

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
- EASEMENT
- GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- CENTERLINE

- 10' G.E.T.CA. ESMT
- OFF-LOT VARIABLE WIDTH SANITARY SEWER, WATER, & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (3.14 AC PERMEABLE)
- OFF-LOT 50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.095 AC PERMEABLE)

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
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

BEARINGS AND COORDINATES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00013.

NOTES:
1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48325C0250D, EFFECTIVE MAY 15, 2020; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) 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-SECTIONS OF THE DRAINAGE EASEMENTS, 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT 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. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, 903, BLOCK 20, LOT 901, BLOCK 21, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR MEDINA COUNTY.

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.

SAVING 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 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.

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.

SAVING 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.

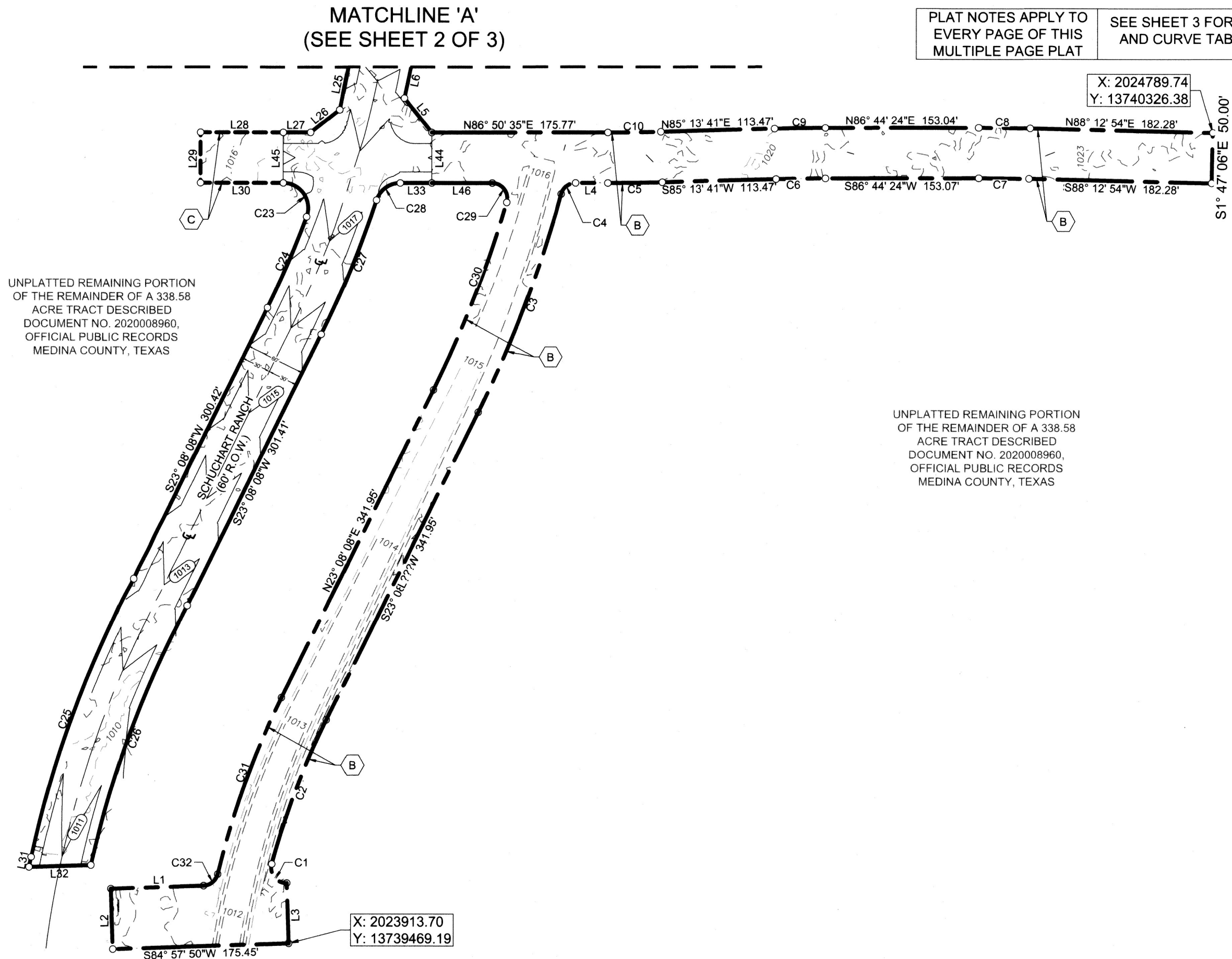
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT 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 ARBORISTS 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 35-477(B)(5)(C).

