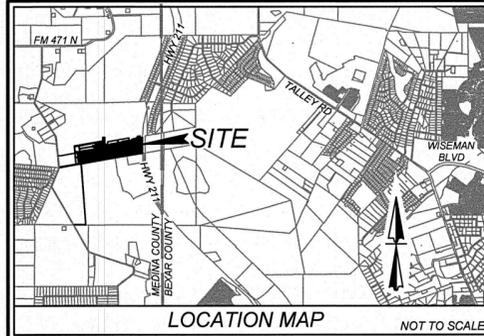
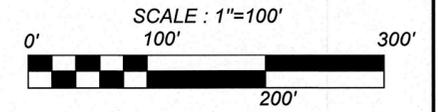


SUBDIVISION PLAT ESTABLISHING  
WEST RIDGE SUBDIVISION UNIT 1

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



- 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 NAVD89 (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 DEDICATING 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.

**CLEAR VISION NOTE:**

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.

**DRAINAGE EASEMENT ENCROACHMENTS:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**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 BEAR 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 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 BEAR 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 THE 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. MAINTENANCE OF ON-SITE 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:**

- 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.
- 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.E. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG HIGHWAY 211.
- 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.

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°08'08"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°23'34"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

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	32.25'	N29° 43' 18"W	L25	90.00'	S09° 53' 34"E
L2	16.00'	N06° 00' 35"W	L26	52.66'	N04° 03' 38"W
L3	13.51'	N80° 04' 33"E	L27	52.66'	N04° 03' 38"W
L4	44.36'	S01° 23' 56"E	L28	90.00'	N09° 53' 34"W
L5	60.00'	S88° 36' 04"W	L29	80.00'	N09° 53' 34"W
L6	30.04'	N80° 06' 26"E	L30	76.90'	S09° 53' 34"E
L7	2.97'	N80° 06' 26"E	L31	16.58'	N80° 06' 26"E
L8	26.81'	S38° 01' 25"W	L32	60.00'	S89° 51' 10"E
L9	50.00'	S85° 56' 22"W	L33	120.00'	S85° 56' 22"W
L10	50.00'	S04° 03' 38"E	L34	119.71'	N09° 53' 34"W
L11	50.00'	N85° 56' 22"E	L35	120.00'	S09° 53' 34"E
L12	19.22'	S80° 06' 26"W	L36	120.00'	S85° 56' 22"W
L13	23.81'	N24° 25' 38"E	L37	103.90'	N80° 06' 26"E
L14	117.78'	S80° 06' 26"W	L38	100.22'	N67° 23' 00"W
L15	45.79'	S80° 06' 26"W	L39	10.00'	N09° 53' 34"W
L16	5.89'	N80° 06' 26"E	L40	8.00'	S80° 06' 26"W
L17	120.00'	S09° 53' 34"E	L41	2.00'	S80° 06' 26"W
L18	37.00'	S09° 55' 27"E	L42	10.00'	S09° 53' 34"E
L19	28.21'	S45° 00' 17"E	L43	14.00'	N25° 07' 36"W
L20	60.00'	N00° 08' 50"E	L44	54.36'	N01° 23' 56"W
L21	60.00'	N89° 51' 10"W	L45	58.33'	N01° 13' 48"E
L22	60.00'	S00° 08' 50"W	L46	83.71'	S01° 23' 56"E
L23	21.95'	N00° 08' 50"E	L47	10.23'	S80° 06' 26"W
L24	19.27'	N40° 06' 38"E			

STATE OF TEXAS  
COUNTY OF BEAR

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.

*Gordon V. Hartman*  
GORDON V. HARTMAN  
MEMBER REAPPRAISAL INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

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, 2024.

