

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF HUNTERS RANCH UNIT 6A, PLAT NO. 180139, WHICH IS RECORDED IN DOCUMENT 2019001875 IN MEDINA COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

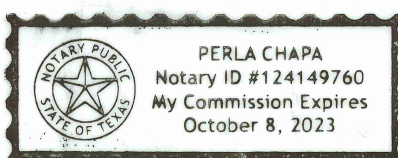
OWNER/DEVELOPER: HARRY HAUSMAN
VINTAGE OAKS, LLC
15720 BANDERA ROAD, SUITE 103
HELOTES, TEXAS 78023
(210) 695-5490

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June

A.D., 2020
Paula Chapa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: October 8, 2023



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
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

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 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 41 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 6B 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 25, 48-59, BLOCK 12; LOTS 13-24, BLOCK 13; LOTS 1-16, BLOCK 14.

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 THEREON; 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 REAR LOT 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 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 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:

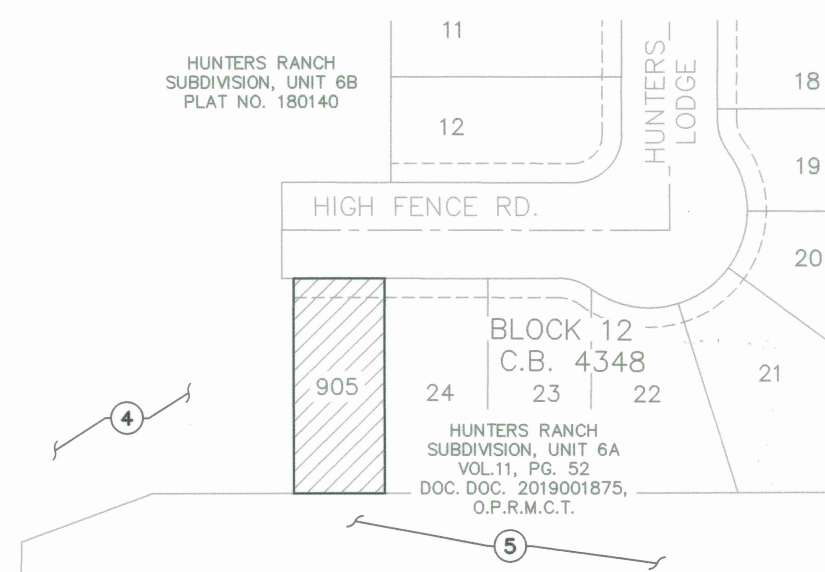
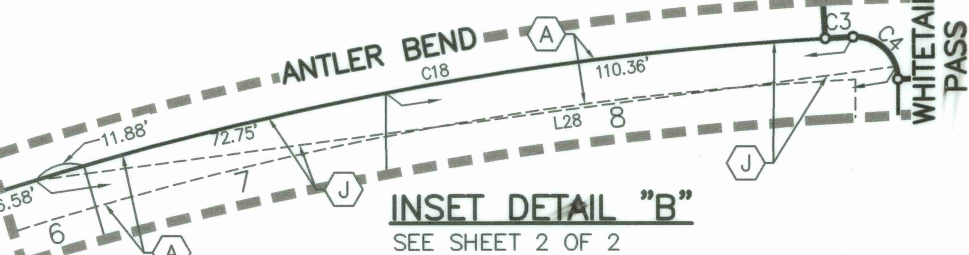
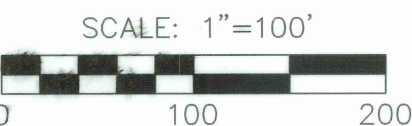
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2345585) 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).



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED (0.122 Ac.) WAS PREVIOUSLY PLATTED AS OPEN SPACE PERMEABLE LOT ~ LOT 905 AND A 10' E.G.T.C.A. ESM'T. & 10' BUILDING SETBACK LINE (0.011 Ac.), C.B. 4348, OF THE HUNTERS RANCH SUBDIVISION, UNIT 6A, RECORDED IN DOCUMENT 2019001875 (VOL. 11, PG. 52), OF THE OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE
- (B) 20' BUILDING SETBACK LINE
- (D) 20' PUBLIC DRAINAGE EASEMENT
- (E) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 12 C.B. 4348 (PERMEABLE) (0.004 Ac.)
- (F) VARIABLE WIDTH OFF-LOT E.G.T.C.A. ACCESS, WATER, SANITARY SEWER & DRAIN, ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (PERMEABLE) (0.057 Ac.). A PORTION OF VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 2017000339
- (G) 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.006 Ac.)
- (H) 1' VEHICULAR NON-ACCESS EASEMENT
- (J) VARIABLE WIDTH CLEAR VISION EASEMENT (0.037 Ac.)
- (K) VARIABLE WIDTH E.G.T.C.A. EASEMENT (OFF-LOT) (0.002 Ac.)

