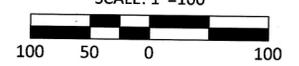


PLAT NO. 21-11800331
SUBDIVISION PLAT
ESTABLISHING
HUNTERS RANCH SUBDIVISION
UNIT 20

BEING A TOTAL OF 16.392 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, BEXAR COUNTY, TEXAS; AND BEING OUT OF THAT CALLED 268.560 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC, BY CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NO. 20200033749, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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) 698-5055
DATE OF PREPARATION: June 7, 2023

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Hue

OWNER/DEVELOPER: HARRY HAUSMAN
 VINTAGE OAKS, LLC
 13438 BANDERA ROAD, SUITE 104
 HELOTES, TEXAS 78203
 (210) 695-5490

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 9 DAY OF June, A.D. 2023

Mary Magdalen Hoyt
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 My Commission Expires 11/21/2023
 ID No. 0000000000

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 20 HAS BEEN SUBMITTED TO THE COMMISSIONERS COURT 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. 20____

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

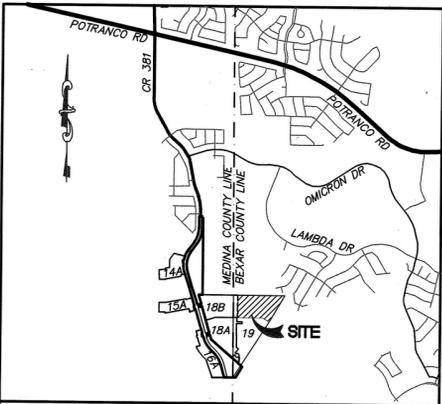
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

 COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

LEGEND

---950---	EXISTING CONTOUR
---850---	PROPOSED CONTOUR
E.G.T.CA.TV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	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
NO.	NUMBER
AC.	ACRE
C.B.	COUNTY BLOCK
BLK.	BLOCK
---	COUNTY LIMITS

NOTE:
 SEE THIS SHEET FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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
 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
 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/SAWS/COSA/UTILITY NOTE:

- 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 ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- 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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802900345F, EFFECTIVE DATE, SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

NO STRUCTURE, 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:

LOT 903, BLOCK 53, C.B. 4348, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903, BLK 53, C.B. 4348, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

1. TOTAL OF 88 RESIDENTIAL LOTS ESTABLISHED.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE:

ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS DEDICATION NOTE:

THE OWNER 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.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-21-38800800) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE TABLE

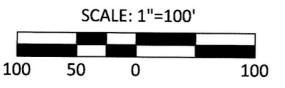
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N45°09'31"W
C2	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°50'29"E
C3	75.00'	17°32'43"	11.57'	22.97'	22.88'	N81°23'10"W
C4	125.00'	17°32'43"	19.29'	38.28'	38.13'	N81°23'10"W
C5	25.00'	120°00'00"	43.30'	52.36'	43.30'	N30°09'31"W
C6	29.00'	40°24'41"	10.67'	20.45'	20.03'	N69°38'09"E
C7	51.00'	202°46'07"	253.29'	180.49'	99.99'	N29°11'08"W
C8	29.00'	42°21'26"	11.24'	21.44'	20.95'	S51°01'12"W
C9	75.00'	0°49'19"	0.54'	1.08'	1.08'	N30°15'09"E
C10	125.00'	0°49'19"	0.90'	1.79'	1.79'	S30°15'09"W

LINE TABLE

LINE	LENGTH	BEARING
L1	13.98'	S30°39'48"W
L2	16.73'	N89°50'29"E
L3	50.00'	N00°09'31"W
L4	6.00'	N89°50'29"E
L5	50.00'	N00°09'31"W
L6	6.00'	S89°50'29"W
L7	15.68'	N69°01'30"E
L8	21.59'	S72°36'48"E
L9	7.15'	N72°36'48"W
L10	15.68'	S20°58'30"E
L11	12.07'	S54°54'50"W
L12	48.87'	N29°50'29"E
L13	70.63'	S29°50'29"W