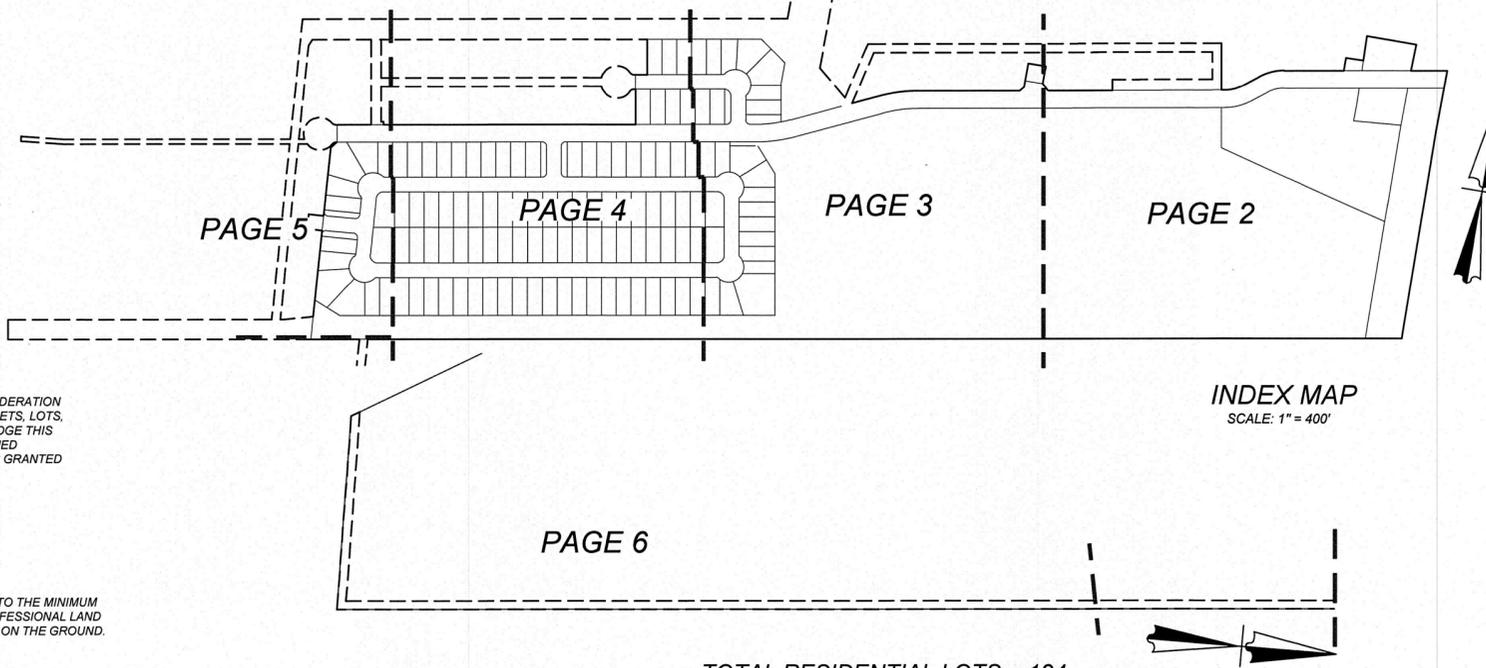
*Jaime L. Johnson*  
JAIME L. JOHNSON  
Notary Public, State of Texas  
Comm. Expires 03-06-2025  
Notary ID 126828423

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, WITHNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK,  
MEDINA COUNTY, TEXAS

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



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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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 BEAR

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*  
CLAYTON J. LINNEY  
111543  
LICENSED PROFESSIONAL ENGINEER  
5/3/2024

STATE OF TEXAS  
COUNTY OF BEAR

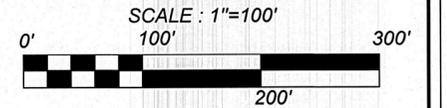
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

*Teresa A. Seidel*  
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  
5/8/24



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  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 919-8444 • Fax #: (210) 919-8444  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

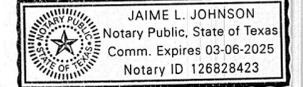
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF May A.D. 2024  
Jaime L. Johnson  
Notary Public, State of Texas  
Comm. Expires 03-06-2025  
Notary ID 126828423

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  
Jaime L. Johnson  
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

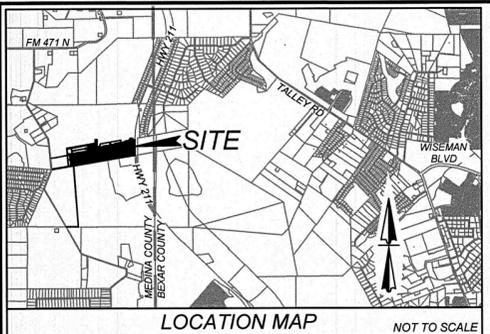
COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

