

#### SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

| Curve Table |         |          |            |         |               |
|-------------|---------|----------|------------|---------|---------------|
| Curve #     | Length  | Radius   | Delta      | Chord   | Chord Bearing |
| C1          | 215.09' | 5804.58' | 2°07'23"   | 215.08' | S00°30'29"W   |
| C2          | 58.58'  | 120.00'  | 27°58'08"  | 58.00'  | N66°05'29"E   |
| C3          | 87.94'  | 180.00'  | 27°59'27"  | 87.06'  | N66°06'08"E   |
| C4          | 96.45'  | 55.00'   | 100°28'25" | 84.56'  | N80°20'57"E   |
| C5          | 13.09'  | 15.00'   | 49°59'41"  | 12.68'  | N55°06'35"E   |
| C6          | 13.09'  | 15.00'   | 49°59'40"  | 12.68'  | N74°53'43"W   |
| C7          | 153.79' | 55.00'   | 160°12'16" | 108.36' | S49°59'59"W   |
| C8          | 14.44'  | 15.00'   | 55°09'00"  | 13.89'  | N72°19'04"W   |
| C9          | 124.14' | 55.00'   | 129°19'25" | 99.42'  | S70°35'44"W   |
| C10         | 124.14' | 55.00'   | 129°19'25" | 99.42'  | N89°37'08"E   |
| C11         | 14.44'  | 15.00'   | 55°09'00"  | 13.89'  | N52°31'55"E   |
| C12         | 3.52'   | 20.00'   | 10°04'17"  | 3.51'   | N85°06'41"E   |
| C13         | 0.11'   | 20.00'   | 0°18'13"   | 0.11'   | S00°00'17"E   |
| C14         | 140.63' | 530.00'  | 15°12'09"  | 140.21' | N72°28'28"E   |
| C15         | 58.62'  | 120.00'  | 27°59'27"  | 58.04'  | S66°06'08"W   |
| C16         | 87.87'  | 180.00'  | 27°58'08"  | 87.00'  | S66°05'29"W   |
| C17         | 124.71' | 470.00'  | 15°12'09"  | 124.34' | S72°28'28"W   |
| C18         | 140.92' | 530.00'  | 15°14'02"  | 140.50' | S72°29'25"W   |
| C19         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | S35°06'26"W   |
| C20         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | S54°53'34"E   |

| Curve Table |         |        |            |         |               |
|-------------|---------|--------|------------|---------|---------------|
| Curve #     | Length  | Radius | Delta      | Chord   | Chord Bearing |
| C21         | 10.70'  | 15.00' | 40°52'57"  | 10.48'  | N59°39'57"E   |
| C22         | 152.89' | 51.00' | 171°45'54" | 101.74' | S54°53'34"E   |
| C23         | 10.70'  | 15.00' | 40°52'57"  | 10.48'  | S10°32'54"W   |
| C24         | 39.27'  | 25.00' | 90°00'00"  | 35.36'  | N54°53'34"W   |
| C25         | 10.70'  | 15.00' | 40°52'57"  | 10.48'  | S30°20'03"E   |
| C26         | 152.89' | 51.00' | 171°45'54" | 101.74' | S35°06'26"W   |
| C27         | 10.70'  | 15.00' | 40°52'57"  | 10.48'  | N79°27'06"W   |
| C28         | 39.27'  | 25.00' | 90°00'00"  | 35.36'  | N35°06'26"E   |
| C29         | 10.88'  | 15.00' | 41°33'46"  | 10.64'  | S59°19'32"W   |
| C30         | 159.29' | 51.00' | 178°57'29" | 102.00' | N51°58'36"W   |
| C31         | 10.88'  | 15.00' | 41°33'46"  | 10.64'  | N16°43'15"E   |
| C32         | 41.81'  | 25.00' | 95°49'56"  | 37.11'  | S51°58'36"E   |
| C33         | 23.56'  | 15.00' | 90°00'00"  | 21.21'  | N49°03'38"W   |
| C34         | 23.56'  | 15.00' | 90°00'00"  | 21.21'  | S40°56'22"W   |
| C35         | 23.56'  | 15.00' | 90°00'00"  | 21.21'  | S49°03'38"E   |
| C36         | 23.56'  | 15.00' | 90°00'00"  | 21.21'  | N40°56'22"E   |
| C37         | 10.53'  | 15.00' | 40°13'38"  | 10.32'  | N24°10'27"W   |
| C38         | 146.53' | 51.00' | 164°37'20" | 101.08' | N38°01'24"E   |
| C39         | 10.53'  | 15.00' | 40°13'38"  | 10.32'  | S79°46'45"E   |
| C40         | 36.73'  | 25.00' | 84°10'04"  | 33.51'  | S38°01'24"W   |

| Curve Table |         |          |            |         |               |
|-------------|---------|----------|------------|---------|---------------|
| Curve #     | Length  | Radius   | Delta      | Chord   | Chord Bearing |
| C41         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | N35°06'26"E   |
| C42         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | N54°53'34"W   |
| C43         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | N35°06'26"E   |
| C44         | 39.27'  | 25.00'   | 90°00'00"  | 35.36'  | N54°53'34"W   |
| C45         | 10.70'  | 15.00'   | 40°52'57"  | 10.48'  | N59°39'57"E   |
| C46         | 152.89' | 51.00'   | 171°45'54" | 101.74' | S54°53'34"E   |
| C47         | 10.70'  | 15.00'   | 40°52'57"  | 10.48'  | S10°32'54"W   |
| C48         | 23.56'  | 15.00'   | 90°00'00"  | 21.21'  | S54°53'34"E   |
| C49         | 125.00' | 470.00'  | 15°14'16"  | 124.63' | N72°29'18"E   |
| C50         | 30.62'  | 51.00'   | 34°23'47"  | 30.16'  | S82°56'18"E   |
| C51         | 35.16'  | 51.00'   | 39°30'11"  | 34.47'  | S70°38'05"W   |
| C52         | 278.67' | 55.00'   | 290°18'01" | 62.86'  | S09°53'34"E   |
| C53         | 31.00'  | 51.00'   | 34°49'52"  | 30.53'  | N69°23'53"E   |
| C54         | 18.53'  | 56.29'   | 18°51'56"  | 18.45'  | S39°45'30"E   |
| C55         | 131.36' | 558.00'  | 13°29'16"  | 131.05' | N71°37'02"E   |
| C56         | 90.71'  | 5924.58' | 0°52'38"   | 90.71'  | S01°46'22"W   |
| C57         | 134.11' | 5924.58' | 1°17'49"   | 134.11' | N00°05'41"E   |
| C58         | 8.54'   | 544.00'  | 0°53'58"   | 8.54'   | N79°39'27"E   |

