

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		○	EASEMENT POINT OF INTERSECTION

	CENTERLINE
	EXISTING 100-YR FEMA FLOODPLAIN

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)
- ④ 13' GAS EASEMENT (DOC NO. 20190186859, OPR)
- ⑤ 16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR) (VOL 17442, PG 339, OPR)
- ⑥ 16' SANITARY SEWER EASEMENT (DOC NO. _____)
- ⑦ VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____)
- ⑧ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
- ⑨ VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)

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," AND/OR "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 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, 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.

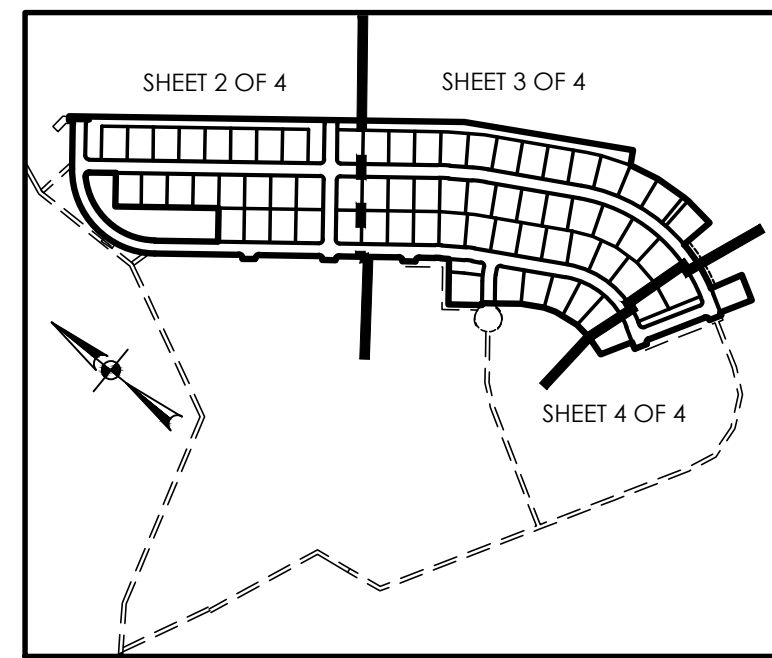
SAN ANTONIO RIVER AUTHORITY EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

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 ASSIGN IS APPROVED BY THE CITY.
 LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, 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. 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.
NOTE:
 1. 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.
 2. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 3. 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.



