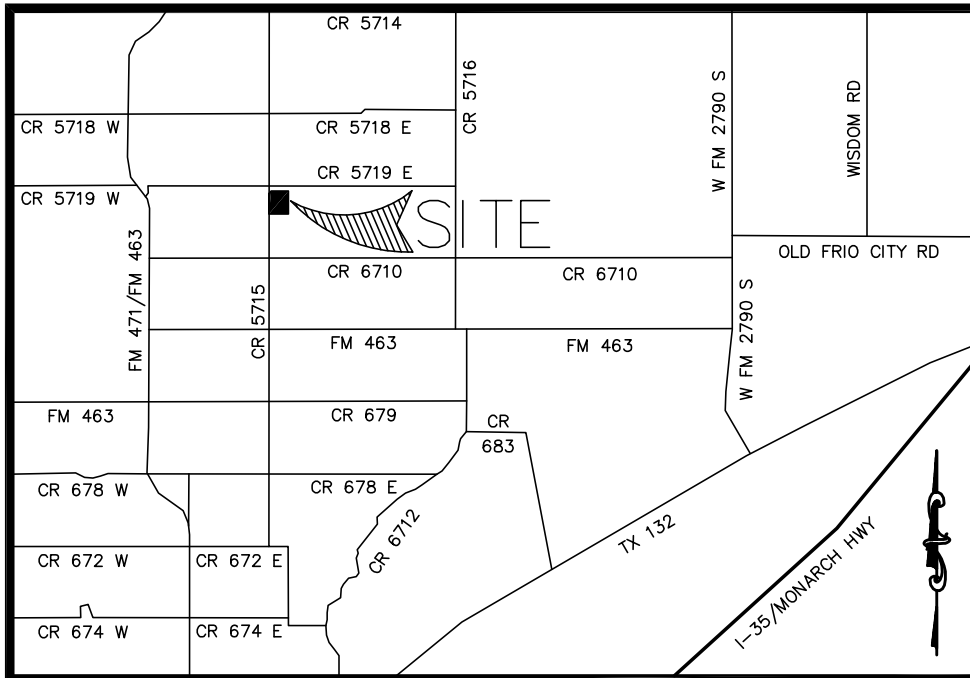


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

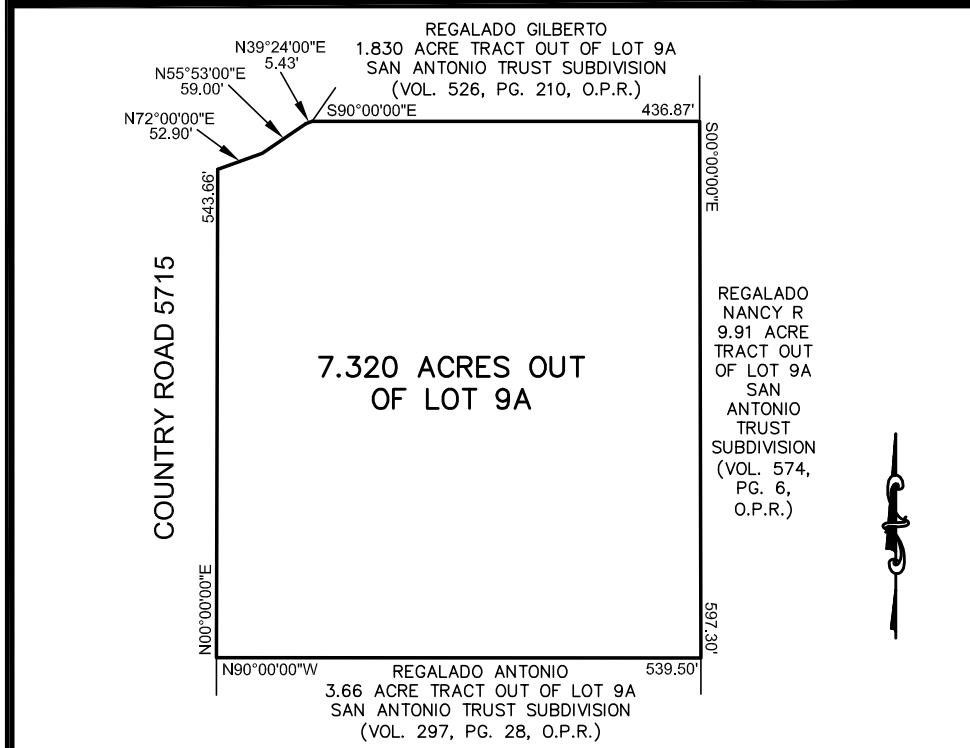
DATE: 10/28/25

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED

NOT TO SCALE

7.320 ACRES OUT OF LOT 9A, SAN ANTONIO TRUST SUBDIVISION
VOL. 2, PG. 168, PLAT RECORDS OF MEDINA COUNTY, TEXAS
DOC. NUMBER 2025003318, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

LEGEND

▲	CALCULATED CORNER
○	SET PROPERTY CORNER MONUMENTATION (SGCE)
○	FOUND PROPERTY CORNER MONUMENTATION
E.T.CA	ELECTRIC, TELEPHONE, CABLE
O.P.R.	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
---	PROPERTY LINE
---	R.O.W. CENTERLINE
---	EASEMENT LINE
---	EXISTING CONTOURS

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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEERING NO. 83139

DATE

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 BY:

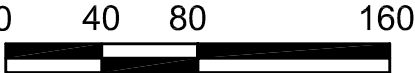
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

DATE

# OF LOTS	LOT SIZING
0	LARGER THAN 10 ACRES
0	5 - 10 ACRES
0	2 - 5 ACRES
4	1 - 2 ACRES
0	SMALLER THAN 1 ACRE

SCALE: 1" = 80'



PREPARATION DATE:
10/28/2025

CPS NOTES:

1.) CITY PUBLIC SERVICE BOARD (CPS ENERGY) - 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," 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 SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, 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 EASEMENTS.

SURVEYOR NOTES:

1.) ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAVD88 (GEOID 12).

2.) "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.

3.) BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES:

1.) NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48325C0540C, EFFECTIVE 04/03/12. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

2.) THIS SUBDIVISION FALLS ENTIRELY WITHIN THE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT.

3.) THIS SUBDIVISION IS SUPPLIED BY THE FOLLOWING UTILITY COMPANIES:

ELECTRIC - CPS ENERGY
GAS - N/A
WATER - EAST MEDINA COUNTY SPECIAL UTILITY DISTRICT
WASTEWATER - SEPTIC
TELEPHONE AND CABLE - AT&T AND SPECTRUM

4.) ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF MEDINA COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED TO DETERMINE LOT SIZING UNDER THE MEDINA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF MEDINA COUNTY FOR ON-SITE SEWAGE FACILITIES.

5.) AN OWNER OR DEVELOPER MAY NOT COMMENCE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES, EXCEPT AS PERMITTED, OR FOR COMMON INFRASTRUCTURE FACILITIES, UNTIL THE COMMISSIONERS COURT HAS APPROVED A FINAL PLAT APPLICATION, AND THE PLAT HAS BEEN FILED FOR RECORD WITH THE COUNTY CLERK.

6.) UNLESS THE OWNER OR DEVELOPER HAS EXECUTED A BOND IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §232.004, CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE MEDINA COUNTY COMMISSIONERS COURT, AND THE RECORD PLAT FILED WITH THE COUNTY CLERK.

