

LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESMT
P.U.E.	PUBLIC UTILITY EASEMENT
EGTTV	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
ELEC	ELECTRIC
TEL	TELEPHONE
CA.TV.	CABLE TELEVISION
---	PROPERTY LINE
---	FUTURE LOT LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE OF R.O.W. EASEMENT
---	FEMA 100 YR FLOODPLAIN
---	FOUND 1/2" IRON ROD
---	FOUND IRON PIPE
---	POST

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 4829C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

ENGINEER:
MALONE WHEELER INC.

5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:
KFW SURVEYING

3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TX 78231
PHONE: (210) 979-8444 FAX: (210) 979-8444
TSP-LS Firm # 10122300

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
BRADLEY BECHTOL
AUTHORIZED SIGNATORY

STATE OF TEXAS

COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONEWHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

STATE OF TEXAS

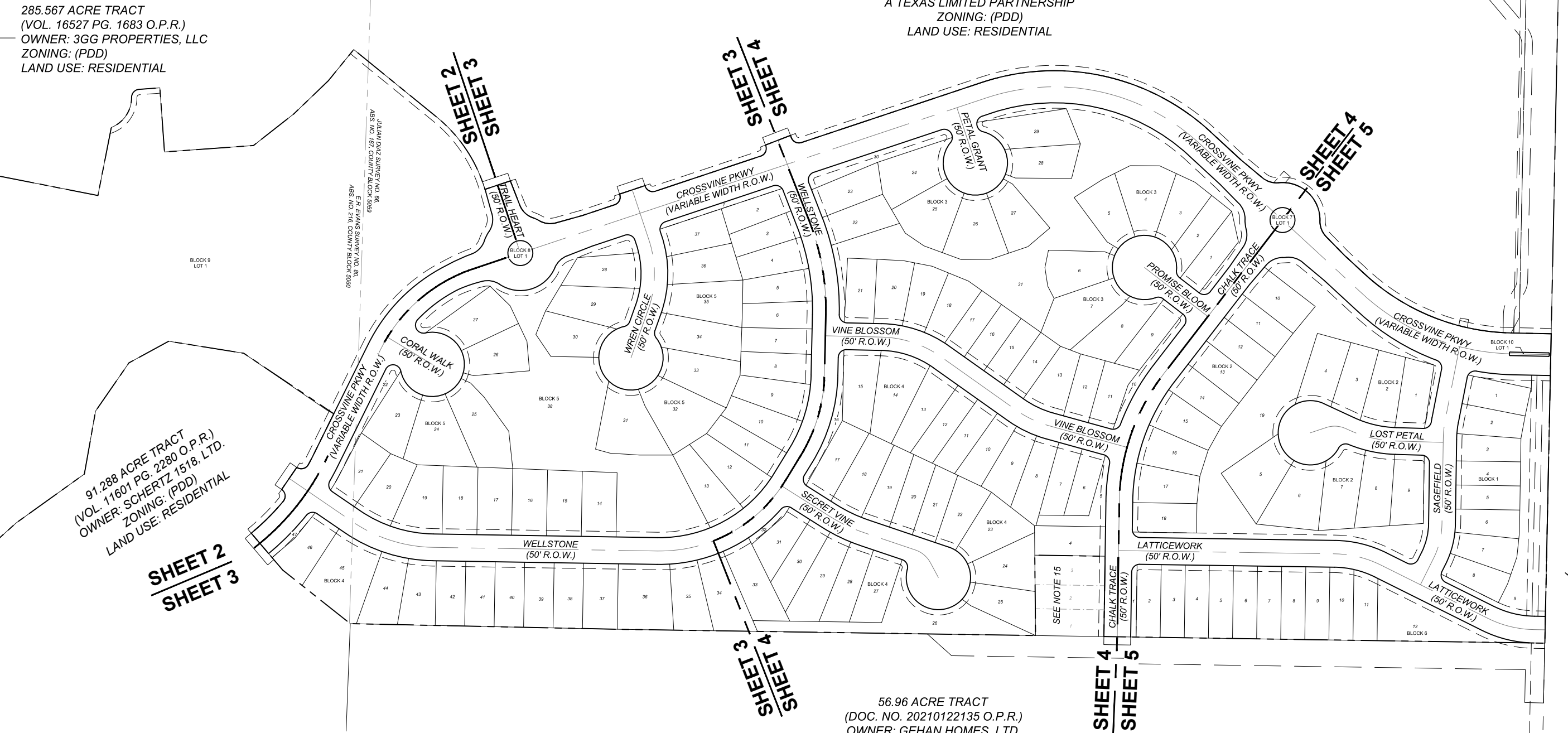
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

285.567 ACRE TRACT
(VOL. 16527 PG. 1683 O.P.R.)
OWNER: 3GG PROPERTIES, LLC
ZONING: (PDD)
LAND USE: RESIDENTIAL

91.288 ACRE TRACT
(VOL. 11801 PG. 2280 O.P.R.)
OWNER: SCHERTZ 1518, LTD.
ZONING: (PDD)
LAND USE: RESIDENTIAL



INDEX MAP

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DEPICTED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 577.63'.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION 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 _____, A.D. 20__
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 15, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LOT 1, BLOCK 5 LOT 22, BLOCK 5 LOT 3, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8
LOT 9, BLOCK 1 LOT 16, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LOT 38, BLOCK 5 LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS/ ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN FAVOR OF CPS RECORDED IN VOLUME 3192, PAGE 461, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	DSFR(1)	DSFR(2)	DSFR(3)	TOTAL LOTS =
45'	62	63	11	136
55'				
65'				

