

LOCATION MAP  
NOT-TO-SCALE

**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", "GAS EASEMENT", "WATER EASEMENT", "WASTEWATER 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 BUILDING, STRUCTURE, 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.

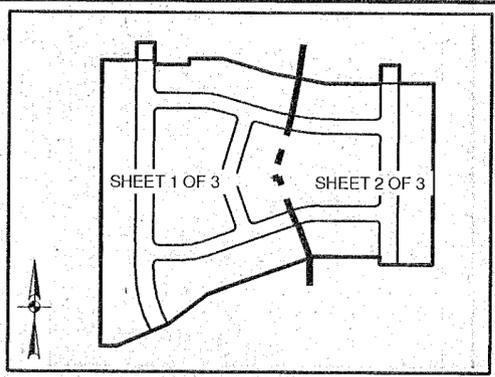
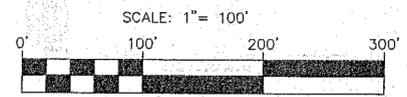
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

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:**

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.



INDEX MAP  
SCALE: 1" = 400'

**PLAT NO. 21-11800135**  
SUBDIVISION PLAT  
OF  
**PRESERVE AT MEDINA UNIT 8**

BEING A TOTAL OF 18.324 ACRES, ESTABLISHING LOTS 29-41 & LOT 902, BLOCK 36, LOTS 1-16, BLOCK 37, LOTS 1-20, BLOCK 38, LOTS 1-19, BLOCK 39, LOTS 4-18 & LOT 901, BLK 40 AND LOTS 51-70 AND LOT 902, BLOCK 43, NCB 16593, OUT OF THE REMAINING PORTION OF 123.553 ACRE TRACT RECORDED IN DOCUMENT NO. 20200309393 AND OUT OF THAT 369.9 ACRE TRACT RECORDED IN VOLUME 17881, PAGES 2113-2136, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.9000  
TBPB FIRM REGISTRATION #170 | TBPB FS FIRM REGISTRATION #10928900

DATE OF PREPARATION: March 25, 2022

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 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.

*Leslie K. Ostrander*  
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BYS-CHEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, LP,  
5419 N LOOP 1604 E  
SAN ANTONIO, TEXAS 78247  
(210)496-2648

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 25 DAY OF March, A.D. 2022.

ROBERT ORTEGON, JR.  
Notary Public, State of Texas  
Comm. Expires 04-09-2023  
Notary ID 124405152

*Robert Ortega, Jr.*  
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 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, TEXAS

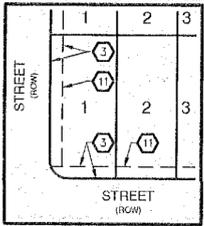
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT MEDINA UNIT 8 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\_\_\_\_

