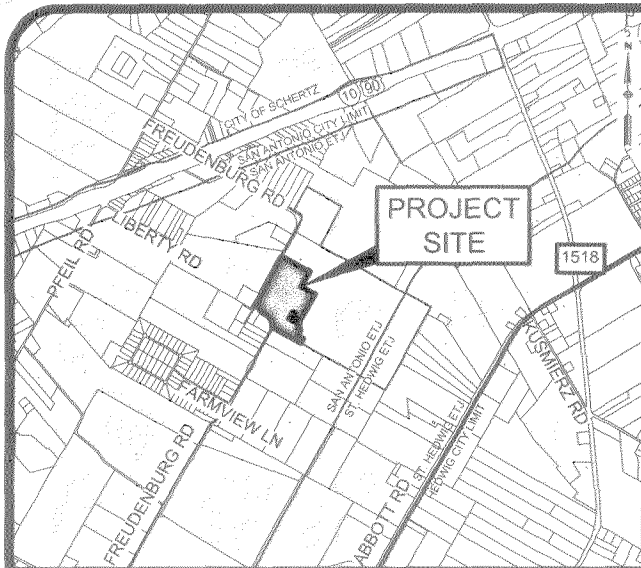




LOCATION MAP
NOT TO SCALE

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
740	EXISTING CONTOURS
740	PROPOSED CONTOURS
---	BUILDING SETBACK LINE
---	CENTER LINE
---	EASEMENT
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.	VEHICULAR NON-ACCESS
ESMT	EASEMENT
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
DOC.	DOCUMENT
GPM	GALLONS PER MINUTE
PSI	POUNDS PER SQUARE INCH
AC	ACRES
WTR & SAN. SWR	WATER & SANITARY SEWER
N.T.S.	NOT TO SCALE

A	1' V.N.A. ESMT
B	10' G.E.T.CA. ESMT
C	28' G.E.T.CA. ESMT
D	VARIABLE WIDTH DRAINAGE, WTR & SAN. SWR ESMT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W. 0.35 AC)
E	60' G.E.T.CA. ESMT (0.09 AC)
F	VARIABLE WIDTH OFF-LOT DRAINAGE ESMT 4.42 AC
G	30' SANITARY SEWER ESMT (0.13 AC)
H	60' G.E.T.CA. ESMT (0.13 AC)
I	10' OFF-LOT WATER & G.E.T.CA. ESMT (0.013 AC)
A	15' E.C.S.U.D. ESMT (VOL. 4262, PG. 761 OPR)
B	30' SANITARY SEWER ESMT (VOL. XXXX PG. XXXX)
C	14' G.E.T.CA. ESMT (PLAT NO. 19-11800395)

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. # 1469
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

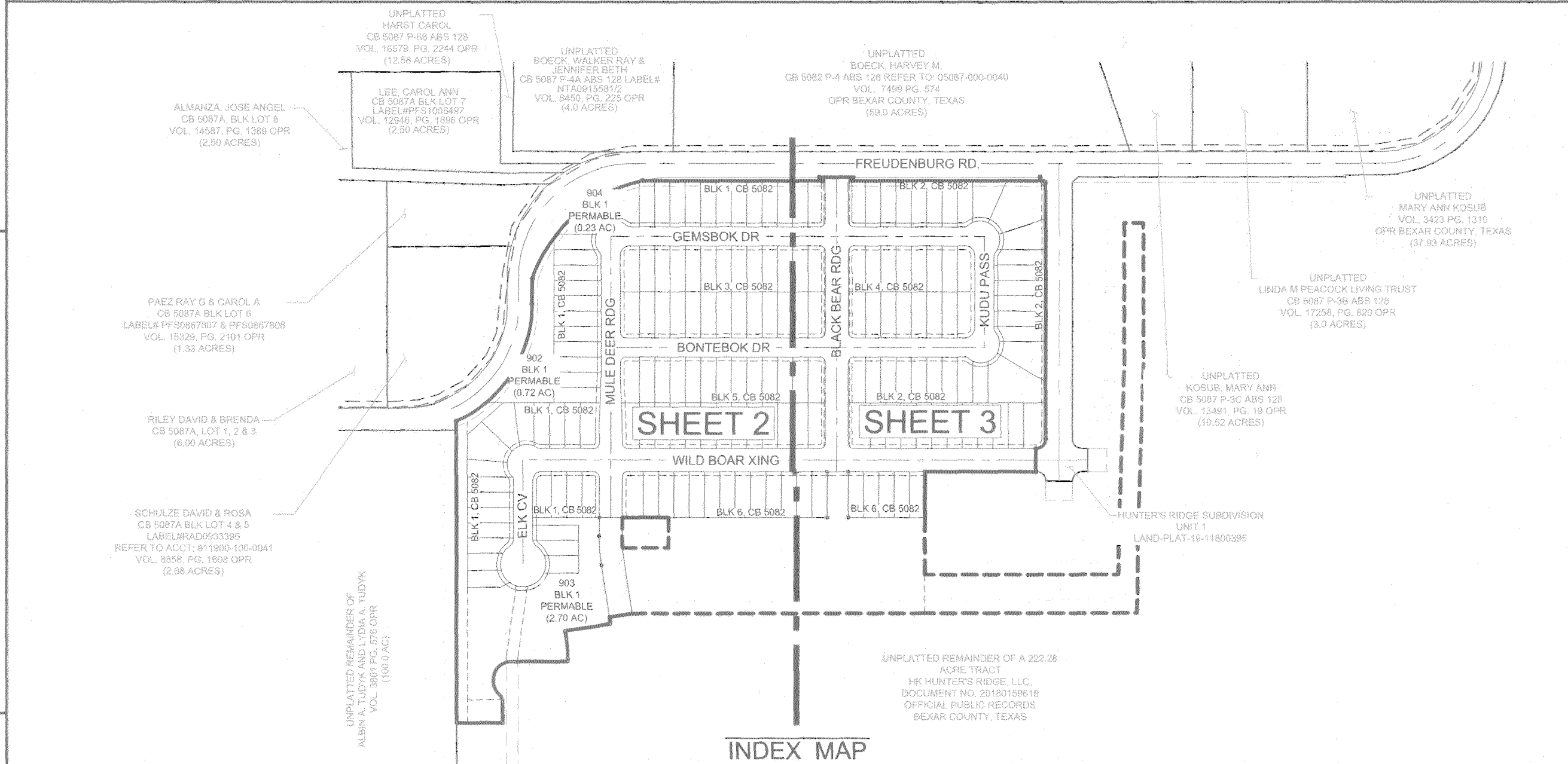
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

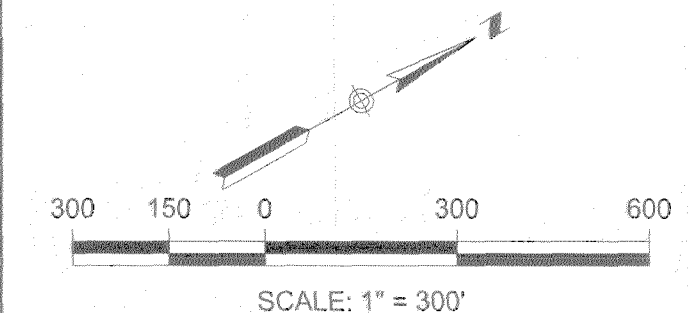
CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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", 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, 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
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.
IMPACT FEE 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE NOTES
1. 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902, 903 AND 904, BLK 1, CB 5082, DRAINAGE EASEMENTS (ONSITE AND OFFSITE) AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APR258629) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE AND UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).
SETBACK NOTE:
SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
OPEN SPACE:
LOT 902 BLK 1 CB 5082 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.
LOT 903 BLK 1 CB 5082 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.
LOT 904 BLK 1 CB 5082 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.
FLOOD VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C04550, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

GENERAL NOTES:
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(9).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (83).
3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
4. IRON RODS FOUND OR SET AT EACH CORNER.
5. MAXIMUM FIRE HYDRANT SPACING TO BE NO MORE THAN 600'.
6. WATER PRESSURE WILL BE A MINIMUM OF 25 PSI WITH 250 GPM FIRE FLOW.
7. ALL LOTS WILL HAVE A FIRE HYDRANT LESS THAN 600' AWAY.
8. FIRE PROTECTION WILL BE PROVIDED TO ALL LOTS IN SUBDIVISION.
CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET Pavement, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).
SAN ANTONIO RIVER AUTHORITY NOTE:
1. SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.
2. THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
3. ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO WASTEWATER COLLECTION AND TREATMENT FACILITIES LOCATED WITHIN SAID EASEMENT AREAS, 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.



PLAT NO. 19-11800396
SUBDIVISION PLAT ESTABLISHING
**HUNTER'S RIDGE
SUBDIVISION UNIT 2**
BEING A 37.86 ACRE TRACT OF LAND OUT OF THE WALTER W. PALMER SURVEY NO. 319, ABSTRACT NO. 586 AND THE FRANCISCO CARDENAS SURVEY, ABSTRACT NO. 128, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 222.28 ACRE TRACT DESCRIBED IN DEED TO HK HUNTER'S RIDGE, LLC OF RECORD IN DOCUMENT NO. 20180159619, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410 Phone 210.503.2700
Suite 850 Fax 210.503.2749
San Antonio, Texas 78209 FRN - F-1386

Rickman Land Surveying, LLC
419 Big Bend, Canyon Lake, TX 78133
Phone (830) 935-2457
TBPELS FIRM # 101919-00

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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESSETH:
HK REAL ESTATE DEVELOPMENT LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
CONTACT: PAUL KUO
PHONE #: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **PAUL KUO** 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 25 DAY OF Jan, 2021.

