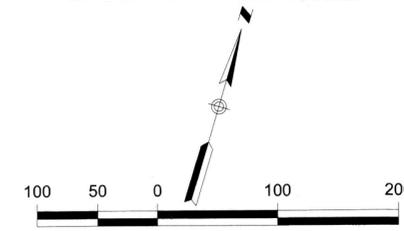


SUBDIVISION PLAT ESTABLISHING THE WOODLANDS AT MEDINA HILLS COLLECTOR ROAD

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 1815 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 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 21st DAY OF April, 2025. Theresa L. Apostolo NOTARY PUBLIC, MEDINA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MEDINA

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

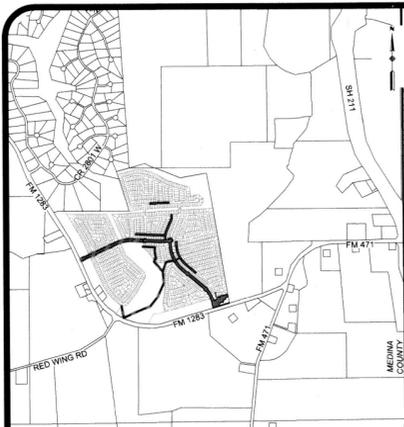
STATE OF TEXAS COUNTY OF MEDINA

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.

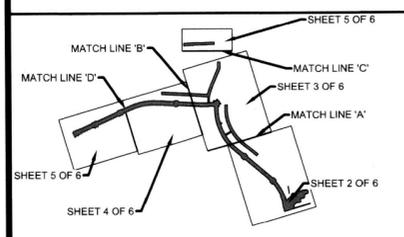
DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

BY: JUDGE

BY: COMMISSIONER PRECINCT 1



LOCATION MAP 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
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)
10' SANITARY SEWER ESMT
OFF-LOT VARIABLE WIDTH STREET EXTENSION & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (PERMEABLE)
OFF-LOT VARIABLE WIDTH DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
25'x25' SANITARY SEWER TURN AROUND ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
OFF-LOT VARIABLE WIDTH WATER, SEWER, G.E.T.C.A., & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
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 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727 TPLS 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 75617 TEXAS REGISTRATION NO. 75617

BEARINGS AND COORDINATES: BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE GRID. (FOR SURFACE COORDINATES, A SCALE FACTOR OF 1.00013 CAN BE APPLIED.)
FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48325C0250D, EFFECTIVE MAY 15TH, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
CPS/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 AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

STREET AND RIGHT OF WAY: IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT. OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE (PID, HOA OR POA) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

MEDINA COUNTY 8.52 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.

REMAINING PORTION OF A 372.94 ACRE TRACT DESCRIBED IN VOLUME 469, PAGE 20 & 24 OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

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

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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 (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
3. 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 OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

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.
ACQUIERS NOTE: THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
TREE NOTE (8826 - 43): THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800750) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-471(H).

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.

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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.
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 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 (P2) 1170 BUT WILL BE TRANSFERRED TO P2 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 P2 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.
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
INGRESS & EGRESS (WATER / SANITARY SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.
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 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.

REMAINING PORTION OF A 372.94 ACRE TRACT DESCRIBED IN VOLUME 479, PAGE 20 & 24 OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS. X: 2,022,792.74 Y: 13,738,838.25

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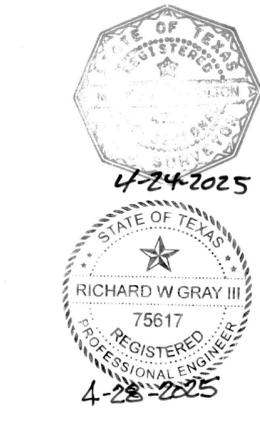
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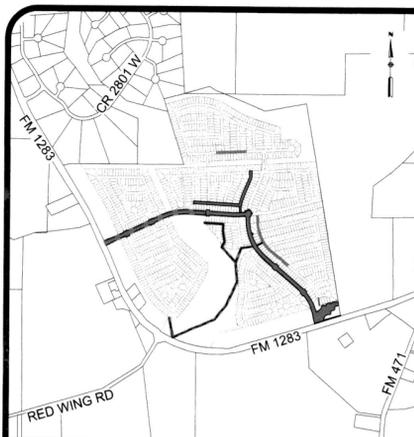
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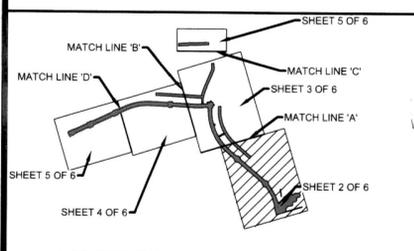
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K:\SA\90 Lucro Terra, LLC\04014 Woodlands at Medina Hills Subd\_P1\370 Subdivision Plat\Nan\_Plat-24-11800100.dwg User: vscancuez



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. VOLUME
- 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 — 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 ESMT
- C OFF-LOT VARIABLE WIDTH STREET EXTENSION & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (PERMEABLE)
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STATE OF TEXAS  
COUNTY OF MEDINA

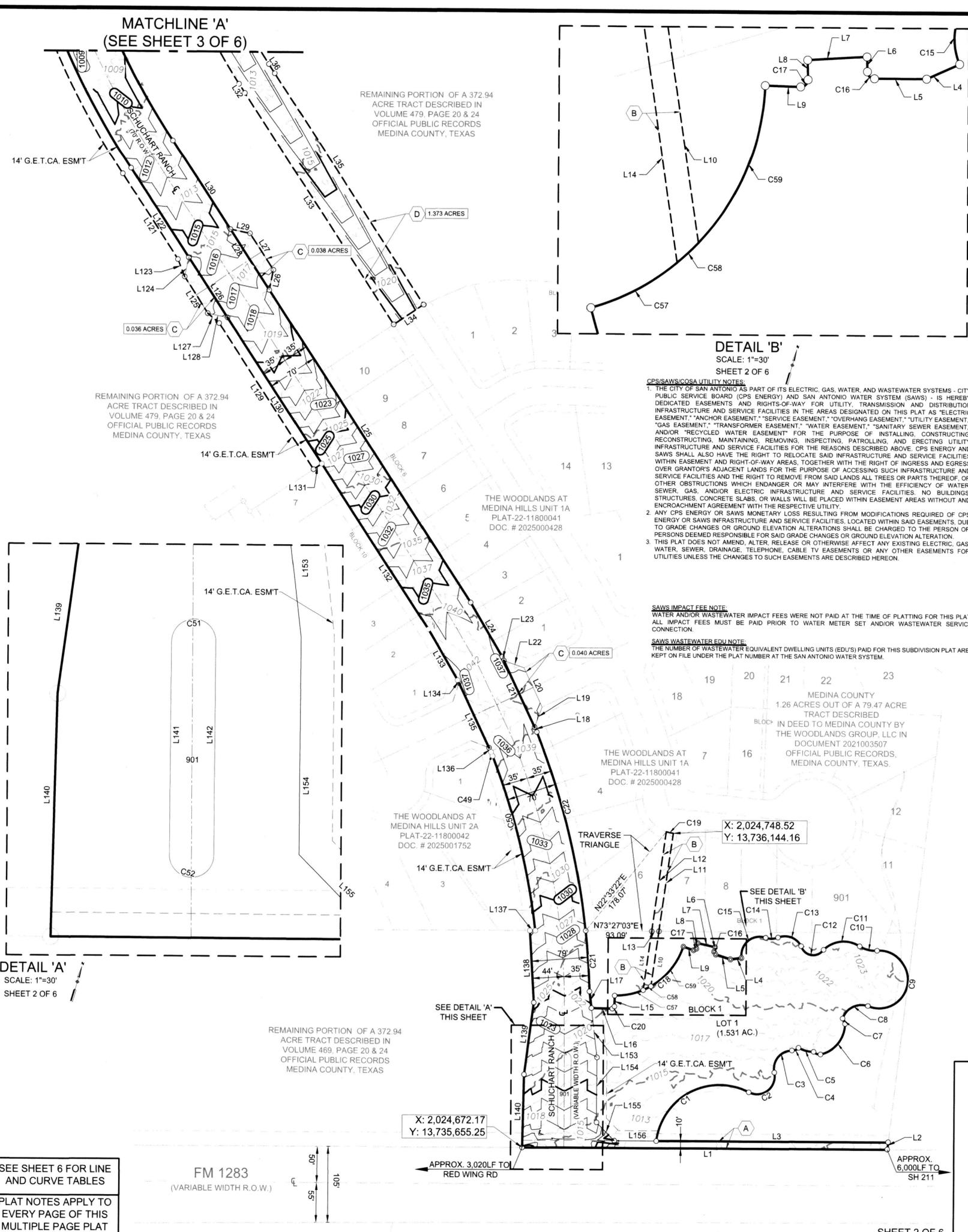
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

*Marion Ruth Bolton*  
MARION RUTH BOLTON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727  
TBP'S 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

DETAIL 'B'  
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

**CPS/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 ENROACHMENT 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:**  
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:**  
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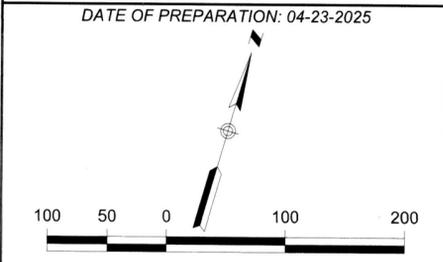
MEDINA COUNTY  
1.26 ACRES OUT OF A 79.47 ACRE TRACT DESCRIBED IN DEED TO MEDINA COUNTY BY THE WOODLANDS GROUP, LLC IN DOCUMENT 2021003507 OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

THE WOODLANDS AT MEDINA HILLS UNIT 1A  
PLAT-22-11800041  
DOC. # 2025000428

THE WOODLANDS AT MEDINA HILLS UNIT 2A  
PLAT-22-11800042  
DOC. # 2025001752

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.



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, 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 ON THIS PLAT 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 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 17 DAY OF April, 2025.

NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

*Theresa L. Apostolo*  
THERESA L. APOSTOLO  
NOTARY PUBLIC  
STATE OF TEXAS  
ID. 31757325  
EXP. 06-15-2027

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

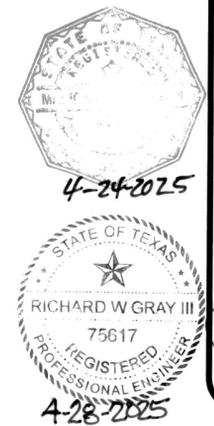
STATE OF TEXAS  
COUNTY OF MEDINA

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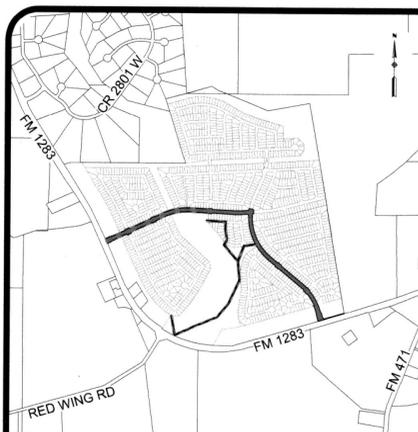
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

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

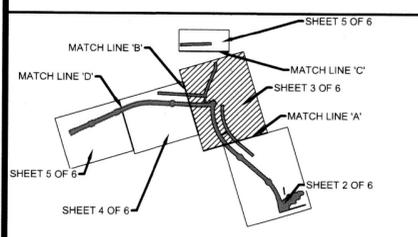
BY: \_\_\_\_\_  
COMMISSIONER PRECINCT 1



K:\SAPL\Auto\Terra - LLC\0407A-Woodlands at Medina Hills Subd-24-11800100-Subdivision Plat\Sub-Plat-Woodlands Platng



