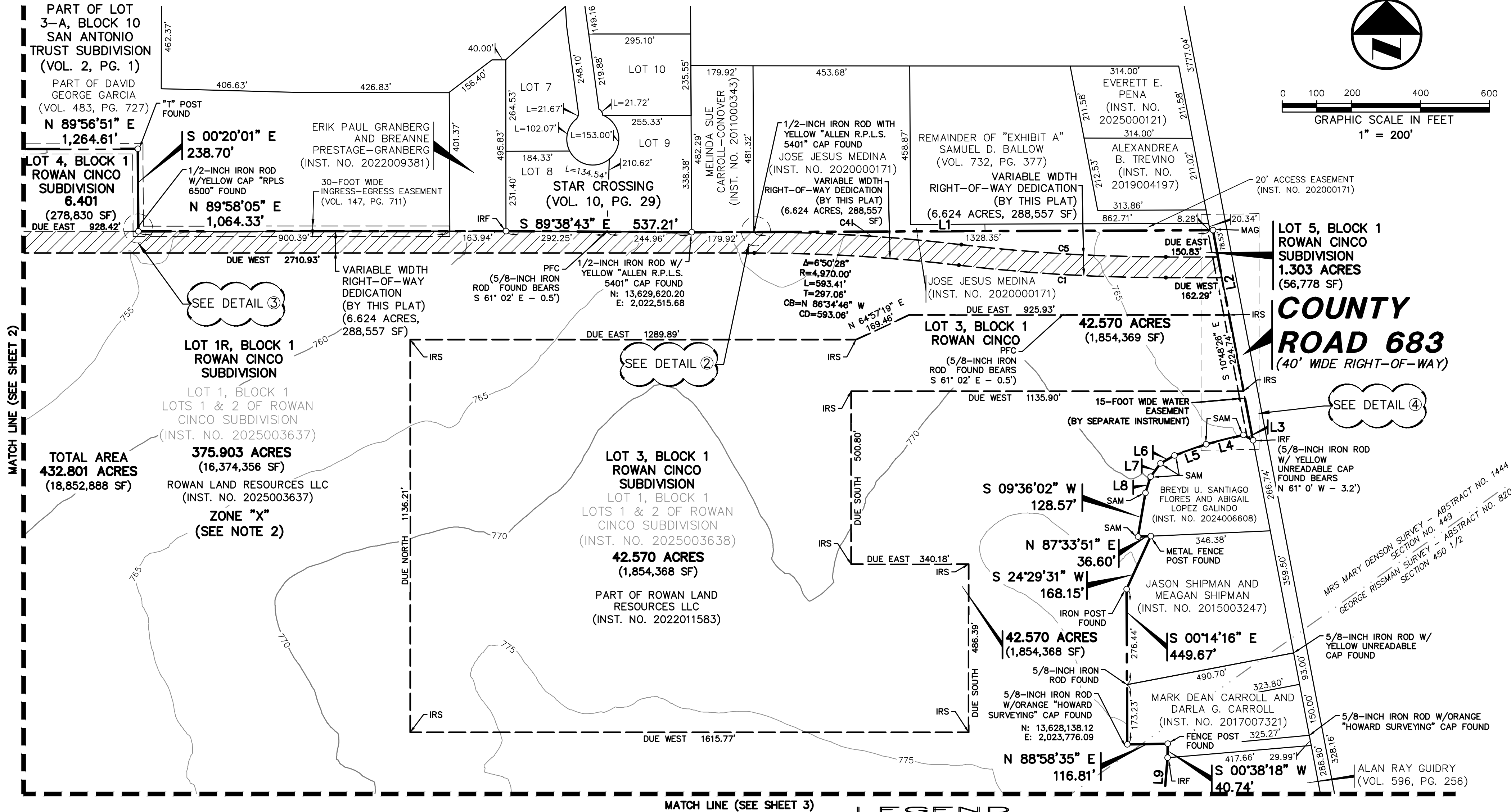


JMILLER
1/21/2026 10:13 AM
N: 0042450.01 V06 CAD\DWG\SURVEY C3D\PLAT\0042450.01_WEST CAMPUS REPLAT.DWG



SEE SHEET 5 OF 6 FOR
DETAILS

SEE SHEET 5 OF 6 FOR LINE,
CURVE AND AREA TABLE

PRELIMINARY

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---	EASEMENT LINE	MAG	MAGNAIL WITH WASHER STAMPED "WESTWOOD" SET
---	SETBACK LINE	---	EXIST CONTOUR
VOL. PG. INST. NO.	VOLUME PAGE INSTRUMENT VOLUME	---	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
SAM	5/8-INCH IRON ROD W/ YELLOW "SAM" CAP FOUND	-----	RIGHT-OF-WAY DEDICATION
IRF	5/8-INCH IRON ROD W/ "WESTWOOD" CAP FOUND	---	ABSTRACT LINE
		---	SCHOOL DISTRICT BOUNDARY

