

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET W/ CAP STAMPED "RICKMAN"
— 740 —	EXISTING CONTOURS
— 740 —	PROPOSED CONTOURS
OPRMC	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
DPRMC	DEED AND PLAT RECORDS OF MEDINA COUNTY, TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
NCB	NEW CITY BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS MEDINA COUNTY, TEXAS
CL	CENTER LINE
C.P.S.B.S.A.	CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
N.T.S.	NOT TO SCALE

- 10' G.E.T.CA. ESMT
- OFF-LOT 50' WATER, DRAINAGE AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET RIGHT OF WAY (0.94 ACRES)
- 14' G.E.T.CA. ESMT
- OFF-LOT 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET RIGHT OF WAY (0.23 ACRES)
- 10' SANITARY SEWER EASEMENT (CONCURRENT PLAT 22-11800040)
- OFF-LOT VARIABLE WIDTH STREET EXTENSION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (CONCURRENT PLAT 22-11800040)
- OFF-LOT VARIABLE WIDTH WATER, SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (CONCURRENT PLAT 22-11800040)

STATE OF TEXAS  
COUNTY OF MEDINA

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

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

10-27-2023

STATE OF TEXAS  
COUNTY OF MEDINA

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

*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

10-27-2023

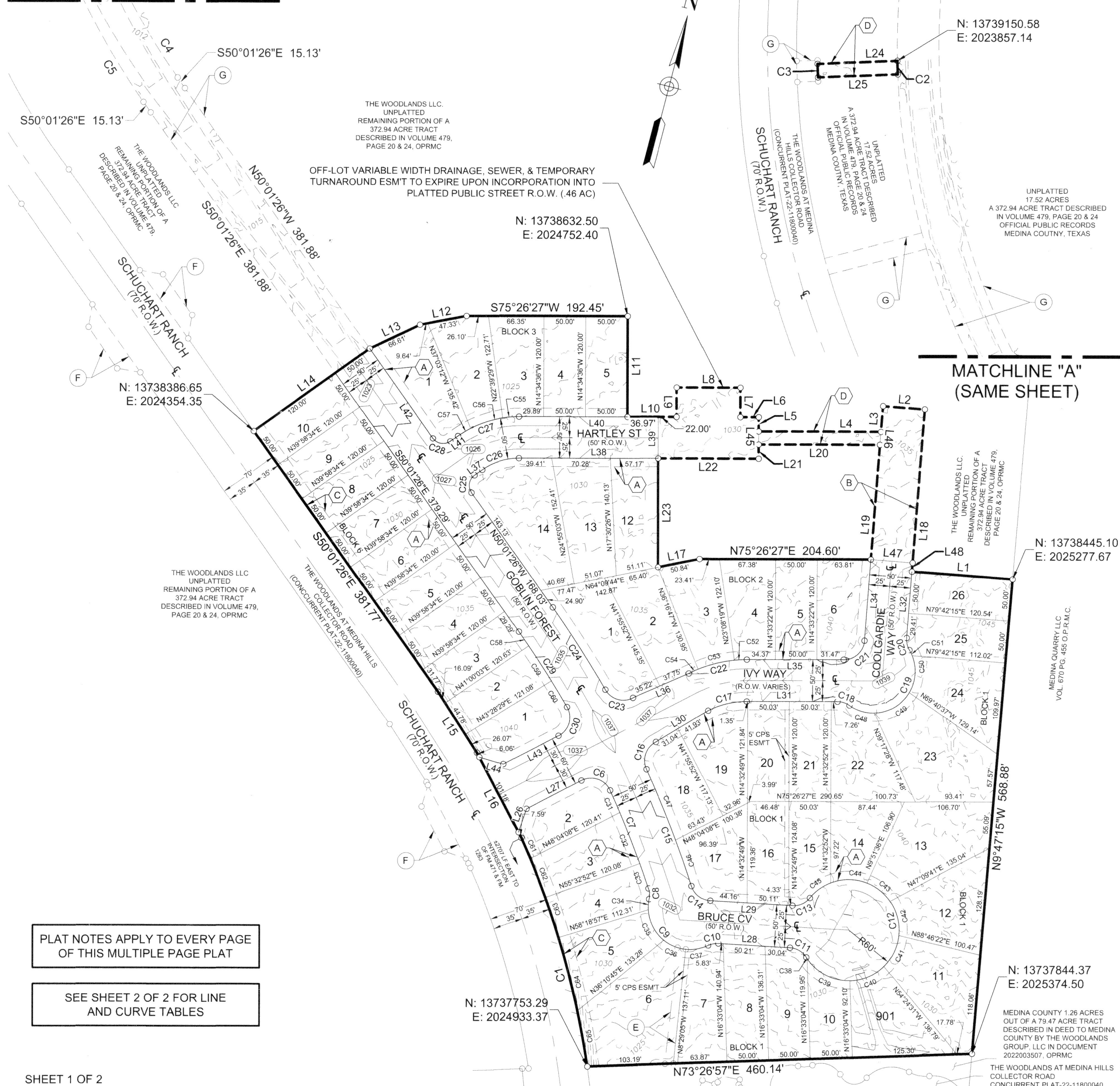
CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MATCHLINE "A" (SAME SHEET)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED. THE CITY OF SAN ANTONIO AND MEDINA COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
3. A MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802C0565F, EFFECTIVE SEPTEMBER 29, 2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

