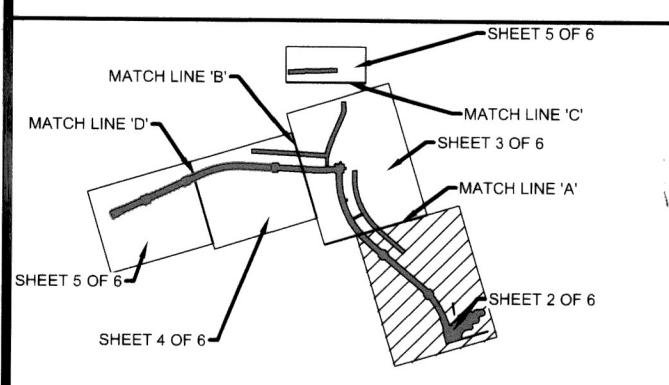


LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 EXISTING CONTOURS
- 1190 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- BLK BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- R.P.R.B.C.T. REAL PROPERTY RECORDS
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- A 10' RIGHT OF WAY DEDICATION TO TxDOT (0.118 AC)
- B 10' SANITARY SEWER ESMT
- C OFF-LOT VARIABLE WIDTH STREET EXTENSION & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (PERMEABLE)
- D OFF-LOT VARIABLE WIDTH DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- E 25'x25' SANITARY SEWER TURN AROUND ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- F OFF-LOT VARIABLE WIDTH WATER, SEWER, G.E.T.C.A., & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- G 30' PERMANENT SANITARY SEWER ESMT (DEED 2023002413)

STATE OF TEXAS  
COUNTY OF MEDINA

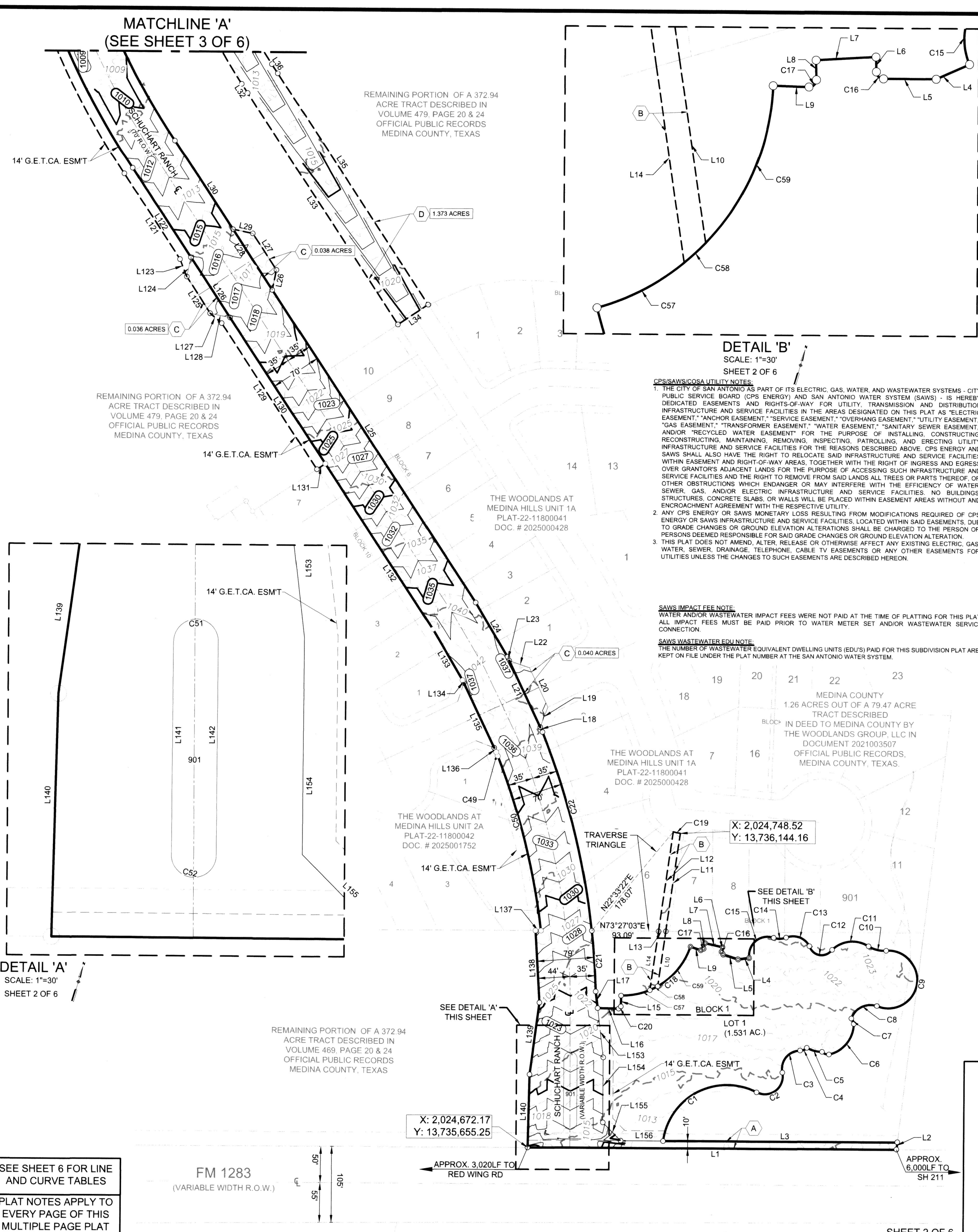
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