OPEN SPACE NOTE:
LOT 901, BLOCK 20, (0.11 AC) OPEN SPACE (PERMEABLE)
LOT 902, BLOCK 20, (0.08 AC) OPEN SPACE/DRAINAGE ESMT (PERMEABLE)
LOT 903, BLOCK 20, (0.93 AC) OPEN SPACE/DRAINAGE ESMT (PERMEABLE)
LOT 901, BLOCK 21, (0.14 AC) OPEN SPACE (PERMEABLE)
LOT 901, BLOCK 24, (0.11 AC) OPEN SPACE (PERMEABLE)

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

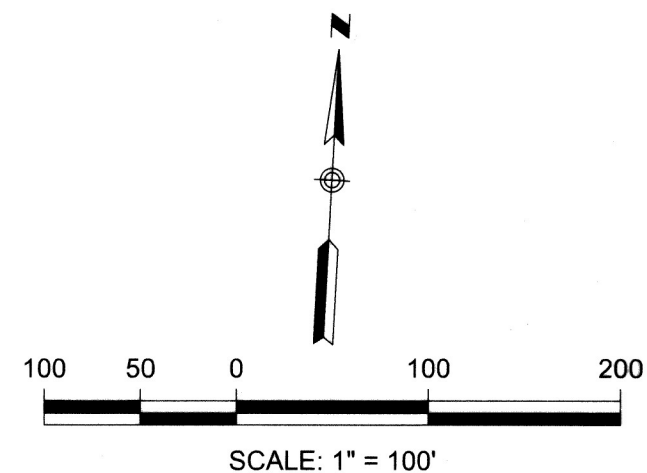


LAND PLAT 22-11800277

SUBDIVISION PLAT ESTABLISHING
WOODLANDS AT MEDINA
HILLS UNIT 4A

BEING A 17.71 ACRE TRACT OF LAND OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING THE REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP, LLC, OF RECORDS IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

ESTABLISHING:
BLOCK 20: LOTS 1-33,
BLOCK 21: LOTS 1-11,
BLOCK 22: LOTS 1-8,
BLOCK 24: LOTS 15-19.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410 Suite 850 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

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

STATE OF TEXAS
COUNTY OF MEDINA

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

OWNER:
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 21 DAY OF October, 2023.

Lee Baker, III
NOTARY PUBLIC,
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 4A 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., 2022.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

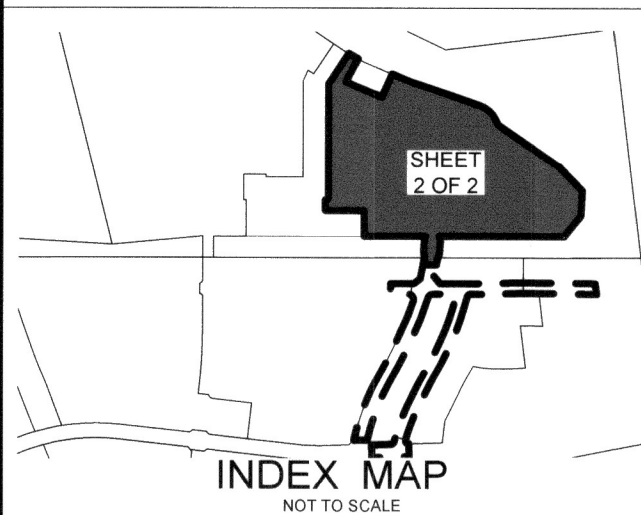
STATE OF TEXAS
COUNTY OF MEDINA

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. 2022 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2022 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2022.

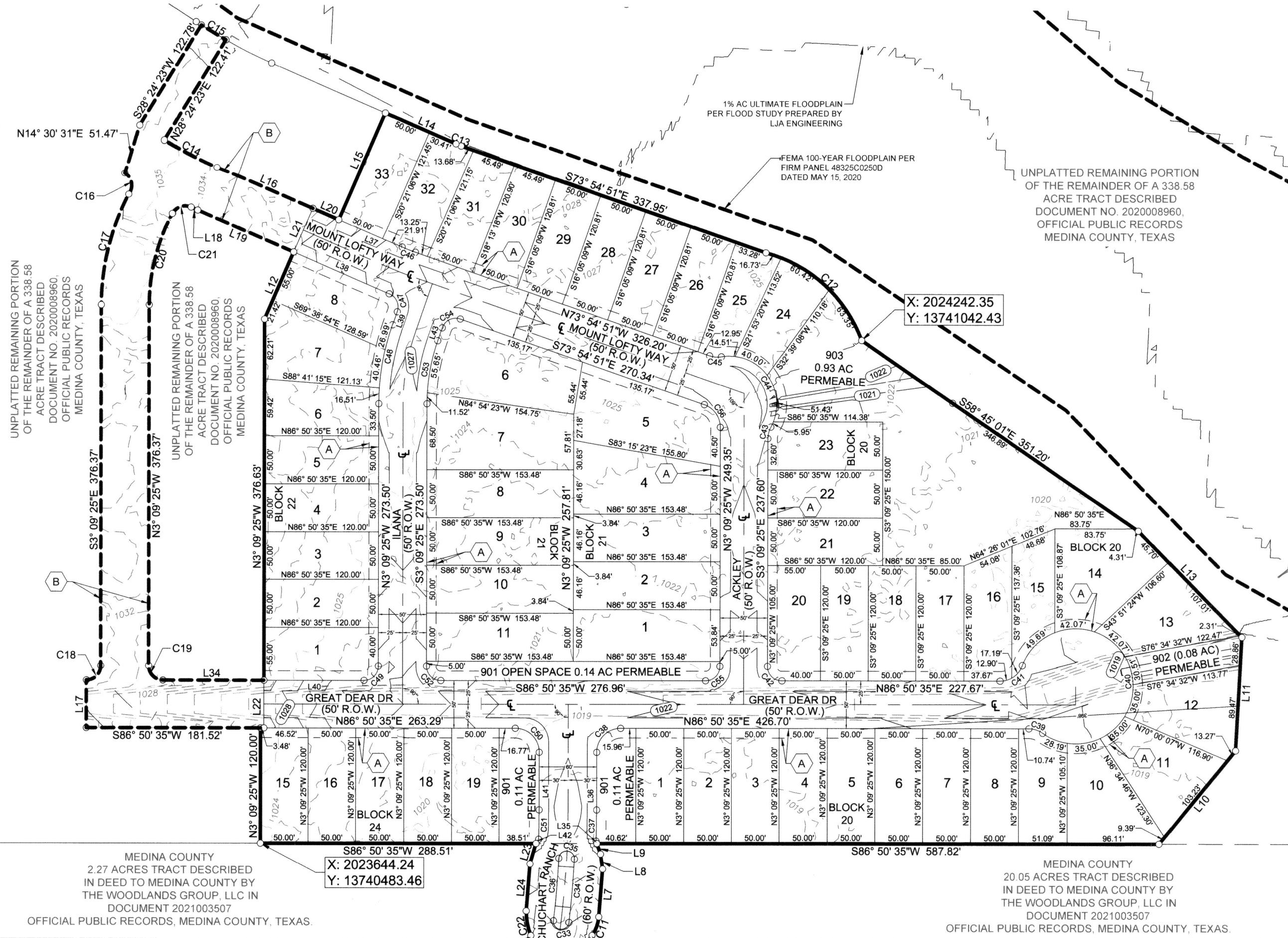
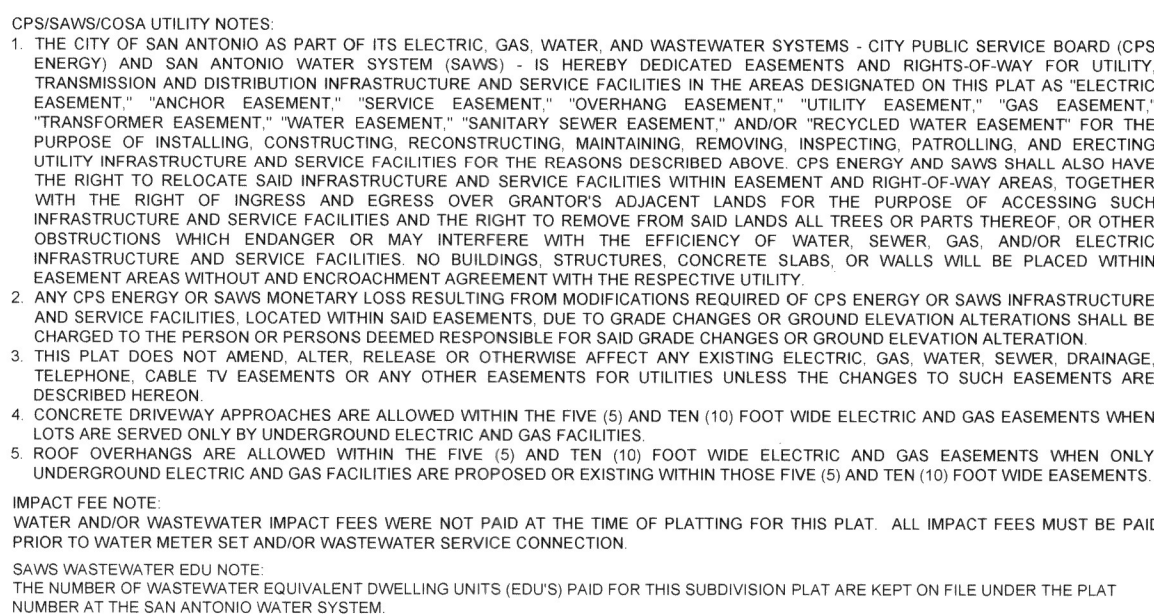
COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____, DEPUTY