SURVEYOR/ENGINEER

WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS

OWNER/DEVELOPER

ROWAN LAND RESOURCES, LLC
1800 WAZEE STREET, SUITE 300
DENVER, CO 80202
PH: (303) 956-6988
CONTACT: JESSICA LEHIGH

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

REPLAT LOTS 1R AND 3-5 OF ROWAN CINCO SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1,
LOTS 1 & 2 OF ROWAN CINCO SUBDIVISION
AND BEING OUT OF THE
MRS. MARY DENSON SURVEY,
ABSTRACT NO. 1444, SECTION 449 AND
GEORGE RISSMAN SURVEY, ABSTRACT NO.
820,

SECTION 450-1/2
MEDINA COUNTY, TEXAS
SHEET 1 OF 6

Westwood

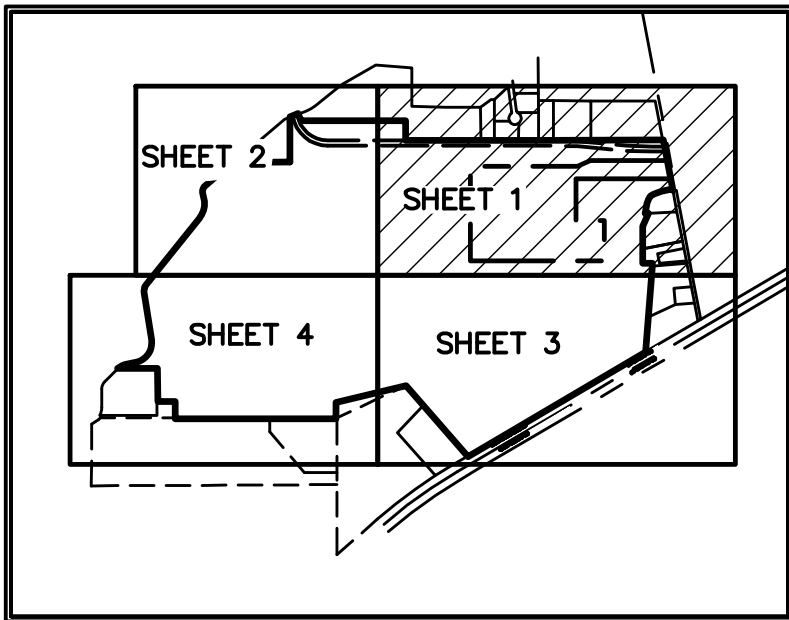
Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

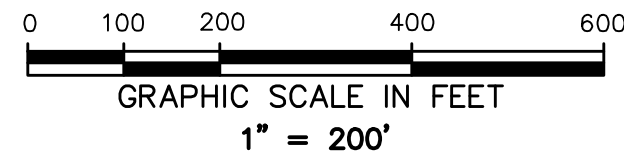
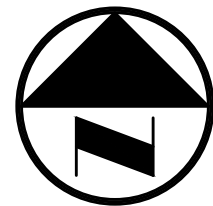
westwoodps.com

DRAWN BY DC	CHECKED BY KCH	SCALE 1"=200'	DATE JAN. 2026	JOB NUMBER 0042450.01
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KEY MAP
(NOT TO SCALE)

