MATCHLINE "B" SEE SHEET

905

N: 13695316.1

E: 2028234.6

SEE SHEET 2 FOR CURVE TABLE

OF THIS MULTIPLE PAGE PLAT

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION

ACCORDING TO AN ACTUAL SURVEY MADE ON THE

MOY TARIN RAMIREZ ENGINEERS, LLC

MOY TARIN RAMIREZ ENGINEERS, LLC

BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 87060

MOY TARIN RAMIREZ ENGINEERS, LLC

12770 CIMARRON PATH, STE. 100

canma /au/a

12770 CIMARRON PATH STE. 100

SAN ANTONIO, TEXAS 78249

PH# (210) 698-5051

STATE OF TEXAS

COUNTY OF BEXAR

RAYMOND TARIN, JR., P.E.

SAN ANTONIO, TEXAS 78249

PHONE: (210)698-5051

STEPHANIE L. JAMES, R.P.L.S.

PLAT NOTES APPLY TO EVERY PAGE

(7)

80 21.07

10.43'

79

C6

19.15'

S79°20'24"W 198.56'

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

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.

MPACT 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 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"

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

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-CONTRUCTION 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

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

~15.00°

45.00

45.00'

19.58

31

45.00

45.00

38

45.00

BLOCK

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", "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

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.

U N P L A T T E D REMAINING PORTION O 33.378 ACRES LOVEHAUS DEVELOPMENT LLC

(DOCUMENT NO. 2021001195 O.P.R.M.C.T.)

60.00

S79°20'24"W 599.40'\

179°20'24'

50.00'

21

BLOCK 40 LOT 42

OPEN SPACE

12.757 AC.

45.00' 45.00'

50.00'

662.1

BLOCK 38

19

18

C.B. 4348

21

22

20

_50.00' _ 50.00' _ 50.00' _

3

2

HUNTERS RANCH SUBDIVISION, UNIT 16A

(CABINET 3, SLIDE

1032A-B O.P.R.M.C.T.)

N79°20'24"E 313.31

4

4348

C.B

50.00'

= 22 = - \23 g

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)

S79°20'24"W 840.69

55.00

32

45.00' 45.00' 45.00' 45.00' 45.00' 50.00'/

BLÒCK

45.00

45.00'

S79°20'24"W 529.10

19 8 20

45.00'

18

10 8

45.00'

45.00

17

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 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.

N: 13695742.3

BLOCK 38

E: 2029415.5

±179' TO THE

(3)

(12) OPEN SPACE-PUBLIC DRAINAGE EASEMENT

LOT 902, BLOCK 40 C.B.4348 (0.043 AC.)

(CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 200 DAY OF

2023 February NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOCELYNNE SANCHEZ Notary ID #133860035 My Commission Expires July 14, 2026

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 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 33.808 ACRE TRACT AS CONVEYED TO LYNDSEY 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 2019008001, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS,



12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249

Engineers

Surveyors

Planners

SCALE: 1"=100'

DATE OF PREPARATION: January 25, 2023

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 OWNER/DEVELOPER

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

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

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 2 __ DAY OF_

2023 February NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DAVID AGUILERA My Notary ID # 1265437 Expires June 30, 2024

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 168 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

ED	THIS	 DAY	OF	 	A.D.,	-	
		 		 	BY:		CHAIRMAN
		 		 	BY:		SECRETARY

STATE OF TEXAS

COUNTY OF MEDINA ITERS RANCH SUBDIVISION, UNIT 16B HAS BEEN SUBMITTED D 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

_ A.D. 20_____ AT _ DAY OF A.D. 20____ __M. IN THE DEED AND PLATS RECORDS OF MEDINA

30-FOOT WIDE OVERHEAD ELECTRIC O.P.R.M.C.T.)