#### S.A.W.S. NOTES:

SAWS IMPACT FEE NOTE: 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 WASTE WATER 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 OWNER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

YANCEY IMPACT FEE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SERVICE CONNECTION.

YANCEY DEDICATION: THE NUMBER OF WATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE YANCEY WATER SYSTEM.

THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SYSTEM.

COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, & PARKS, INCLUDING LOTS 901 & 902, BLOCK 13, LOTS 901, 902, 903, 904, 905, & 906 BLOCK 11, LOT 901 BLOCK 10, LOT 901 BLOCK 9, & LOT 901 BLOCK 23, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 MEDINA COUNTY, THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT MEDINA COUNTY PUBLIC WORKS FOR MORE INFORMATION.

TO DETENTION & MAINTENANCE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR.

STORM WATER DETENTION: STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

#### TXDOT NOTE:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT(S) ALONG HIGHWAY 211, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 924 L.F. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG HIGHWAY 211.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

#### RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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.

#### RESIDENTIAL FINISHED FLOOR NOTE:

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

#### OPEN SPACE NOTE:

LOTS 901 BLOCK 9, LOT 901 BLOCK 10, LOT 902, 905, & 906 BLOCK 11, LOTS 901 & 902 BLOCK 13, & LOT 901 BLOCK 23 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, COMMON AREA, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 901 BLOCK 11 IS DESIGNATED AS OPEN SPACE, COMMON AREA, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT AND PUBLIC DRAINAGE EASEMENT.

LOT 903 BLOCK 11 IS DESIGNATED AS SANITARY SEWER & PRIVATE DRAINAGE EASEMENT. LOT 904 BLOCK 11 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT.

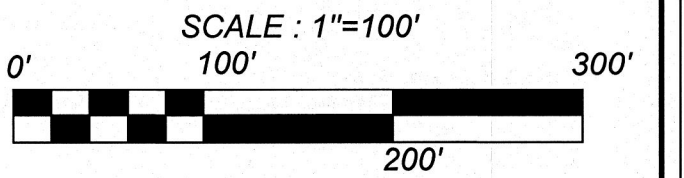
| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L1                | 32.25'  | N29° 43' 18"W |
| L2                | 16.00'  | N06° 00' 35"W |
| L3                | 13.51'  | N80° 04' 33"E |
| L4                | 44.36'  | S01° 23' 56"E |
| L5                | 60.00'  | S88° 36' 04"W |
| L6                | 30.04'  | N80° 06' 26"E |
| L7                | 2.97'   | N80° 06' 26"E |
| L8                | 26.81'  | S38° 01' 25"W |
| L9                | 50.00'  | S85° 56' 22"W |
| L10               | 50.00'  | S04° 03' 38"E |
| L11               | 50.00'  | N85° 56' 22"E |
| L12               | 19.22'  | S80° 06' 26"W |
| L13               | 23.81'  | N24° 25' 38"E |
| L14               | 117.78' | S80° 06' 26"W |
| L15               | 45.79'  | S80° 06' 26"W |
| L16               | 5.89'   | N80° 06' 26"E |
| L17               | 120.00' | S09° 53' 34"E |
| L18               | 37.00'  | S09° 55' 27"E |
| L19               | 28.21'  | S45° 00' 17"E |
| L20               | 60.00'  | N00° 08' 50"E |
| L21               | 60.00'  | N89° 51' 10"W |
| L22               | 60.00'  | S00° 08' 50"W |
| L23               | 21.95'  | N00° 08' 50"E |
| L24               | 19.27'  | N40° 06' 38"E |

| Parcel Line Table |         |               |
|-------------------|---------|---------------|
| Line #            | Length  | Direction     |
| L25               | 90.00'  | S09° 53' 34"E |
| L26               | 52.66'  | N04° 03' 38"W |
| L27               | 52.66'  | N04° 03' 38"W |
| L28               | 90.00'  | N09° 53' 34"W |
| L29               | 80.00'  | N09° 53' 34"W |
| L30               | 76.90'  | S09° 53' 34"E |
| L31               | 16.58'  | N80° 06' 26"E |
| L32               | 60.00'  | S89° 51' 10"E |
| L33               | 120.00' | S85° 56' 22"W |
| L34               | 119.71' | N09° 53' 34"W |
| L35               | 120.00' | S09° 53' 34"E |
| L36               | 120.00' | S85° 56' 22"W |
| L37               | 103.90' | N80° 06' 26"E |
| L38               | 100.22' | N67° 23' 00"W |
| L39               | 10.00'  | N09° 53' 34"W |
| L40               | 8.00'   | S80° 06' 26"W |
| L41               | 2.00'   | S80° 06' 26"W |
| L42               | 10.00'  | S09° 53' 34"E |
| L43               | 14.00'  | N25° 07' 36"W |
| L44               | 54.36'  | N01° 23' 56"W |
| L45               | 58.33'  | N01° 13' 48"E |
| L46               | 83.71'  | S01° 23' 56"E |
| L47               | 10.23'  | S80° 06' 26"W |

## PLAT NUMBER 22-11800633

### SUBDIVISION PLAT ESTABLISHING WEST RIDGE SUBDIVISION UNIT 1

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPLS Firm #: 3513 • TBPLS Firm #: 10122303

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, WATERPOOLS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

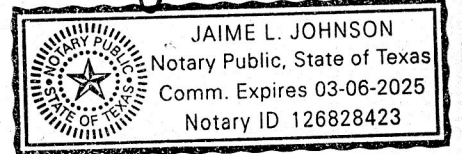
OWEN GORDON V. HARTMAN  
MEMBER REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 16 DAY OF May, A 2024  
Jaime L. Johnson  
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 HAS BEEN SUBMITTED 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

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 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

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 \_\_\_\_\_, AND DULY RECORDED THE DAY OF A.D. 20 AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 \_\_\_\_\_, COUNTY CLERK,

MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF BEXAR

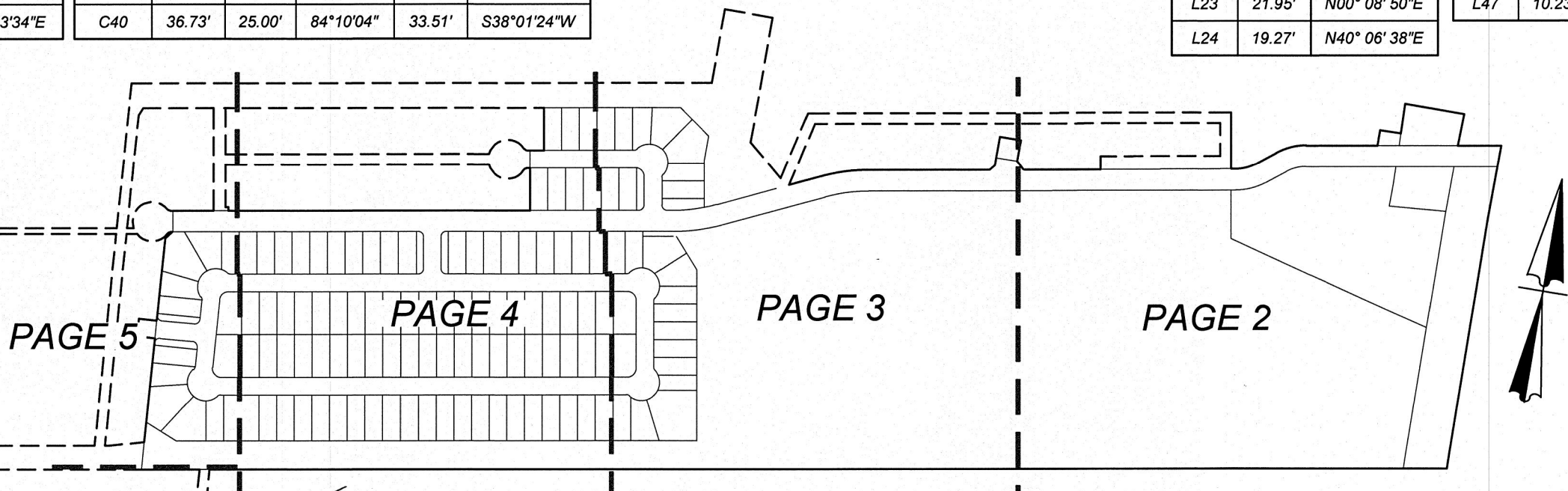
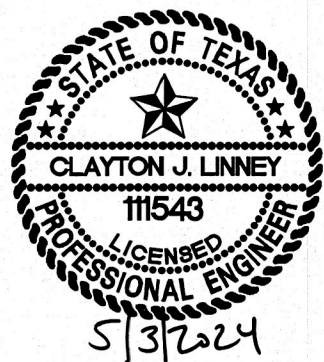
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CLAYTON J. LINNEY  
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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877)627-3772



#### INDEX MAP

SCALE: 1" = 400'

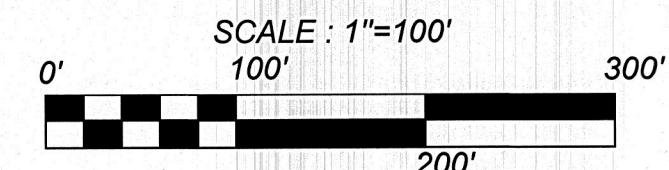
TOTAL RESIDENTIAL LOTS = 124  
SEE THIS PAGE FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



SUBDIVISION PLAT ESTABLISHING  
WEST RIDGE SUBDIVISION UNIT 1

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY



STATE OF TEXAS  
COUNTY OF BEXAR

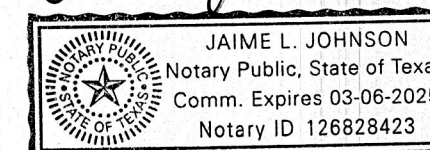
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OWNER: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 6 DAY OF May, A.D. 2024  
Notary Public, State of Texas  
Comm. Expires 03-06-2025  
Notary ID 126828423



EXISTING TEXAS RESEARCH  
(HWY 211) PAVEMENT

EXISTING TEXAS RESEARCH  
(HWY 211) PARKWAY

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1, HAS BEEN SUBMITTED 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

