

PLAT NO.-20-11800370

SUBDIVISION PLAT
ESTABLISHING

HUNTERS RANCH SUBDIVISION, UNIT 12

BEING A TOTAL OF 19.481 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 45.408 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC AS RECORDED IN DOCUMENT NO. 2021001234 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC

TELEPHONE: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: CAMCORP MANAGEMENT, INC., ITS GENERAL PARTNER
2714 N. LOOP 1604 EAST, SUITE 105
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 402-0642

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIMOTHY PRUSKI, 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 15th DAY OF September

2022

Paula Cox
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 12 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., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 12 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 _____ 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

SHEET 1 OF 2

NOTES:

- 1) 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.
- 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 3) 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.
- 4) 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.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) 76 RESIDENTIAL LOTS ESTABLISHED
- 7) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, UNIT 12 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND/OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 901, 904-905, BLOCK 18.

CPS 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 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.
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 DEMED 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 T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND (10) FOOT WIDE EASEMENTS.

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.

SAWS 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

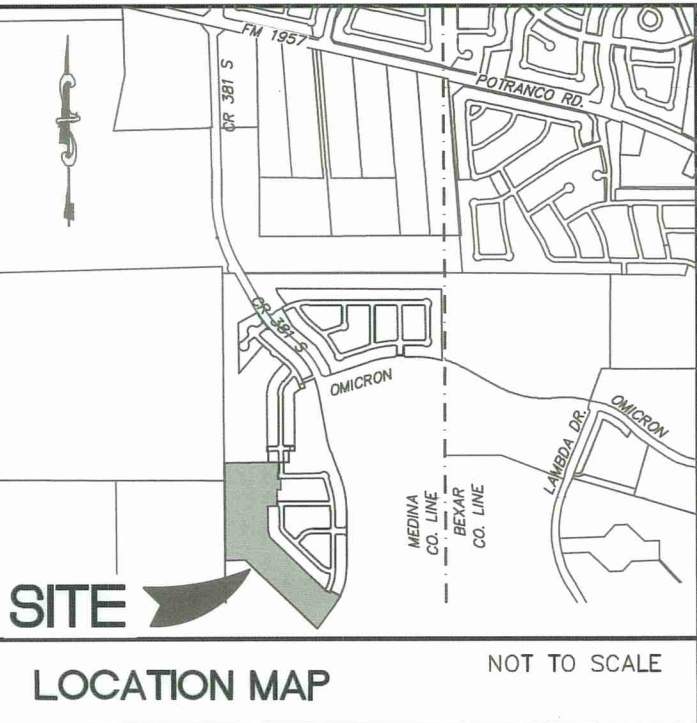
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.

CLEAR VISION AREA NOTE:

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

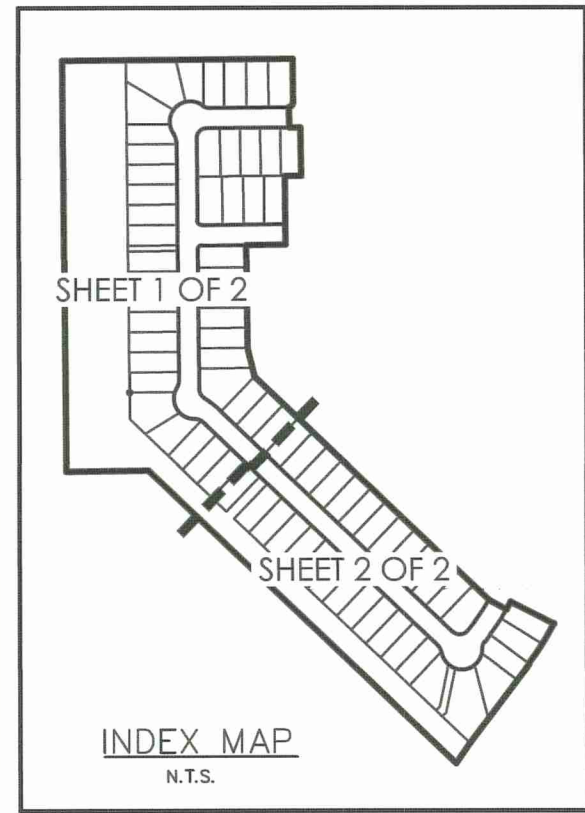


SETBACK NOTE:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2622746) 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).

