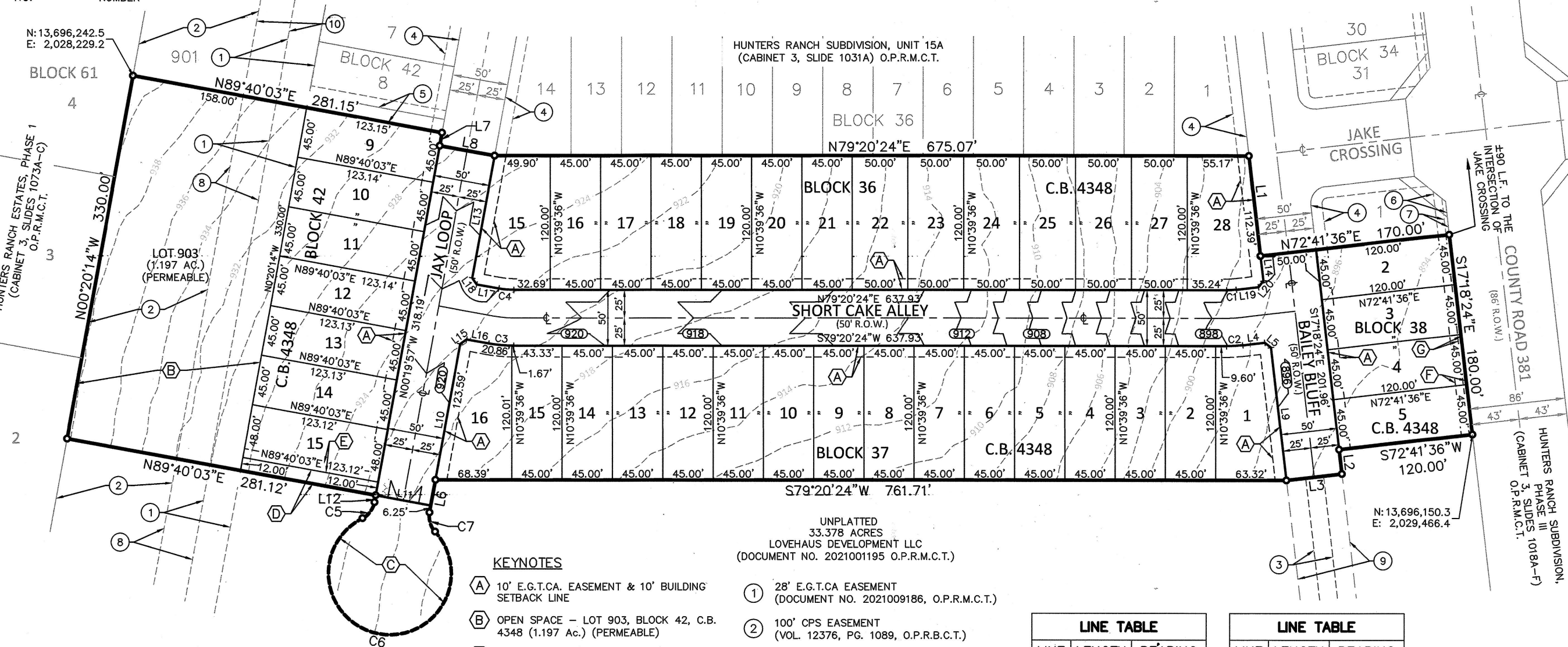


LOCATION MAP

NOT TO SCALE

- LEGEND**
- 609 --- EXISTING CONTOUR
 - 608 --- PROPOSED CONTOUR
 - Ac. ACRES
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - R.O.W. RIGHT OF WAY
 - ⊕ CENTERLINE
 - ESM'T. EASEMENT
 - 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(S). PAGE(S)
 - REPETITIVE BEARING AND/OR DISTANCE
 - C.B. COUNTY BLOCK
 - NO. NUMBER



KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- (B) OPEN SPACE - LOT 903, BLOCK 42, C.B. 4348 (1.197 Ac.) (PERMEABLE)
- (C) OFF-LOT TEMPORARY TURN AROUND E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE IN ITS ENTIRETY WHEN PLATTED INTO PUBLIC STREET RIGHT OF WAY (0.234 Ac.)
- (D) LOT 904, BLOCK 42, C.B. 4348 12' E.G.T.C.A. & ACCESS ESM'T. (0.034 Ac.) (PERMEABLE)
- (E) 8' E.G.T.C.A. EASEMENT & 8' BUILDING SETBACK LINE
- (F) 10' E.G.T.C.A. EASEMENT
- (G) 1' VEHICULAR NON-ACCESS EASEMENT
- (1) 28' E.G.T.C.A. EASEMENT (DOCUMENT NO. 2021009186, O.P.R.M.C.T.)
- (2) 100' CPS EASEMENT (VOL. 12376, PG. 1089, O.P.R.B.C.T.)
- (3) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDES 948A-C) O.P.R.M.C.T.
- (4) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A) O.P.R.M.C.T.
- (5) LOT 902, BLOCK 42, C.B. 4248 12' ACCESS & E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A) O.P.R.M.C.T.
- (6) 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A) O.P.R.M.C.T.
- (7) 1' VEHICULAR NON ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A) O.P.R.M.C.T.
- (8) 30.23' PRIVATE DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 16B (CABINET 3, SLIDES 1071A-B) O.P.R.M.C.T.
- (9) VARIABLE WIDTH E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY HUNTERS RANCH SUBDIVISION, PHASE III (CABINET 3, SLIDES 1018A-F) O.P.R.M.C.T.
- (10) 30.23' PUBLIC DRAINAGE EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 15A (CABINET 3, SLIDE 1031A) O.P.R.M.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:

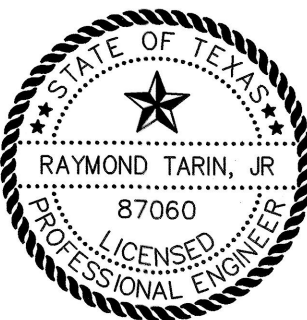
MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.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



FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C04000, EFFECTIVE DATE MAY 15, 2020. 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 MEDINA 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.

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 LOTS 903-904, BLK 42, 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 MEDINA COUNTY.

SURVEYOR'S NOTES:

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

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 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 (BSA# TRE-APP-APP22-3880048) 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).

SETBACK NOTE:

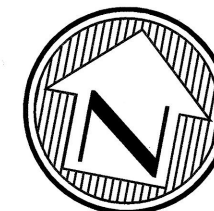
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
- 2. TOTAL OF 41 RESIDENTIAL LOTS ESTABLISHED.

PLAT NO. 23-11800204

SUBDIVISION PLAT
ESTABLISHING
HUNTERS RANCH
SUBDIVISION, UNIT 15C

BEING A TOTAL OF 8.239 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 33.378 ACRE TRACT AS CONVEYED TO LOVEHAUS DEVELOPMENT, LLC, BY CORRECTION SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2021001195, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



SCALE: 1"=100'



Engineers
Surveyors
Planners

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) 698-5085

DATE OF PREPARATION: MARCH 20, 2024

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.

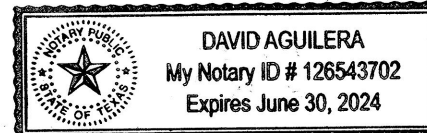
OWNER/DEVELOPER: JORDAN LOVE
LOVEHAUS DEVELOPMENT, LLC
27315 MONTANA PASS
SAN ANTONIO, TEXAS 78260
(210) 695-5490

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORDAN LOVE

TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING KNOWN TO ME 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 21st DAY OF MARCH, A.D. 2024



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 15C 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

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 15C 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 A.D. 20 AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET ON SLIDE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: DEPUTY