COUNTY JUDGE, MEDINA COUNTY, TX

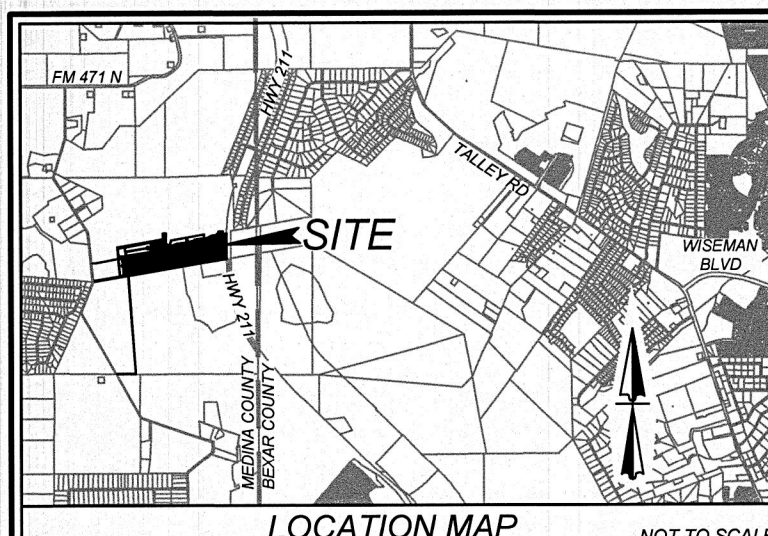
COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 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



C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:  
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," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY OR 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.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- O.P.R.M. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

KEYNOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 1' VEHICULAR NON-ACCESS EASEMENT
5. OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0826 AC. PERMEABLE)
6. 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
7. OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (6.22 AC. PERMEABLE)
8. OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.6530 AC. PERMEABLE)
9. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.6610 AC. PERMEABLE)
10. OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
11. OFF-LOT 60' X 60' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0826 AC. PERMEABLE)
12. OFF-LOT 50' X 50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0574 AC. PERMEABLE)
13. OFF-LOT 34' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.0824 AC. PERMEABLE)
14. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0549 AC. PERMEABLE)
15. OFF-LOT 60' X VARIABLE LENGTH ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0549 AC. PERMEABLE)
16. 10' X 10' WATER EASEMENT
17. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
18. 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
19. OFF-LOT 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (2.63 AC. PERMEABLE)
20. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
21. VARIABLE WIDTH CLEAR VISION EASEMENT

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 \_\_\_\_\_, AND DULY RECORDED THE DAY OF A.D. 20 AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 \_\_\_\_\_

MEDINA COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

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.

OWNER: RED BIRD LEGACY RANCH LP  
(VOL. 671 PG. 913 O.P.R.M.)  
REMAINING UNPLATTED PORTION OF 10.012 ACRES  
RED BIRD LEGACY RANCH LP  
(VOL. 671, PG. 913 O.P.R.M.)