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

STATE OF TEXAS  
COUNTY OF 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.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617



DETAIL 'A'  
SCALE: 1"=30'  
SHEET 2 OF 6

SEE SHEET 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DETAIL 'B'  
SCALE: 1"=30'  
SHEET 2 OF 6

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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

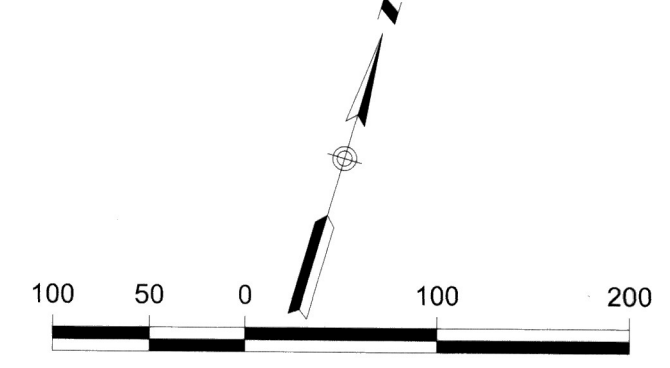
LAND PLAT 24-11800100

SUBDIVISION PLAT ESTABLISHING

**THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD**

BEING A 7.28 ACRE TRACT, INCLUSIVE OF A 0.12 AC RIGHT OF WAY DEDICATION, OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF A 372.94 ACRE TRACT DESCRIBED IN GIFT DEED OF RECORD IN VOLUME 479, PAGE 20, OFFICIAL PUBLIC RECORDS, ESTABLISHING RIGHT-OF-WAYS KAIL AVE AND SCHUCHART RANCH, AND OFF-SITE WIDTH EASEMENTS AND STREET EXTENSION(S), TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAYS. MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: 04-23-2025



SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

9830 Colonnade Blvd  
Suite 300  
San Antonio, Texas 78230

Phone 210.503.2700  
LJA.COM  
FRN - F-1386



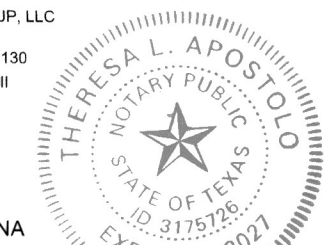
**RICKMAN** LAND SURVEYING

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

STATE OF TEXAS  
COUNTY OF 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Theresa L. Apostolo*  
OWNER  
THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #386  
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 11 DAY OF April, 2025.

*Theresa L. Apostolo*  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD 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., 2025.

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. 2025 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025 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., 2025.

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

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

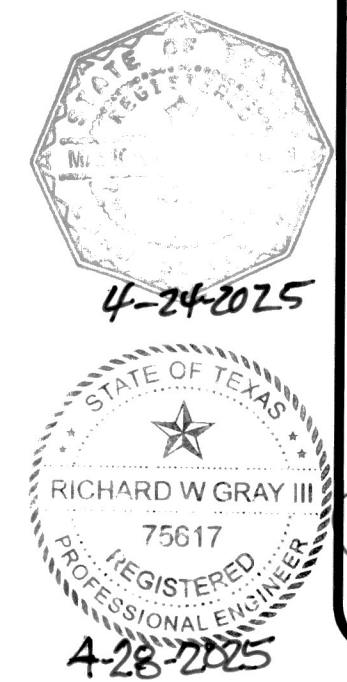
STATE OF TEXAS  
COUNTY OF MEDINA

THE PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD HAS BEEN SUBMITTED TO 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\_\_\_\_.

