

SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 3A

BEING A TOTAL OF 32.27 ACRES OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AND RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 15.192 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.



3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBP# Firm #: 9513 • TPLS 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER 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 9th DAY OF March A.D. 2023

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

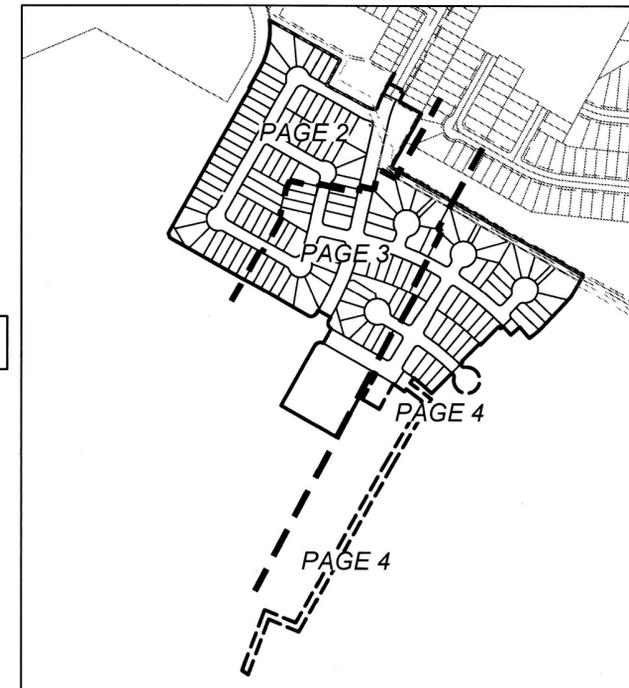
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 3A 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



PAGE INDEX NTS

STATE OF TX COUNTY OF DAVIDSON

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.

GG B2R PECAN AVENIDA II LP BY ITS GENERAL PARTNER GG B2R PECAN AVENIDA II GP, LLC

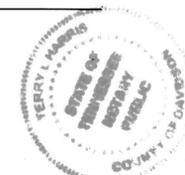
BY: AOLE ANSARI AUTHORIZED SIGNATORY 332 VAN BUREN ST NASHVILLE, TN 37208

STATE OF TN COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AOLE ANSARI, 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 27th DAY OF March A.D. 2023

Notary Public



EASEMENTS FOR FLOOD PLAINS: THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 480204455G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL: A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 23-06-0861R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (INDICATED WITH AN 'F') SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

WASTEWATER EQUIV. 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.

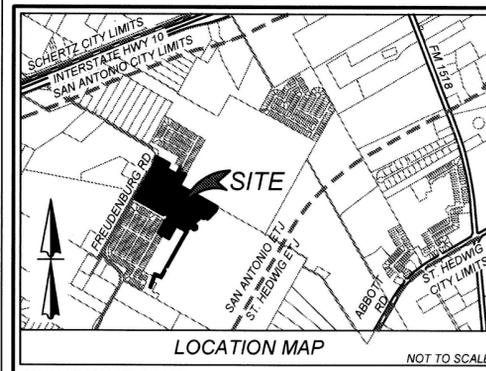
SAN ANTONIO RIVER AUTHORITY NOTE: SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'WASTEWATER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, 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 MARSHAL.

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 THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD 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.

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 TCI 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 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.

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-APP22-38800027) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST'S OFFICE PER 35-477(I).

OPEN SPACE NOTE: LOT 902, LOT 905 BLOCK 34 CB 5193, LOT 901 BLOCK 40 CB 5193, LOT 901, LOT 902, BLOCK 60 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 902, LOT 905 BLOCK 34 CB 5193, LOT 901 BLOCK 40 CB 5193, LOT 901, LOT 902, BLOCK 60, 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

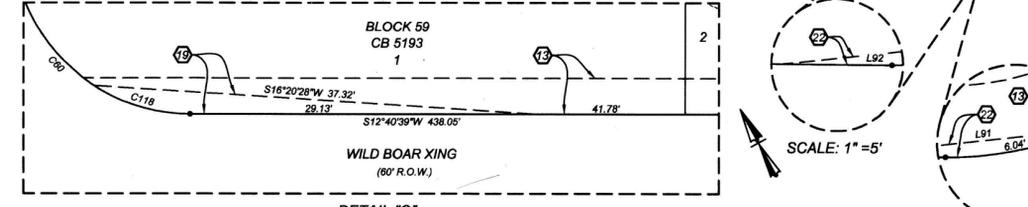
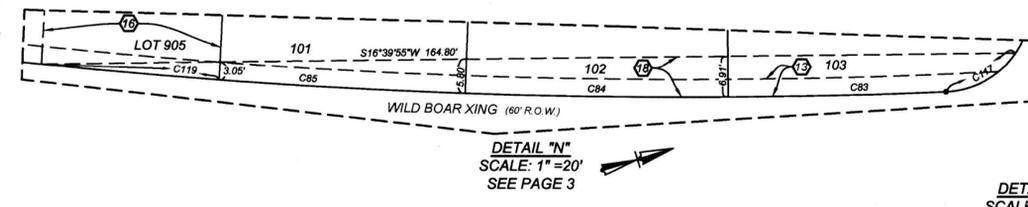
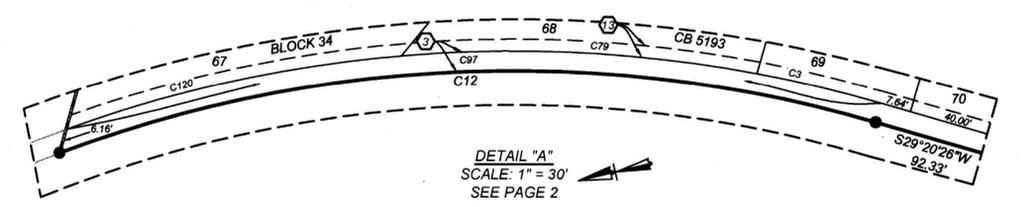
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

TIM C. PARAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441 9 MAR 2023



SCALE: 1"=5'

SCALE: 1"=5'

SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 3A

BEING A TOTAL OF 32.27 ACRES OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. AND RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 15.192 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.