●	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. VOL.	RIGHT-OF-WAY VOLUME
PG. ESMT	PAGE EASEMENT
G.E.T.C.A	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
⊕	CENTERLINE

- | | |
|----------|---|
| A | 10' G.E.T.CA. ESM'T |
| B | OFF-LOT VARIABLE WIDTH SANITARY SEWER,
WATER, & DRAINAGE EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED PUBLIC STREET
R.O.W. (3.14 AC PERMEABLE) |
| C | OFF-LOT 50' DRAINAGE EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED PUBLIC STREET
R.O.W. (0.095 AC PERMEABLE) |



UNPLATTED REMAINING PORTION
OF THE REMAINDER OF A 338.58
ACRE TRACT DESCRIBED
DOCUMENT NO. 2020008960,
OFFICIAL PUBLIC RECORDS
MEDINA COUNTY, TEXAS

MATCHLINE 'A'
(SEE SHEET 1 OF 3)

MEDINA COUNTY
20.05 ACRES TRACT DESCRIBED
IN DEED TO MEDINA COUNTY BY
THE WOODLANDS GROUP, LLC IN
DOCUMENT 2021003507
OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS

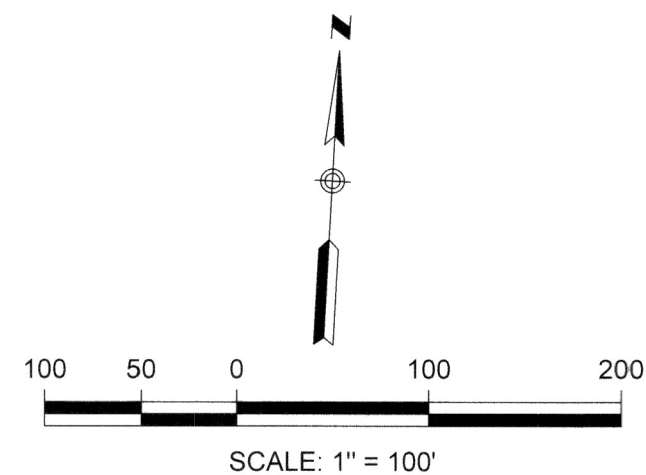
PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT

SUBDIVISION PLAT ESTABLISHING
WOODLANDS AT MEDINA
HILLS UNIT 4A

BEING A 17.71 ACRE TRACT OF LAND OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING THE REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP, LLC, OF RECORDS IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

ESTABLISHING:

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LJA Engineering & Surveying, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
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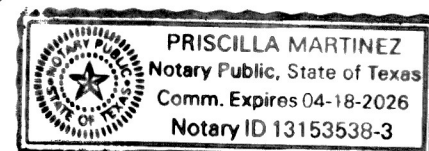
RICKMAN
LAND SURVEYING, LLC

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

STATE OF TEXAS
COUNTY OF MEDINA

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

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



STATE OF TEXAS
COUNTY OF MEDINA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF October, 2022.

NOTARY PUBLIC,
MEDINA COUNTY, TEXAS

THIS PLAT OF **WOODLANDS AT MEDINA HILLS UNIT 4A** 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. , 2022

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. 2022 AT _____ M. AND DULY RECORDED THE
_____ DAY OF _____ A.D. 2022 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. , 2022.

COUNTY CLERK, MEDINA COUNTY, TEXAS

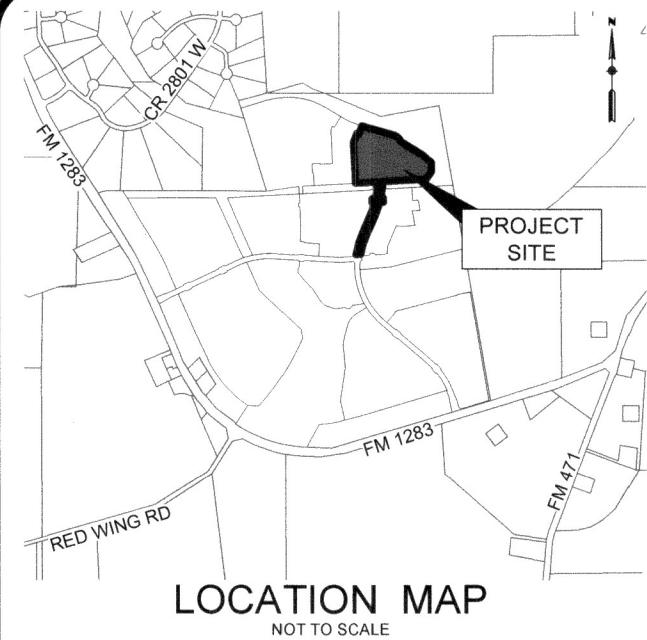
BY: _____ DEPUTY _____



10-27-2023

SHEET 2 OF 3

X:\SA190 Lucra Terra, LLC\0401E Woodlands at Medina Hills POD 4\310 Subdivision Plat\Woodlands Unit 4_Plat.dwg



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
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- VOL. VOLUME
- PG. PAGE
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- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION CENTERLINE

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- B OFF-LOT VARIABLE WIDTH SANITARY SEWER, WATER, & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (3.14 AC 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
RICKMAN LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133