- (1) 10' PERMANENT GAS ESM'T. (VOL. 11230, PGS. 755-768) O.P.R.B.C.T. & (VOL. 568, PG. 390) O.P.R.M.C.T.
- (2) 26' PERMANENT SANITARY SEWER EASEMENT (VOL. 11230, PGS. 738-746) O.P.R.B.C.T.
- (3) 150' CPS ELEC. TRANSMISSION LINE EASEMENT (VOL. 17857, PG. 1956) O.P.R.B.C.T.
- (4) REMAINING 268.50 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 20190210479 O.P.R.B.C.T. UNPLATTED
- (5) MICROSOFT CORPORATION 158.219 ACRES (VOL. 17595, PG. 2158) O.P.R.B.C.T. UNPLATTED
- (6) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE (VOL. 11, PG. 52, DOC 2019001875, O.P.R.M.C.T.)
- (7) OPEN SPACE - PERMEABLE LOT VARIABLE WIDTH DRAINAGE ESM'T. & TREE SAVE AREA LOT 901, BLOCK 12 (0.185 Ac.) (VOL. 11, PG. 15) O.P.R.M.C.T.
- (8) A REMAINING PORTION OF THE 88.413 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 2017000339 O.P.R.M.C.T. UNPLATTED
- (9) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 903, BLOCK 12 C.B. 4348 (0.004 Ac.) (VOL. 11, PG. 52, DOC 2019001875, O.P.R.M.C.T.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	94.87'	S0021°36'E
L2	50.00'	S0315°12'E
L3	50.01'	N88°46'13"E
L4	110.02'	N89°32'24"E
L5	56.90'	S89°38'24"W
L6	50.00'	S0021°36'E
L7	53.62'	N89°38'24"E
L8	111.91'	S0021°36'E
L9	53.62'	S89°35'09"W
L10	111.96'	N0021°36"W
L11	79.31'	S89°38'24"W
L12	14.41'	S87°19'10"W
L13	20.77'	S69°20'06"W
L14	50.00'	N20°39'54"W
L15	20.77'	N69°19'53"E
L16	112.45'	N0021°36"W
L17	86.41'	S76°50'53"W
L18	77.32'	N27°53'20"W
L19	109.98'	S71°59'46"W
L20	50.00'	S79°22'27"W
L21	74.42'	N05°23'03"W
L22	11.20'	S84°37'13"W
L23	97.59'	S84°37'13"W
L24	25.73'	N05°23'03"W
L25	112.21'	N14°50'05"W
L26	56.10'	S89°38'24"W
L27	50.00'	S11°05'14"E
L28	203.35'	N82°33'28"E
L29	89.38'	S05°23'03"E
L30	50.00'	S83°28'01"W
L31	35.49'	S46°52'07"E
L32	10.39'	S84°37'13"W

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

SHEET 1 OF 2



PLAT NO. 20-11800130

REPLAT AND
SUBDIVISION PLAT
ESTABLISHINGHUNTERS RANCH
SUBDIVISION, UNIT 6B

BEING A TOTAL OF 7.913 ACRES OF LAND OUT OF THE E. DAVIS SURVEY NUMBER 6, ABSTRACT NO. 1447, MEDINA COUNTY, TEXAS; BEING A PORTION OF THAT 88.413 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC AS RECORDED IN DOCUMENT NO. 2017000339, AND BEING ALL OF LOT 905, COUNTY BLOCK 4348, AS RECORDED ON PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 6A, AS RECORDED IN DOCUMENT NUMBER 2019001875 BOTH OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPCLS: ENGINEERING F-5297/SURVEYING 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085STATE OF TEXAS
COUNTY OF BEXAR

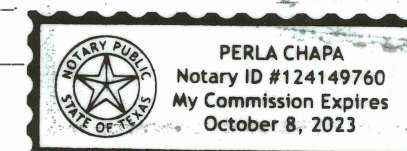
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

VINTAGE OAKS, LLC
15720 BANDERA ROAD, SUITE 103
HELOTES, TEXAS 78023
TELEPHONE: (210) 695-5490

HARRY HAUSMAN, OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Harry Hausman 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 1st DAY OF June 2020Perla Chapa
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTERS RANCH SUBDIVISION, UNIT 6B 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 6B 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: _____
JUDGEBY: _____
COMMISSIONER PRECINCT 2STATE 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

SHEET 2 OF 2

NOTES:

- 1) 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."
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INGRESS & EGRESS (SEWER):

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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:

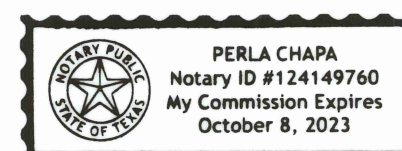
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT OF HUNTERS RANCH UNIT 6A, PLAT NO. 180139, WHICH IS RECORDED IN DOCUMENT 2019001875 IN MEDINA COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

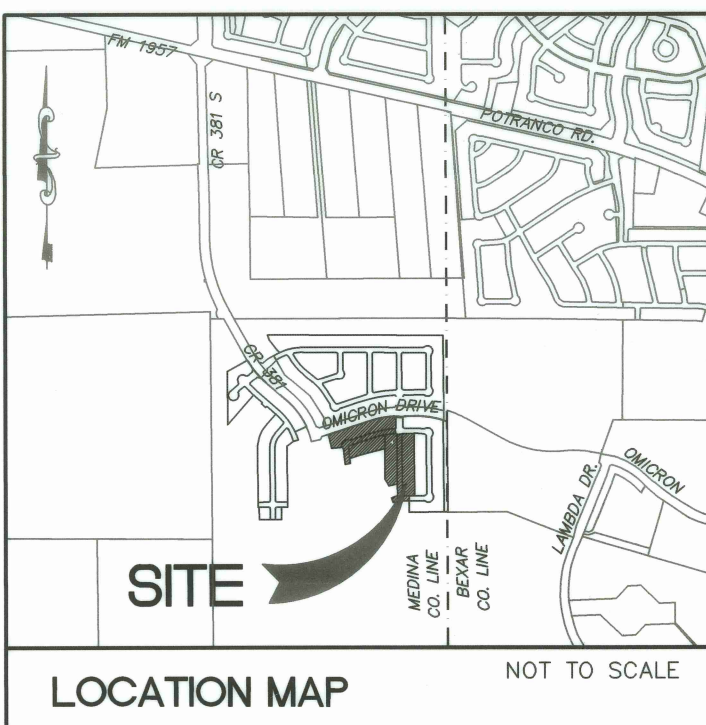
I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXARSWORN AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF JuneA.D., 2020Perla Chapa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXASMY COMMISSION EXPIRES: October 8, 2023