Paul Kuo
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2021.

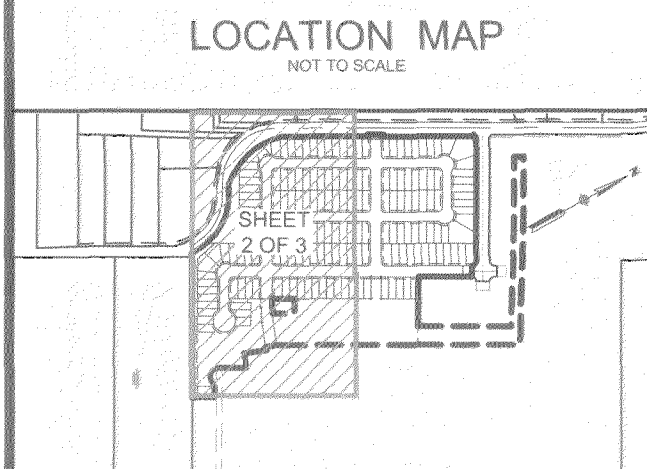
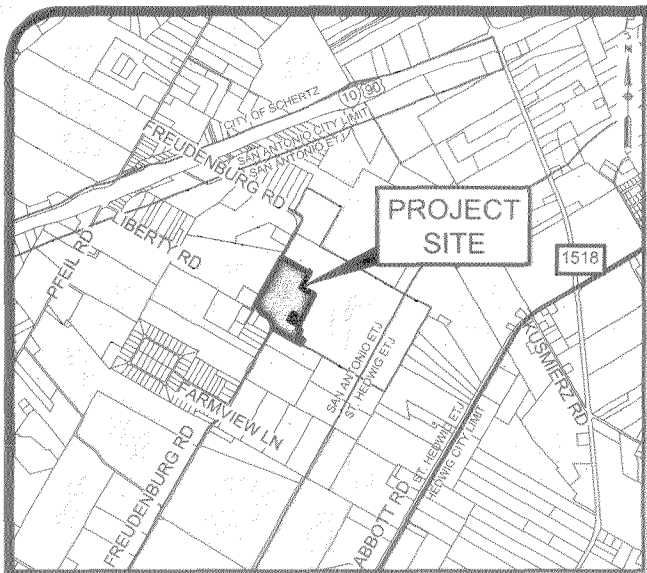
BY: _____
CHAIRMAN
BY: _____
SECRETARY

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.

DATED THIS ____ DAY OF _____, 2021.

COUNTY JUDGE,
BEXAR COUNTY, TEXAS

COUNTY CLERK,
BEXAR COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - BUILDING SETBACK LINE
 - CENTER LINE
 - EASEMENT
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 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RIGHT-OF-WAY VOLUME
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 - GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - DOCUMENT
 - GALLONS PER MINUTE
 - POUNDS PER SQUARE INCH
 - ACRES
 - WATER & SANITARY SEWER
 - N.T.S. NOT TO SCALE

- A 1" V.N.A. ESM'T
- B 10' G.E.T.C.A. ESM'T
- C 28' G.E.T.C.A. ESM'T
- D VARIABLE WIDTH DRAINAGE, WTR & SAN. SWR ESM'T (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W. 0.35 AC)
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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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