STATE OF TEXAS
COUNTY OF MEDINA

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

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

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

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

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	107°05'22"	15.00'	28.04'	20.30'	24.13'	S41° 29' 29"E
C2	11°04'57"	795.00'	153.77'	77.13'	153.53'	S17° 35' 40"W
C3	11°04'31"	1205.00'	232.93'	116.83'	232.56'	S17° 35' 53"W
C4	74°46'57"	15.00'	19.58'	11.46'	18.22'	S49° 27' 06"W
C5	1°36'53"	1925.01'	54.25'	27.13'	54.25'	S86° 02' 07"W
C6	1°30'42"	1875.00'	49.47'	24.74'	49.47'	S85° 59' 02"W
C7	1°32'04"	1875.00'	50.22'	25.11'	50.22'	S87° 26' 52"W
C8	1°32'02"	1925.00'	51.53'	25.77'	51.53'	N87° 26' 53"E
C9	1°30'42"	1925.00'	50.79'	25.40'	50.79'	N85° 59' 02"E
C10	1°36'53"	1874.99'	52.84'	26.42'	52.84'	N86° 02' 07"E
C11	31°19'45"	38.00'	20.78'	10.66'	20.52'	S16° 56' 47"W
C12	54°26'40"	147.85'	140.50'	76.06'	135.27'	S50° 45' 51"E
C13	4°15'57"	80.00'	5.96'	2.98'	5.95'	S71° 46' 52"E
C14	5°40'14"	620.00'	61.36'	30.71'	61.34'	S66° 48' 47"E
C15	3°32'49"	484.69'	30.01'	15.01'	30.00'	S61° 52' 45"E
C16	95°36'33"	15.46'	25.81'	17.06'	22.91'	N13° 41' 23"W
C17	27°31'32"	250.00'	120.10'	61.23'	118.95'	N10° 36' 21"E
C18	90°00'00"	15.00'	23.56'	15.00'	21.21'	N41° 50' 35"E
C19	90°00'00"	15.00'	23.56'	15.00'	21.21'	S48° 09' 25"E
C20	28°21'18"	200.38'	99.16'	50.62'	98.16'	S11° 02' 01"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C21	86°39'10"	15.00'	22.69'	14.15'	20.58'	S67° 41' 42"W
C22	22°49'26"	65.74'	26.19'	13.27'	26.02'	N13° 53' 21"W
C23	110°27'14"	25.00'	48.19'	36.01'	41.07'	N37° 55' 48"W
C24	5°50'20"	970.00'	98.85'	49.47'	98.81'	N20° 12' 59"E
C25	15°55'34"	1067.90'	296.84'	149.38'	295.88'	N17° 01' 46"E
C26	15°43'25"	1007.72'	276.55'	139.15'	275.68'	S17° 11' 09"W
C27	8°03'06"	1030.00'	144.74'	72.49'	144.62'	S19° 06' 36"W
C28	71°45'32"	25.00'	31.31'	18.08'	29.30'	S50° 57' 49"W
C29	106°18'51"	15.00'	27.83'	20.02'	24.01'	N40° 00' 00"W
C30	9°58'43"	1155.00'	201.15'	100.83'	200.90'	N18° 08' 47"E
C31	12°42'51"	845.00'	187.51'	94.14'	187.12'	N16° 46' 43"E
C32	74°32'32"	15.00'	19.52'	11.41'	18.17'	N47° 41' 34"E
C33	180°00'00"	8.00'	25.13'	-	16.00'	N86° 26' 56"W
C34	3°47'07"	1008.00'	66.59'	33.31'	66.58'	S1° 39' 30"W
C35	180°00'00"	8.00'	25.13'	-	16.00'	N89° 45' 57"E
C36	3°47'07"	992.00'	65.54'	32.78'	65.52'	N1° 39' 30"E
C37	1°48'52"	1030.00'	32.62'	16.31'	32.62'	N2° 14' 34"W
C38	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41° 50' 35"E
C39	35°10'09"	25.00'	15.35'	7.92'	15.11'	S75° 34' 20"E
C40	284°07'46"	60.00'	297.54'	46.77'	73.77'	N20° 03' 09"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C41	68°57'37"	25.00'	30.09'	17.17'	28.31'	S52° 21' 47"W
C42	90°00'00"	15.00'	23.56'	15.00'	21.21'	N48° 09' 25"W
C43	28°43'47"	25.00'	12.54'	6.40'	12.40'	N11° 12' 29"E
C44	128°13'01"	50.00'	111.89'	103.01'	89.96'	N38° 32' 08"W
C45	28°43'47"	25.00'	12.54'	6.40'	12.40'	N88° 16' 45"W
C46	4°15'57"	200.00'	14.89'	7.45'	14.89'	N71° 46' 52"W
C47	85°44'03"	15.00'	22.45'	13.92'	20.41'	N26° 46' 52"W
C48	19°14'34"	250.00'	83.96'	42.38'	83.57'	N6° 27' 52"E
C49	90°00'00"	15.00'	23.56'	15.00'	21.21'	N41° 50' 35"E
C50	90°00'00"	25.00'	39.27'	25.00'	35.36'	S48° 09' 25"E
C51	1°48'52"	970.00'	30.72'	15.36'	30.72'	S2° 14' 34"E
C52	90°00'00"	15.00'	23.56'	15.00'	21.21'	N48° 09' 25"W
C53	19°14'34"	200.00'	67.17'	33.90'	66.85'	N6° 27' 52"E
C54	90°00'00"	15.00'	23.56'	15.00'	21.21'	N61° 05' 09"E
C55	90°00'00"	15.00'	23.56'	15.00'	21.21'	S41° 50' 35"W
C56	70°45'26"	25.00'	30.87'	17.75'	28.95'	S38° 32' 08"E