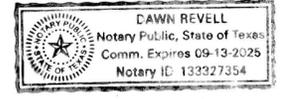
KFW ENGINEERS + SURVEYING logo and contact information: 3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231. Phone: (210) 979-8444. Fax: (210) 979-8441. TBPE Firm #: 9513. TBPLS Firm #: 10122300.

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

OWNER/DEVELOPER EMILIANO GUERRERO FORESTAR (USA) REAL ESTATE GROUP, INC. 16500 SAN PEDRO AVE., SUITE 400 SAN ANTONIO, TX 78232

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 9th DAY OF March A.D. 2023. 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

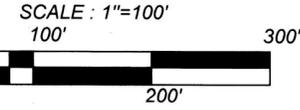
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

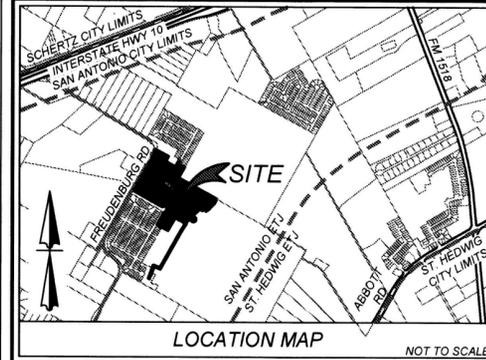
BY: _____ CHAIRMAN

BY: _____ SECRETARY



REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES



KEY NOTES

- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 20' BUILDING SET BACK LINE
3 5' R.O.W. DEDICATION (0.12 ACRES)
4 OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., GRADING AND MAINTENANCE ACCESS EASEMENT (1.32 AC) (PERMEABLE)
5 OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.82 AC)
6 VARIABLE WIDTH MONUMENT EASEMENT AND OPEN SPACE
7 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8 10' BUILDING SET BACK LINE
9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.14 AC) (PERMEABLE)
10 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
11 20' PRIVATE DRAINAGE EASEMENT
12 OFF-LOT 30' SANITARY SEWER EASEMENT (0.28 AC) (PERMEABLE)
13 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
14 OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
15 OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (TO SCALE) (0.04 AC) (PERMEABLE)
16 30' SANITARY SEWER EASEMENT
17 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18 VARIABLE WIDTH CLEAR VISION EASEMENT (0.2 AC)
19 VARIABLE WIDTH CLEAR VISION EASEMENT (0.0008 AC)
20 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
21 OFF-LOT 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.014 AC) (PERMEABLE)
22 VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 AC)