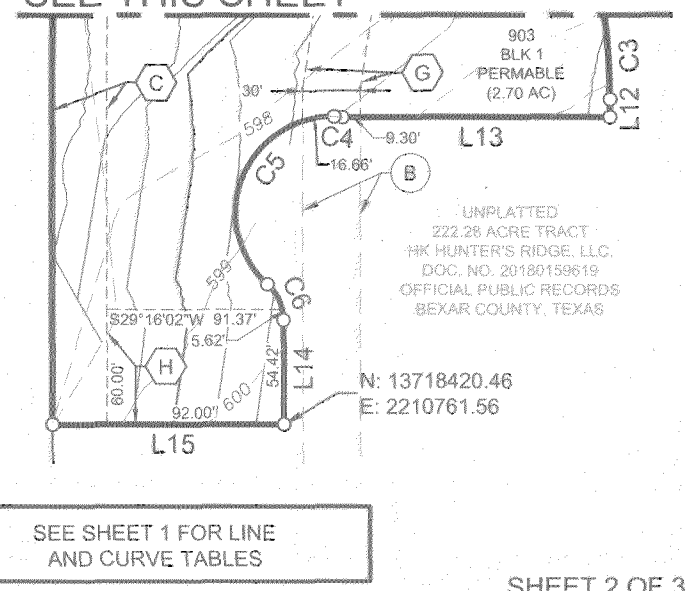
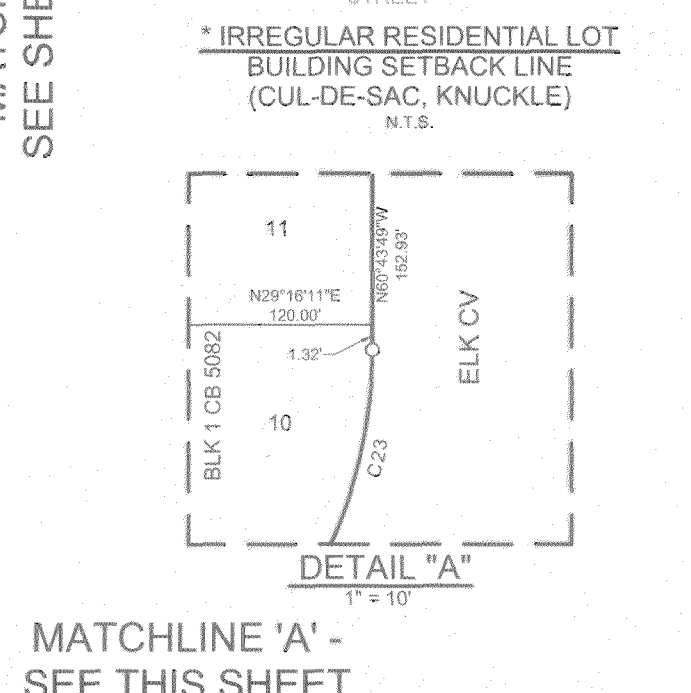
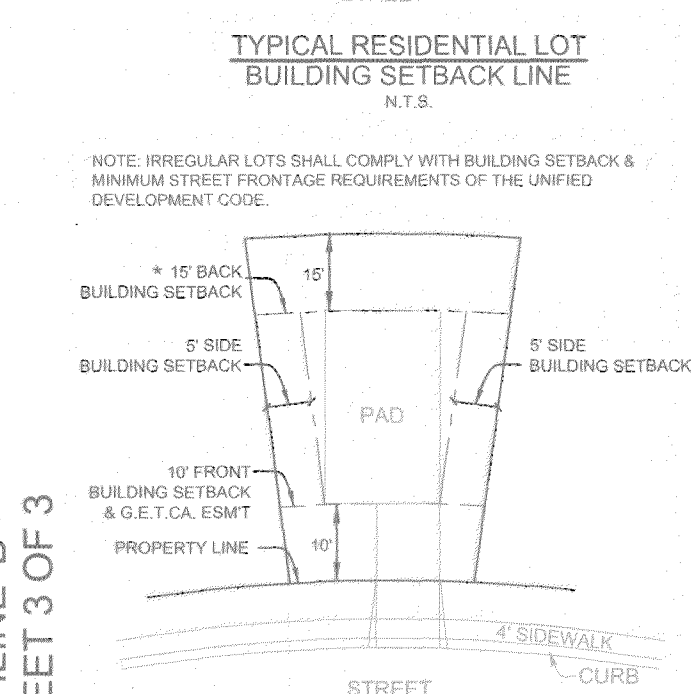
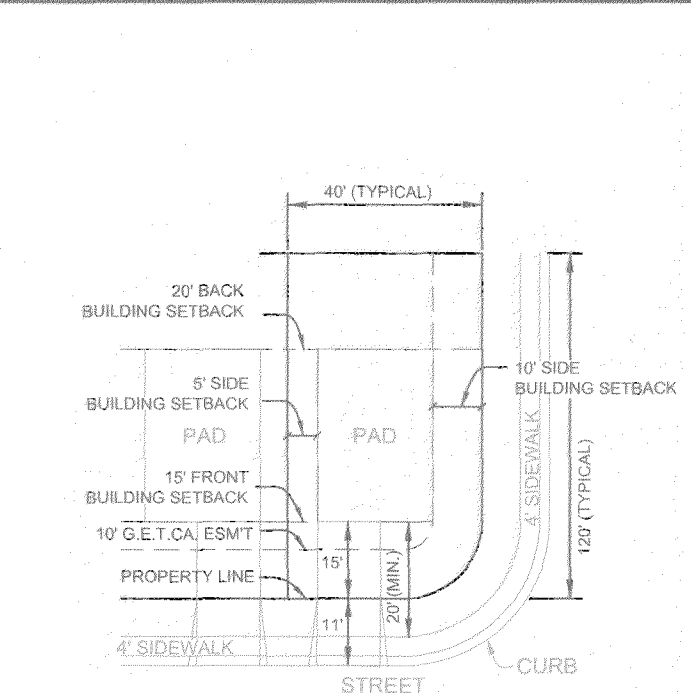
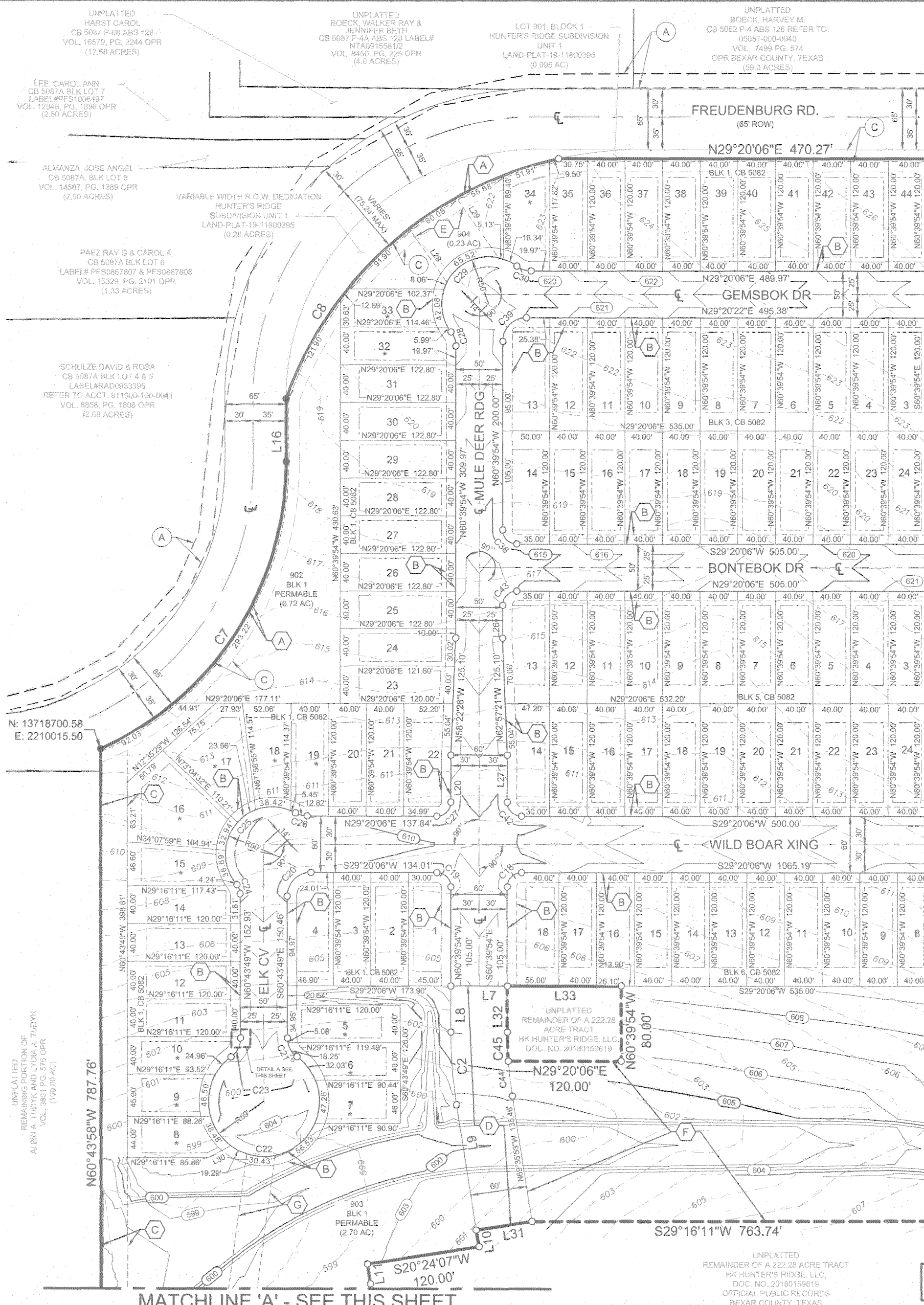
Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S., #1469
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