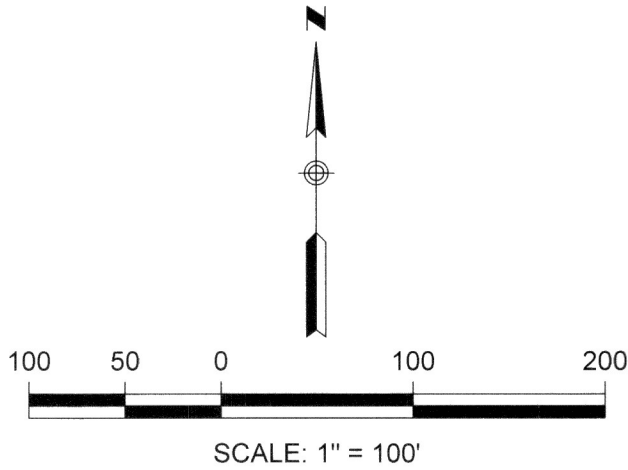
PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT

LAND PLAT 22-11800277

SUBDIVISION PLAT ESTABLISHING
WOODLANDS AT MEDINA
HILLS UNIT 4A

BEING A 17.71 ACRE TRACT OF LAND OUT OF THE SAN JACINTO GONZALES SURVEY NO. 255, ABSTRACT NO. 408, MEDINA COUNTY, TEXAS, AND BEING THE REMAINDER OF A 338.58 ACRE TRACT DESCRIBED IN DEED TO THE WOODLANDS GROUP, LLC, OF RECORDS IN DOCUMENT NO. 2020008960, OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS.

ESTABLISHING:
BLOCK 20: LOTS 1-33,
BLOCK 21: LOTS 1-11,
BLOCK 22: LOTS 1-8,
BLOCK 24: LOTS 15-19.



LJA Engineering & Surveying, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

RICKMAN
LAND SURVEYING, LLC

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

STATE OF TEXAS
COUNTY OF MEDINA

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

OWNER
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 _____, 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 21 DAY OF October 2023

NOTARY PUBLIC,
MEDINA COUNTY, TEXAS

THIS PLAT OF WOODLANDS AT MEDINA HILLS UNIT 4A 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. , 2022.

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. 2022 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2022 _____ 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. , 2022.

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____, DEPUTY