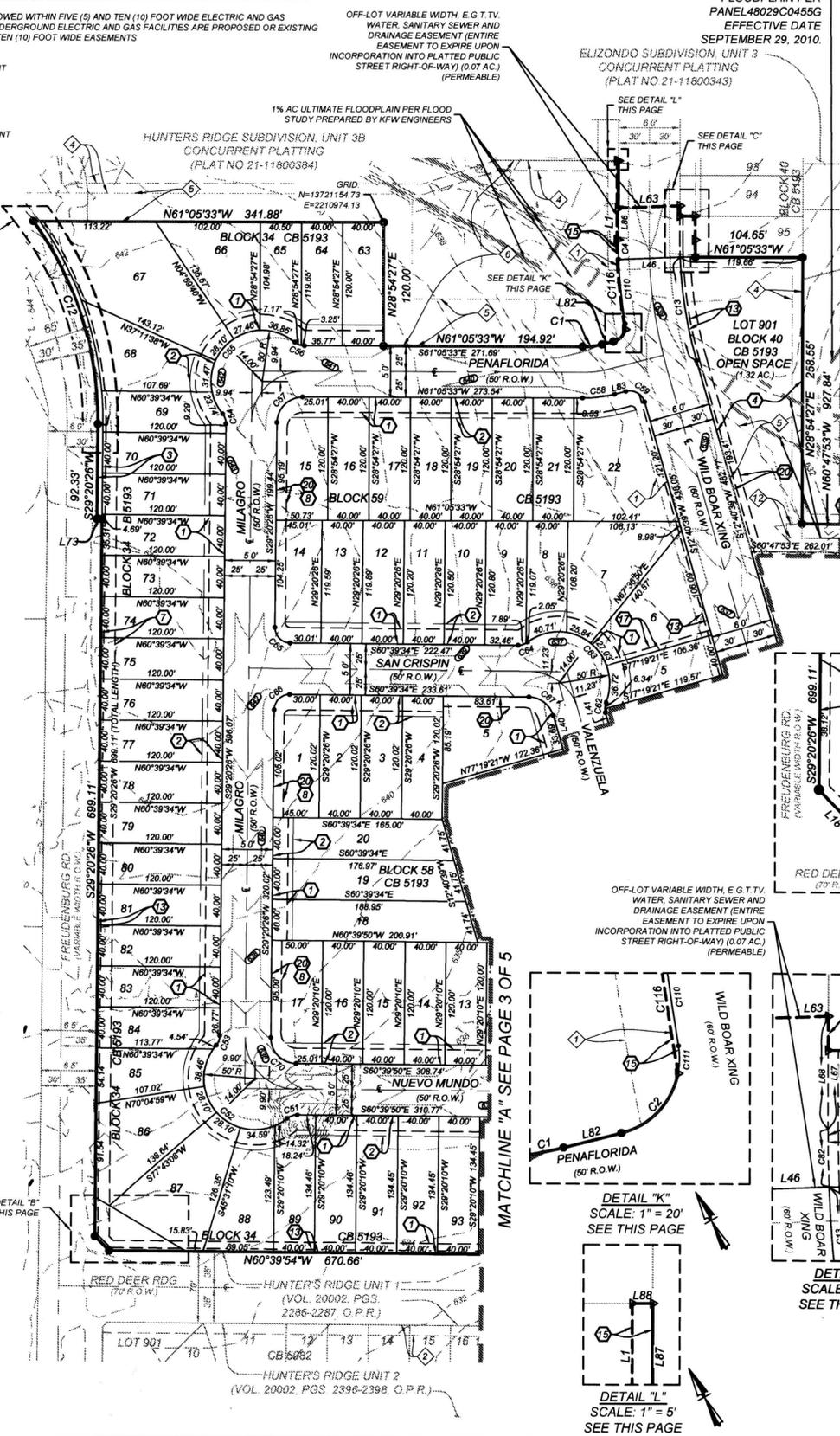
LEGEND

- F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED 'KFW SURVEYING'
S.I.R. = SET IRON ROD WITH YELLOW CAP STAMPED 'KFW EASEMENT'
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
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
L.F. = LINEAR FOOTAGE
AC = ACRE
VOL. = VOLUME
PG. = PAGE
* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
Proposed contours
Existing major contours
Existing minor contours
Original survey boundary line
Proposed easement
Existing easement
Centerline of road
FEMA FLOODPLAIN

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 1998) 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 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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, 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. 9 MAR 2023. TIM C. PAPPAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543, KFW SURVEYING, LLC, 3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TEXAS 78231, PHONE: 210-979-8444, FAX: 210-979-8441.



MATCHLINE "A" SEE PAGE 3 OF 5

MATCHLINE "A" SEE PAGE 3 OF 5

MATCHLINE "A" SEE PAGE 3 OF 5

FLOODPLAIN PER PANEL 48029C0455G EFFECTIVE DATE SEPTEMBER 29, 2010.

ELIZONDO SUBDIVISION, UNIT 3 CONCURRENT PLATTING (PLAT NO 21-11800343)

SEE DETAIL "L" THIS PAGE

SEE DETAIL "C" THIS PAGE

SEE DETAIL "K" THIS PAGE

SEE DETAIL "J" THIS PAGE

SEE DETAIL "I" THIS PAGE

SEE DETAIL "H" THIS PAGE

SEE DETAIL "G" THIS PAGE

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STATE OF TX COUNTY OF DAVIDSON

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.

GG B2R PECAN AVENIDA II LP BY ITS GENERAL PARTNER GG B2R PECAN AVENIDA II GP, LLC

BY: AOLE ANSARI, AUTHORIZED SIGNATORY 332 VAN BUREN ST, NASHVILLE, TN 37208

STATE OF TX COUNTY OF DAVIDSON BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AOLE ANSARI 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 27th DAY OF March A.D. 2023. Notary Public

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF March A.D. 2023. Dawn Revell, Notary Public, BEXAR COUNTY TEXAS.



1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS

ELIZONDO SUBDIVISION, UNIT 3 CONCURRENT PLATTING (PLAT NO 21-11800343)

SEE DETAIL "B" SCALE: 1" = 30' SEE THIS PAGE

SEE DETAIL "C" SCALE: 1" = 30' SEE THIS PAGE

SEE DETAIL "K" SCALE: 1" = 20' SEE THIS PAGE

SEE DETAIL "L" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "M" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "N" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "O" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "P" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "Q" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "R" SCALE: 1" = 5' SEE THIS PAGE

SEE DETAIL "S" SCALE: 1" = 5' SEE THIS PAGE

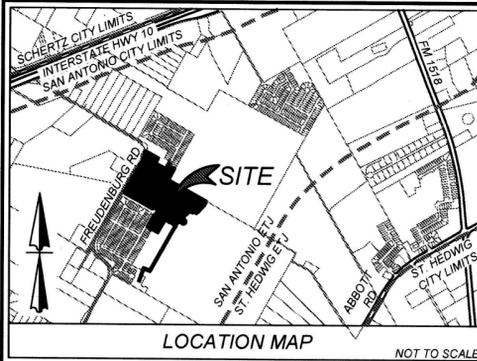


SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 3A

BEING A TOTAL OF 32.27 ACRES OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AND RECORDED IN DOCUMENT NUMBER 20210038624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 15.192 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.



