

LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.78'	N89°48'00"W
L2	126.81'	N00°11'31"E
L3	149.96'	S89°32'24"W
L4	109.93'	S71°59'46"W
L5	120.00'	N18°00'14"W
L6	42.15'	N71°59'46"E
L7	50.00'	N18°00'14"W
L8	67.78'	S71°59'46"W
L9	105.15'	S89°48'00"E
L10	90.00'	N00°21'36"W
L11	90.08'	S00°21'36"E
L12	67.78'	N71°59'46"E
L13	64.41'	N44°38'24"E
L14	35.26'	N43°20'46"E
L15	35.36'	S45°24'36"E

FREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2305561) 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'-47'7(b)(5)(C).

SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1045.00'	181°45'2"	167.83'	332.82'	331.41'	S81°20'10"E
C2	15.00'	90°06'00"	15.03'	23.59'	21.23'	S45°24'36"E
C3	15.00'	87°24'45"	14.34'	22.88'	20.73'	N43°20'46"E
C4	1045.00'	17°32'38"	161.25'	319.98'	318.73'	S80°46'05"W
C5	1215.00'	2°11'08"	23.17'	46.33'	46.33'	S73°05'19"W
C6	15.00'	74°32'28"	11.41'	19.51'	18.17'	S36°54'38"W
C7	15.00'	89°26'23"	14.85'	23.42'	21.11'	S45°04'48"E
C8	29.00'	36°04'36"	9.44'	18.26'	17.96'	S72°09'42"W
C9	51.00'	161°35'36"	314.77'	143.84'	100.69'	N45°04'48"W
C10	29.00'	36°04'36"	9.44'	18.26'	17.96'	N17°40'42"E
C11	29.00'	36°07'42"	9.46'	18.29'	17.98'	N18°25'27"W
C12	51.00'	162°09'25"	324.88'	144.34'	100.77'	N44°35'24"E
C13	29.00'	36°07'42"	9.46'	18.29'	17.98'	S72°23'45"E
C14	15.00'	89°54'00"	14.97'	23.54'	21.19'	N44°35'24"E
C15	15.00'	92°23'05"	15.64'	24.19'	21.65'	S46°33'09"E
C16	1165.00'	151°53'32"	156.05'	310.26'	309.35'	N79°37'32"E
C17	1215.00'	9°51'41"	104.82'	209.12'	208.86'	S82°56'44"W
C18	15.00'	101°37'30"	18.40'	26.61'	23.25'	N51°07'22"W
C19	15.00'	90°33'37"	15.15'	23.71'	21.32'	N44°55'12"E
C20	15.00'	89°26'23"	14.85'	23.42'	21.11'	S45°04'48"E
C21	15.00'	88°14'11"	14.55'	23.10'	20.88'	S43°45'29"W
C22	15.00'	90°06'00"	15.03'	23.59'	21.23'	N45°24'36"W
C23	15.00'	90°33'37"	15.15'	23.71'	21.32'	N44°55'12"E
C24	25.00'	89°26'23"	24.76'	39.03'	35.18'	S45°04'48"E
C25	25.00'	89°54'00"	24.96'	39.23'	35.32'	S44°35'24"W