<u>KEYNOTES</u>

10' E.G.T.CA EASEMENT & 10' BUILDING

MATCHLINE "A" SEE SHEET 2

SETBACK LINE VAR. WIDTH OFF-LOT PRIVATE DRAINAGE EASEMENT (1.864 AC.) (PERMEABLE)

OPEN SPACE LOT 905, BLOCK 40 (0.699 AC.) (PERMEABLE)

30.23' PRIVATE DRAINAGE EASEMENT (0.127 AC.) (PERMEABLE)

TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET ROW (0.241 AC.) VAR. WIDTH OFF-LOT E.G.T.C.A. EASEMENT TO

WATER, SANITARY SEWER & DRAINAGE ESM'T

EXPIRE LIPON INCORPORATION OF PUBLIC STREET ROW (0.060 AC.) (PERMEABLE)

30.23' WIDE OFF-LOT PUBLIC DRAINAGE EASEMENT (0.156 AC.) (PERMEABLE)

20' PRIVATE DRAINAGE EASEMENT (PERMEABLE) 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE) 9 EASEMENT (DOCUMENT NO. 2021009185,

10'X10' OFF-LOT E.G.T.C.A. EASEMENT

VAR. WIDTH PRIVATE DRAINAGE EASEMEN'

100' CPS EASEMENT (VOL. 12376, PG. 1089, O.P.R.B.C.T) 30.23' PUBLIC DRAINAGE EASEMENT

(CABINET 3, SLIDE 1031A-B, O.P.R.M.C.T.) 7 28' E.G.T.CA. EASEMENT (DOCUMENT NO. 2021009186, O.P.R.M.C.T.)

VAR. WIDTH OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 2021009185, O.P.R.M.C.T.)

30-FOOT WIDE OVERHEAD ELECTRIC

1032A-B, O.P.R.M.C.T.)



CAMRYN CROSSING 33.808 ACRES LYNDSEY HAUS DEVELOPMENT, LLC 6/ (50' ROW) (DOCUMENT NO. 2021001001 LINE TABLE LINE TABLE LINE | LENGTH | BEARING LINE LENGTH BEARING 60 41' S17"18'24"F S89°40'03"W 10.69' N79°20'24"E L24 110.00' 120.00' S10'39'36"E 1.25 110.00 S89°40'03"V LEGEND 10.00' S00°19'57"E 18.31' N79°20'24"E L26 **EXISTING CONTOUR** L5 60.00' S10°39'36"E **L**27 10.00' S89°40'03"W 910 PROPOSED CONTOUR L6 L28 65.34 S17°18'24"E 10.00 N00°19'57"V 155.59' S79°20'24"W L29 10.00' S89°40'03"V RIGHT OF WAY ROW L8 51.69' N79°20'15"E L30 10.43 N00°19'57"W L31 140.84 S89°40'03"V CENTERLINE L9 S31°33'31"E 128.95 L10 589°39'46"V 38.48 S33°17'30" L32 30.23 OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS O.P.R.B.C.T. L11 L33 100.00' S89°40'03"W 16.40' N75°21'17"E OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS L12 21.31' S14°38'43"E L34 104.06 S74°16'13"E L13 L35 14.99' S75°21'17"W 30.23 N89°40'03"E VOL. L14 14.70' S14°38'43"E L36 27.77' N89°39'46"E PAGE L15 133.60' S08°38'20"E L37 105.00 V10°39'36"W I.P. FOUND IRON PIN FOUND L38 105.00 S10°39'36"E 26.46 S00°03'20"W HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, C.B. COUNTY BLOCK 189°40'03"E 113.63 N79°20'24"E 50.00' THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED L18 17.79 S00°19'57"E L40 40.52 579°20'24"W COUNTY LIMITS L19 50.00' S00°19'57"E L41 13.10' S15°43'47"W ACRE N89°40°03"E 74.58 S00°19'57"E 50.00 VARIABLE N00°19'57"W L43 74.58 N00°19'57"W L21 40.00 NUMBER N15°43'47"E L22 10.00' S89*40'03"W 11.23' REPETITIVE BEARING AND/OR N00°20'14"W L23 10.00' N00°19'57"W L45 15.35 DISTANCE

ELECTRIC, GAS, TELEPHONE, C
& CABLE TELEVISION

N79°20'24"E 1024.29

45.00

C.B.