PLAT NO. 21-11800331
SUBDIVISION PLAT
ESTABLISHING
HUNTERS RANCH SUBDIVISION
UNIT 20

BEING A TOTAL OF 16.392 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, BEXAR COUNTY, TEXAS; AND BEING OUT OF THAT CALLED 268.560 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC, BY CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NO. 20200033749, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051 FAX: (210) 698-5058
DATE OF PREPARATION: June 7, 2023

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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 9 DAY OF June A.D. 2023



Mary Magdalen Hoyt
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 20, 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. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

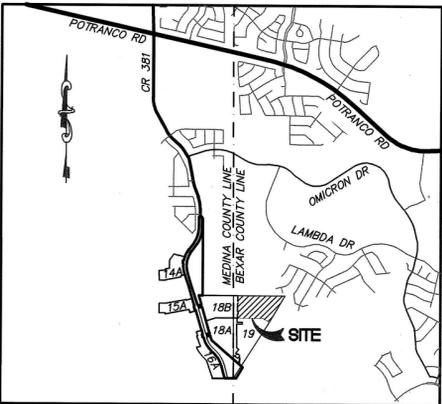
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTE-WATER 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", "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 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.
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- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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- 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.

LEGEND

- 950--- EXISTING CONTOUR
- 950--- PROPOSED CONTOUR
- E.G.T.CA.TV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ 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
- NO. NUMBER
- AC. ACRE
- C.B. COUNTY BLOCK
- BLK. BLOCK
- COUNTY LIMITS

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

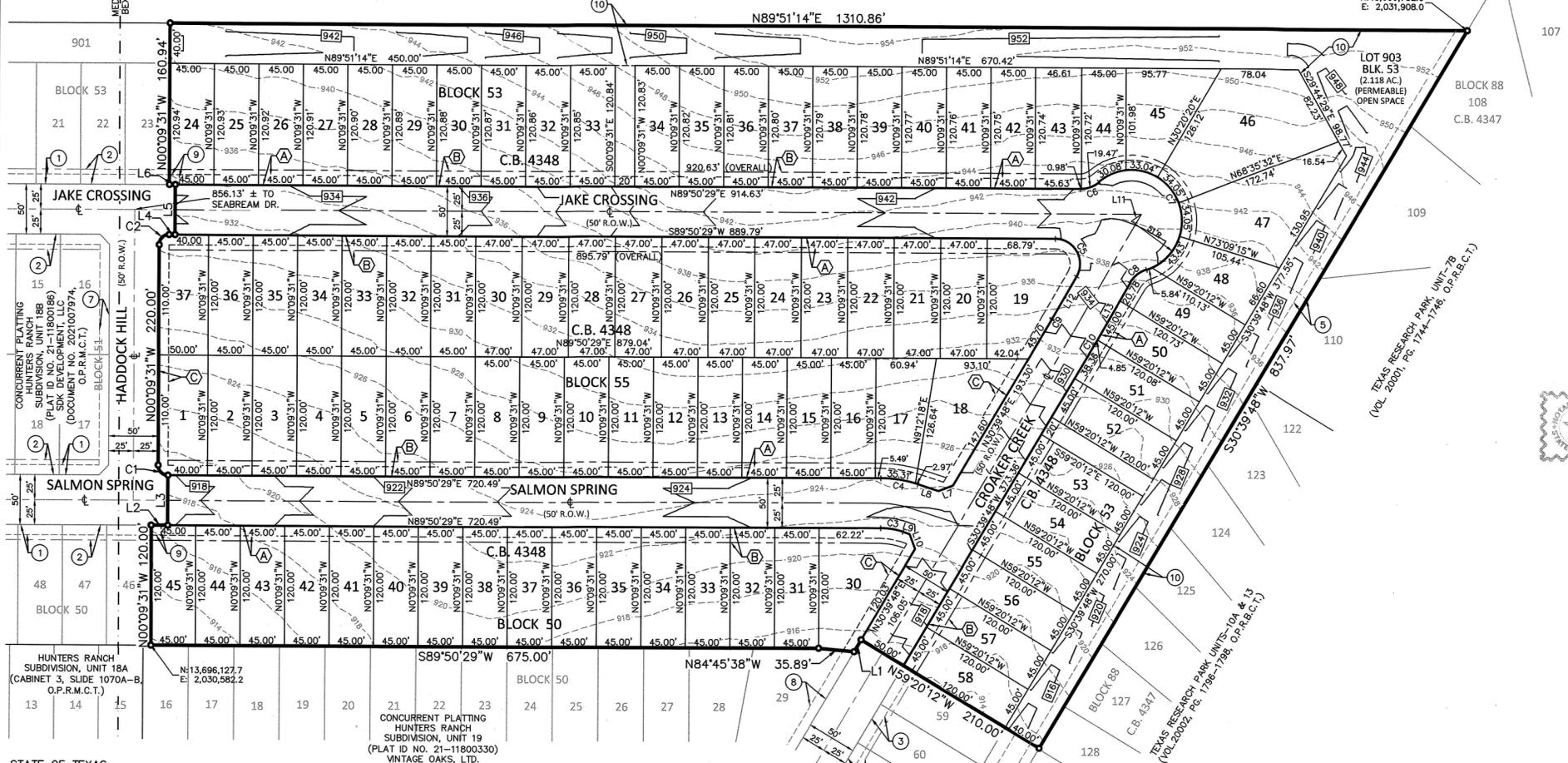
SAWS HIGH PRESSURE
 ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS DEDICATION NOTE:
 THE OWNER 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.

