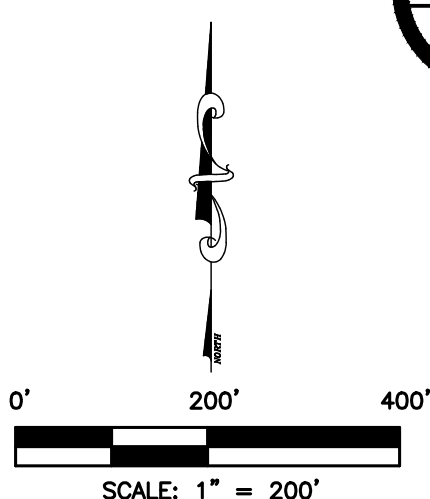


VACATE AND RE-PLAT OF
LOT 34, BLOCK 33
OF THE
SAN ANTONIO TRUST SUBDIVISION
TO BE KNOWN AS
MEDINA TRAILS SUBDIVISION
P. BOILOT SURVEY NO. 511, ABSTRACT NO. 100
P.J. SALLOT SURVEY NO. 498, ABSTRACT NO. 887
MEDINA COUNTY, TEXAS



LEGEND	
	DENOTES BENCHMARK (SEE NOTE)
	DENOTES 1/2" ST. SK. SET
	DENOTES 1/2" ST. SK. FND.
	DENOTES 3/4" IRON PIPE FND.
	DRAINAGE EASEMENT
	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
	JOINT USE ACCESS EASEMENT
	CONCRETE MONUMENT
	BOUNDARY LINE
	PROPERTY LINE
	R.O.W. LINE
	UTILITY OR DRAINAGE EASEMENTS



OWNER/DEVELOPER NAME:
SHAWN CULHANE, PRESIDENT
DEVINE 26, LLC
13215 BEE CAVE PARKWAY SUITE A210
AUSTIN, TX 78738

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS, REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
CHRIS ELIZONDO, REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666

DATE: AUGUST 15, 2025

ACREAGE OF TOTAL SITE: 26.53 ACRES

TOTAL NUMBER OF BLOCKS: 1 BLOCK (1)

