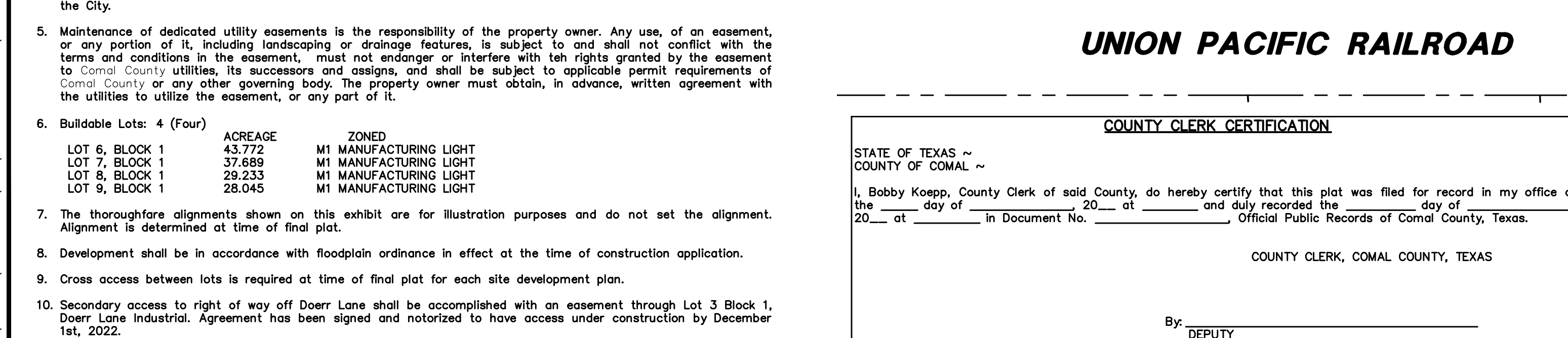
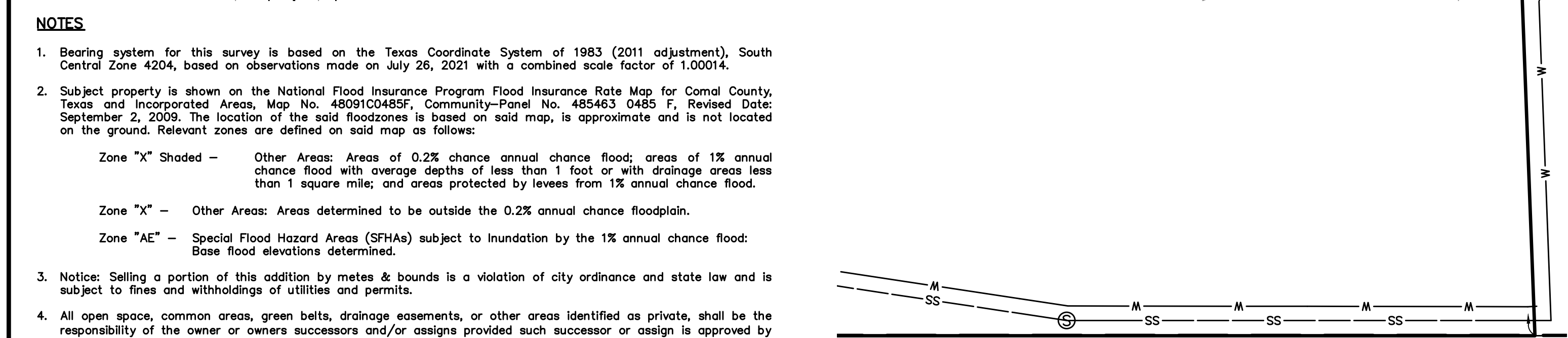