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877)627-3772

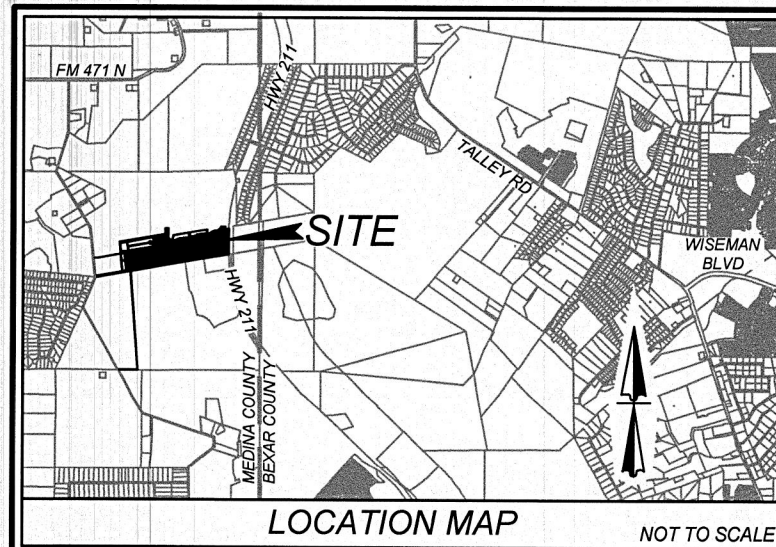
TOTAL RESIDENTIAL LOTS = 124

SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

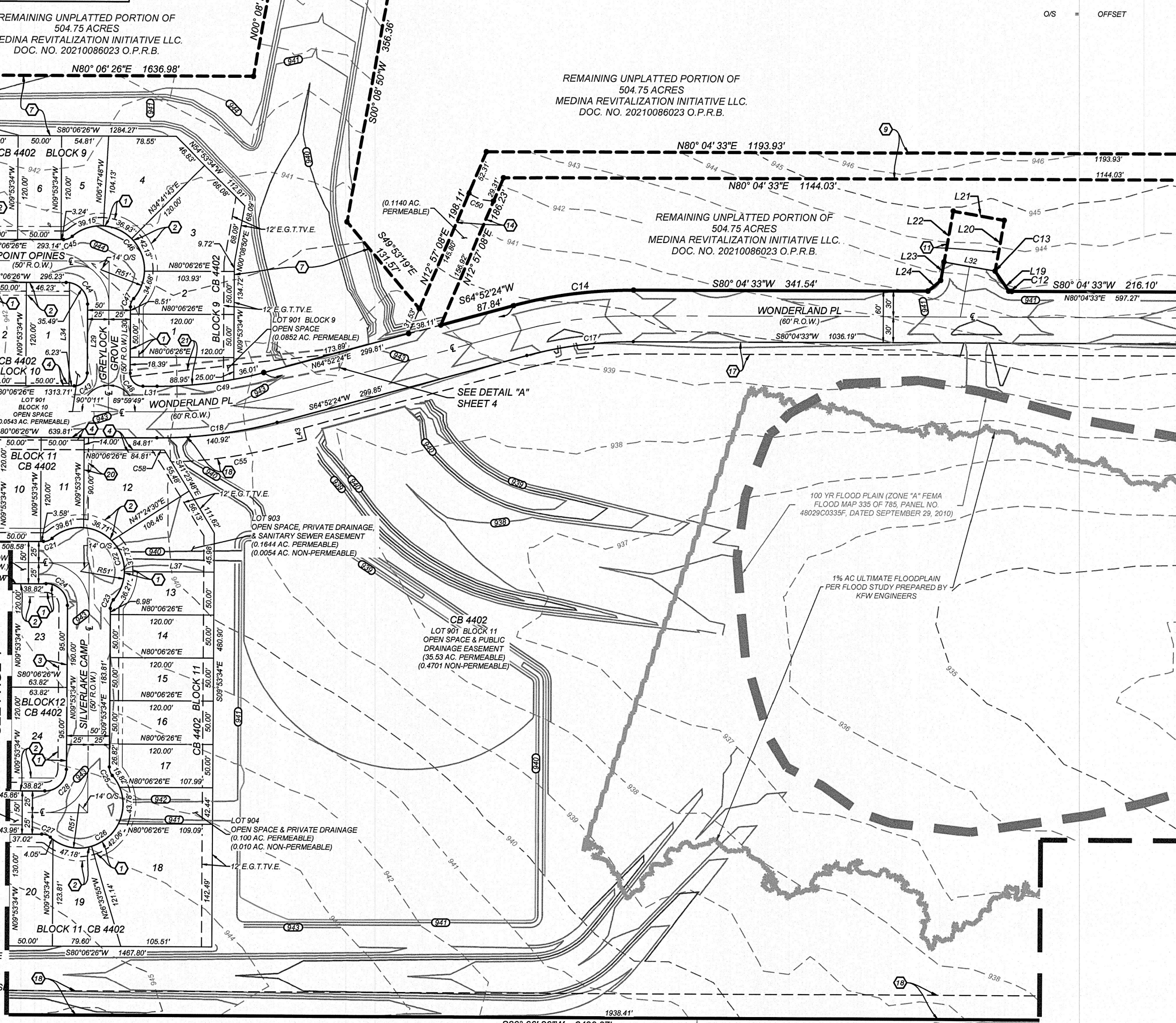
DRAWN BY: OM





- KEYNOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE
  - 1' VEHICULAR NON-ACCESS EASEMENT
  - OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.2305 AC. PERMEABLE)
  - 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
  - OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (6.22 AC. PERMEABLE)
  - OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.6530 AC. PERMEABLE)
  - OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.8610 AC. PERMEABLE)
  - OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
  - OFF-LOT 80' X 60' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) (0.0826 AC. PERMEABLE)
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  - OFF-LOT 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - VARIABLE WIDTH CLEAR VISION EASEMENT
- STATE OF TEXAS  
COUNTY OF BEKAR

MATCH LINE "B" - "B" SEE PAGE 4



MATCH LINE "A" - "A" SEE PAGE 2

**C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:**

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**LEGEND**

|            |   |
|------------|---|
| ● S.I.R.   | SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"  |
| R.O.W.     | RIGHT-OF-WAY  |
| O.P.R.M.   | OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS       |
| VOL.       | VOLUME  |
| PG.        | PAGE  |
| O.P.R.B.   | OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS        |
| E.G.T.V.E. | ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT |
| O/S        | OFFSET  |

**PLAT NUMBER 22-11800633**

SUBDIVISION PLAT ESTABLISHING  
**WEST RIDGE SUBDIVISION UNIT 1**

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY

SCALE: 1"=100'

0' 100' 300'

200'

**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 1012300

STATE OF TEXAS  
COUNTY OF BEKAR

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: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 10th DAY OF May, A.D. 2024

Notary Public  
BEKAR COUNTY TEXAS

JAIME L. JOHNSON  
Notary Public, State of Texas  
Comm. Expires 03-06-2025  
Notary ID 126828423

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1, HAS BEEN SUBMITTED 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\_\_

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF \_\_\_\_\_ WEST RIDGE SUBDIVISION UNIT 1 \_\_\_\_\_ 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

STATE OF TEXAS  
CLAYTON J. LINNEY  
111543  
LICENSED PROFESSIONAL ENGINEER  
5/3/2024

STATE OF TEXAS  
REGISTERED  
TERESA A. SEIDEL  
5672  
PROFESSIONAL LAND SURVEYOR  
5/09/24

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877) 627-3772

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 \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ DEPUTY

REMAINING UNPLATTED PORTION OF  
256.28 ACRES  
700 RED BIRD RANCH INVEST LTD  
(DOC. # 202004973 O.P.R.M.)

64.79 ACRES  
OWNER: RED BIRD LEGACY RANCH LP  
(VOL. 671 PG. 913 O.P.R.M.)

**TOTAL RESIDENTIAL LOTS = 124**  
**SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE**

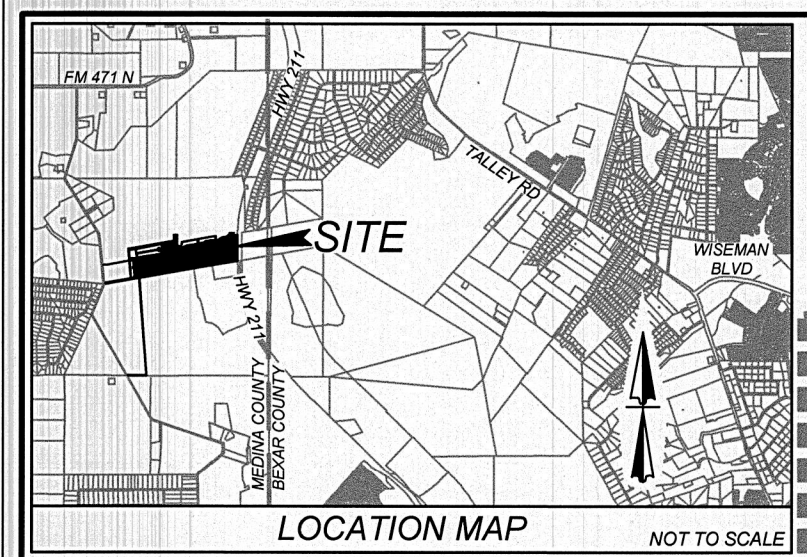
**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT**