TOTAL NUMBER OF LOTS: 8 LOTS TOTAL

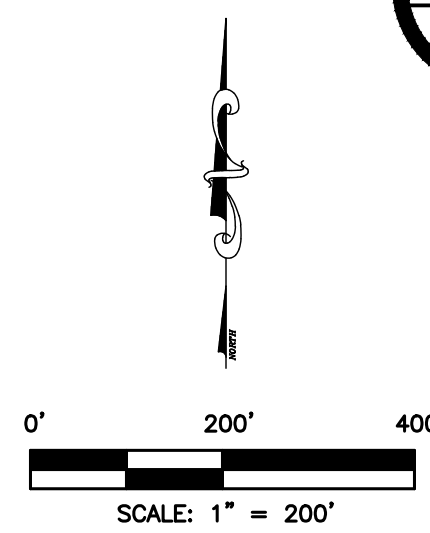
"EXISTING LOT CONFIGURATION"
SAN ANTONIO TRUST SUBDIVISION
LOT 34, BLOCK 33

SHEET 1 OF 3

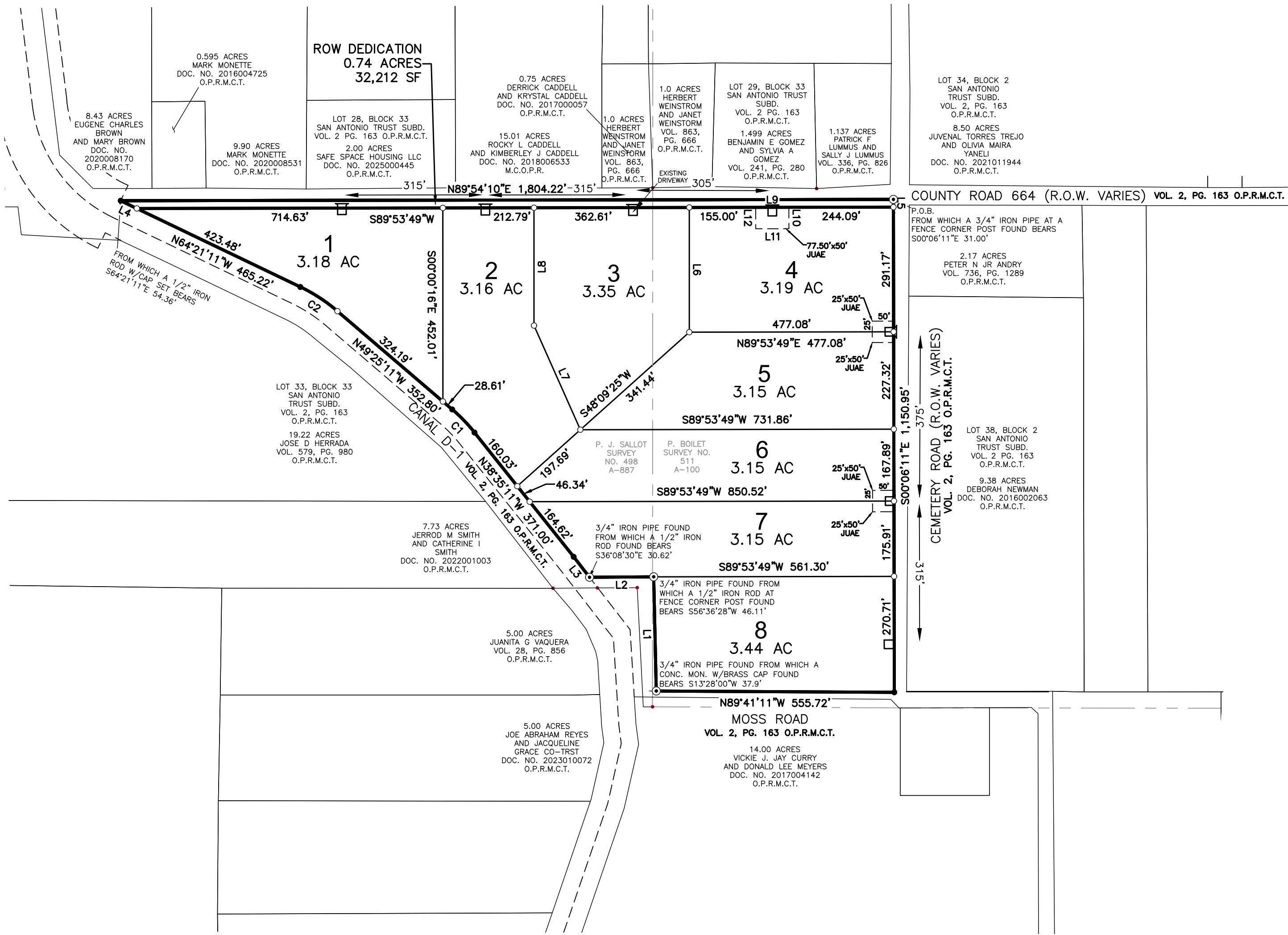
LINE TABLE	
LINE #	LENGTH BEARING
L1	266.73' N1°18'11"W
L2	149.78' S89°34'00"W
L3	60.54' N37°47'19"W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	75.29'	398.20'	N44°00'11"W	75.18'	37.76'	01°05'00"
C2	103.79'	398.20'	N56°53'11"W	103.49'	52.19'	01°45'00"

VACATE AND RE-PLAT OF
LOT 34, BLOCK 33
OF THE
SAN ANTONIO TRUST SUBDIVISION
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MEDINA TRAILS SUBDIVISION
P. BOILOT SURVEY NO. 511, ABSTRACT NO. 100
P.J. SALLOT SURVEY NO. 498, ABSTRACT NO. 887
MEDINA COUNTY, TEXAS



LEGEND	
	DENOTES BENCHMARK (SEE NOTE)
	DENOTES 1/2" ST. SK. SET
	DENOTES 1/2" ST. SK. FND.
	DENOTES 3/4" IRON PIPE FND.
	DRAINAGE EASEMENT
	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
	JOINT USE ACCESS EASEMENT
	CONCRETE MONUMENT
	BOUNDARY LINE
	PROPERTY LINE
	R.O.W. LINE
	UTILITY OR DRAINAGE EASEMENTS



