

PLAT NUMBER-22-11800042
 SUBDIVISION PLAT ESTABLISHING
WOODLANDS AT MEDINA HILLS
 UNIT 2A

BEING 17.06 ACRES TRACT OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP, LLC, OF RECORD IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

100 50 0 100 200
 SCALE: 1" = 100'
LJA Engineering & Surveying, Inc.
 9830 Colomnade Blvd Suite 300 San Antonio, Texas 78230
 Phone 210.503.2700 LJA.COM FRN - F-1386

RICKMAN LAND SURVEYING
 TBPLS FIRM NO. 101919-00
 419 BIG BEND CANYON, TX 78133
 PHONE (830) 935-2457

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:
 CONTACT LEE BAKER, III
 THE WOODLANDS GROUP, LLC
 301 MAIN PLAZA, #385
 NEW BRAUNFELS, TX 78130

PRISCILLA MARTINEZ
 Notary Public, State of Texas
 Comm. Expires 04-16-2026
 Notary ID 1315353C-3

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III, 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.

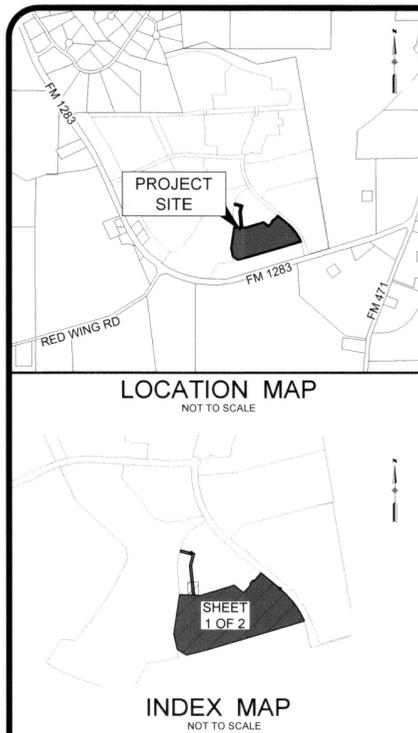
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF October 2023.
 NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 2A 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. 2023
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

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. 2023 AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. 2023 AT _____ M IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2023
 COUNTY CLERK, MEDINA COUNTY, TEXAS
 BY: _____ DEPUTY



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET WITH CAP STAMPED "RICKMAN"
 - 1190 EXISTING CONTOURS
 - 1190 PROPOSED CONTOURS
 - OPR OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - V.N.A.E. VEHICULAR NON-ACCESS ESMT. EASEMENT
 - BLK BLOCK
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
 - B.S.L. BUILDING SETBACK LINE
 - CL CENTER LINE
 - AC ACRE(S)

- A 10' G.E.T.C.A. ESMT
- B 14' G.E.T.C.A. ESMT
- C 25' SANITARY SEWER ESMT (0.06 ACRES)
- D OFF-LOT 50' UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT- OF-WAY (0.53 AC)
- E OFF-LOT 25'x50' UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT- OF-WAY (0.02 AC)

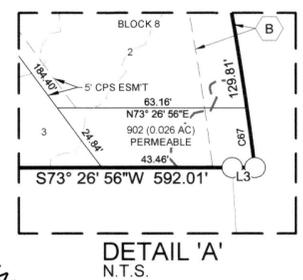
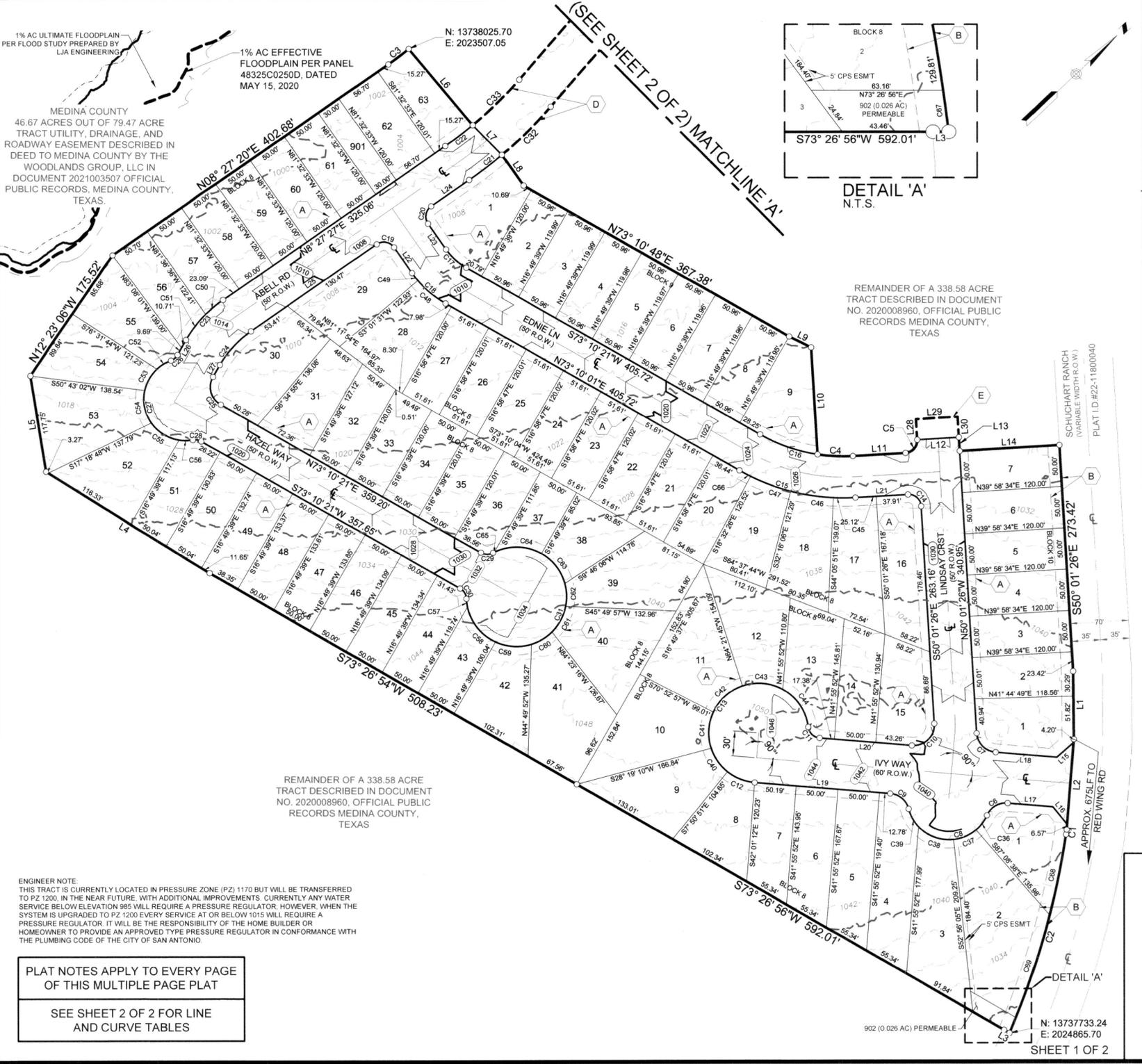
STATE OF TEXAS
 COUNTY OF MEDINA
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:
Marion Ruth Bolton
 MARION RUTH BOLTON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
 TBPLS FIRM NO. 101919-00
 419 BIG BEND CANYON LAKE, TEXAS 78133
 10-27-2023

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.
Richard W. Gray III
 RICHARD W. GRAY III P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 75617
 10-27-2023

BEARINGS AND COORDINATES.
 1. BEARINGS AND COORDINATES SHOWN HEREON BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00013.
 FLOOD VERIFICATION NOTE
 1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE FEMA 1% (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48325C0250D, EFFECTIVE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 CPS/SAWS/COSA UTILITY 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," "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 ALTERATION.
 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.