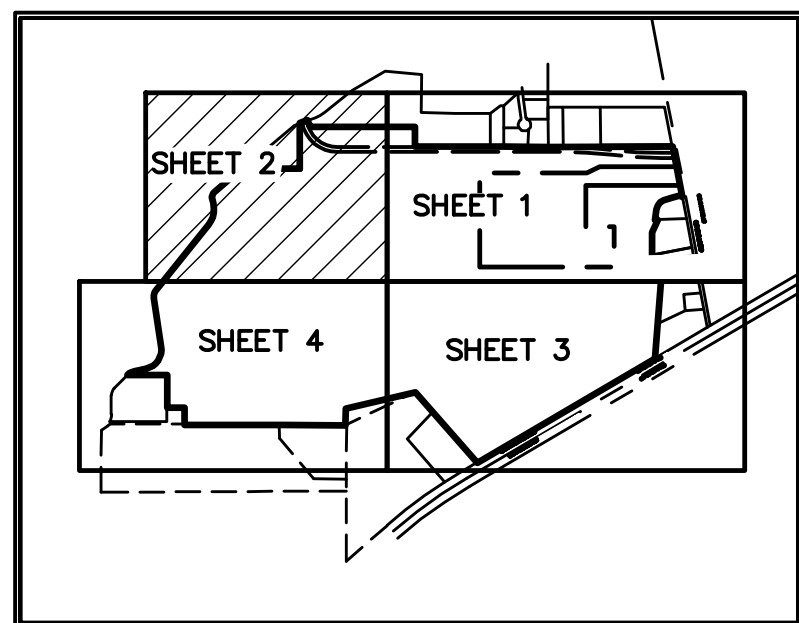


REPLAT - LOTS 1R AND 3-5 OF ROWAN CINCO SUBDIVISION



LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	VOLUME
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---	613 EXIST CONTOUR
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
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---	ABSTRACT LINE
---	SCHOOL DISTRICT BOUNDARY



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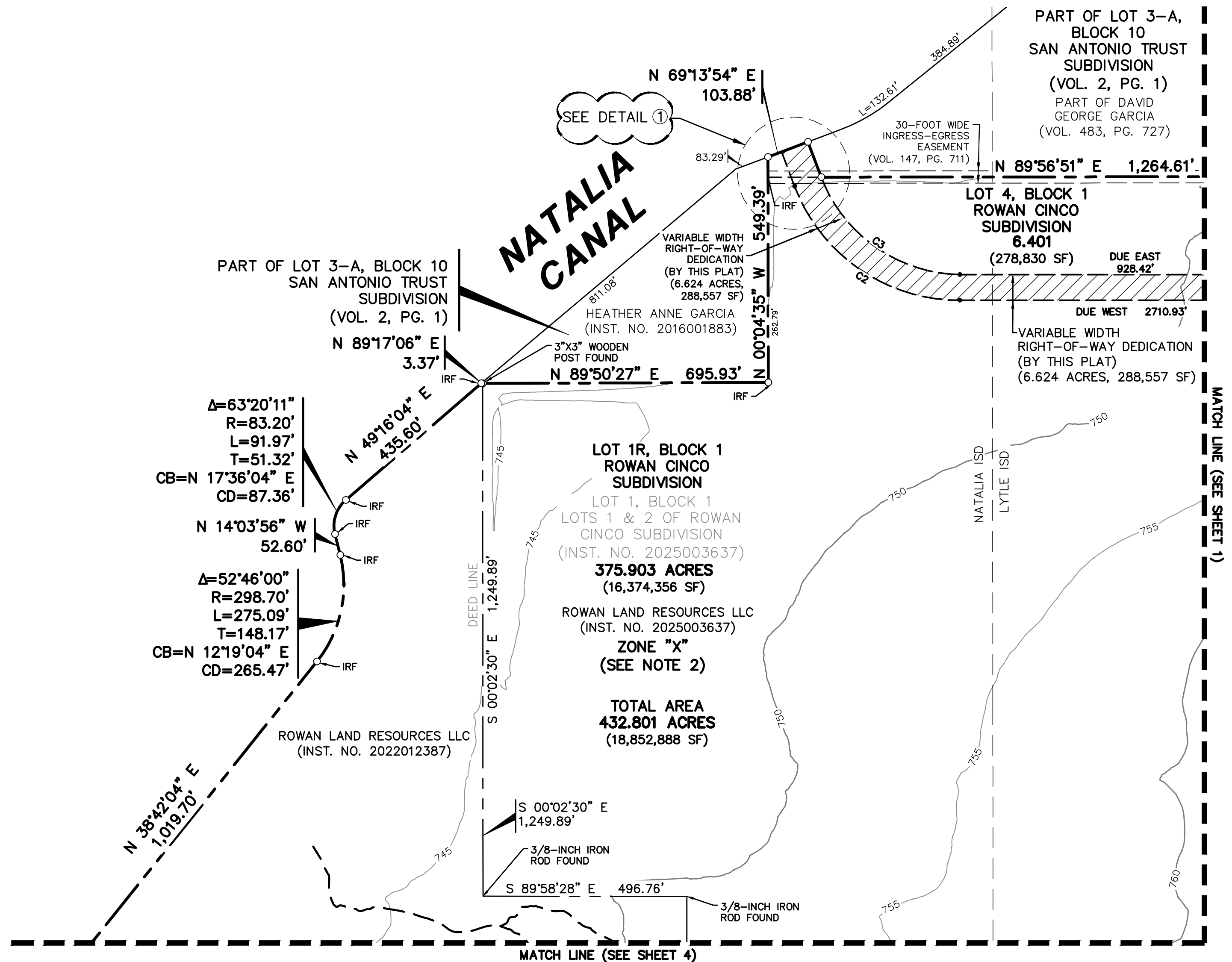
Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	KCH	1"=200'	JAN. 2026	0042450.01