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



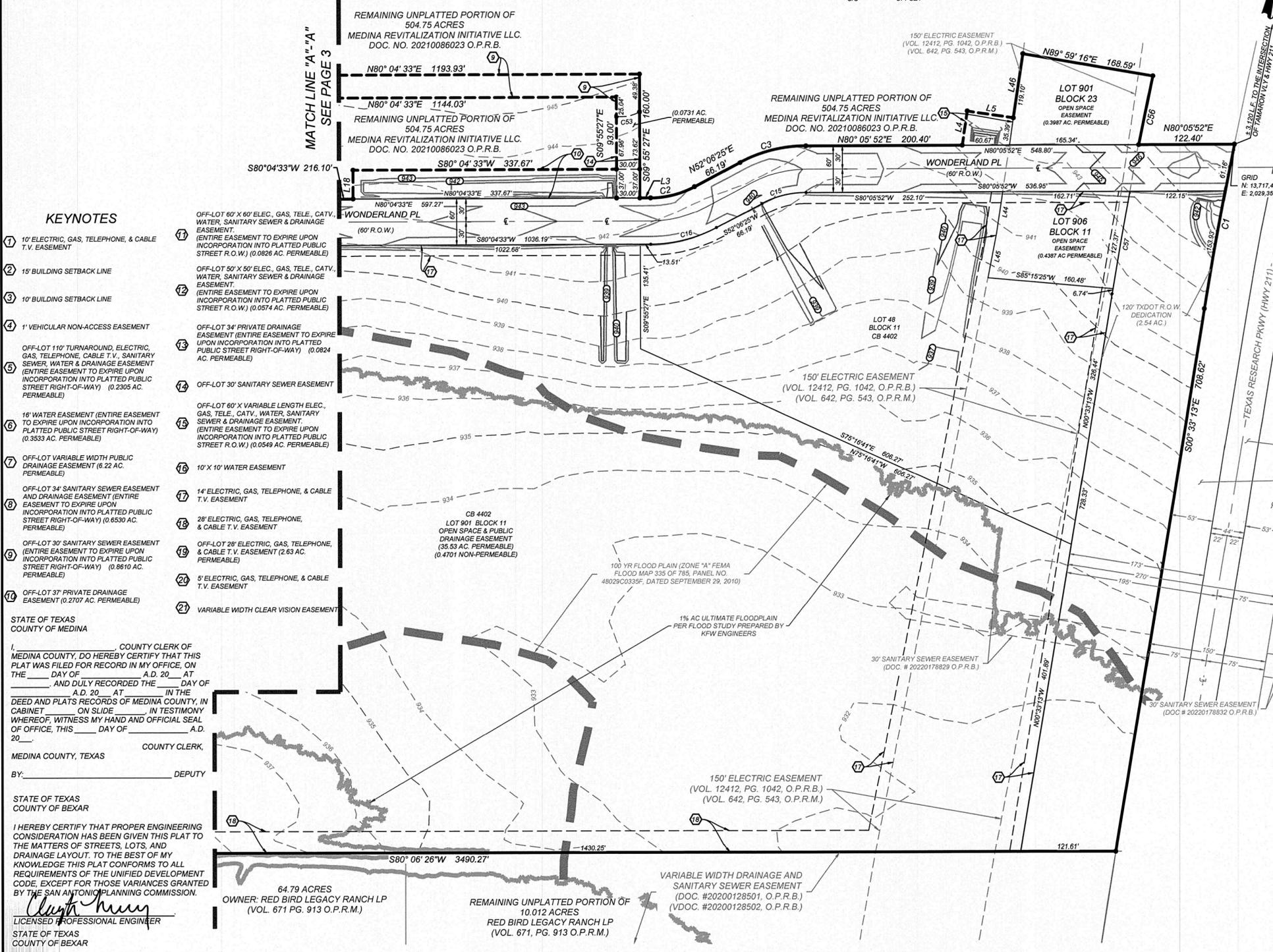
C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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, 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.