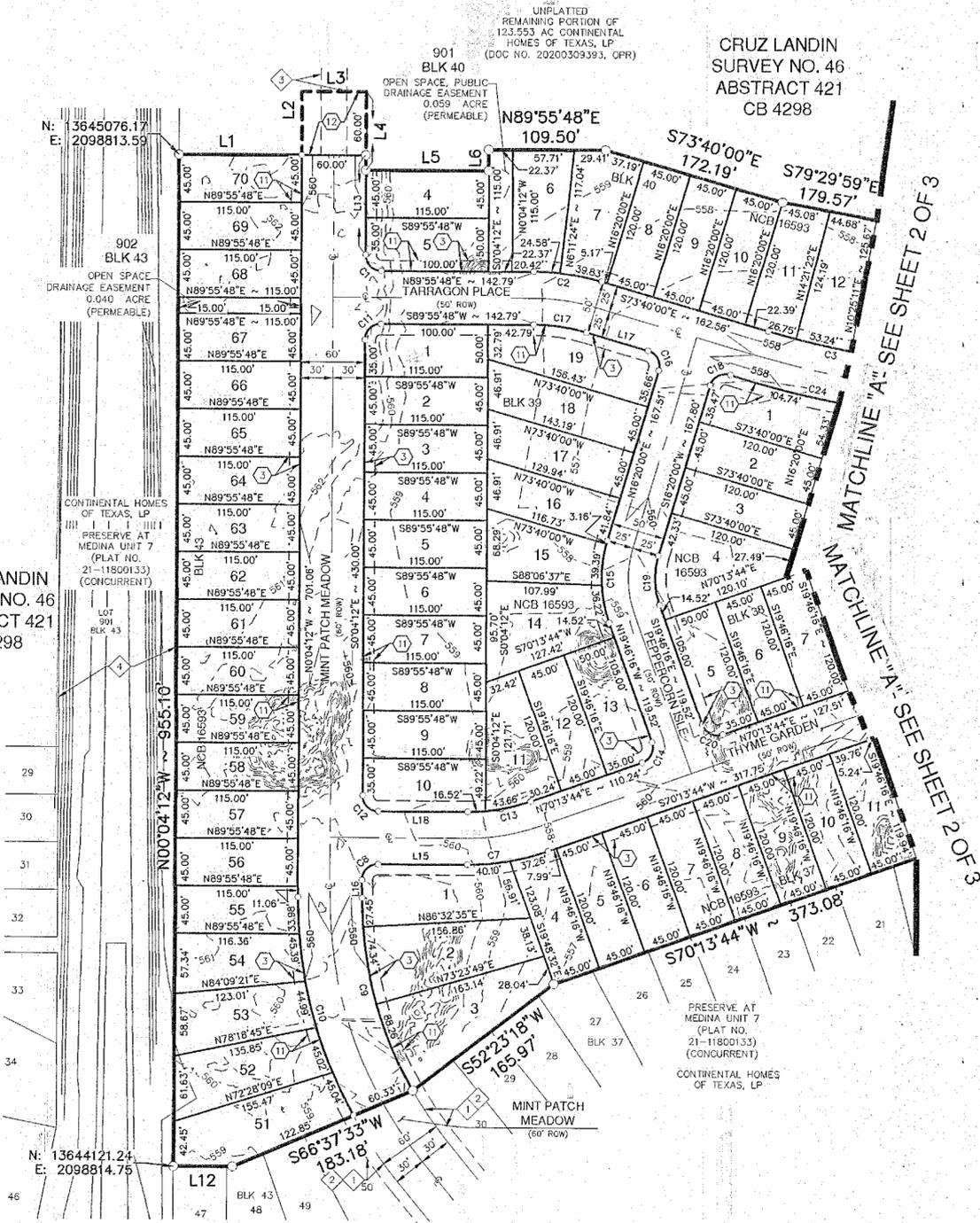
BY: \_\_\_\_\_ CHAIRMAN

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



TYPICAL LOT  
EASEMENTS & SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE

CRUZ LANDIN  
SURVEY NO. 46  
ABSTRACT 421  
CB 4298



MATCHLINE "A" - SEE SHEET 2 OF 3

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.

*Cal M. Chance* 3/25/22  
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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

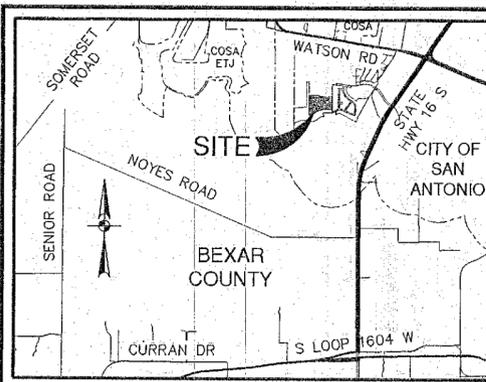
*G.E. Buchanan* 03/29/2022  
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 3 OF 3 FOR LEGEND, PLAT NOTES, LINE & CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

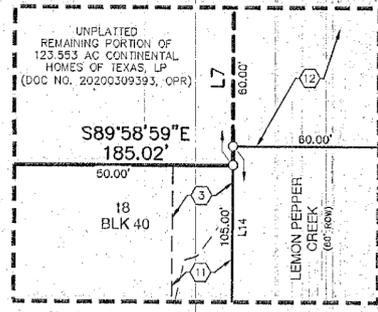
SHEET 1 OF 3



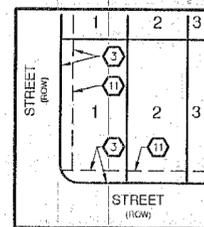
PRESERVE AT MEDINA UNIT 8  
Civil Job No. 7131-34; Survey Job No. 9127-17 & 9168-20



