



RE-PLAT OF
LOT 4, BLOCK 33
OF THE
MEDINA TRAILS SUBDIVISION
TO BE KNOWN AS
MEDINA TRAILS SUBDIVISION PHASE 2
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.

DEVINE 26, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: WILDSPRINGS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER
BY: SHAWN CULHANE, MANAGER
13215 BEE CAVE 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.

CHRIS ELIZONDO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7213
CUATRO CONSULTANTS, LTD.

TBPELS FIRM REGISTRATION NO. F-3524
TBPELS FIRM REGISTRATION NO. 10194981
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
PHONE (512) 312-5040 EXT 2

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.

TBPELS FIRM REGISTRATION NO. F-3524
TBPELS FIRM REGISTRATION NO. 10194981
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
PHONE (512) 312-5040 EXT 2

PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 48325C0670C 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 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 SUBDIVSION 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: EAST MEDINA COUNTY SPECIAL UTILITY DISTRICT
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 OF MEDINA TRAILS SUBDIVISION PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2025

BY:

JUDGE

BY:

COMMISSIONER

PRECINCT

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