BY: \_\_\_\_\_ JUDGE

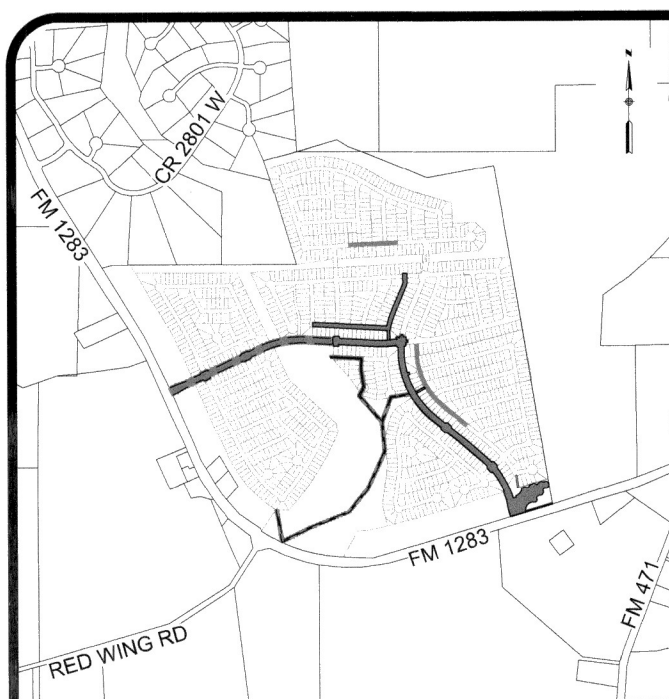
BY: \_\_\_\_\_ COMMISSIONER PRECINCT 1



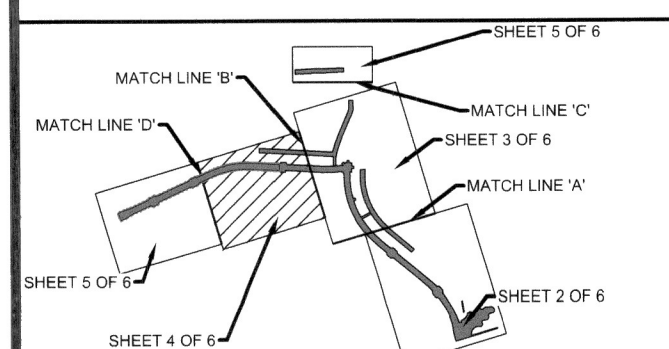








LOCATION MAP



INDEX MAP

LEGEND

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- CENTER LINE
- C.P.S.B.S.A. CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
- N.T.S. NOT TO SCALE

- 10' RIGHT OF WAY DEDICATION TO TxDOT (0.118 AC)
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- 30' PERMANENT SANITARY SEWER ESM'T (DEED 2023002413)

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  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727  
TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133

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  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

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

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

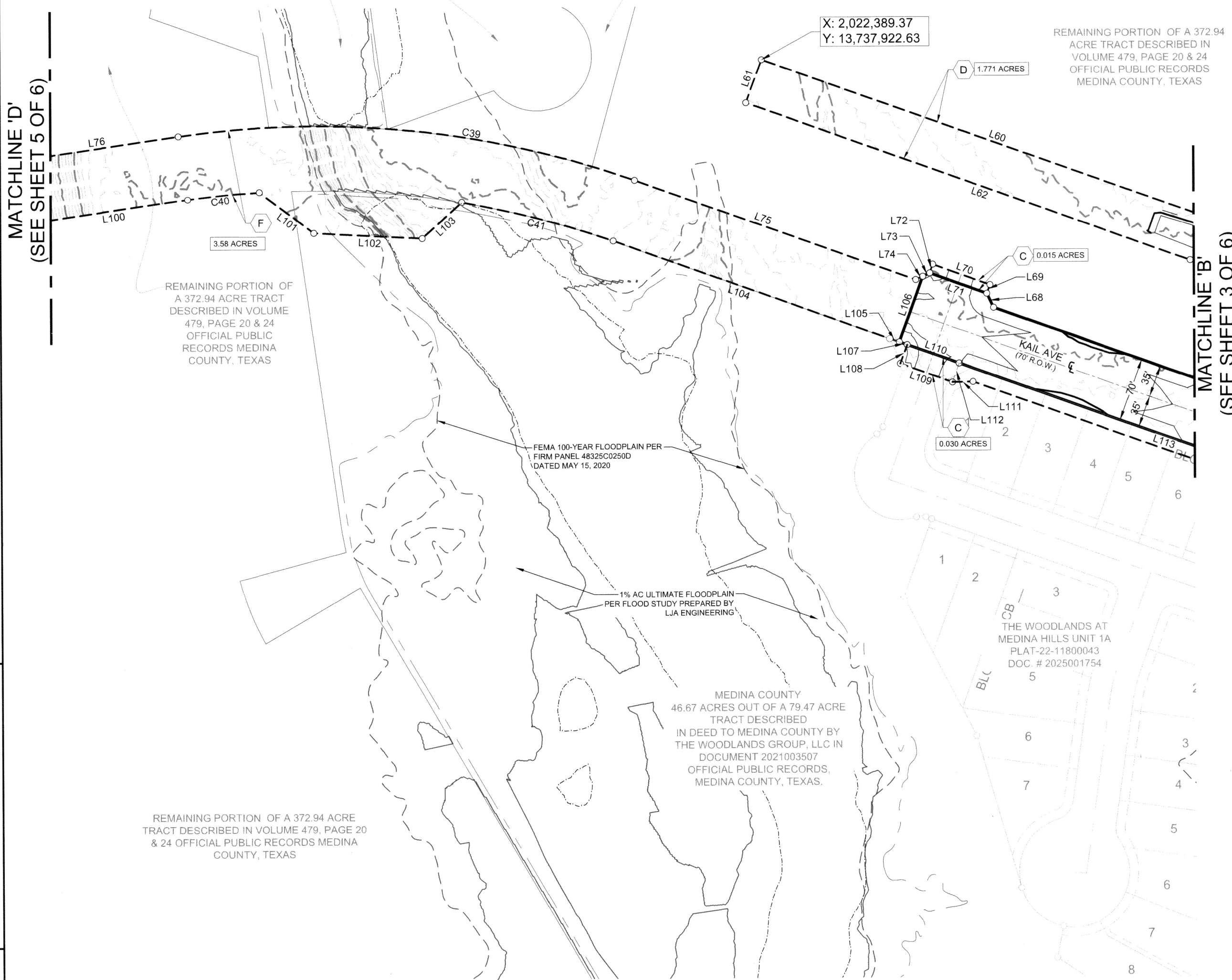
REMAINING PORTION OF A 372.94 ACRE TRACT DESCRIBED IN VOLUME 479, PAGE 20 & 24 OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS

MEDINA COUNTY  
0.70 ACRES OUT OF A 79.47 ACRE TRACT DESCRIBED IN DEED TO MEDINA COUNTY BY THE WOODLANDS GROUP, LLC IN DOCUMENT 2021003507 OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
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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.

MATCHLINE 'D' (SEE SHEET 5 OF 6)

MATCHLINE 'B' (SEE SHEET 3 OF 6)



SEE SHEET 6 FOR LINE AND CURVE TABLES

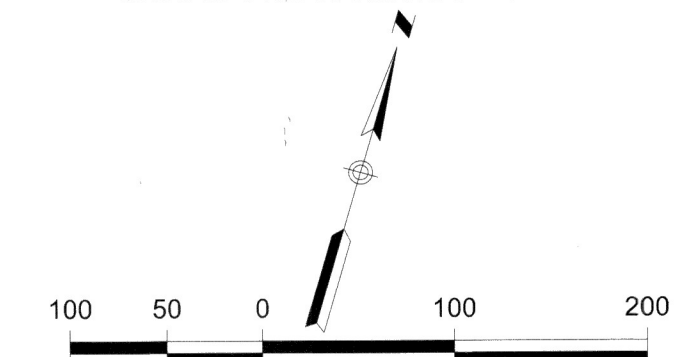
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LAND PLAT 24-11800100

SUBDIVISION PLAT ESTABLISHING  
THE WOODLANDS AT MEDINA  
HILLS COLLECTOR ROAD

BEING A 7.28 ACRE TRACT, INCLUSIVE OF A 0.12 AC RIGHT OF WAY DEDICATION, OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF A 372.94 ACRE TRACT DESCRIBED IN GIFT DEED OF RECORD IN VOLUME 479, PAGE 20, OFFICIAL PUBLIC RECORDS, ESTABLISHING RIGHT-OF-WAYS KAIL AVE AND SCHUCHART RANCH, AND OFF-SITE WIDTH EASEMENTS AND STREET EXTENSION(S), TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAYS, MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: 04-23-2025



SCALE: 1" = 100'  
LJA Engineering & Surveying, Inc. LJA

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

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

STATE OF TEXAS  
COUNTY OF 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:  
THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #385  
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 THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN, EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF April, 2025.

Theresa L. Apostolo  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD 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., 2025.

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. 2025 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025 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., 2025.

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

STATE OF TEXAS  
COUNTY OF MEDINA

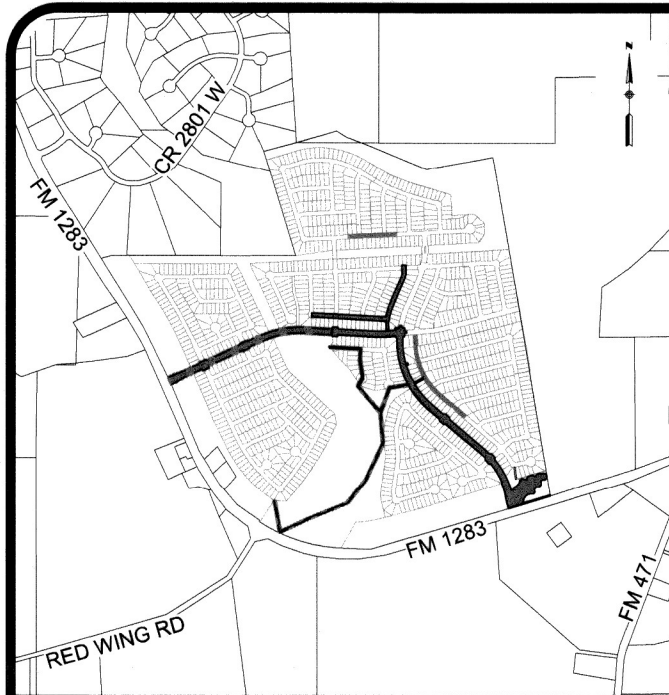
THE PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

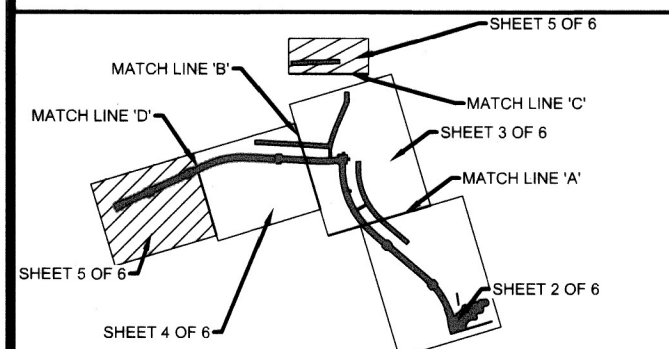
BY: \_\_\_\_\_  
JUDGE

BY: \_\_\_\_\_  
COMMISSIONER PRECINCT 1





LOCATION MAP



INDEX MAP

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STATE OF TEXAS  
COUNTY OF MEDINA