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-SECTIONS 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 2. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
 3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
 4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 8, DRAINAGE EASEMENTS 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 MEDINA COUNTY.
SAWS HIGH PRESSURE NOTE
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS 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 IMPACT FEES PAYMENT DUE:
 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 DEDICATION NOTE
 THE OWNER 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.
RESIDENTIAL FIRE FLOW NOTE
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.
TREE NOTE
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE APP-APP21-38800750) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).
INGRESS & EGRESS (WATER / SANITARY SEWER)
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.
OPEN SPACE NOTE
 LOT 901, BLOCK 8 (0.083 AC) OPEN SPACE/DRAINAGE ESMT
 LOT 902, BLOCK 8 (0.0197 AC) G.E.T.C.A. ESMT/PERMEABLE GREEN SPACE
CLEAR VISION
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

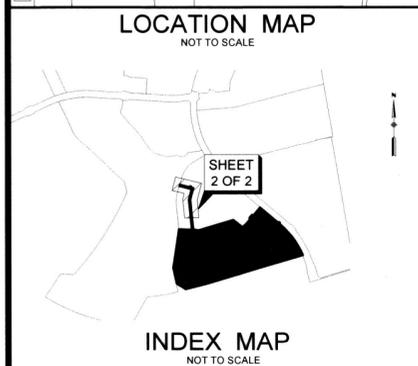
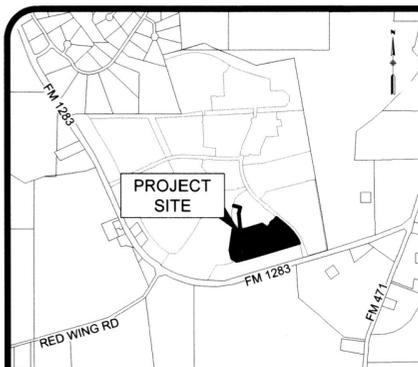


REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS

ENGINEER NOTE
 THIS TRACT IS CURRENTLY LOCATED IN PRESSURE ZONE (PZ) 1170 BUT WILL BE TRANSFERRED TO PZ 1200 IN THE NEAR FUTURE, WITH ADDITIONAL IMPROVEMENTS. CURRENTLY ANY WATER SERVICE BELOW ELEVATION 985 WILL REQUIRE A PRESSURE REGULATOR; HOWEVER, WHEN THE SYSTEM IS UPGRADED TO PZ 1200 EVERY SERVICE AT OR BELOW 1015 WILL REQUIRE A PRESSURE REGULATOR. IT WILL BE THE RESPONSIBILITY OF THE HOME BUILDER OR HOMEOWNER TO PROVIDE AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

K:\SA\90_Locro Terra, LLC\401C_Woodlands at Medina Hills_POD_2\310_Subdivision Plat_Woodlands Unit 2_Plat.dwg User: Flores



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP
- 1190 EXISTING CONTOURS
- 1190 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- V.N.A.E. VEHICULAR NON-ACCESS ESMT. EASEMENT
- BLK BLOCK
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- B.S.L. BUILDING SETBACK LINE
- CL CENTER LINE
- AC ACRE(S)

- (A) 10' G.E.T.CA ESMT
- (B) 14' G.E.T.CA ESMT
- (C) 25' SANITARY SEWER ESMT (0.06 ACRES)
- (D) OFF-LOT 50' UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.53 AC)
- (E) OFF-LOT 25x50' UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.02 AC)

STATE OF TEXAS
COUNTY OF MEDINA

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 OF MADE ON THE GROUND BY:

Marion Ruth Bolton
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133

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.

Richard W. Gray III
RICHARD W. GRAY III P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 75617