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



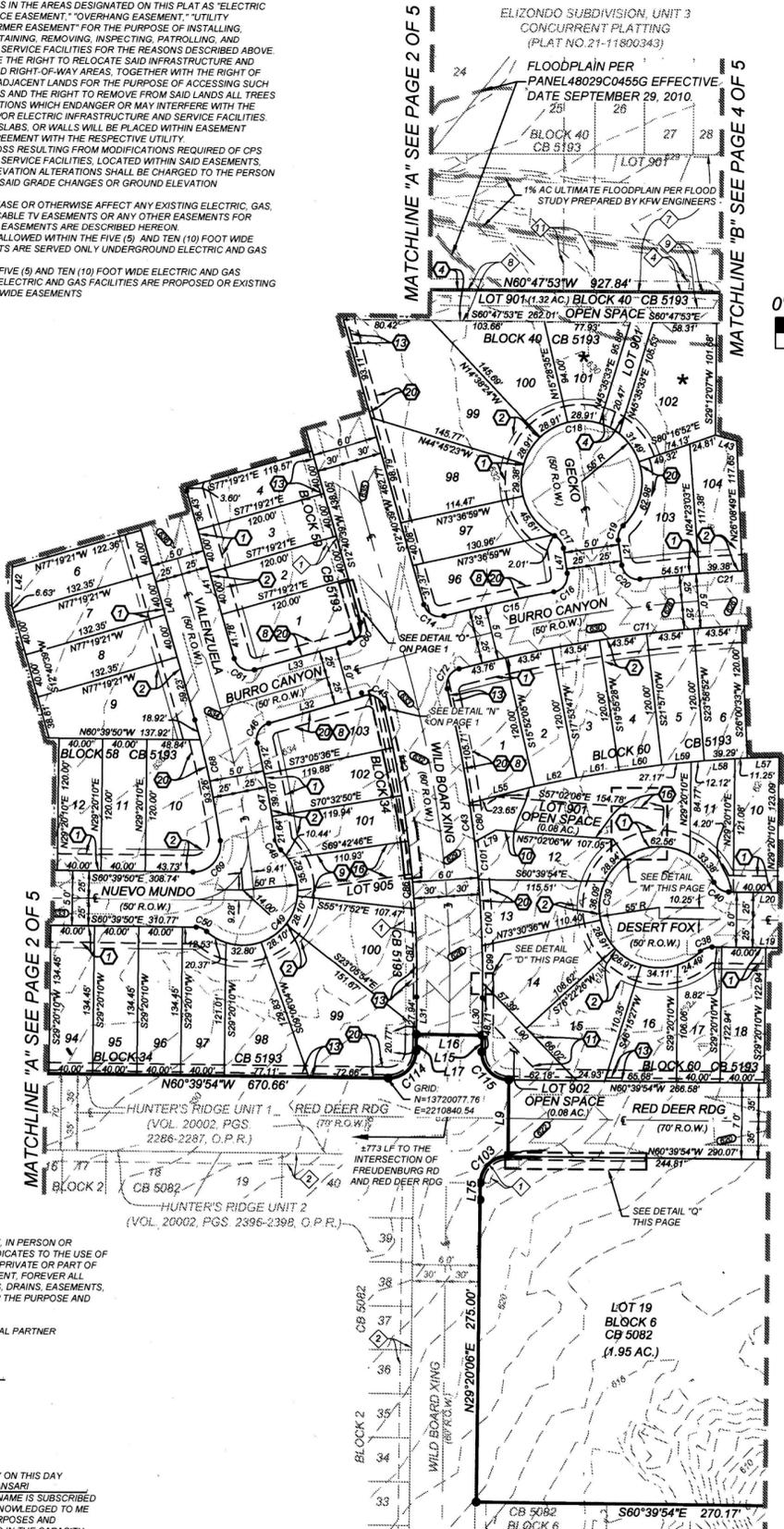
KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
20' BUILDING SET BACK LINE
5' R.O.W. DEDICATION (0.12 ACRES)
OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., GRADING AND MAINTENANCE ACCESS EASEMENT (1.32 AC) (PERMEABLE)
OFF-LOT 30' SANITARY SEWER EASEMENT/ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.82 AC)
VARIABLE WIDTH MONUMENT EASEMENT AND OPEN SPACE
14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
10' BUILDING SET BACK LINE
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.14 AC) (PERMEABLE)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
20' PRIVATE DRAINAGE EASEMENT
OFF-LOT 30' SANITARY SEWER EASEMENT (0.28 AC) (PERMEABLE)
1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (TO SCALE) (0.04 AC) (PERMEABLE)
30' SANITARY SEWER EASEMENT
10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2510-2516, O.P.R.)
10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
VARIABLE WIDTH GAS EASEMENT (DOC #20220070948)
0.7364 OF AN ACRE GAS AND ELECTRIC EASEMENT 2.642 ACRES (DOC # 20220036620)
OPEN SPACE/VARIABLE WIDTH E.G.T.T.V. PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (4.65 AC) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800384)
VARIABLE WIDTH PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (12.83 AC) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800343)
REMAINDER OF GAS AND OVERHEAD ELECTRIC EASEMENT TO BE DEDICATED (DOC # 20210207194, O.P.R.)
2.642 ACRE VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC # 20210207194 O.P.R.)
1.878 ACRE TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC # 20210207190, O.P.R.)
28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. (CONCURRENT PLATTING) (VOL. 20002, PGS. 2510-2516, O.P.R.)
14' PERMANENT ELECTRIC EASEMENT TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (DOC # 20190178114)

LEGEND

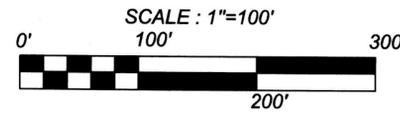
- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
E.S.M.T. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
E.G.T.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
N.T.S. = NOT TO SCALE
C.B. = COUNTY BLOCK
L.F. = LINEAR FOOTAGE
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
PROPOSED CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
ORIGINAL SURVEY BOUNDARY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CENTERLINE OF ROAD
FEMA FLOODPLAIN

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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD 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...

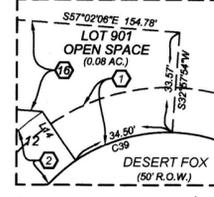


REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

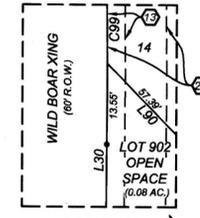
SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES



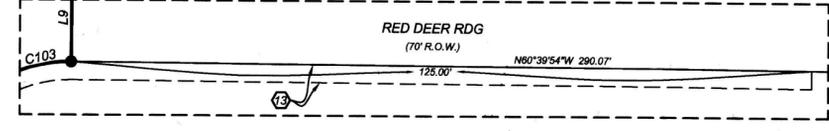
SCALE: 1"=100'



DETAIL "M" SCALE: 1"=40' SEE THIS PAGE



DETAIL "D" SCALE: 1"=20' SEE THIS PAGE



DETAIL "Q" SCALE: 1"=20' SEE THIS PAGE

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECIDES 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.

OWNER/DEVELOPER EMILIANO GUERRERO FORESTAR (USA) REAL ESTATE GROUP INC. 16500 SAN PEDRO AVE., SUITE 400 SAN ANTONIO, TX 78232

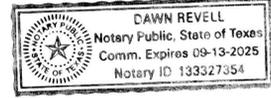
STATE OF TEXAS COUNTY OF BEXAR

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 9th DAY OF March A.D. 2023

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 HERE 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

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 3A 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

CHAIRMAN

SECRETARY

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 (NAD 83) (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.

