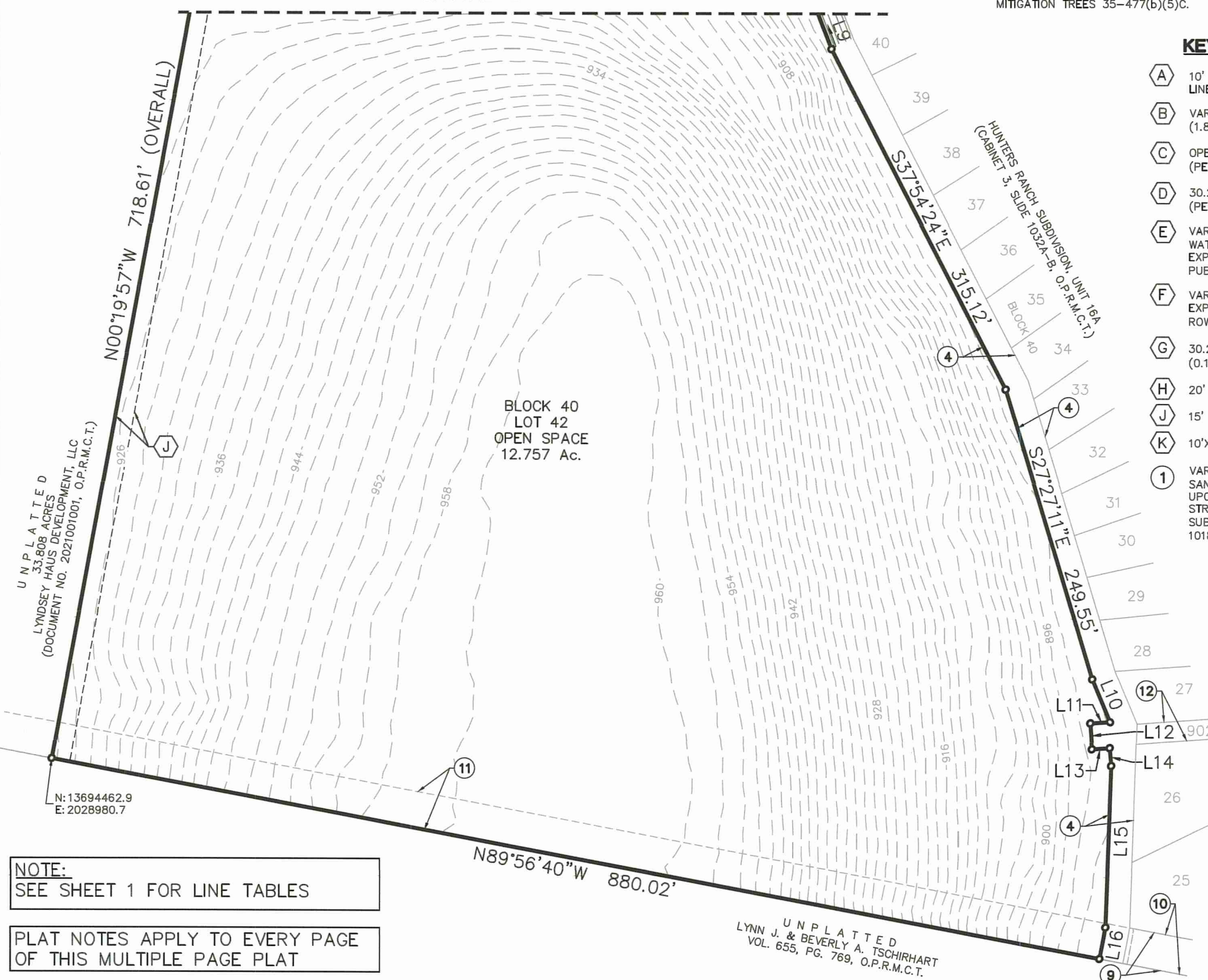
LOCATION MAP

NOT TO SCALE

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.

MATCHLINE "A" SEE SHEET 1

NOTE:
SEE SHEET 1 FOR LINE TABLESPLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLATSTATE 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 IN ACCORDANCE TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

Stephanie L. James
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.
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

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 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 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#2647244) 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).

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- (B) VAR. WIDTH OFF-LOT PRIVATE DRAINAGE EASEMENT (1.864 AC.) (PERMEABLE)
- (C) OPEN SPACE LOT 905, BLOCK 40 (0.699 AC.) (PERMEABLE)
- (D) 30.23' PRIVATE DRAINAGE EASEMENT (0.127 AC.) (PERMEABLE)
- (E) VAR. WIDTH OFF LOT TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAINAGE ESM'T TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET ROW (0.241 AC.)
- (F) VAR. WIDTH OFF-LOT E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION OF PUBLIC STREET ROW (0.060 AC.) (PERMEABLE)
- (G) 30.23' WIDE OFF-LOT PUBLIC DRAINAGE EASEMENT (0.156 AC.) (PERMEABLE)
- (H) 20' PRIVATE DRAINAGE EASEMENT (PERMEABLE)
- (J) 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE)
- (K) 10'X10' OFF-LOT E.G.T.C.A. EASEMENT
- (I) VAR. WIDTH OFF-LOT ACCESS, E.G.T.C.A., WATER, SANITARY SEWER AND DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY. HUNTERS RANCH SUBDIVISION, PHASE 3 (CABINET 3, SLIDE 1018A-1018F, O.P.R.M.C.T.)

LEGEND

- 1250--- EXISTING CONTOUR
- 910--- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- ROW 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
- I.P. FOUND IRON PIN FOUND
- C.B. COUNTY BLOCK
- --- COUNTY LIMITS
- AC. ACRE
- VAR. VARIABLE
- NO. NUMBER
- * REPETITIVE BEARING AND/OR DISTANCE

MATCHLINE "B" SEE SHEET 1