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.92'	965.00'	0°21'10"	S38° 25' 10"E	5.92'
C2	249.65'	965.00'	14°49'20"	S30° 49' 57"E	248.96'
C3	30.96'	355.00'	4°59'50"	N5° 57' 32"E	30.95'
C4	42.21'	200.00'	12°05'30"	N46° 01' 20"E	42.13'
C5	23.56'	15.00'	90°00'00"	N5° 01' 26"W	21.21'
C6	30.77'	25.00'	70°31'40"	S12° 48' 16"W	28.87'
C7	35.74'	25.00'	81°54'30"	N89° 01' 21"E	32.77'
C8	123.10'	50.00'	141°03'30"	N48° 04' 08"E	94.28'
C9	30.77'	25.00'	70°31'40"	S83° 20' 00"W	28.87'
C10	42.80'	25.00'	98°05'30"	N0° 58' 39"W	37.76'
C11	20.54'	15.00'	78°27'50"	N87° 18' 01"E	18.97'
C12	35.69'	60.00'	34°05'00"	S65° 06' 38"W	35.17'
C13	270.66'	60.00'	258°27'50"	S2° 41' 59"E	92.95'
C14	23.56'	15.00'	90°00'00"	S84° 58' 34"W	21.21'
C15	144.91'	250.00'	33°12'40"	N56° 34' 52"E	142.89'
C16	73.67'	200.00'	21°06'10"	N62° 37' 14"E	73.25'
C17	33.10'	75.00'	25°17'10"	N85° 48' 54"E	32.83'
C18	55.16'	125.00'	25°17'10"	N85° 48' 54"E	54.72'
C19	23.56'	15.00'	90°00'00"	S53° 27' 27"W	21.21'
C20	23.56'	15.00'	90°00'00"	S36° 32' 33"E	21.21'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	44.67'	60.00'	42°39'30"	N43° 07' 33"W	43.65'
C42	48.51'	60.00'	46°19'40"	N1° 21' 59"E	47.20'
C43	50.09'	60.00'	47°50'10"	N48° 26' 50"E	48.65'
C44	56.72'	60.00'	54°10'00"	S80° 33' 06"E	54.63'
C45	26.50'	250.00'	6°04'20"	N43° 00' 45"E	26.49'
C46	51.61'	250.00'	11°49'50"	N51° 57' 50"E	51.52'
C47	51.61'	250.00'	11°49'50"	N63° 47' 35"E	51.52'
C48	43.63'	125.00'	20°00'00"	N83° 10' 20"E	43.41'
C49	11.53'	125.00'	5°17'10"	S84° 11' 07"E	11.53'
C50	26.91'	150.00'	10°16'40"	N3° 19' 05"E	26.87'
C51	39.29'	150.00'	15°00'20"	N9° 19' 28"W	39.17'
C52	19.87'	50.00'	22°46'20"	S11° 38' 24"W	19.74'
C53	30.00'	50.00'	34°22'40"	S16° 56' 05"E	29.55'
C54	41.72'	50.00'	47°48'40"	S58° 01' 43"E	40.52'
C55	40.00'	50.00'	45°50'10"	N75° 08' 53"E	38.94'
C56	16.50'	50.00'	18°54'40"	N42° 46' 27"E	16.43'
C57	9.81'	60.00'	9°21'50"	S53° 44' 29"E	9.80'
C58	55.82'	60.00'	53°18'30"	S85° 04' 41"E	53.83'
C59	44.14'	60.00'	42°09'10"	N47° 11' 31"E	43.15'
C60	29.13'	60.00'	27°48'50"	N12° 12' 33"E	28.84'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	49.50'	525.00'	5°24'10"	N5° 45' 23"E	49.48'
C22	41.43'	475.00'	4°59'50"	N5° 57' 32"E	41.41'
C23	66.20'	150.00'	25°17'10"	S4° 11' 06"E	65.66'
C24	55.16'	125.00'	25°17'10"	S4° 11' 06"E	54.72'
C25	39.27'	25.00'	90°00'00"	S61° 49' 39"E	35.36'
C26	10.43'	15.00'	39°51'20"	N3° 05' 59"E	10.22'
C27	148.10'	50.00'	169°42'30"	S61° 49' 39"E	99.60'
C28	10.43'	15.00'	39°51'10"	S53° 14' 44"W	10.22'
C29	15.12'	15.00'	57°46'10"	N44° 17' 17"E	14.49'
C30	15.12'	15.00'	57°46'10"	N77° 56' 35"W	14.49'
C31	309.49'	60.00'	295°32'20"	N16° 49' 39"W	64.00'
C32	82.68'	525.01'	9°01'20"	S1° 27' 23"E	82.60'
C33	78.17'	474.99'	9°25'40"	N1° 15' 14"W	78.08'
C34	98.17'	275.00'	20°27'20"	S4° 15' 33"W	97.65'
C35	116.02'	325.00'	20°27'20"	N4° 15' 33"E	115.41'
C36	22.09'	50.00'	25°19'00"	S9° 48' 07"E	21.91'
C37	29.85'	50.00'	34°12'30"	S19° 57' 39"W	29.41'
C38	46.30'	50.00'	53°03'40"	S63° 35' 43"W	44.67'
C39	24.85'	50.00'	28°28'20"	N75° 38' 19"W	24.59'
C40	34.97'	60.00'	33°23'30"	N81° 09' 04"W	34.48'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	35.25'	60.00'	33°39'50"	N18° 31' 47"W	34.75'
C62	27.67'	60.00'	26°25'20"	N48° 34' 20"W	27.42'
C63	47.17'	60.00'	45°02'40"	N84° 18' 19"W	45.96'
C64	59.11'	60.00'	56°26'30"	S44° 57' 04"W	56.75'
C65	1.39'	60.00'	1°19'30"	S16° 04' 00"W	1.39'
C66	15.18'	250.00'	3°28'40"	N71° 26' 49"E	15.18'
C67	20.17'	965.00'	1°11'50"	S24° 01' 11"E	20.17'
C68	99.68'	965.00'	5°55'10"	N35° 17' 05"W	99.63'
C69	129.81'	965.00'	7°42'30"	S28° 28' 20"E	129.71'