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 UNMARRIED 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.

9 MAR 2023 Tim C. Papas Registered Professional Land Surveyor No. 5643 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

STATE OF TN COUNTY OF DAVIDSON

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.

GG B2R PECAN AVENIDA II LP BY ITS GENERAL PARTNER GG B2R PECAN AVENIDA II GP, LLC

By: AOLE MRSARI, AUTHORIZED SIGNATORY 332 VAN BUREN ST NASHVILLE, TN 37209

STATE OF TN COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AOLE ANSARI 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 7th DAY OF March A.D. 2023

Notary Public



SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 3A

BEING A TOTAL OF 32.27 ACRES OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AND RECORDED IN DOCUMENT NUMBER 20210036824 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 15.192 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.

KFW ENGINEERS + SURVEYING logo and contact information: 3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231. Phone: (210) 979-8444. Fax: (210) 979-8441. TSPS Firm #: 9513 - TSPS Firm #: 1012300

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FORESTAR (USA) REAL ESTATE GROUP INC. CALLED 222.28 ACRES (DOC. NO. 20210036824, O.P.R.) UNPLATTED. FORESTAR (USA) REAL ESTATE GROUP INC. CALLED 15.192 ACRES (DOC. NO. 20220083761, O.P.R.) UNPLATTED.

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 9th DAY OF March A.D. 2023 Dawn Revell Notary Public BEXAR COUNTY TEXAS

Notary Public Seal for Dawn Revell, State of Texas, Commission Expires 09-13-2025, Notary ID 133327354

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.

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

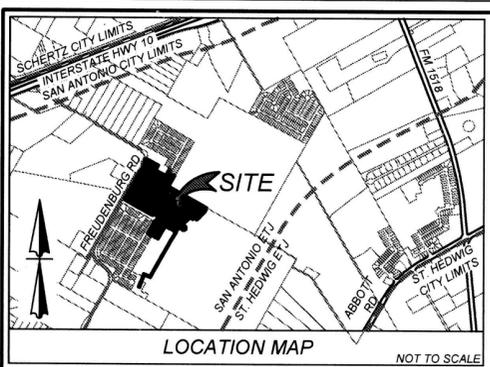
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 3A 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



LOCATION MAP NOT TO SCALE

KEY NOTES

- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 20' BUILDING SET BACK LINE
3 5' R.O.W. DEDICATION (0.12 ACRES)
4 OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., GRADING AND MAINTENANCE ACCESS EASEMENT (1.32 AC) (PERMEABLE)
5 OFF-LOT 30' SANITARY SEWER EASEMENT/TENTATIVE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.82 AC.)
6 VARIABLE WIDTH MONUMENT EASEMENT AND OPEN SPACE
7 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8 10' BUILDING SET BACK LINE
9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.14 AC) (PERMEABLE)
10 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
11 20' PRIVATE DRAINAGE EASEMENT
12 OFF-LOT 30' SANITARY SEWER EASEMENT (0.28 AC) (PERMEABLE)
13 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
14 OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC) (PERMEABLE)
15 OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (TO SCALE) (.04 AC) (PERMEABLE)
16 30' SANITARY SEWER EASEMENT
17 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18 VARIABLE WIDTH CLEAR VISION EASEMENT (.02 AC.)
19 VARIABLE WIDTH CLEAR VISION EASEMENT (.008 AC.)
20 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2510-2516, O.P.R.)
21 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
22 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
23 VARIABLE WIDTH GAS EASEMENT (DOC. # 20220070948)
24 0.7364 OF AN ACRE GAS AND ELECTRIC EASEMENT 2.642 ACRES (DOC. # 20220035670)
25 OPEN SPACE/VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (4.65 AC) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800384)
26 VARIABLE WIDTH PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (12.83 AC) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800343)
27 REMAINDER OF GAS AND OVERHEAD ELECTRIC EASEMENT TO BE DEDICATED (DOC. # 20210207194, O.P.R.)
28 2.642 ACRE VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. # 20210207194, O.P.R.)
29 1.878 ACRE TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. # 20210207190, O.P.R.)
30 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. (CONCURRENT PLATTING) (VOL. 20002, PGS. 2510-2516, O.P.R.)
31 14' PERMANENT ELECTRIC EASEMENT TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (DOC. # 20190178114)

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 (NAD 83) (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.
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.

