

# 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. #20220035670)
- 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)
- 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. #20210207184, O.P.R.)
- 2.642 ACRE VARIABLE WIDTH PERMANENT GAS AND ELECTRIC EASEMENT (DOC. #20210207184, O.P.R.)
- 1.878 ACRE TEMPORARY ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT (DOC. #20210207180, 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 IRON ROD
  - S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - ▲ = 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
  - LF = LINEAR FOOTAGE
  - AC = ACRE
  - VOL. = VOLUME
  - PG. = PAGE
  - \* = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
  - 97.0 --- = EXISTING MAJOR CONTOURS
  - 97.5 --- = EXISTING MINOR CONTOURS
  - 98.0 --- = ORIGINAL SURVEY BOUNDARY LINE
  - 98.5 --- = PROPOSED EASEMENT
  - 99.0 --- = EXISTING EASEMENT
  - 100.0 --- = CENTERLINE OF ROAD
  - 100.5 --- = 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 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS 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 RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.

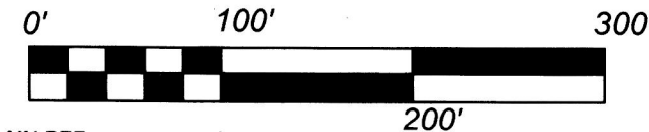
OFF-LOT VARIABLE WIDTH, E.G.T.V. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC) (PERMEABLE)

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

SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES

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

SCALE: 1"=100'



STATE OF TN  
COUNTY OF DAVISON

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

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

STATE OF DAVISON  
COUNTY OF DAVISON

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  
NOTARY PUBLIC

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 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 AVENUE II LP, AND RECORDED IN DOCUMENT NUMBER 20220083761 IN THE O.P.R.

**KFW**  
ENGINEERS + SURVEYING

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

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

Notary Public  
NOTARY PUBLIC BEXAR COUNTY TEXAS

DAWN REVELL  
Notary Public, State of Texas  
Comm. Expires 09-13-2025  
Notary ID: 133927354

## 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

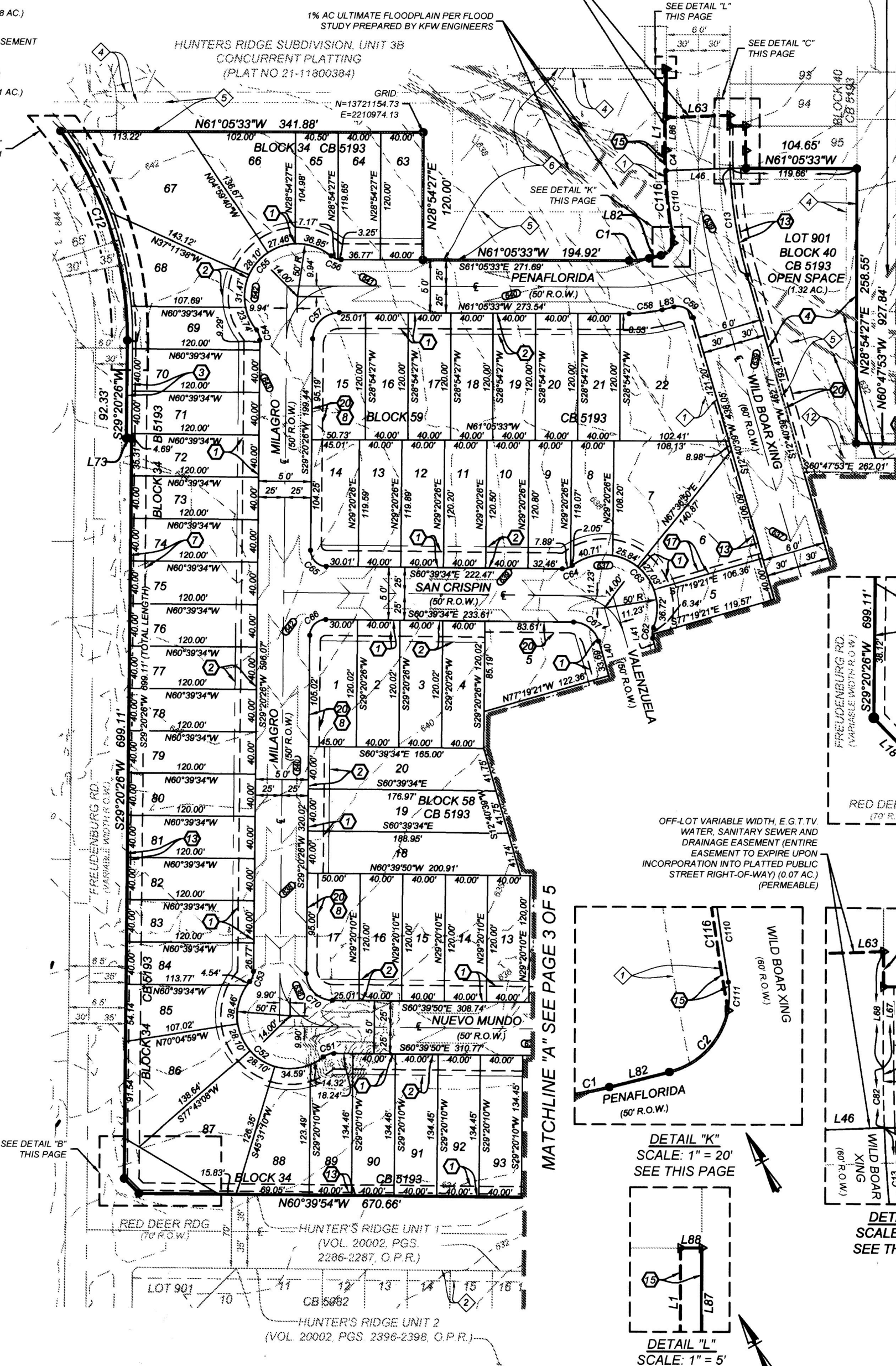
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