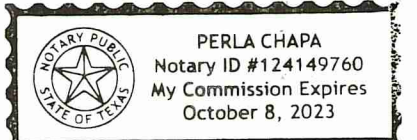
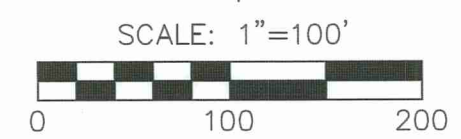
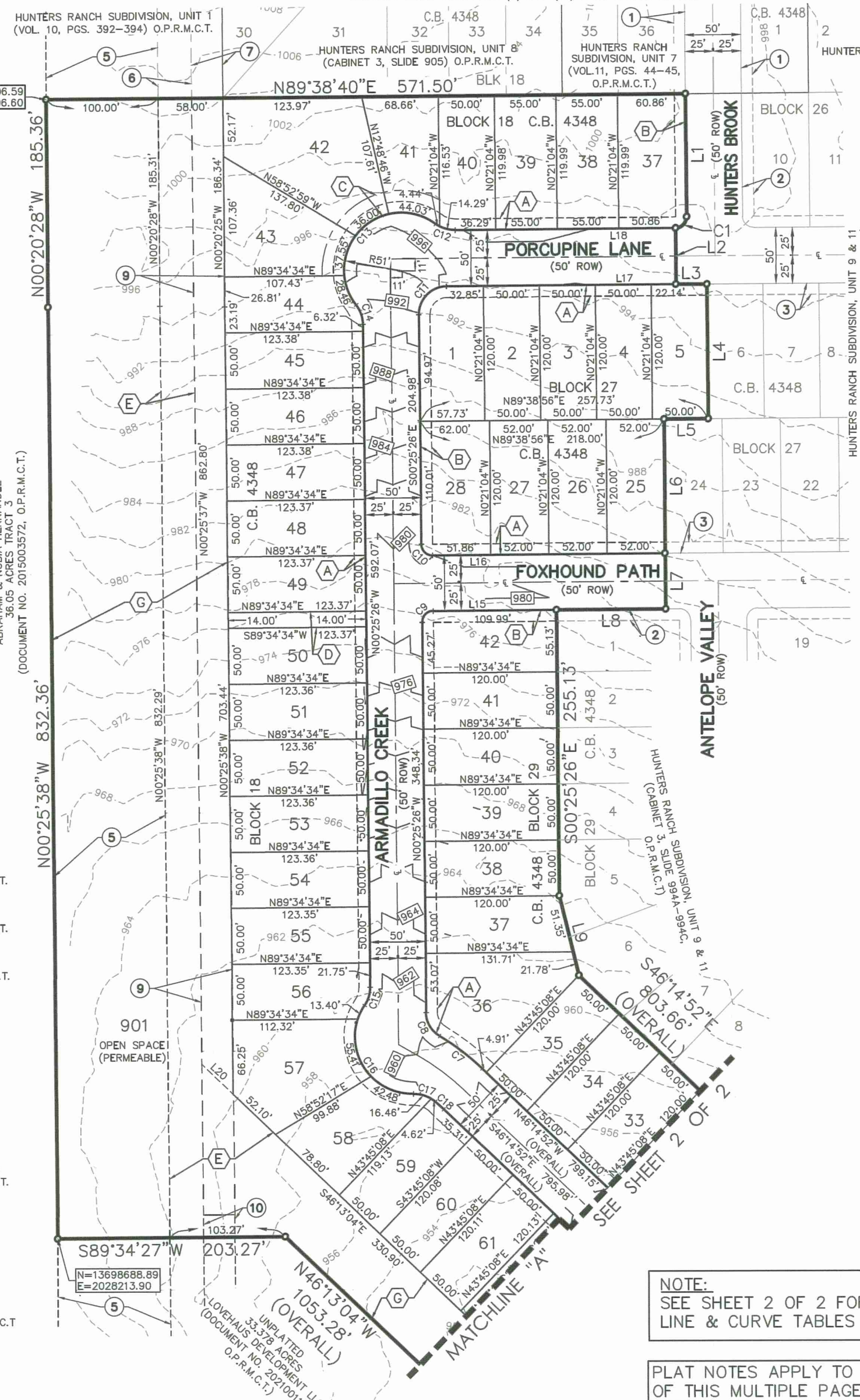


