

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
NCB	NEW CITY BLOCK		CENTERLINE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD "SHERWOOD SURVEYING" CAP
		○	FOUND 4" WOOD FENCE POST
		○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
		○	SET 1/2" IRON ROD - ROW
— 810 —	EXISTING CONTOURS	12	ELECTRIC, GAS & TELEPHONE EASEMENT (VOL. 8200, PG 60, DPR)
— 812 —	PROPOSED CONTOURS	5	ELECTRIC EASEMENT (VOL. 8200, PG 60, DPR)
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12	ELECTRIC, GAS & TELEPHONE EASEMENT (VOL. 8100, PG 53, DPR)
②	5' SIDEWALK EASEMENT	10	BUILDING SETBACK LINE (VOL. 8100, PG 53, DPR)
③	10' WATER EASEMENT	1	LACKLAND CITY SUBDIVISION UNIT 155 (VOL. 7900, PG 20, DPR)
④	VAR WID ROW DEDICATION TO CITY OF SAN ANTONIO (0.0003 AC)	2	LACKLAND CITY SUBDIVISION UNIT 156 (VOL. 8000, PG 12, DPR)
⑤	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	LACKLAND CITY SUBDIVISION UNIT 159 (VOL. 8200, PG 168, DPR)
⑥	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑦	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑧	5' WATER EASEMENT		
⑨	25' STREET DEDICATION (VOL. 8200, PG 60, DPR)		

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

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, 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.

SURVEYOR NOTE:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- NO TITLE COMMITMENT PROVIDED, THEREFORE, NOT ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS MAY BE SHOWN HEREON. SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A RED CAP STAMPED "MATKIN-HOOVER ENGINEERING AND SURVEYING" SET PRIOR TO THIS SURVEY, THEREFORE, NONE OF THE SET BOUNDARY CORNERS ARE 3/4" IRON RODS.

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.

Craig P. Fletcher
9/17/2019
LICENSED PROFESSIONAL ENGINEER

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.

Kyle L. Pressler
9/18/2019
KYLE PRESSLER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
MATKIN-HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PHONE: 830-249-0600

SAWS IMPACT FEE:

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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FIRE FLOW NOTE:

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.

MAINTENANCE NOTE:

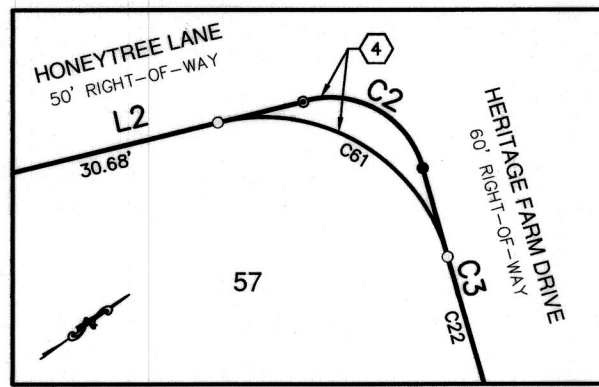
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN NOTE:

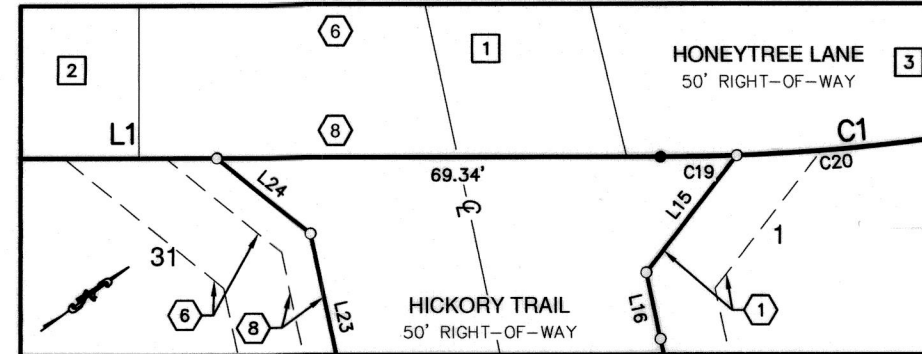
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0370G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS DEDICATION NOTE:

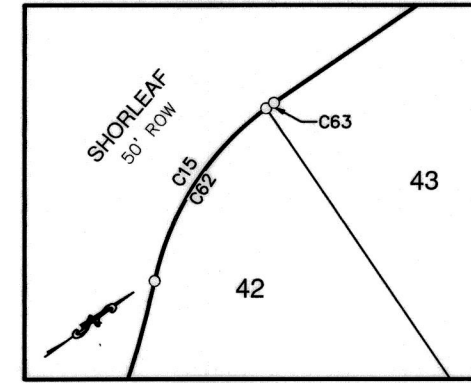
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.