SHEET INDEX

NOT-TO-SCALE



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPBE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028900
 DATE OF PREPARATION: August 29, 2022
 BUILDABLE LOTS = 69 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 - 3A 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 - 3A 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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N52°02'04"E	15.00'
L2	S60°37'47"W	58.66'
L3	S12°06'00"E	119.29'
L4	S3°32'59"E	119.29'
L5	S1°34'50"W	23.88'
L6	S6°42'38"W	119.29'
L7	N79°00'45"W	130.01'
L8	S61°54'34"E	130.02'
L9	S23°48'41"W	4.14'
L10	S30°00'00"W	100.21'
L11	N60°00'00"W	130.03'
L12	S30°00'00"W	12.42'
L13	N60°00'00"W	50.00'
L14	N60°00'00"W	50.00'
L15	N30°00'00"E	28.33'
L16	N16°55'06"E	81.17'
L17	N6°10'44"E	65.71'
L18	N7°00'14"W	97.28'
L19	N18°45'59"W	48.16'
L20	N29°57'44"W	90.31'
L21	N37°54'45"W	101.19'
L22	N37°55'32"W	50.00'
L23	S52°04'28"W	6.96'
L24	N34°04'48"W	32.64'
L25	N37°55'32"W	61.67'
L26	N37°55'32"W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L27	N37°55'32"W	50.00'
L28	N37°55'32"W	50.00'
L29	N37°55'32"W	102.72'
L30	N52°04'28"E	129.61'
L31	S37°57'56"E	80.00'
L32	S52°04'28"W	121.93'
L33	N52°04'28"E	122.55'
L34	S37°57'56"E	80.00'
L35	S52°04'28"W	122.61'
L36	S34°04'48"E	89.17'
L37	S30°00'00"W	90.09'
L38	N30°00'00"E	90.06'
L39	S60°57'22"W	20.23'
L40	S52°04'28"W	85.28'
L41	N52°04'28"E	85.28'
L42	N60°57'22"E	20.23'
L43	N29°02'38"W	34.05'
L44	N34°04'48"W	95.41'
L45	N34°04'48"W	95.41'
L46	N30°00'00"E	10.06'
L47	S30°00'00"W	10.09'
L48	S34°04'48"E	89.17'
L49	N37°55'32"W	3.10'
L50	N34°04'48"W	36.28'
L51	S29°02'38"E	20.23'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	670.00'	17°06'12"	S19°32'21"W	199.26'	200.00'
C2	15.00'	90°00'00"	N15°00'00"W	21.21'	23.56'
C3	15.00'	90°00'00"	S75°00'00"W	21.21'	23.56'
C4	310.00'	3°50'44"	N36°00'10"W	20.80'	20.81'
C5	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C6	15.00'	90°00'00"	N7°04'28"E	21.21'	23.56'
C7	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C8	15.00'	90°00'00"	N7°04'28"E	21.21'	23.56'
C9	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C10	15.00'	90°00'00"	N7°04'28"E	21.21'	23.56'
C11	325.00'	90°00'00"	N7°04'28"E	459.62'	510.51'
C12	15.00'	90°02'24"	N7°03'16"E	21.22'	23.57'
C13	15.00'	96°42'25"	N86°16'45"W	22.42'	25.32'
C14	275.00'	83°17'35"	S3°43'15"W	365.49'	399.78'
C15	15.00'	89°57'36"	N82°56'44"W	21.21'	23.55'
C16	15.00'	90°00'00"	S7°04'28"W	21.21'	23.56'
C17	15.00'	90°00'00"	S82°55'32"E	21.21'	23.56'
C18	15.00'	90°02'24"	N7°03'16"E	21.22'	23.57'
C19	15.00'	89°57'36"	N82°56'44"W	21.21'	23.55'
C20	15.00'	90°00'00"	S7°04'28"W	21.21'	23.56'
C21	670.00'	3°50'44"	S36°00'10"E	44.96'	44.97'
C22	670.00'	5°02'10"	S31°33'43"E	58.87'	58.89'
C23	670.00'	59°02'38"	S0°28'41"W	660.29'	690.44'
C24	310.00'	59°02'38"	N0°28'41"E	305.51'	319.46'
C25	15.00'	90°00'00"	N74°02'38"W	21.21'	23.56'
C26	175.00'	8°52'54"	S56°30'55"W	27.10'	27.13'
C27	225.00'	8°52'54"	N56°30'55"E	34.84'	34.88'
C28	15.00'	90°00'00"	N15°57'22"E	21.21'	23.56'
C29	310.00'	5°02'10"	N31°33'43"W	27.24'	27.25'
C30	360.00'	5°02'10"	N31°33'43"W	31.63'	31.64'
C31	360.00'	59°02'38"	N0°28'41"E	354.78'	370.98'
C32	15.00'	90°00'00"	N15°00'00"W	21.21'	23.56'
C33	15.00'	90°00'00"	S75°00'00"W	21.21'	23.56'
C34	620.00'	59°02'38"	S0°28'41"W	611.02'	638.92'
C35	620.00'	5°02'10"	S31°33'43"E	54.48'	54.50'
C36	620.00'	3°50'44"	S36°00'10"E	41.61'	41.61'
C37	15.00'	90°00'00"	S82°55'32"E	21.21'	23.56'
C38	15.00'	90°00'00"	N7°04'28"E	21.21'	23.56'
C39	360.00'	3°50'44"	N36°00'10"W	24.16'	24.16'
C40	15.00'	90°00'00"	S82°55'32"E	21.21'	23.56'
C41	15.00'	90°00'00"	N7°04'28"E	21.21'	23.56'

SURVEYOR'S NOTES:
 1. 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 1/2" 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.
 2. 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.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. 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.