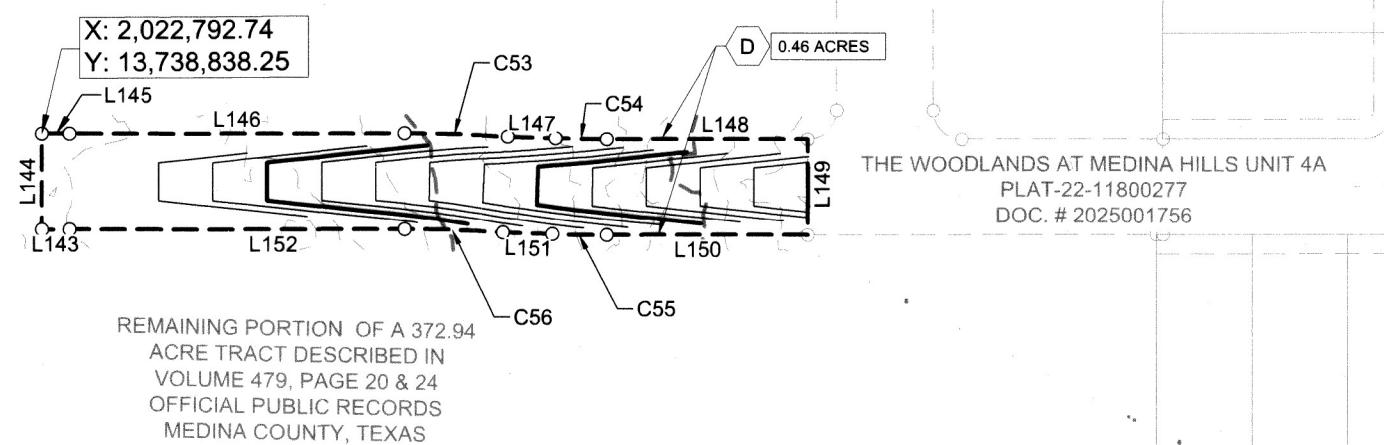
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

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

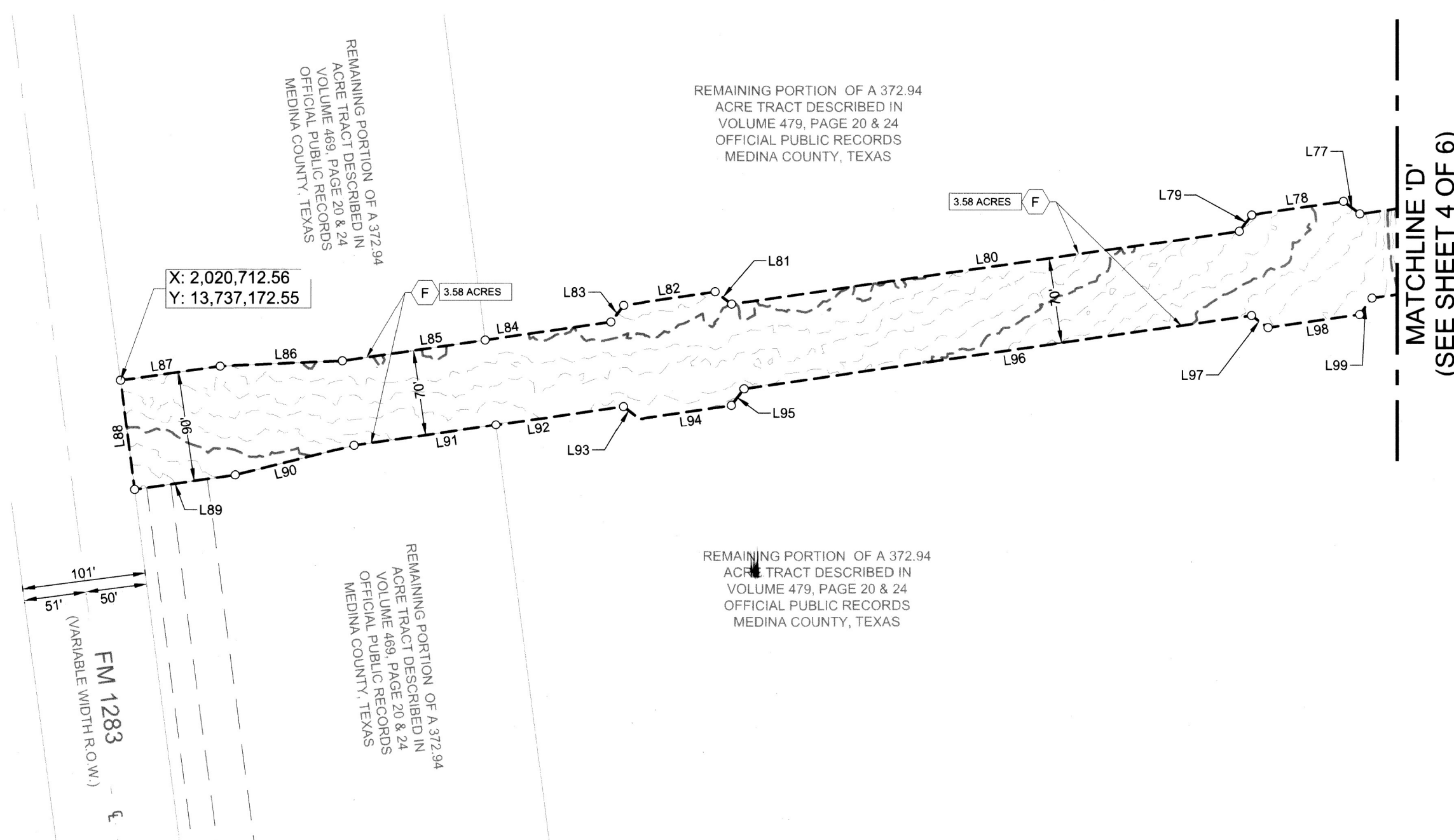
STATE OF TEXAS  
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I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE,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

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



MATCHLINE 'C'  
(SEE SHEET 3 OF 6)



SEE SHEET 6 FOR LINE  
AND CURVE TABLES

PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

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 GRANTORS' 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.

