

LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLK | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER (SURVEYOR) | ○ | SET 1/2" IRON ROD (PD) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | | |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |
-
- | | |
|-------|---------------------------------|
| — | CENTERLINE |
| - - - | EXISTING 100-YR FEMA FLOODPLAIN |

- | | | | |
|---|--|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑩ | 54' WIDE DRAINAGE EASEMENT (DOC NO. 20190112109, OPR) |
| ② | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑪ | 14' GAS EASEMENT (DOC NO. 20190186859, OPR) |
| ③ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑫ | 20' WATER EASEMENT (DOC NO. _____) |
| ④ | RIGHT-OF-WAY DEDICATION (0.279 OF AN ACRE) | ⑬ | 25' DRAINAGE EASEMENT (DOC NO. _____) |
| | | ⑭ | VARIABLE WIDTH TURN AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (DOC NO. _____) |
| | | ⑮ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. _____) |
| | | ⑯ | 16" SANITARY SEWER EASEMENT (DOC NO. _____) |
| | | ⑰ | 16" SANITARY SEWER EASEMENT (DOC NO. _____) |
| | | ⑱ | 20" SANITARY SEWER EASEMENT (VOL 17404, PG 2009, OPR) |

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG. NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 SCHERTZ PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR
TOM H. MILO, PLS 6819

CPS:

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," 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 GRANITOR'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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 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.

SAN ANTONIO RIVER AUTHORITY EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

NOTE:

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

FLOODPLAIN NOTE:

PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.

LINE #	BEARING	LENGTH
L1	N38°24'24"W	70.00'
L2	N51°40'57"E	119.96'
L3	N54°31'46"E	201.33'
L4	N51°40'57"E	32.29'
L5	S81°46'18"W	52.72'
L6	S81°3'42"E	130.00'
L7	S81°46'18"W	91.68'
L8	S58°39'16"W	122.18'
L9	N42°31'56"W	74.20'
L10	N21°17'45"E	95.64'
L11	N1°25'30"E	116.49'
L12	N40°34'58"E	87.22'
L13	N51°55'59"E	62.12'
L14	N11°37'43"E	38.71'
L15	N86°52'04"E	18.66'
L16	S55°54'57"E	97.36'
L17	S89°37'01"E	31.74'
L18	N55°47'35"E	53.30'
L19	N21°19'16"E	35.29'
L20	N12°17'47"W	45.67'
L21	N34°36'33"E	110.01'

LINE #	BEARING	LENGTH
L22	N22°07'19"E	74.20'
L23	S59°59'41"E	129.98'
L24	S49°10'12"W	136.40'
L25	S51°40'57"W	89.80'
L26	N38°24'24"W	70.00'
L27	N60°00'00"E	54.06'
L28	S60°00'49"E	50.00'
L29	S60°00'00"E	50.00'
L30	S60°00'00"E	107.55'
L31	N29°46'57"E	80.00'
L32	N60°00'00"W	107.85'
L33	N18°13'42"W	17.50'
L34	S81°46'18"W	36.74'
L35	S51°40'57"W	32.29'
L36	N30°00'00"E	116.21'
L37	N18°13'42"W	5.12'
L38	S30°00'00"W	15.42'
L39	S60°00'00"W	54.06'
L40	S30°00'00"W	10.32'
L41	S60°00'00"E	121.34'
L42	S60°00'00"E	121.34'

FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G. EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:

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.

LOT 901, 902, BLOCK 1, LOT 901, BLOCK 2, LOT 901, BLOCK 3, LOT 901, BLOCK 4, LOT 901, BLOCK 5, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR

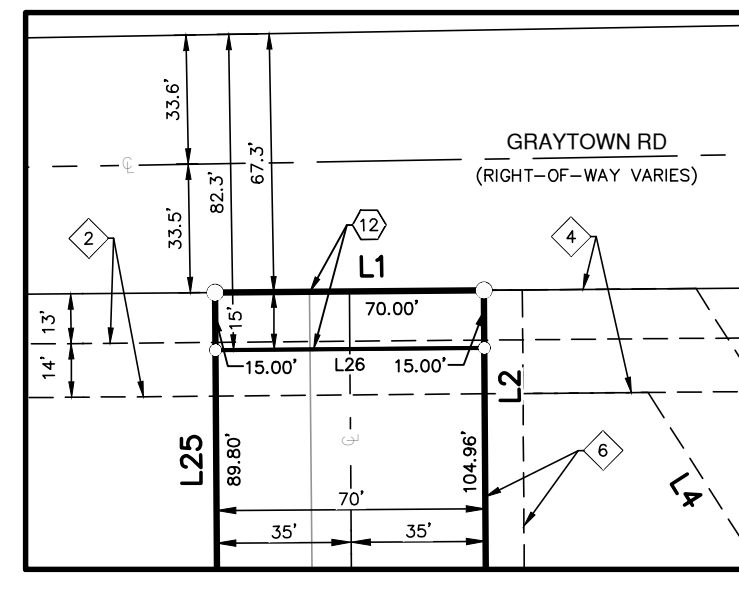
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

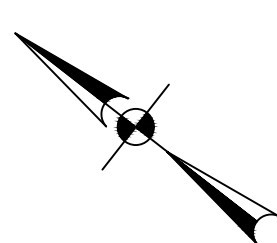
IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



DETAIL "A"

SCALE: 1" = 50'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10029800
DATE OF PREPARATION: July 19, 2022
BUILDABLE LOTS = 47 LOTS

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 REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 1A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
2020 FI GRAYTOWN, LLC
11 LYNN BATTIS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY _____
CHAIRMAN

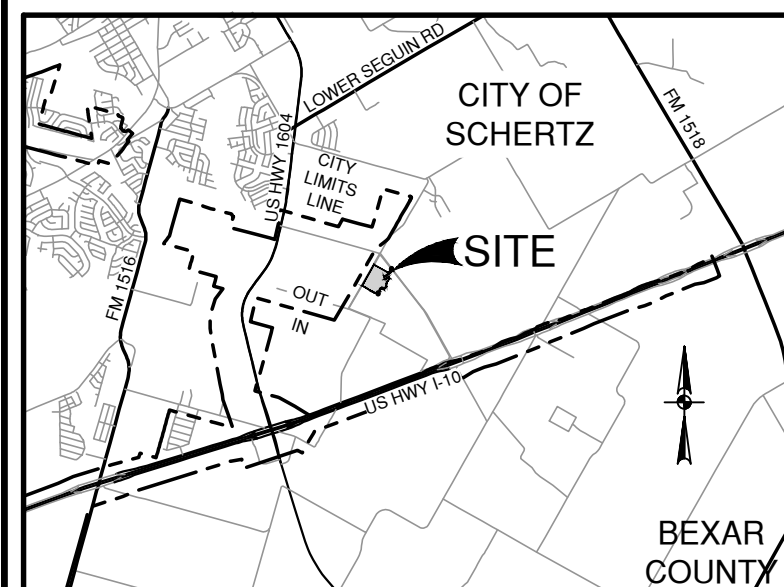
BY _____
SECRETARY

**SUBDIVISION PLAT
OF
GRAYTOWN - UNIT 1A**

BEING A TOTAL OF 22.148 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

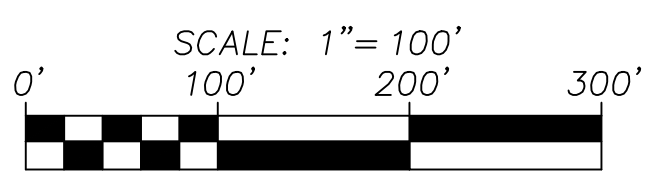
LEGEND

- | | | | |
|--------|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLK | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER (SURVEYOR) | ○ | SET 1/2" IRON ROD (PD) |
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OWNER: BARNETT GLENN H & JANET K
10650 BOENIG DR
SCHERTZ, TX 78154 6008
LAND USE: UNDEVELOPED
(VOLUME 2201, PAGE 542, OPR)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
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COUNTY OF BEXAR
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OWNER/DEVELOPER: LLOYD A. DENTON, JR.
2020 FI GRAYTOWN, LLC
11 LYNN BATS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
PLANNING AND ZONING COMMISSION:

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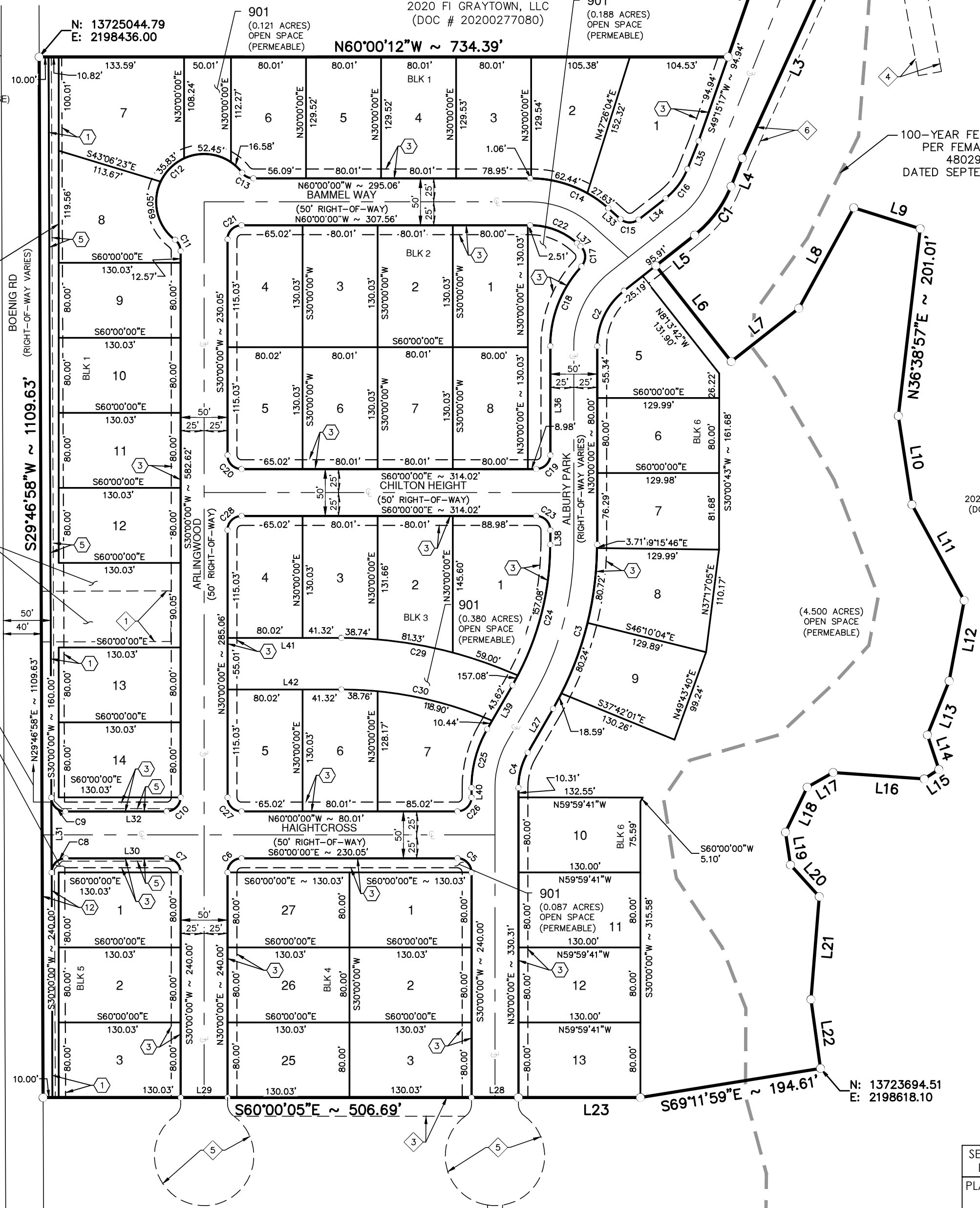
BY _____ CHAIRMAN