LEGEND

- 1250--- EXISTING CONTOUR
- 995--- PROPOSED CONTOUR
- AC. ACRE
- C. CENTERLINE
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- DOC. DOCUMENT
- ESM'T. EASEMENT
- E.G.T.CA. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- PG. PAGE
- R. RADIUS
- ROW. RIGHT OF WAY
- VAR. VARIABLE
- VOL. VOLUME

KEYNOTES

- (A) 10' E.G.T.CA. EASEMENT
- (B) 10' E.G.T.CA. EASEMENT & 10 BUILDING SETBACK LINE
- (C) 20' BUILDING SETBACK LINE
- (D) 14' E.G.T.CA. & ACCESS EASEMENT LOT 904, BLOCK 18 (0.040 AC.)
- (E) VAR. WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE) (2.464 AC.)
- (F) VAR. WIDTH DRAINAGE & ACCESS ESM'T (PERMEABLE) LOT 905, BLOCK 18 (0.051 AC.)
- (G) OPEN SPACE LOT 901, BLOCK 18, C.B. 4348 (5.359 AC.) (PERMEABLE)
- (H) 1' VEHICULAR NON ACCESS EASEMENT
- (1) 10' E.G.T.CA. EASEMENT & 10 BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.)
- (2) 10' E.G.T.CA. EASEMENT & 10 BUILDING SETBACK LINE - HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- (3) 10' E.G.T.CA. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- (4) 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDES 948A-948C) O.P.R.M.C.T.
- (5) PARCEL 6, 100' WIDE CPSB ELECTRIC TRANSMISSION LINE EASEMENT (VOL. 12376, PG. 1089) O.P.R.B.C.T. & (VOL. 640, PG. 1188) O.P.R.M.C.T.
- (6) 30' INTERCEPTOR DRAINAGE EASEMENT (VOL. 10, PAGES 392-394, DOC. 2018001536 O.P.R.M.C.T.)
- (7) 28' E.G.T.CA. EASEMENT (VOL. 10, PAGES 392-394, DOC. 2018001536 O.P.R.M.C.T.)
- (8) 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- (9) ELECTRIC LINE RIGHT OF WAY AGREEMENT (DOC. NUMBER 2020002912) O.P.R.M.C.T.
- (10) 28.00 FOOT WIDE OVERHEAD ELECTRIC EASEMENT (DOC. NUMBER 2021009187) O.P.R.M.C.T.
- (11) LOT 908, BLOCK 12, C.B. 4348 VARIABLE WIDTH E.G.T.CA. ESM'T. (13.257 AC.) (PERMEABLE) (CABINET 3, SLIDES 1018A-1018F) O.P.R.M.C.T.



NOTE:
SEE SHEET 2 OF 2 FOR
LINE & CURVE 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

PLAT NO.-20-11800370

SUBDIVISION PLAT
ESTABLISHINGHUNTERS RANCH
SUBDIVISION, UNIT 12

BEING A TOTAL OF 19.481 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 45.408 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC AS RECORDED IN DOCUMENT NO. 2021001234 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

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
TIMOTHY PRUSKI, AUTHORIZED AGENT
SA HUNTERS RANCH, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: CAMCORP MANAGEMENT, INC., ITS GENERAL PARTNER
2714 N. LOOP 1604 EAST, SUITE 105
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 402-0642

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIMOTHY PRUSKI, 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 16th DAY OF September 2022
Perla Chapa
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 12 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., _____

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 12 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 _____ 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

SHEET 2 OF 2

CPS 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 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.
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3. 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 ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND (10) FOOT WIDE EASEMENTS.