FOR PLAT NOTES SEE SHEET 1



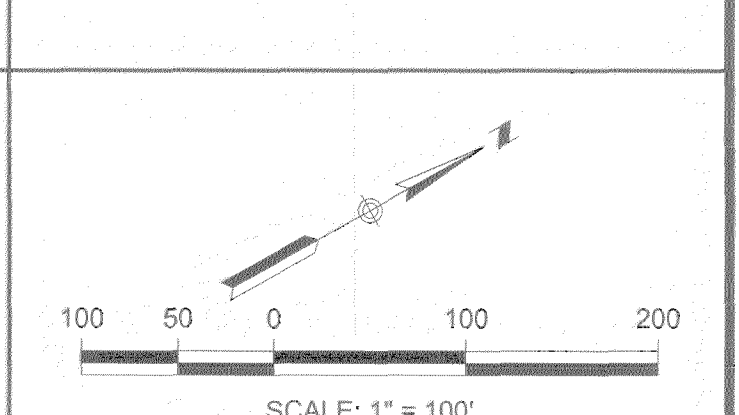
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SUBDIVISION PLAT ESTABLISHING

HUNTER'S RIDGE

SUBDIVISION UNIT 2

BEING A 37.86 ACRE TRACT OF LAND OUT OF THE WALTER W. PALMER SURVEY NO. 319, ABSTRACT NO. 586 AND THE FRANCISCO CARDENAS SURVEY, ABSTRACT NO. 128, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 222.28 ACRE TRACT DESCRIBED IN DEED TO HK HUNTER'S RIDGE, LLC OF RECORD IN DOCUMENT NO. 20180159619, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



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1100 NE Loop 410 Phone 210.503.2700
Suite 850 Fax 210.503.2749
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419 Big Bend, Canyon Lake, TX 78133
Phone (830) 935-2457
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STATE OF TEXAS
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OWNER:
HK REAL ESTATE DEVELOPMENT LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
CONTACT: PAUL KUK
PHONE #: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 25 DAY OF Jan., 2021.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

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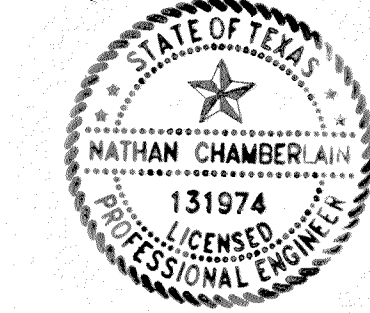
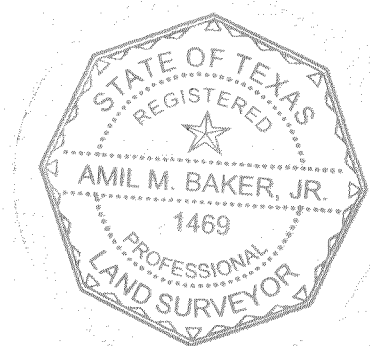
BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
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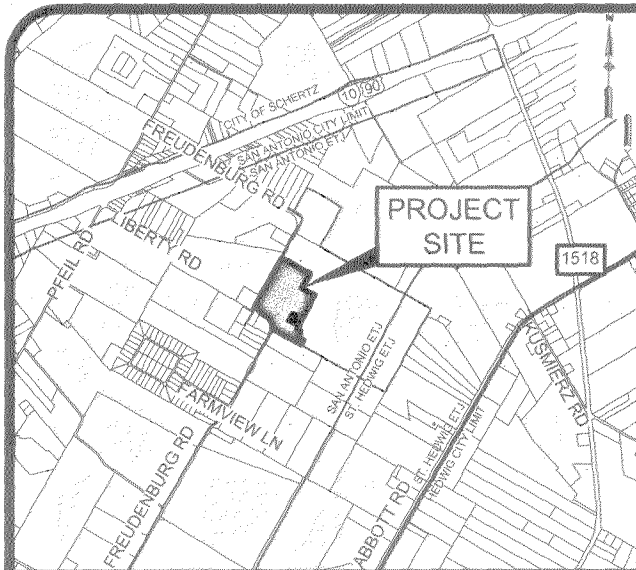
DATED THIS ____ DAY OF _____, 2021.

COUNTY JUDGE,
BEXAR COUNTY, TEXAS

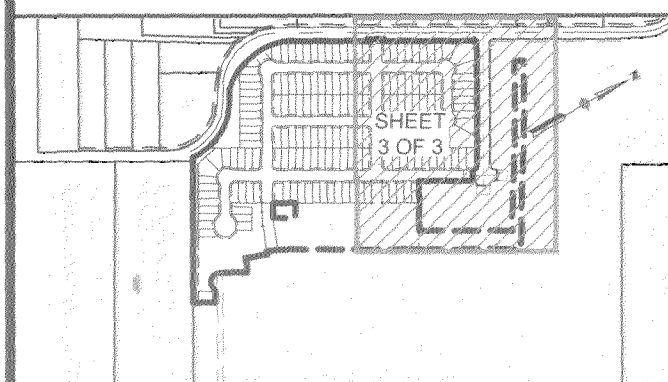
COUNTY CLERK,
BEXAR COUNTY, TEXAS



0401A Hunters Ridge Unit 1910 Subdivision Plat Unit 2 Platted Hunters Ridge Unit 2 Plat (0401A)



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

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- VARIABLE WIDTH DRAINAGE, WTR & SAN. SWR ESMT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W. 0.35 AC)
- 60' G.E.T.C.A. ESMT (0.09 AC)
- VARIABLE WIDTH OFF-LOT DRAINAGE ESMT 4.42 AC
- 30' SANITARY SEWER ESMT (0.13 AC)
- 60' G.E.T.C.A. ESMT (0.13 AC)
- 10' OFF-LOT WATER & G.E.T.C.A. ESMT (0.013 AC)
- 15' E.C.S.U.D. ESMT (VOL. 4262, PG. 761 OPR)
- 30' SANITARY SEWER ESMT (VOL. XXXX PG. XXXX)
- 14' G.E.T.C.A. ESMT (PLAT NO. 19-11800395)