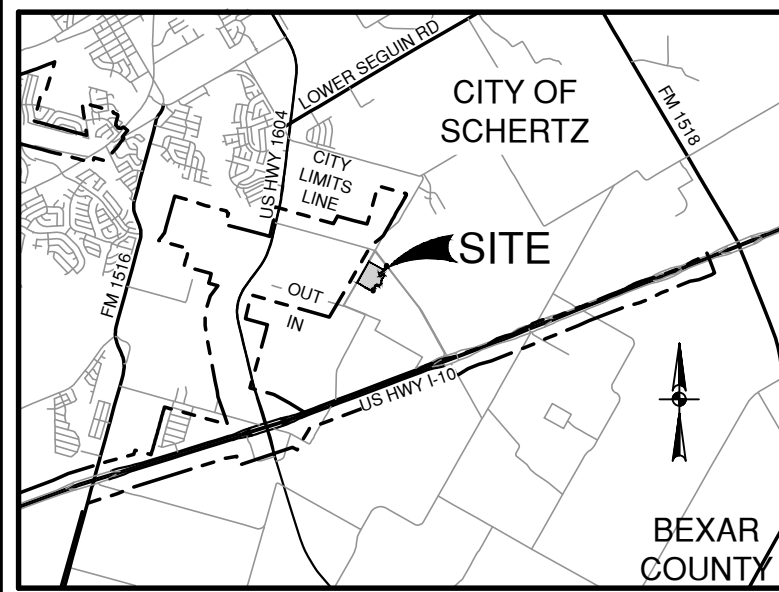
BY _____ SECRETARY

- | | | | |
|---|--|---|---|
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| ⑨ | | ⑨ | 20' SANITARY SEWER EASEMENT (VOL 17404, PG 2009, OPR) |

SUBDIVISION PLAT OF GRAYTOWN - UNIT 1A

BEING A TOTAL OF 22.148 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

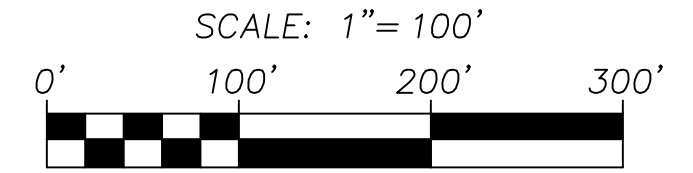




LOCATION MAP
NOT-TO-SCALE

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 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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 DESCRIBED 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.