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.

SAWS 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

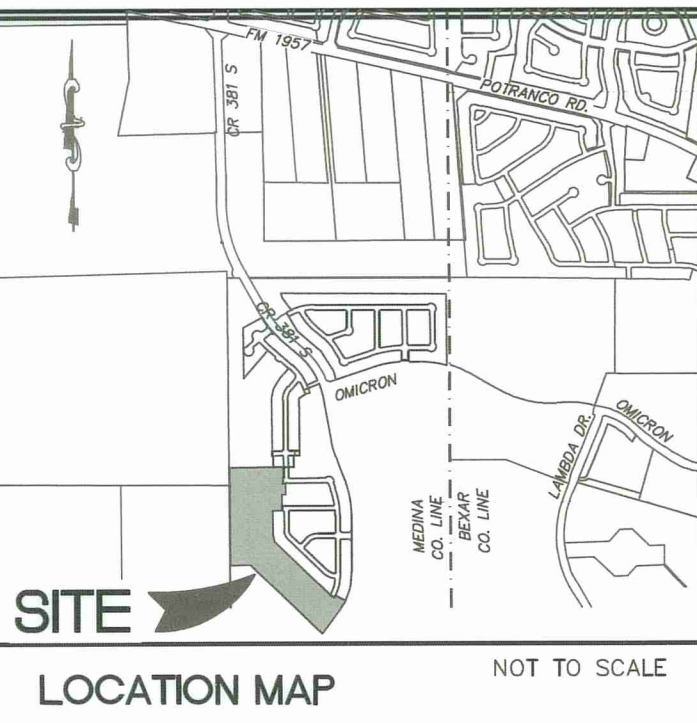
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.

CLEAR VISION AREA NOTE:

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



SITE

LOCATION MAP

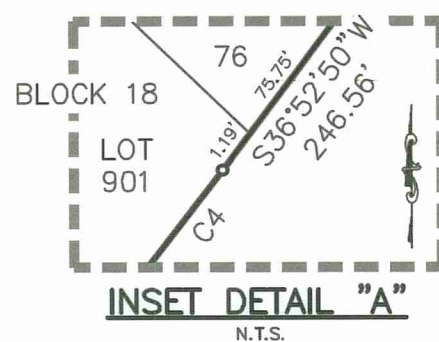
NOT TO SCALE

KEYNOTES

- A 10' E.G.T.C.A EASEMENT
- B 10' E.G.T.C.A EASEMENT & 10 BUILDING SETBACK LINE
- C 20' BUILDING SETBACK LINE
- D 14' E.G.T.C.A & ACCESS EASEMENT LOT 904, BLOCK 18 (0.040 AC.)
- E VAR. WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE) (2.464 AC.)
- F VAR. WIDTH DRAINAGE & ACCESS ESM'T (PERMEABLE) LOT 905, BLOCK 18 (0.051 AC.)
- G OPEN SPACE LOT 901, BLOCK 18, C.B. 4348 (5.359 AC.) (PERMEABLE)
- H 1' VEHICULAR NON ACCESS EASEMENT

- 1 10' E.G.T.C.A EASEMENT & 10 BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.)
- 2 10' E.G.T.C.A EASEMENT & 10 BUILDING SETBACK LINE - HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- 3 10' E.G.T.C.A EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- 4 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDES 948A-948C) O.P.R.M.C.T.
- 5 PARCEL 6, 100' WIDE CPSB ELECTRIC TRANSMISSION LINE EASEMENT (VOL. 12376, PG. 1089) O.P.R.B.C.T. & (VOL. 640, PG. 1188) O.P.R.M.C.T.
- 6 30' INTERCEPTOR DRAINAGE EASEMENT (VOL. 10, PAGES 392-394, DOC. 2018001536 O.P.R.M.C.T.)

