

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

BEING A 18.99 ACRE TRACT OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT 253, C.B. 4408, BEXAR COUNTY, TEXAS AND OUT OF A 222.28 ACRE TRACT CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION RECORDED IN DOCUMENT NUMBER 20210036624 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 18-62 BLOCK 34, LOTS 75-95 BLOCK 40 AND LOTS 1-27 BLOCK 64, CB 5193, LOT 901, 903, & 904.

KFW
ENGINEERS + SURVEYING

3421 Paeanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 1012300

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, DRAINAGE 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

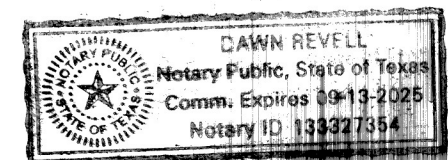
STATE OF TEXAS
COUNTY OF BEXAR

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 4th DAY OF April, A.D. 2023

Dawn R. Bell
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

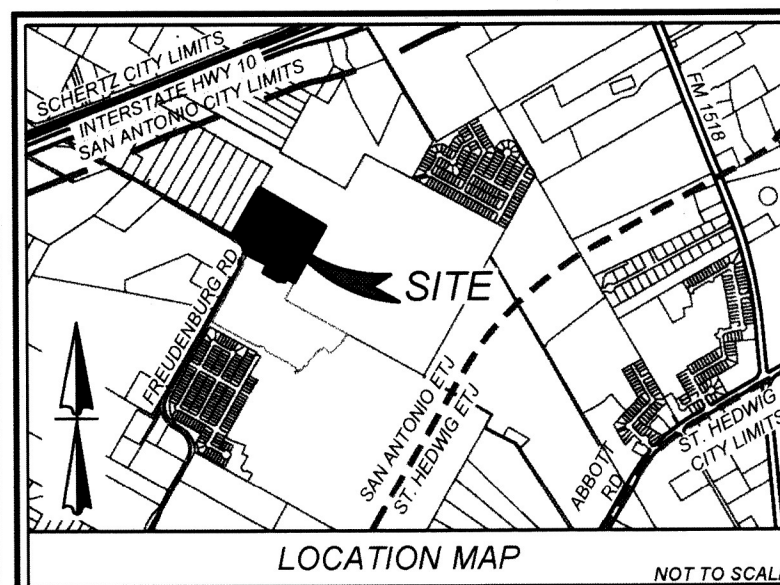
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION, UNIT 3B 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____

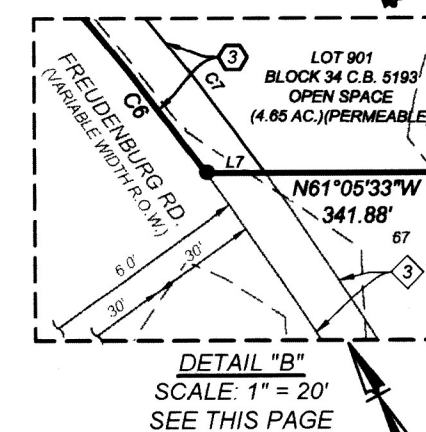
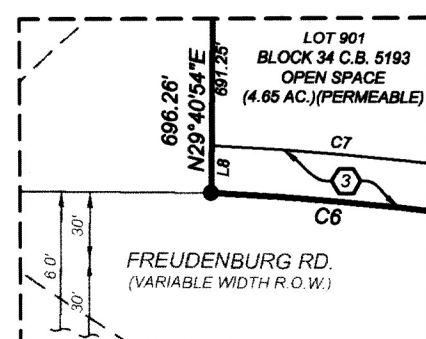
BY: _____
CHAIRMAN

BY: _____
SECRETARY



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"
- = 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
- 970 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — — = EXISTING MINOR CONTOURS
- — — = ORIGINAL SURVEY BOUNDARY LINE
- — — = PROPOSED EASEMENT
- — — = EXISTING EASEMENT
- — — = CENTERLINE OF ROAD
- — — = FEMA FLOODPLAIN



