

RIO VISTA SUBDIVISION  
Volume 3, Page 5, GCPR

LONE OAK SUBD. UNIT 2  
VOL. 3, PG. 5-6, G.C.P.R.  
Michelle T. Bidiger  
TO  
Rosario Rojas  
Doc #: 2017018261  
31 JULY 2017  
Area 0.264 Ac. (CALLED)

REMAINDER OF 155 ACRES  
DOROTHY D. DIETZ  
VOL. 174, PG. 472, G.C.D.R.

Mrs. Bertha Seiler, et ux  
to  
Helmuth Dietz  
February 25, 1944  
Vol. 204, Pg. 121, GCDR  
Area 111.75 Ac.  
Called 10.398 Acre  
Betty N/Mueller, et ux  
to  
Michael Acquart  
January 27, 2017  
Doc. No. 2017002207, GCDR

Called 3.3207 Acres  
out of the called 10.398 Acres  
Betty N/Mueller, et ux  
to  
Michael Acquart  
January 27, 2017  
Doc. No. 2017002207, GCDR

Remainder of 111.75 AcTract  
Mrs. Bertha Seiler, et ux  
to  
Helmuth Dietz  
February 25, 1944  
Vol. 204, Pg. 121, GCDR.

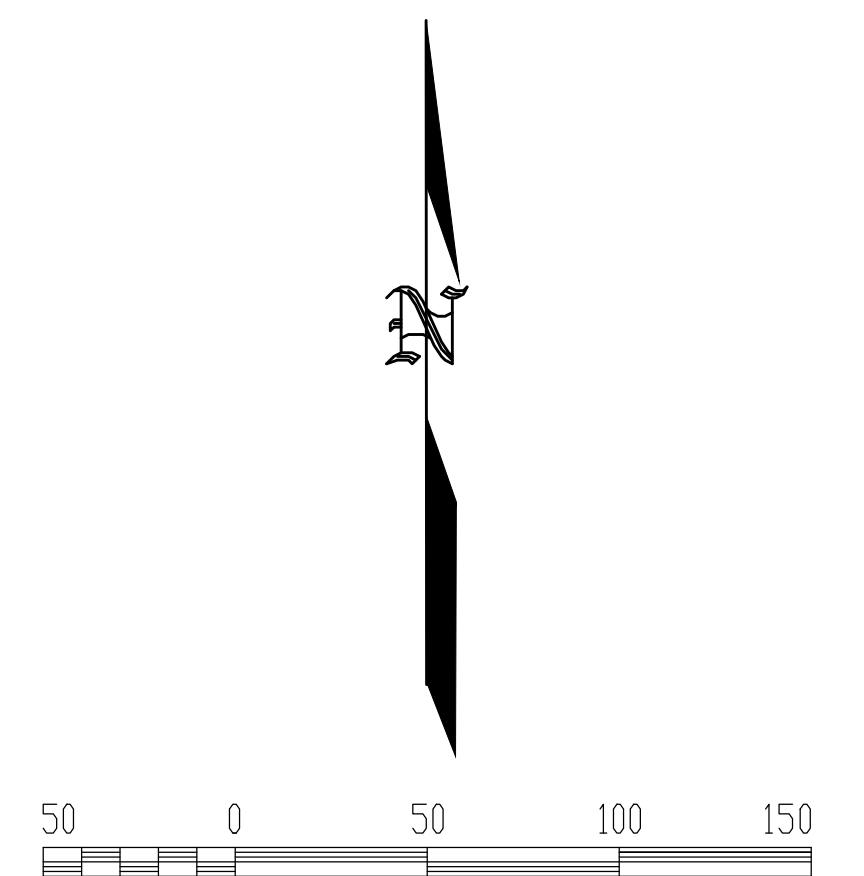
7.077 Acres  
out of the Called 10.398 Acres  
Betty N/Mueller, et ux  
to  
Michael Acquart  
January 27, 2017  
Doc. No. 2017002207, GCDR

Cibolo Creek Municipal Authority  
11.2663 ACRES  
(490,759 Sq. Ft.)

(TRACT 1)  
Helmuth Dietz  
to  
City of Schertz  
October 4, 1962  
Vol. 351, Pg. 224, GCDR  
Remainder of 8.6 Acre Tract  
Area 3,624.3 Ac.  
157,875.71 Sq. Ft.

Cemetery Tract  
Vol. 468, Pg 318, GCDR  
Area 0.7398 Ac.  
32,224.33 Sq. Ft.

REMAINDER OF 155 ACRES  
DOROTHY D. DIETZ  
VOL. 174, PG. 472, G.C.D.R.



DATE: 05-04-2020  
L. A. THOMPSON  
R.P.L.S. NO. 3987

This original work is the result of deed research and manual interpretation of deeds for the working sketch construction hereon.

Any and all copies of this drawing must bear the Surveyor's original seal and signature in red ink or the drawing is an unauthorized reproduction, which may have been altered or changed without the Surveyor's knowledge or consent.

This original work is protected under the copyright laws, Title 17 United States Code, sections 101 and 102. All violators will be prosecuted to the fullest extent of the law.

This professional service substantially conforms to the current Texas of Society of Professional Surveyors' Category 1A, Condition II Land Title Survey.

Be it known that the Surveyor has relied upon, deeds, easements and courthouse research for the information depicted.

GENERAL NOTES

- Bearings shown are based on the Texas State Plane Coordinate System, NAD1983, as determined by GPS observations.
- Electric and Gas Easement per Volume 217, Page 315 Guadalupe County Deed Records (GCDR) as shown hereon.
- Sewer, Water and Electric Easement per Vol. 353, Pg. 274-278, GCDR.
- City of Schertz Ordinance as recorded in Vol. 379, Pg.169, GCDR.
- Upon examination of the Flood Insurance Rate Map, (F.I.R.M.) Map Number 48187C0220F, Dated 11-02-2007, the tract hereon depicted lies partially in Zone "AE". Defined as: An area inundated by 1% annual chance flooding a.k.a. Regulatory Floodway, and partially in Zone AE for which Base Flood Elevations have been determined. All elevation data referenced to NAVD 1988/2012 Adjustment, 2012B Geoid Model. WARNING: This statement is based on scaling the location of this survey on the above F.I.R.M. This information is intended to be used to determine Insurance Rates only, and not to identify specific flooding conditions.
- Future redevelopment of the subject site is subject to the City of Schertz and Guadalupe County Ordinances, pertaining to building lines and to local, county and state subdivision platting procedures and regulations.
- This survey plat is accompanied by a separate Metes and Bounds description, per the Texas Board of Professional Land Surveyors "General Rules of Procedures and Practices", Section 663.19 (9).

Thompson Surveying Company  
Land Surveying/Mapping/GPS/GIS  
101 East Mountain Road  
Wimberley, Texas 78676  
512-667-8940  
713-895-7348

TSPS 1A, II, LAND TITLE SURVEY  
CIBOLO CREEK MUNICIPAL AUTHORITY

14.8906 ACRES (CALLED 11.6 ACRES) OF LAND BEING OUT OF THE  
G. MALPAZ SURVEY NO. 67, ABSTRACT - 221

SCHERTZ, GUADALUPE COUNTY, TEXAS

DATE: 05-21-2017 SCALE: 1"=50' JOB NO. 190202  
VERSION: 190202-190417-2218.DWG REF: 170205, 180804, 190202 DWG: 190202B-2017-6CE.DWG

P:\2019\190202-APAI Schertz Lift Station Boundary\CAD\190202-2017-6-CE.dwg, 7/22/2020 2:49:23 PM, AutoCAD PDF (General Documentation).pc3