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 RIGHT-OF-WAY) (0.2305 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) (0.8616 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 RIGHT-OF-WAY) (0.2305 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 (PERMEABLE)
- 20. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 21. VARIABLE WIDTH CLEAR VISION EASEMENT

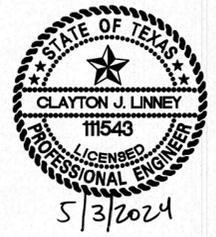
STATE OF TEXAS  
COUNTY OF MEDINA  
I, \_\_\_\_\_ COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ IN THE DEED AND PLATS RECORDS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

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

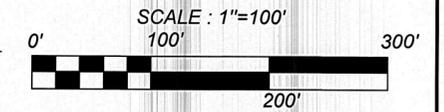


SUBDIVISION PLAT ESTABLISHING WEST RIDGE SUBDIVISION UNIT 1

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

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
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O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
OS = OFFSET



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 CONSIDERATIONS THEREIN EXPRESSED.

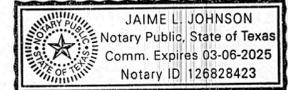
OWNER: GORDON V. HARTMAN, JR. MEDINA REVITALIZATION INITIATIVE, LLC 5210 THOUSAND OAKS, SUITE 1318 SAN ANTONIO, TX 78233

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 10th DAY OF May 2024



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

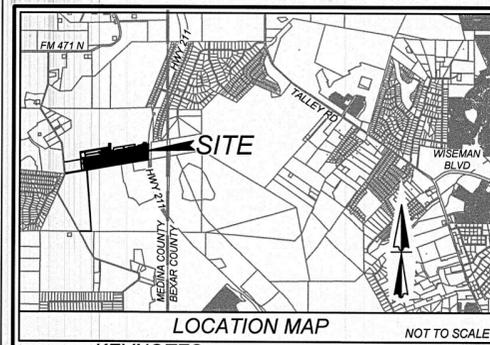
COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

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DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

