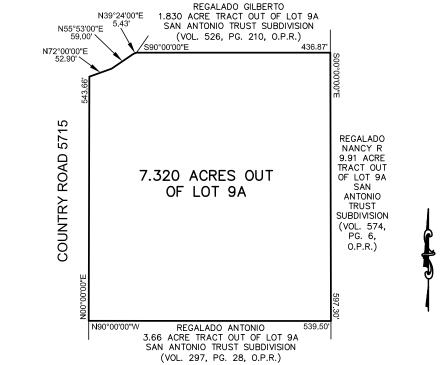


## **LOCATION MAP**



## AREA BEING REPLATTED

7.320 ACRES OUT OF LOT 9-A. BLOCK 7. 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		
Δ	CALCULATED CORNER	
0	SET PROPERTY CORNER MONUMENTATION (SGCE)	
0	FOUND PROPERTY CORNER MONUMENTATION	
E.T.CA	ELECTRIC, TELEPHONE, CABLE	
0.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	
<u> </u>	EXISTING CONTOURS	

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

STATE OF TEXAS

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

LOT SIZING

5 - 10 ACRES

2 - 5 ACRES

1 - 2 ACRES

SMALLER THAN 1 ACR

SCALE: 1" = 80' 40 80 160 LARGER THAN 10 ACRES PREPARATION DATE: 10/28/2025

DATE

DATE

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 SÉRVICE 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

3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TÉLEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS

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

<u>SURVEYOR NOTES:</u>
1.) ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAVD88 (GEOID 12).

+/- 221.77' TO THE INTERSECTION OF

COUNTY ROAD 5715 AND

COUNTY ROAD 5719 E

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

N70°16'28"E

52.11'

COUNTRY ROAD

18.0

X=2014622.0250

Y=13639798.3360

WATER EASEMENT LINE TABLE LINE | LENGTH | BEARING

542.40' N00°09'33"E

21.27' N70"16'28"E

S00°09'33"W

N89°58'27"W

549.59'

20.00'

L3

L4

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

N55°54'33"E

24' X 24' ACCESS

EASEMENT (PER THIS PLAT)

EASEMENT

(DOC. #2025005352)

14' AERIAL È.T.CA

24' X 24' ACCESS EASEMENT

(PER THIS PLAT)

L2 N89°58'27"W

EASEMENT COMMENCING AT 15' ABOVE CURRENT GRADE (PER THIS PLAT)

N68°39'14"E

7.34'

S89°58'27"E

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** 

WATER - EAST MEDINA COUNTY SPECIAL UTILITY DISTRICT

WASTEWATER - SEPTIC
TELEHPONE AND CABLE - AT&T AND SPECTRUM

REGALADO GILBERTO

1.830 ACRE TRACT OUT

OF LOT 9A

SAN ANTONIO TRUST SUBDIVISION

(VOL. 526, PG. 210, O.P.R.)

N89°58'27"W 535.87

N89°58'27"W

536.74

N89°58'27"W 537.61'

REGALADO ANTONIO 3.66 ACRE TRACT OUT OF LOT 9A SAN ANTONIO TRUST SUBDIVISION (VOL. 297, PG. 28, O.P.R.)

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 CLERY

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

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 FLOOI DATA FOR THE CHANNEL TRAVERSING THE SITE. THIS DATA IS PROVIDED IN THE ACCOMPANYING STORM WATER REPOF 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.

X=2015158.6400

Y=13640393.8700

430.36

2.000 ACRES

LOT 1

2.000 ACRES

LOT 2

2.000 ACRES

LOT 3

1.267 ACRES

LOT 4

538.17

## REPLAT ESTABLISHING LA ESTRELLA

BEING A TOTAL OF 7.267 ACRES, BEING PART OF LOT 9A, BLOCK 7, OF THE SAN ANTONIO TRUST SUBDIVISION, RECORDED IN VOLUME 2, PAGE 168, OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS, SAID 7.267 ACRE TRACT BEING THE SAME AS A 7.320 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2025003318, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, ESTABLISHING LOT 1, LOT 2, LOT 3, AND LOT 4, LA ESTRELLA SUBDIVISION IN MEDINA COUNTY,



REGISTERED LAND SURVEYORS TBPE FIRM # F-184 / TBPLS # 10005400 13302 THORNRIDGE LANG SAN ANTONIO, TEXAS 78232 PHONE: (210) 481-2533 EMAIL: COOKENG@SGCE.NET

STATE OF TEXAS

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/DEVELOPER: RIO NOBLE, LLC JUAN FUENTES (MANAGER) P.O. BOX 171174

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>JUAN FUENTES</u> KNOWN TO ME TO BE THE PERSON(S) 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	
20	

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COLINTY OF MEDIN

LARRY SITTRE COUNTY COMMISSIONER OF MEDINA COUNTY PRECINCT 2 TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT, THAT A SUBDIVISION HAVING BEEN FULLY PRESENT TO THE COMMISSIONERS' COURT OF MEDINA COUNTY. TEXAS, AND BY THE SAID COURT DULY CONSIDERED. ERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE

DATED THIS	DAY OF	. 20

LARRY SITTRE	DATE

PROPER RECORDS OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS,

STATE OF TEXAS

COUNTY COMMISSIONER MEDINA COUNTY, TEXAS

I. KEITH LUTZ. COUNTY JUDGE OF MEDINA COUNTY. TEXAS. DO HEREBY CERTIFY THAT THIS MAP OR PLAT, THAT A SUBDIVISION HAVING BEEN FULLY PRESENT TO THE COMMISSIONERS' COURT OF MEDINA COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

DATED THIS	DAY OF	, 20 .

ITH LUTZ	

MEDINA COUNTY, TEXAS

ı	COUNTY OF MEDINA
ı	L CINA CHAMDION COLINTY OF EDVICE SAID COLINTY TEVAS DO REDEDVICEDTIEV THAT THIS MAD OF

PLAT, THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION

DATE

ΔΤ	O'CLOCK	M AND DULY RECORDED THIS	DAY OF	

\_\_\_\_, AT \_\_\_\_\_\_O'CLOCK \_\_\_M IN THE PLAT RECORDS OF SAID COUNTY, DOCUMENT NUMBER

TO CERTIFY WHICH. WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY. AT WHICH MY OFFICE IN HONDO, TEXAS, THE DATE SHOWN ABOVE WRITTEN

GINA CHAMPION COUNTY CLERK

MEDINA COUNTY, TEXAS

SHEET 1 OF 1

REGALADO NANCY

9.91 ACRE TRACT

OUT OF LOT 9A

SAN ANTONIO

**TRUST** 

SUBDIVISION

(VOL. 574, PG. 6,

0.P.R.)

STATE OF TEXAS COUNTY OF BEXAF

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

THIS DOCUMENT IS RELEASED FOR THE

PURPOSE OF INTERIM REVIEW UNDER

THE AUTHORITY OF

STEPHEN G. COOK

DATE: 10/28/25

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