

NOTES

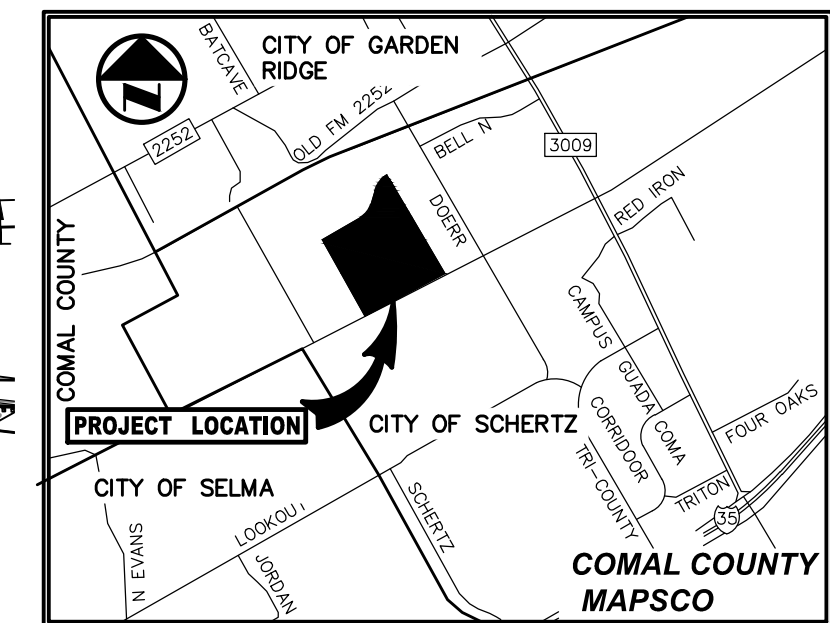
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on February 21, 2022 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. There is no Zone "A" or Zone "AE" Floodplain in the proposed area of the preliminary plat. 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" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain
- 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: 2 (Two)

LOT	ACREAGE	ZONED
LOT 1, BLOCK 3	11.431	M1 MANUFACTURING LIGHT
LOT 2, BLOCK 3	75.246	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.

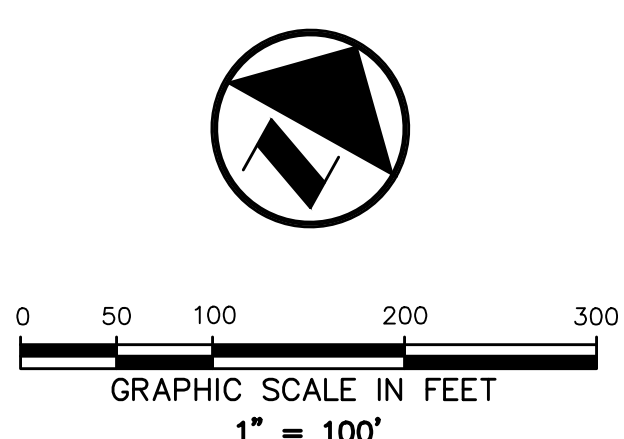
OWNER:
SCHERTZ 312, LLC
BEN SPENCER
9601 MCALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

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

CIVIL ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: CLAYTON J. STROLLE, PE
512-485-0831
clayton.strolle@westwoodps.com



VICINITY MAP
(NOT TO SCALE)



AREA TABLE		
LOT	SF	ACRES
LOT 1, BLOCK 3	497,924	11.431
LOT 2, BLOCK 3	3,277,695	75.246
TOTAL AREA	3,775,619	86.676

LEGEND

- B+ BOLLARD
- FH FIRE HYDRANT
- FIB FIB. OPTIC MARKER
- GAS UG GAS MARKER
- GRS GAS RISER
- GLY GUY ANCHOR
- PP POWER POLE
- PP W/ GUY ANCHOR
- SIGN TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- TEL UG TELEPHONE MARKER
- STM STORM SEWER MANHOLE
- WV WATER VALVE
- IRS 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - FENCE
- - - OVERHEAD UTILITY LINE
- - - GUARD RAIL
- - - UNDERGROUND ELECTRIC LINE
- - - UNDERGROUND TELEPHONE LINE
- - - UNDERGROUND CABLE LINE
- - - UNDERGROUND FIBER OPTIC LINE
- - - UNDERGROUND GAS LINE
- - - STORM DRAIN LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - EXIST CONTOUR
- - - EXIST SPOT ELEV.
- - - EXIST TOP OF CURB ELEV.
- - - EXIST GUTTER ELEV.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS ~
COUNTY OF COMAL ~