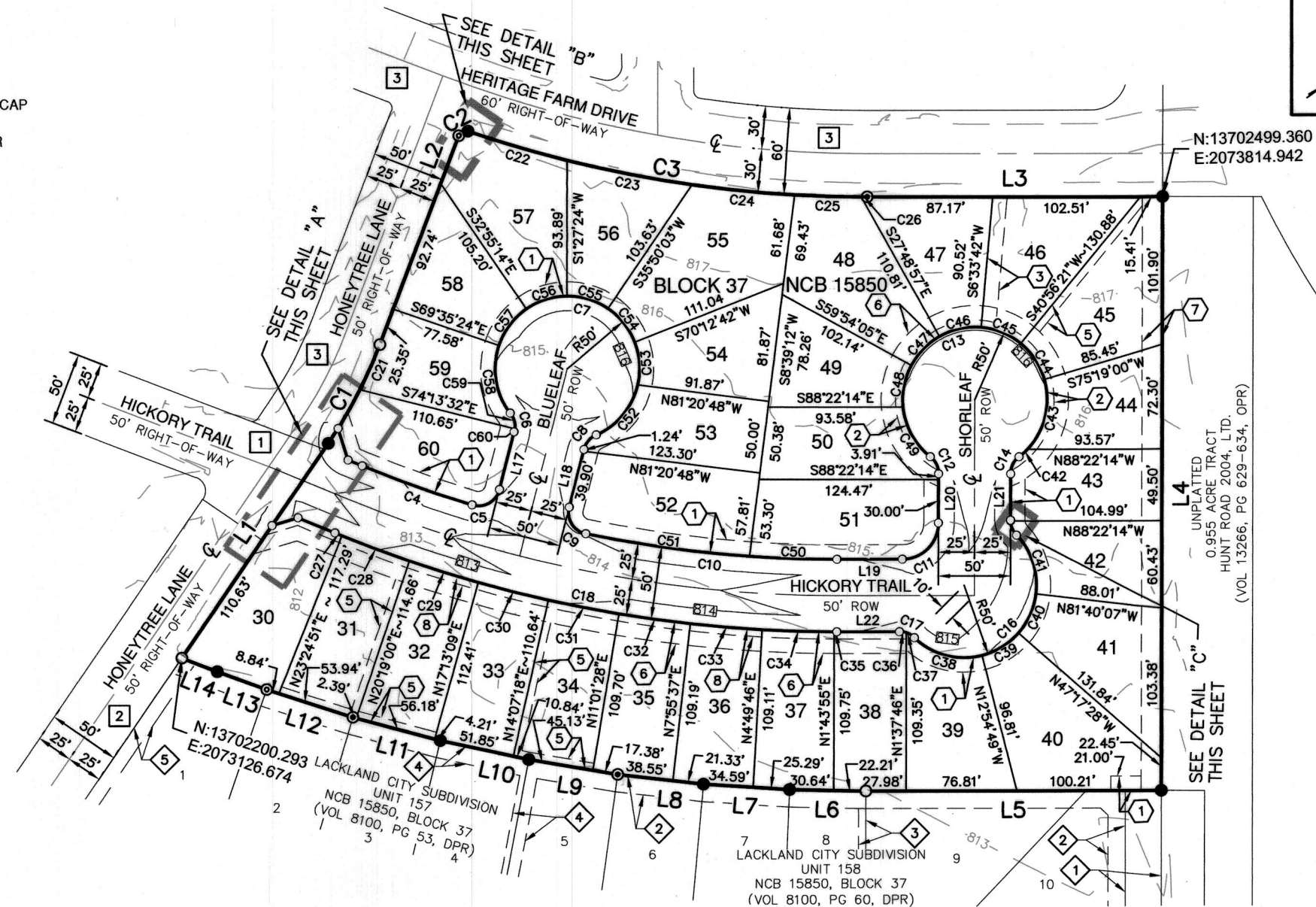
DETAIL "B"
SCALE: 1" = 10'



DETAIL "A"
SCALE: 1" = 30'



DETAIL "C"
SCALE: 1" = 10'