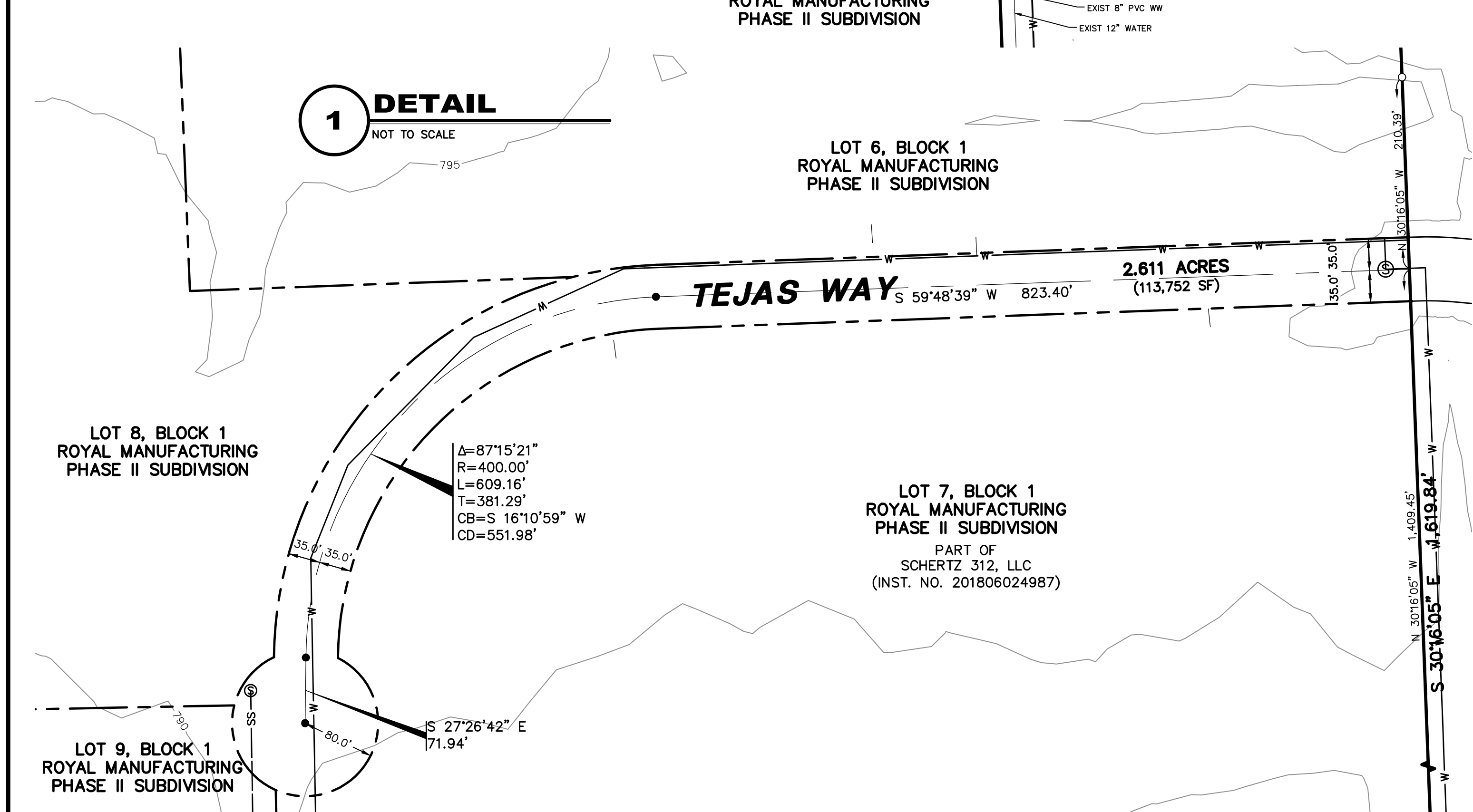


VICINITY MAP
(NOT TO SCALE)

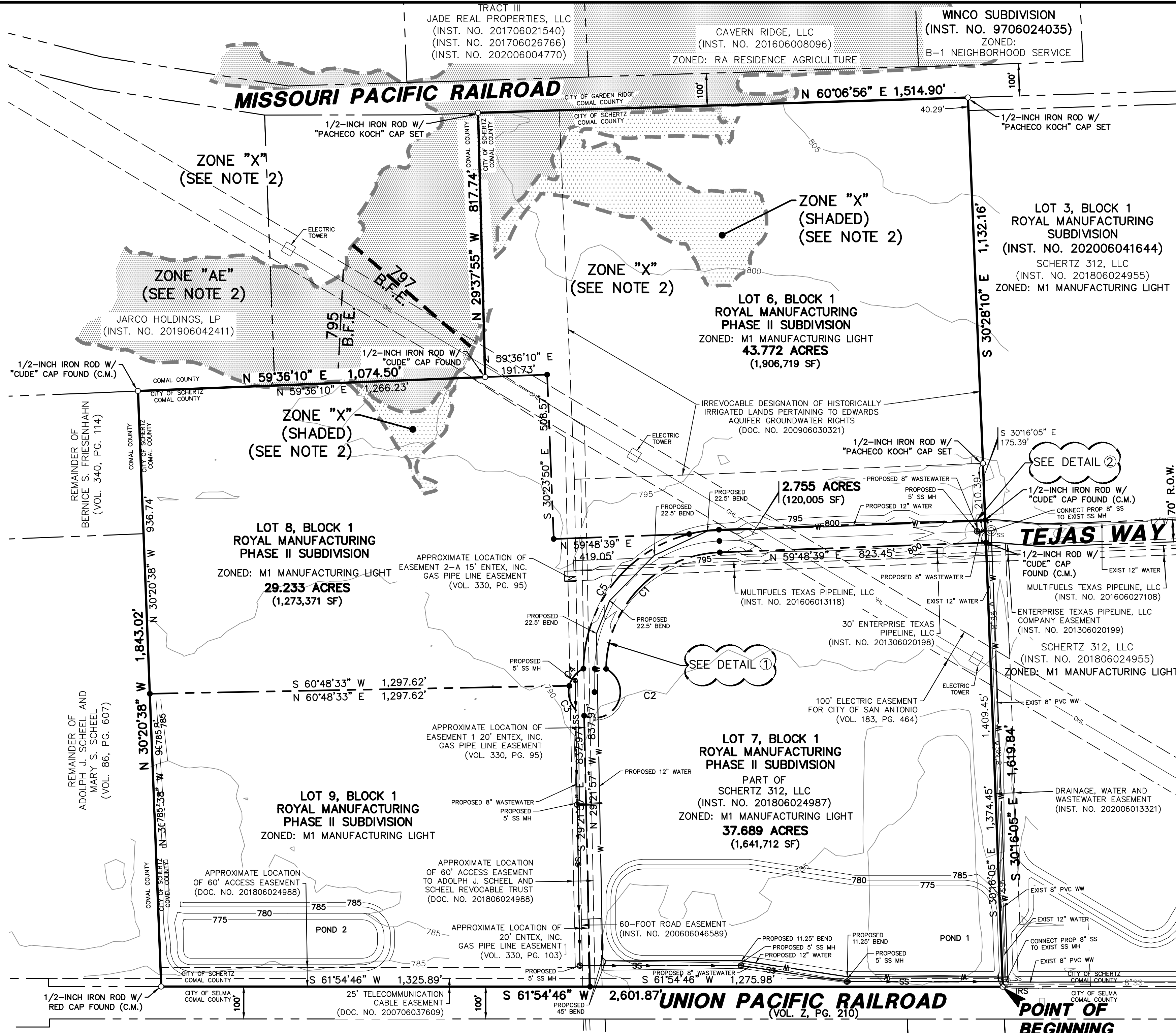


NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" Shaded - Other Areas: Areas of 0.2% chance annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, 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.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to Comal County utilities, its successors and assigns, and shall be subject to applicable permit requirements of Comal County or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 4 (Four)

LOT	ACREAGE	ZONED
LOT 6, BLOCK 1	43.772	M1 MANUFACTURING LIGHT
LOT 7, BLOCK 1	37.889	M1 MANUFACTURING LIGHT
LOT 8, BLOCK 1	29.233	M1 MANUFACTURING LIGHT
LOT 9, BLOCK 1	28.045	M1 MANUFACTURING LIGHT
- The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at time of final plat.
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.
- Cross access between lots is required at time of final plat for each site development plan.
- Secondary access to right of way off Doerr Lane shall be accomplished with an easement through Lot 3 Block 1, Doerr Lane Industrial. Agreement has been signed and notarized to have access under construction by December 1st, 2022.

STATE OF TEXAS ~ COUNTY OF COMAL ~
I, Bobby Koopp, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the ____ day of _____, 20__ at _____ and duly recorded the ____ day of _____, 20__ at _____ in Document No. _____ Official Public Records of Comal County, Texas.
COUNTY CLERK, COMAL COUNTY, TEXAS
By: _____ DEPUTY



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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	087°15'21"	365.00'	555.86'	347.92'	N 16°10'59" E	503.68'
C2	177°03'07"	80.00'	247.21'	3108.82'	N 2°58'28" W	159.95'
C3	080°28'55"	80.00'	112.37'	67.70'	S 54°12'28" E	103.36'
C4	050°34'38"	80.00'	70.62'	37.80'	S 11°19'19" W	68.35'
C5	074°57'36"	435.00'	569.11'	333.55'	S 10°02'06" W	529.38'

LOT	SF	ACRES
GROSS AREA	6,163,461	141.494
LOT 6, BLOCK 1	1,906,719	43.772
LOT 7, BLOCK 1	1,641,712	37.689
LOT 8, BLOCK 1	1,273,371	29.233
LOT 9, BLOCK 1	1,221,654	28.045
RIGHT-OF-WAY	120,005	2.755

OWNER: SCHERTZ 312, LLC
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

CIVIL ENGINEER: PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: JACOB W. VALENTIEN, PE
512-485-0831
jvalentien@pkce.com

SURVEYOR: PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
dpustejevsky@pkce.com

PRELIMINARY PLAT
LOTS 6-9, BLOCK 1
ROYAL MANUFACTURING PHASE II SUBDIVISION
BEING 141.494 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO SCHERTZ 312, LLC IN INST. NO. 201806024987, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

SHEET 1 OF 2
PRELIMINARY PLAT
LOTS 6-9, BLOCK 1
ROYAL MANUFACTURING PHASE II SUBDIVISION

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008001

DRAWN BY MCL	CHECKED BY DCP	SCALE 1"=200'	DATE APR 2022	JOB NUMBER 3160-21.411
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SAGIZMAN 11-20 AM
M:\VMS-3\1360-21.411\DWG\SURVEY_CSD_2018\1360-21.411.PPP.DWG

PRELIMINARY PLAT - LOTS 6-9, BLOCK 1, ROYAL MANUFACTURING PHASE II SUBDIVISION

CIBOLO CREEK MUNICIPAL AUTHORITY:

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.

By: _____
Agent for Cibolo Creek Municipal Authority

CITY ENGINEER CERTIFICATION

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 county as to which this approval is required.

City Engineer

PLANNING AND ZONING CERTIFICATION

This plat of Lots 6-9, Block 1, Royal MANUFACTURING PHASE II Subdivision 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

OWNER CERTIFICATE & DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Schertz 312, LLC, being the sole owner of the land shown on this plat, acting by and through the undersigned, its 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.

WITNESS, my hand at _____ Texas, this the _____ day of _____, 20____.

SCHERTZ 312, LLC
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

OWNER

STATE OF TEXAS ~
COUNTY OF COMAL ~

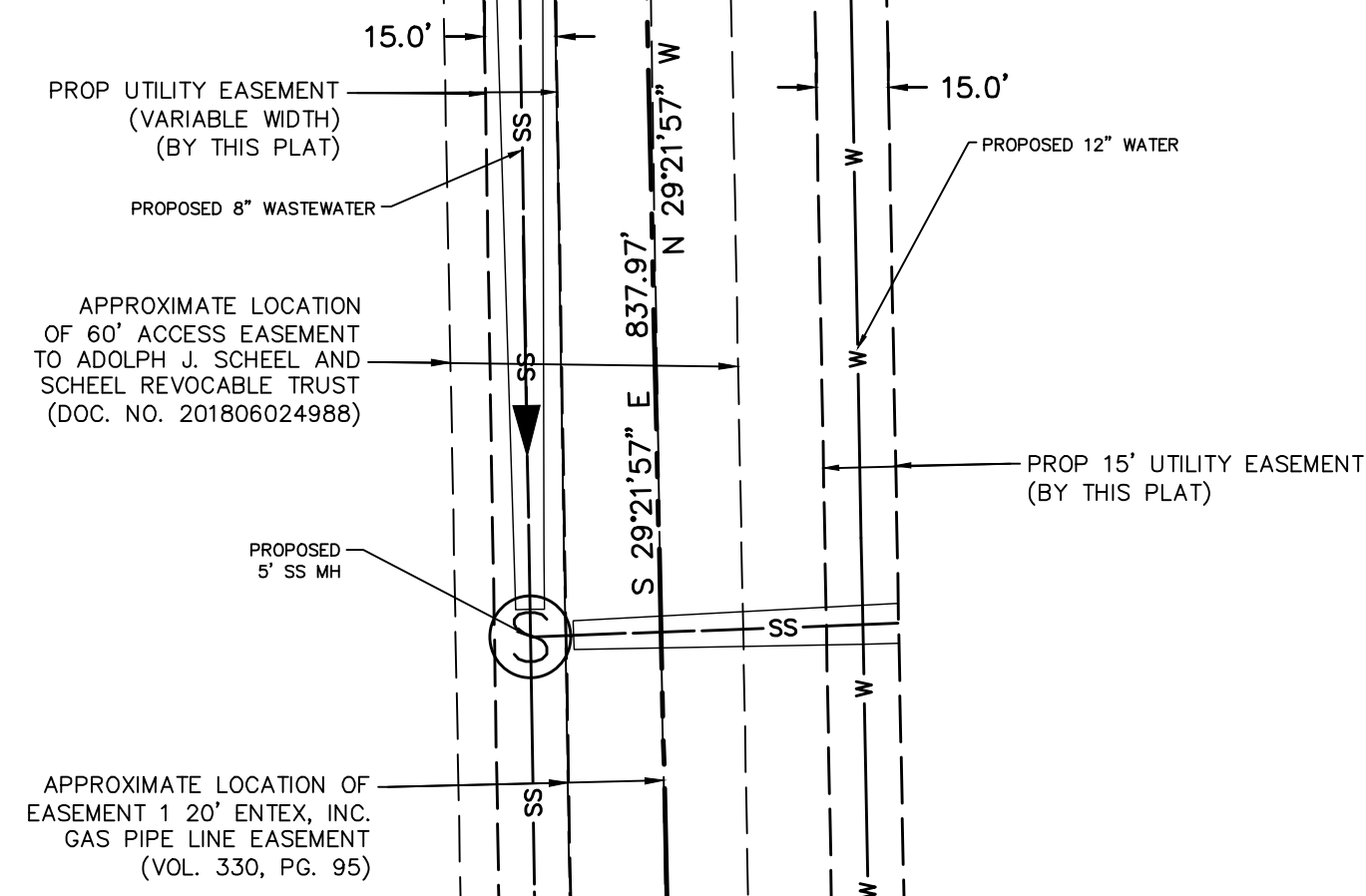
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires: _____