9 MAR 2023 TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

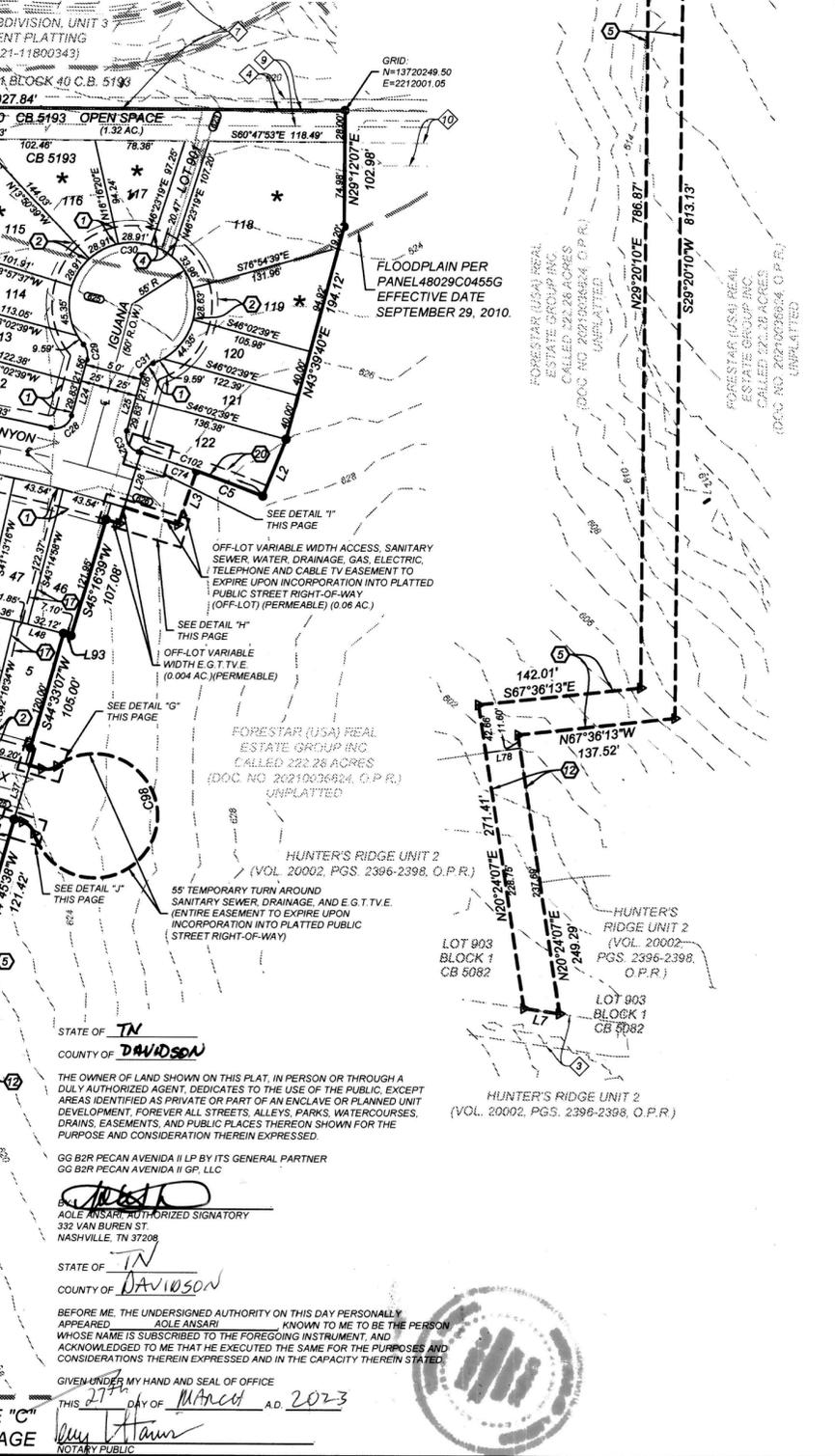
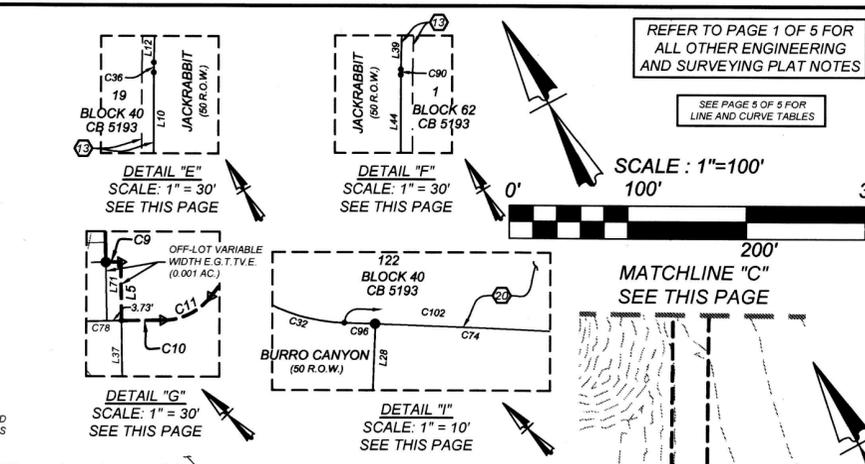
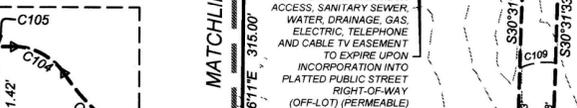
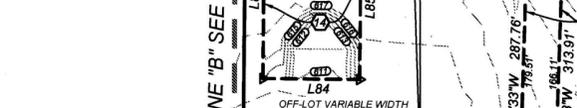
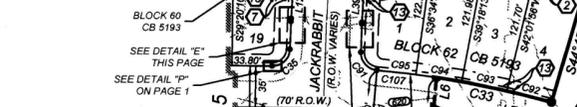
CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "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 RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 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.

- 21 OFF-LOT 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.014 AC) (PERMEABLE)
22 VARIABLE WIDTH CLEAR VISION EASEMENT (.0001 AC.)

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
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
L.F. = LINEAR FOOTAGE
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
PROPOSED CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
ORIGINAL SURVEY BOUNDARY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CENTERLINE OF ROAD
FEMA FLOODPLAIN



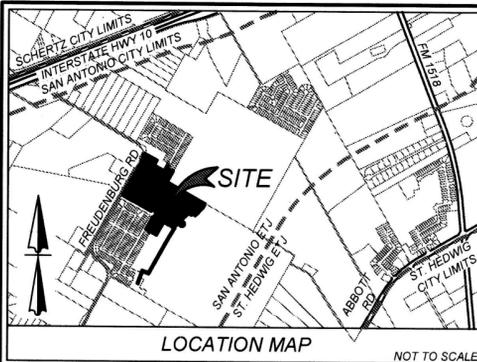
REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES

SCALE: 1" = 100'

