

SUBDIVISION PLAT ESTABLISHING  
HUNTER'S RIDGE SUBDIVISION, UNIT 4A

A 25.09 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP, INC. AND RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

**KFW**  
ENGINEERS + SURVEYING  
3421 Paessanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPLS Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232  
PHONE: (713) 457-1690

STATE OF TEXAS  
COUNTY OF TRAVIS

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 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.

DIRECTOR OF LAND  
EMILIANO GUERRERO  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232

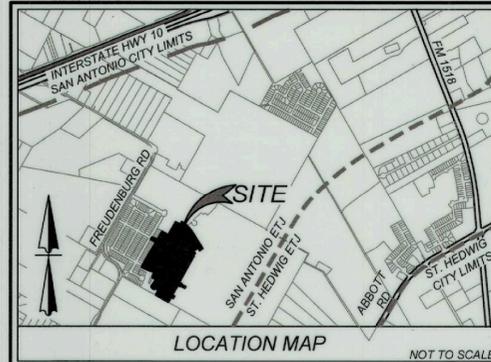
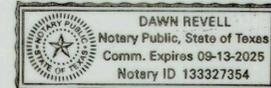
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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, A.D. 2024

*Dawn Revell*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



NOT TO SCALE

CPS/SAWS/COSA UTILITY 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 THE 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" 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H 15.2)

DRAINAGE EASEMENT ENCROACHMENTS:

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 TOI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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. (APPENDIX H)

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP APP 22-38800027) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

OPEN SPACE NOTE:

LOT 901, AND 902 BLOCK 8 CB 5082 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA, AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, AND 902 BLOCK 8 CB 5082, 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.

INGRESS/EGRESS:

NO STRUCTURE, FENCE, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

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

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESSANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

FIRE NOTE:

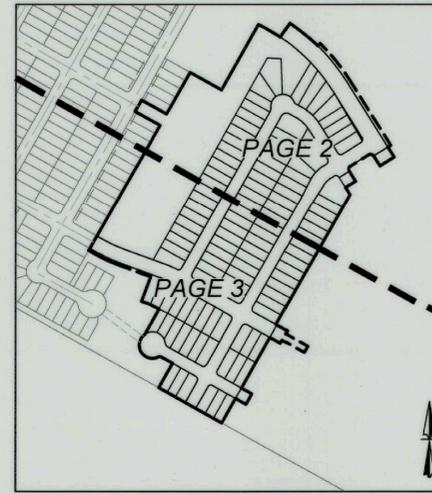
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THIS PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04550, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	14.00'	N44°43'38"E	L29	70.00'	N33°54'03"E
L2	14.00'	S57°56'10"W	L30	1.00'	N32°03'50"W
L3	50.00'	S32°03'50"E	L31	90.00'	S57°56'10"W
L4	70.00'	S57°56'10"W	L32	13.70'	S57°56'10"W
L5	50.00'	N32°03'50"W	L33	90.14'	S32°26'59"W
L6	1.00'	S57°56'10"W	L34	110.00'	S60°43'49"E
L7	1.00'	N32°03'50"W	L35	60.00'	S29°16'11"W
L8	95.39'	S57°56'10"W	L36	30.00'	N29°16'11"E
L9	1.00'	S32°03'50"E	L37	110.00'	N80°43'49"W
L10	50.00'	S32°03'50"E	L38	110.00'	S60°43'49"E
L11	50.00'	S57°56'10"W	L39	50.00'	S29°16'11"W
L12	11.67'	S32°03'50"E	L40	110.00'	N80°43'49"W
L13	5.00'	S60°43'49"E	L41	48.90'	S60°39'54"E
L14	50.00'	S60°43'49"E	L42	9.25'	N60°43'49"W
L15	15.00'	S29°16'11"W	L43	29.39'	S60°43'49"E
L16	105.00'	S60°43'49"E	L44	90.00'	N57°56'10"E
L17	30.00'	S29°16'11"W	L45	30.94'	S60°43'49"E
L18	105.00'	N60°43'49"W	L46	13.70'	S57°56'10"W
L19	15.00'	S29°16'11"W	L47	90.14'	S26°05'24"W
L20	50.00'	N60°43'49"W	L48	40.09'	S64°27'55"E
L21	50.00'	S60°43'49"E	L49	57.22'	S86°00'16"E
L22	50.00'	S29°16'11"W	L50	50.00'	S57°56'10"W
L23	50.00'	N60°43'49"W	L51	1.00'	N32°03'50"W
L24	52.88'	N60°43'49"W	L52	70.00'	S57°56'10"W
L25	21.28'	N69°35'53"W	L53	48.90'	N60°39'54"W
L26	153.32'	N69°35'53"W	L54	10.00'	N29°20'06"E
L27	55.00'	N29°20'06"E	L55	48.90'	N60°39'54"W
L28	45.26'	S60°39'54"E			