"PROPOSED LOT CONFIGURATION"
MEDINA TRAILS SUBDIVISION
LOT 34, BLOCK 33

SHEET 2 OF 3

LINE TABLE	
LINE #	LENGTH BEARING
L1	266.73' N1°18'11"W
L2	149.78' S89°34'00"W
L3	60.54' N37°47'19"W
L4	41.74' N64°21'11"W
L5	17.95' S0°06'11"E
L6	291.17' S0°00'27"E
L7	266.18' S24°00'13"E
L8	275.13' S0°00'00"E
L9	77.50' N89°55'29"E
L10	50.00' S0°05'50"E
L11	77.50' S89°54'10"W
L12	50.03' N0°05'50"W

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	75.29'	398.20'	N44°00'11"W	75.18'	37.76'	01°05'00"
C2	103.79'	398.20'	N56°53'11"W	103.49'	52.19'	01°45'00"

VACATE AND RE-PLAT OF
LOT 34, BLOCK 33
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SAN ANTONIO TRUST SUBDIVISION
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MEDINA TRAILS SUBDIVISION
P. BOILOT SURVEY NO. 511, ABSTRACT NO. 100
P.J. SALLOT SURVEY NO. 498, ABSTRACT NO. 887
MEDINA COUNTY, TEXAS

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.

SHAWN CULHANE, PRESIDENT
DEVINE 26, LLC
13215 BEE DAVE PARKWAY SUITE A210
AUSTIN, TX 78738

STATE OF TEXAS:
COUNTY OF MEDINA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAWN CULHANE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO.10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

CHRIS ELIZONDO, REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD. FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
OFFICE: (512) 312-5040

PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 4832SC0670C, DATED APRIL 3, 2012, NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR REGULATORY FLOODPLAIN.
2. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, SOUTH CENTRAL ZONE, NAD83.
3. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS 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; AND
4. 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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
5. 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.
6. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
7. UTILITIES:
WATER SERVICE IS PROVIDED BY: INDIVIDUAL WATER WELLS
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ONSITE SEPTIC FACILITY

MEC NOTE:

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", "EASEMENT & SETBACK" AND ALL AREAS DESIGNATED AS PRIVATE ROADWAYS, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE, WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

- STANDARD EASEMENT, OVERHEAD DISTRIBUTION LINES: 20 FEET ON EITHER SIDE OF THE FACILITIES; 40 FEET TOTAL
- STANDARD EASEMENT, SINGLE PHASE UNDERGROUND DISTRIBUTION LINES: FIVE (5) FEET ON EITHER SIDE OF THE FACILITIES; 10 FEET TOTAL
- STANDARD EASEMENT, THREE PHASE UNDERGROUND DISTRIBUTION LINES: TEN (10) FEET ON EITHER SIDE OF THE FACILITIES; 20' TOTAL (A STANDARD FORTY (40) FOOT WIDE EASEMENT MAY ALSO BE USED TO ENCOMPASS THE THREE-PHASE UNDERGROUND TRANSFORMER AND BURIED UNDERGROUND THREE-PHASE CABLE AND CONDUIT. WHEN ONLY THREE PHASE UNDERGROUND FACILITIES AND A TRANSFORMER ARE INSTALLED, A TWENTY (20) FOOT WIDE EASEMENT IS ACCEPTABLE, PROVIDED THAT THE OVERHEAD FACILITIES ARE IN AN EXISTING EASEMENT.

STATE OF TEXAS:
COUNTY OF MEDINA:

THIS PLAT HAS BEEN CONSIDERED AND APPROVED BY THE CITY OF HONDO DEVELOPMENT SERVICES DIRECTOR THIS _____ DAY OF _____, A.D. 2025.

UCHE ECHEOZO
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS:
COUNTY OF MEDINA:

I, GINA CHAMPION, CLERK OF THE COUNTY COURT MEDINA COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2025 AT _____ O'CLOCK, _____ M., IN THE DEED AND PLAT RECORDS OF MEDINA COUNTY. DOCUMENT NUMBER _____ AND ORDER NUMBER _____ THAT IS ASSOCIATED TO THE PLAT. IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2025.

GINA CHAMPION
COUNTY CLERK

BY: _____
DEPUTY CLERK, COUNTY COURT
MEDINA COUNTY, TEXAS