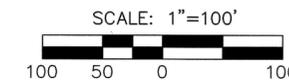


PLAT NO. 23-11800204

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.



MTR Moy Tarin Ramirez Engineers, PLLC

Engineers Surveyors Planners

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 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 21st DAY OF MARCH, A.D. 2024

DAVID AGUILERA My Notary ID # 126543702 Expires June 30, 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

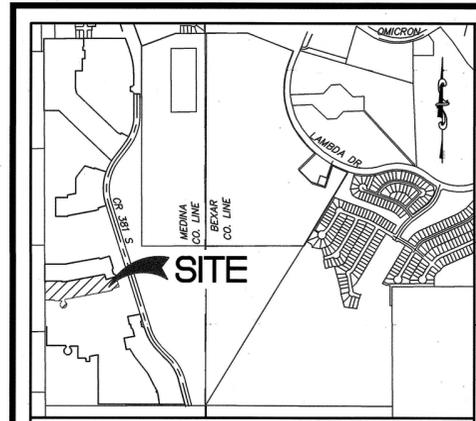
BY: JUDGE

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 M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET NO. 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



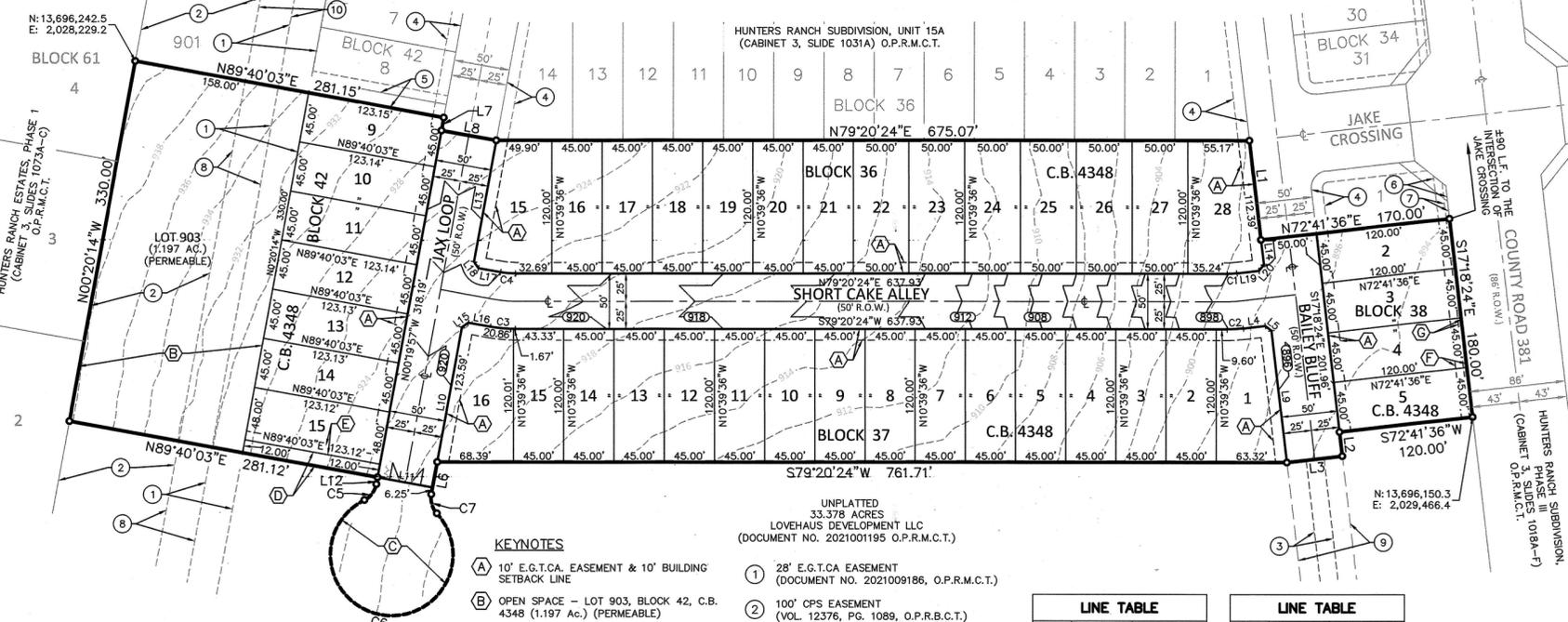
LOCATION MAP NOT TO SCALE

- 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, 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

- CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED... 5. ROOF OVERHANGS ARE ALLOWED...

- FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN... DRAINAGE EASEMENT ENCROACHMENTS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS... RESIDENTIAL FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS... COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS... SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED... 2. BASIS OF BEARINGS AND COORDINATES...

- 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... SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID... WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID... TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN... SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER...



- 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

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L11.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L12 through L20.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Rows C1 through C7.

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... MOY TARIN RAMIREZ ENGINEERS, PLLC. STEPHANIE L. JAMES, R.P.M.S., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950. MOY TARIN RAMIREZ ENGINEERS, PLLC. 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... RAYMOND TARIN, JR., P.E., LICENSED PROFESSIONAL ENGINEER NO. 87060. MOY TARIN RAMIREZ ENGINEERS, PLLC. 12770 CIMARRON PATH, STE. 100, SAN ANTONIO, TEXAS 78249. PHONE: (210)698-5051.