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L29	70.00'	N33°54'03"E	L39	50.00'	S29°16'11"W
L30	1.00'	N32°03'50"W	L40	110.00'	N80°43'49"W
L31	90.00'	S57°56'10"W	L41	48.90'	S60°39'54"E
L32	13.70'	S57°56'10"W	L42	9.25'	N60°43'49"W
L33	90.14'	S32°26'59"W	L43	29.39'	S60°43'49"E
L34	110.00'	S60°43'49"E	L44	90.00'	N57°56'10"E
L35	60.00'	S29°16'11"W	L45	30.94'	S60°43'49"E
L36	30.00'	N29°16'11"E	L46	13.70'	S57°56'10"W
L37	110.00'	N80°43'49"W	L47	90.14'	S26°05'24"W
L38	110.00'	S60°43'49"E	L48	40.09'	S64°27'55"E
L39	50.00'	S29°16'11"W	L49	57.22'	S86°00'16"E
L40	110.00'	N80°43'49"W	L50	50.00'	S57°56'10"W
L41	48.90'	S60°39'54"E	L51	1.00'	N32°03'50"W
L42	9.25'	N60°43'49"W	L52	70.00'	S57°56'10"W
L43	29.39'	S60°43'49"E	L53	48.90'	N60°39'54"W
L44	90.00'	N57°56'10"E	L54	10.00'	N29°20'06"E
L45	30.94'	S60°43'49"E	L55	48.90'	N60°39'54"W
L46	13.70'	S57°56'10"W			
L47	90.14'	S26°05'24"W			
L48	40.09'	S64°27'55"E			
L49	57.22'	S86°00'16"E			
L50	50.00'	S57°56'10"W			
L51	1.00'	N32°03'50"W			
L52	70.00'	S57°56'10"W			
L53	48.90'	N60°39'54"W			
L54	10.00'	N29°20'06"E			
L55	48.90'	N60°39'54"W			

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	149.45'	820.00'	74.93'	10°26'32"	149.24'	S50°52'41"E
C2	197.76'	834.00'	99.34'	13°35'09"	197.29'	S38°51'25"E
C3	21.99'	14.00'	14.00'	90°00'00"	19.80'	N77°03'50"W
C4	18.05'	15.00'	10.30'	68°57'38"	16.98'	S2°24'59"W
C5	24.17'	1240.00'	12.09'	1°07'00"	24.17'	S32°37'20"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°16'11"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S12°56'10"W
C8	5.51'	15.00'	2.79'	21°02'22"	5.48'	N47°24'59"E
C9	14.44'	15.00'	7.83'	55°09'00"	13.89'	N88°18'19"W
C10	163.74'	55.00'	667.14'	170°34'27"	108.63'	N30°35'35"W
C11	49.53'	320.00'	24.81'	8°52'04"	49.48'	N65°09'51"W
C12	79.51'	510.00'	39.84'	8°55'59"	79.43'	N65°07'54"W
C13	59.77'	750.00'	29.90'	4°33'58"	59.75'	S58°22'56"E
C14	343.98'	820.00'	174.36'	24°02'07"	341.47'	S44°04'53"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°16'11"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°43'49"W
C17	43.03'	750.00'	21.52'	3°17'14"	43.02'	S41°48'27"E
C18	56.27'	750.00'	28.15'	4°17'54"	56.25'	S38°00'53"E
C19	49.76'	750.00'	24.89'	3°48'06"	49.75'	S33°57'53"E
C20	225.33'	750.00'	113.52'	17°12'51"	224.49'	S52°03'29"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	N77°03'50"W
C22	48.03'	96.00'	24.53'	28°39'59"	47.53'	S43°36'11"W
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°43'49"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°16'11"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°43'49"E
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°16'11"W
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°43'49"W
C28	278.67'	55.00'	38.39'	290°18'01"	62.86'	N29°16'11"E
C29	14.44'	15.00'	7.83'	55°09'00"	13.89'	S33°09'18"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	N74°16'11"E
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'	N15°43'49"W
C32	68.10'	440.00'	34.12'	8°52'04"	68.03'	N65°09'51"W
C33	68.60'	440.00'	34.37'	8°55'59"	68.53'	S65°07'54"E
C34						

SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 4A

A 25.09 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP, INC. AND RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



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

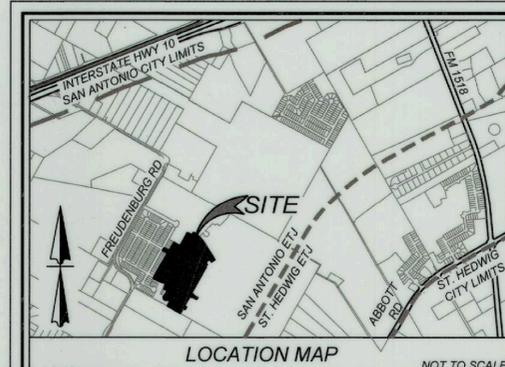
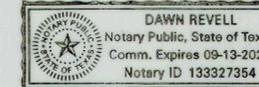
DIRECTOR OF LAND:  
EMILIANO GUERRERO  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO 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 A.D. 2024

Dawn Revell  
NOTARY PUBLIC BEXAR COUNTY TEXAS



- LEGEND
F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
N.T.S. = NOT TO SCALE
C.B. = COUNTY BLOCK
LF = LINEAR FOOTAGE
AC = ACRE
VOL. = VOLUME
PG. = PAGE
E.T.J. = EXTRA TERRITORIAL JURISDICTION
97D = PROPOSED CONTOURS
-970- = EXISTING MAJOR CONTOURS
- = EXISTING MINOR CONTOURS
- - - = ORIGINAL SURVEY BOUNDARY LINE
B = PROPOSED EASEMENT
E = EXISTING EASEMENT
f = CENTERLINE OF ROAD
f = FEMA FLOODPLAIN

FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48020C04553, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COSA UTILITY 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 DEDICATING THE 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE...

STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

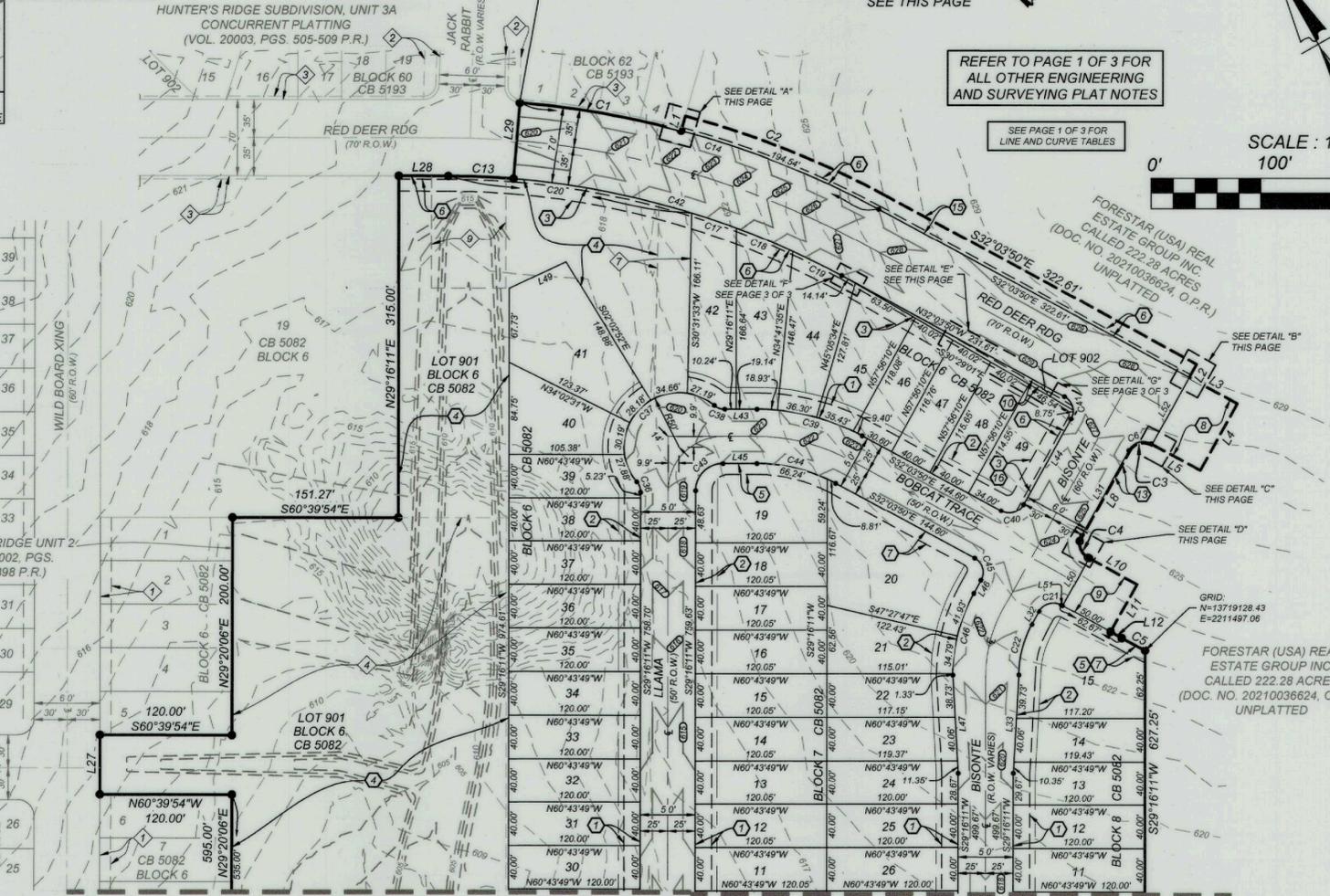
TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS + SURVEYING, INC.

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.

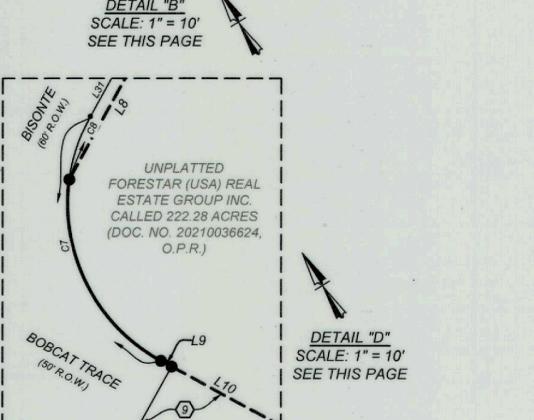
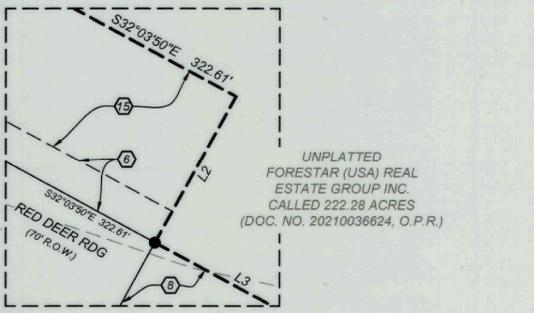
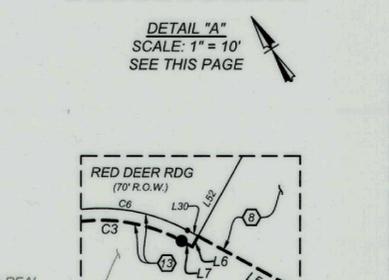
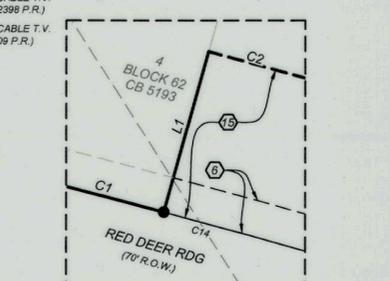
26 FEB 24
TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PASEANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED 'SURVEYOR'S NAME' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