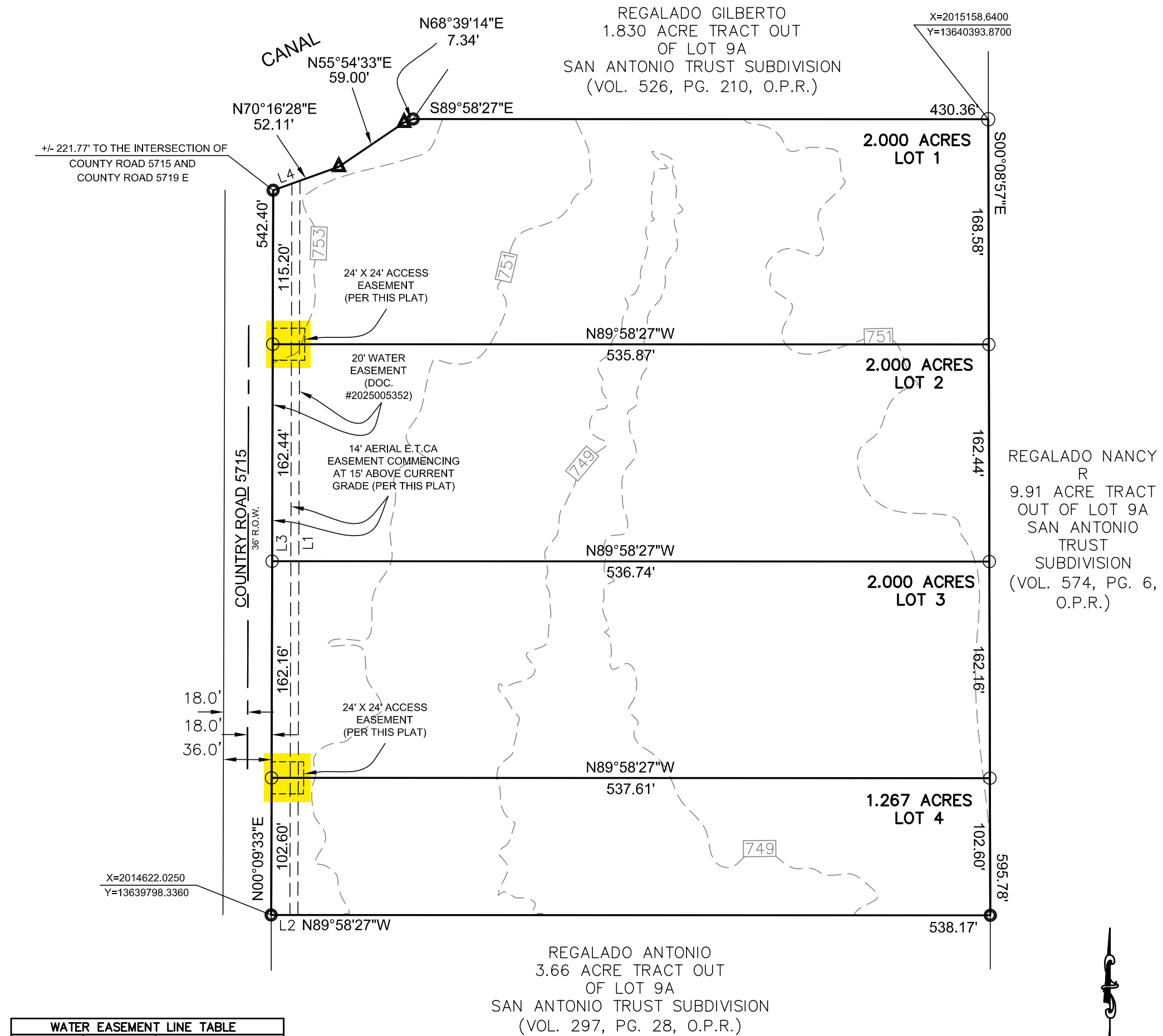
7.) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

8.) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY ENVIRONMENTAL HEALTH GROUP.

9.) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION 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 TX DOT STANDARDS, AS APPLICABLE.

10.) PER MEDINA COUNTY, FINISHED FLOOR ELEVATIONS AND DRIVEWAYS MUST BE 18" ABOVE MODELED 100-YEAR FLOOD DATA FOR THE CHANNEL TRAVERSING THE SITE. THIS DATA IS PROVIDED IN THE ACCOMPANYING STORM WATER REPORT FOR THIS SUBDIVISION AND CAN BE OBTAINED FROM MEDINA COUNTY UPON REQUEST.

11.) A TOTAL OF TWO (2) DRIVEWAYS ARE ALLOWED FOR THIS SUBDIVISION PER MEDINA COUNTY AND MUST FALL WITHIN THE 24' X 24' ACCESS EASEMENTS SHOWN ON THIS PLAT.



WATER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	549.59'	S00°09'33"W
L2	20.00'	N89°58'27"W
L3	542.40'	N00°09'33"E
L4	21.27'	N70°16'28"E