

HUNTERS RANCH SUBDIVISION, UNIT 9 & 11

BEING A TOTAL OF 26.373 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 45.408 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC AS RECORDED IN DOCUMENT NO. 2021001234 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MIR Moy Tarin Ramirez Engineers, LLC. Engineers, Surveyors, Planners. FIRM TYPE NO. F-5297 & TBPLS NO. 10131500. 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

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

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

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY PRUSKI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November 2021. Jacquelin B. Contreras Notary Public, Bexar County, Texas. My Commission Expires May 15, 2023.

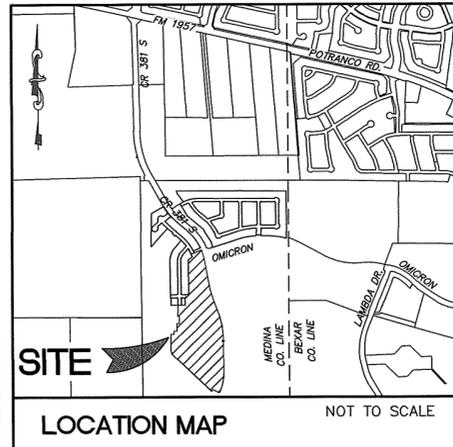
THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 9 & 11, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___ A.D., ___ BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF MEDINA THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 9 & 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

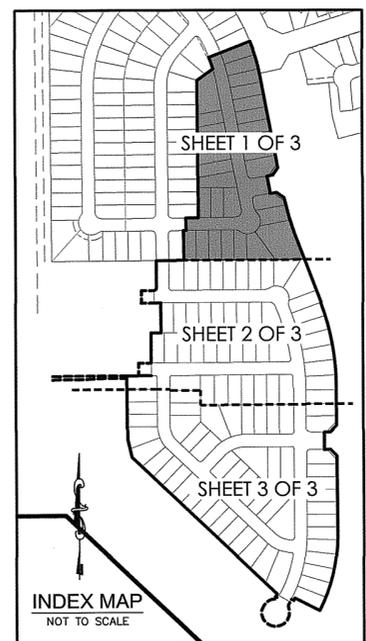
DATED THIS ___ DAY OF ___ A.D. 20 ___ BY: JUDGE BY: COMMISSIONER PRECINCT 2

STATE OF TEXAS COUNTY OF MEDINA I, ___ COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___ A.D. 20 ___ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. 20 ___ AT ___ M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN BOOK/VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___ A.D. 20 ___ COUNTY CLERK, MEDINA COUNTY, TEXAS BY: DEPUTY



NOTE: SEE SHEET 2 OF 3 FOR CURVE TABLES SEE SHEET 3 OF 3 FOR LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, WATER, SEWER, GAS, AND/OR ELECTRIC... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM... EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS... INGRESS & EGRESS (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY... CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

- SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#2622746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER... INSET DETAIL 1: NOT TO SCALE. INSET DETAIL 2: NOT TO SCALE. INSET DETAIL 3: NOT TO SCALE. INSET DETAIL 4: NOT TO SCALE.

LEGEND

- 1250--- EXISTING CONTOUR ---1310--- PROPOSED CONTOUR E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION R.O.W. RIGHT OF WAY R RADIUS E CENTERLINE ESM'T EASEMENT O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS AC. ACRE VOL. VOLUME PG. PAGE C.B. COUNTY BLOCK " REPETITIVE BEARING AND DISTANCE VAR. VARIABLE

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE (B) 20' BUILDING SETBACK LINE (C) 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.057 AC.) (D) LOT 901, BLOCK 26 (0.166 AC.) (NON-PERMEABLE) (E) TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.234 AC.) (F) 10' E.G.T.C.A. EASEMENT (G) 1' VEHICULAR NON-ACCESS EASEMENT (H) VAR. WIDTH OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.003 AC.) (J) 10'x10' OFFSITE E.G.T.C.A. EASEMENT (0.002 AC.) (K) VAR. WIDTH E.G.T.C.A. ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.081 AC.) (L) VARIABLE WIDTH CLEAR VISION EASEMENT (0.025 AC.) (M) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 23 C.B. 4348 (0.012 AC.) (N) OPEN SPACE - LANDSCAPE, MONUMENT, WATER & MAINTENANCE EASEMENT, LOT 903, BLOCK 26 C.B. 4348 (0.012 AC.) (P) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 26 C.B. 4348 (0.012 AC.) (S) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 31 C.B. 4348 (0.012 AC.) (T) VARIABLE WIDTH CLEAR VISION EASEMENT (0.004 AC.) (1) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.) (2) 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.)