- KEY NOTES
1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (5.983 AC.) (PERMEABLE)
5. 10' BUILDING SET BACK LINE
6. 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
7. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. OFF-LOT 50'x70' E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0803 AC.) (PERMEABLE)
9. OFF-LOT 50'x50' E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0573 AC.) (PERMEABLE)
10. VARIABLE WIDTH CLEAR VISION EASEMENT (0.0053 AC.)
11. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0723 AC.) (PERMEABLE)
12. OFF-LOT 50'x60' E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0688 AC.) (PERMEABLE)
13. OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (0.0026 AC.)
14. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. (0.0644 AC.)
15. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. (0.1667 AC.)
16. 14' BUILDING SET BACK LINE

MATCHLINE "A" SEE PAGE 1 OF 3



ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 4A 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

RESIDENTIAL LOTS = 109

SUBDIVISION PLAT ESTABLISHING  
HUNTER'S RIDGE SUBDIVISION, UNIT 4A

A 25.09 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRES TRACT OF LAND AS DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP, INC. AND RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



3421 Paessanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER  
FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232  
PHONE: (713) 457-1690

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

*Emiliano Guerrero*  
DIRECTOR OF LAND  
EMILIANO GUERRERO  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232

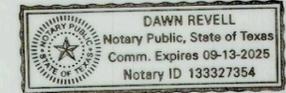
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 3rd DAY OF February A.D. 2024

*Dawn Revell*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

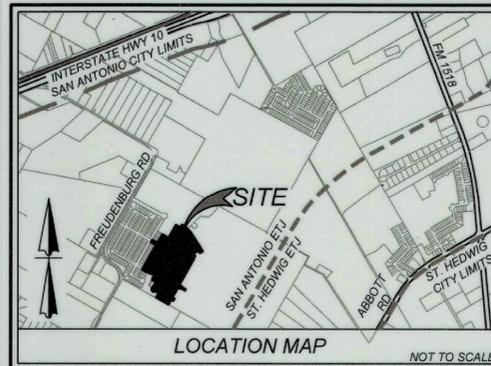
COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