BY: CHAIRMAN

BY: SECRETARY

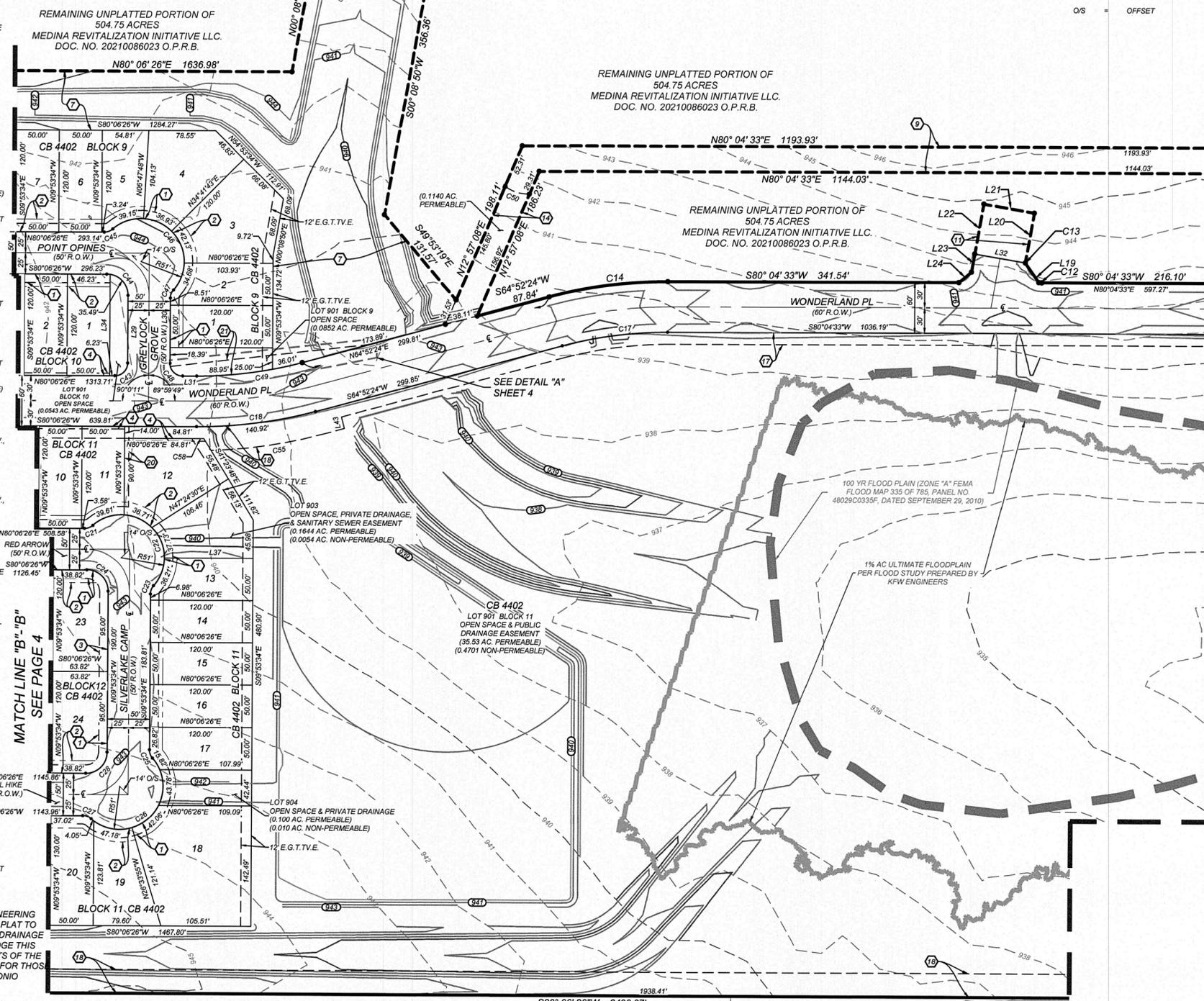


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2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

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3. 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.
4. 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.

KEYNOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
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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 (6.22 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) (0.8610 AC. PERMEABLE)
10. OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
11. 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)
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.) (0.0874 AC. PERMEABLE)
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20. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
21. VARIABLE WIDTH CLEAR VISION EASEMENT



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

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

STATE OF TEXAS COUNTY OF MEDINA

I 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\_\_

REMAINING UNPLATTED PORTION OF 256.28 ACRES OWNER: RED BIRD LEGACY RANCH LP (VOL. 671 PG. 913 O.P.R.M.)

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

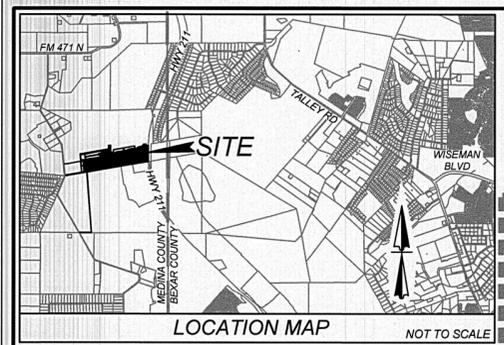
TOTAL RESIDENTIAL LOTS = 124 SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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