KEYNOTES

- (3) REMAINDER OF VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (4) VARIABLE WIDTH CLEAR VISION EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.) (5) 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.) (6) 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.) (7) OFF-LOT SIGNAGE EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (8) OFF-LOT SIGNAGE EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (9) OFF-LOT SIGNAGE EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (10) OFF-LOT SIGNAGE EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.) (11) 28' ELECTRIC EASEMENT (DOCUMENT 2020002912, O.P.R.M.C.T.)

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC. Stephanie L. James, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950. MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051. STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Raymond Tarin, Jr. RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051



HUNTERS RANCH SUBDIVISION, UNIT 9 & 11

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BEING A TOTAL OF 26.373 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 45.408 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC AS RECORDED IN DOCUMENT NO. 2021001234 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MTR Moy Tarin Ramirez Engineers, LLC. Firm TBPE No. F-5297 & TBPLS No. 10131500. 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
Surveyors
Planners

STATE OF TEXAS COUNTY OF BEXAR

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

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY PRUSKI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November 2021

Jacquelyn B. Contreras Notary Public, Bexar County, Texas. My Commission Expires May 15, 2023.

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 9 & 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D.,

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 9 & 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20

BY: COMMISSIONER PRECINCT 2

BY: JUDGE

BY: COUNTY CLERK OF MEDINA COUNTY, TEXAS

BY: COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS COUNTY OF MEDINA

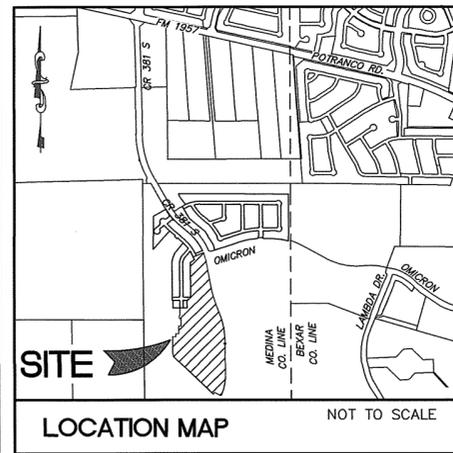
I, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M.

AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: DEPUTY

BY: DEPUTY

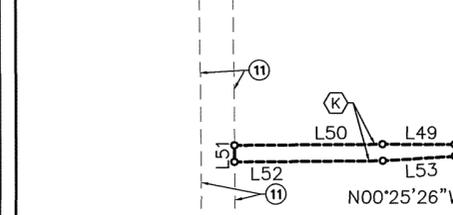


SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#2622746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).

NOTE: SEE SHEET 3 OF 3 FOR LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LEGEND: 1250 EXISTING CONTOUR, 1310 PROPOSED CONTOUR, E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION, R.O.W. RIGHT OF WAY, R RADIUS, C CENTERLINE, ESM'T EASEMENT, O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS, O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS, AC. ACRE, VOL. VOLUME, PG. PAGE, C.B. COUNTY BLOCK, - REPETITIVE BEARING AND DISTANCE, VAR. VARIABLE

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

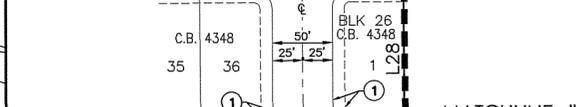
MOY TARIN RAMIREZ ENGINEERS, LLC. Stephanie L. James, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR

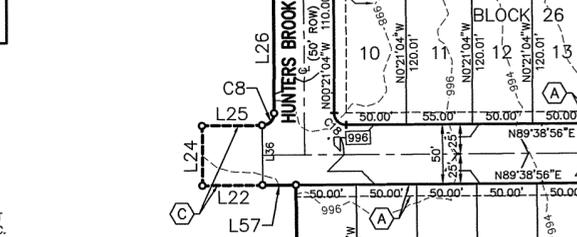
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Raymond Tarin, Jr. Raymond Tarin, Jr., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060. MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

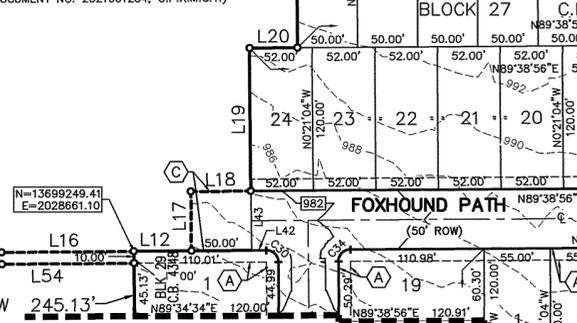
CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.



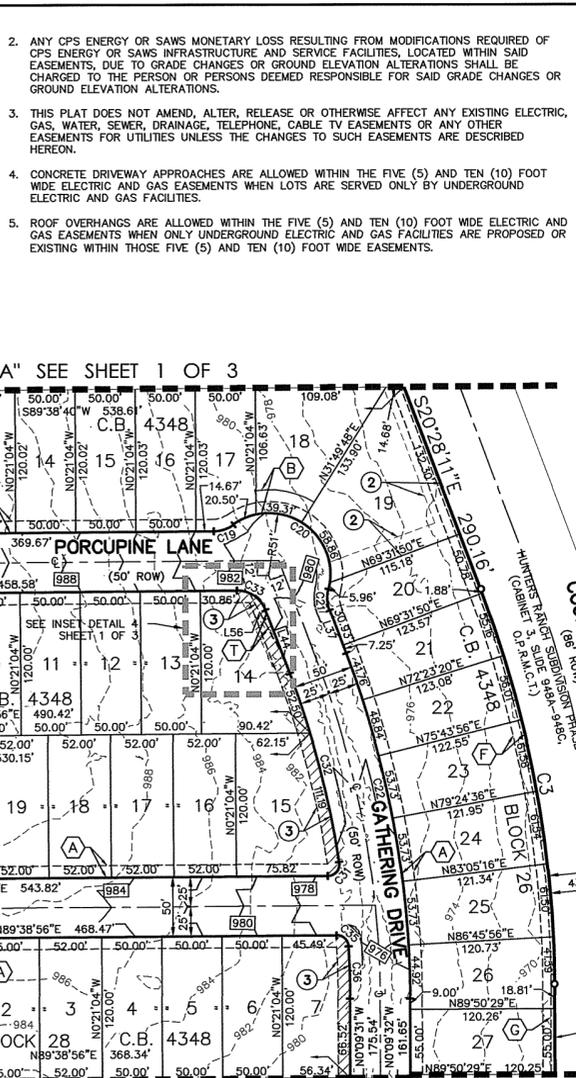
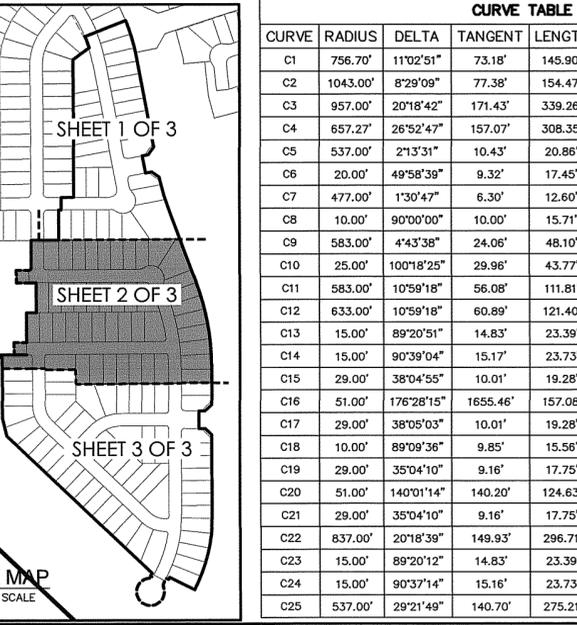
MATCHLINE "A" SEE SHEET 1 OF 3



UNPLATTED BENCHMARK ACQUISITIONS, LLC (DOCUMENT NO. 2021001234, O.P.R.M.C.T.)