LICENSED PROFESSIONAL ENGINEER
 CALEB M. CHANCE, PE 98401
 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: PAPE-DAWSON ENGINEERS, INC.

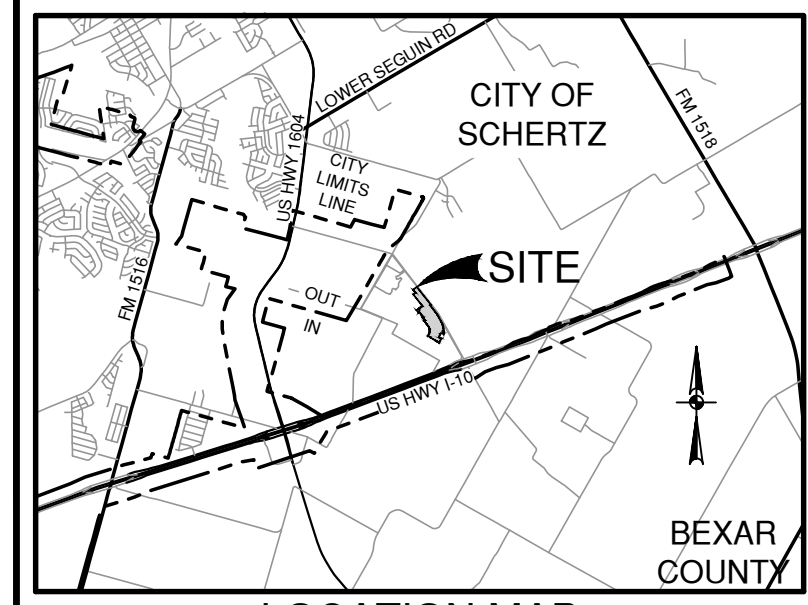
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TOM H. MILO, PLS 6819

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

FINAL PLAT
 OF
GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 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

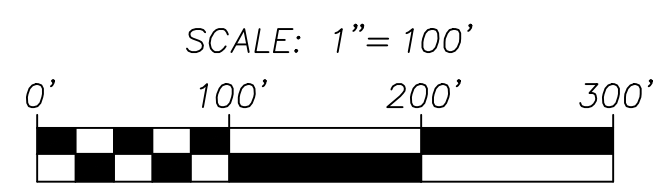
LEGEND

AC	ACRE(S)	VOL	VOLUME	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
BLK	BLOCK	PG	PAGE(S)	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY	⑬	13' GAS EASEMENT (DOC NO. 20190186859, OPR)	⑤	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	⑭	RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)	⑥	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)				
		○	SET 1/2" IRON ROD (PD)-ROW				
		○	EASEMENT POINT OF INTERSECTION				

DETECTION & 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. 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.

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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:
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2. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
3. 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.



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 #10028800
DATE OF PREPARATION: August 29, 2022
BUILDABLE LOTS = 69 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 3A 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.

