

SUBDIVISION PLAT ESTABLISHING  
WEST RIDGE SUBDIVISION UNIT 2

BEING A 20.31 ACRE TRACT OF LAND, PARTIALLY SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT NUMBER 1290, C.B. 4402, BEXAR COUNTY, TEXAS AND PARTIALLY SITUATED IN THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT NO. 380, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 63.380 ACRE TRACT OF LAND, (TRACT B) AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC, RECORDED IN DOCUMENT NO. 20210086023, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2021003331, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



3421 PAGES PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS  
COUNTY OF BEXAR

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

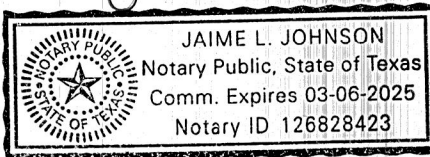
OWNER, GORDON V. HARTMAN  
MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 8 DAY OF April, A.D. 2024

Jaime L. Johnson  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON 27 MAR 2024 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

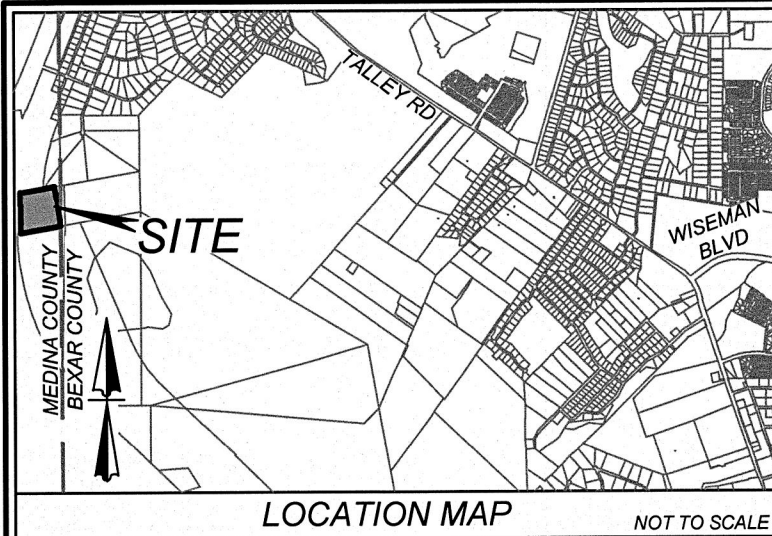
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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



LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R.B. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.R.M. = PLAT RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- = MINOR CONTOURS
- = MAJOR CONTOURS

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID03).

STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

STATE OF TEXAS  
COUNTY OF BEXAR

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

Clayton J. Linney  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

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

Tim C. Pappas 27 MAR 2024  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAGESAN PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-22-38802081) 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 TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

Parcel Line Table		
Line #	Length	Direction
L1	119.07'	N80° 04' 49"E
L2	2.57'	N00° 37' 41"W
L3	9.85'	S87° 01' 10"E
L4	38.00'	S09° 54' 54"E
L5	70.00'	N80° 05' 06"E
L6	70.00'	S09° 54' 51"E
L7	70.00'	S80° 05' 06"W
L8	109.97'	S09° 54' 57"E
L9	50.00'	N80° 05' 06"E
L10	50.00'	S09° 54' 54"E
L11	50.00'	S80° 05' 06"W
L12	4.81'	N80° 05' 06"E
L13	9.81'	S80° 05' 06"W
L14	4.81'	N80° 05' 06"E
L15	22.25'	S80° 05' 06"W
L16	110.00'	S80° 05' 52"W
L17	79.99'	S09° 54' 54"E
L18	110.00'	N80° 05' 06"E
L19	20.40'	S80° 05' 52"W
L20	70.00'	S09° 54' 51"E
L21	103.93'	N80° 05' 06"E
L22	70.93'	S38° 39' 11"W
L23	13.26'	N17° 28' 16"E
L24	106.60'	N09° 54' 54"W
L25	80.02'	N09° 54' 54"W
L26	105.89'	S80° 05' 06"W

S.A.W.S. NOTES:

1. 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.
2. 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.
3. THE OWNER DEDICATES THE SANITARY SEWER TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR MEDINA COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

YANCEY WATER SUPPLY IMPACT FEE:

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

YANCEY WATER SUPPLY DEDICATION:

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

YANCEY WATER SUPPLY EDU:

THE OWNER DEDICATES THE WATER MAINS TO THE YANCEY WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE YANCEY WATER SUPPLY.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, & PARKS, INCLUDING LOTS 901, 902, 903, 904, 905 & 906 BLOCK 5, & LOT 901 BLOCK 6, & LOT 902 BLOCK 9, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF MEDINA COUNTY, THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

LOMS WITH FEMA APPROVAL NOTE:

THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY APPROVED BY FEMA (MAP NO. 48029C0335F). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

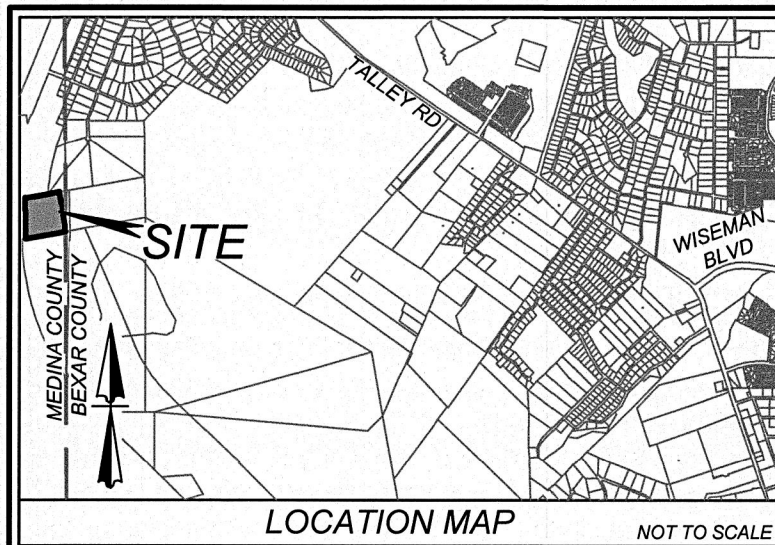
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	14.44'	15.00'	55°09'00"	13.89'	N52°30'35"E
C2	278.67'	55.00'	290°18'01"	62.86'	S09°54'54"E
C3	14.44'	15.00'	55°09'00"	13.89'	N72°20'24"W
C4	14.44'	15.00'	55°09'00"	13.89'	N52°30'35"E
C5	278.67'	55.00'	290°18'01"	62.86'	S09°54'54"E
C6	14.44'	15.00'	55°09'00"	13.89'	N72°20'24"W
C7	284.09'	5654.58'	2°52'43"	284.06'	N00°53'09"E
C8	71.41'	5272.34'	0°46'34"	71.41'	N01°34'14"E
C9	186.99'	4882.12'	2°11'40"	186.98'	S00°27'40"W
C10	23.56'	15.00'	90°00'00"	21.22'	S35°05'29"W
C11	23.56'	15.00'	90°00'00"	21.21'	S54°54'54"E
C12	35.19'	25.00'	80°38'19"	32.35'	S39°45'56"W
C13	43.35'	25.00'	99°21'41"	38.12'	S50°14'04"E
C14	23.56'	15.00'	90°00'00"	21.21'	S35°05'06"W
C15	39.27'	25.00'	90°00'00"	35.36'	S54°54'54"E
C16	10.70'	15.00'	40°52'57"	10.48'	S59°38'37"W
C17	152.89'	51.00'	171°45'54"	101.74'	N54°54'54"W
C18	10.70'	15.00'	40°52'57"	10.48'	N10°31'34"E
C19	23.56'	15.00'	90°00'00"	21.21'	N54°54'54"W
C20	10.99'	15.00'	41°59'08"	10.75'	S59°05'32"W
C21	163.19'	51.00'	183°19'57"	101.96'	N50°14'04"W
C22	10.99'	15.00'	41°59'08"	10.75'	N20°26'21"E
C23	10.43'	15.00'	39°50'38"	10.22'	N20°28'32"W
C24	142.73'	51.00'	160°21'43"	100.50'	N39°45'56"E
C25	10.43'	15.00'	39°50'38"	10.22'	S79°59'35"E
C26	23.56'	15.00'	90°00'00"	21.21'	N35°05'06"E
C27	23.56'	15.00'	90°00'00"	21.21'	N54°54'31"W
C28	142.45'	4672.42'	1°44'49"	142.45'	S00°13'21"W