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.
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- 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)
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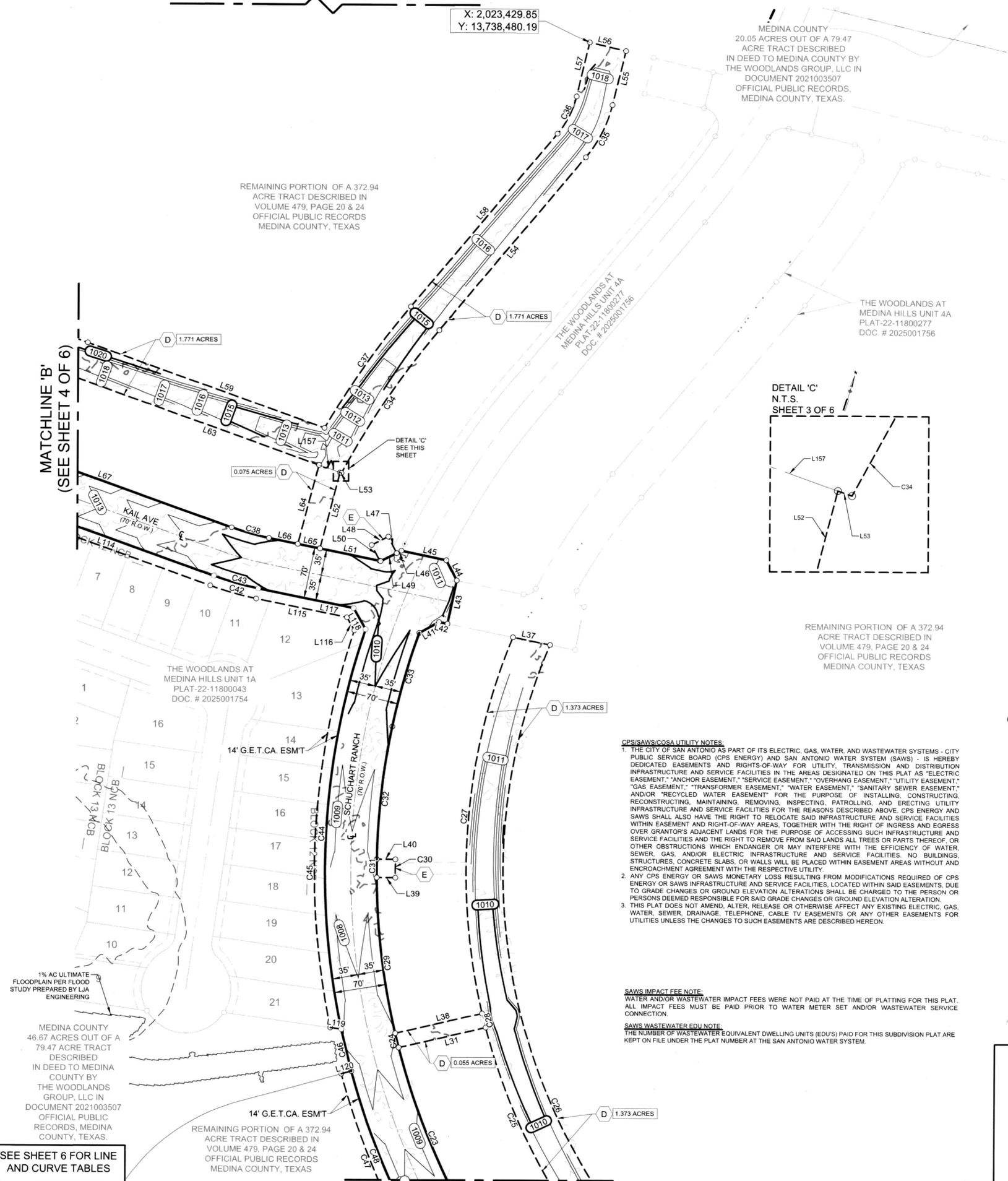
*Marion Ruth Bolton*  
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727  
TSPS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133

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

MATCHLINE 'C' (SEE SHEET 5 OF 6)



SEE SHEET 6 FOR LINE AND CURVE TABLES

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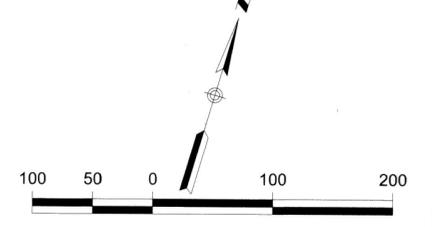
MATCHLINE 'A' (SEE SHEET 2 OF 6)

LAND PLAT 24-11800100

SUBDIVISION PLAT ESTABLISHING  
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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**  
TRP S FIRM NO. 101919-00  
419 BIG BEND CANYON, TX 78133  
PHONE (830) 935-2457

STATE OF TEXAS  
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*Theresa L. Apostolo*  
OWNER: THE WOODLANDS GROUP, LLC  
301 MAIN PLAZA, #365  
NEW BRAUNFELS, TX 78130  
CONTACT: LEE BAKER, III  
NOTARY PUBLIC, ID. 3175728, EXP. 06-15-2027

STATE OF TEXAS  
COUNTY OF MEDINA  
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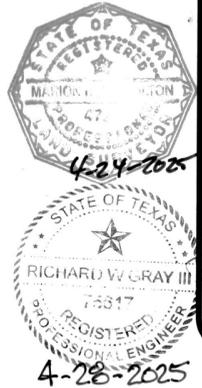
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd day of April, 2025.  
*Theresa L. Apostolo*  
NOTARY PUBLIC, MEDINA COUNTY, TEXAS

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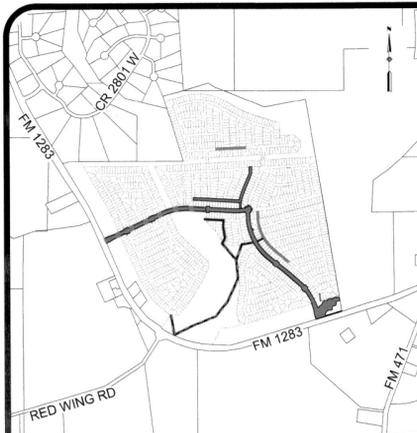
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