LOCATION MAP  
NOT-TO-SCALE



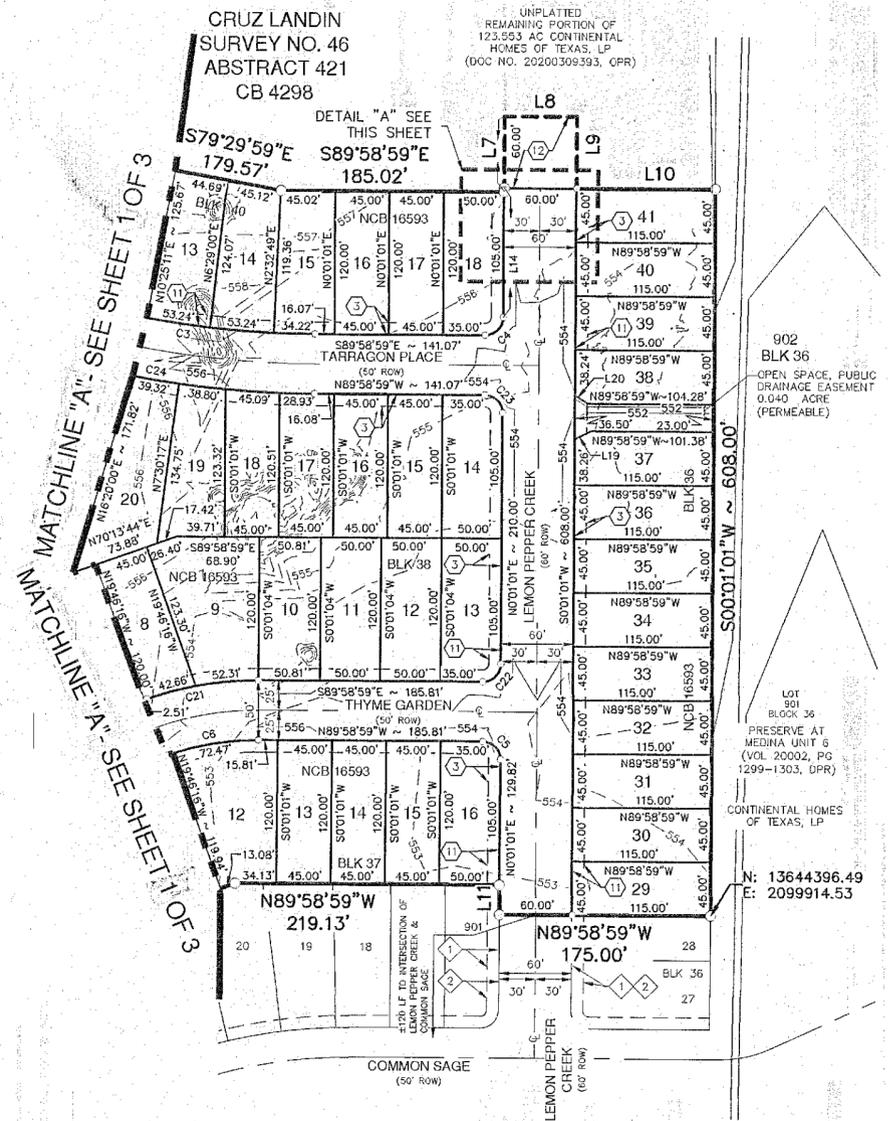
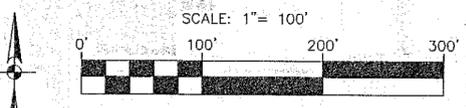
DETAIL "A"  
SCALE: 1"=20'



TYPICAL LOT  
EASEMENTS & SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE

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**SAWS IMPACT FEE:**  
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SEE SHEET 3 OF 3 FOR LEGEND, PLAT NOTES, LINE & CURVE TABLE  
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

ROBERT ORTEGON, JR.  
 Notary Public, State of Texas  
 Comm. Expires 04-09-2023  
 Notary ID 124405152

**PLAT NO. 21-11800135**  
 SUBDIVISION PLAT  
 OF  
**PRESERVE AT MEDINA UNIT 8**

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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028800  
 DATE OF PREPARATION: March 25, 2022

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 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.