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.

SETBACK NOTE:
 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RAFTER
 LOT 1, BLOCK 16, C.B. 4348
 (VOL. 20001, PG. 404-407, O.P.R.B.C.T.)



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

KEYNOTES

- (A) 10' E.G.T.CA.TV EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 10' E.G.T.CA.TV EASEMENT & 10' BUILDING SETBACK LINE
- (1) 10' E.G.T.CA.TV EASEMENT CONCURRENT PLATTING HUNTERS RANCH UNIT 188 PLAT ID NO. 21-11800186
- (2) 15' BUILDING SETBACK LINE CONCURRENT PLATTING HUNTERS RANCH UNIT 188 PLAT ID NO. 21-11800186
- (3) 10' E.G.T.CA.TV EASEMENT CONCURRENT PLATTING HUNTERS RANCH UNIT 19 PLAT ID NO. 21-11800330
- (4) 15' BUILDING SETBACK LINE CONCURRENT PLATTING HUNTERS RANCH UNIT 19 PLAT ID NO. 21-11800330
- (5) 10' WIDE FIBER OPTICS EASEMENT DOCUMENT NO. 2020009476 O.P.R.M.C.T.
- (6) 28' E.G.T.CA.TV EASEMENT CONCURRENT PLATTING HUNTERS RANCH UNIT 19 PLAT ID NO. 21-11800330
- (7) 10' E.G.T.CA.TV EASEMENT & 10' BUILDING SETBACK LINE CONCURRENT PLATTING HUNTERS RANCH UNIT 188 PLAT ID NO. 21-11800186
- (8) 10' E.G.T.CA.TV EASEMENT & 10' BUILDING SETBACK LINE CONCURRENT PLATTING HUNTERS RANCH UNIT 19 PLAT ID NO. 21-11800330
- (9) 10'X10' OFFSITE E.G.T.CA.TV EASEMENT CONCURRENT PLATTING HUNTERS RANCH UNIT 188 PLAT ID NO. 21-11800186
- (10) VAR. WIDTH PRIVATE DRAINAGE EASEMENT CONCURRENT PLATTING HUNTERS RANCH UNIT 19 PLAT ID NO. 21-11800330

NOTE:
 SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



HUNTERS RANCH SUBDIVISION, UNIT 20

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