TOTAL RESIDENTIAL LOTS = 66  
SEE THIS PAGE FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

DRAWN BY: OM





### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R.B. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.B. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.R.M. = PLAT RECORDS OF MEDINA COUNTY, TEXAS
- VOL. = VOLUME
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- E.G.T.V.T.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- = MINOR CONTOURS
- = MAJOR CONTOURS

STATE OF TEXAS  
COUNTY OF MEDINA

I, \_\_\_\_\_, COUNTY CLERK OF MEDINA COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ IN THE DEED AND PLATS RECORDS OF MEDINA COUNTY, IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF MEDINA

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

COUNTY JUDGE, MEDINA COUNTY, TX

COMMISSIONER PRECINCT 1, MEDINA COUNTY, TX

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Clayton J. Linney*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Tim C. Pappas*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

UNPLATTED 8.99 ACRES -  
PARCEL 11A-1  
(VOL. 12395, PG. 1298  
O.P.R.B.)  
OWNER: STATE OF TX  
DEPARTMENT OF  
TRANSPORTATION

LEGEND OAKS, UNIT 1  
(VOL. 7, PG. 340 P.R.M.)  
39' E.G.T.V.T.E. & DRAINAGE EASEMENT  
(VOL. 7, PG. 340, P.R.M.)

12' E.G.T.V.T.E.  
(VOL. 9536, PG. 106, D.P.R.B.)

TAMARON SUBDIVISION, UNIT 3  
(VOL. 9536, PG. 106 D.P.R.B.)

### SURVEYOR NOTES

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

### KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- OFF-LOT 110' TURNAROUND, ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (0.2292 AC. PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT

OFF-LOT 70' x 70' ELEC., GAS, TELE., CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1125 AC. PERMEABLE)

OFF-LOT 50' x 50' ELEC., GAS, TELE., CABLE T.V., SANITARY SEWER, WATER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.0574 AC. PERMEABLE)

(APPROXIMATE LOCATION)  
(NOT FIELD VERIFIED)

REMAINING UNPLATTED PORTION OF 63.38 ACRES, (TRACT B) MEDINA REVITALIZATION INITIATIVE LLC. (DOC. NO. 20210086023 O.P.R.B.) (DOC NO. 2021003331 P.R.M.)

100 YR FLOOD PLAIN (ZONE "A" FEMA FLOOD MAP 335 OF 785, PANEL NO. 48029D00335F, DATED SEPTEMBER 29, 2010)

30' SANITARY SEWER EASEMENT (DOC # 20220178832 O.P.R.B.)

710 ACRES - TRACT 1  
(VOL. 12395, PG. 1298 O.P.R.B.)  
OWNER: CUMBERLAND 211, LTD.

16' SANITARY SEWER EASEMENT (VOL. 12209, PG. 1115, O.P.R.B. VOL. 630, PG. 54 O.P.R.M.)

1% AC. ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS

## PLAT NUMBER 22-11800502

### SUBDIVISION PLAT ESTABLISHING WEST RIDGE SUBDIVISION UNIT 2

BEING A 20.31 ACRE TRACT OF LAND, PARTIALLY SITUATED IN THE JOHN FITZGERALD SURVEY NUMBER 33, ABSTRACT NUMBER 1290, C.B. 4402, BEXAR COUNTY, TEXAS AND PARTIALLY SITUATED IN THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT NO. 380, MEDINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 63.380 ACRE TRACT OF LAND, (TRACT B) AS CONVEYED TO MEDINA REVITALIZATION INITIATIVE, LLC, RECORDED IN DOCUMENT NO. 20210086023, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2021003331, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

SCALE: 1"=100'  
0' 100' 300'

# KFW

### ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

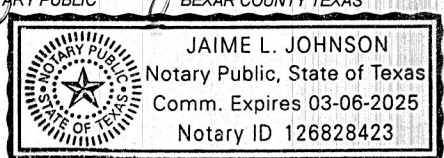
OWNER: MEDINA REVITALIZATION INITIATIVE, LLC  
5210 THOUSAND OAKS, SUITE 1318  
SAN ANTONIO, TX 78233

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

*Jaime L. Johnson*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF WEST RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

TOTAL RESIDENTIAL LOTS = 66

SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT