

**VICINITY MAP** NOT TO SCALE



**SURVEYOR:**  
 MATKIN HOOVER ENGINEERING &  
 SURVEYING  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TEXAS 78006  
 PH: (830) 249-0600  
 CONTACT: KYLE PRESSLER, R.P.L.S.

**OWNER'S ACKNOWLEDGEMENT**

STATE OF  
 COUNTY OF

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT 4033 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, TEXAS 78216  
 PH. (210) 332-4028

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"**

RACHEL M. ROBERTS, P.E. DATE  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 137894

**CERTIFICATE OF PLATTING SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

KYLE PRESSLER, R.P.L.S. DATE  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6528

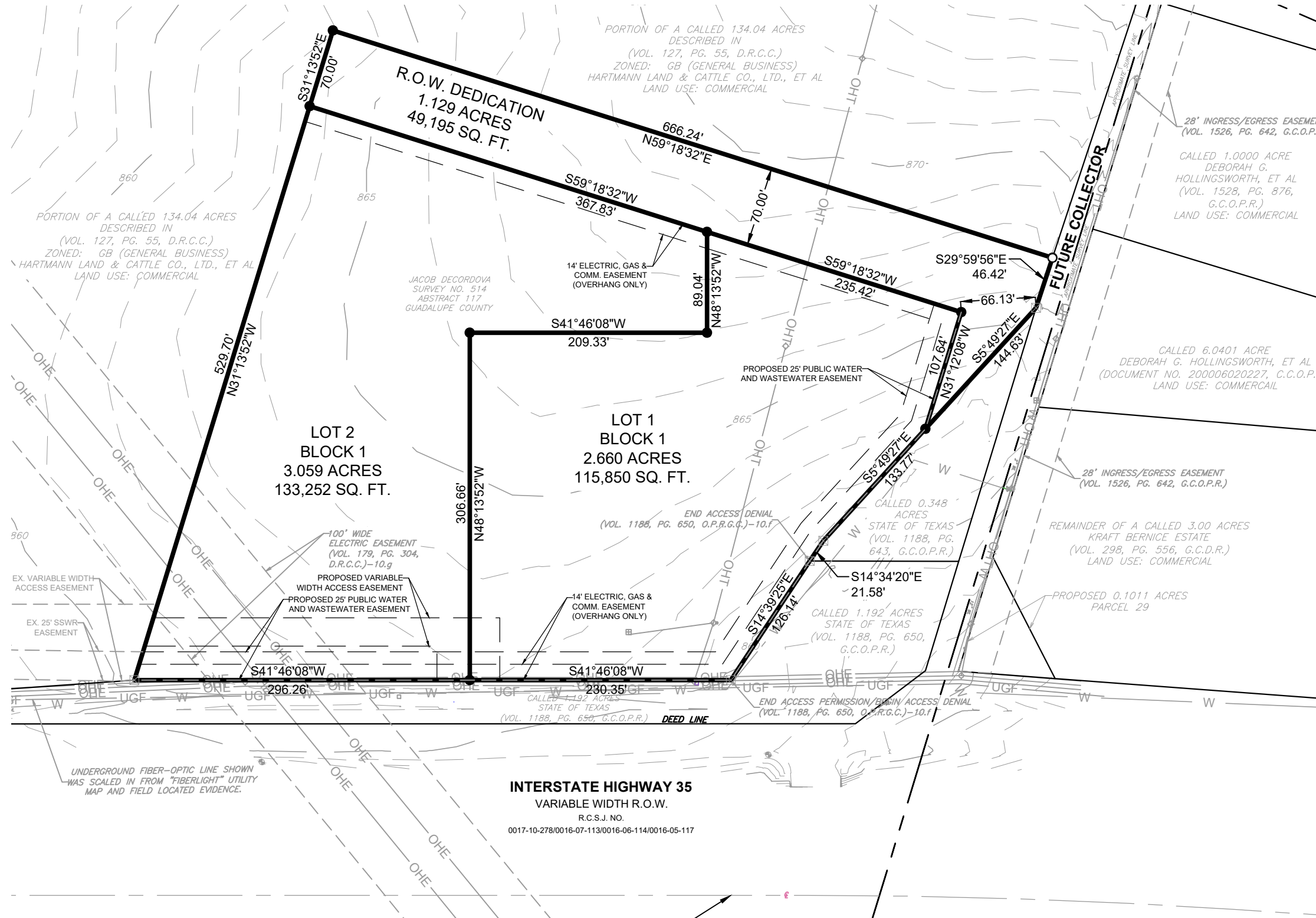
**CERTIFICATION OF CITY ENGINEER**

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

CITY ENGINEER

ESTIMATED PHASING OF DEVELOPMENT			
LOT	BLOCK	PHASE	ORDER
1	1	1	2022-2023
2	1	2	2025

LEGEND	
○	PROPERTY CORNER (FOUND)
●	PROPERTY CORNER (SET)
⊗	R/W MONUMENT FOUND
⊕	BENCHMARK
—	RIGHT-OF-WAY
—	NEW CITY BLOCK
—	VOLUME
—	PAGE
—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
—	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
—	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
—	DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
—	EXISTING CONTOUR
—	RIGHT OF WAY CENTERLINE



**CPS/UTILITY 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" 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 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.
- 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 DESCRIBED HEREON.

**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 48187C0210F, FOR GUADALUPE COUNTY, TEXAS, AND INCORPORATED AREAS, DATED NOVEMBER 2, 2007, THE TRACT SHOWN HEREON LIES 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 AGENTS.
- NUMBER OF BUILDABLE LOTS: 2
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- DEVELOPMENT WILL COMPLY WITH THE UDC, SEC. 21.14.1P WHICH STATES THAT A SIDEWALK/HIKE/BIKE TRAILS ARE REQUIRED ADJACENT TO A SECONDARY ARTERIAL.

**ZONING NOTE:**

THE SUBJECT PROPERTY IS CURRENTLY ZONED GENERAL BUSINESS (GB).

**PRELIMINARY PLAT OF  
 QT 4033**

A 6.85 ACRE TRACT OF LAND, OUT OF THE JACOB DECORDOVA SURVEY NO. 514, ABSTRACT 117, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 6.85 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED OF RECORD IN DOCUMENT NO. 202199043267 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_ SHEET 1 OF 1



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.
OHW	RMR	09/14/2022	069304919