DRAWN BY: OM



SUBDIVISION PLAT ESTABLISHING  
WEST RIDGE SUBDIVISION UNIT 1

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY



LOCATION MAP NOT TO SCALE

**C.P.S.A.S.A.W.S.O.O.S.A. UTILITY NOTE:**

- 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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- KEYNOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE
  - 1' VEHICULAR NON-ACCESS EASEMENT
  - OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
  - 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
  - OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (6.22 AC. PERMEABLE)
  - OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.6530 AC. PERMEABLE)
  - OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.8610 AC. PERMEABLE)
  - OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
  - OFF-LOT 60' X 60' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) (0.0826 AC. PERMEABLE)
  - OFF-LOT 50' X 50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0574 AC. PERMEABLE)
  - OFF-LOT 34' PRIVATE DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.0824 AC. PERMEABLE)
  - OFF-LOT 60' X VARIABLE LENGTH ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) (0.0549 AC. PERMEABLE)
  - 10' X 10' WATER EASEMENT
  - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - OFF-LOT 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - VARIABLE WIDTH CLEAR VISION EASEMENT

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 \_\_\_\_\_, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_, ON SLIDE \_\_\_\_\_, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF BEHAR

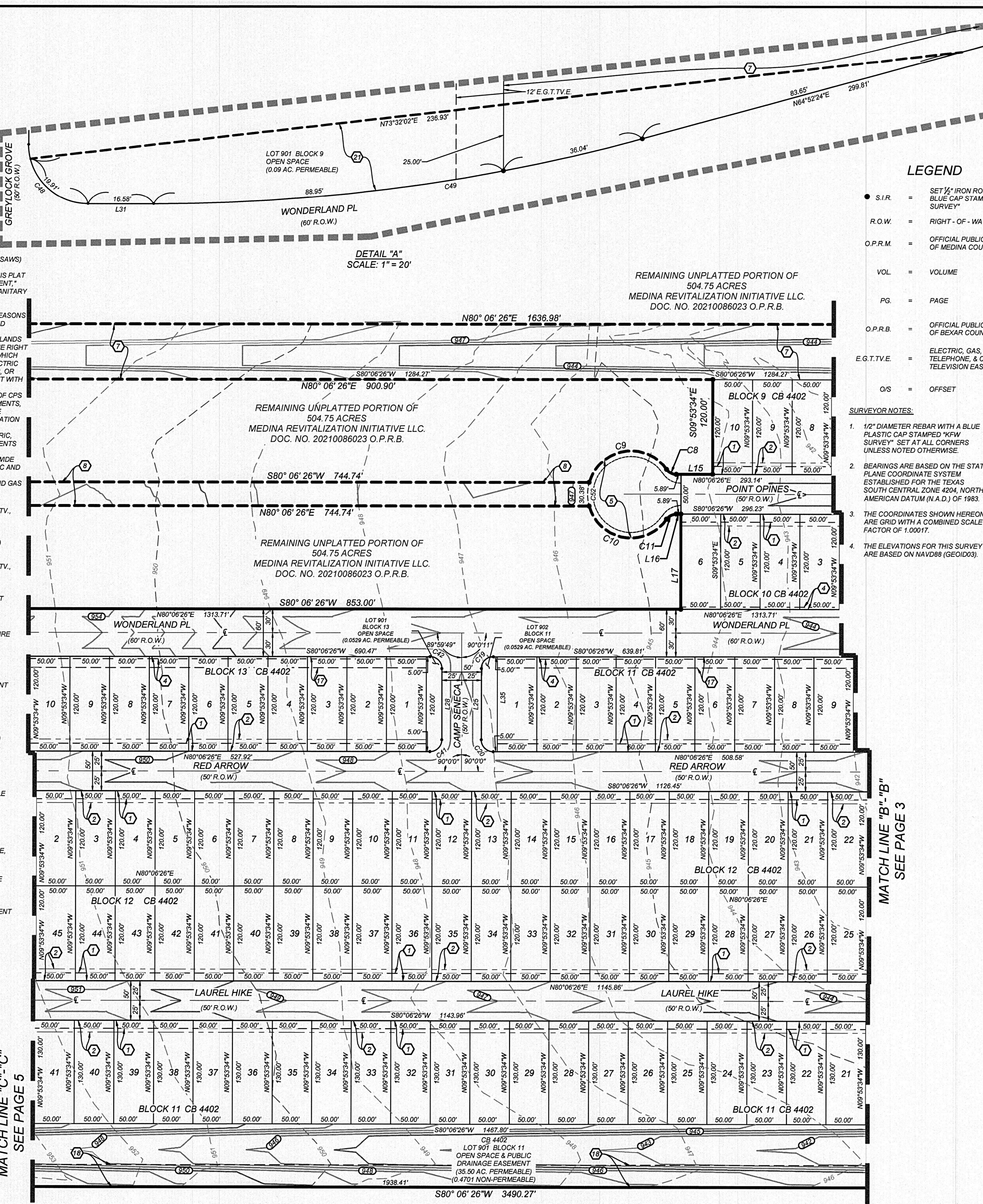
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEHAR

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.