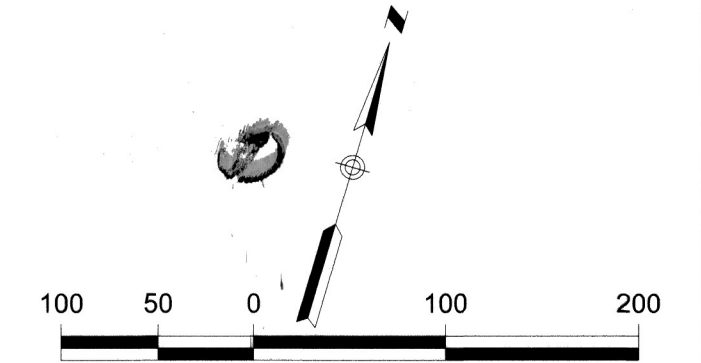
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

LAND PLAT 24-11800100

SUBDIVISION PLAT ESTABLISHING  
**THE WOODLANDS AT MEDINA  
HILLS COLLECTOR ROAD**

BEING A 7.28 ACRE TRACT, INCLUSIVE OF A 0.12 AC RIGHT OF WAY DEDICATION, OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF A 372.94 ACRE TRACT DESCRIBED IN GIFT DEED OF RECORD IN VOLUME 479, PAGE 20, OFFICIAL PUBLIC RECORDS, ESTABLISHING RIGHT-OF-WAYS KAIL AVE AND SCHUCHART RANCH, AND OFF-SITE WIDTH EASEMENTS AND STREET EXTENSION(S), TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAYS. MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: 04-23-2025



SCALE: 1" = 100'

**LJA Engineering & Surveying, Inc.**

9830 Cglonnade Blvd  
Suite 300  
San Antonio, Texas 78230

Phone 210.503.2700  
LJA.COM  
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.

OWNERS:  
THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #385  
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 THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN, EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF April, 2025.

*Theresa L. Apostolo*  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD 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., 2025.

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. 2025 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025 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., 2025.

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF MEDINA

THE PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD HAS BEEN SUBMITTED TO 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 \_\_\_\_\_.

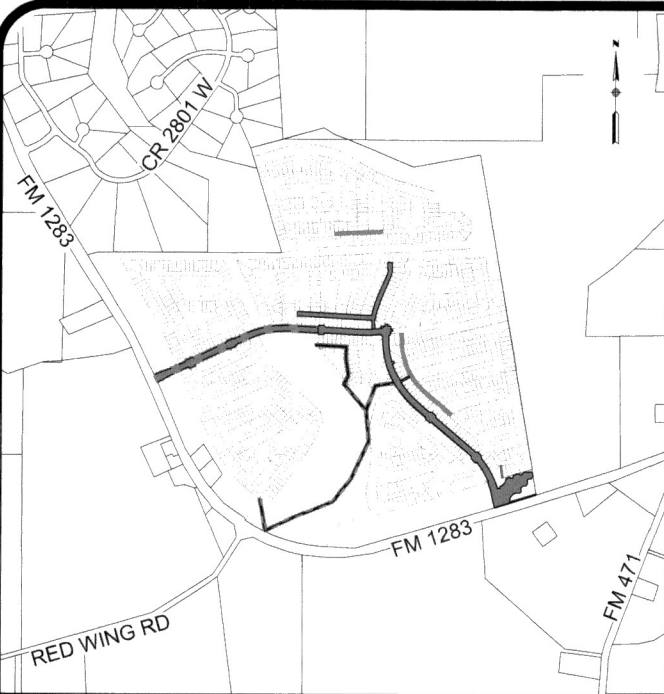
BY: \_\_\_\_\_  
JUDGE

BY: \_\_\_\_\_  
COMMISSIONER PRECINCT 1

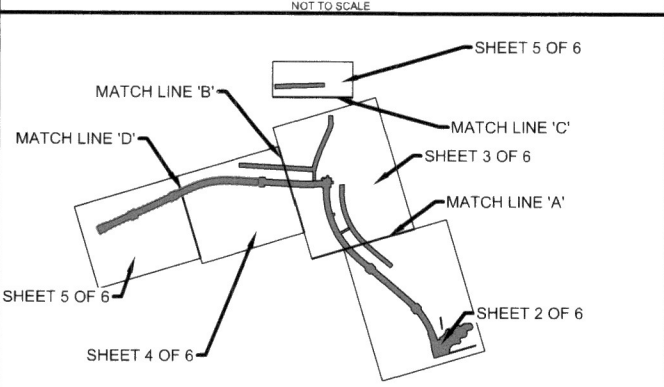
SAWS IMPACT FEE NOTE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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