REPLAT - LOTS 1R AND 3-5 OF ROWAN CINCO SUBDIVISION

MATCH LINE (SEE SHEET 1)

LOT 1R, BLOCK 1
ROWAN CINCO
SUBDIVISION
LOT 1, BLOCK 1
LOTS 1 & 2 OF ROWAN
CINCO SUBDIVISION
(INST. NO. 2025003637)

375.903 ACRES
(16,374,356 SF)

ROWAN LAND RESOURCES LLC
(INST. NO. 2025003637)

ZONE "X"
(SEE NOTE 2)

TOTAL AREA
432.801 ACRES
(18,852,888 SF)

MRS MARY DENSON SURVEY - ABSTRACT NO. 1444
SECTION NO. 449
GEORGE RISSMAN SURVEY - ABSTRACT NO. 820
SECTION 450 1/2

10-FOOT WIDE AT&T EASEMENT
(INST. NO. 2025008812)

ALAN RAY GUIDRY
(VOL. 596, PG. 256)

207.23'
200.02'
(NO
RECORD
FOUND)

60D NAIL FOUND

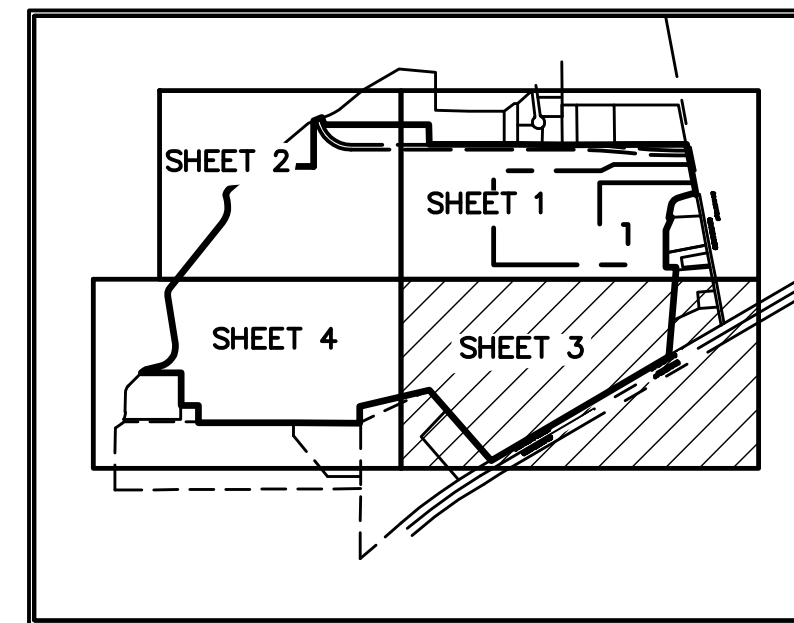
GAYLE JEAN GUIDRY
(VOL. 596, PG. 258)

**UNION PACIFIC
RAILROAD**

(100' WIDE RIGHT-OF-WAY)

**STATE
HIGHWAY 132**

(120' WIDE RIGHT-OF-WAY)



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VOL.	VOLUME	o	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
PG.	PAGE		RIGHT-OF-WAY DEDICATION
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SHEET 3 OF 6

Westwood

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400
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972.235.3031

westwoodps.com

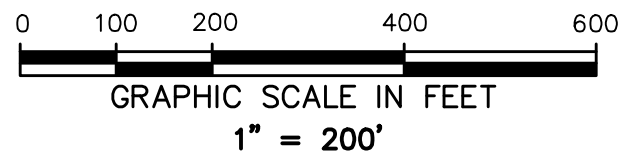
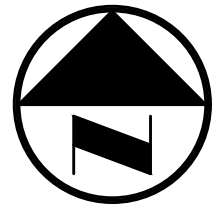
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DC