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.47'	13°38'52"	N29°03'48"E	77.34'	77.53'
C2	5.00'	90°46'38"	N64°50'48"E	7.12'	7.92'
C3	860.00'	18°46'25"	S79°03'34"E	280.53'	281.79'
C4	874.99'	5°18'09"	S88°54'31"E	80.95'	80.98'
C5	15.00'	92°39'57"	N62°06'26"E	21.70'	24.26'
C6	15.00'	52°01'12"	N10°14'08"W	13.16'	13.62'
C7	50.00'	28°40'25"	S74°13'32"E	61.54'	247.87'
C8	15.00'	52°01'12"	S41°14'04"W	13.16'	13.62'
C9	15.00'	92°39'57"	S30°33'31"E	21.70'	24.26'
C10	875.00'	11°28'44"	S82°37'51"E	175.01'	175.30'
C11	25.00'	90°00'00"	N46°37'46"E	35.36'	39.27'
C12	15.00'	52°01'12"	N24°22'50"W	13.16'	13.62'
C13	50.00'	28°40'25"	S88°22'14"E	61.54'	247.87'
C14	15.00'	52°01'12"	S27°38'23"W	13.16'	13.62'
C15	15.00'	43°36'00"	S20°10'14"E	11.14'	11.41'
C16	50.00'	177°12'01"	S46°37'46"W	99.97'	154.64'
C17	15.00'	43°36'00"	N66°34'13"W	11.14'	11.41'
C18	925.00'	22°06'48"	N77°18'50"W	354.79'	357.00'
C19	325.47'	2°05'41"	N34°50'24"E	11.90'	11.90'
C20	325.47'	5°28'00"	N31°04'33"E	30.85'	30.86'
C21	325.47'	6°07'11"	N25°17'57"E	34.75'	34.76'
C22	860.00'	4°27'24"	S72°13'12"E	66.88'	66.89'
C23	860.00'	5°53'35"	S77°23'41"E	88.41'	88.45'
C24	860.00'	4°45'41"	S82°43'19"E	71.45'	71.47'
C25	860.00'	3°04'47"	S86°38'33"E	46.22'	46.23'
C26	860.00'	0°15'50"	S88°18'52"E	3.96'	3.96'
C27	925.00'	0°19'43"	S66°25'18"E	5.31'	5.31'
C28	925.00'	3°05'51"	S68°08'05"E	50.00'	50.01'
C29	925.00'	3°05'51"	S71°13'55"E	50.00'	50.01'
C30	925.00'	3°05'51"	S74°19'46"E	50.00'	50.01'
C31	925.00'	3°05'51"	S77°25'37"E	50.00'	50.01'
C32	925.00'	3°05'51"	S80°31'28"E	50.00'	50.01'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	925.00'	3°05'51"	S83°37'19"E	50.00'	50.01'
C34	925.00'	3°05'51"	S86°43'09"E	50.00'	50.01'
C35	925.00'	0°06'09"	S88°19'09"E	1.65'	1.65'
C36	15.00'	18°59'21"	S78°52'33"E	4.95'	4.97'
C37	15.00'	24°36'39"	S57°04'33"E	6.39'	6.44'
C38	50.00'	58°08'36"	S73°50'31"E	48.59'	50.74'
C39	50.00'	34°22'39"	N59°53'52"E	29.55'	30.00'
C40	50.00'	34°22'39"	N25°31'13"E	29.55'	30.00'
C41	50.00'	50°18'07"	N16°49'10"W	42.50'	43.90'
C42	50.00'	8°47'02"	N49°15'28"E	7.66'	7.67'
C43	50.00'	59°32'58"	N15°05'28"E	49.66'	51.97'
C44	50.00'	34°22'39"	N31°52'20"W	29.55'	30.00'
C45	50.00'	34°22'39"	N66°14'59"W	29.55'	30.00'
C46	50.00'	34°22'39"	S79°22'22"W	29.55'	30.00'
C47	50.00'	32°05'08"	S46°08'29"W	27.64'	28.00'
C48	50.00'	34°22'39"	S12°54'36"W	29.55'	30.00'
C49	50.00'	46°06'42"	S27°20'05"E	39.16'	40.24'
C50	875.00'	3°58'24"	N86°23'01"W	60.67'	60.68'
C51	875.00'	7°30'20"	N80°38'39"W	114.54'	114.62'
C52	50.00'	53°12'19"	N41°11'31"E	44.78'	46.43'
C53	50.00'	34°22'39"	N23°35'58"W	29.55'	30.00'
C54	50.00'	34°22'39"	N36°58'37"W	29.55'	30.00'
C55	50.00'	34°22'39"	N71°21'16"W	29.55'	30.00'
C56	50.00'	34°22'39"	S74°16'05"W	29.55'	30.00'
C57	50.00'	36°40'09"	S38°44'41"W	31.46'	32.00'
C58	50.00'	56°39'21"	S7°55'04"E	47.45'	49.44'
C59	15.00'	43°59'23"	S14°15'03"E	11.24'	11.52'
C60	15.00'	8°01'49"	S11°45'33"W	2.10'	2.10'
C61	10.00'	87°41'16"	S66°09'52"W	13.85'	15.30'
C62	15.00'	41°41'24"	S21°07'32"E	10.68'	10.91'
C63	15.00'	1°54'37"	S0°40'28"W	0.50'	0.50'