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

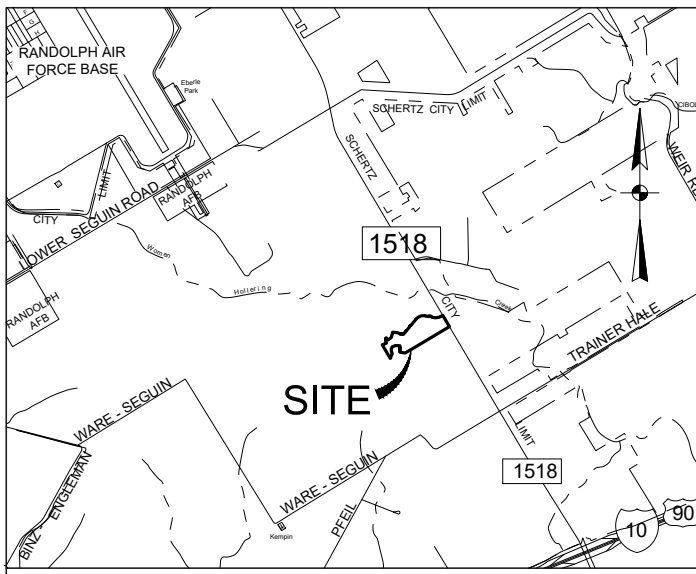
14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30, BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26, BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47, BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK 6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

**FINAL SUBDIVISION
PLAT OF
THE CROSSVINE MODULE 3A,
UNIT 1**

A 62.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 88, ABSTRACT NO. 187, COUNTY BLOCK 559, THE E.R. EVANS SURVEY NO. 85, ABSTRACT NO. 216, COUNTY BLOCK 5866 AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11801 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

FARM TO MARKET 1518
(VARIABLE WIDTH R.O.W.)



FERGUSON MAP GRID: 555-A7
LOCATION MAP
NOT TO SCALE

ENGINEER:

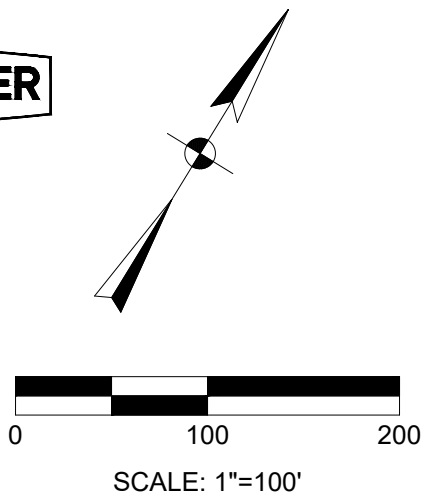


5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



3627 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone: (210) 979-8444 • Fax: (210) 979-8444
TSPS Form # 10122000



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CITY ENGINEER _____

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COUNTY OF BEXAR

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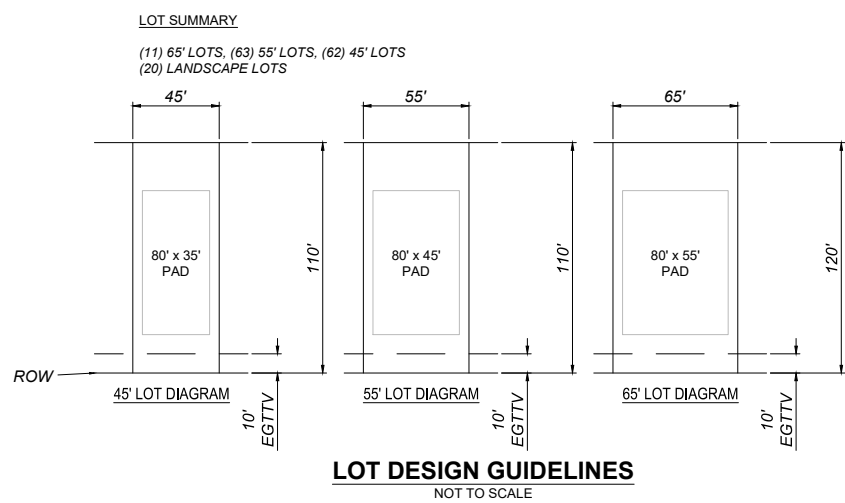
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TERESA A. SEIDEL
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3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



LOT DESIGN GUIDELINES
NOT TO SCALE

285.567 ACRE TRACT
(VOL. 16527 PG. 1683 O.P.R.)
OWNER: 3GG PROPERTIES, LLC
ZONING: (PDD)
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C.P.S. NOTES

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LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS BEXAR COUNTY
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESMT
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- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 4 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN FAVOR OF CPS RECORDED IN VOLUME 5192, PAGE 461, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	
DSFR(1)	45' 62'
DSFR(2)	55' 63'
DSFR(3)	65' 11'
TOTAL LOTS =	136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30, BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26, BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47, BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK 6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

FINAL SUBDIVISION
PLAT OF
**THE CROSSVINE MODULE 3A,
UNIT 1**

A 62.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11594 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

ADDITIONAL NOTES:

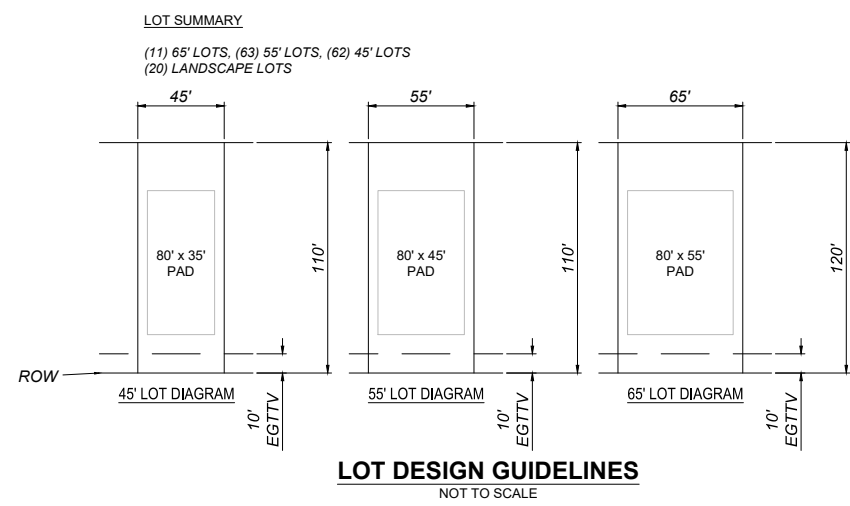
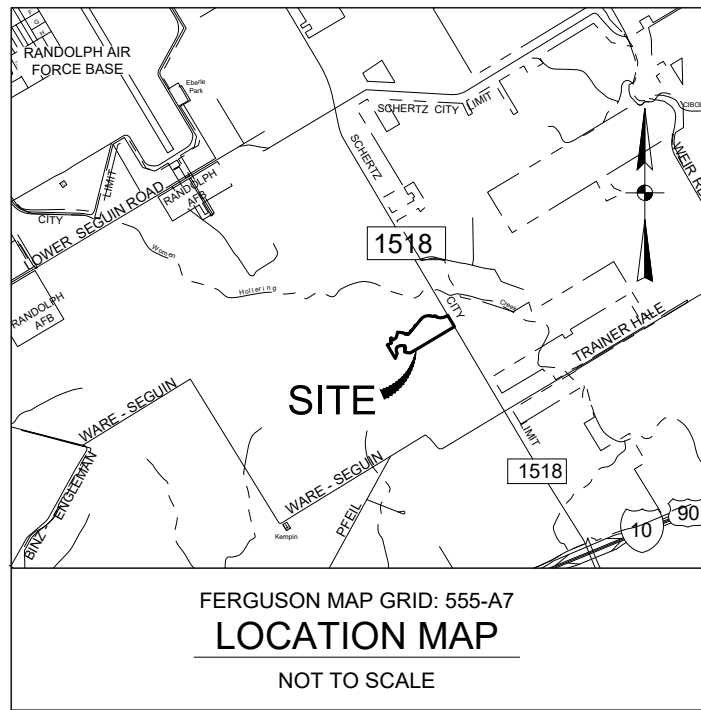
- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION 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 _____ A.D. 20__
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



ENGINEER:

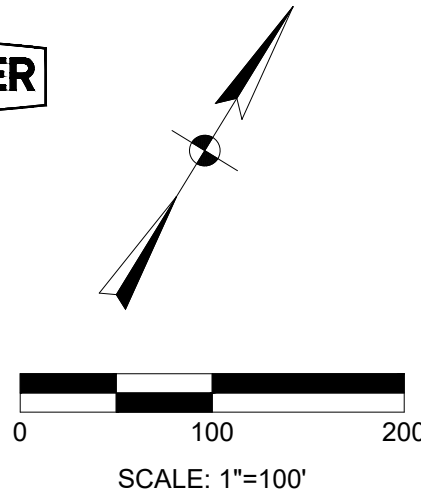
MALONE WHEELER
INC. 1996

5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:

KFW
SURVEYING

3027 Parkwood Plaza, Suite 101, San Antonio, TX 78231
78759 Phone # 781-2300 Fax # 781-2300



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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____

OWNER: SCHERTZ 1518, LTD.
BRADLEY BECHTOLD
AUTHORIZED SIGNATORY

STATE OF TEXAS

COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

91.288 ACRE TRACT
(VOL. 11601 PG. 2280 O.P.R.)
OWNER: SCHERTZ 1518, LTD
ZONING: (PDD)
LAND USE: RESIDENTIAL

15' WATER AND WASTEWATER EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT VOL. _____ PG. _____

15' WATER AND WASTEWATER EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT VOL. _____ PG. _____

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DEPICTED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 577.63'.

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGIN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 1, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 4 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 3 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN FAVOR OF CPS ENERGY IS RECORDED IN VOLUME 5192, PAGE 461 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	
DSFR(1)	45' 62'
DSFR(2)	55' 63'
DSFR(3)	65' 11'
TOTAL LOTS =	136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30, BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26, BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47, BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 47, BLOCK 6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3A, UNIT 1

A 92.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BEXAR, TEXAS, THE E. R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BEXAR AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

56.96 ACRE TRACT
(DOC. NO. 20210122135 O.P.R.)
OWNER: GEHAN HOMES, LTD.
ZONING: PDD
LAND USE: RESIDENTIAL

LEGEND

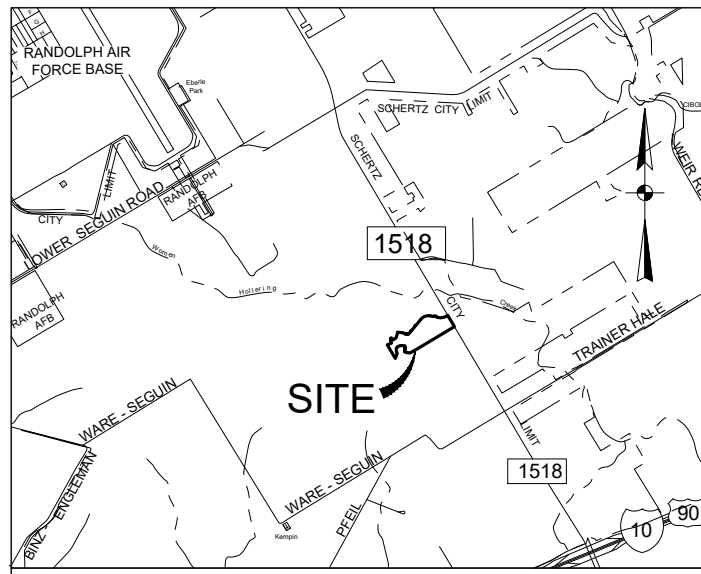
B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS BEXAR COUNTY
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESMT
EGTV	PUBLIC UTILITY EASEMENT
ELEC	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEL	ELECTRIC TELEPHONE
CA.TV.	CABLE TELEVISION
---	PROPERTY LINE
---	FUTURE LOT LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE OF R.O.W.
---	EASEMENT
---	FEMA 100 YR FLOODPLAIN
○ FIR	FOUND 1/2" IRON ROD
○ FIP	FOUND IRON PIPE
⊕	POST

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION 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.

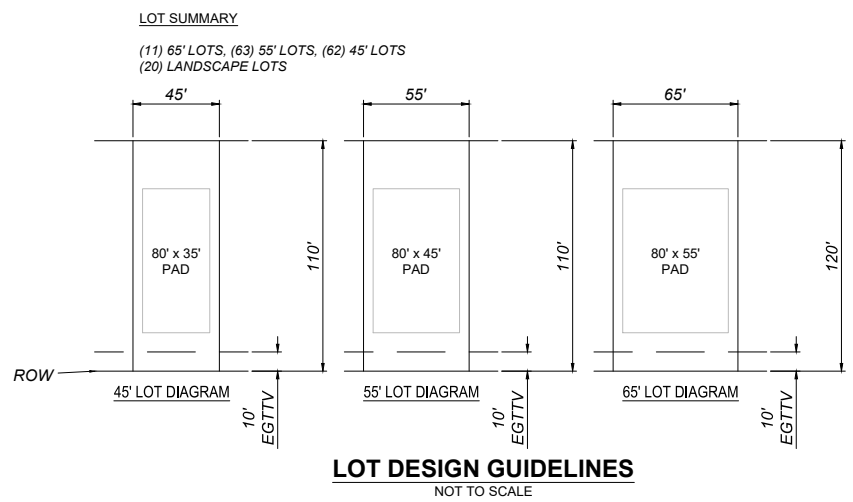
DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



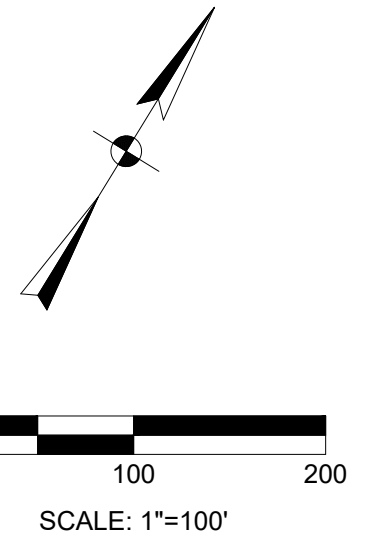
FERGUSON MAP GRID: 555-A7
LOCATION MAP
 NOT TO SCALE



C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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NOTES:

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ENGINEER:
MALONE WHEELER
 INC. 1998

5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655
 FIRM REGISTRATION NO. F-786

SURVEYOR:
KFW
 SURVEYING

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 577.63'.

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

CITY ENGINEER _____

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____

OWNER: SCHERTZ 1518, LTD.
 BRADLEY BECHTOLD
 AUTHORIZED SIGNATORY

STATE OF TEXAS
 COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

JESSE B. MALONE
 REGISTERED PROFESSIONAL ENGINEER NO. 108734
 MALONE WHEELER, INC.
 5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

145.427 AC.
 (VOL. 11564, PG. 1814 O.P.R.)
 OWNER: SCHERTZ 1518, LTD.
 A TEXAS LIMITED PARTNERSHIP
 ZONING: (PDD)
 LAND USE: RESIDENTIAL



COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 1 LOT 36, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS/ ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN FAVOR OF CPS RECORDED IN VOL. 11564, PAGE 461, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	
DSFR(1)	45' 62'
DSFR(2)	55' 63'
DSFR(3)	65' 11'
TOTAL LOTS = 136	

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30, BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26, BLOCK 4, LOT 32, BLOCK 4, LOT 47, BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK 6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE. THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

**FINAL SUBDIVISION
 PLAT OF
 THE CROSSVINE MODULE 3A,
 UNIT 1**

A 52.96 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, THE E. R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

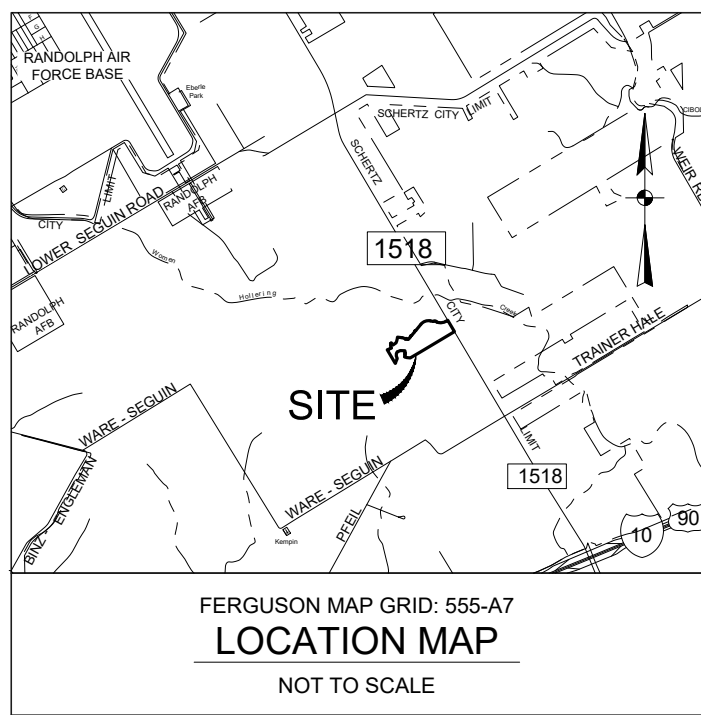
THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1, SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: _____
 CHAIRPERSON
 BY: _____
 SECRETARY

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



FERGUSON MAP GRID: 555-A7
LOCATION MAP
 NOT TO SCALE

ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655
 FIRM REGISTRATION NO. F-786

SURVEYOR:



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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
 BRADLEY BECHTOL
 AUTHORIZED SIGNATORY

STATE OF TEXAS

COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

JESSE B. MALONE
 REGISTERED PROFESSIONAL ENGINEER NO. 108734
 MALONE WHEELER, INC.
 5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

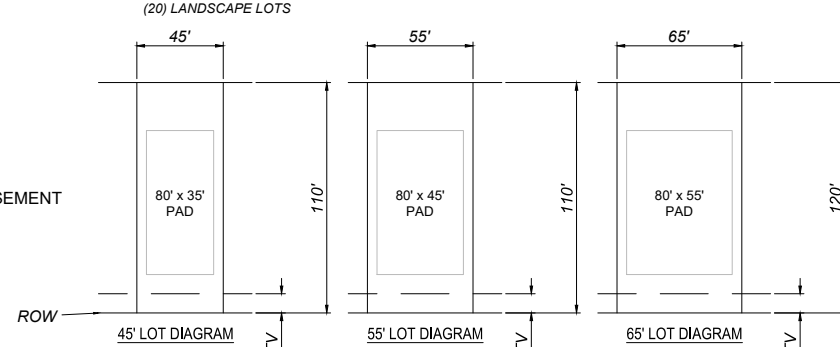
TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

LEGEND

- | | |
|------------|--|
| B.C.D.P.R. | BEXAR COUNTY DEED AND PLAT RECORDS |
| R.P.R.B.C. | REAL PROPERTY RECORDS |
| | BEXAR COUNTY |
| | RIGHT OF WAY |
| | EASEMENT |
| R.O.W. | NON-VEHICULAR ACCESS ESMT |
| N.V.A.E. | PUBLIC UTILITY EASEMENT |
| P.U.E. | ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT |
| EGTTV | ELECTRIC |
| ELEC | TELEPHONE |
| TEL | CABLE TELEVISION |
| CA.TV. | PROPERTY LINE |
| | FUTURE LOT LINE |
| | ADJACENT PROPERTY LINE |
| | CENTER LINE OF R.O.W. |
| | EASEMENT |
| | FEMA 100 YR FLOODPLAIN |
| | FOUND 1/2" IRON ROD |
| | FOUND IRON PIPE |
| | POST |

LOT SUMMARY

- (11) 65' LOTS, (63) 55' LOTS, (62) 45' LOTS
- (20) LANDSCAPE LOTS



LOT DESIGN GUIDELINES
 NOT TO SCALE

ADDITIONAL NOTES:

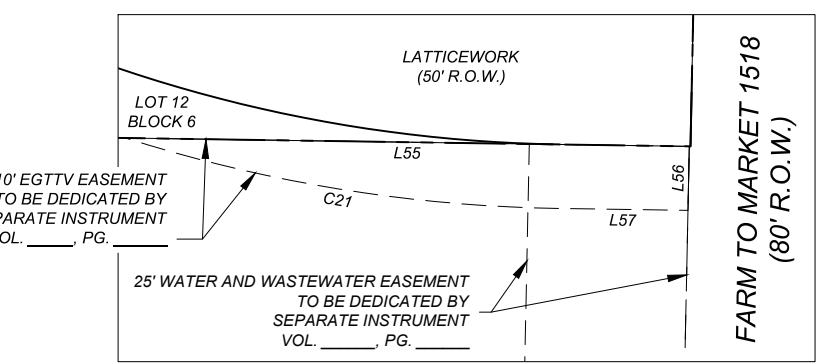
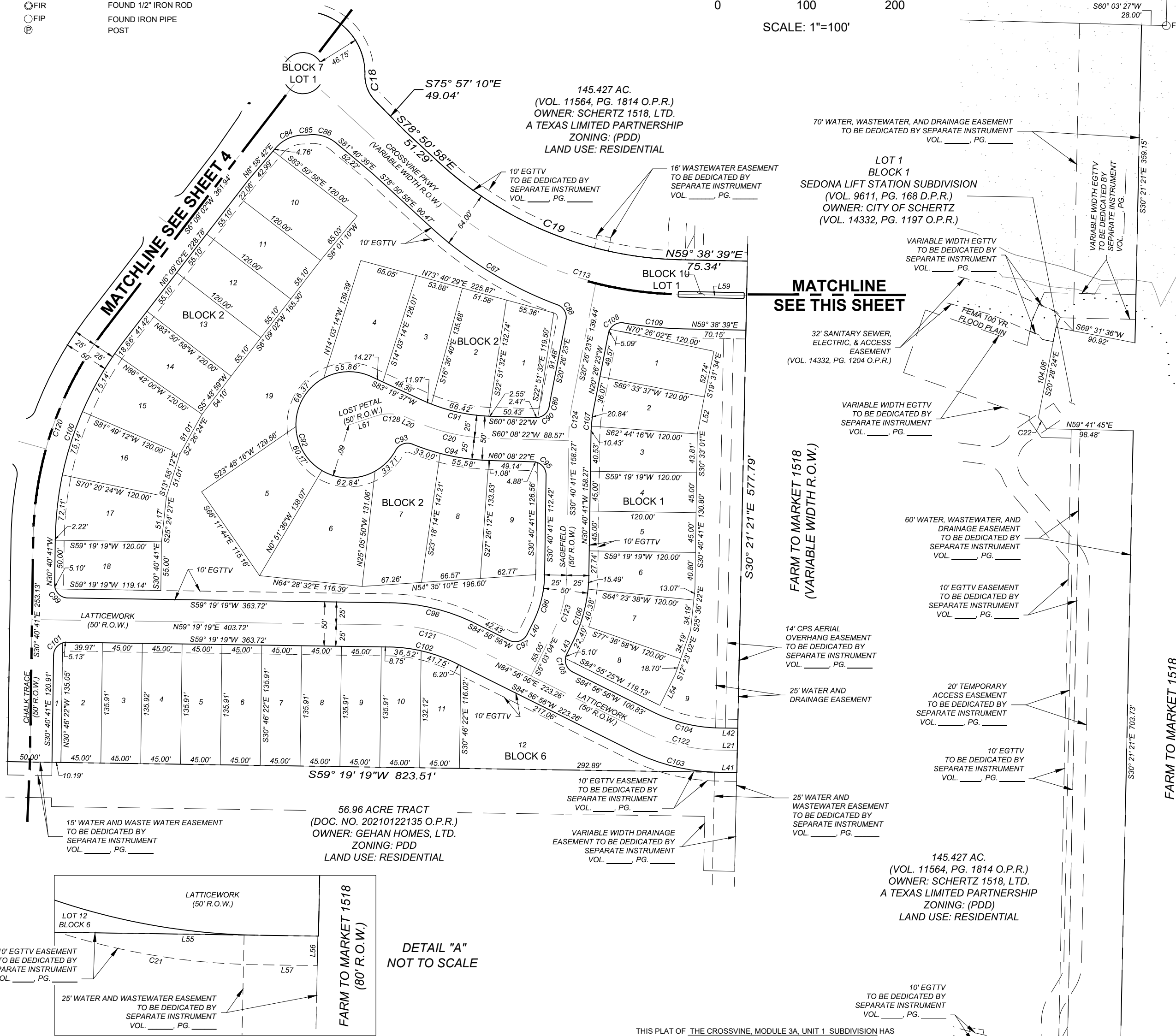
- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SATELLITE AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 577.63'.

LOT 1
 BLK 1
 26.237 AC.

(VOL. 9616, PG. 24 D.P.R.)
 OWNER: RESPONSIVE EDUCATION SOLUTIONS



DETAIL "A"
 NOT TO SCALE

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "TELETYPE EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DEPICTED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION 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 _____ A.D. 20__
 BY: _____ CHAIRPERSON
 BY: _____ SECRETARY

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEE DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADE) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 1 LOT 5, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 2	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN FAVOR OF CPS RECORDED IN VOLUME 1312, PAGE 461, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE AREA WHICH IS THE SUBJECT OF THIS PLAT.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88
- THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

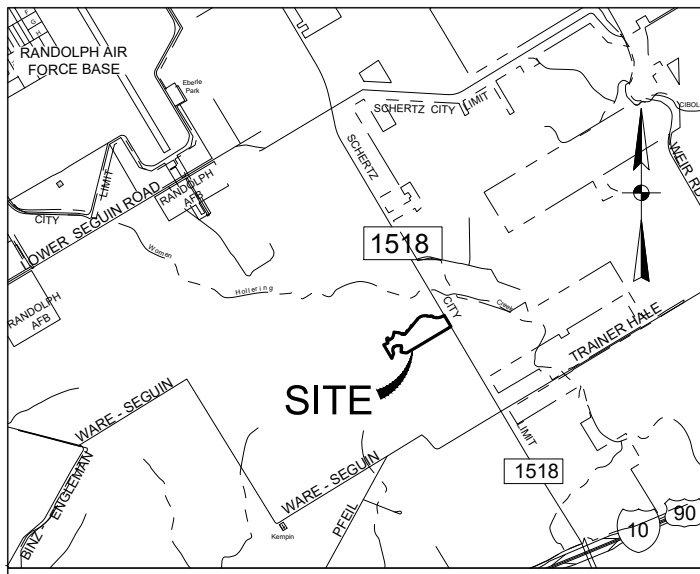
LOT SIZE SUMMARY

DSFR(1)	45'	62
DSFR(2)	55'	63
DSFR(3)	65'	11
TOTAL LOTS =		136

- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THIS LAND IS ZONED PDD.
- THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1; LOT 19, BLOCK 2; LOT 10, BLOCK 3; LOT 30, BLOCK 3; LOT 31, BLOCK 3; LOT 5, BLOCK 4; LOT 16, BLOCK 4; LOT 26, BLOCK 4; LOT 32, BLOCK 4; LOT 36, BLOCK 4; LOT 45, BLOCK 4; LOT 47, BLOCK 4; LOT 1, BLOCK 5; LOT 22, BLOCK 5; LOT 38, BLOCK 5; LOT 1, BLOCK 6; LOT 12, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.
- LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

**FINAL SUBDIVISION
 PLAT OF
 THE CROSSVINE MODULE 3A,
 UNIT 1**

A 52.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 68, ABSTRACT NO. 187, COUNTY BLOCK 569; THE E. R. EVANS SURVEY NO. 89, ABSTRACT NO. 216, COUNTY BLOCK 586; AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS



FERGUSON MAP GRID: 555-A7
LOCATION MAP
NOT TO SCALE

ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



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

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ___ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
BRADLEY BECHTOL
AUTHORIZED SIGNATORY

STATE OF TEXAS
COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20__

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	76.05'	445.00'	9°47'32"	N13°03'54"E	75.96'
C2	24.96'	15.00'	95°20'15"	N39°29'59"W	22.18'
C3	24.96'	15.00'	95°20'15"	N45°09'45"E	22.18'
C4	20.74'	445.00'	2°40'13"	N03°50'29"W	20.74'
C5	71.88'	60.00'	68°38'39"	N02°28'31"E	67.66'
C6	22.56'	15.00'	86°10'39"	N11°14'31"E	20.49'
C7	155.63'	275.00'	32°25'31"	S66°10'10"E	153.56'
C8	34.51'	40.00'	49°25'53"	S77°32'06"E	33.45'
C9	13.25'	70.00'	10°50'43"	N83°10'20"E	13.23'
C10	32.69'	41.00'	45°41'20"	N65°45'01"E	31.83'
C11	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C12	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C13	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C14	22.85'	15.00'	87°15'54"	N83°40'33"E	20.70'
C15	458.60'	430.00'	61°06'26"	N70°35'49"E	437.18'
C16	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C17	118.63'	70.00'	97°06'10"	S78°48'54"E	104.94'
C18	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C19	300.64'	415.00'	41°30'23"	N80°23'50"E	294.10'
C20	91.06'	225.00'	23°11'15"	S71°44'00"W	90.44'
C21	68.79'	235.00'	16°46'16"	S67°42'27"W	68.54'
C22	15.16'	50.00'	17°22'31"	S66°42'30"E	15.10'
C23	91.85'	495.00'	10°37'53"	N12°38'44"E	91.72'
C24	22.38'	15.00'	85°30'06"	N50°04'50"E	20.36'
C25	175.05'	300.00'	33°25'55"	N76°06'55"E	172.58'
C26	261.06'	300.00'	49°51'29"	N34°28'13"E	252.90'
C27	21.27'	15.00'	81°14'35"	N50°09'46"E	19.53'
C28	77.50'	325.00'	13°39'44"	N83°57'12"E	77.31'
C29	22.56'	15.00'	86°10'39"	S59°47'21"E	20.49'
C30	278.74'	60.00'	266°10'39"	N30°12'39"E	87.64'
C31	65.57'	275.00'	13°39'44"	S83°57'12"W	65.42'
C32	23.36'	15.00'	89°12'56"	N44°36'28"W	21.07'
C33	171.47'	325.00'	30°13'44"	N15°06'52"W	169.49'
C34	23.56'	15.00'	90°00'00"	N14°46'16"E	21.21'
C35	103.95'	175.00'	34°02'00"	N76°47'15"E	102.43'
C36	78.09'	225.00'	19°53'08"	N83°51'42"E	77.70'
C37	22.20'	15.00'	84°47'03"	S63°41'21"E	20.23'
C38	69.59'	425.00'	9°22'52"	S25°59'15"E	69.51'
C39	22.38'	15.00'	85°30'06"	S44°25'04"E	20.36'
C40	30.32'	495.00'	3°30'34"	S03°25'18"E	30.31'
C41	37.04'	15.00'	141°28'07"	S65°33'28"W	28.32'
C42	283.07'	60.00'	270°18'59"	S01°08'02"W	84.62'
C43	38.23'	15.00'	146°02'48"	S61°00'03"E	28.69'
C44	92.54'	275.00'	19°16'53"	S21°39'47"W	92.11'
C45	6.51'	90.00'	4°08'33"	S33°22'31"W	6.51'
C46	43.90'	262.32'	9°35'22"	S40°14'28"W	43.85'
C47	32.95'	40.00'	47°11'45"	S68°38'02"W	32.03'
C48	123.08'	70.00'	100°44'23"	S41°51'43"W	107.82'
C49	32.69'	41.00'	45°41'20"	S14°20'11"W	31.83'
C50	4.55'	91.00'	2°51'44"	S38°36'44"W	4.55'
C51	23.56'	15.00'	90°00'00"	S85°02'36"W	21.21'
C52	116.26'	175.00'	38°03'46"	N30°55'31"W	114.13'
C53	15.12'	15.00'	57°46'09"	N16°59'26"E	14.49'
C54	309.49'	60.00'	295°32'17"	S78°06'22"W	64.00'
C55	15.12'	15.00'	57°46'09"	S40°46'42"E	14.49'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C56	149.47'	225.00'	38°03'46"	S30°55'31"E	146.74'
C57	23.56'	15.00'	90°00'00"	S04°57'24"E	21.21'
C58	22.85'	15.00'	87°15'54"	S83°40'33"W	20.70'
C59	166.62'	425.00'	22°27'46"	N41°27'37"W	165.56'
C60	145.09'	275.00'	30°13'44"	N15°06'52"W	143.41'
C61	259.18'	250.00'	59°23'58"	N29°41'59"E	247.73'
C62	145.87'	250.00'	33°25'55"	N76°06'55"E	143.81'
C63	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C64	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C65	15.12'	15.00'	57°46'09"	S21°04'20"E	14.49'
C66	309.49'	60.00'	295°32'17"	N40°02'36"E	64.00'
C67	15.12'	15.00'	57°46'09"	N78°50'29"W	14.49'
C68	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C69	394.61'	370.00'	61°06'26"	N70°35'49"E	376.17'