*Leslie K. Ostrander*  
 OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
 BY: CHEX OF TEXAS, INC.  
 A DELAWARE CORPORATION  
 IT'S SOLE GENERAL PARTNER OF  
 CONTINENTAL HOMES OF TEXAS, LP,  
 3419 N LOOP 1604 E  
 SAN ANTONIO, TEXAS 78247  
 (210) 494-2648

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER, 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 28 DAY OF March, A.D. 2022

*Robert Ortega, Jr.*  
 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, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT MEDINA UNIT 8 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



STATE OF TEXAS  
 COUNTY OF BEXAR

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*Caleb M. Chance* 3/25/22  
 LICENSED PROFESSIONAL ENGINEER

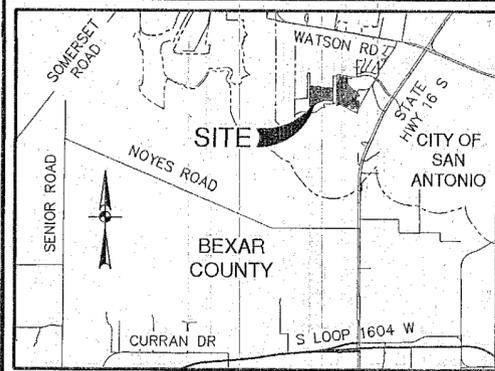
STATE OF TEXAS  
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*G.E. Buchanan* 03/29/2022  
 REGISTERED PROFESSIONAL LAND SURVEYOR



PRESERVE AT MEDINA UNIT 8  
 Civil Job No. 7131-34; Survey Job No. 9127-17 & 9168-20



LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
BSL BUILDING SETBACK LINE	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT INTERSECTION	○ SET 1/2" IRON ROD (PD)
NCB NEW CITY BLOCK	○ SET 1/2" IRON ROD (PD)-ROW
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	LF LINEAR FOOT/FEET
— 1140— EXISTING CONTOURS	
— 1140— PROPOSED CONTOURS	
— EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
— CITY OF SAN ANTONIO LIMITS ORIGINAL SURVEY/COUNTY LINE CENTERLINE	
① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	② 10' SETBACK EASEMENT (PLAT NO. 21-11800133) (CONCURRENT)
① 10' SETBACK EASEMENT	③ 24' ACCESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.129 ACRES OFF-LOT) (VOL 20002, PG 1299-1303, DPR)
② 60' x 60' TURNAROUND, DRAINAGE SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.166 ACRES OFF-LOT)	④ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT - PRESERVE AT MEDINA, UNIT 3 TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PLAT NO. 20-11800222)
③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 21-11800133) (CONCURRENT)	

**CPS/SAWS/COSA UTILITY:**  
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**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 36, LOT 901, BLK 40, AND LOT 902, BLOCK 43, NCB 16593, 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 THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**OPEN SPACE:**  
 LOT 902, BLOCK 36, LOT 901, BLK 40, AND LOT 902, BLOCK 43, NCB 16593 DESIGNATED AS OPEN SPACE, COMMON AREA AND A PUBLIC DRAINAGE EASEMENT.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
 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 TCI OR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

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

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

**SAWS HIGH PRESSURE:**  
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

**SAWS DEDICATION:**  
 THE OWNER 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.

**TREE SAVE:**  
 LOT 902, BLOCK 36, LOT 901, BLK 40, AND LOT 902, BLOCK 43, NCB 16593, (0.103 AC.) IS DESIGNATED AS TREE SAVE AREA. PLEASE REFER TO TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

**(TCI) RESIDENTIAL FINISHED FLOOR:**  
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**FIRE FLOW DEMAND 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 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2675492) 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 HEREFOR 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).

**FLOODPLAIN VERIFICATION:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565E. EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

ROBERT ORTEGON, JR.  
 Notary Public, State of Texas  
 Comm. Expires 04-09-2023  
 Notary ID 124405162

**PLAT NO. 21-11800135**  
 SUBDIVISION PLAT  
 OF  
**PRESERVE AT MEDINA UNIT 8**

BEING A TOTAL OF 18,324 ACRES, ESTABLISHING LOTS 29-41 & LOT 902, BLOCK 36, LOTS 1-16, BLOCK 37, LOTS 1-20, BLOCK 38, LOTS 1-19, BLOCK 39, LOTS 4-18 & LOT 901, BLK 40 AND LOTS 51-70 AND LOT 902, BLOCK 43, NCB 16593. OUT OF THE REMAINING PORTION OF 123,553 ACRE TRACT RECORDED IN DOCUMENT NO. 20200307993 AND OUT OF THAT 369.9 ACRE TRACT RECORDED IN VOLUME 17881, PAGES 2113-2136, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.6000  
 TBP# FIRM REGISTRATION #470 | TEP# FIRM REGISTRATION #10028800  
 DATE OF PREPARATION: March 25, 2022

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 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.