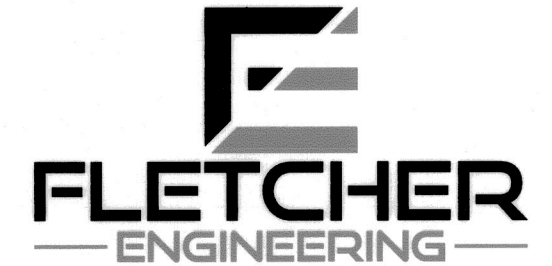
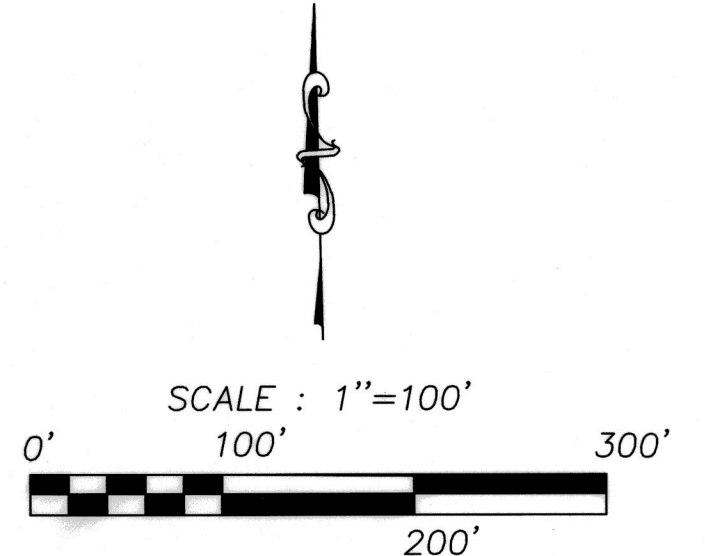
LINE TABLE

LINE #	BEARING	LENGTH
L1	N35°55'12"E	179.97'
L2	N22°19'14"E	153.34'
L3	S88°20'50"E	205.09'
L4	S13°37'46"W	409.98'
L5	N88°27'58"W	205.00'
L6	N87°10'25"W	52.85'
L7	N84°43'51"W	59.88'
L8	N82°01'46"W	59.88'
L9	N78°52'18"W	62.52'
L10	N76°21'13"W	62.69'
L11	N73°31'23"W	62.78'
L12	N70°41'27"W	62.78'
L13	N68°27'03"W	36.51'
L14	N67°37'38"W	26.28'
L15	S16°13'57"E	22.99'
L16	S66°15'26"E	10.56'
L17	N15°46'28"E	41.14'
L18	S15°46'28"W	41.14'
L19	S88°22'14"E	45.36'
L20	N13°37'46"E	33.91'
L21	S13°37'46"W	32.02'
L22	N88°22'14"W	43.46'
L23	N66°15'26"W	27.59'
L24	S74°49'53"W	18.84'

LAND-PLAT-19-11800015

SUBDIVISION PLAT ESTABLISHING HUNT VILLAS

BEING A TOTAL OF 5.451 ACRE TRACT OF LAND, ESTABLISHING LOTS 30-60, BLOCK 37, OUT OF A 5.451 ACRE TRACT OF LAND, SITUATED IN NEW CITY BLOCK 15850, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.451 ACRE TRACT OF LAND AS CONVEYED TO HUNT VILLAS, L.L.C., OF RECORDED IN DOCUMENT NO. 20180192465, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



131 TELEGRAPH FLORESVILLE, TEXAS 78114
210.288.4533 FIRM # 18814
DATE OF PREPARATION: September 17, 2019

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.

Gerardo Ituarte
OWNER/DEVELOPER

OWNER / DEVELOPER:
GERARDO ITUARTE
HUNT VILLAS, LLC
421 HAYS STREET, UNIT 2
SAN ANTONIO, TEXAS, 78202
PH. (210) 601-9582

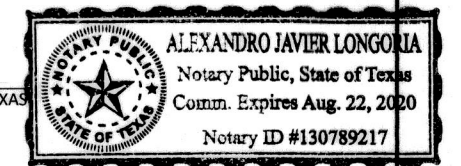
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GERARDO ITUARTE, 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 18 DAY OF September, A.D. 20 19

Alexandro Javier Longoria
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF HUNT VILLAS 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