CPS/SAWS/ICOSA UTILITY NOTES:

- 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 AND ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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 ALTERATION.
- 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.
- 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.
- 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.

SAWS 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.

Parcel Line Table

Line #	Length	Direction
L1	82.11'	S47° 11' 18"E
L2	109.62'	S42° 07' 16"E
L3	7.59'	S73° 26' 56"W
L4	231.33'	S75° 21' 24"W
L5	117.75'	N55° 50' 54"W
L6	120.01'	S86° 32' 22"E
L7	50.12'	N89° 12' 55"E
L8	45.14'	S81° 32' 33"E
L9	29.45'	N69° 44' 49"E
L10	129.42'	S50° 01' 26"E
L11	63.10'	N39° 58' 34"E
L12	50.00'	N39° 58' 34"E
L13	16.43'	S50° 01' 26"E
L14	120.00'	N39° 58' 34"E
L15	26.69'	S1° 52' 33"W
L16	27.13'	N85° 45' 22"W
L17	54.37'	S48° 04' 08"W
L18	73.61'	S48° 04' 08"W
L19	162.97'	S48° 04' 08"W
L20	110.64'	S48° 04' 08"W
L21	63.03'	N39° 58' 34"E

Parcel Line Table

Line #	Length	Direction
L22	37.90'	N81° 32' 33"W
L23	37.90'	S81° 32' 33"E
L24	55.58'	S8° 27' 27"W
L25	183.88'	S8° 27' 27"W
L26	20.41'	N16° 49' 39"W
L27	16.35'	S16° 49' 39"E
L28	25.00'	N50° 01' 26"W
L29	50.00'	N39° 58' 34"E
L30	25.00'	S50° 01' 26"E
L31	188.69'	S5° 58' 05"E
L32	188.69'	N5° 58' 05"W
L33	87.23'	S14° 29' 11"W
L34	62.23'	N14° 29' 11"E
L35	50.00'	S75° 30' 49"E
L36	25.00'	S14° 29' 11"W
L37	120.00'	S75° 30' 49"E
L38	120.00'	N75° 30' 49"W
L39	25.00'	N14° 29' 11"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES

PLAT NUMBER-22-11800042

SUBDIVISION PLAT ESTABLISHING
WOODLANDS AT MEDINA HILLS
UNIT 2A

BEING 17.06 ACRES TRACT OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP, LLC, OF RECORD IN DOCUMENT NO. 202008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

100 50 0 100 200

SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd Suite 300 San Antonio, Texas 78230 Phone 210.503.2700 LJA.COM FRN - F-1386

RICKMAN LAND SURVEYING
TBPLS FIRM NO. 101919-00
419 BIG BEND CANYON, TX 78133
PHONE (830) 935-2457

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.

Lee Baker III
OWNER/DEVELOPER
CONTACT: LEE BAKER, III
THE WOODLANDS GROUP, LLC
301 MAIN PLAZA, #385
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF BEXAR

PRISCILLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 04-18-2026
Notary ID 13153538-3

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III 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 21 DAY OF October, 2023.

Priscilla Martinez
NOTARY PUBLIC
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 2A, 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., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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. 2023, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2023, AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2023.

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



10-27-2023