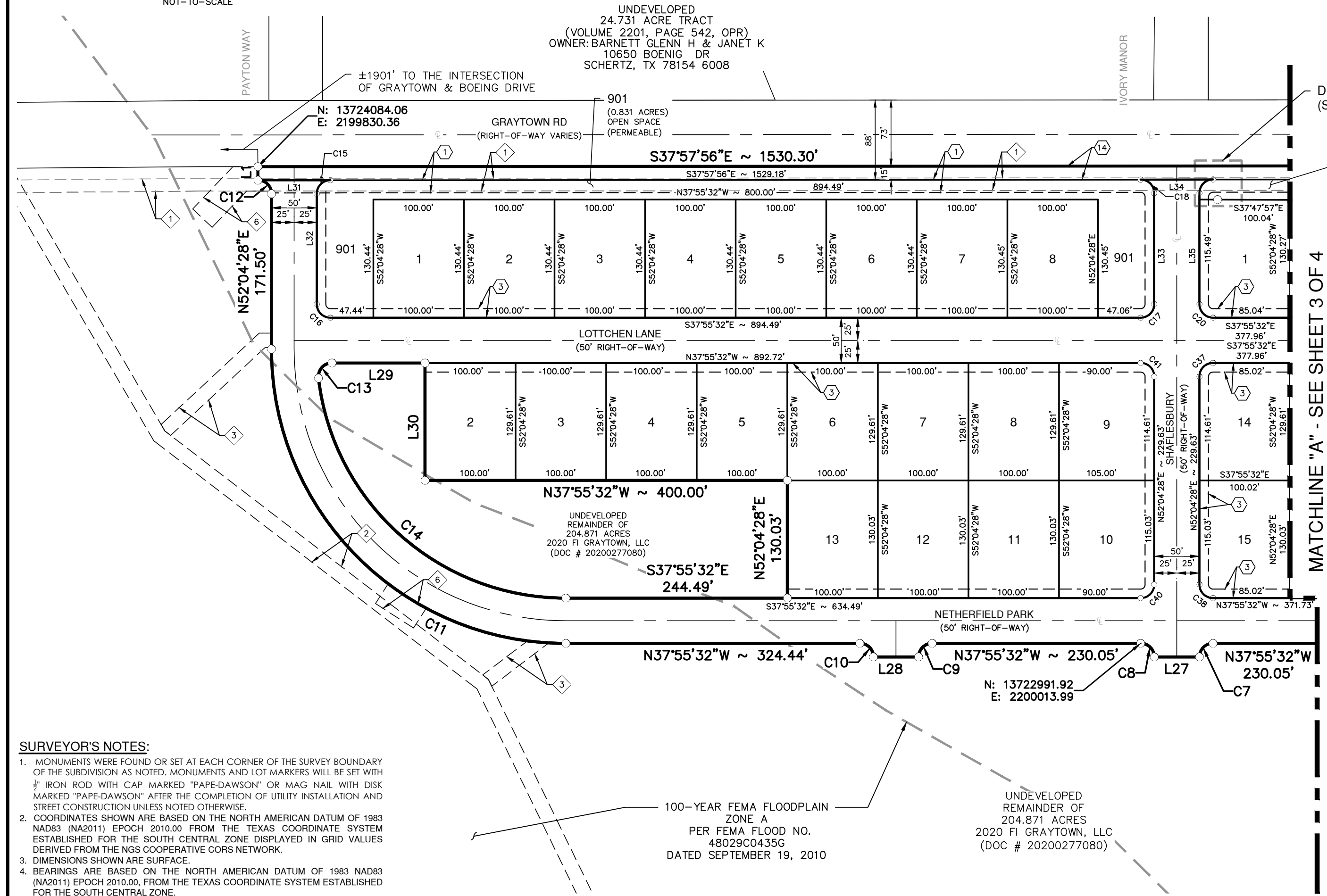
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:
THIS PLAT OF GRAYTOWN UNIT - 3A 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



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 1/2" 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 CORRS 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

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LICENSED PROFESSIONAL ENGINEER
CALEB M. CHANCE, PE 98401

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: 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

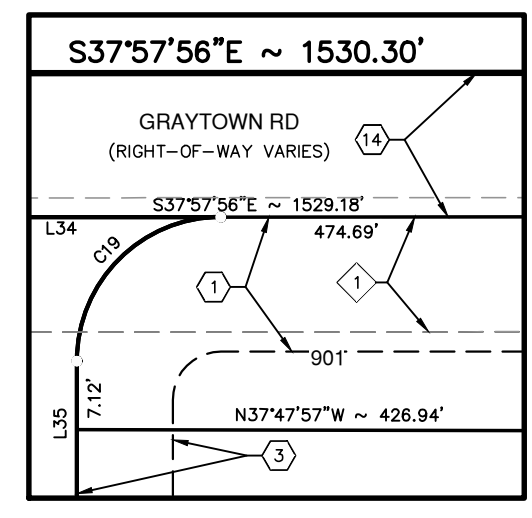
CPS:
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "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 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, 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.