KEYNOTES: A 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE, B 20' BUILDING SETBACK LINE, C 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.057 AC.), D LOT 901, BLOCK 26 (0.166 AC.) (NON-PERMEABLE), E TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.234 AC.), F 10' E.G.T.C.A. EASEMENT, G 1' VEHICULAR NON-ACCESS EASEMENT, H VAR. WIDTH OFFSITE E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.003 AC.), I OPEN SPACE - LANDSCAPE, MONUMENT, WATER & MAINTENANCE EASEMENT, LOT 903, BLOCK 26 C.B. 4348 (0.012 AC.), J 10'x10' OFFSITE E.G.T.C.A. EASEMENT (0.002 AC.), K VAR. WIDTH E.G.T.C.A. ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.081 AC.), L VARIABLE WIDTH CLEAR VISION EASEMENT (0.081 AC.), M OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 23 C.B. 4348 (0.012 AC.), N OPEN SPACE - LANDSCAPE, MONUMENT, WATER & MAINTENANCE EASEMENT, LOT 903, BLOCK 26 C.B. 4348 (0.012 AC.), O REMAINDER OF VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.), P OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 26 C.B. 4348 (0.0121 AC.), Q OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 31 C.B. 4348 (0.012 AC.), R VARIABLE WIDTH CLEAR VISION EASEMENT (0.004 AC.), S 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.), T 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.), U 16' SANITARY SEWER EASEMENT HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.), V REMAINDER OF VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. HUNTERS RANCH SUBDIVISION PHASE II (CABINET 3, SLIDE 948A-948C, O.P.R.M.C.T.), W VARIABLE WIDTH CLEAR VISION EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.), X 10' E.G.T.C.A. EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.), Y 1' VEHICULAR NON-ACCESS EASEMENT HUNTERS RANCH SUBDIVISION, UNIT 7 (VOL. 11, PGS. 44-45, O.P.R.M.C.T.), Z 28' ELECTRIC EASEMENT (DOCUMENT 2020002912, O.P.R.M.C.T.)



MATCHLINE "B" SEE SHEET 3 OF 3

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Includes curves C1 through C25.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, CHORD BEARING. Includes curves C26 through C49.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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



HUNTERS RANCH SUBDIVISION, UNIT 9 & 11

HUNTERS RANCH SUBDIVISION, UNIT 9 & 11

BEING A TOTAL OF 26.373 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; AND BEING OUT OF THAT CERTAIN 45.408 ACRE TRACT AS CONVEYED TO BENCHMARK ACQUISITIONS, LLC AS RECORDED IN DOCUMENT NO. 2021001234 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MTR May Tarin Ramirez Engineers, LLC. Firm TBPE No. F-5297 & TBPLS No. 10131500. 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER TIMOTHY PRUSKI, AUTHORIZED AGENT SA HUNTERS RANCH, LTD A TEXAS LIMITED PARTNERSHIP BY: CAMCORP MANAGEMENT INC., ITS GENERAL PARTNER 2714 N. LOOP 1504 EAST, SUITE 105 SAN ANTONIO, TEXAS 78232 TELEPHONE: (210) 402-0642

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY PRUSKI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November 2021

Jacquelin B. Contreras Notary Public, Bexar County, Texas. My Commission Expires May 15, 2023

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 9 & 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D.,