### LOCATION MAP



### INDEX MAP

### LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
1190	EXISTING CONTOURS
1190	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
ESMT	EASEMENT
NCB	NEW CITY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
R.P.R.B.C.T.	REAL PROPERTY RECORDS
CL	CENTER LINE
C.P.S.B.S.A.	CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
N.T.S.	NOT TO SCALE

- (A) 10' RIGHT OF WAY DEDICATION TO TxDOT (0.118 AC)
- (B) 10' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH STREET EXTENSION & UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (PERMEABLE)
- (D) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- (E) 25'x25' SANITARY SEWER TURN AROUND ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- (F) OFF-LOT VARIABLE WIDTH WATER, SEWER, G.E.T.C.A., & DRAINAGE ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
- (G) 30' PERMANENT SANITARY SEWER ESM'T (DEED 2023002413)

STATE OF TEXAS  
COUNTY OF MEDINA

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

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

STATE OF TEXAS  
COUNTY OF 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.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	511.60'	S73° 26' 56"W	L21	101.18'	S42° 07' 16"E
L2	10.07'	S9° 47' 15"E	L22	29.91'	S88° 02' 37"E
L3	324.80'	N73° 26' 56"E	L23	6.06'	S42° 07' 16"E
L4	15.15'	S65° 58' 24"W	L24	86.94'	S47° 11' 18"E
L5	21.78'	N89° 54' 31"W	L25	516.77'	S50° 01' 26"E
L6	6.12'	N2° 17' 40"W	L26	28.28'	S5° 01' 39"E
L7	25.00'	S86° 29' 05"W	L27	60.00'	S50° 01' 26"E
L8	8.14'	S1° 32' 17"E	L28	100.00'	S50° 01' 26"E
L9	14.96'	N88° 03' 58"W	L29	28.28'	N84° 58' 34"E
L10	76.83'	N8° 29' 05"W	L30	146.89'	S50° 01' 26"E
L11	137.16'	N8° 29' 05"W	L31	120.12'	N60° 17' 57"E
L12	139.56'	S8° 29' 05"E	L32	15.13'	N50° 01' 26"W
L13	10.10'	N73° 26' 57"E	L33	381.88'	S50° 01' 26"E
L14	82.26'	S8° 29' 05"E	L34	50.00'	N39° 58' 34"E
L15	15.00'	S15° 50' 56"E	L35	381.88'	S50° 01' 26"E
L16	29.16'	S74° 09' 04"W	L36	15.13'	S50° 01' 26"E
L17	23.17'	S23° 22' 48"E	L37	50.91'	N84° 57' 50"E
L18	7.59'	S42° 07' 16"E	L38	120.08'	N60° 17' 57"E
L19	29.48'	S4° 09' 53"W	L39	25.00'	S73° 32' 57"W
L20	60.00'	S41° 56' 52"E	L40	25.00'	N73° 32' 57"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L141	88.89'	S16° 33' 04"E
L142	88.74'	N16° 33' 04"W
L143	14.47'	S86° 44' 23"W
L144	50.00'	N3° 15' 37"W
L145	14.47'	N86° 44' 23"E
L146	174.01'	N86° 44' 23"E
L147	24.99'	N88° 46' 47"E
L148	105.00'	N86° 50' 35"E
L149	50.00'	S3° 09' 25"E
L150	105.00'	S86° 50' 35"W
L151	25.75'	S88° 46' 47"W
L152	174.01'	S86° 44' 23"W
L153	68.59'	S23° 22' 48"E
L154	90.00'	S16° 33' 04"E
L155	35.36'	S61° 33' 04"E
L156	59.06'	N73° 26' 56"E
L157	30.13'	S86° 48' 14"E

### SAWS/SAWS/COSA UTILITY NOTES:

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

### SAWS IMPACT FEE NOTE:

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### SAWS WASTEWATER EDU NOTE:

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta
C1	170.69'	88.99'	145.70'	S45° 32' 11"W	109°54'08"
C2	56.55'	25.00'	45.24'	N35° 40' 31"E	129°37'27"
C3	45.03'	25.00'	39.19'	S22° 28' 30"W	103°13'25"
C4	10.41'	10.00'	9.95'	N50° 26' 24"E	59°40'00"
C5	22.11'	39.99'	21.83'	N87° 52' 44"E	31°40'31"
C6	58.97'	43.99'	54.65'	N22° 26' 30"E	76°48'03"
C7	8.53'	11.00'	8.32'	N41° 32' 29"W	44°26'50"
C8	43.50'	28.00'	39.25'	S46° 48' 43"W	89°01'11"
C9	145.24'	39.99'	77.60'	N7° 19' 31"W	208°03'42"
C10	25.37'	38.99'	24.93'	N87° 16' 55"E	37°16'36"
C11	55.04'	40.99'	50.99'	S67° 27' 37"W	76°55'12"
C12	39.53'	18.00'	32.05'	N82° 15' 23"E	125°50'07"
C13	37.88'	25.75'	34.56'	N86° 38' 11"W	84°17'52"
C14	17.61'	24.25'	17.23'	N72° 01' 20"E	41°36'54"
C15	52.51'	25.75'	43.87'	S34° 24' 06"W	116°51'23"
C16	4.59'	3.00'	4.15'	S46° 06' 05"E	87°36'51"
C17	4.79'	3.00'	4.30'	N46° 11' 12"E	91°29'41"
C18	126.03'	99.99'	117.85'	N38° 02' 33"E	72°13'01"
C19	10.07'	50.00'	10.05'	N87° 07' 31"E	11°32'02"
C20	4.71'	3.00'	4.24'	N29° 09' 04"E	90°00'00"
C21	84.14'	1035.00'	84.12'	N20° 37' 34"W	4°39'28"
C22	284.72'	1035.00'	283.82'	N30° 50' 09"W	15°45'42"
C23	334.13'	965.00'	332.46'	S40° 59' 49"E	19°50'19"
C24	20.00'	965.00'	20.00'	S30° 29' 02"E	1°11'15"
C25	276.41'	845.00'	275.18'	S40° 39' 11"E	18°44'31"
C26	779.42'	795.00'	748.58'	S21° 56' 15"E	56°10'22"
C27	522.15'	845.00'	513.89'	N12° 13' 23"W	35°24'18"
C28	20.00'	845.00'	20.00'	S30° 36' 14"E	1°21'23"
C29	213.99'	965.00'	213.55'	S23° 32' 14"E	12°42'20"
C30	25.00'	940.00'	25.00'	S16° 26' 32"E	1°31'26"
C31	25.00'	965.00'	25.00'	S16° 26' 33"E	1°29'04"
C32	181.82'	965.00'	181.55'	S10° 18' 09"E	10°47'44"
C33	132.88'	965.00'	132.77'	S0° 58' 08"E	7°53'22"
C33	132.88'	965.00'	132.77'	S0° 58' 08"E	7°53'22"
C34	235.43'	1150.00'	235.02'	S17° 16' 15"W	11°43'47"

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta
C35	80.31'	175.00'	79.60'	N9° 59' 22"E	26°17'33"
C36	57.36'	125.00'	56.86'	N9° 59' 22"E	26°17'33"
C37	202.24'	1200.00'	202.90'	S18° 18' 27"W	9°39'22"
C38	52.44'	365.00'	52.40'	N89° 04' 48"E	8°13'57"
C39	504.99'	1035.00'	500.00'	S79° 13' 06"W	27°57'20"
C40	78.22'	965.00'	78.19'	N67° 33' 45"E	4°38'38"
C41	170.75'	1065.14'	170.57'	S88° 07' 33"W	9°11'07"
C42	64.51'	449.00'	64.46'	N89° 04' 48"E	8°13'57"
C43	62.50'	435.00'	62.45'	N89° 04' 48"E	8°13'57"
C44	551.98'	1035.00'	545.46'	S13° 24' 34"E	30°33'23"
C45	548.04'	1049.00'	541.83'	S13° 26' 25"E	29°56'02"
C46	58.48'	954.03'	58.47'	S30° 13' 36"E	3°30'43"
C47	347.17'	99.99'	345.59'	N41° 23' 55"W	6°57'01"
C48	342.64'	1035.00'	341.08'	S41° 24' 06"E	41°41'21"
C49	5.92'	965.00'	5.92'	N38° 25' 10"W	0°21'05"
C50	249.65'	965.00'	248.96'	N30° 49' 57"W	14°49'22"
C51	29.06'	9.25'	18.50'	S73° 53' 31"W	180°00'00"
C52	29.06'	9.25'	18.50'	N73° 26' 54"E	180°00'00"
C53	53.91'	825.00'	53.90'	N88° 36' 42"E	3°44'39"
C54	26.20'	775.00'	26.20'	N87° 48' 41"E	1°56'13"
C55	27.89'	825.00'	27.89'	S87° 48' 41"W	1°56'13"
C56	51.38'	775.00'	51.37'	S88° 38' 20"W	3°47'53"
C57	41.14'	99.99'	40.85'	S62° 21' 47"W	23°34'34"
C58	12.13'	100.00'	12.12'	N47° 05' 59"E	6°56'57"
C59	72.75'	99.99'	71.16'	S22° 46' 45"W	41°41'26"

### LAND PLAT 24-11800100

### SUBDIVISION PLAT ESTABLISHING THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD

BEING A 7.28 ACRE TRACT, INCLUSIVE OF A 0.12 AC RIGHT OF WAY DEDICATION, OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF A 372.94 ACRE TRACT DESCRIBED IN GIFT DEED OF RECORD IN VOLUME 479, PAGE 20, OFFICIAL PUBLIC RECORDS, ESTABLISHING RIGHT-OF-WAYS KAIL AVE AND SCHUCHART RANCH, AND OFF-SITE WIDTH EASEMENTS AND STREET EXTENSION(S), TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAYS. MEDINA COUNTY, TEXAS.

DATE OF PREPARATION: 04-23-2025

### LJA Engineering & Surveying, Inc.

9830 Colonade Blvd  
Suite 300  
San Antonio, Texas 78230

Phone 210.503.2700  
LJA.COM  
FRN - F-1386



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

STATE OF TEXAS  
COUNTY OF 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  
THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #386  
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 THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th day of April, 2025.

NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD 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., 2025.

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. 2025, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025, 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., 2025.

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF MEDINA

THE PLAT OF THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD HAS BEEN SUBMITTED TO 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\_\_\_\_.

BY: \_\_\_\_\_  
JUDGE

BY: \_\_\_\_\_  
COMMISSIONER PRECINCT 1