CHECKED BY
KCH

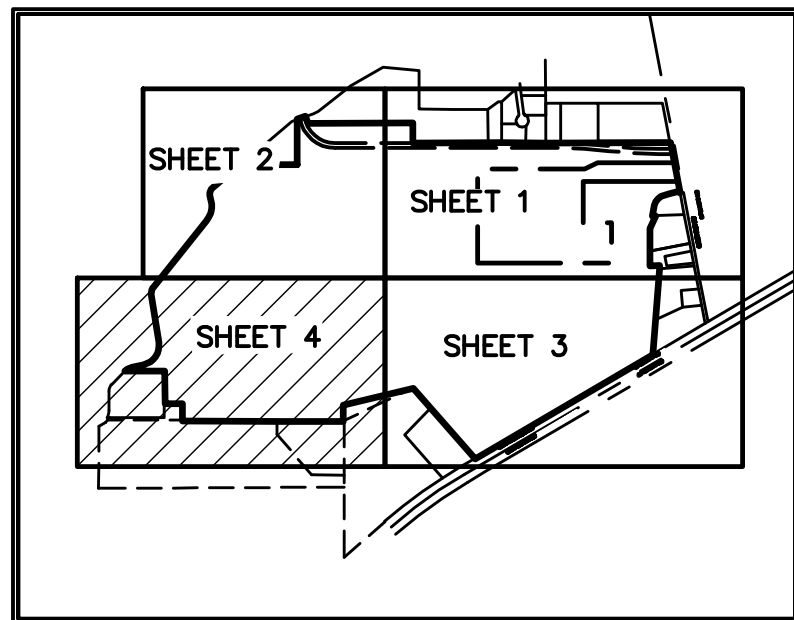
SCALE
1"=200'

DATE
JAN. 2026

JOB NUMBER
0042450.01



SEE SHEET 5 OF 6 FOR LINE,
CURVE AND AREA TABLE



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PG.	PAGE	-----	RIGHT-OF-WAY DEDICATION
INST.	INSTRUMENT	---	ABSTRACT LINE
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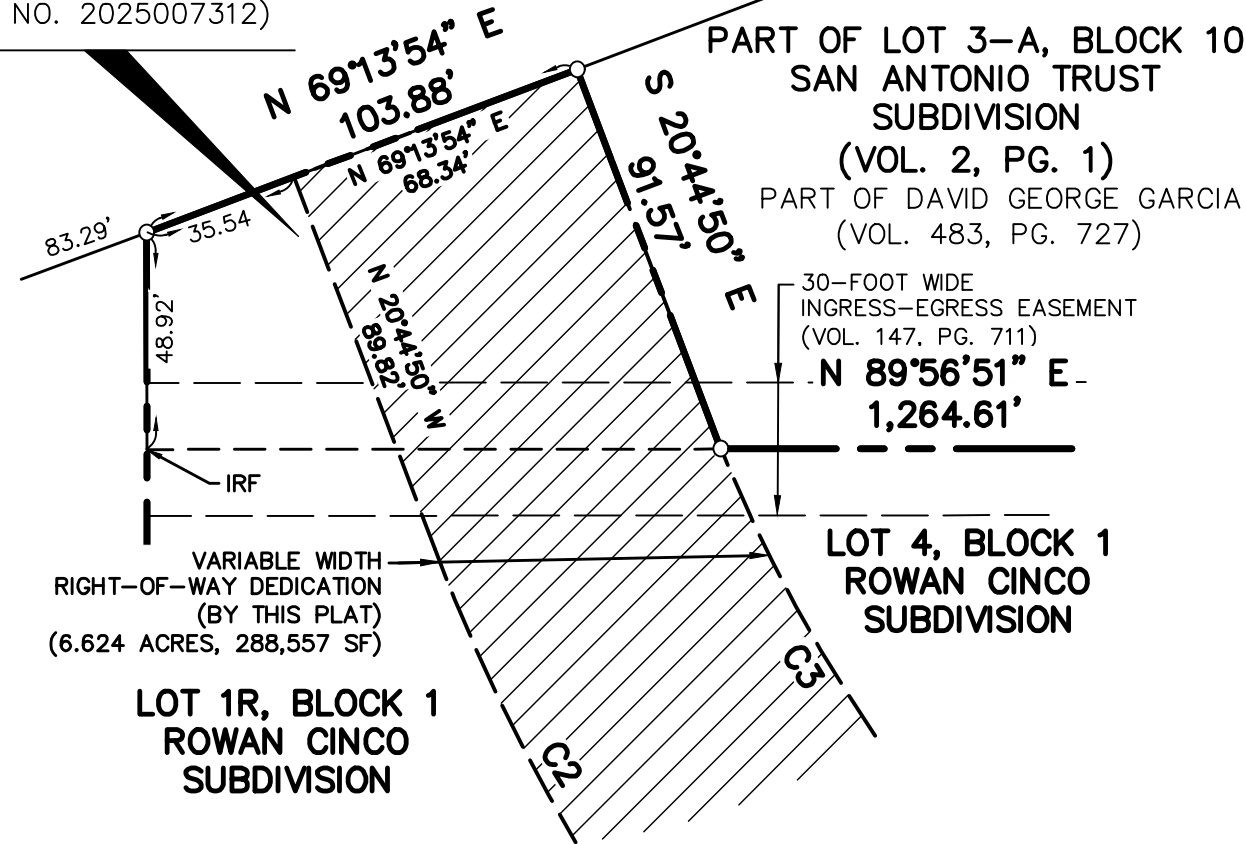
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972.235.3031