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF MEDINA

THIS PLAT OF HUNTERS RANCH SUBDIVISION UNIT 9 & 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20

BY: JUDGE

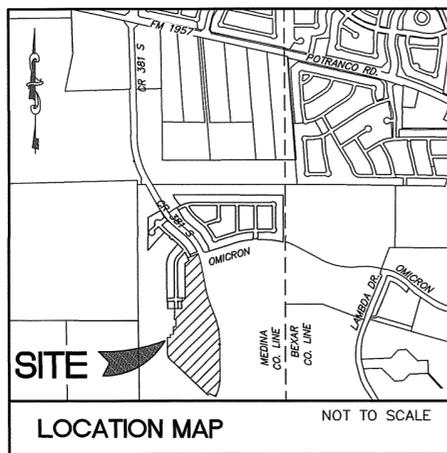
BY: COMMISSIONER PRECINCT 2

STATE OF TEXAS COUNTY OF MEDINA

I, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: DEPUTY

SHEET 3 OF 3



LOCATION MAP NOT TO SCALE

SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P#2622746) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER.

NOTE: SEE SHEET 2 OF 3 FOR CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- KEYNOTES: (A) 10' E.G.T.CA EASEMENT & 10 BUILDING SETBACK LINE, (B) 20' BUILDING SETBACK LINE, (C) 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE), (D) LOT 901, BLOCK 26 (0.166 AC.) (NON-PERMEABLE), (E) TURN AROUND, ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.234 AC.), (F) 10' E.G.T.CA EASEMENT, (G) 1' VEHICULAR NON-ACCESS EASEMENT, (H) VAR. WIDTH OFFSITE E.G.T.CA. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.003 AC.), (J) 10'x10' OFFSITE E.G.T.CA. EASEMENT (0.002 AC.), (K) VAR. WIDTH E.G.T.CA. ESM'T TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.081 AC.), (L) VARIABLE WIDTH CLEAR VISION EASEMENT (0.081 AC.), (M) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 23 C.B. 4348 (0.012 AC.), (N) OPEN SPACE - LANDSCAPE, MONUMENT, WATER & MAINTENANCE EASEMENT, LOT 903, BLOCK 26 C.B. 4348 (0.012 AC.), (P) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 26 C.B. 4348 (0.012 AC.), (S) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 31 C.B. 4348 (0.012 AC.)

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

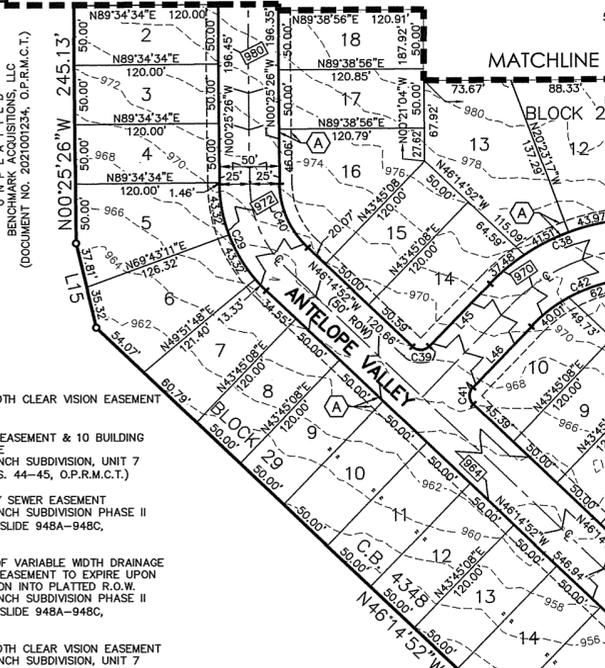
MOY TARIN RAMIREZ ENGINEERS, LLC. Stephanie L. James, R.P.L.S., Registered Professional Land Surveyor No. 5950. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR

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

RAYMOND TARIN, JR., P.E., LICENSED PROFESSIONAL ENGINEER NO. 87060. MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

