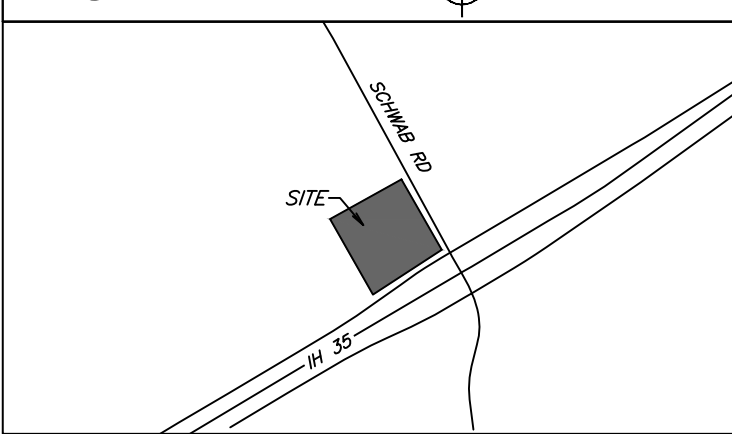


VICINITY MAP NOT TO SCALE



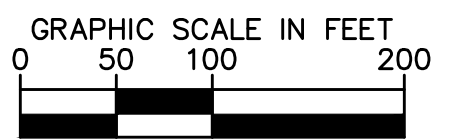
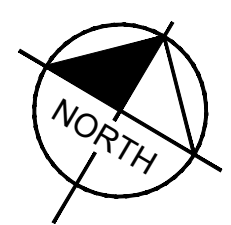
LEGEND

- IRF 1/2" IRON ROD FOUND
- IRS 1/2" IRON ROD W/ A RED PLASTIC CAP
- ☒ STAMPED "MATKIN-HOOVER ENG. & SURVEY" SET
- ☒ R/W MONUMENT FOUND
- ROW RIGHT-OF-WAY
- NCB NEW CITY BLOCK
- TX.D.O.T. TEXAS DEPARTMENT OF TRANSPORTATION
- VOL. VOLUME
- PG. PAGE
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- 765 EXISTING CONTOUR

SURVEYOR:
 MATKIN HOOVER ENGINEERING &
 SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TEXAS 78006
 PH: (830) 249-0600
 CONTACT: KYLE PRESSLER, R.P.L.S.
 FIRM NO. F-10024000



Certified By: *[Signature]*
 Jerad Mohr
 Public Works Department
 08/03/2021 4:44:18 PM



OWNER'S ACKNOWLEDGEMENT
 STATE OF _____
 COUNTY OF _____

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT 4032 PLAT, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SAN ANTONIO ONE LTD. PARTNERSHIP
 CHARLES A. FORBES, OWNER
 2111 WOODWARD AVE STE 910
 DETROIT, MI 48201-3421

STATE OF _____
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES A. FORBES KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF BEXAR

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT 4032 PLAT, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MATTHEW D. MILLER, PRESIDENT
 QT SOUTH, LLC.
 742 NW LOOP 410 STE 102
 SAN ANTONIO, TX 78216

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW D. MILLER KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