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

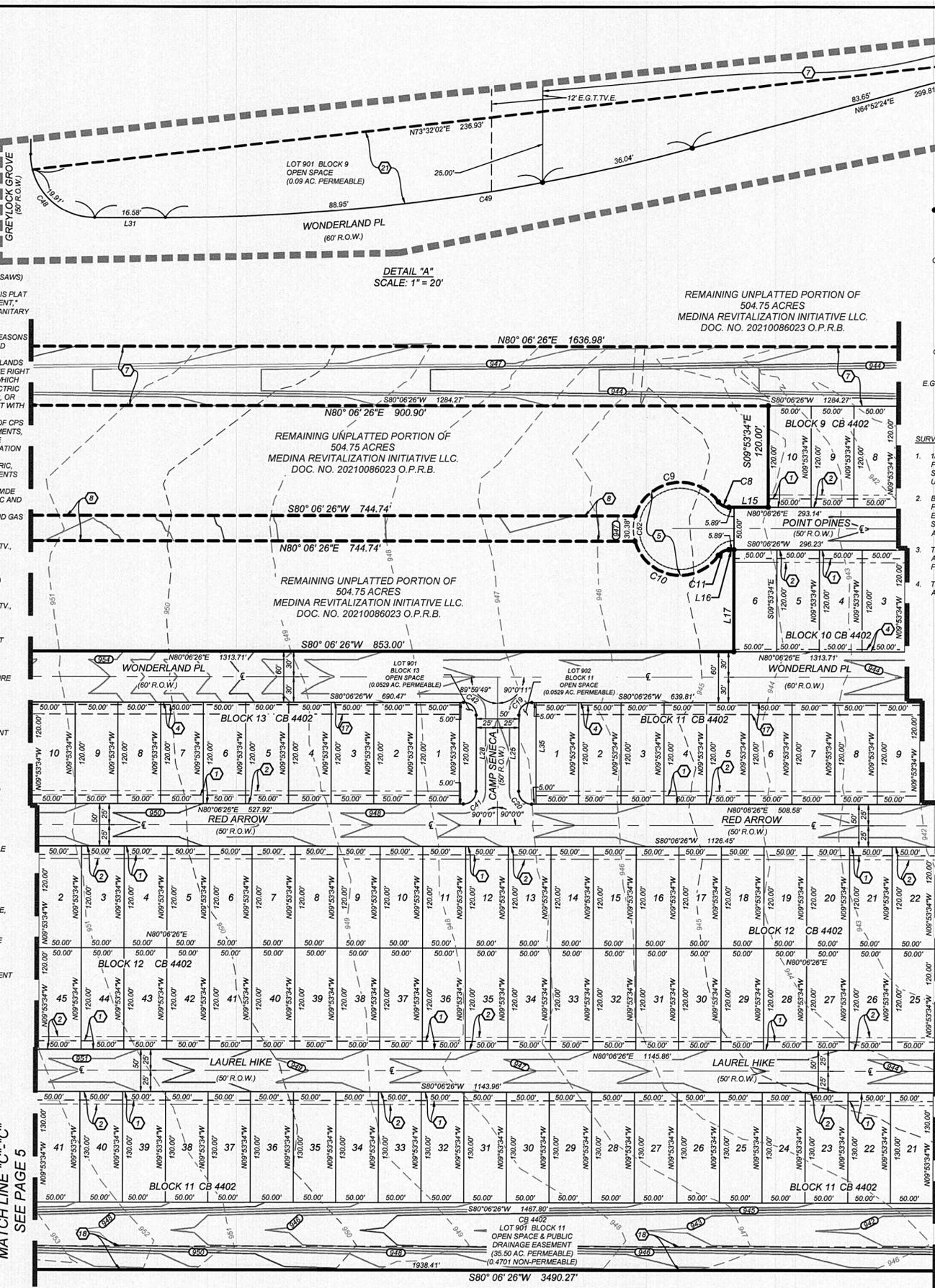
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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, 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.

- KEYNOTES: 1. 12" 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. 6. 16" WATER EASEMENT. 7. OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT. 8. OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT. 9. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY). 10. OFF-LOT 37' PRIVATE DRAINAGE EASEMENT. 11. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 12. 15' BUILDING SETBACK LINE. 13. 10' BUILDING SETBACK LINE. 14. 1' VEHICULAR NON-ACCESS EASEMENT. 15. OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT. 16. 16" WATER EASEMENT. 17. OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT. 18. OFF-LOT 34' SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT. 19. OFF-LOT 30' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY). 20. OFF-LOT 37' PRIVATE DRAINAGE 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 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 BEJAR 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.

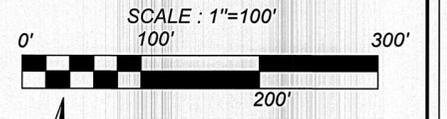
TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 COLLIER'S ENGINEERING & DESIGN 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: (877)627-3772



MATCH LINE "C"-"C" SEE PAGE 5

MATCH LINE "B"-"B" SEE PAGE 3

- 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 BEJAR COUNTY, TEXAS; E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT; OS = OFFSET.



SURVEYOR NOTES:

- 1. 12" 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).

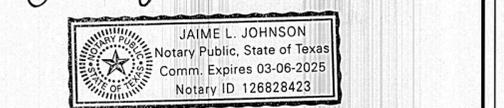
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PLANS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER: GORDON V. HARTMAN, MEDINA REVITALIZATION INITIATIVE, LLC 5310 THOUSAND OAKS, SUITE 1318 SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEJAR

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 A.D. 2024



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

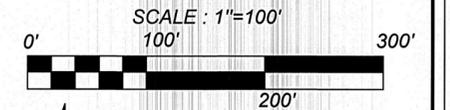
BY: SECRETARY

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



3421 Passaroti 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GORDON V. HARTMAN, MEDINA REVITALIZATION INITIATIVE, LLC 5310 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, 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

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) (0.6530 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)
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 80' X 60' 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

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

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

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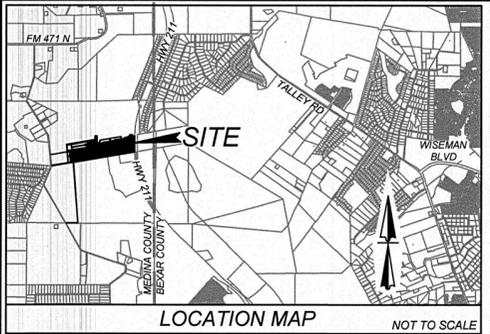
REMAINING UNPLATTED PORTION OF 504.75 ACRES MEDINA REVITALIZATION INITIATIVE LLC. DOC. NO. 20210086023 O.P.R.B.