50,00

4348

34

RYAN CROSSING

(60' ROW)

327.93

12 - 11

45.00

45.00

g 15 g 16

146.52

33

16' SANITARY SEWER EASEMENT HUNTERS 2 RANCH SUBDIVISION PHASE II (DOCUMENT NO. 2021000435, O.P.R.M.C.T.)

10' E.G.T.CA EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)

HUNTERS RANCH SUBDIVISION UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.) VAR. WIDTH OFF LOT TURN AROUND, ACCESS,

(6) HUNTERS RANCH SUBDIVISION UNIT 15A

OPEN SPACE-LOT 901, BLOCK 40, C.B.4348 (10) HUNTERS RANCH 16A (CABINET 3, SLIDE

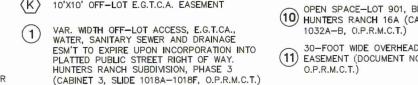
(11) EASEMENT (DOCUMENT NO. 20210229808,

* STEPHANIE L. JAMES 5950 SUR

NOTE:

STATE OF TEXAS

COUNTY OF BEXAR



COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE AND DULY RECORDED THE ON SLIDE __ COUNTY, IN CABINET TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF___ ____ A.D 20___ COUNTY CLERK, MEDINA COUNTY, TEXAS DEPUTY

SHEET 1 OF 2

LOCATION MAP

<u>SETBACK NOTE</u> 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.

FLOODPLAIN VERIFICATION NOTES: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0400D, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

1/2" IRON RODS 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 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

MATCHLINE "A" SEE SHEET 1

LOT 42

OPEN SPACE

12.757 Ac.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (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, 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 1,000GPM 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.

<u>KEYNOTES</u>

10' E.G.T.CA EASEMENT & 10' BUILDING SETBACK

VAR. WIDTH OFF-LOT PRIVATE DRAINAGE EASEMENT (1.864 AC.) (PERMEABLE)

C OPEN SPACE LOT 905, BLOCK 40 (0.699 AC.) (PERMEABLE)

30.23' PRIVATE DRAINAGE EASEMENT (0.127 AC.) (PERMEABLE)

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.)

\(\mathbb{F} \)
\(\text{VAR. WIDTH OFF-LOT E.G.T.C.A. EASEMENT TO }
\) 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

VAR. WIDTH OFF-LOT ACCESS, E.G.T.CA., 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.)

6)~

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT" "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS, NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT—OF—WAY AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 TELEPHONE: (210) 695-5490

JORDAN LOVE

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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_

JOCELYNNE SANCHEZ Notary ID #133860035 My Commission Expires July 14, 2026

16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (DOCUMENT NO. 2021000435, O.P.R.M.C.T.)

10' E.G.T.CA EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)

VAR. WIDTH PRIVATE DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)

100' CPS EASEMENT (VOL. 12376, PG. 1089,

30.23' PUBLIC DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION UNIT 15A (CABINET 3, SLIDE 1031A-B, O.P.R.M.C.T.)

28' E.G.T.CA. EASEMENT (DOCUMENT NO. 2021009186. O.P.R.M.C.T.)

VAR. WIDTH OVERHEAD ELECTRIC EASEMENT

(DOCUMENT NO. 2021009185, O.P.R.M.C.T.)

(DOCUMENT NO. 2021009185, O.P.R.M.C.T.) 30-FOOT WIDE OVERHEAD ELECTRIC FASEMENT

OPEN SPACE-LOT 901, BLOCK 40, C.B.4348 HUNTERS RANCH 16A (CABINET 3, SLIDE 1032A-B, O.P.R.M.C.T.)

30-FOOT WIDE OVERHEAD ELECTRIC EASEMENT (DOCUMENT NO. 20210229808, O.P.R.M.C.T.)

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 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 33.808 ACRE TRACT AS CONVEYED TO LYNDSEY 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 2019008001, ALL OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



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

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

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

OWNER/DEVELOPER

Engineers

Surveyors

Planners

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 DAVID AGUILERA My Notary ID # 126543702 Expires June 30, 2024 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

	A.D., _	 OF	DAY	THIS	DATED
CHAIRMAN	BY:				
SECRETARY	BY:	 			1

STATE OF TEXAS COUNTY OF MEDINA

THIS PLAT OF <u>HUNTERS RANCH SUBDIVISION</u>, <u>UNIT 16B</u> 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

STATE OF TEXAS COUNTY OF MEDINA

___, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ A.D. 20_____ AT ____ DAY OF_ 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 ____ TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___

DAY OF_____ A.D 20___ COUNTY CLERK, MEDINA COUNTY, TEXAS

__ DEPUTY

SHEET 2 OF 2

STEPHANIE L. JAMES \$ 5950 V ESS!0*1 SURVE



CURVE TABLE CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARING 15.00 83°21'12" 13.35 21.82 19.95 S58°59'00"E C2 913.00' 2°39'04' 21.13' 42.25 42.24 S18°37'56"E C3 10.00 79°40'21' 8.34 13.91 12.81 S39°30'13"W C4 20.00' 53°07'23" 10.00' 18.54 17.89 S26°54'25"E C5 55.00' 286°15'37" 41.25 274.79 66.00' N89°39'42"E C6 20.00 53'07'28" 10.00 18.54 17.89 N26°13'47"E C7 15.00' 12.51' 20.86 79°40'21' S39°30'13"W C8 100°19'39" 10.00 11.99 17.51 15.36 S50°29'47"E 15.00' 100°19'39" 17.98 26.27 23.04 N50°29'47"W C10 15.00' 84°44'33" 13.68 22.19' 20.22 S58°06'03"W C11 15.00' 90°00'00" 15.00' 23.56' 21.21 N29°16'13"W C12 15.00' 90°00'00" 15.00' 23.56' 21.21 N34°20'24"E C13 15.00 90°00'00" 15.00 23.56 21.21 S55°39'36"E 370.00' 26°23'23" 86.75 170.42' 168.92' S87°27'55"E C15 430.00 21°07'56" 80.21 158.60' 157.70' S89°54'22"W C16 100.00' 16°03'44" 14.11 28.03 S07°41'55"W 27.94 C17 150.00' 16°03'44" 21.16' 42.05 N07°41'55"E 41.91

EXISTING CONTOUR 910 PROPOSED CONTOUR ROW O.P.R.B.C.T. VOL. PG. I.P. FOUND C.B. AC. VAR. NO.

LYNN J. & BEVERLY A. T. T. E. D. VOL. 655, P.G. 769, O.P.R.M.C.T.

ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION RIGHT OF WAY CENTERLINE OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS MEDINA COUNTY TEXAS -(5)-VOLUME PAGE IRON PIN FOUND COUNTY BLOCK COUNTY LIMITS ACRE MATCHLINE "B" VARIABLE SEE SHEET 1 NUMBER

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

REPETITIVE BEARING AND/OR

DISTANCE

12

(9)4

LEGEND

Commond on on 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

N: 13694462.9

STATE OF TEXAS

COUNTY OF BEXAR

SEE SHEET 1 FOR LINE TABLES

OF THIS MULTIPLE PAGE PLAT

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

ACCORDING TO AN ACTUAL SURVEY MADE ON THE

MOY TARIN RAMIREZ ENGINEERS. LLC

MOY TARIN RAMIREZ ENGINEERS, LLC

BY THE SAN ANTONIO PLANNING COMMISSION.

SAN ANTONIO, TEXAS 78249

STATE OF TEXAS COUNTY OF BEXAR

PLAT NOTES APPLY TO EVERY PAGE