CERTIFICATE OF PLATTING ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

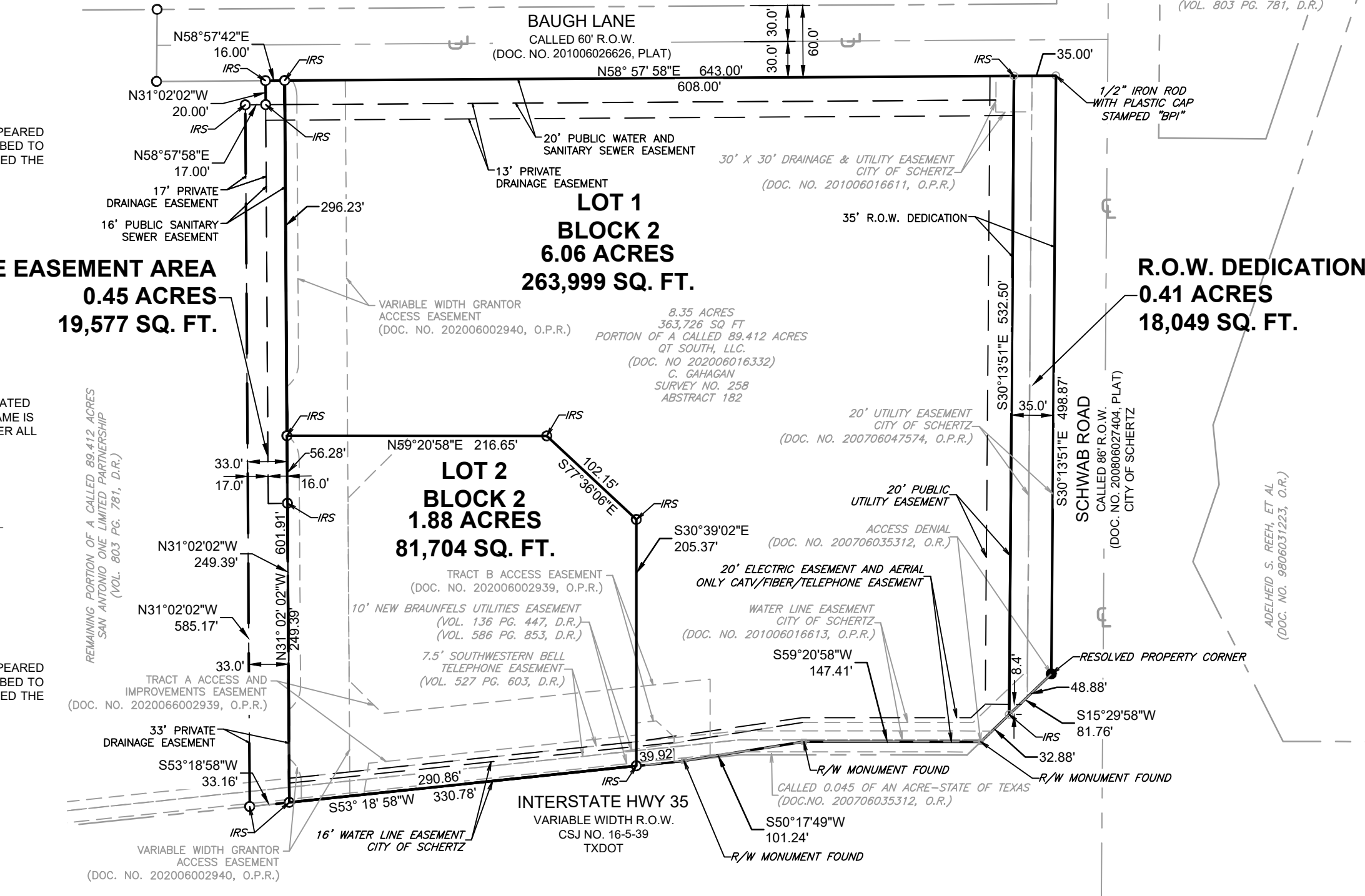
AARON K. PARENICA, P.E. DATE _____
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 99323

Approved By: *[Signature]*
 Megan Harrison, Planner
 Planning & Community Development
 08/12/2021 1:40:57 PM



601 NW LOOP 410, SUITE 350 FIRM # 10193973 TEL. NO. (210) 541-9166
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEM	AKP	5/4/2021	069304913



- NBU NOTES:**
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
 - UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
 - UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
 - EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
 - DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

- GENERAL NOTES:**
- 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.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48091C0440F, FOR COMAL COUNTY, TEXAS, AND INCORPORATED AREAS, DATED SEPTEMBER 2, 2009, PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
 - NUMBER OF BUILDABLE LOTS: 2

- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". LOT 1, BLOCK 2 OF THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT TO IH 35 TO BE SHARED WITH LOT 2 BLOCK 2, BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 286 FEET. LOT 2 BLOCK 2 IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT TO IH 35, BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 294 FEET. ANY ADDITIONAL FUTURE ACCESS WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE EXISTING SOUTHBOUND ENTRANCE RAMP IS TO BE REMOVED IN THE NEAR FUTURE BY TXDOT. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO THE TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITH STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
 - ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

BEARING REFERENCE NOTE:
 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.

FLOODPLAIN NOTE:
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

ZONING NOTE:
 THE SUBJECT PROPERTY IS CURRENTLY ZONED GENERAL BUSINESS (GB)

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
 THIS IS THE QT 4032 FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 20____
 BY: CHAIRPERSON _____
 BY: SECRETARY _____

UTILITY PROVIDER CERTIFICATIONS
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY _____

NBU CERTIFICATION
 THIS PLAT OF QT 4032 HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES FOR RECORDING.
 BY: _____
 NEW BRAUNFELS UTILITIES

FINAL PLAT
 OF
QT 4032

LOTS 1-2, BLOCK 2

AN 8.80 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE C. GAHAGAN SURVEY NO. 258, ABSTRACT 182, COMAL COUNTY, TEXAS, INCLUSIVE OF A 0.41 ACRE RIGHT-OF-WAY DEDICATION AND A 0.45 ACRE OFFSITE EASEMENT AREA, AND BEING A PORTION OF A CALLED 89.412 ACRE TRACT OF LAND AS CONVEYED TO SAN ANTONIO ONE LIMITED PARTNERSHIP OF RECORD IN VOLUME 803 PAGE 781 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A CALLED 8.35 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED IN DOCUMENT NO. 202006016332 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.