MATCHLINE "A" SEE PAGE 3 OF 5

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

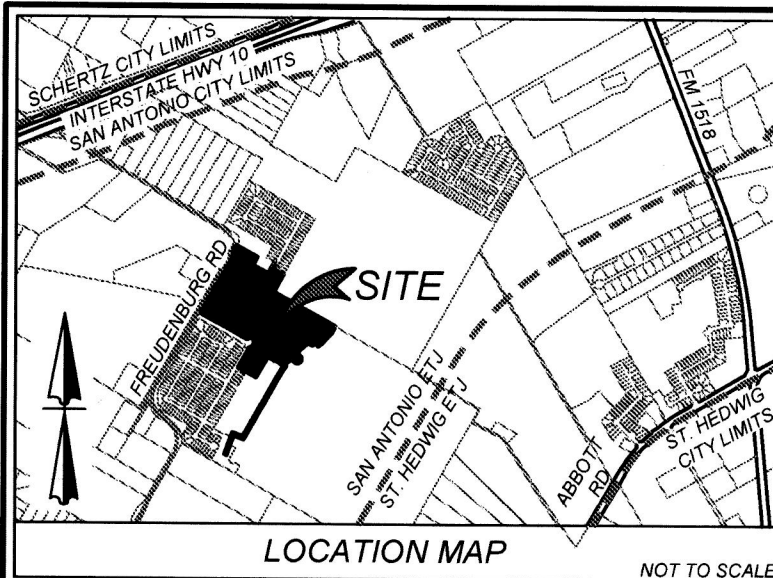
DETAIL "K"  
SCALE: 1" = 20'  
SEE THIS PAGE

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

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

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Date: Mar 09, 2023, 9:35am User ID: LMartinez  
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### 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
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- 20' PRIVATE DRAINAGE EASEMENT
- OFF-LOT 30' SANITARY SEWER EASEMENT (0.28 AC.) (PERMEABLE)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
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- 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)

- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (02 AC.)
- VARIABLE WIDTH CLEAR VISION EASEMENT (0008 AC.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.014 AC.) (PERMEABLE)
- VARIABLE WIDTH CLEAR VISION EASEMENT (0001 AC.)