C70	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C71	19.15'	70.00'	15°40'34"	S38°06'06"E	19.09'
C72	35.20'	41.00'	49°11'36"	S21°20'35"E	34.13'
C73	23.56'	15.00'	90°00'00"	S51°09'02"W	21.21'
C74	15.12'	15.00'	57°46'09"	N54°57'54"W	14.49'
C75	309.49'	60.00'	295°32'17"	S06°09'02"W	64.00'
C76	15.12'	15.00'	57°46'09"	N67°15'57"E	14.49'
C77	23.56'	15.00'	90°00'00"	S38°50'58"E	21.21'
C78	126.22'	425.00'	17°00'57"	S02°21'27"E	125.75'
C79	22.20'	15.00'	84°47'03"	S31°31'36"W	20.23'
C80	60.74'	175.00'	19°53'08"	S83°51'42"W	60.43'
C81	133.65'	225.00'	34°02'00"	S76°47'15"W	131.69'
C82	23.55'	15.00'	89°57'22"	N75°15'03"W	21.21'
C83	185.86'	475.00'	22°25'08"	N41°28'56"W	184.68'
C84	35.20'	41.00'	49°11'36"	N33°34'31"E	34.13'
C85	6.77'	70.00'	5°32'18"	N55°24'10"E	6.76'
C86	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C87	169.31'	435.00'	22°18'02"	S89°59'59"E	168.24'
C88	21.13'	15.00'	80°42'37"	S60°47'42"E	19.43'
C89	8.10'	225.00'	2°03'46"	S21°28'17"E	8.10'
C90	21.64'	15.00'	82°38'32"	S18°49'06"W	19.81'
C91	80.94'	200.00'	23°11'15"	S71°44'00"W	80.39'
C92	278.97'	60.00'	266°23'33"	S49°52'09"E	87.48'
C93	21.93'	15.00'	83°45'14"	N38°48'41"E	20.03'
C94	89.66'	250.00'	20°32'57"	N70°24'50"E	89.18'
C95	23.35'	15.00'	89°10'57"	S75°16'10"E	21.06'
C96	55.91'	125.00'	25°37'37"	S17°51'53"E	55.44'
C97	23.56'	15.00'	90°00'00"	S39°56'56"W	21.21'
C98	100.64'	225.00'	25°37'37"	S72°08'07"W	99.80'
C99	23.56'	15.00'	90°00'00"	N75°40'41"W	21.21'
C100	241.04'	375.00'	36°49'43"	N12°15'50"W	236.91'
C101	23.56'	15.00'	90°00'00"	S14°19'19"W	21.21'
C102	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C103	100.70'	225.00'	25°38'35"	S72°07'44"W	99.86'
C104	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C105	23.56'	15.00'	90°00'00"	N50°03'04"W	21.21'
C106	78.27'	175.00'	25°37'37"	N17°51'53"W	77.62'
C107	31.27'	175.00'	10°14'18"	N25°33'32"W	31.23'
C108	23.32'	15.00'	89°03'47"	N24°05'30"E	21.04'
C109	68.17'	435.00'	8°58'44"	N64°08'01"E	68.10'
C110	189.80'	470.00'	23°08'15"	N06°23'33"E	188.51'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C111	236.77'	300.00'	45°13'11"	N17°26'00"E	230.67'
C112	426.61'	400.00'	61°06'26"	N70°35'49"E	406.68'
C113	307.88'	425.00'	41°30'23"	N80°23'50"E	301.19'
C114	160.46'	275.00'	33°25'55"	N76°06'55"E	158.20'
C115	285.10'	275.00'	59°23'58"	N29°41'59"E	272.50'
C116	158.28'	300.00'	30°13'44"	N15°06'52"W	156.45'
C117	176.42'	450.00'	22°27'46"	N41°27'37"W	175.29'
C118	118.80'	200.00'	34°02'00"	N76°47'15"E	117.06'
C119	69.41'	200.00'	19°53'08"	N83°51'42"E	69.07'
C120	257.11'	400.00'	36°49'43"	S12°15'50"E	252.71'
C121	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C122	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C123	67.09'	150.00'	25°37'37"	S17°51'53"E	66.53'
C124	35.74'	200.00'	10°14'18"	S25°33'32"E	35.69'
C125	132.86'	200.00'	38°03'46"	S30°55'31"E	130.43'
C126	71.54'	300.00'	13°39'44"	N83°57'12"E	71.37'
C127	37.60'	50.00'	43°05'19"	S81°20'01"E	36.72'
C128	37.70'	50.00'	43°11'47"	S61°43'44"W	36.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.58'	N17°57'40"E
L2	50.00'	N02°49'53"E
L3	84.54'	S29°55'37"W
L4	67.23'	S16°29'38"W
L5	10.00'	S59°48'47"W
L6	38.98'	N54°19'50"E
L7	75.06'	N07°37'05"E
L8	8.93'	S49°57'24"E
L9	49.89'	N40°02'38"E
L10	48.85'	S52°49'09"E
L11	50.60'	N42°54'21"E
L12	63.91'	N40°02'36"E
L13	1.00'	N49°57'24"W
L14	50.00'	N40°02'36"E
L15	1.00'	S49°57'24"E
L16	1.00'	N52°41'30"W
L17	50.00'	N37°18'30"E
L18	4.82'	S52°41'30"E
L19	52.22'	S81°40'39"E
L20	5.58'	S83°19'37"W
L21	20.62'	N59°19'19"E
L22	8.58'	N17°57'40"E
L23	27.65'	N00°00'00"E
L24	33.47'	N30°13'44"W
L25	22.52'	N00°04'13"W
L26	20.00'	N84°28'01"E
L27	35.77'	S75°25'39"E
L28	20.00'	S73°41'04"W
L29	48.34'	S37°10'52"W
L30	61.63'	S40°02'36"W
L31	7.42'	N49°57'24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L32	32.11'	N11°53'38"W
L33	32.11'	S11°53'38"E
L34	7.42'	