westwoodps.com

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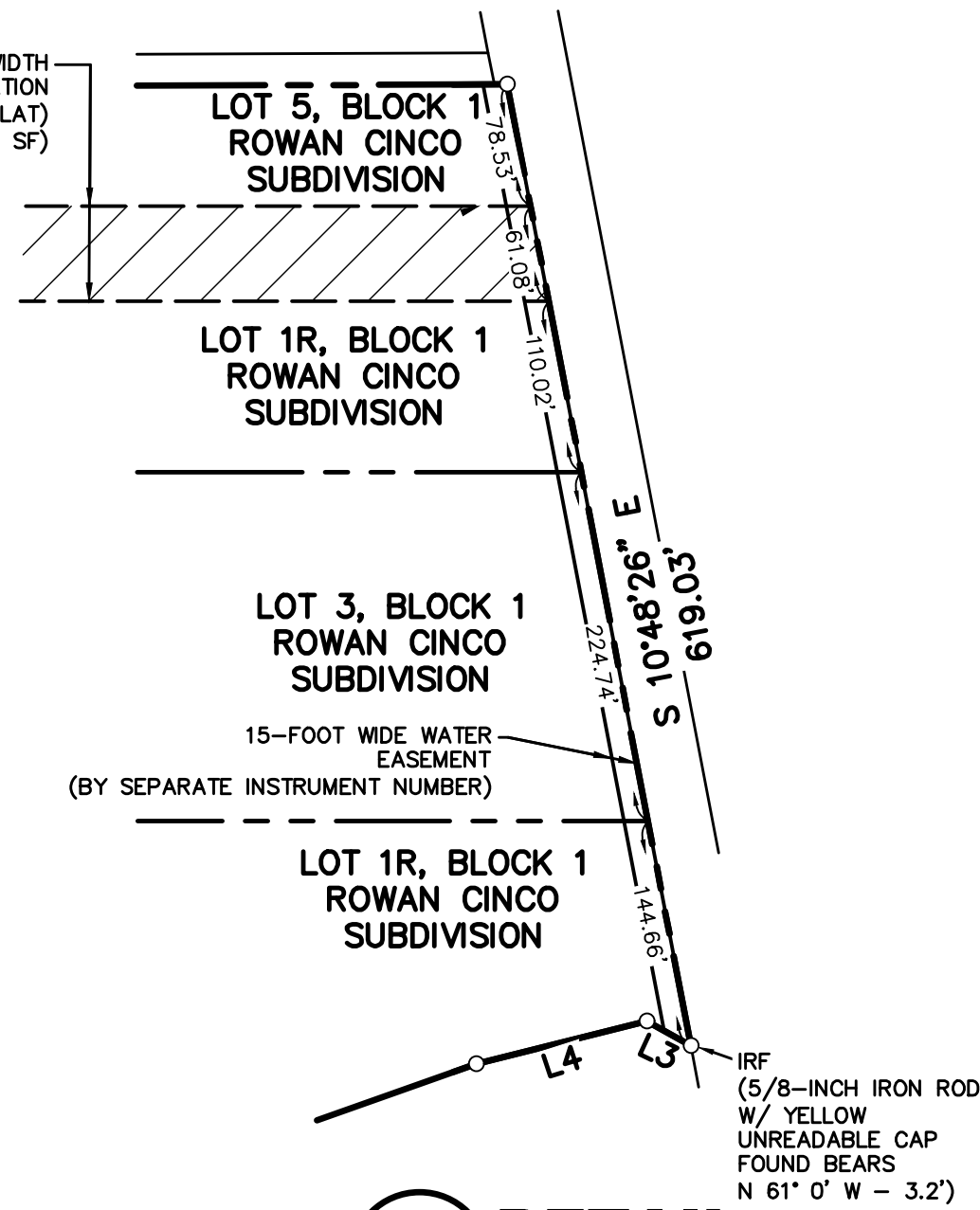
JMILLER
1/21/2026 10:14 AM
N:\0042450.01\06 CAD\DWG\SURVEY C3D\PLAT\0042450.01_WEST CAMPUS REPLAT.DWG