### LEGEND

- FOUND 1/2" IRON ROD
- 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
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- SURVEYOR'S NOTES:**
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  2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
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STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
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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. PARRAS  
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," "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.

STATE OF TX  
COUNTY OF DAVISON

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.

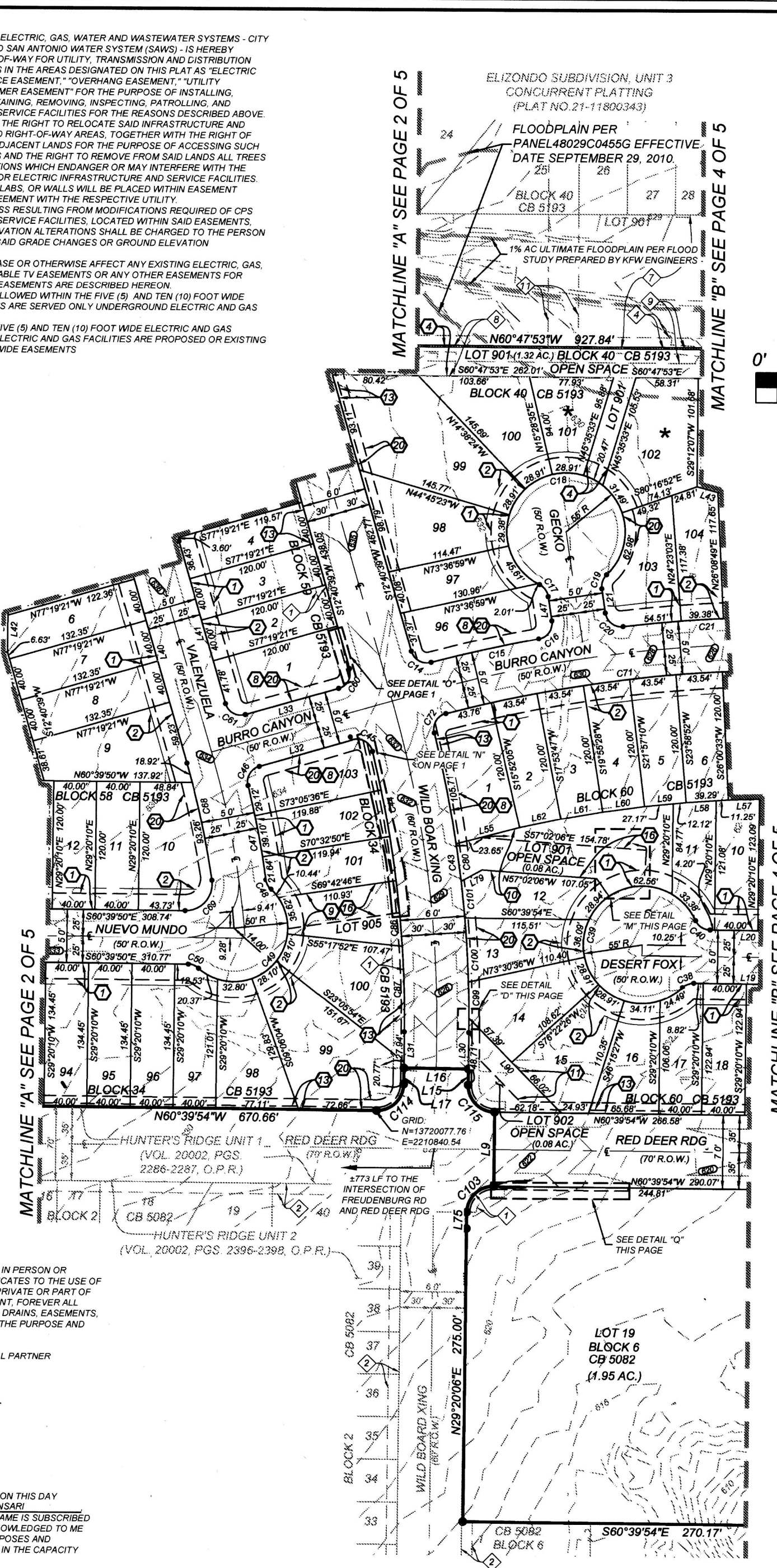
GG B2R PECAN AVENIDA II LP BY ITS GENERAL PARTNER  
GG B2R PECAN AVENIDA II GP, LLC

BY: [Signature]  
AOLE MARR, AUTHORIZED SIGNATORY  
332 VAN BUREN ST.  
NASHVILLE, TN 37203

STATE OF TX  
COUNTY OF DAVISON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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.