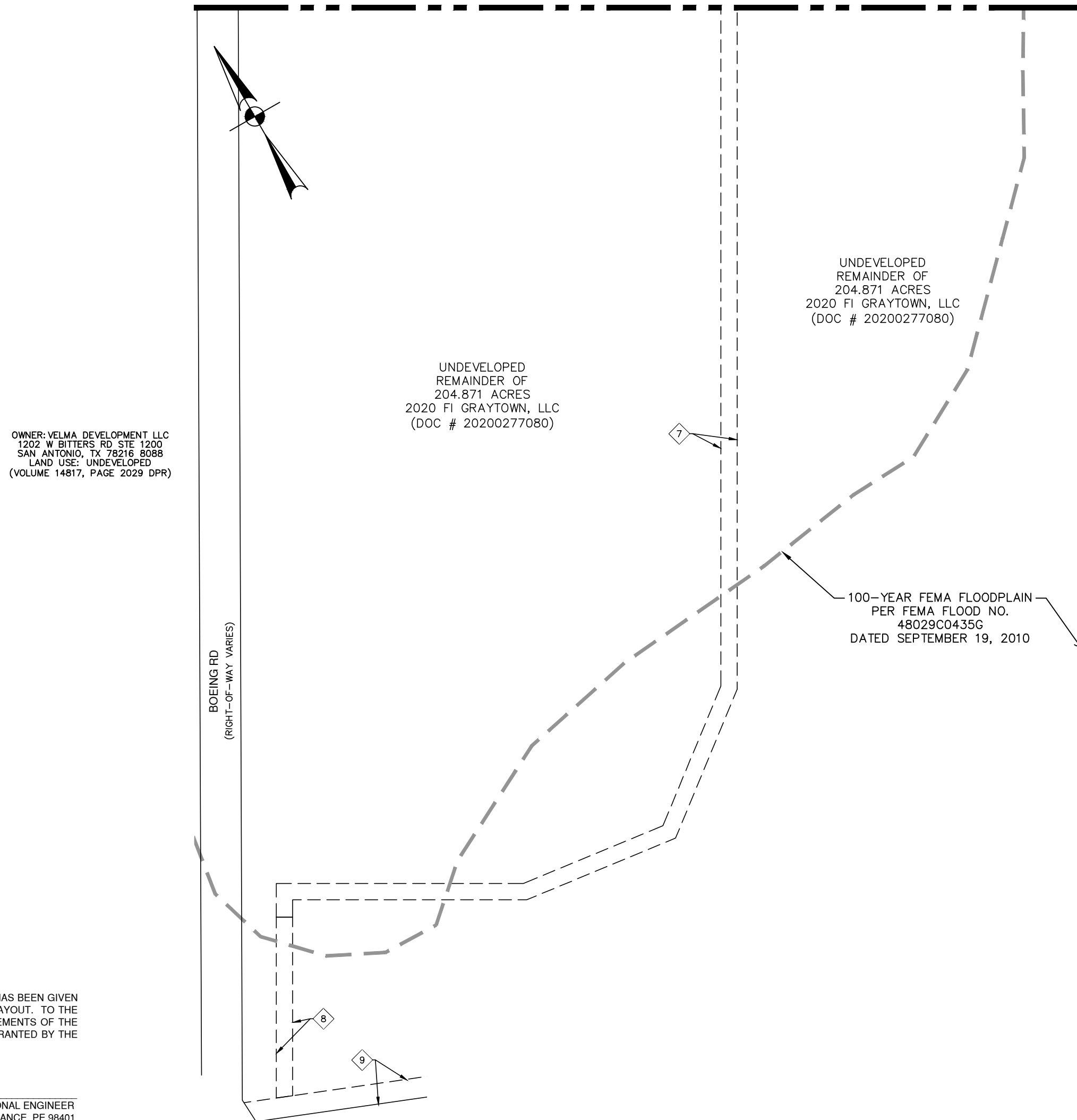
LEGEND	
AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CB	COUNTY BLK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
—C—	CENTERLINE
- - -	EXISTING 100-YR FEMA FLOODPLAIN
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	EASEMENT POINT OF INTERSECTION
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
③	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
④	RIGHT-OF-WAY DEDICATION (0.279 OF AN ACRE)
⑤	54' WIDE DRAINAGE EASEMENT (DOC NO. 20190112109, OPR)
⑥	14' GAS EASEMENT (DOC NO. 20190186859, OPR)
⑦	20' WATER EASEMENT (DOC NO. _____)
⑧	25' DRAINAGE EASEMENT (DOC NO. _____)
⑨	VARIABLE WIDTH TURN AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (DOC NO. _____)
⑩	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. _____)
⑪	16' SANITARY SEWER EASEMENT (DOC NO. _____)
⑫	16' SANITARY SEWER EASEMENT (DOC NO. _____)
⑬	20' SANITARY SEWER EASEMENT (VOL. 17404, PG. 2009, OPR)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: July 19, 2022
 BUILDABLE LOTS = 47 LOTS

MATCHLINE "A" - SEE SHEET 2 OF 3



OWNER: VELMA DEVELOPMENT LLC
 1202 W BITTERS RD, STE 1200
 SAN ANTONIO, TX 78216-8088
 LAND USE: UNDEVELOPED
 (VOLUME 14817, PAGE 2029 DPR)

UNDEVELOPED
 REMAINDER OF
 204.871 ACRES
 2020 FI GRAYTOWN, LLC
 (DOC # 20200277080)

UNDEVELOPED
 REMAINDER OF
 204.871 ACRES
 2020 FI GRAYTOWN, LLC
 (DOC # 20200277080)

100-YEAR FEMA FLOODPLAIN
 PER FEMA FLOOD NO.
 48029C0435G
 DATED SEPTEMBER 19, 2010

BOEVING RD
 (RIGHT-OF-WAY VARIES)

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 SCHERTZ PLANNING COMMISSION.

STATE OF TEXAS
 COUNTY OF BEXAR
 LICENSED PROFESSIONAL ENGINEER
 CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TOM H. MILO, PLS 6819

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
 SEE SHEET 1 FOR CURVE AND LINE TABLE.

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 REQUIRED.

CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR
 I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 1A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
 2020 FI GRAYTOWN, LLC
 11 LYNN BATS LANE SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210)828-6131

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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
 PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 1A 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

SUBDIVISION PLAT
 OF
 GRAYTOWN - UNIT 1A

BEING A TOTAL OF 22.148 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN, LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

Civil Ink No. 11608 00. Current Ink No. 11608 00