PRESSURE ZONE TRANSITION NOTE:

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

SURVEYOR NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00013.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

OPEN SPACE NOTE:

LOT 901, BLOCK 1 IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A DRAINAGE ESMT. (0.20 ACRES) TREE NOTE: (B526 - 43).

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-3880750) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 865 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NUMBER- 22-11800041

SUBDIVISION PLAT ESTABLISHING

WOODLANDS AT MEDINA HILLS

UNIT 1A

BEING A 10.77 ACRE TRACT OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, BEING A PORTION OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP LLC, OF RECORD IN DOC. NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

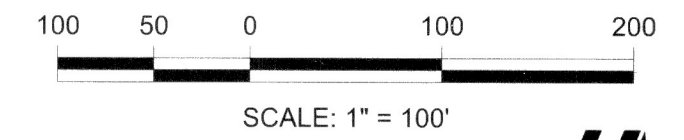
ESTABLISHING:

BLOCK 1: LOTS 2-26

BLOCK 2: LOTS 1-6, 12-14

BLOCK 3: LOTS 1-5

BLOCK 6: LOTS 1-10



**LJA Engineering & Surveying, Inc.**

9630 COLONNADE BLVD. Phone 210.503.2700  
Suite 300 Fax 210.503.2749  
San Antonio, Texas 78230 FRN - F-1386

**RICKMAN** LAND SURVEYING LLC  
RICKMAN LAND SURVEYING  
TBP'S FIRM NO. 101919-00  
419 BIG BEND CANYON, TX 78133  
PHONE (830) 935-2457

STATE OF TEXAS  
COUNTY OF MEDINA

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.

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

**PRISCILLA MARTINEZ**  
Notary Public, State of Texas  
Comm. Expires 04-18-2026  
Notary ID 1315538-3

STATE OF TEXAS  
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF October, 2023.

*Priscilla Martinez*  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 1A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

BY: \_\_\_\_\_ CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_ COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