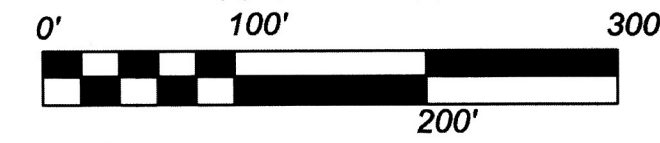
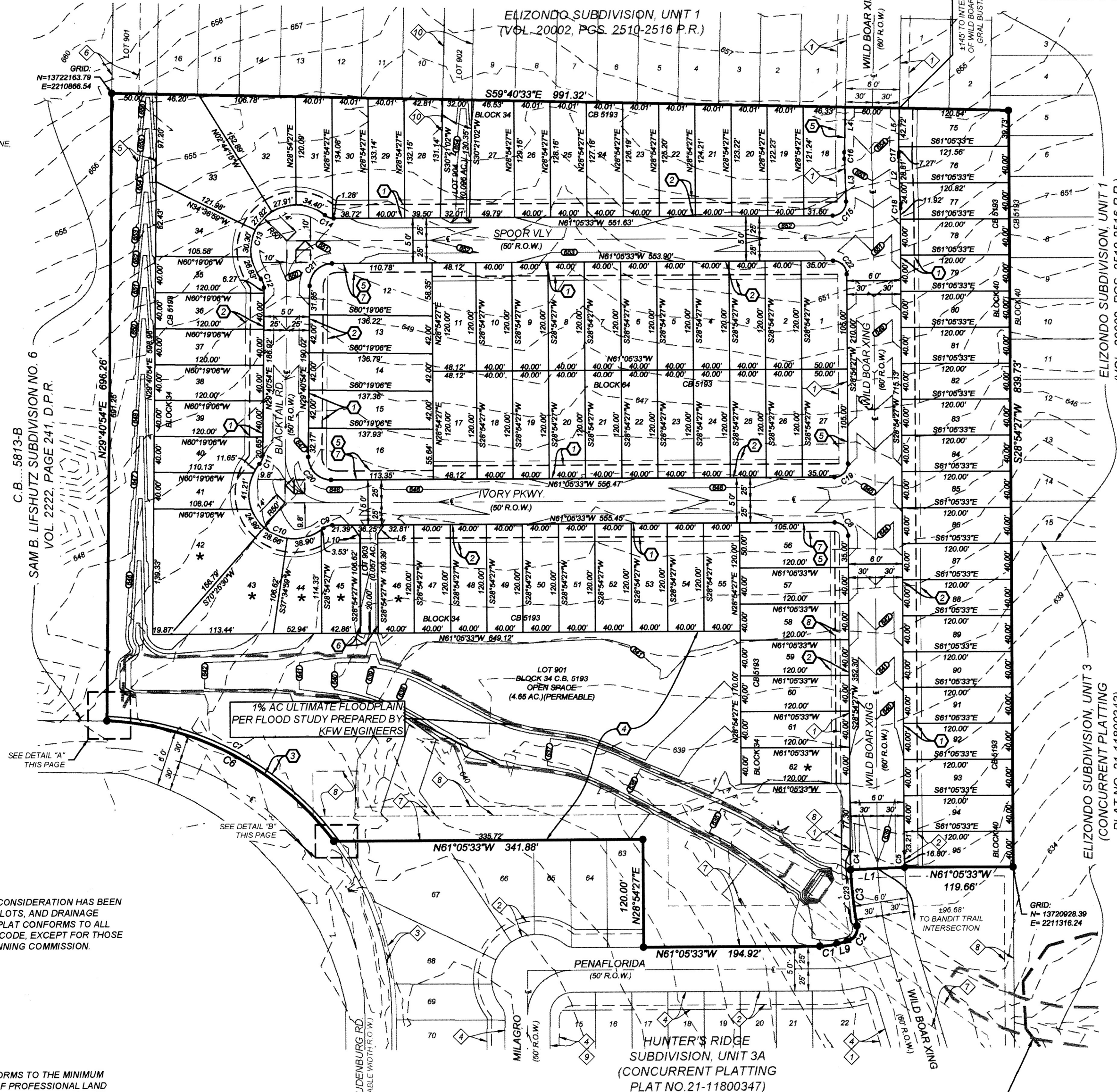
- SURVEYOR NOTES:**
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NG'S COOPERATIVE CORNERS 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.

REFER TO PAGE 1 OF 2 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 2 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 (0.034 ACRES)
4. OPEN SPACE/VARIABLE WIDTH E.G.T.V., PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (4.65 AC.) (PERMEABLE)
5. 10' BUILDING SET BACK LINE
6. 20' PRIVATE DRAINAGE & MAINTENANCE ACCESS EASEMENT (NON PERMEABLE)
7. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
9. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CONCURRENT PLATTING PLAT NO. 21-11800347)
10. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CONCURRENT PLATTING PLAT NO. 21-11800347)
11. 5' R.O.W. DEDICATION (0.12 ACRES) (CONCURRENT PLATTING PLAT NO. 21-11800347)
12. 20' BUILDING SET BACK LINE (CONCURRENT PLATTING PLAT NO. 21-11800347)
13. 20' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 2510-2516 P.R.)
14. 30' WATER EASEMENT (VOL. 7197, PG. 889, O.P.R.)
15. 0.7364 OF AN ACRE GAS AND OVERHEAD ELECTRIC EASEMENT TO BE DEDICATED (DOC. # 20220035870)
16. VARIABLE WIDTH GAS EASEMENT 0.8955 OF AN ACRE (DOC. # 2022007048)
17. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CONCURRENT PLATTING PLAT NO. 21-11800347)
18. 32' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PGS. 2510-2516 P.R.)



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

DRAWN BY: SJ

Date: Apr 05, 2023, 11:42am User ID: LMartinez
File: L:\873\02\05\Design\Civil\PLAT\PL8730205.dwg