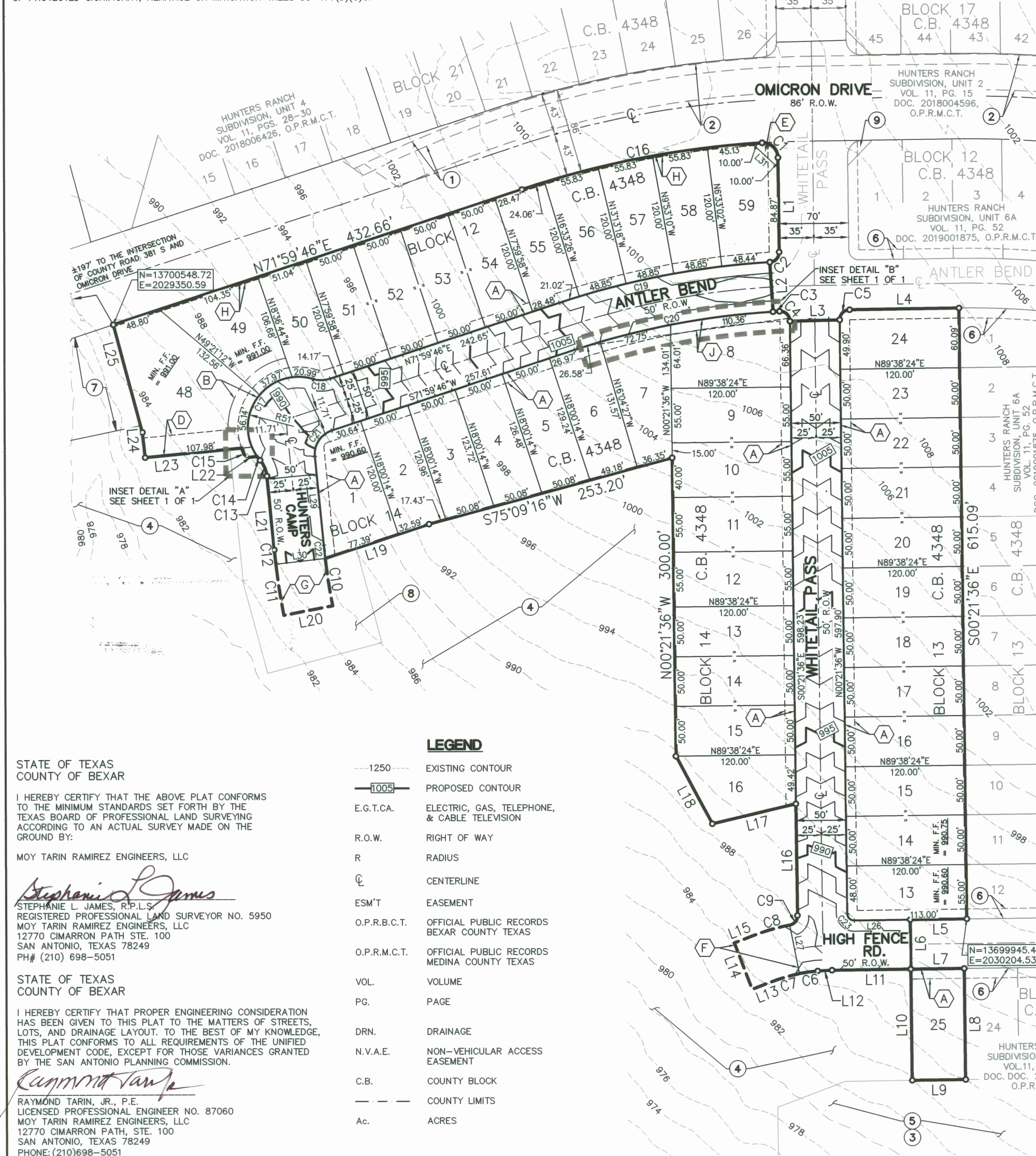
KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT & 10 BUILDING SETBACK LINE
 - (B) 20' BUILDING SETBACK LINE
 - (D) 20' PUBLIC DRAINAGE EASEMENT
 - (E) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 902, BLOCK 12 C.B. 4348 (PERMEABLE) (0.004 Ac.)
 - (F) VARIABLE WIDTH OFF-LOT E.G.T.C.A. ACCESS, WATER, SANITARY SEWER & DRAIN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (PERMEABLE) (0.057 Ac.). A PORTION OF VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 2017000339
 - (G) 50'x50' OFF-LOT E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAIN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (PERMEABLE) (0.006 Ac.)
 - (H) 1' VEHICULAR NON-ACCESS EASEMENT
 - (J) VARIABLE WIDTH CLEAR VISION EASEMENT (0.037 Ac.)
 - (K) VARIABLE WIDTH E.G.T.C.A. EASEMENT (OFF-LOT) (0.002 Ac.)
- 1) 10' PERMANENT GAS ESM'T. (VOL.11230, PGS. 755-768) O.P.R.B.C.T. & (VOL. 568, PG. 390) O.P.R.M.C.T.
- 2) 26" PERMANENT SANITARY SEWER EASEMENT (VOL.11230, PGS. 738-746) O.P.R.B.C.T.
- 3) 150' CPS ELEC. TRANSMISSION LINE EASEMENT (VOL. 17857, PG. 1956) O.P.R.B.C.T.
- 4) REMAINING 268.50 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 20190210479 O.P.R.B.C.T. UNPLATTED
- 5) MICROSOFT CORPORATION 158.219 ACRES (VOL.17595, PG.2158) O.P.R.B.C.T. UNPLATTED
- 6) 10' E.G.T.C.A. EASEMENT & 10' BUILDING SETBACK LINE (VOL. 11, PG. 52, DOC. 2019001875, O.P.R.M.C.T.)
- 7) OPEN SPACE - PERMEABLE LOT VARIABLE WIDTH DRAINAGE ESM'T. & TREE SAVE AREA LOT 901, BLOCK 12 (0.185 Ac.) (VOL. 11, PG. 15) O.P.R.M.C.T.
- 8) A REMAINING PORTION OF THE 88.413 ACRE TRACT AS CONVEYED TO VINTAGE OAKS, LLC AND RECORDED IN DOCUMENT NO. 2017000339 O.P.R.M.C.T. UNPLATTED
- 9) OPEN SPACE - LANDSCAPE, MONUMENT & MAINTENANCE EASEMENT, LOT 903, BLOCK 12 C.B. 4348 (0.004 Ac.) (VOL. 11, PG. 52, DOC. 2019001875, O.P.R.M.C.T.)



TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2345585) 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).

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.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.
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
- 1005--- PROPOSED CONTOUR
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL 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
- VOL. VOLUME
- PG. PAGE
- DRN. DRAINAGE
- N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
- C.B. COUNTY BLOCK
- COUNTY LIMITS
- Ac. ACRES