STATE OF TEXAS
COUNTY OF BEXAR

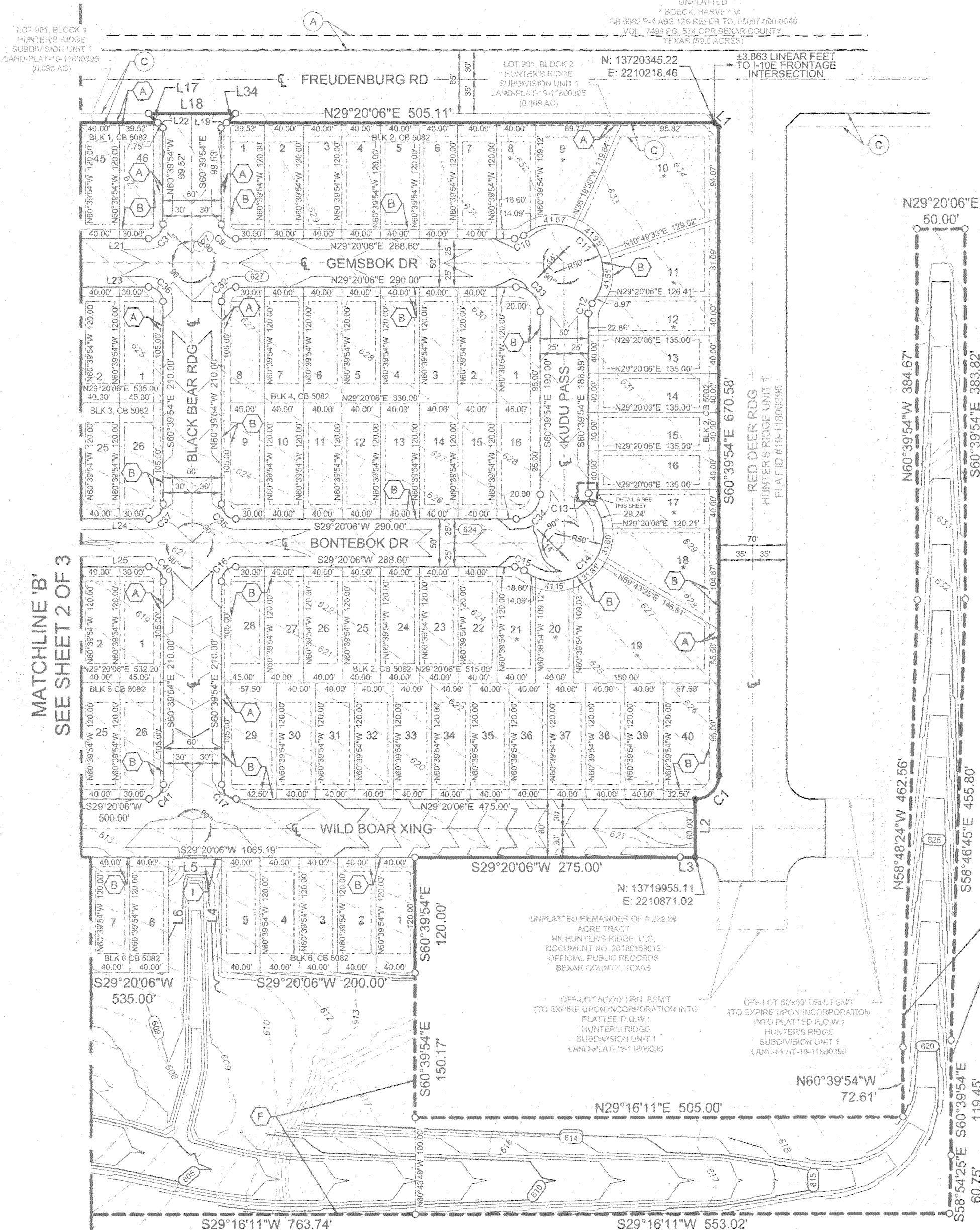
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Amil M. Baker, Jr.
AMIL M. BAKER, JR., R.P.L.S. #1469
REGISTERED PROFESSIONAL LAND SURVEYOR
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.

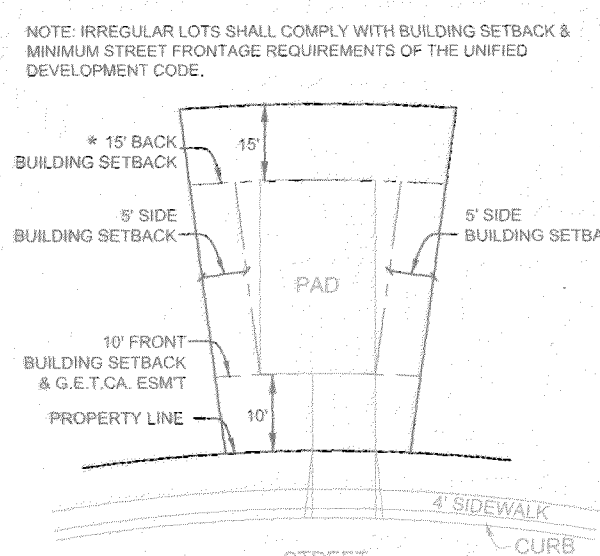
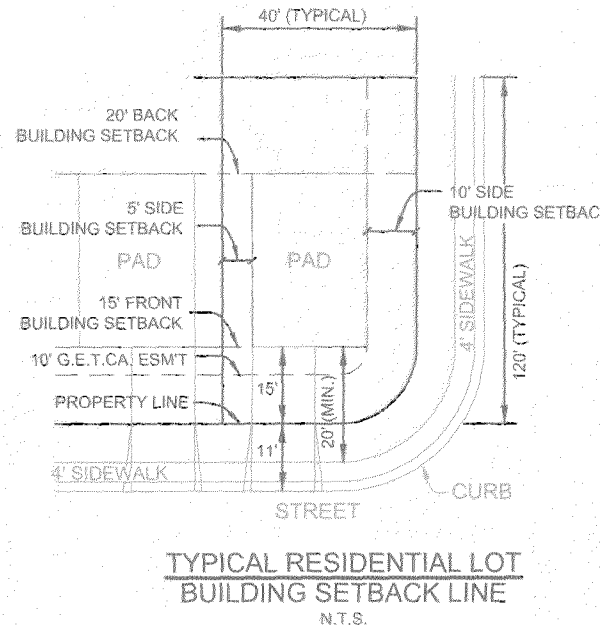
Nathan Chamberlain
NATHAN CHAMBERLAIN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

FOR PLAT NOTES SEE SHEET 1

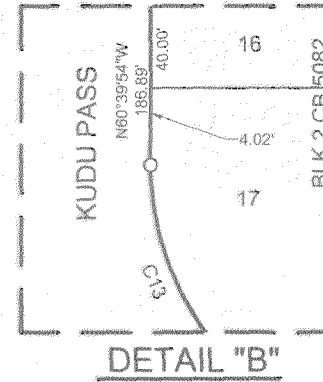


MATCHLINE 'B'
SEE SHEET 2 OF 3

SEE SHEET 1 FOR LINE
AND CURVE TABLES



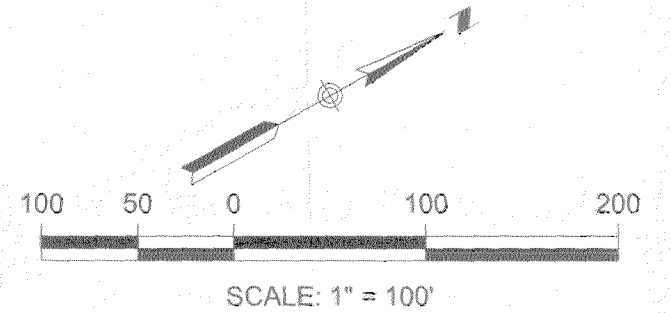
OFF-LOT DRAINAGE ESMT
(TO EXPIRE UPON INCORPORATION
INTO PLATTED R.O.W.) (2.33 AC)



PLAT NO. 19-11800396

SUBDIVISION PLAT ESTABLISHING
HUNTER'S RIDGE
SUBDIVISION UNIT 2

BEING A 37.66 ACRE TRACT OF LAND OUT OF THE WALTER W. PALMER SURVEY NO. 319, ABSTRACT NO. 586 AND THE FRANCISCO CARDENAS SURVEY, ABSTRACT NO. 128, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 222.28 ACRE TRACT DESCRIBED IN DEED TO HK HUNTER'S RIDGE, LLC OF RECORD IN DOCUMENT NO. 20180159619, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

Rickman Land Surveying, LLC
419 Big Bend, Canyon Lake, TX 78133
Phone (830) 935-2457
TBPELS FIRM # 101919-00

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, REPRESENTS 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 RESERVED.

OWNER:
HK REAL ESTATE DEVELOPMENT LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260
CONTACT: PAUL KUO
PHONE #: (210) 363-4672

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL KUO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 25 DAY OF Jan, 2020.
Paul Kuo
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF HUNTER'S RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2020.
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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.

DATED THIS ____ DAY OF ____
COUNTY JUDGE,
BEXAR COUNTY, TEXAS
COUNTY CLERK,
BEXAR COUNTY, TEXAS