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:
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LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, 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.

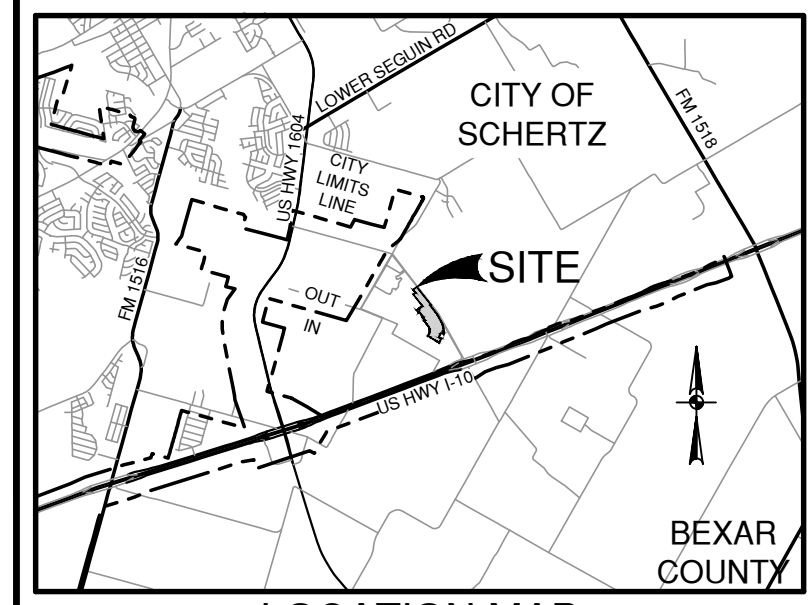
NOTE:
SEE SHEET 1 FOR CURVE AND LINE TABLE.



DETAIL "A"
SCALE: 1" = 20'

FINAL PLAT OF GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 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

LEGEND

AC	ACRE(S)	VOL	VOLUME	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
BLK	BLOCK	PG	PAGE(S)	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY	⑤	13' GAS EASEMENT (DOC NO. 20190186859, OPR)	⑥	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	⑦	16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR)	⑧	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)	⑨	16' SANITARY SEWER EASEMENT (VOL 17442, PG 339, OPR)		
		○	SET 1/2" IRON ROD (PD)-ROW				
		○	EASEMENT POINT OF INTERSECTION				

CENTERLINE
EXISTING 100-YR FEMA FLOODPLAIN

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. 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.