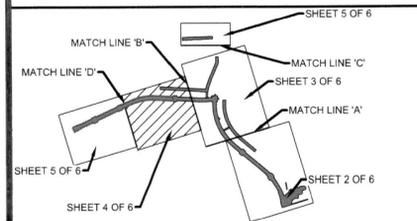
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.  
BY: \_\_\_\_\_ JUDGE  
BY: \_\_\_\_\_ COMMISSIONER PRECINCT 1



US:SHARED:Public:Texas, LLC:04/01/2025:Woodlands at Medina Hills Subdiv\_P1310 Subdivision Plat(Van\_Plat)-Woodlands\_P1.dwg User: vsanchez



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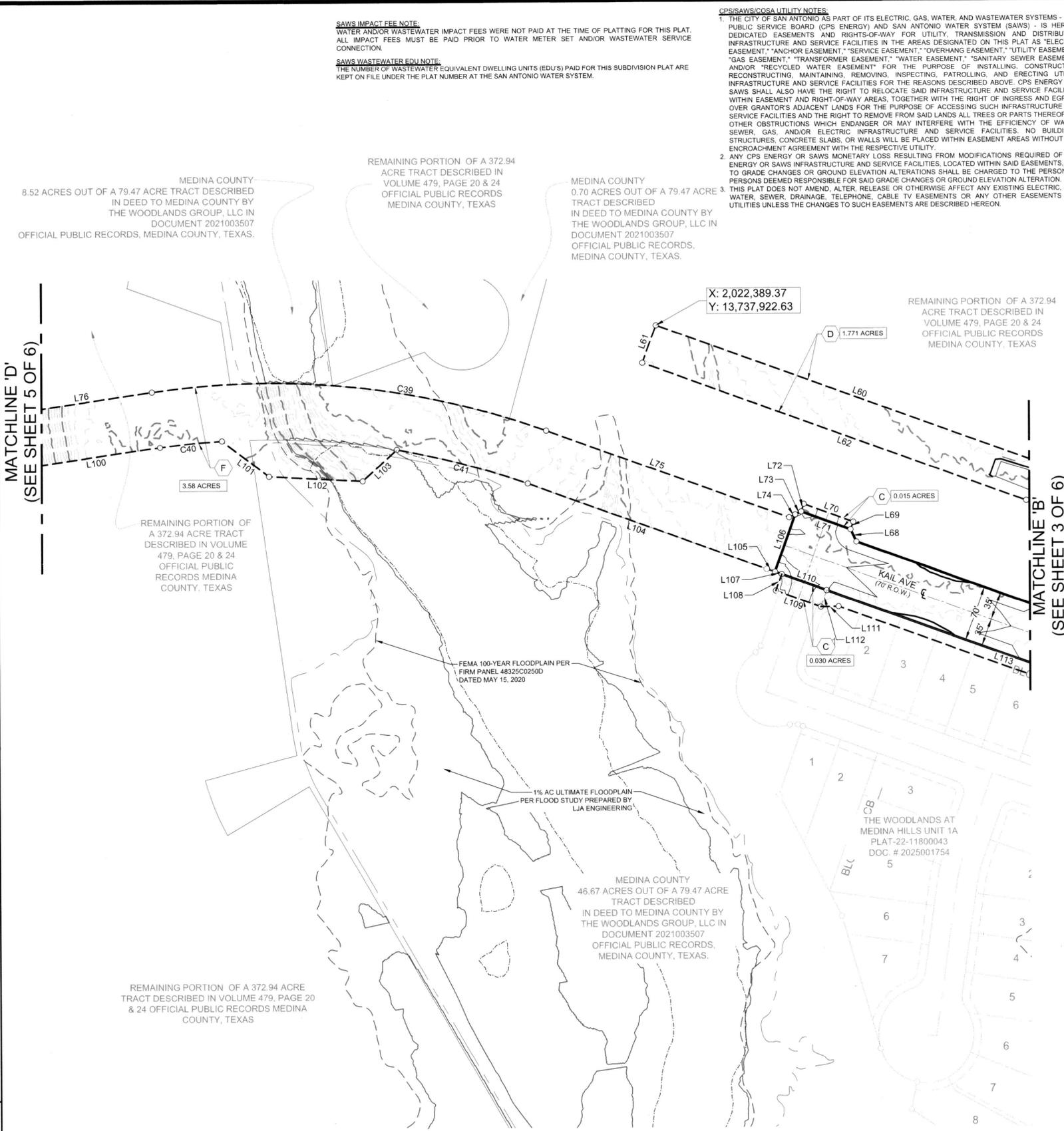
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*Richard W. Gray III*  
RICHARD W. GRAY III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617



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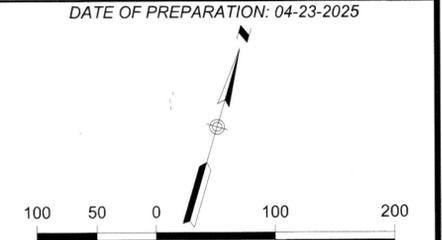
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**CPS/SAWS/COSA UTILITY NOTES:**

- 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 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 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.

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, LLC  
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  
NOTARY PUBLIC  
THERESA L. APOSTOLO  
ID: 31792155-2021

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 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

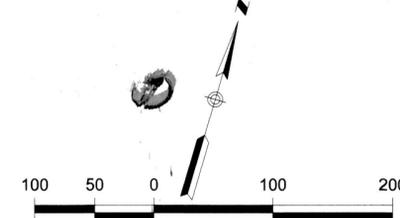


4-28-2025

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 Coglonnade 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 AND THEREAFTER 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 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 23rd 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

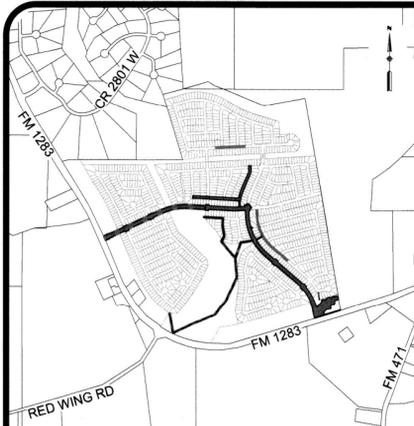
STATE OF TEXAS COUNTY OF MEDINA

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.

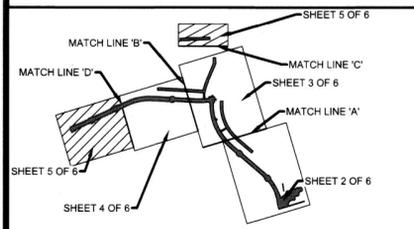
DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_\_

BY: JUDGE

BY: COMMISSIONER PRECINCT 1



LOCATION MAP NOT TO SCALE



INDEX MAP NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET
EXISTING CONTOURS
PROPOSED CONTOURS
OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
RIGHT-OF-WAY VOLUME
PAGE
VEHICULAR NON-ACCESS ESMT. EASEMENT
NEW CITY BLOCK
BLOCK
GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
REAL PROPERTY RECORDS
CENTER LINE
CITY PUBLIC SERVICE BOARD OF SAN ANTONIO
NOT TO SCALE
10' RIGHT OF WAY DEDICATION TO TxDOT (0.118 AC)
10' SANITARY SEWER ESMT
OFF-LOT VARIABLE WIDTH STREET EXTENSION & UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (PERMEABLE)
OFF-LOT VARIABLE WIDTH DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
25'x25' SANITARY SEWER TURN AROUND ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
OFF-LOT VARIABLE WIDTH WATER, SEWER, G.E.T.C.A., & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (PERMEABLE)
30' PERMANENT SANITARY SEWER ESMT (DEED 2023002413)

STATE OF TEXAS COUNTY OF MEDINA

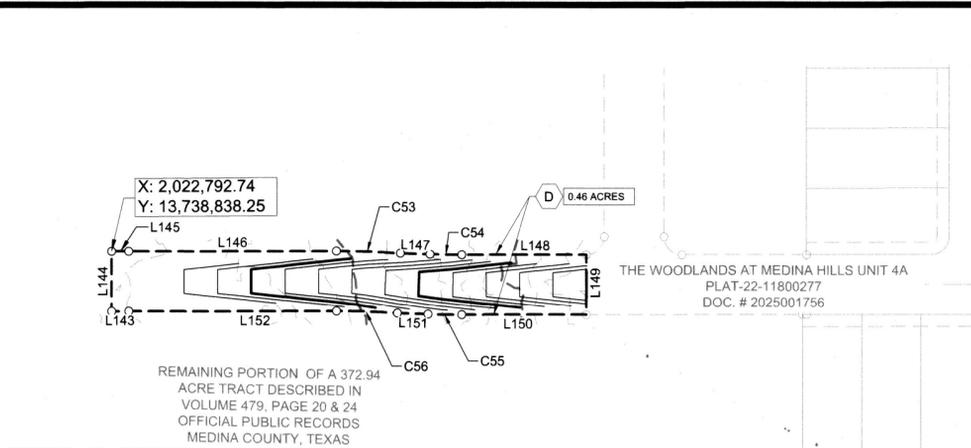
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

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

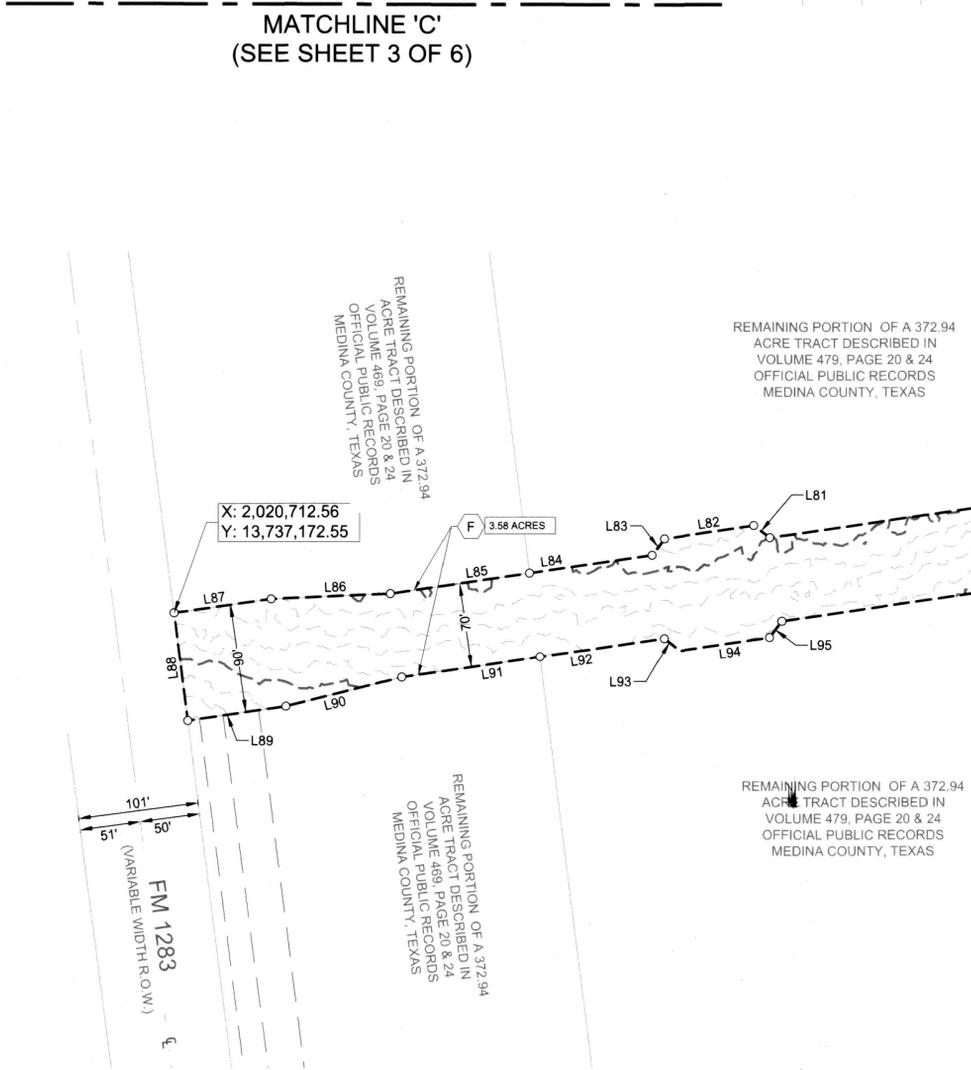
STATE OF TEXAS COUNTY OF MEDINA

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



MATCHLINE 'C' (SEE SHEET 3 OF 6)



MATCHLINE 'D' (SEE SHEET 4 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...