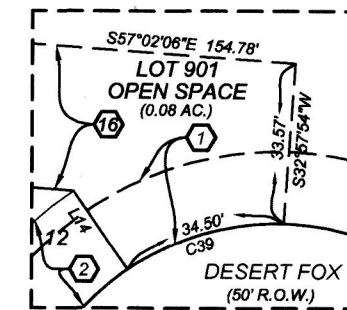
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 9th DAY OF MARCH A.D. 2023  
NOTARY PUBLIC



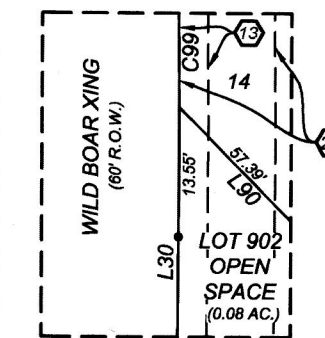
REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES

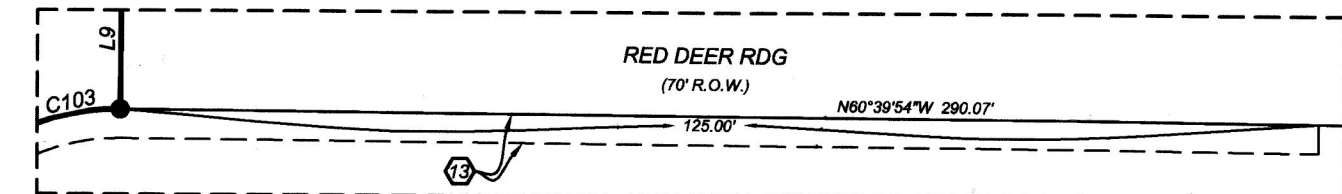
SCALE: 1"=100'  
0' 100' 300'



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



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



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

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 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  
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

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.

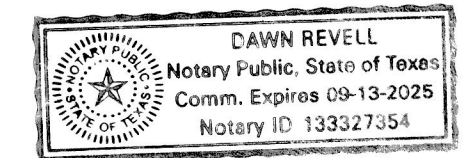
OWNER/DEVELOPER  
EMILIANO GUERRERO  
FORESTAR (USA) REAL ESTATE GROUP INC.  
16500 SAN PEDRO AVE., SUITE 400  
SAN ANTONIO, TX 78232

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 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

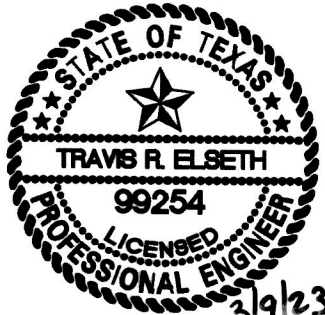
COUNTY CLERK, BEXAR COUNTY, TEXAS

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 \_\_\_\_\_

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

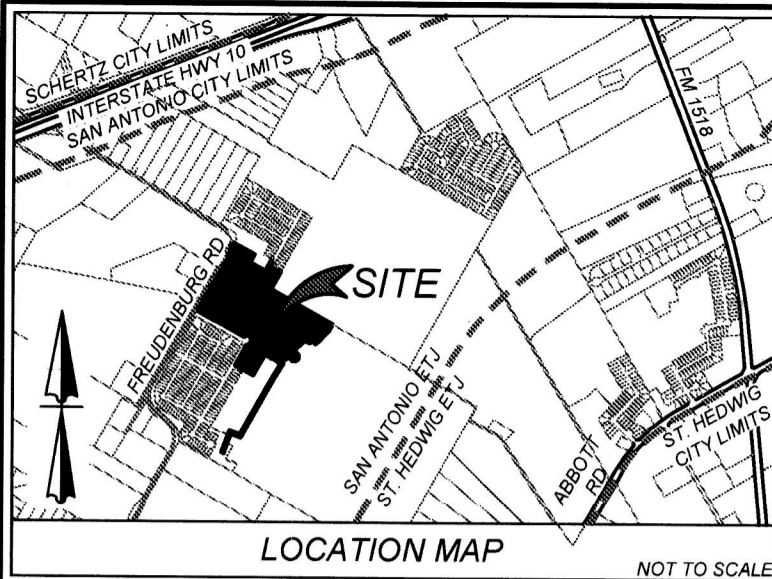
BY: \_\_\_\_\_  
SECRETARY



DRAWN BY: RS

Date: Mar 09, 2023, 9:35am User ID: LMartinez  
File: L:\873102104\Design\Civil\PLAT\PL8730204.dwg





### 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 (0.008 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. 0.7364 AC. OF AN ACRE GAS AND ELECTRIC EASEMENT (1.64 ACRES) (DOC. #20220035570)
26. 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)
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)

