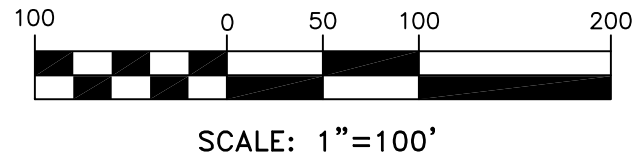


VICINITY MAP  
NOT TO SCALE

C.P.S. NOTES:  
 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLMENT, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENT OR ANY OTHER EASEMENT FOR UTILITIES.



**SURVEY LEGEND**

SIR: SET 1/2" IRON ROD W/CAP  
 FIR: FOUND 1/2" IRON ROD  
 ORGCT: OFFICIAL PUBLIC RECORDS GUADALUPE CO., TX  
 M&PRGCT: MAP & PLAT RECORDS GUADALUPE CO., TX  
 ELEC: ELECTRIC  
 TELE: TELEPHONE  
 CATV: CABLE TV

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83)(C.O.R.S.).

**NOTES:**

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0230F, DATED 11/2/07, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
4. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
5. TOTAL NUMBER BUILDABLE LOTS = 1
6. EXISTING ZONING = R-A
7. A WAIVER TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AT TIME OF PLATTING (REQUIREMENT IN UDC SEC. 21.15.3) IS REQUIRED FOR A PLAT TO MEET THE CITY'S SUBDIVISION REQUIREMENTS. THE WAIVER IS DISCRETIONARY FOR THE PLANNING AND ZONING COMMISSION TO EITHER APPROVE/DENY, AND IT WILL BE HEARD AS A SEPARATE ITEM RIGHT BEFORE THE PRELIMINARY PLAT.

STATE OF TEXAS  
 COUNTY OF GUADALUPE

THE OWNER(S) OF THE 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.

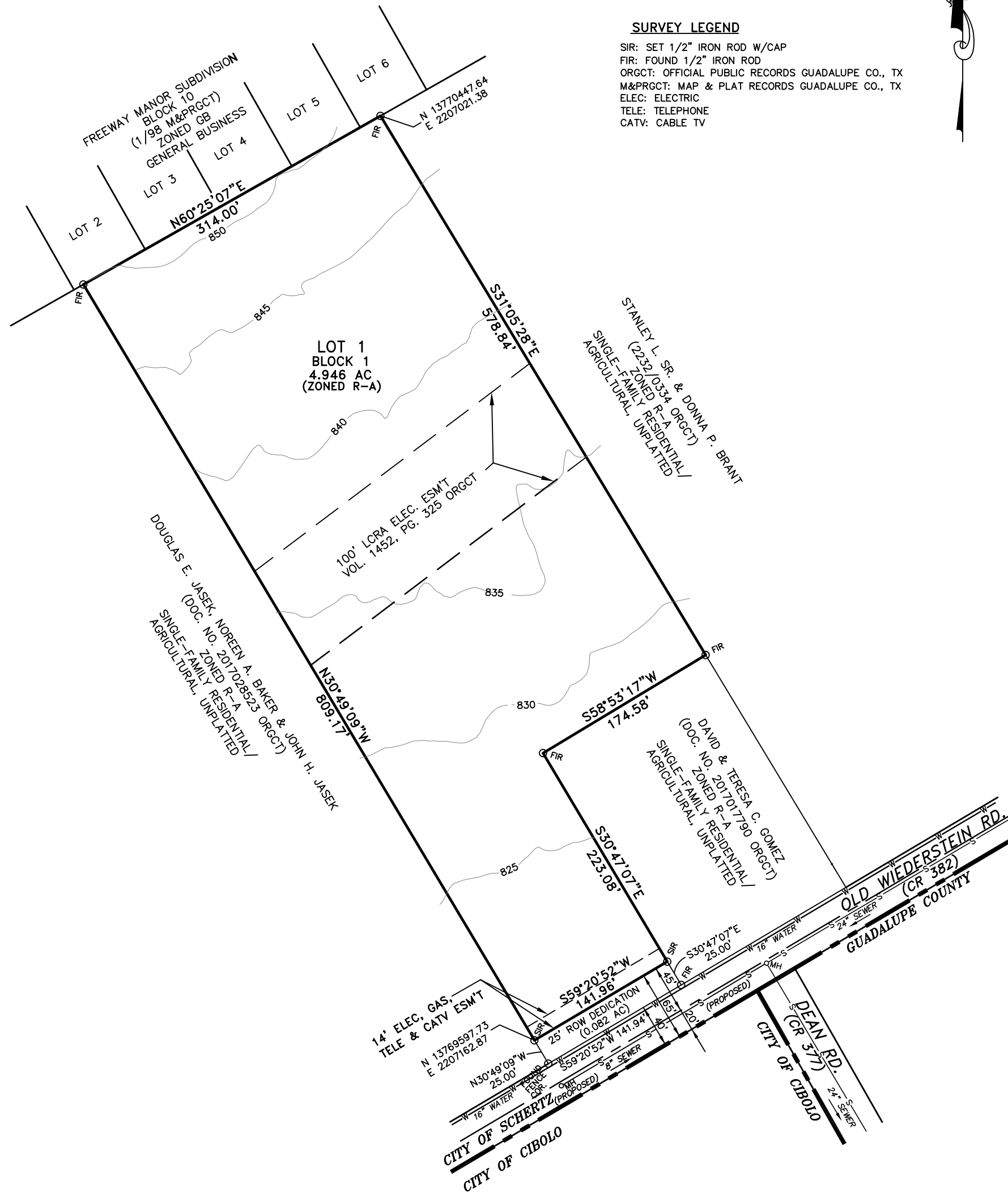
TODD M. BUSCH  
 426 ISLE OF VIEW DR.  
 MCQUEENEY, TX 78123  
 210-825-3530

STATE OF TEXAS  
 COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD M. BUSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, A.D. 20\_\_\_\_\_

NOTARY PUBLIC



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

MICHAEL F. LUCCI, PE  
 REGISTERED PROFESSIONAL ENGINEER NO. 82822  
 MICHAEL F. LUCCI, PE, PLLC, FIRM #757  
 24165 W. INTERSTATE 10, STE. 217-409  
 SAN ANTONIO, TX 78257  
 210-213-3462

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

GEORGE E. LUCAS, RPLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160  
 CELCO SURVEYING, FIRM #10193975  
 2205 STONECREST PATH  
 NEW BRAUNFELS, TX 78130  
 512-635-4857

**CERTIFICATION BY CITY ENGINEER:**

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

**PLANNING AND ZONING COMMISSION:**

THIS PLAT OF BUSCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION

BY \_\_\_\_\_  
 CHAIRMAN

BY \_\_\_\_\_  
 SECRETARY

**PLAT ESTABLISHING  
 BUSCH SUBDIVISION**

ESTABLISHING LOT 1, BLOCK 1, BEING 4.946 ACRES OUT OF THE MARTIN AND WALKER SURVEY NO. 113, ABSTRACT NO. 244, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 6.0336 ACRE TRACT OF LAND RECORDED IN VOLUME 2503, PAGE 172, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.