PART OF LOT 3-A, BLOCK 10
SAN ANTONIO TRUST
SUBDIVISION
(VOL. 2, PG. 1)
ROWAN CINCO LLC
(DOC. NO. 2025007312)



1
DETAIL
NOT TO SCALE

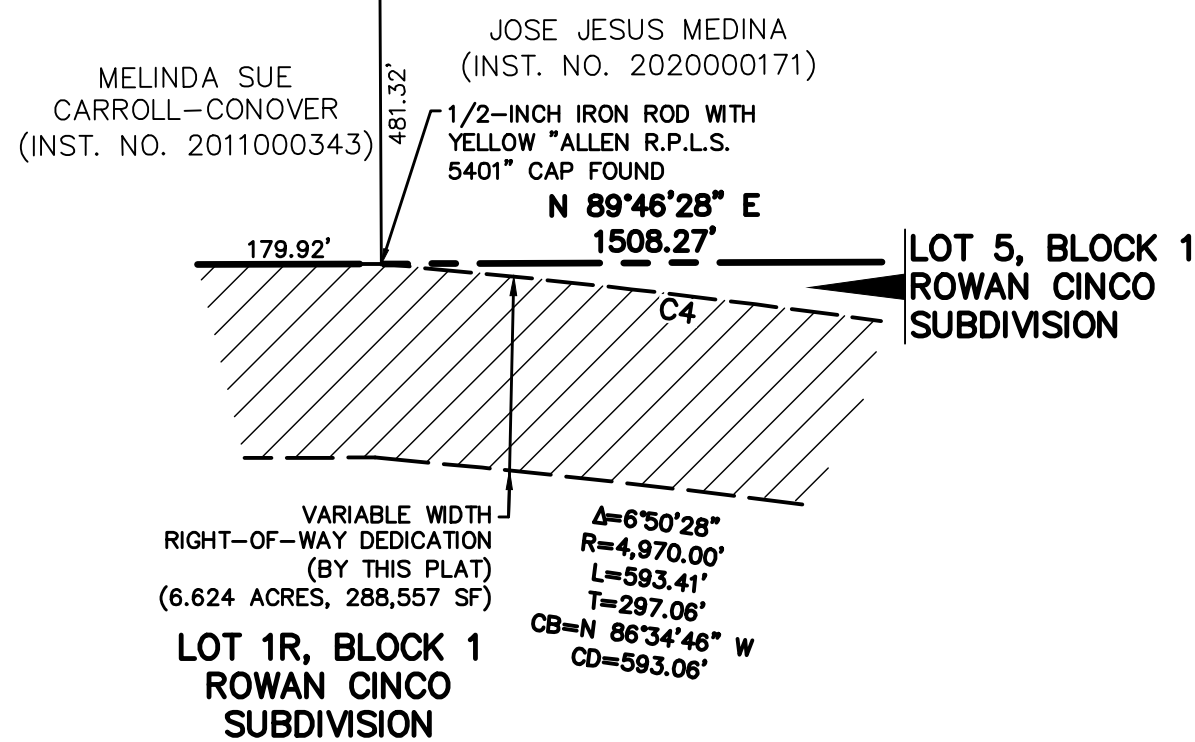
VARIABLE WIDTH
RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)
(6.624 ACRES, 288,557 SF)