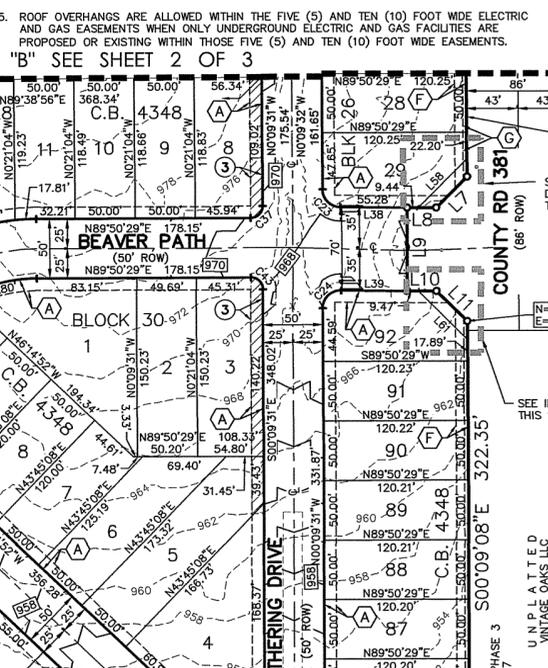
- NOTES: 1) NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325004000, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. 3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED THE NORTH AMERICAN DATUM OF 1983. 4) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND MEDINA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. 6) 127 RESIDENTIAL LOTS ESTABLISHED. 7) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. 8) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELT, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 902, BLOCK 26, CB 4348, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



LINE TABLE with columns for LINE, LENGTH, BEARING. Includes lines L1 through L16 and C1 through C48.

LEGEND and LINE TABLE defining symbols for contours, easements, and other features. Includes symbols for existing/propose contours, E.G.T.C.A., R.O.W., radius, centerline, easement, and various public records.

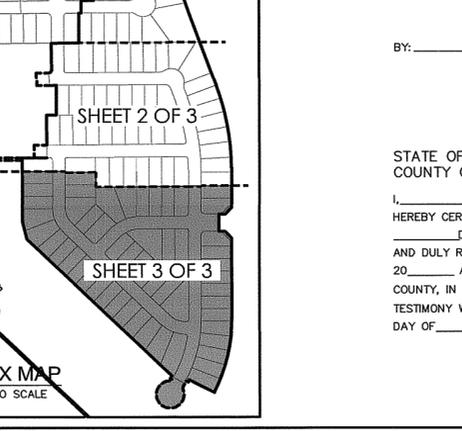
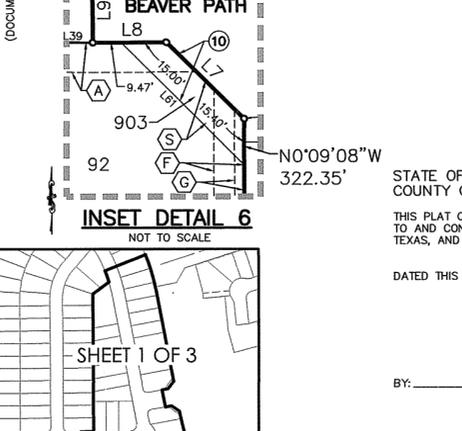
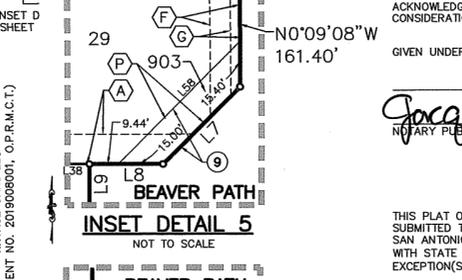
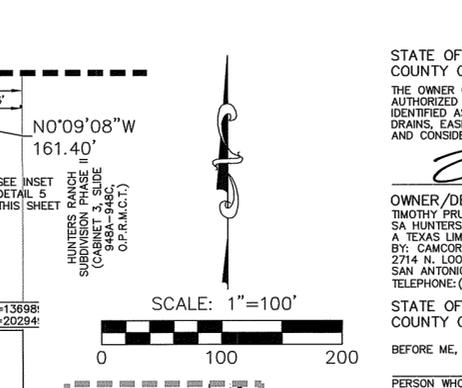
- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.



LINE TABLE for inset details, listing lines L17 through L32 and C49 through C54.

LINE TABLE for inset details, listing lines L33 through L48 and C55 through C60.

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. EDU IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS): IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. INGRESS & EGRESS (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).



HUNTERS RANCH SUBDIVISION, UNIT 9 & 11