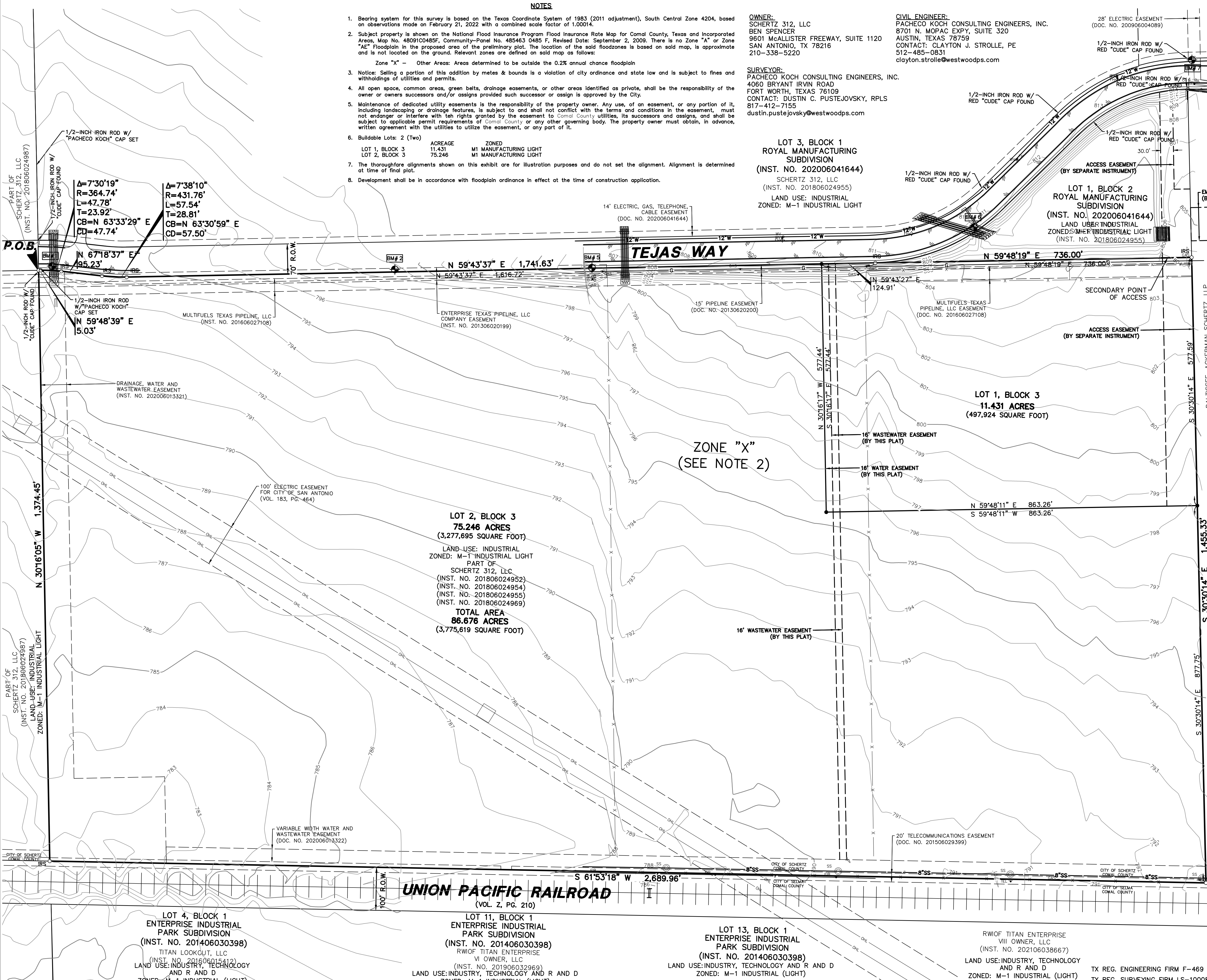
I, Bobby Kepp, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the _____ day of _____, 2022 at _____ and duly recorded the _____ day of _____, 2022 at _____ in Document No. _____ Official Public Records of Comal County, Texas.

COUNTY CLERK, COMAL COUNTY, TEXAS
By: _____ DEPUTY

SHEET 1 OF 2
PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 3
ROYAL
MANUFACTURING
PHASE III

BEING 86.676 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED TO SCHERTZ 312, LLC RECORDED IN INSTRUMENT NOS 201806024955, 201806024969, 201806024954 AND 201806024952
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

Pacheco Koch a Westwood company	4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155
DRAWN BY GAL	CHECKED BY DCP
SCALE 1"=100'	DATE AUG 2022
JOB NUMBER 5212-22.011	



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PRELIMINARY PLAT - LOTS 1 & 2, BLOCK 3, ROYAL MANUFACTURING PHASE III

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 1 & 2, Block 3, Royal MANUFACTURING PHASE III 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 _____, 2022.

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

Ben F. Spencer

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 Ben F. Spencer, 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 _____, 2022.

Notary Public in and for The State of Texas

My Commission expires: _____

NOTES

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 - Buildable Lots: 2 (Two)
- | LOT | ACREAGE | ZONED |
|----------------|---------|------------------------|
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| LOT 2, BLOCK 3 | 75.246 | M1 MANUFACTURING LIGHT |
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CPS/SAWS/COSA UTILITY NOTE

- The City of Schertz as part of its electric, gas, water, and wastewater systems—City Public Service Board (CPS Energy) and San Antonio Water Systems (SAWS)—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 "Electrical Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Gas Easement," "Transformer Easement," "Water Easement," "Sanitary Sewer 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 and SAWS 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 water, sewer, gas, and/or electric infrastructure and service facilities. No buildings, structures, concrete slabs, or walls will be placed within easement areas without an encroachment agreements with the respective utility.
- 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.
- 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.
- 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.
- 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on February 24, 2022 and that all corners are shown hereon.

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 8/24/22.
Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690
Dustin.Pustejovsky@westwoodps.com
www.westwoodps.com

ENGINEERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TRAVIS ~

I, Clayton J. Strolle, 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 8/24/22.
Clayton J. Strolle
Professional Engineering No. 108906
clayton.strolle@westwoodps.com
www.westwoodps.com

OWNER:
SCHERTZ 312, LLC
BEN SPENCER
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: CLAYTON J. STROLLE, PE
512-485-0831
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CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
dustin.pustejovsky@westwoodps.com

SHEET 2 OF 2
PRELIMINARY PLAT
**LOTS 1 & 2, BLOCK 3
ROYAL
MANUFACTURING
PHASE III**
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001



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PRELIMINARY PLAT - LOTS 1 & 2, BLOCK 3, ROYAL MANUFACTURING PHASE III