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

COUNTY CLERK, MEDINA COUNTY, TEXAS

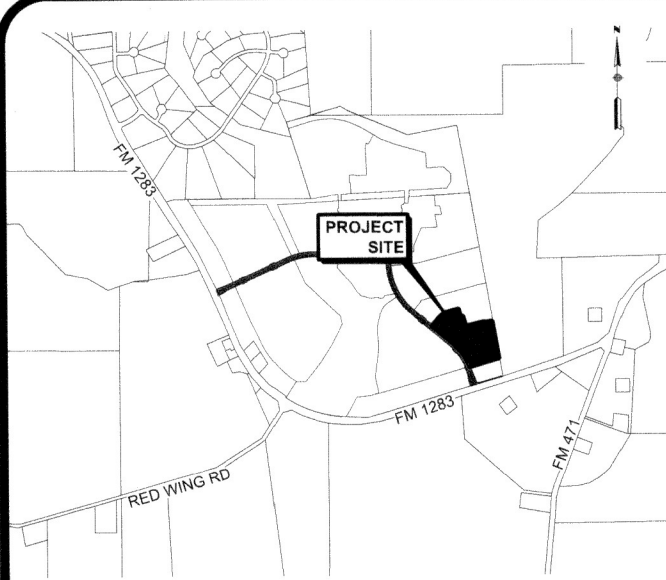
BY: \_\_\_\_\_ DEPUTY

MEDINA COUNTY 1.26 ACRES OUT OF A 79.47 ACRE TRACT DESCRIBED IN DEED TO MEDINA COUNTY BY THE WOODLANDS GROUP, LLC IN DOCUMENT 2022003507, OPRMC

THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD CONCURRENT PLAT-22-11800040

N: 13737844.37  
E: 2025374.50





LOCATION MAP  
1" = 300'

### LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ CAP STAMPED "RICKMAN"
- 740 EXISTING CONTOURS
- 740 PROPOSED CONTOURS
- OPRMC OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- DPHMC DEED AND PLAT RECORDS OF MEDINA COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- ESMT EASEMENT
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- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- R.P.R.B.C.T. REAL PROPERTY RECORDS MEDINA COUNTY, TEXAS CENTER LINE
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- A 10' G.E.T.CA. ESMT
- B OFF-LOT 50' WATER, DRAINAGE AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET RIGHT OF WAY (0.94 ACRES)
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COUNTY OF MEDINA

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*Marion Ruth Bolton*  
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727  
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*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

### CPS/SAWS/COSA UTILITY NOTES:

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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

### IMPACT FEE NOTE:

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### SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C1	1035.00'	284.72'	15°45'42"	143.27'	283.82'	S30°50'09"E
C2	845.00'	16.00'	1°05'06"	8.00'	16.00'	S16°23'18"E
C3	940.00'	16.00'	0°58'31"	8.00'	16.00'	N16°26'04"W
C4	795.00'	804.36'	57°58'12"	440.40'	770.48'	S21°02'20"E
C5	845.00'	488.06'	33°28'39"	251.05'	481.31'	N33°28'39"W
C6	25.00'	40.48'	92°46'02"	26.24'	36.20'	S85°32'51"E
C7	1158.00'	126.09'	6°14'20"	63.11'	126.03'	S36°02'40"E
C8	25.00'	12.89'	29°32'05"	6.59'	12.74'	S18°09'27"E
C9	50.00'	110.59'	126°43'31"	99.69'	89.39'	S66°45'10"E
C10	25.00'	12.59'	28°51'16"	6.43'	12.46'	N64°18'43"E
C11	25.00'	23.55'	53°58'05"	12.73'	22.69'	S74°16'37"E
C12	60.00'	301.53'	287°56'10"	43.64'	70.59'	N11°15'39"W
C13	25.00'	23.55'	53°58'05"	12.73'	22.69'	S51°45'18"W
C14	25.00'	30.10'	68°58'42"	17.18'	28.31'	N66°46'18"W
C15	1208.00'	149.82'	7°06'21"	75.01'	149.72'	N35°50'08"W
C16	25.00'	38.13'	87°23'45"	23.89'	34.54'	N4°18'34"E
C17	100.00'	47.77'	27°22'20"	24.35'	47.32'	N61°45'18"E
C18	25.00'	15.13'	34°40'30"	7.80'	14.90'	S87°13'18"E
C19	50.00'	135.24'	154°58'25"	225.29'	97.62'	N32°37'45"E
C20	25.00'	15.13'	34°40'30"	7.80'	14.90'	N27°31'13"W
C21	25.00'	37.36'	85°37'25"	23.16'	33.98'	N32°37'45"E
C22	150.00'	71.66'	27°22'20"	36.53'	70.98'	N61°45'18"E
C23	25.00'	38.15'	87°25'46"	23.90'	34.55'	S88°12'59"E

CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C24	1208.00'	116.43'	5°31'20"	58.26'	116.38'	S47°15'46"E
C25	15.00'	23.56'	90°00'00"	15.00'	21.21'	S5°01'26"E
C26	75.00'	46.42'	35°27'53"	23.98'	45.69'	S57°42'31"W
C27	125.00'	77.37'	35°27'53"	39.97'	76.14'	N57°42'31"E
C28	15.00'	23.56'	90°00'00"	15.00'	21.21'	N84°58'34"E
C29	1158.00'	107.02'	5°17'42"	53.55'	106.98'	S47°22'35"E
C30	25.00'	40.49'	92°47'52"	26.25'	36.21'	S1°40'12"W
C31	1158.00'	28.85'	1°25'38"	14.42'	28.85'	S38°27'01"E
C32	1158.00'	65.69'	3°15'02"	32.86'	65.69'	S36°06'41"E
C33	1158.00'	31.55'	1°33'40"	15.78'	31.55'	S33°42'20"E
C34	50.00'	12.74'	14°35'48"	6.40'	12.70'	N10°41'18"W
C35	50.00'	41.77'	47°52'12"	22.19'	40.57'	N41°55'18"W
C36	50.00'	28.96'	33°11'17"	14.90'	28.56'	N82°27'03"W
C37	50.00'	27.11'	31°04'14"	13.90'	26.78'	S65°25'12"W
C38	60.00'	1.73'	1°39'06"	0.86'	1.73'	N48°07'07"W
C39	60.00'	59.66'	56°58'23"	32.56'	57.23'	N77°25'52"W
C40	60.00'	45.38'	43°20'18"	23.84'	44.31'	S52°24'48"W
C41	60.00'	41.20'	39°20'31"	21.45'	40.39'	S11°04'23"W
C42	60.00'	42.84'	40°54'24"	22.38'	41.93'	S29°03'05"E
C43	60.00'	35.35'	33°45'27"	18.21'	34.84'	S66°23'01"E
C44	60.00'	44.26'	42°16'02"	23.19'	43.27'	N75°36'15"E
C45	60.00'	31.10'	29°41'58"	15.91'	30.75'	N39°37'15"E
C46	1208.00'	58.38'	2°46'08"	29.19'	58.37'	S33°40'02"E

CURVE TABLE						
CURVE #	RAD	ARC	DELTA	TAN	CHORD	CHORD BRNG
C47	1208.00'	91.44'	4°20'13"	45.74'	91.42'	S37°13'12"E
C48	50.00'	31.88'	36°32'02"	16.50'	31.34'	S88°09'04"E
C49	50.00'	50.21'	57°32'13"	27.45'	48.13'	N44°48'49"E
C50	50.00'	45.77'	52°27'00"	24.63'	44.19'	N10°10'47"W
C51	50.00'	7.38'	8°27'11"	3.70'	7.37'	N40°37'53"W
C53	150.00'	44.54'	17°00'43"	22.43'	44.37'	N61°16'28"E
C54	150.00'	12.30'	4°41'59"	6.16'	12.30'	N50°25'07"E
C55	125.00'	19.28'	8°50'11"	9.66'	19.26'	N71°01'22"E
C56	125.00'	40.24'	18°26'49"	20.30'	40.07'	N57°22'52"E
C57	125.00'	17.85'	8°10'54"	8.94'	17.83'	N44°04'01"E
C58	1158.00'	20.71'	1°01'29"	10.35'	20.71'	S49°30'42"E
C59	1158.00'	50.00'	2°28'26"	25.00'	50.00'	S47°45'44"E
C60	1158.00'	36.31'	1°47'47"	18.16'	36.31'	S45°37'38"E
C61	1035.00'	27.03'	1°29'47"	13.52'	27.03'	S37°58'06"E
C62	1035.00'	50.01'	2°46'05"	25.01'	50.00'	S35°50'10"E
C63	1035.00'	50.00'	2°46'05"	25.01'	50.00'	S33°04'05"E
C64	1035.00'	90.26'	4°59'48"	45.16'	90.23'	S29°11'08"E
C65	1035.00'	67.42'	3°43'56"	33.72'	67.41'	S24°49'16"E

