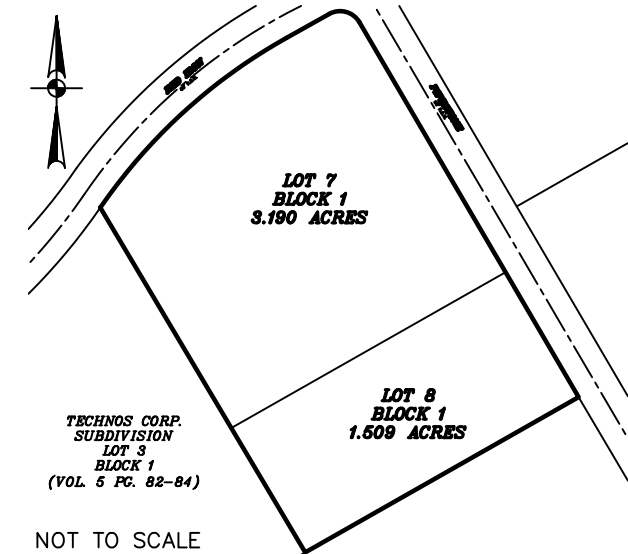


LOCATION MAP
NOT TO SCALE

COMMON AREA MAINTENANCE NOTE:
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 ASSIGN IS APPROVED BY THE CITY.

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.

BUILDABLE LOTS
THE TOTAL NUMBER OF BUILDABLE LOTS ON THIS PLAT IS 1



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7 & LOT 8, BLOCK 1, VESTAL SUBDIVISION UNIT-1A, RECORDED IN DOCUMENT # 200306046930 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF COMAL
AUTHORIZED SIGNATURE FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA)

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS, HEREBY CERTIFY THAT THIS 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

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 65524
5250 CALLAGHAN STE 100, SAN ANTONIO, TEXAS, 78228
210-490-4506

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 BY:

JOSE G. GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
5250 CALLAGHAN STE 100, SAN ANTONIO, TEXAS, 78228
210-490-4506

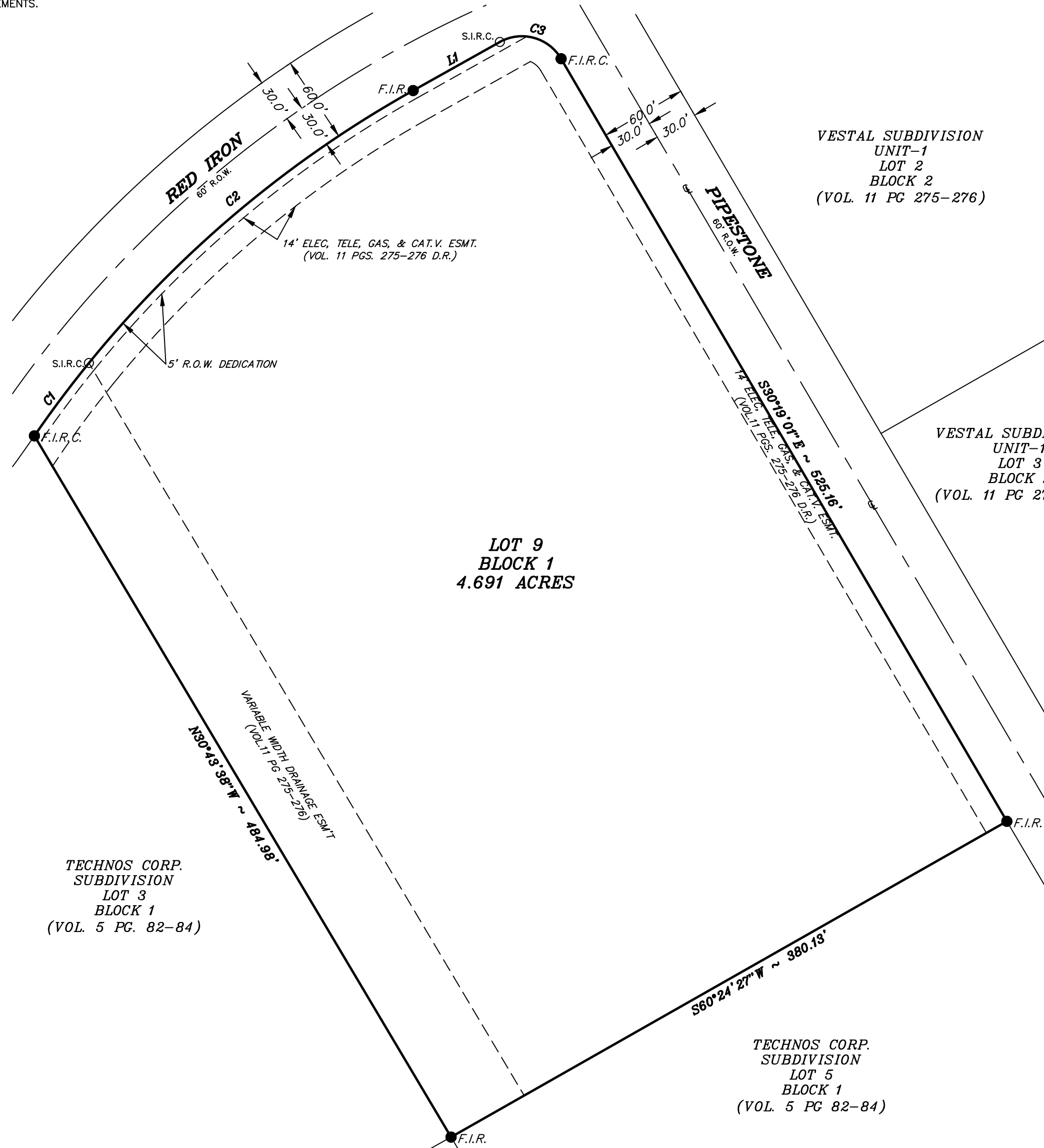
CPS/UTILITY NOTES:
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICES 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 GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS, WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENT 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0485F, EFFECTIVE 09/02/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