MATCHLINE "C" SEE THIS PAGE





KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 5' R.O.W. DEDICATION (0.12ACRES)
4. OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., GRADING AND MAINTENANCE ACCESS EASEMENT (1.32 AC.(PERMEABLE))
5. OFF-LOT 30' SANITARY SEWER EASEMENT/ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.82 AC.)
6. VARIABLE WIDTH MONUMENT EASEMENT AND OPEN SPACE
7. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 10' BUILDING SET BACK LINE
9. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.14 AC.) (PERMEABLE)
10. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC.) (PERMEABLE)
11. 20' PRIVATE DRAINAGE EASEMENT
12. OFF-LOT 30' SANITARY SEWER EASEMENT (0.28 AC.(PERMEABLE))
13. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
14. OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.16 AC.) (PERMEABLE)
15. OFF-LOT 1' VEHICULAR NON-ACCESS EASEMENT (TO SCALE), (0.04 AC.) (PERMEABLE)
16. 30' SANITARY SEWER EASEMENT
17. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18. VARIABLE WIDTH CLEAR VISION EASEMENT
19. VARIABLE WIDTH CLEAR VISION EASEMENT (0008 AC.)
20. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
21. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2510-2516, O.P.R.)
22. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
23. 30' SANITARY SEWER EASEMENT (VOL. 20002, PGS. 2396-2398, O.P.R.)
24. VARIABLE WIDTH GAS EASEMENT (DOC. #20220070948)
25. 0.7384 OF AN ACRE GAS AND ELECTRIC EASEMENT (1.84 ACRES (DOC. # 20220035670))
26. OPEN SPACE/VARIABLE WIDTH E.G.T.V. PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (1.65 AC.) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800384)
27. VARIABLE WIDTH PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (12.83 AC.) (PERMEABLE) (CONCURRENT PLATTING PLAT NO. 21-11800343)
28. REMAINDER OF GAS AND OVERHEAD ELECTRIC EASEMENT TO BE DEDICATED (DOC. # 20210207194 O.P.R.)
29. 2.642 ACRE VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. # 20210207194 O.P.R.)
30. 1.878 ACRE TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. # 20210207190 O.P.R.)
31. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. (CONCURRENT PLATTING) (VOL. 20002, PGS. 2510-2516, O.P.R.)
32. 14' PERMANENT ELECTRIC EASEMENT TO CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (DOC. # 20190178114)

21. OFF-LOT 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.014 AC.) (PERMEABLE)
22. VARIABLE WIDTH CLEAR VISION EASEMENT (0001 AC.)

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- (---)--- = EXISTING EASEMENT
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- (---)--- = CENTERLINE OF ROAD
- (---)--- = FEMA FLOODPLAIN

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REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

PLAT NUMBER 21-11800347

SUBDIVISION PLAT ESTABLISHING HUNTER'S RIDGE SUBDIVISION, UNIT 3A

BEING A TOTAL OF 32.27 ACRES OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE FRANCISCO CARDINAS SURVEY, ABSTRACT 128, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 222.28 ACRE TRACT OF LAND AS CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AND RECORDED IN DOCUMENT NUMBER 2021003624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 15.192 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.



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

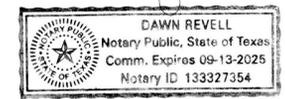
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

Emiliano Guerrero
OWNER/DEVELOPER
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 4th DAY OF March A.D. 2023
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

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 3A 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