- 7 28' E.G.T.C.A EASEMENT (VOL. 10, PAGES 392-394, DOC. 2018001536 O.P.R.M.C.T.)
- 8 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 (CABINET 3, SLIDES 994a-994c) O.P.R.M.C.T.
- 9 ELECTRIC LINE RIGHT OF WAY AGREEMENT (DOC. NUMBER 2020002912) O.P.R.M.C.T.
- 10 28.00 FOOT WIDE OVERHEAD ELECTRIC EASEMENT (DOC. NUMBER 2021009187) O.P.R.M.C.T.
- 11 LOT 908, BLOCK 12, C.B. 4348 VARIABLE WIDTH E.G.T.C.A. ESM'T. (13.257 AC.) (PERMEABLE) (CABINET 3, SLIDES 1018A-1018F) O.P.R.M.C.T.

INSET DETAIL "A"
N.T.S.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

SHEET 1 OF 2

SHEET 2 OF 2

INDEX MAP
N.T.S.

LEGEND

- 1250--- EXISTING CONTOUR
- 995--- PROPOSED CONTOUR
- AC. ACRE
- CENTERLINE
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- DOC. DOCUMENT
- ESM'T. EASEMENT
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- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
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- R RADIUS
- ROW RIGHT OF WAY
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LINE TABLE

LINE	LENGTH	BEARING
L1	110.00'	S00°21'04"E
L2	50.00'	S00°21'04"E
L3	27.72'	N89°38'56"E
L4	120.00'	S00°21'04"E
L5	39.73'	S89°38'56"W
L6	120.00'	S00°21'04"E
L7	50.00'	S00°21'04"E
L8	97.78'	S89°38'56"W
L9	73.13'	S13°36'06"E
L10	50.00'	S60°47'42"E
L11	120.39'	S63°07'29"E
L12	13.83'	N43°46'56"E
L13	13.69'	S48°48'36"W
L14	26.70'	S37°03'34"W
L15	207.77'	N89°38'56"E
L16	207.86'	N89°38'56"E
L17	204.99'	S89°38'56"W
L18	197.15'	N89°38'56"E
L19	23.54'	S37°03'34"W
L20	38.74'	S46°13'04"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C5	487.00'	7°51'16"	33.43'	66.76'	66.71'	N33°07'56"E
C6	25.00'	96°41'34"	28.11'	42.19'	37.36'	N85°24'21"E
C7	225.00'	12°14'04"	24.11'	48.04'	47.95'	N52°21'54"W
C8	25.00'	58°03'29"	13.87'	25.33'	24.26'	S29°27'11"E
C9	10.00'	90°04'22"	10.01'	15.72'	14.15'	S44°36'45"W
C10	10.00'	89°55'38"	9.99'	15.70'	14.13'	S45°23'15"E
C11	25.00'	90°04'22"	25.03'	39.30'	35.38'	S44°36'45"W
C12	29.00'	36°59'50"	9.70'	18.73'	18.40'	S71°51'09"E
C13	51.00'	164°04'02"	364.43'	146.04'	101.02'	S44°36'45"W
C14	29.00'	36°59'50"	9.70'	18.73'	18.40'	N18°55'21"W
C15	29.00'	34°13'53"	8.93'	17.33'	17.07'	N16°41'31"E
C16	51.00'	125°01'30"	98.02'	111.29'	90.49'	S28°42'18"E
C17	29.00'	41°39'11"	11.03'	21.08'	20.62'	N70°23'27"W
C18	175.00'	3°19'00"	5.07'	10.13'	10.13'	N47°54'22"W
C19	29.00'	37°41'31"	9.90'	19.08'	18.74'	N27°24'07"W
C20	51.00'	172°04'36"	736.41'	153.17'	101.76'	N85°24'21"E
C21	29.00'	37°41'31"	9.90'	19.08'	18.74'	S18°12'49"W
C22	537.00'	7°51'16"	36.87'	73.62'	73.56'	N33°07'56"E