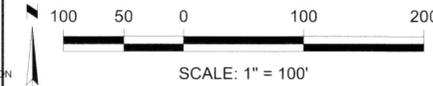


**SUBDIVISION PLAT ESTABLISHING  
WOODLANDS AT MEDINA HILLS  
UNIT 3A**

BEING A 8.85 ACRE TRACT OF LAND ESTABLISHING BLK 12-14, OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF A 338.58 ACRE TRACT DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

ESTABLISHING:  
BLOCK 12; LOTS 1-21,  
BLOCK 13; LOTS 1-16,  
BLOCK 14; LOTS 1-7.



**LJA Engineering & Surveying, Inc.**

9830 COLONNADE BOULEVARD Suite 300 San Antonio, Texas 78230  
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

**RICKMAN LAND SURVEYING, LLC**  
RICKMAN LAND SURVEYING  
TSP'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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 13153538-3

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 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 27 DAY OF October, 2023.

*Lee Baker, III*  
NOTARY PUBLIC,  
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 3A, 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

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

**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 WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. 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 AT LEAST 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 OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.  
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.  
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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.

**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.

**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 EVERYWHERE 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.

**IMPACT FEES PAYMENT DUE:**  
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.

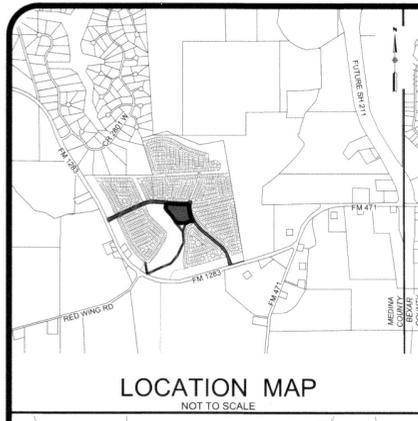
**SAWS NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**FIRE FLOW NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**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.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800750) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT. THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47(18)(9)(C).

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



- 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. EASEMENT
  - NCB NEW CITY BLOCK
  - BLK BLOCK
  - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTER LINE

- A 10' G.E.T.C.A. ESMT
- B 14' G.E.T.C.A. ESMT
- C 10' R.O.W. DEDICATION
- D 1' V.N.A.E.
- A 16' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT# 22-11800040)

STATE OF TEXAS  
COUNTY OF MEDINA

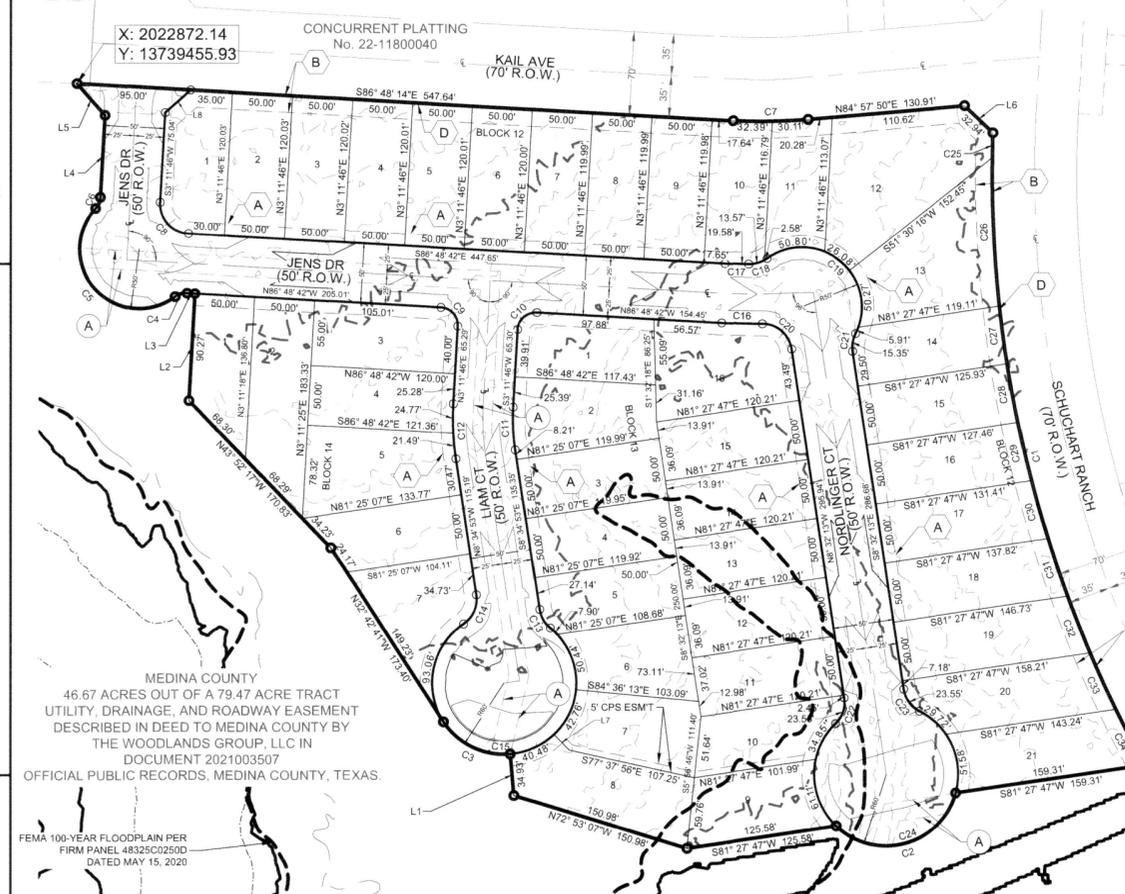
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

*Marion Ruth Bolton*  
MARION RUTH BOLTON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727  
RICKMAN LAND SURVEYING, LLC  
TSP'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.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 75617  
10-27-2023



**LINE TABLE**

| LINE | LENGTH | DIRECTION     |
|------|--------|---------------|
| L1   | 34.93' | N5° 06' 42"W  |
| L2   | 90.27' | N3° 11' 18"E  |
| L3   | 6.64'  | N86° 48' 42"W |
| L4   | 68.49' | N3° 11' 46"E  |
| L5   | 35.35' | N41° 48' 14"W |
| L6   | 32.94' | S46° 14' 16"E |
| L7   | 18.33' | S43° 46' 00"E |
| L8   | 28.29' | S48° 11' 46"W |

**CURVE TABLE**

| Curve # | I          | Rad      | Arc     | Tan     | Chord   | Chord Bearing |
|---------|------------|----------|---------|---------|---------|---------------|
| C1      | 30°33'23"  | 1035.00' | 551.98' | 282.72' | 545.46' | S13° 24' 34"E |
| C2      | 118°40'00" | 60.00'   | 124.27' | 101.19' | 103.22' | S74° 27' 30"W |
| C3      | 62°11'20"  | 60.00'   | 65.12'  | 36.19'  | 61.97'  | N64° 01' 02"W |
| C4      | 39°51'14"  | 15.00'   | 10.44'  | 5.44'   | 10.23'  | S73° 15' 41"W |
| C5      | 169°42'58" | 50.00'   | 148.11' | 555.65' | 99.60'  | N41° 48' 27"W |
| C6      | 39°51'16"  | 15.00'   | 10.43'  | 5.44'   | 10.22'  | N23° 07' 24"E |
| C7      | 8°13'57"   | 435.00'  | 62.50'  | 31.30'  | 62.45'  | N89° 04' 48"E |
| C8      | 90°00'28"  | 25.00'   | 39.27'  | 25.00'  | 35.36'  | S41° 48' 28"E |
| C9      | 90°00'28"  | 15.00'   | 23.56'  | 15.00'  | 21.21'  | N41° 48' 28"W |
| C10     | 89°59'32"  | 15.00'   | 23.56'  | 15.00'  | 21.21'  | S48° 11' 32"W |
| C11     | 11°46'39"  | 175.00'  | 35.97'  | 18.05'  | 35.91'  | S2° 41' 33"E  |
| C12     | 11°46'39"  | 225.00'  | 46.25'  | 23.21'  | 46.17'  | N2° 41' 33"W  |
| C13     | 41°43'46"  | 25.00'   | 18.21'  | 9.53'   | 17.81'  | S29° 26' 46"E |
| C14     | 64°31'17"  | 25.00'   | 28.15'  | 15.78'  | 26.69'  | N23° 40' 45"E |
| C15     | 286°15'03" | 60.00'   | 299.76' | 45.01'  | 72.01'  | N87° 11' 08"W |
| C16     | 3°10'41"   | 605.00'  | 33.56'  | 16.78'  | 33.55'  | N88° 24' 02"W |
| C17     | 2°01'15"   | 555.00'  | 19.58'  | 9.79'   | 19.57'  | S87° 49' 20"E |
| C18     | 37°00'12"  | 25.00'   | 16.15'  | 8.37'   | 15.87'  | N72° 39' 57"E |
| C19     | 152°28'08" | 50.00'   | 133.05' | 204.09' | 97.13'  | S49° 36' 05"E |
| C20     | 81°27'10"  | 25.00'   | 35.54'  | 21.52'  | 32.62'  | N49° 15' 48"W |

**CURVE TABLE**

| Curve # | I          | Rad      | Arc     | Tan    | Chord   | Chord Bearing |
|---------|------------|----------|---------|--------|---------|---------------|
| C21     | 35°10'12"  | 25.00'   | 15.35'  | 7.92'  | 15.11'  | S9° 02' 53"W  |
| C22     | 53°58'05"  | 25.00'   | 23.55'  | 12.73' | 22.69'  | N18° 26' 49"E |
| C23     | 53°58'05"  | 25.00'   | 23.55'  | 12.73' | 22.69'  | S35° 31' 16"E |
| C24     | 287°56'10" | 60.00'   | 301.53' | 43.64' | 70.59'  | S81° 27' 47"W |
| C25     | 1°08'18"   | 1035.00' | 20.56'  | 10.28' | 20.56'  | N1° 17' 58"E  |
| C26     | 6°55'16"   | 1035.00' | 125.02' | 62.59' | 124.95' | N2° 43' 49"W  |
| C27     | 2°42'32"   | 1035.00' | 48.93'  | 24.47' | 48.93'  | N7° 32' 43"W  |
| C28     | 2°46'10"   | 1035.00' | 50.03'  | 25.02' | 50.02'  | N10° 17' 03"W |
| C29     | 2°46'37"   | 1035.00' | 50.16'  | 25.09' | 50.16'  | N13° 03' 27"W |
| C30     | 2°47'27"   | 1035.00' | 50.41'  | 25.21' | 50.41'  | N15° 50' 29"W |
| C31     | 2°48'43"   | 1035.00' | 50.79'  | 25.40' | 50.79'  | N18° 38' 33"W |
| C32     | 2°50'25"   | 1035.00' | 51.31'  | 25.66' | 51.30'  | N21° 28' 07"W |
| C33     | 2°52'36"   | 1035.00' | 51.97'  | 25.99' | 51.96'  | N24° 19' 38"W |
| C34     | 2°55'20"   | 1035.00' | 52.79'  | 26.40' | 52.78'  | N27° 13' 36"W |