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

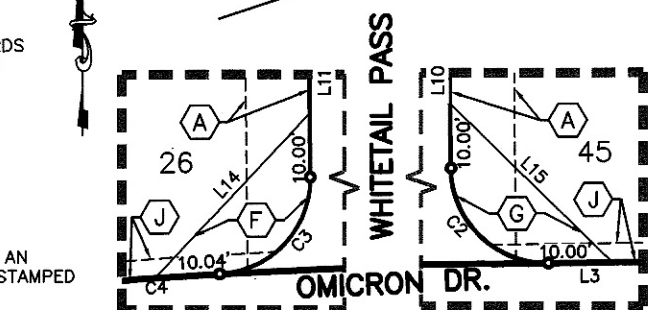
STATE OF TEXAS
COUNTY OF BEXAR

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

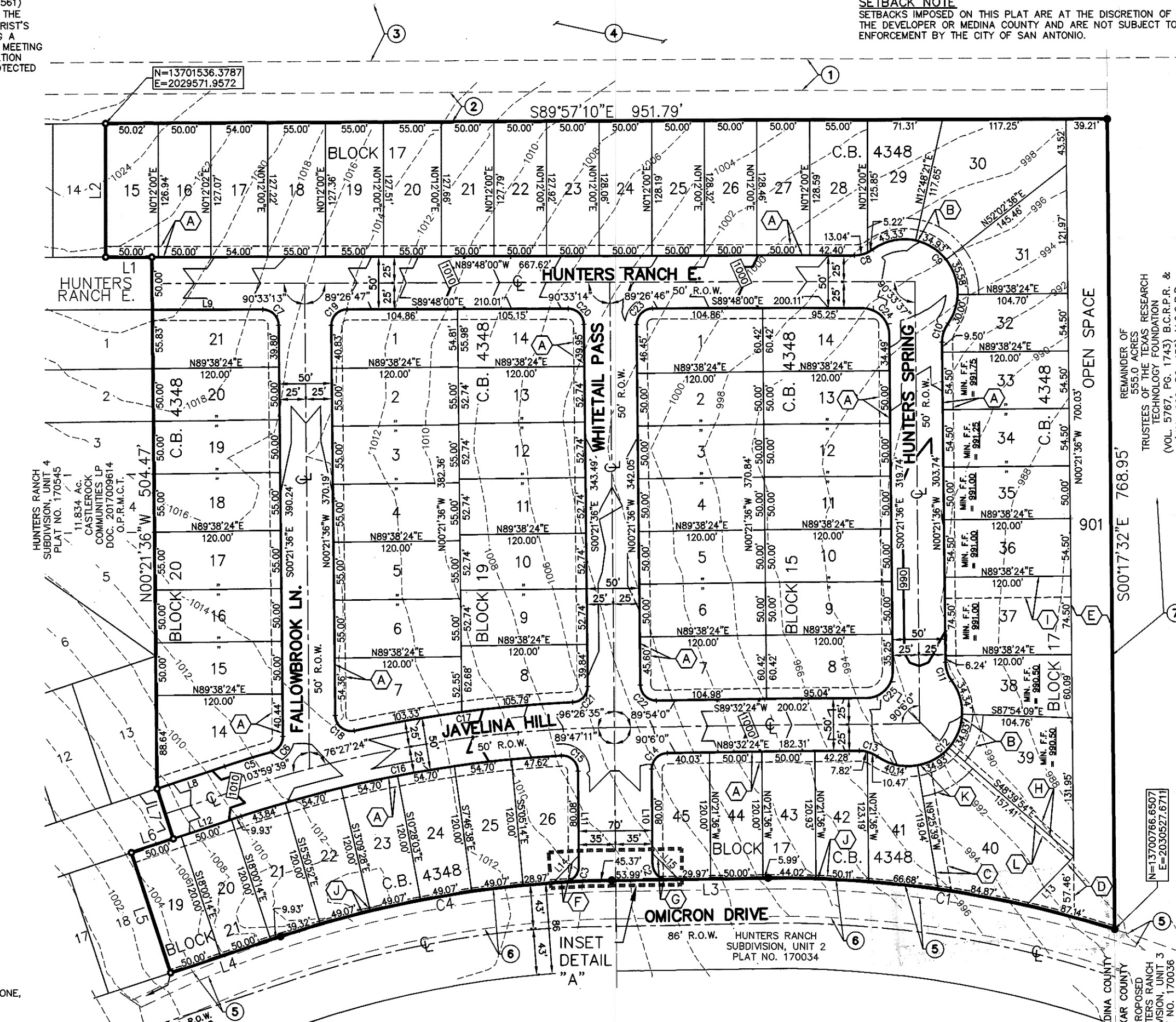
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