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	18.89'	75.00'	9.50'	14°25'51"	18.84'	C7	89.87'	880.00'	44.97'	5°51'05"	89.83'	C13	210.44'	330.00'	108.94'	36°32'15"	206.89'
C2	16.92'	15.00'	9.49'	64°38'22"	16.04'	C8	10.20'	15.00'	5.44'	39°51'15"	10.22'	C14	102.18'	420.00'	51.34'	13°56'20"	101.83'
C3	32.41'	335.00'	16.22'	5°32'37"	32.40'	C9	155.43'	50.00'	3034.14'	178°06'42"	99.99'	C15	103.07'	1280.00'	51.56'	4°36'49"	103.04'
C4	19.20'	480.00'	9.60'	2°17'28"	19.19'	C10	10.43'	15.00'	5.44'	39°51'15"	10.22'	C16	23.10'	15.00'	14.54'	88°13'48"	20.88'
C5	62.07'	1280.00'	31.04'	2°46'42"	62.06'	C11	148.10'	50.00'	555.47'	169°42'47"	99.80'	C17	14.44'	15.00'	7.83'	55°09'00"	13.89'
C6	49.02'	1230.00'	24.51'	2°17'00"	49.01'	C12	10.43'	15.00'	5.44'	39°51'15"	10.22'	C18	278.67'	55.00'	38.30'	290°18'01"	62.86'
C7	11.98'	1215.00'	5.99'	0°33'53"	11.98'	C13	10.43'	15.00'	5.44'	39°51'15"	10.22'	C19	14.44'	15.00'	7.83'	55°09'00"	13.89'
C8	0.88'	70.00'	0.43'	0°42'27"	0.88'	C14	147.63'	50.00'	527.54'	169°10'17"	99.55'	C20	23.10'	15.00'	14.54'	88°13'48"	20.88'
C9	3.78'	1005.00'	1.89'	0°12'56"	3.78'	C15	10.43'	15.00'	5.44'	39°51'15"	10.22'	C21	176.05'	1280.00'	88.16'	7°52'50"	175.91'
C10	10.47'	990.00'	5.23'	0°36'21"	10.47'	C16	10.43'	15.00'	5.44'	39°51'15"	10.22'	C22	23.10'	15.00'	14.54'	88°13'48"	20.88'
C11	14.01'	15.00'	7.58'	53°29'45"	13.50'	C17	14.44'	15.00'	7.83'	55°09'00"	13.89'	C23	14.44'	15.00'	7.83'	55°09'00"	13.89'
C12	210.44'	330.00'	108.94'	36°32'15"	206.89'	C18	278.67'	55.00'	38.30'	290°18'01"	62.86'	C24	278.67'	55.00'	38.30'	290°18'01"	62.86'
C13	102.18'	420.00'	51.34'	13°56'20"	101.83'	C19	14.44'	15.00'	7.83'	55°09'00"	13.89'	C25	14.44'	15.00'	7.83'	55°09'00"	13.89'
C14	102.18'	420.00'	51.34'	13°56'20"	101.83'	C20	23.10'	15.00'	14.54'	88°13'48"	20.88'	C26	23.10'	15.00'	14.54'	88°13'48"	20.88'
C15	103.07'	1280.00'	51.56'	4°36'49"	103.04'	C21	176.05'	1280.00'	88.16'	7°52'50"	175.91'	C27	197.07'	1280.00'	98.73'	8°49'16"	198.87'
C16	23.10'	15.00'	14.54'	88°13'48"	20.88'	C22	23.10'	15.00'	14.54'	88°13'48"	20.88'	C28	23.10'	15.00'	14.54'	88°13'48"	20.88'
C17	14.44'	15.00'	7.83'	55°09'00"	13.89'	C23	14.44'	15.00'	7.83'	55°09'00"	13.89'	C29	14.44'	15.00'	7.83'	55°09'00"	13.89'
C18	278.67'	55.00'	38.30'	290°18'01"	62.86'	C24	278.67'	55.00'	38.30'	290°18'01"	62.86'	C30	278.67'	55.00'	38.30'	290°18'01"	62.86'
C19	14.44'	15.00'	7.83'	55°09'00"	13.89'	C25	14.44'	15.00'	7.83'	55°09'00"	13.89'	C31	14.44'	15.00'	7.83'	55°09'00"	13.89'
C20	23.10'	15.00'	14.54'	88°13'48"	20.88'	C26	23.10'	15.00'	14.54'	88°13'48"	20.88'	C32	23.10'	15.00'	14.54'	88°13'48"	20.88'
C21	176.05'	1280.00'	88.16'	7°52'50"	175.91'	C27	197.07'	1280.00'	98.73'	8°49'16"	198.87'	C33	99.42'	820.00'	49.77'	6°56'47"	99.35'
C22	23.10'	15.00'	14.54'	88°13'48"	20.88'	C28	23.10'	15.00'	14.54'	88°13'48"	20.88'	C34	7.09'	750.00'	3.54'	0°32'30"	7.09'
C23	14.44'	15.00'	7.83'	55°09'00"	13.89'	C29	14.44'	15.00'	7.83'	55°09'00"	13.89'	C35	23.18'	15.00'	14.62'	88°31'24"	20.94'
C24	278.67'	55.00'	38.30'	290°18'01"	62.86'	C30	278.67'	55.00'	38.30'	290°18'01"	62.86'	C36	2.53'	130.00'	1.27'	1°07'00"	2.53'
C25	14.44'	15.00'	7.83'	55°09'00"	13.89'	C31	14.44'	15.00'	7.83'	55°09'00"	13.89'	C37	24.08'	15.00'	15.50'	91°53'06"	21.56'
C26	23.10'	15.00'	14.54'	88°13'48"	20.88'	C32	23.10'	15.00'	14.54'	88°13'48"	20.88'	C38	11.55'	15.00'	6.08'	44°07'32"	11.27'
C27	197.07'	1280.00'	98.73'	8°49'16"	198.87'	C33	99.42'	820.00'	49.77'	6°56'47"	99.35'	C39	277.38'	55.00'	38.25'	288°58'20"	63.90'
C28	23.10'	15.00'	14.54'	88°13'48"	20.88'	C34	7.09'	750.00'	3.54'	0°32'30"	7.09'	C40	16.88'	15.00'	9.53'	64°50'48"	16.09'
C29	14.44'	15.00'	7.83'	55°09'00"	13.89'	C35	23.18'	15.00'	14.62'	88°31'24"	20.94'	C41	23.07'	15.00'	14.51'	88°06'54"	20.86'
C30	278.67'	55.00'	38.30'	290°18'01"	62.86'	C36	2.53'	130.00'	1.27'	1°07'00"	2.53'						
C31	14.44'	15.00'	7.83'	55°09'00"	13.89'	C37	24.08'	15.00'	15.50'	91°53'06"	21.56'						
C32	23.10'	15.00'	14.54'	88°13'48"	20.88'	C38	11.55'	15.00'	6.08'	44°07'32"	11.27'						
C33	99.42'	820.00'	49.77'	6°56'47"	99.35'	C39	277.38'	55.00'	38.25'	288°58'20"	63.90'						
C34	7.09'	750.00'	3.54'	0°32'30"	7.09'	C40	16.88'	15.00'	9.53'	64°50'48"	16.09'						
C35	23.18'	15.00'	14.62'	88°31'24"	20.94'	C41	23.07'	15.00'	14.51'	88°06'54"	20.86'						
C36	2.53'	130.00'	1.27'	1°07'00"	2.53'												
C37	24.08'	15.00'	15.50'	91°53'06"	21.56'												
C38	11.55'	15.00'	6.08'	44°07'32"	11.27'												
C39	277.38'	55.00'	38.25'	288°58'20"	63.90'												
C40	16.88'	15.00'	9.53'	64°50'48"	16.09'												
C41	23.07'	15.00'	14.51'	88°06'54"	20.86'												

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	77.30'	S28°54'27"W	L32	89.97'	N77°19'21"W	L63	60.05'	S63°23'01"E
L2	54.01'	N50°54'14"E	L33	90.00'	N77°19'21"W	L64	10.03'	S28°54'27"W
L3	50.00'	S48°07'33"W	L34	73.72'	N31°44'28"E	L65	15.00'	S61°05'33"E
L4	15.00'	S45°50'33"W	L35	90.20'	N28°33'47"E	L66	23.21'	S28°54'27"W
L5	15.00'	S44°45'38"W	L36	24.89'	S31°13'15"W	L67	23.21'	S28°54'27"W
L6	25.68'	N33°54'03"E	L37	50.00'	S44°45'38"W	L68	33.24'	S28°54'27"W
L7</								