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

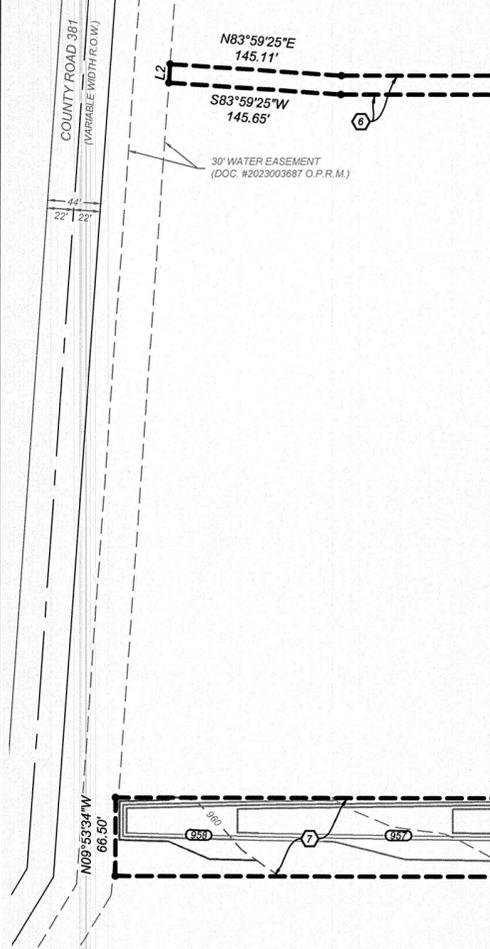
TOTAL RESIDENTIAL LOTS = 124 SEE PAGE 1 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



LOCATION MAP NOT TO SCALE

- 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).



STATE OF TEXAS COUNTY OF BEXAR

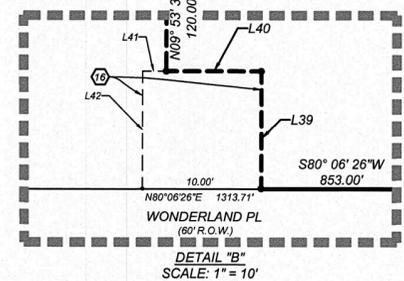
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

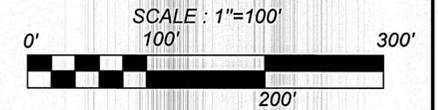
TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 COLLIER'S ENGINEERING & DESIGN 3421 PASSAROTI PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: (877)627-3772

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



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 Passanos 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.

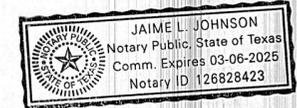
OWNER: GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

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 16 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

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," "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:

- 1/2" 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 1/2" 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

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.)

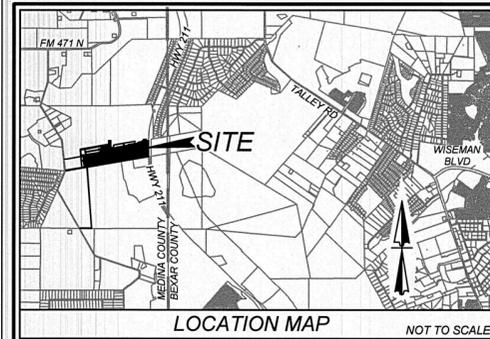
STATE OF TEXAS  
COUNTY OF MEDINA

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 NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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)
- 15' 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 (0.22 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) (0.9810 AC. PERMEABLE)
- OFF-LOT 37' PRIVATE DRAINAGE EASEMENT (0.2707 AC. PERMEABLE)
- 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)
- 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 30' SANITARY SEWER EASEMENT
- 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

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.)

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