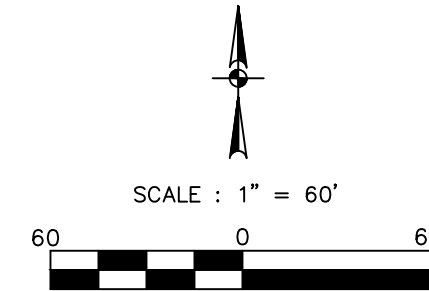
SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS WERE FOUND AND ARE MONUMENTED WITH 1/2" IRON ROD WITH CAP STAMPED "GRE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE IN SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.10	N60°46'14"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	670.00'	54.11'	4°37'40"
C2	670.00'	253.32'	21°39'46"
C3	27.00'	41.84'	88°47'44"



- LEGEND KEY**
- F.I.R.C. = FOUND 1/2" IRON ROD WITH CAP
 - F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R.C. = SET 1/2" IRON ROD WITH CAP STAMPED "GRE"
 - ESMT. = EASEMENT
 - ELEC. = ELECTRIC
 - AC. = ACRES
 - ABS. = ABSTRACT
 - TELE. = TELEPHONE
 - CAT.V. = CABLE TELEVISION
 - D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - PG. = PAGE
 - VOL. = VOLUME
 - RD. = ROAD
 - R.O.W. = RIGHT OF WAY
 - ε = CENTERLINE



STATE OF TEXAS



GE REAVES ENGINEERING
5250 CALLAGHAN RD. STE. 100
SAN ANTONIO, TX 78228
PH:(210)490-4506 FAX:(210)490-4812
FIRM REGISTRATION TBPELS 10133700
TBPE F-4861
GRE JOB NO.: 22-0076
DATE: 9/23/2022

COUNTY OF BEXAR
THE OWNER OF 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.

OWNER/DEVELOPER: GLENN FULLER
17992 RED IRON
SCHERTZ, TEXAS 78154
832-472-9870

STATE OF TEXAS
COUNTY OF COMAL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GLENN FULLER 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 ____ DAY OF _____, 20__.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS SUBDIVISION PLAT VESTAL SUBDIVISION UNIT-1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HERBY APPROVED BY SUCH COMMISSION DATED THIS ____ DAY OF _____ A.D. 20__.

BY: _____
CHAIRMAN

SECRETARY

I, _____ COUNTY CLERK OF SAID COUNTY DO HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ AT ____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ AD. 20__

COUNTY CLERK OF COMAL COUNTY, TEXAS
BY: _____, DEPUTY

**REPLAT OF VESTAL SUBDIVISION
TO CREATE
VESTAL SUBDIVISION UNIT-1B**

THIS PLAT AMENDS LOTS 7-8, BLOCK 1, OF VESTAL SUBDIVISION UNIT-1A PREVIOUSLY RECORDED IN VOLUME 14, PAGE 332, OF THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS, ESTABLISHING LOT 9, BLOCK 1, CITY OF SCHERTZ, TEXAS.