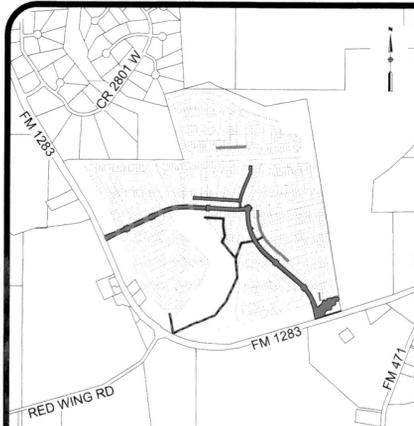
SEE SHEET 6 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

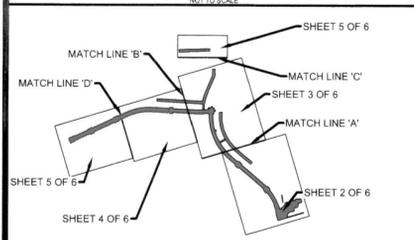
SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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**  
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.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 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

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

**CPS 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 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 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:**  
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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L41	30.22'	N44° 15' 48"E	L61	50.00'	S3° 11' 46"W
L42	11.67'	N84° 57' 50"E	L62	513.60'	S86° 48' 14"E
L43	60.00'	N5° 02' 10"W	L63	348.87'	S86° 48' 14"E
L44	30.96'	N43° 24' 16"W	L64	111.03'	N2° 10' 05"W
L45	61.78'	S85° 09' 35"W	L65	30.04'	N84° 57' 50"E
L46	7.24'	N46° 28' 16"E	L66	39.76'	N84° 57' 50"E
L47	25.00'	S43° 31' 44"E	L67	452.64'	S86° 48' 14"E
L48	25.00'	N46° 28' 16"E	L68	16.97'	S41° 48' 14"E
L49	24.07'	N46° 28' 16"E	L69	10.00'	S3° 11' 58"W
L50	24.26'	N43° 31' 44"W	L70	66.00'	S86° 48' 02"E
L51	82.61'	N84° 57' 50"E	L71	66.00'	S86° 48' 02"E
L52	106.71'	N2° 10' 05"W	L72	10.00'	S3° 11' 58"W
L53	2.01'	S86° 48' 14"E	L73	8.49'	N48° 11' 38"E
L54	306.79'	N23° 08' 08"E	L74	8.48'	S48° 11' 38"W
L55	75.29'	N3° 09' 25"W	L75	325.03'	N86° 48' 14"W
L56	50.00'	S86° 50' 35"W	L76	171.64'	S65° 14' 26"W
L57	75.29'	S3° 09' 25"E	L77	16.97'	N69° 45' 34"W
L58	306.79'	S23° 08' 08"W	L78	76.00'	S65° 14' 26"W
L59	338.50'	N86° 48' 14"W	L79	16.97'	S20° 14' 26"W
L60	513.60'	N86° 48' 14"W	L80	420.00'	S65° 14' 26"W

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"

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L81	16.97'	N69° 45' 34"W	L101	74.46'	S69° 45' 34"E
L82	76.00'	S65° 14' 26"W	L102	117.98'	N76° 29' 26"E
L83	16.97'	S20° 14' 26"W	L103	58.62'	N31° 29' 26"E
L84	104.06'	S65° 14' 26"W	L104	320.03'	S86° 48' 14"E
L85	118.11'	S65° 14' 27"W	L105	11.00'	S86° 48' 14"E
L86	100.45'	S70° 57' 15"W	L106	76.00'	N3° 11' 46"E
L87	81.81'	S65° 14' 27"W	L107	9.00'	N86° 48' 14"W
L88	90.01'	S23° 50' 04"E	L108	22.00'	S3° 11' 46"W
L89	82.80'	N65° 14' 26"E	L109	60.00'	S86° 48' 02"E
L90	100.55'	N59° 31' 59"E	L110	60.00'	S86° 48' 14"E
L91	117.35'	N65° 14' 26"E	L111	22.29'	N72° 09' 13"E
L92	105.19'	N65° 14' 26"E	L112	22.00'	N3° 11' 46"E
L93	16.97'	S69° 45' 34"E	L113	446.84'	S86° 48' 14"E
L94	76.00'	N65° 14' 26"E	L114	467.64'	N86° 48' 14"W
L95	16.97'	N20° 14' 26"E	L115	124.56'	N84° 57' 50"E
L96	420.00'	N65° 14' 26"E	L116	20.36'	S46° 14' 16"E
L97	16.97'	S69° 45' 34"E	L117	130.91'	S84° 57' 50"W
L98	76.00'	N65° 14' 26"E	L118	32.94'	N46° 14' 16"W
L99	16.97'	N20° 14' 26"E	L119	14.90'	N81° 27' 47"E
L100	171.64'	N65° 14' 26"E	L120	14.00'	N58° 04' 32"E

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**

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