*Leslie K. Ostrander*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY BYCHIEF OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER OF CONTINENTAL HOMES OF TEXAS, L.P. 5419 N LOOP 1604 E SAN ANTONIO, TEXAS 78247 (210) 496-2668

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 28 DAY OF March, A.D. 2022

*Robert Ortega, Jr.*  
 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 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, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT MEDINA UNIT 8 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

**SURVEYOR'S NOTES:**  
 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*Caleb M. Chance* 3/25/22  
 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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*G.E. Buchanan* 03/29/2022  
 REGISTERED PROFESSIONAL LAND SURVEYOR

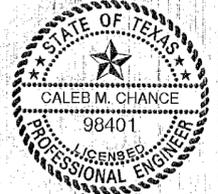
LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°55'48"E	115.00'
L2	N0°04'12"W	60.00'
L3	N89°55'48"E	60.00'
L4	S0°04'12"E	74.21'
L5	N89°55'48"E	115.00'
L6	N0°04'12"W	20.00'
L7	N0°01'01"E	63.18'
L8	S89°58'59"E	60.00'
L9	S0°01'01"W	60.00'
L10	S89°58'59"E	115.00'
L11	N0°01'01"E	24.82'
L12	S89°55'48"W	55.13'
L13	S0°04'12"E	94.21'
L14	N0°01'01"E	108.18'
L15	S89°55'48"W	83.51'
L16	S0°04'12"E	16.84'
L17	N73°40'00"W	60.23'
L18	N89°55'48"E	83.51'
L19	S63°42'09"W	15.20'
L20	N57°45'17"W	12.68'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	S45°04'12"E	21.21' 23.56'
C2	225.00'	16°24'13"	S81°52'06"E	64.20' 64.42'
C3	775.00'	16°19'00"	S81°49'30"E	219.96' 220.70'
C4	15.00'	90°00'00"	N45°01'01"E	21.21' 23.56'
C5	15.00'	90°00'00"	N44°58'59"W	21.21' 23.56'
C6	225.00'	19°47'17"	S80°07'22"W	77.32' 77.71'
C7	225.00'	19°42'04"	S80°04'46"W	76.99' 77.37'
C8	15.00'	90°00'00"	S44°55'48"W	21.21' 23.56'
C9	365.00'	29°49'54"	S14°59'09"E	187.90' 190.04'
C10	425.00'	28°54'25"	N14°31'25"W	212.15' 214.42'
C11	15.00'	90°00'00"	S44°55'48"W	21.21' 23.56'
C12	15.00'	90°00'00"	S45°04'12"E	21.21' 23.56'
C13	175.00'	19°42'04"	N80°04'46"E	59.88' 60.17'
C14	15.00'	90°00'00"	N25°13'44"E	21.21' 23.56'
C15	125.00'	36°06'17"	N14°3'08"W	77.47' 78.77'
C16	15.00'	90°00'00"	N28°40'00"W	21.21' 23.56'
C17	175.00'	16°24'13"	N81°52'06"W	49.93' 50.10'
C18	15.00'	91°31'24"	S62°05'43"W	21.49' 23.96'
C19	75.00'	36°06'17"	S14°3'08"E	46.48' 47.26'
C20	15.00'	90°00'00"	S64°46'16"E	21.21' 23.56'
C21	275.00'	19°47'17"	N80°07'22"E	94.50' 94.98'
C22	15.00'	90°00'00"	N45°01'01"E	21.21' 23.56'
C23	15.00'	90°00'00"	N44°58'59"W	21.21' 23.56'
C24	825.00'	17°50'24"	N81°03'47"W	255.84' 256.88'

SEE THIS SHEET FOR LEGEND, PLAT NOTES, LINE & CURVE TABLE  
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 7131-34; Survey Job No. 9127-17 & 9168-20 PRESERVE AT MEDINA UNIT 8