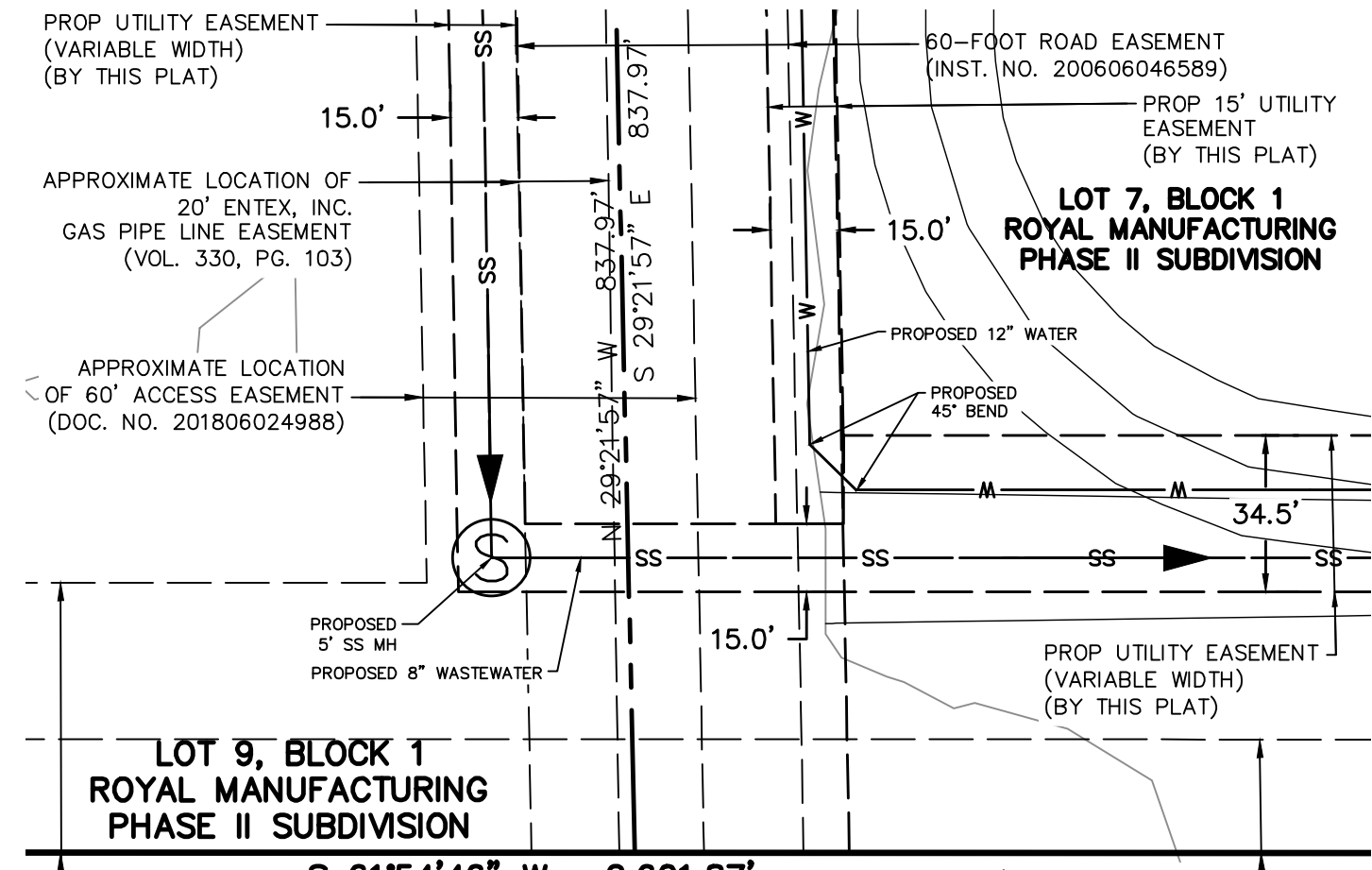
**LOT 9, BLOCK 1
ROYAL MANUFACTURING
PHASE II SUBDIVISION**



3 DETAIL

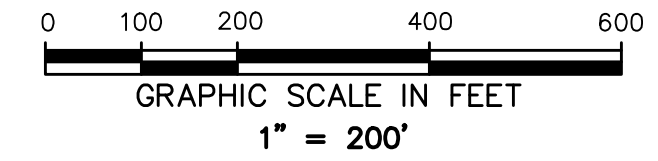
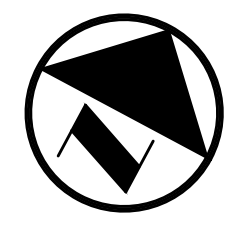
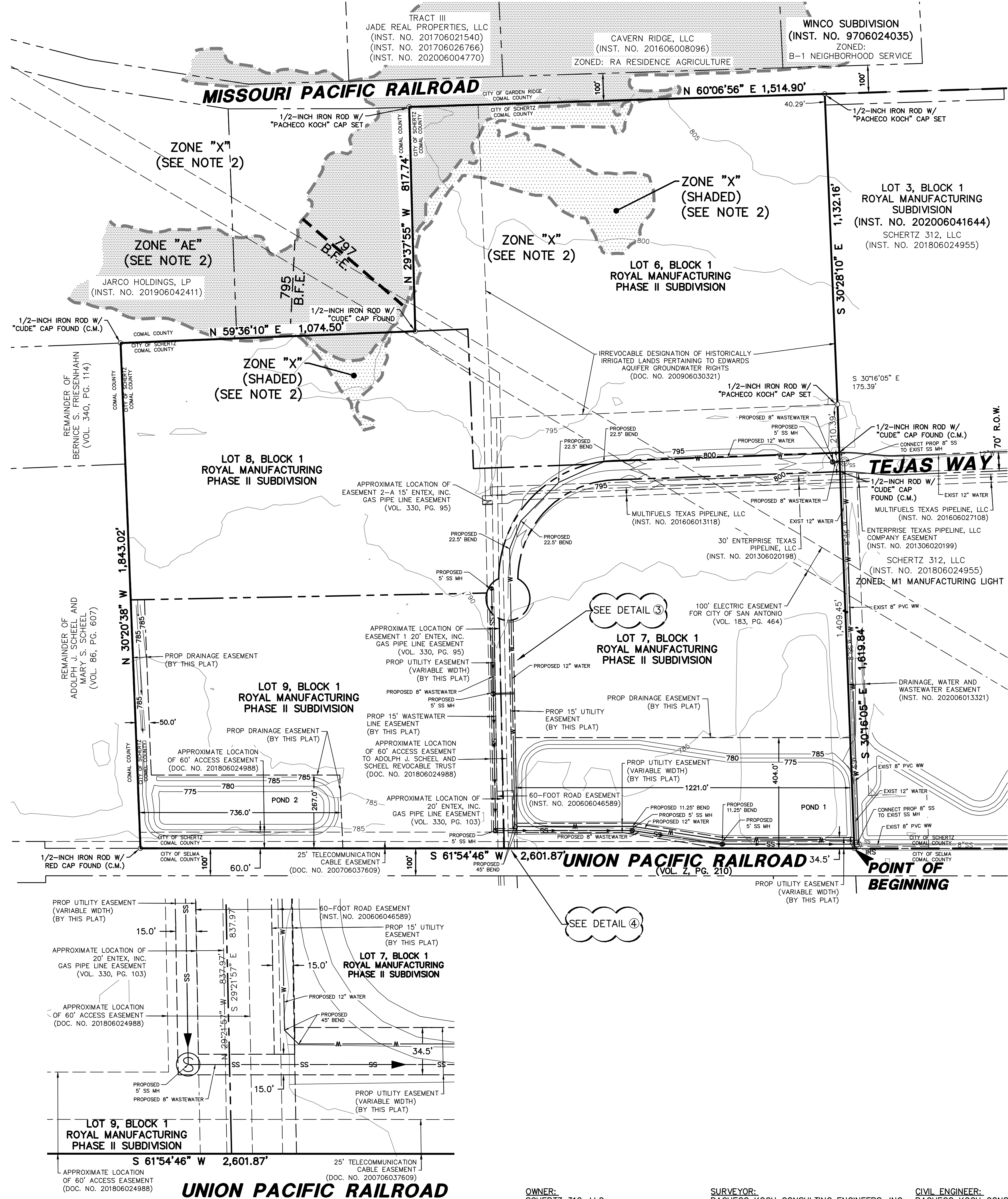
NOT TO SCALE

**LOT 7, BLOCK 1
ROYAL MANUFACTURING
PHASE II SUBDIVISION**



4 DETAIL

NOT TO SCALE



LEGEND

- FH FIRE HYDRANT
- WV WATER VALVE
- SS SAN SEWER MANHOLE
- INTERNAL LOT CORNERS
- IRS 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST CONTOUR
- WATER LINE
- WASTEWATER LINE
- WW FLOW ARROW
- PROP SWALE
- SWALE FLOW ARROW
- PROP SS MH
- CITY LIMIT LINE

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TARRANT ~
I, Dustin C. Pustejovsky, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

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.
RELEASED 8/30/22
Dustin C. Pustejovsky
Registered Professional Land Surveyor No. 6690
dpustejovsky@pkce.com
www.pkce.com

ENGINEERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TRAVIS ~
I, Jacob W. Valentien, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.

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.
RELEASED 8/30/22
Jacob W. Valentien
Professional Engineering No. 124993
jvalentien@pkce.com
www.pkce.com

**SHEET 2 OF 2
PRELIMINARY PLAT
LOTS 6-9, BLOCK 1
ROYAL
MANUFACTURING
PHASE II SUBDIVISION**

BEING 141.494 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO SCHERTZ 312, LLC IN INST. NO. 201806024987, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

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FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
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DRAWN BY MCL	CHECKED BY DCP	SCALE 1"=200'	DATE APR 2022	JOB NUMBER 3160-21.411
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512-485-0831
jvalentien@pkce.com

SAGIZMAN 11.16 AM
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