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S79°42'15"W	120.88'
L2	S79°49'02"W	50.00'
L3	S10°10'58"E	30.95'
L4	S75°26'28"W	146.34'
L5	S14°33'33"E	17.00'
L6	N75°26'27"E	22.00'
L7	S14°33'33"E	35.00'
L8	S75°26'27"W	76.00'
L9	N14°33'33"W	35.00'
L10	S75°26'27"W	58.97'
L11	N14°34'36"W	120.00'
L12	S64°44'39"W	56.97'
L13	S49°56'39"W	66.61'
L14	S39°58'34"W	170.00'
L15	S47°11'18"E	86.94'
L16	S42°07'16"E	114.83'
L17	N64°09'44"E	50.84'
L18	N10°10'58"W	184.39'
L19	N10°10'58"W	137.40'
L20	S75°26'28"W	145.12'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S14°33'33"E	17.00'
L22	S75°26'27"W	120.00'
L23	S14°37'56"E	129.94'
L24	S73°04'08"W	95.06'
L25	N73°04'08"E	95.04'
L26	N4°09'53"E	29.48'
L27	N48°04'08"E	74.10'
L28	N78°44'21"E	86.09'
L29	S78°44'21"W	98.61'
L30	N44°08'22"E	72.97'
L31	N75°26'27"E	108.67'
L32	N10°10'58"W	79.41'
L34	N10°10'58"W	97.19'
L35	N75°26'27"E	115.84'
L36	N51°59'53"E	72.97'
L37	S39°58'34"W	11.17'
L38	S75°26'27"W	166.87'
L39	S14°33'33"E	50.00'
L40	N75°26'27"E	129.89'
L41	N39°58'34"E	11.17'

LINE TABLE		
LINE	DIRECTION	LENGTH
L42	S50°01'26"E	131.26'
L43	S48°04'08"W	74.09'
L44	N88°02'37"W	29.91'

LINE TABLE		
LINE	DIRECTION	LENGTH
L45	N14°33'32"W	16.00'
L46	S10°10'58"E	16.05'
L47	N79°49'02"E	50.00'
L48	N10°10'58"W	10.61'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET THIS SHEET FOR LINE  
AND CURVE TABLES

## SUBDIVISION PLAT ESTABLISHING WOODLANDS AT MEDINA HILLS UNIT 1A

BEING A 10.77 ACRE TRACT OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, BEING A PORTION OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP LLC, OF RECORD IN DOC. NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

ESTABLISHING:  
BLOCK 1; LOTS 2-26  
BLOCK 2; LOTS 1-6, 12-14  
BLOCK 3; LOTS 1-5  
BLOCK 6; LOTS 1-10



SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

9830 COLONNADE BLVD.  
Suite 300  
San Antonio, Texas 78230

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1386

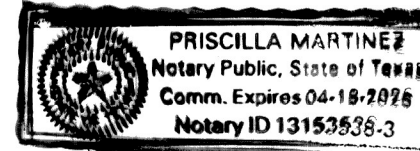
**RICKMAN**  
LAND SURVEYING, LLC

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

STATE OF TEXAS  
COUNTY OF MEDINA

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

OWNER/DEVELOPER:  
THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #305  
NEW BRAUNFELS, TX 78130  
CONTACT: LEE BAKER, III



STATE OF TEXAS  
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF October, 2023.

*Priscilla Martine*  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 1A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

BY: \_\_\_\_\_  
CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023, AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

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

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