\_\_\_\_\_  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877)627-3772



**LEGEND**

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- O.P.R.M. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEHAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET

**SURVEYOR NOTES:**

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

STATE OF TEXAS  
COUNTY OF BEHAR

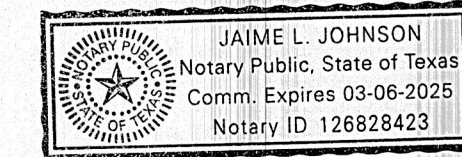
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEHAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 16 DAY OF May, A.D. 2024  
Jaime L. Johnson  
NOTARY PUBLIC  
BEHAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1, HAS BEEN SUBMITTED 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\_\_\_\_

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1, 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

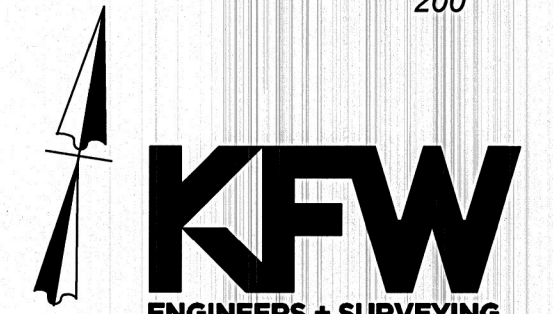
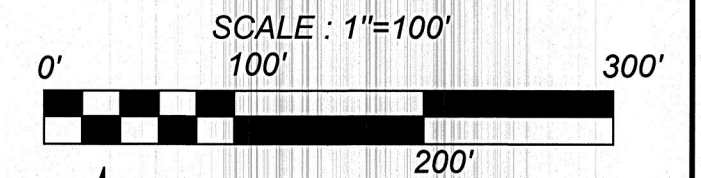
BY: \_\_\_\_\_ SECRETARY

**TOTAL RESIDENTIAL LOTS = 124**  
**SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE**  
**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT**



SUBDIVISION PLAT ESTABLISHING  
WEST RIDGE SUBDIVISION UNIT 1

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY



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: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

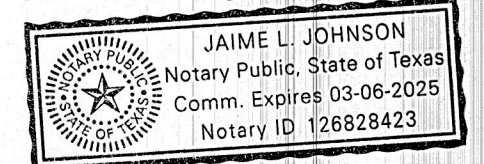
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 DAY OF May 2024

NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 HAS BEEN SUBMITTED 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

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 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

REMAINING UNPLATTED PORTION OF 504.75 ACRES  
MEDINA REVITALIZATION INITIATIVE LLC.  
DOC. NO. 20210086023 O.P.R.B.

KEYNOTES

- 1' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.2305 AC. PERMEABLE)
- 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
- OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (6.22 AC. PERMEABLE)
- OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.8530 AC. PERMEABLE)
- OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.8610 AC. PERMEABLE)
- OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
- OFF-LOT 80' X 60' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) (0.0826 AC. PERMEABLE)
- OFF-LOT 50' X 50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0574 AC. PERMEABLE)
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- 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT 28' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT

REMAINING UNPLATTED PORTION OF 504.75 ACRES  
MEDINA REVITALIZATION INITIATIVE LLC.  
DOC. NO. 20210086023 O.P.R.B.

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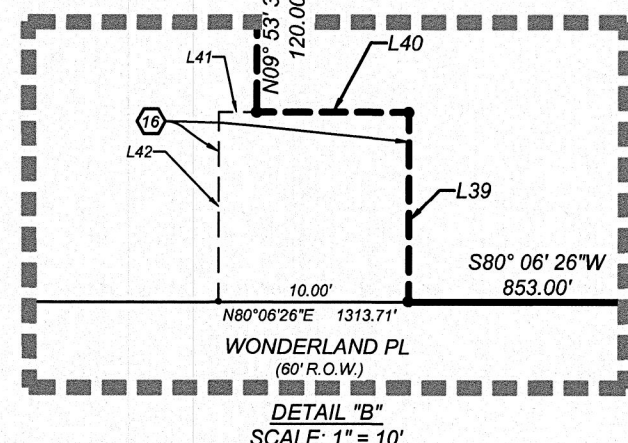
REMAINING UNPLATTED PORTION OF 504.75 ACRES  
MEDINA REVITALIZATION INITIATIVE LLC.  
DOC. NO. 20210086023 O.P.R.B.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- O.P.R.M. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET

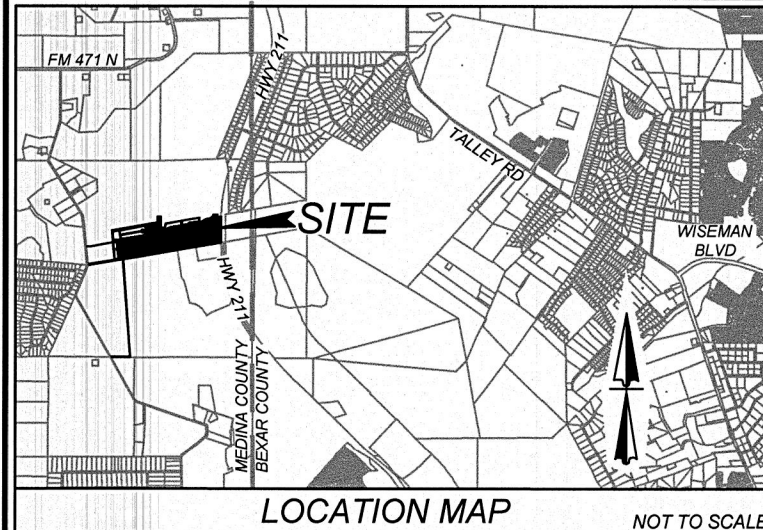
MATCH LINE "D" "D"  
SEE PAGE 6

REMAINING UNPLATTED PORTION OF 256.28 ACRES  
RED BIRD RANCH INVEST LTD  
(DOC. # 2020004973 O.P.R.M.)



TOTAL RESIDENTIAL LOTS = 124  
SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE
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, 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 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.

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.

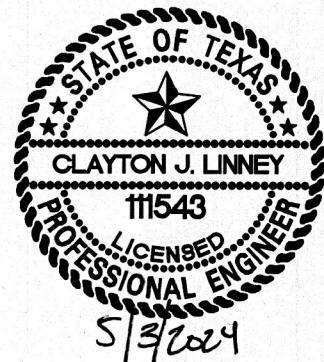
CLAYTON J. LINNEY  
111543  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

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.