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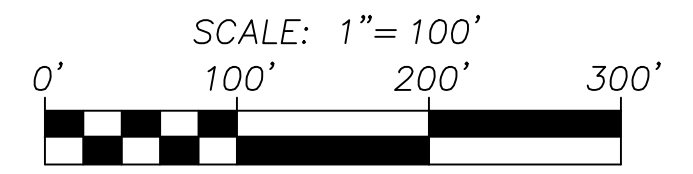
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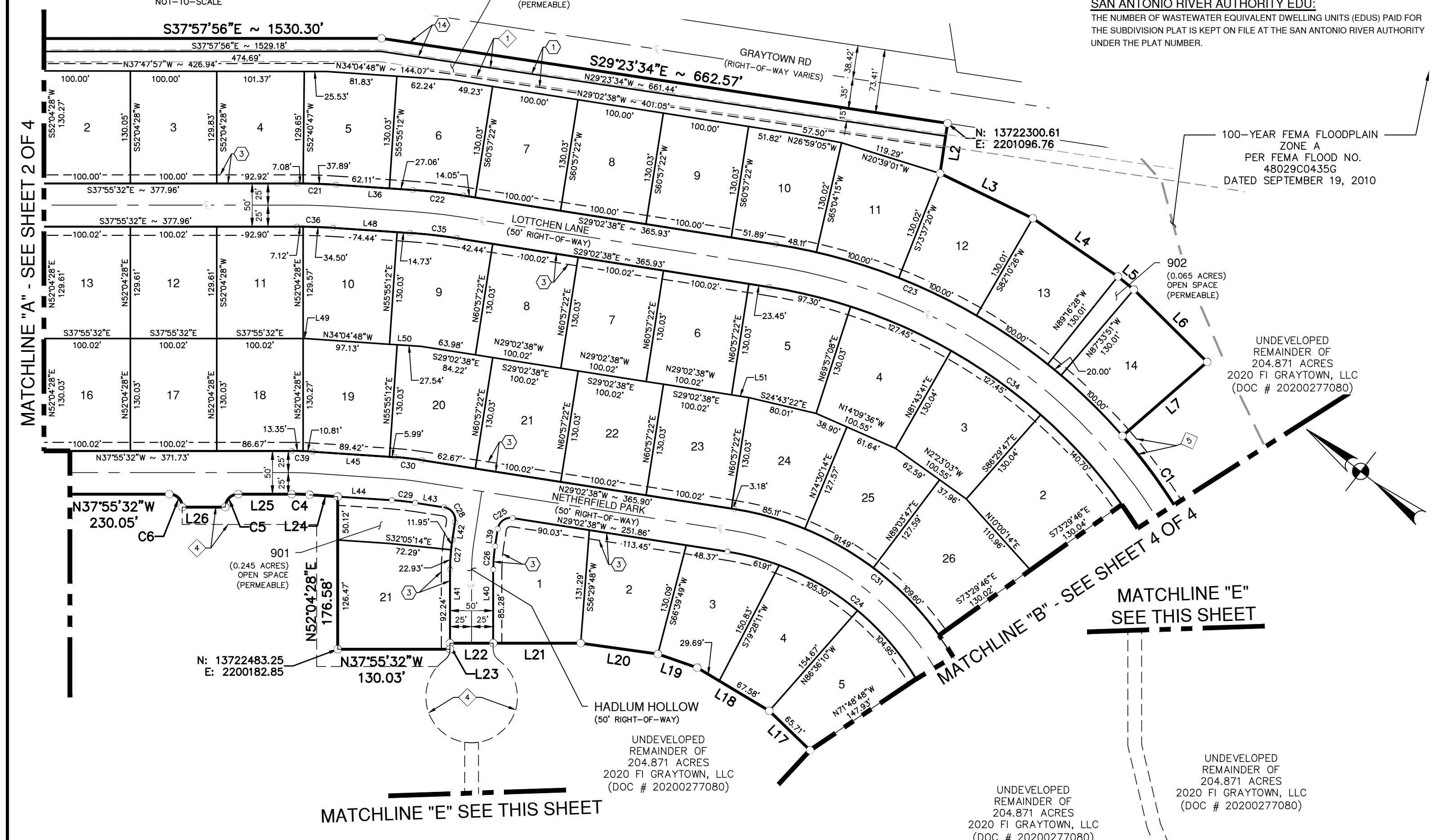
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPEI FIRM REGISTRATION #470 | TPEIS FIRM REGISTRATION #100289000
DATE OF PREPARATION: August 29, 2022
BUILDABLE LOTS = 69 LOTS



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.

LICENSED PROFESSIONAL ENGINEER
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

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REGISTERED PROFESSIONAL LAND SURVEYOR
TOM H. MILO, PLS 6819

FLOODPLAIN VERIFICATION:
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NOTE:
1. 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 WITHOLDING OF UTILITIES AND PERMITS.
2. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
3. 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.

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 1/2" 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 CORRS 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.

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 - 3A 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 BATTS 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 - 3A 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

FINAL PLAT
OF
GRAYTOWN - UNIT 3A

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