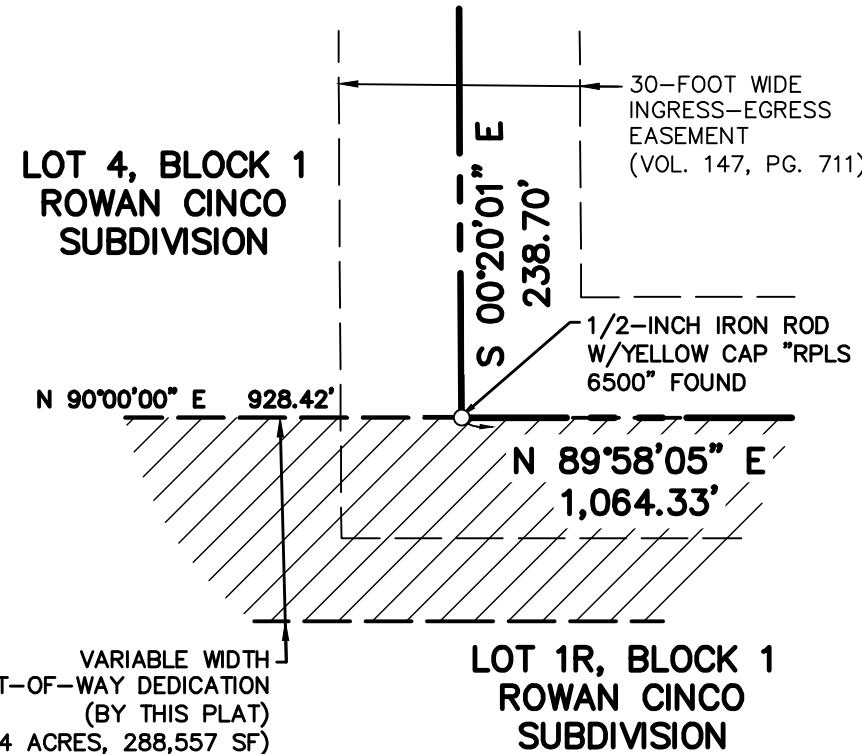
4
DETAIL
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°46'28" E	1508.27'
L2	S 10°48'26" E	619.03'
L3	N 61°00'10" W	31.86'
L4	S 75°58'10" W	111.08'
L5	S 70°32'25" W	97.03'
L6	S 60°04'58" W	46.72'
L7	S 36°45'15" W	48.26'
L8	S 17°25'02" W	48.93'
L9	S 04°32'17" W	1038.14'

AREA TABLE		
LOT	SF	ACRES
LOT 1R	16,374,356	375.903
LOT 3	1,854,368	42.570
LOT 4	278,830	6.401
LOT 5	56,778	1.303
RIGHT-OF-WAY DEDICATION	288,557	6.624
TOTAL	18,852,889	432.801



2
DETAIL
NOT TO SCALE



3
DETAIL
NOT TO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	006°50'28"	5030.00'	600.57'	300.64'	N 86°34'46" W	600.22'
C2	069°15'10"	430.00'	519.74'	296.93'	N 55°22'25" W	488.67'
C3	067°48'30"	370.00'	437.89'	248.67'	S 54°52'04" E	412.78'
C4	006°51'14"	5029.97'	601.70'	301.21'	S 86°31'06" E	601.35'
C5	006°50'28"	4970.00'	593.41'	297.06'	S 86°34'46" E	593.06'

LEGEND

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---	SETBACK LINE
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DC	KCH	NONE	JAN. 2026	0042450.01

REPLAT - LOTS 1R AND 3-5 OF ROWAN CINCO SUBDIVISION

GENERAL OWNER’S ACKNOWLEDGEMENTS

STATE OF TEXAS

COUNTY OF _____

Owner of the land shown on this plat, and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the city, for the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and the water and sewer lines in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

Name: _____

Title: _____

Date: _____ 2026

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for _____ County, Texas

SURVEYOR’S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

I Kyle C. Harris hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Dated this ____ day of January, 2026

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RELEASED 1/21/26.

Kyle C. Harris
Texas Registered Professional Land Surveyor, No. 6266
Sworn to and subscribed before me this the _____ day of _____, A.D., 2026.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for _____ County, Texas

STATE OF TEXAS §

COUNTY OF MEDINA §

This Plat of **ROWAN CINCO SUBDIVISION** has been submitted to and considered by the Commissioners Court of the County of Medina, Texas, and is hereby approved by such. dated this _____ day of _____ A.D. 20 _____

By: _____
County Judge
By: _____
Commissioner Precinct _____

STATE OF TEXAS §

COUNTY OF MEDINA §

I, _____, County Clerk of Medina County, do hereby certify that this plat was filed for record in my office on the _____ day of _____ A.D. 20_____ at _____ and duly recorded the _____ day of _____ A.D. 20____ AT _____ in the Deed and Plats Records of Medina County. Document Number _____ and Order Number _____ that is associated to the plat. In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D. 20_____ at _____.
County Clerk, Medina County, Texas
BY: _____ Deputy

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972.235.3031

westwoodps.com

DRAWN BY
DC

CHECKED BY
KCH

SCALE
NONE

DATE
JAN. 2026

JOB NUMBER
0042450.01

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