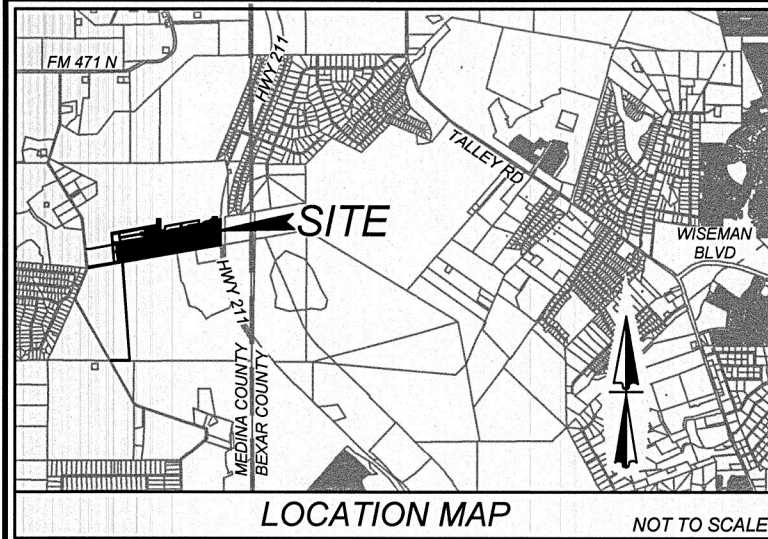
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PASSANOST PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877)627-3772

STATE OF TEXAS  
COUNTY OF MEDINA  
I, \_\_\_\_\_ COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN OFFICE, ON THE DAY OF A.D. 20 AT \_\_\_\_\_ AND DULY RECORDED THE DAY OF A.D. 20 AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 \_\_\_\_\_ COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY







### KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' BUILDING SETBACK LINE
- ③ 10' BUILDING SETBACK LINE
- ④ 1' VEHICULAR NON-ACCESS EASEMENT
- ⑤ OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.2305 AC. PERMEABLE)
- ⑥ 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.3533 AC. PERMEABLE)
- ⑦ OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.22 AC. PERMEABLE)
- ⑧ OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.6530 AC. PERMEABLE)
- ⑨ OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.6610 AC. PERMEABLE)
- ⑩ OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
- ⑪ OFF-LOT 60' X 80' ELEC, GAS, TELE, CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) (0.0826 AC. PERMEABLE)
- ⑫ OFF-LOT 50' X 50' ELEC, GAS, TELE, CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.0574 AC. PERMEABLE)
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- ⑳ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ㉑ VARIABLE WIDTH CLEAR VISION EASEMENT

REMAINING UNPLATTED PORTION OF 504.75 ACRES MEDINA REVITALIZATION INITIATIVE LLC. DOC. NO. 20210086023 O.P.R.B.

REMAINING UNPLATTED PORTION OF 256.28 ACRES 700 RED BIRD RANCH INVEST LTD (DOC. # 2020004973 O.P.R.M.)

REMAINING UNPLATTED PORTION OF 504.75 ACRES MEDINA REVITALIZATION INITIATIVE LLC. DOC. NO. 20210086023 O.P.R.B.

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REMAINING UNPLATTED PORTION OF 504.75 ACRES MEDINA REVITALIZATION INITIATIVE LLC. DOC. NO. 20210086023 O.P.R.B.

REMAINING UNPLATTED PORTION OF 256.28 ACRES 700 RED BIRD RANCH INVEST LTD (DOC. # 2020004973 O.P.R.M.)

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.

CLAYTON J. LINNEY  
111543  
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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PASANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: (877)627-3772

MATCH LINE "D"-"D"  
SEE PAGE 5

MATCH LINE "E"-"E"  
SEE THIS PAGE

MATCH LINE "F"-"F"  
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MATCH LINE "E"-"E"  
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MATCH LINE "F"-"F"  
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

### C.P.S.A.W.S./C.O.S.A. UTILITY NOTE

- 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 AN 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 ALTERATIONS.
- 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.

### SURVEYOR NOTES

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

### LEGEND

- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- O/S = OFFSET

13.281 ACRES  
OWNER: 700 RED BIRD RANCH INVEST LTD  
(DOC. # 2020004973 O.P.R.M.)

56.343 ACRES  
OWNER: WURZBACH LAND HOLDINGS LP  
(DOC. # 2020006814 O.P.R.M.)

30' WATER EASEMENT  
(DOC. #2023003687 O.P.R.M.)

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 \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

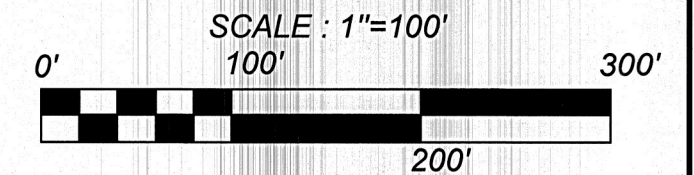
BY: \_\_\_\_\_ DEPUTY

TOTAL RESIDENTIAL LOTS = 124  
SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE

PLAT NUMBER 22-11800633

### SUBDIVISION PLAT ESTABLISHING WEST RIDGE SUBDIVISION UNIT 1

A 84.34 ACRE TRACT OF LAND SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT 380, AND THE BERIANA SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 504.75 ACRE TRACT OF LAND AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20210086023 IN THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY



**KFW**  
ENGINEERS + SURVEYING

3421 Pasanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

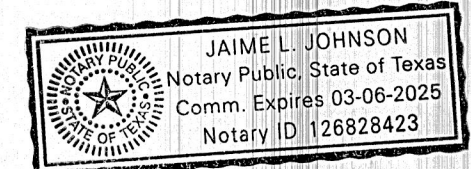
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN, 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 \_\_\_\_\_ DAY OF May, 2024

NOTARY PUBLIC  
BEXAR COUNTY TEXAS



STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1, HAS BEEN SUBMITTED 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\_\_\_\_

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 1 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

DRAWN BY: OM