LEGEND

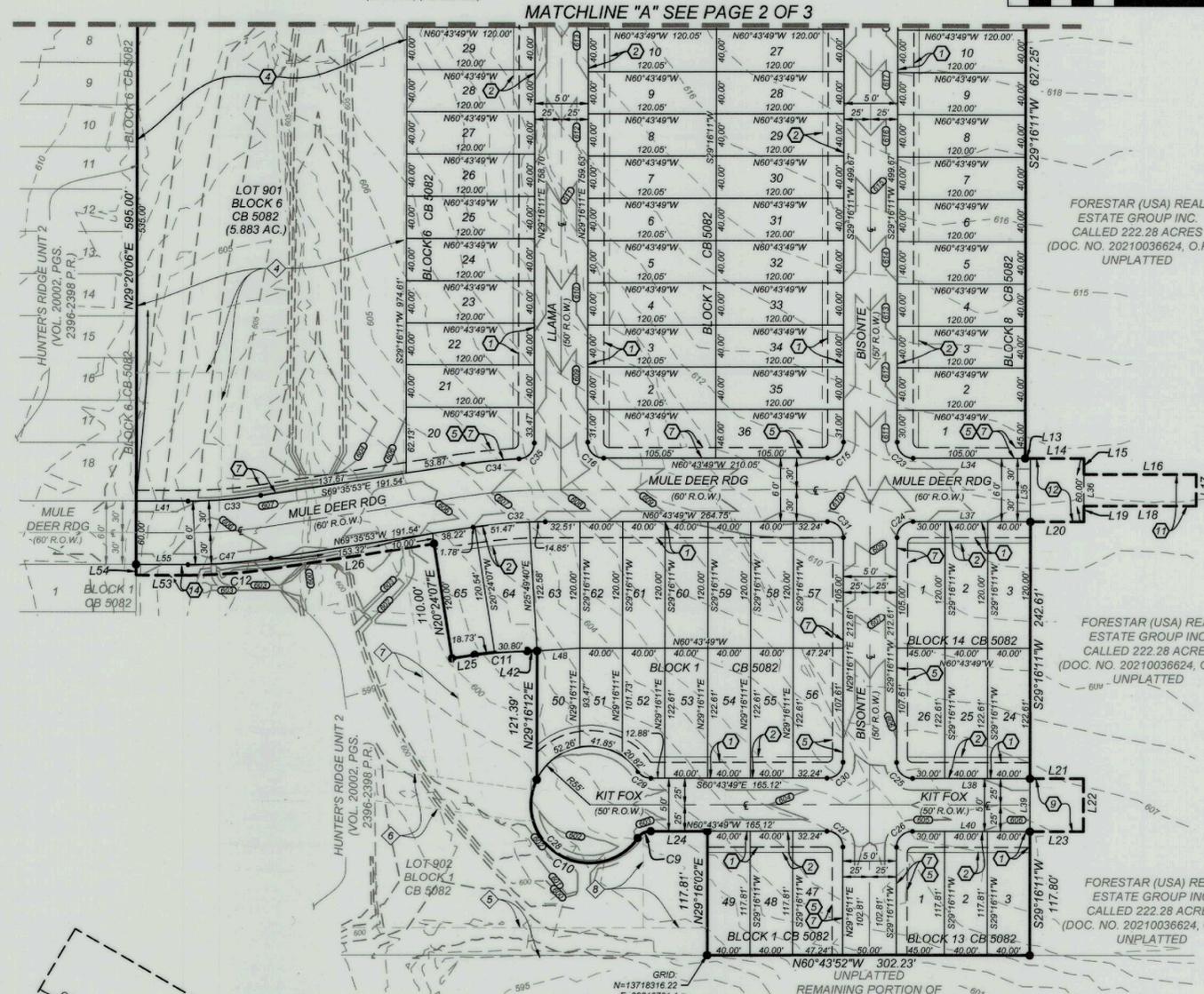
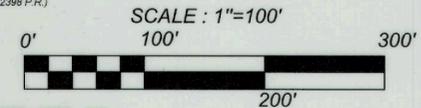
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- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
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- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- (Dashed)--- = PROPOSED CONTOURS
- (Dotted)--- = EXISTING MAJOR CONTOURS
- (Dotted)--- = EXISTING MINOR CONTOURS
- (Solid)--- = ORIGINAL SURVEY BOUNDARY LINE
- (Dashed)--- = PROPOSED EASEMENT
- (Dotted)--- = EXISTING EASEMENT
- (Dashed)--- = CENTERLINE OF ROAD
- (Dotted)--- = FEMA FLOODPLAIN

REFER TO PAGE 1 OF 3 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

KEY NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE
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3. DIMENSIONS SHOWN ARE SURFACE
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- CLEAR VISION NOTE:  
CLEAR VISION AREAS SHALL BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- FLOODPLAIN VERIFICATION NOTE:  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48022C0655, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (5.883 AC.) (PERMEABLE)
5. 10' BUILDING SET BACK LINE
6. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
7. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. OFF-LOT 50'X70' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0803 AC.) (PERMEABLE)
9. OFF-LOT 50'X50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0573 AC.) (PERMEABLE)
10. VARIABLE WIDTH CLEAR VISION EASEMENT (0.0053 AC.)
11. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0723 AC.) (PERMEABLE)
12. OFF-LOT 50'X60' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0688 AC.) (PERMEABLE)
13. OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (0.0026 AC.)
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15. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.1667 AC.)
16. 14' BUILDING SET BACK LINE
17. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
18. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
19. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
20. VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
21. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
22. 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
23. 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
24. 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
25. 60' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)
26. VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT (VOL. 20002, PGS. 2396-2398 P.R.)



CPS/SAWS/COSA UTILITY NOTES

1. 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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WATER EASEMENT," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER 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.
2. 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.
3. 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

*Travis R. Elseth*  
TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

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.

26 FEB 24  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESSANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

RESIDENTIAL LOTS = 109

DETAIL "F"  
SCALE: 1" = 5'  
SEE PAGE 2 OF 3

DETAIL "G"  
SCALE: 1" = 10'  
SEE PAGE 2 OF 3

DRAWN BY: SJ

Date: Feb 22, 2024, 1:35pm User ID: LMartinez  
File: L:\873\02\06\Design\Civil\PLA\PL8730206.dwg