### 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 T.V. 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  
===== = 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 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS 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. DARRAS  
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," "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 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 HEREIN.
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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	18.89'	75.00'	9.50'	14°25'51"	18.84'
C2	16.92'	15.00'	9.49'	64°38'22"	16.04'
C3	32.41'	335.00'	16.22'	5°32'37"	32.40'
C4	19.20'	480.00'	9.60'	2°17'28"	19.19'
C5	62.07'	1280.00'	31.04'	2°46'42"	62.06'
C6	49.02'	1230.00'	24.51'	2°17'00"	49.01'
C7	11.98'	1215.00'	5.99'	0°33'53"	11.98'
C8	0.88'	70.00'	0.43'	0°42'27"	0.88'
C9	3.78'	1005.00'	1.89'	0°12'56"	3.78'
C10	10.47'	990.00'	5.23'	0°36'21"	10.47'
C11	14.01'	15.00'	7.58'	53°29'45"	13.50'
C12	210.44'	330.00'	108.94'	36°32'15"	206.89'
C13	102.18'	420.00'	51.34'	13°56'20"	101.93'
C14	23.27'	15.00'	14.71'	88°53'14"	21.01'
C15	103.07'	1280.00'	51.58'	4°36'49"	103.04'
C16	23.10'	15.00'	14.54'	88°13'48"	20.88'
C17	14.44'	15.00'	7.83'	55°09'00"	13.89'
C18	278.67'	55.00'	38.30'	290°18'01"	62.86'
C19	14.44'	15.00'	7.83'	55°09'00"	13.89'
C20	23.10'	15.00'	14.54'	88°13'48"	20.88'
C21	176.05'	1280.00'	88.16'	7°52'50"	175.91'
C22	23.10'	15.00'	14.54'	88°13'48"	20.88'
C23	14.44'	15.00'	7.83'	55°09'00"	13.89'
C24	278.67'	55.00'	38.30'	290°18'01"	62.86'
C25	14.44'	15.00'	7.83'	55°09'00"	13.89'
C26	23.10'	15.00'	14.54'	88°13'48"	20.88'
C27	197.07'	1280.00'	98.73'	8°49'16"	196.87'
C28	23.10'	15.00'	14.54'	88°13'48"	20.88'
C29	14.44'	15.00'	7.83'	55°09'00"	13.89'
C30	278.67'	55.00'	38.30'	290°18'01"	62.86'
C31	14.44'	15.00'	7.83'	55°09'00"	13.89'
C32	23.10'	15.00'	14.54'	88°13'48"	20.88'
C33	99.42'	820.00'	49.77'	6°56'47"	99.35'
C34	7.09'	750.00'	3.54'	0°32'30"	7.09'
C35	23.18'	15.00'	14.62'	88°13'24"	20.94'
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	16.98'	15.00'	9.53'	64°50'48"	16.08'
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	31.31'	N52°59'13"W	L38	24.34'	N31°13'15"E	L69	15.01'	N61°05'33"W
L8	14.19'	N33°54'03"E	L39	41.20'	N31°55'42"E	L70	39.29'	N62°58'36"W
L9	70.00'	S29°20'06"W	L40	212.92'	S12°40'39"W	L71	15.00'	S44°33'07"W
L10	23.86'	N30°48'42"E	L41	158.21'	S12°40'39"W	L72	15.00'	S45°16'39"W
L11	70.00'	N33°54'03"E	L42	34.83'	N29°20'28"E	L73	5.00'	N60°40'17"W
L12	41.20'	N31°55'42"E	L43	20.13'	S46°15'42"E	L74	16.07'	S60°39'54"E
L13	24.44'	N31°13'15"E	L44	24.19'	N30°48'42"E	L75	15.19'	N29°20'16"E
L14	20.00'	S5°46'01"E	L45	30.07'	N33°54'03"E	L76	111.31'	S52°18'41"E
L15	15.00'	N29°20'06"E	L46	60.00'	S63°23'01"E	L77	82.86'	S52°18'41"E
L16	60.00'	N60°39'54"W	L47	22.85'	S20°10'26"W	L78	30.00'	S68°35'53"E
L17	15.00'	S29°20'06"W	L48	43.97'	N46°35'21"W	L79	22.26'	S69°40'09"W
L18	19.80'	N15°39'54"W	L49	43.95'	N48°51'30"W	L80	29.19'	S60°39'54"E
L19	86.02'	S60°39'50"E	L50	43.95'	N51°07'39"W	L81	123.81'	S29°16'11"W
L20	74.03'	S60°39'50"E	L51	43.95'	N53°23'47"W	L82	11.67'	S75°31'24"E
L21	22.85'	S20°10'26"W	L52	56.17'	N55°58'51"W	L83	11.07'	N75°31'24"W
L22	10.96'	N31°35'40"E	L53	90.18'	N34°55'06"E	L84	81.83'	N60°43'49"W
L23	10.96'	N31°35'40"E	L54	74.05'	N31°44'26"E	L85	121.87'	S29°16'11"W
L24	51.39'	S43°57'21"W	L55	61.15'	N75°42'36"W	L86	30.83'	S28°54'27"W
L25	51.39'	S43°57'21"W	L56	43.39'	N60°50'33"W	L87	46.47'	S28°54'27"W
L26	25.00'	N31°13'15"E	L57	28.80'	N62°58'36"W	L88	1.00'	S61°05'33"E
L27	24.97'	N31°35'40"E	L58	28.04'	N65°00'18"W	L89	103.94'	N30°34'03"W
L28	50.00'	N45°50'33"E	L59	39.29'	N67°01'59"W	L90	123.41'	N15°39'54"W
L29	25.03'	N31°35'40"E	L60	39.29'	N69°03'41"W	L91	10.59'	N67°03'35"W
L30	33.71'	N29°20'06"E	L61	39.29'	N71°05'22"W	L92	4.65'	S60°39'54"E
L31	33.71'	N29°20'06"E	L62	39.29'	N73°07'04"W	L93	7.10'	N44°16'46"W

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 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.



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

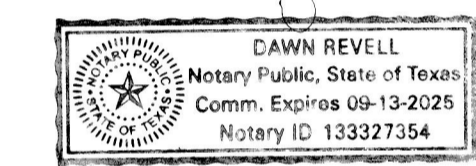
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

EMILIANO GUERRERO  
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 HERECERTIFY 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

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

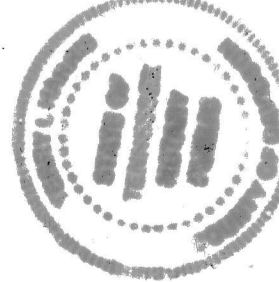
BY: AOLE ANSARI, AUTHORIZED SIGNATORY  
332 VAN BUREN ST.  
NASHVILLE, TN 37208

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

DAWN REVELL  
NOTARY PUBLIC



DRAWN BY: RS

Date: Mar 09, 2023, 9:55am User ID: L.Martinez  
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