LEGEND

- 1250--- EXISTING CONTOUR
- 1310--- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- ¢ CENTERLINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- N.C.B. NEW CITY BLOCK
- C.B. COUNTY BLOCK
- FOUND IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "JONES & CARTER"



INSET DETAIL "A"



KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE
- (B) 20' BUILDING SETBACK LINE
- (C) 12' SANITARY SEWER EASEMENT
- (D) LANDSCAPE, MONUMENT, MAINTENANCE, E.G.T.C.A. EASEMENT (0.030 AC.)
- (E) OPEN SPACE - PERMEABLE LOT, LOT 901, BLOCK 17 C.B. 4348 (0.789 AC.)
- (F) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 903, BLOCK 21 C.B. 4348 (0.006 AC.)
- (G) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 903, BLOCK 17 C.B. 4348 (0.006 AC.)
- (H) 5' PRIVATE WATER EASEMENT
- (I) 20' PUBLIC DRAINAGE EASEMENT
- (J) 1' VEHICULAR NON-ACCESS EASEMENT
- (K) 30' BUILDING SETBACK LINE
- (L) 5' ELECTRIC EASEMENT
- (1) 30' INTERCEPTOR DRAINAGE EASEMENT HUNTERS RANCH UNIT 1 DOCUMENT 2018001536 O.P.R.M.C.T.
- (2) 28' E.G.T.C.A. EASEMENT HUNTERS RANCH UNIT 1 DOCUMENT 2018001536 O.P.R.M.C.T.
- (3) PARCEL 6, 100' WIDE CPSB ELEC. TRANSMISSION LINE EASEMENT (VOL. 12376, PG. 1089) O.P.R.B.C.T. & (VOL. 640, PG. 1188) O.P.R.M.C.T.
- (4) OPEN SPACE - PERMEABLE LOT, LOT 901, BLOCK 17, C.B. 4843 (9.202 AC.) HUNTERS RANCH UNIT 1 DOCUMENT 2018001536 O.P.R.M.C.T.
- (5) 10' PERMANENT GAS EASEMENT (VOL. 11230, PGS. 755-768) O.P.R.B.C.T. & (VOL. 568, PG. 390) O.P.R.M.C.T.
- (6) 26' PERMANENT SANITARY SEWER EASEMENT (VOL. 11230, PGS. 738-748) O.P.R.B.C.T.
- (7) 150' CPSB ELEC. TRANSMISSION LINE EASEMENT (VOL. 17857, PG. 1956) O.P.R.B.C.T.

- NOTES:
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48325C400G, EFFECTIVE DATE APRIL 3, 2012, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
 - 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-SECTION OF THE DRAINAGE EASEMENT, 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.
 - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - 75 RESIDENTIAL LOTS ESTABLISHED
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HUNTERS RANCH SUBDIVISION, UNIT 5, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 15-45 AND LOT 901, BLK 17; LOTS 19-26 BLK 21; LOTS 14-21, BLK 20; LOTS 1-14, BLK 15 AND LOTS 1-14, BLK 19.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY FEET UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING OF 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 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."

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

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.

PLAT NO. 170546

PLAT
ESTABLISHING

HUNTERS RANCH
SUBDIVISION, UNIT 5

BEING A TOTAL OF 15.591 ACRES OF LAND IN THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; BEING OUT OF THAT CERTAIN 88.413 ACRE TRACT OF LAND AS CONVEYED TO VINTAGE OAKS, LLC, AS RECORDED IN DOCUMENT NO. 2017000339 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

MTR

Moy Tarin Ramirez Engineers, LLC

FBP TYPE NO. F-5287 & TPLS 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 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:
Bella Vista C.M.I., 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

TIMOTHY PRUSKI, VICE PRESIDENT

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 20th DAY OF

April 2018
Elizabeth Garza
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ELIZABETH GARZA
Notary Public, State of Texas
My Commission Expires
August 20, 2019

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 5, 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 5, HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE COMMISSIONED 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 PLAT RECORDS OF
MEDINA
COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN
TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20 _____

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY