

VICINITY MAP
N.T.S.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
—G—E—T—V	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
⊥	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

STORM WATER NOTES

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

DRAINAGE EASEMENTS ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 8029C0435G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL

LOTS THRU BLOCK CB OR NCB LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 4829C0420G, DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY AND WAS APPROVED BY THE CITY OF SCHERTZ AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO.) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE. IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

SURVEYOR'S NOTES:

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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:

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

CITY OF SCHERTZ STANDARD NOTES:

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSED AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT
2. 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
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN
4. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION
5. 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
6. THERE ARE A TOTAL OF 5 BUILDABLE LOTS.

TXDOT

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 459 LF.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 1-5, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

INGRESS/ EGRESS

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-5, BLOCK 1.

OPEN SPACE

LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. (NOTE: LIST ALL APPLICABLE EASEMENTS THAT FALL WITHIN THE OPEN SPACE AREA)

LEGAL INSTRUMENT

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SURVEYOR'S NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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; AND
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA/UTILITY

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (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 "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER 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, 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.
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 DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS DEDICATION

THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SCHERTZ.

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

SAWS 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.

FIRE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.

SUBDIVISION PLAT
ESTABLISHING

**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164,784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

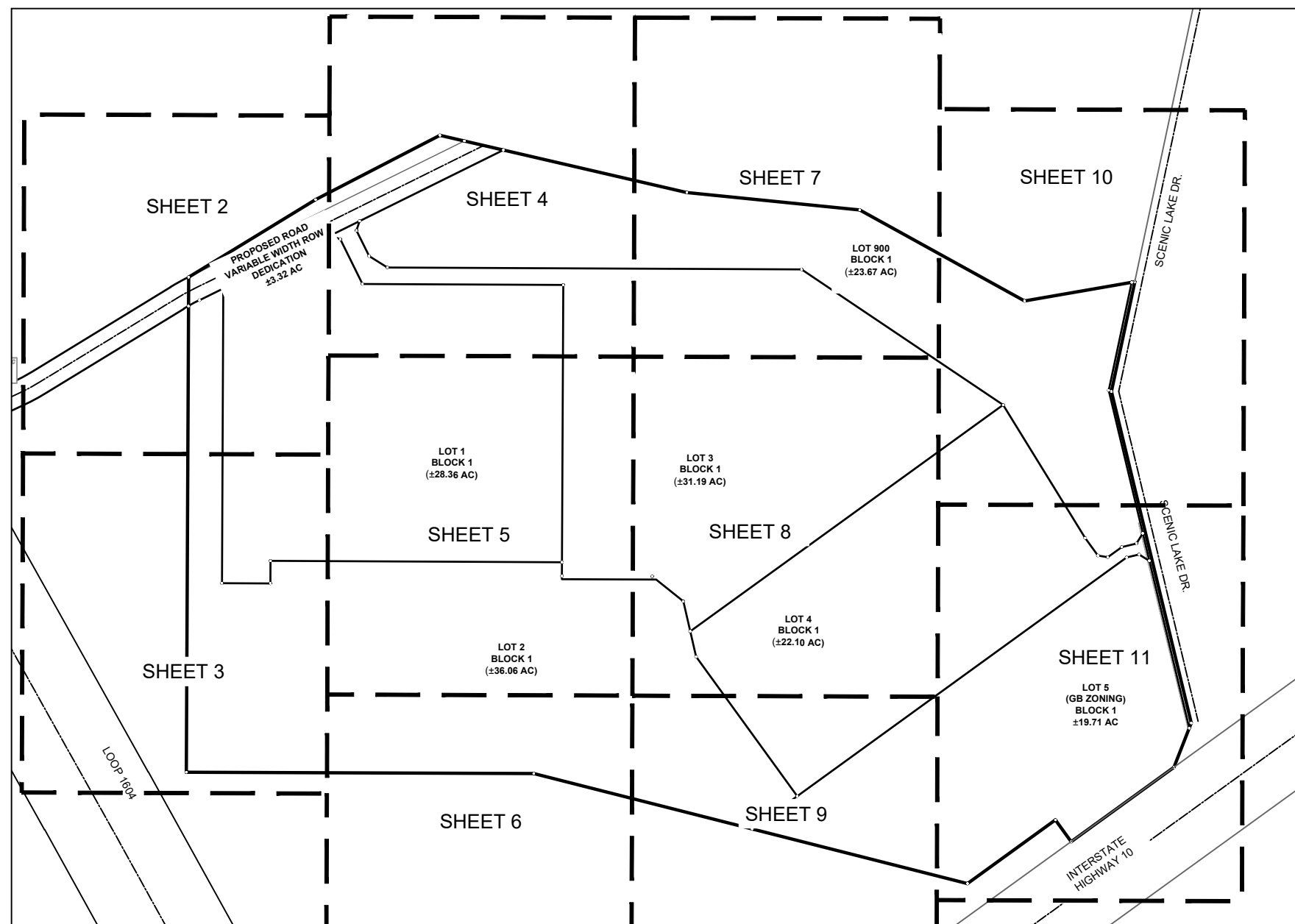
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

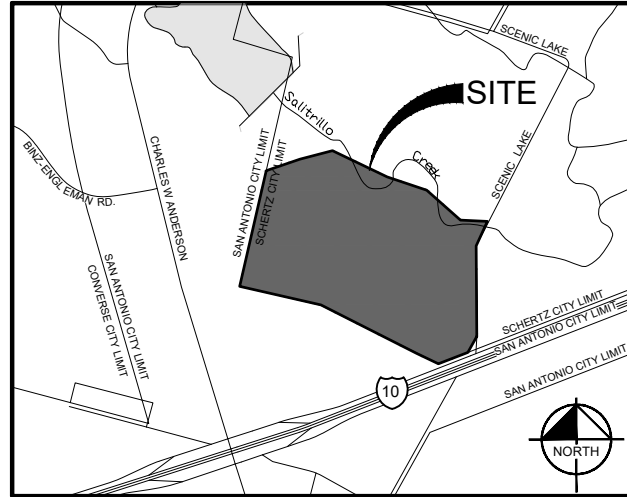
BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CHAIRPERSON
BY: _____
SECRETARY



INDEX MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
- ⊕ CENTERLINE
- BSL BUILDING SETBACK LINE
- VOL VOLUME
- PG PAGE
- AC ACRES
- ~ FLOODPLAIN LINE

KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS, ELEC. TV, CABLE)
- 3 14' PUBLIC WATER EASEMENT
- 4 14' PUBLIC SEWER EASEMENT
- 5 25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 90' PRIVATE DRAINAGE EASEMENT
- 8 100' PRIVATE DRAINAGE EASEMENT

EXISTING:

- 1 14' WATER EASEMENT VOL. 14968, PG. 2137
- 2 14' WATER EASEMENT VOL. 14968, PG. 2176
- 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 5 CANYON REGIONAL WATER 0.73 ACRES VOL. 10443, PG. 358
- 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
- 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
- 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
- 9 ALAMO SOIL CONSERVATION DISTRICT EASEMENT 111.00 ACRES VOL. 4725 PG. 669
- 10 4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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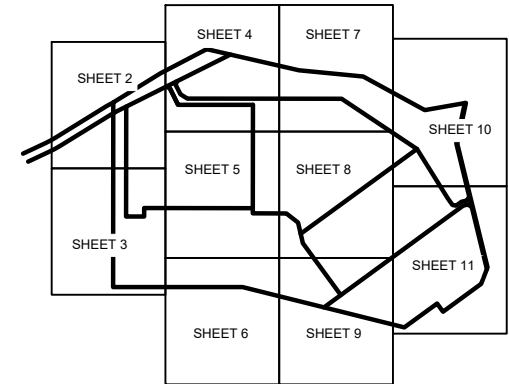
BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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:

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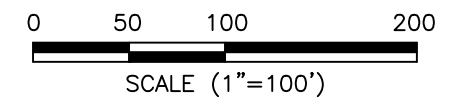
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM



SUBDIVISION PLAT
ESTABLISHING

**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

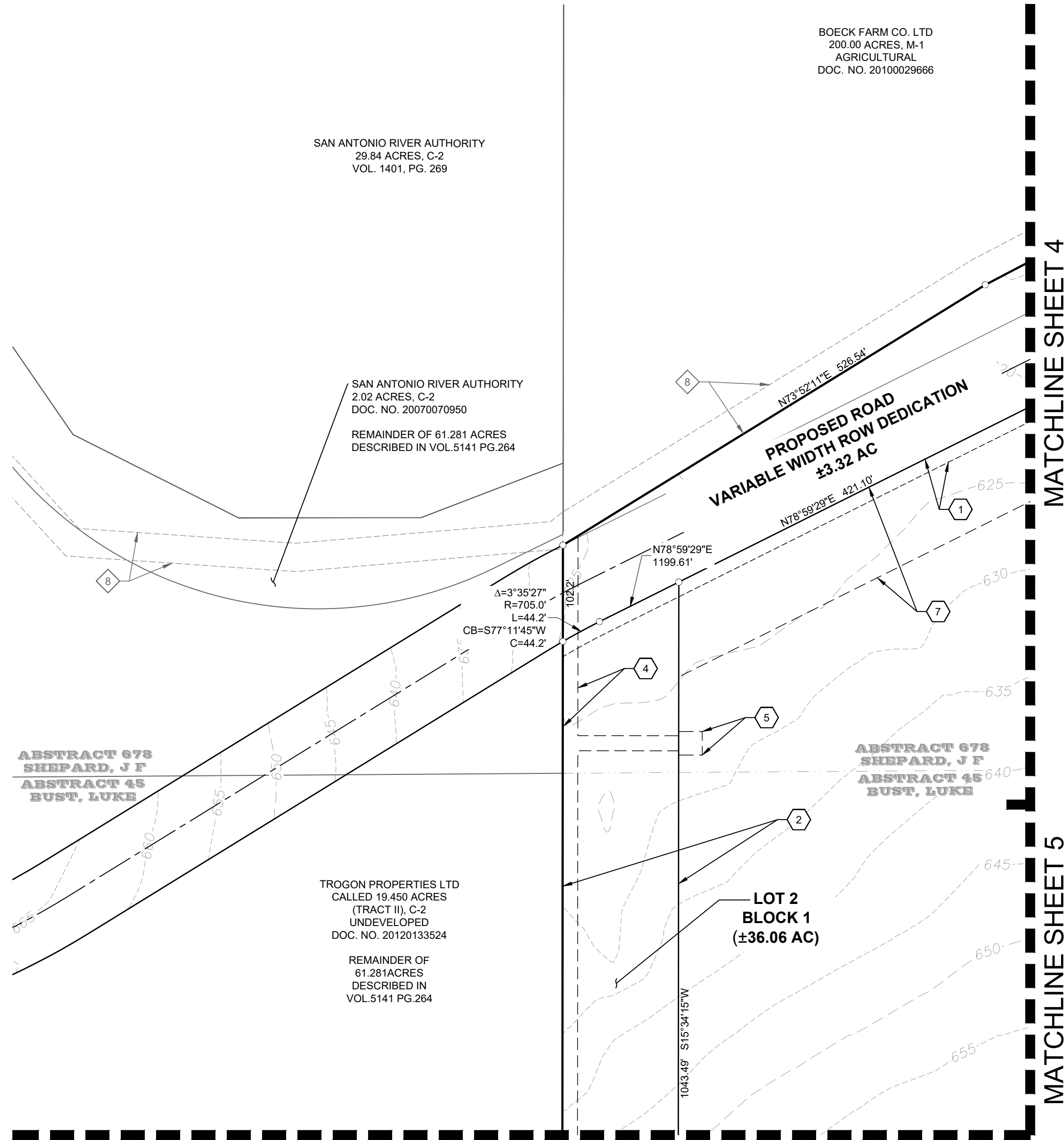
NOTARY PUBLIC, STATE OF TEXAS

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BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CHAIRPERSON
BY: _____
SECRETARY



ABSTRACT 678
SHEPARD, J F
ABSTRACT 45
BUST, LUKE

ABSTRACT 678
SHEPARD, J F
ABSTRACT 45
BUST, LUKE

TROGON PROPERTIES LTD
CALLED 19.450 ACRES
(TRACT II), C-2
UNDEVELOPED
DOC. NO. 20120133524

REMAINDER OF
61.281ACRES
DESCRIBED IN
VOL.5141 PG.264

LOT 2
BLOCK 1
(±36.06 AC)

MATCHLINE SHEET 3

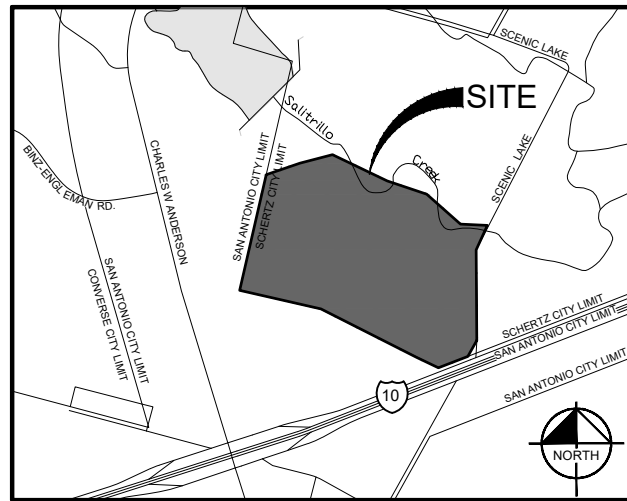
MATCHLINE SHEET 4

MATCHLINE SHEET 5

BOECK FARM CO. LTD
200.00 ACRES, M-1
AGRICULTURAL
DOC. NO. 20100029666

SAN ANTONIO RIVER AUTHORITY
29.84 ACRES, C-2
VOL. 1401, PG. 269

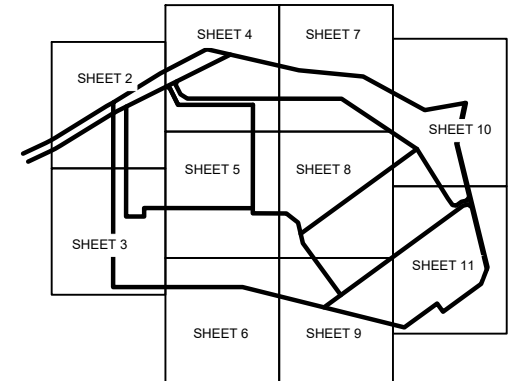
SAN ANTONIO RIVER AUTHORITY
2.02 ACRES, C-2
DOC. NO. 20070070950
REMAINDER OF 61.281 ACRES
DESCRIBED IN VOL.5141 PG.264



VICINITY MAP
N.T.S.

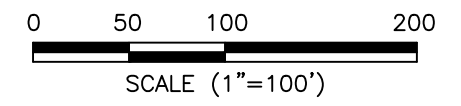
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SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CHAIRPERSON
BY: _____
SECRETARY

KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS, ELEC. TV, CABLE)
- 3 14' PUBLIC WATER EASEMENT
- 4 14' PUBLIC SEWER EASEMENT
- 5 25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 90' PRIVATE DRAINAGE EASEMENT
- 8 100' PRIVATE DRAINAGE EASEMENT

EXISTING:

- 1 14' WATER EASEMENT VOL. 14968, PG. 2137
- 2 14' WATER EASEMENT VOL. 14968, PG. 2176
- 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
- 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
- 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
- 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
- 9 ALAMO SOIL CONSERVATION DISTRICT EASEMENT 111.00 ACRES VOL. 4725 PG. 669
- 10 4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

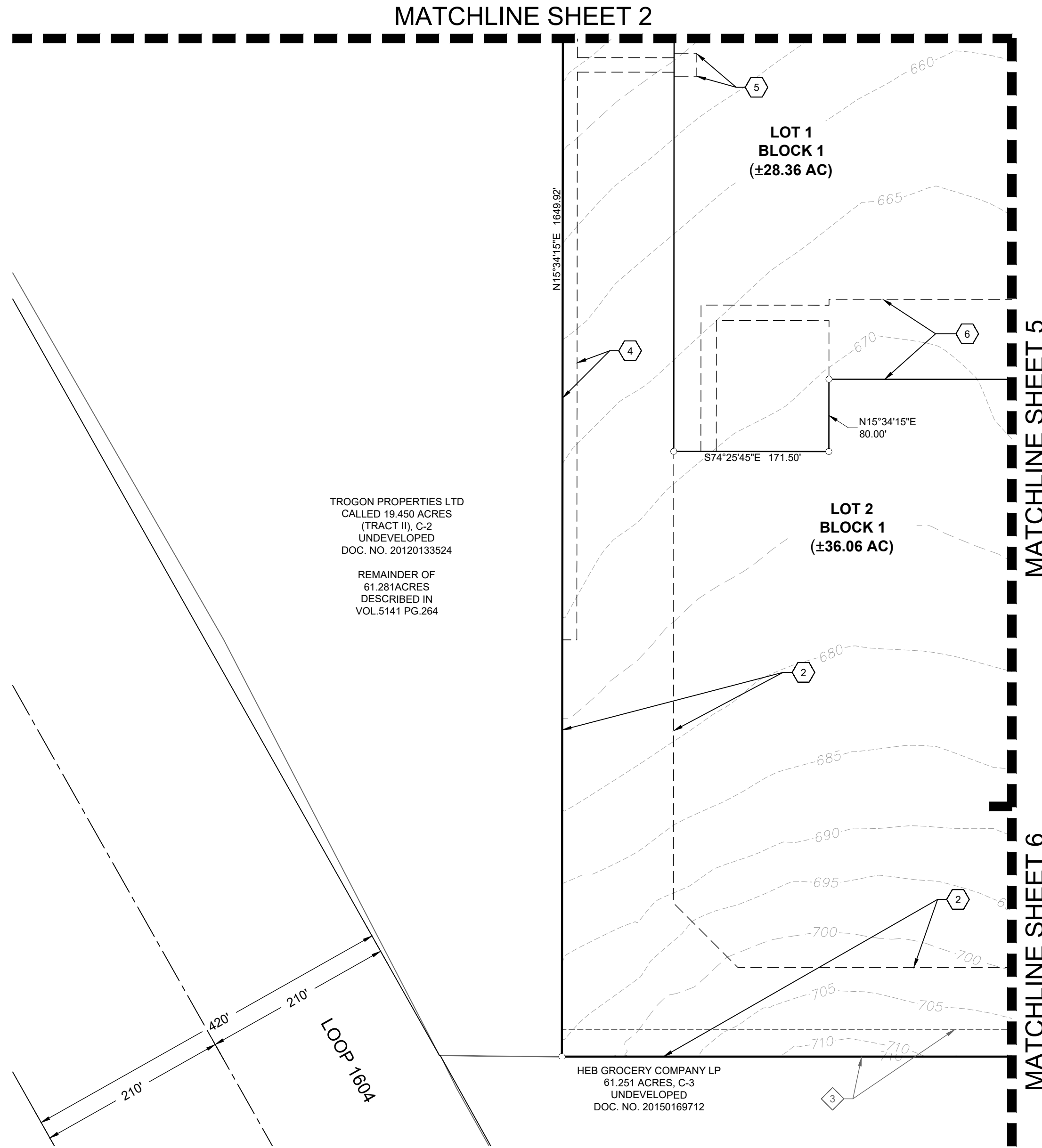
BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

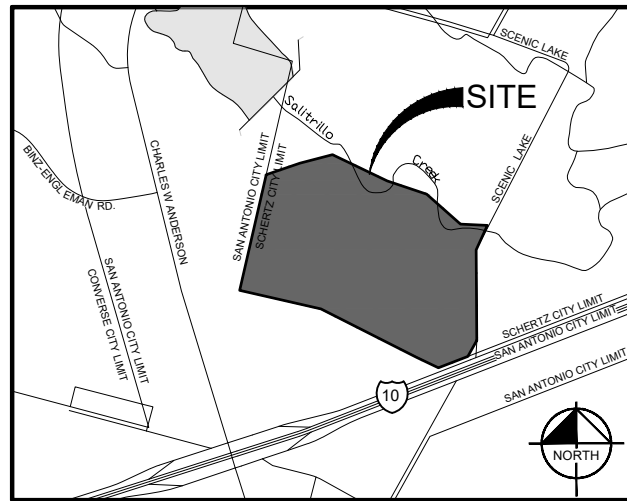
STATE OF TEXAS
COUNTY OF COMAL

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:

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

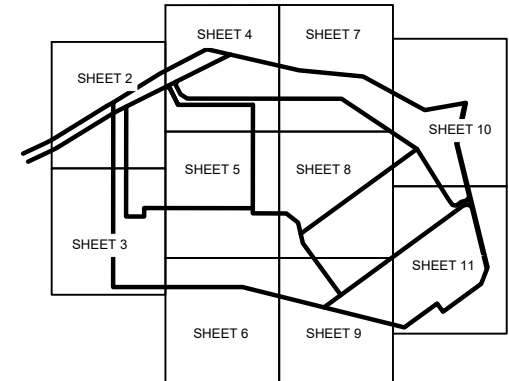




VICINITY MAP
N.T.S.

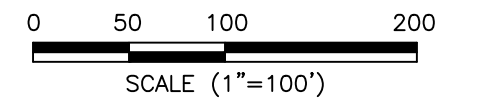
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
- ☐ CENTERLINE
- BSL BUILDING SETBACK LINE
- VOL VOLUME
- PG PAGE
- AC ACRES
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SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

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SAN ANTONIO, TX 78216
210.541.9166

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SURVEYOR'S NOTES:
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STATE OF TEXAS
COUNTY OF BEXAR

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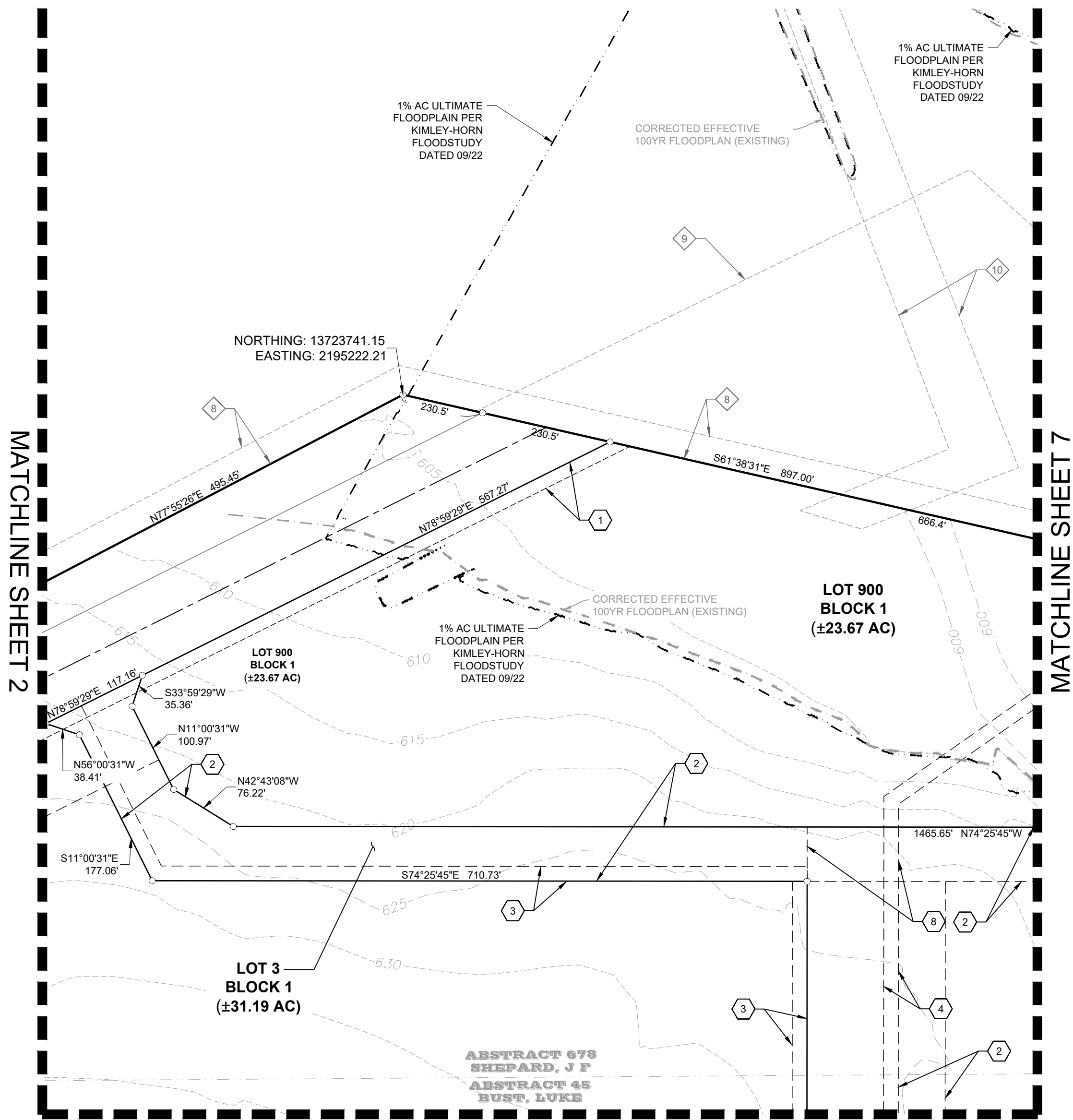
BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM



STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

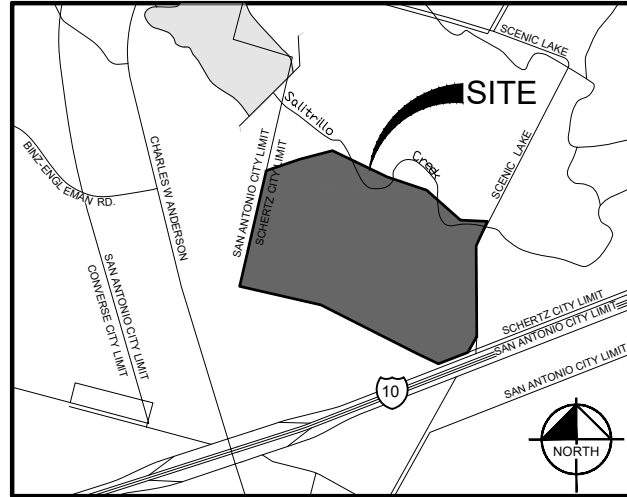
NOTARY PUBLIC, STATE OF TEXAS

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BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

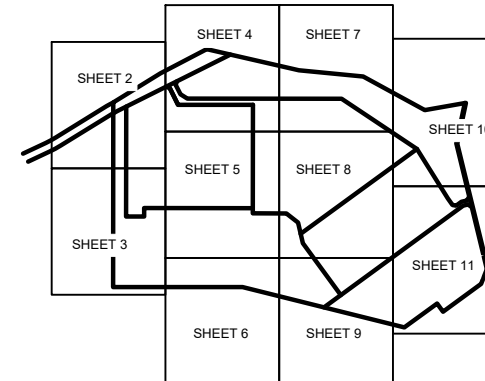
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
N.T.S.

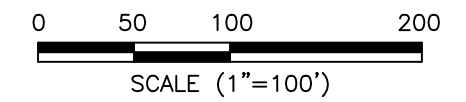
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SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

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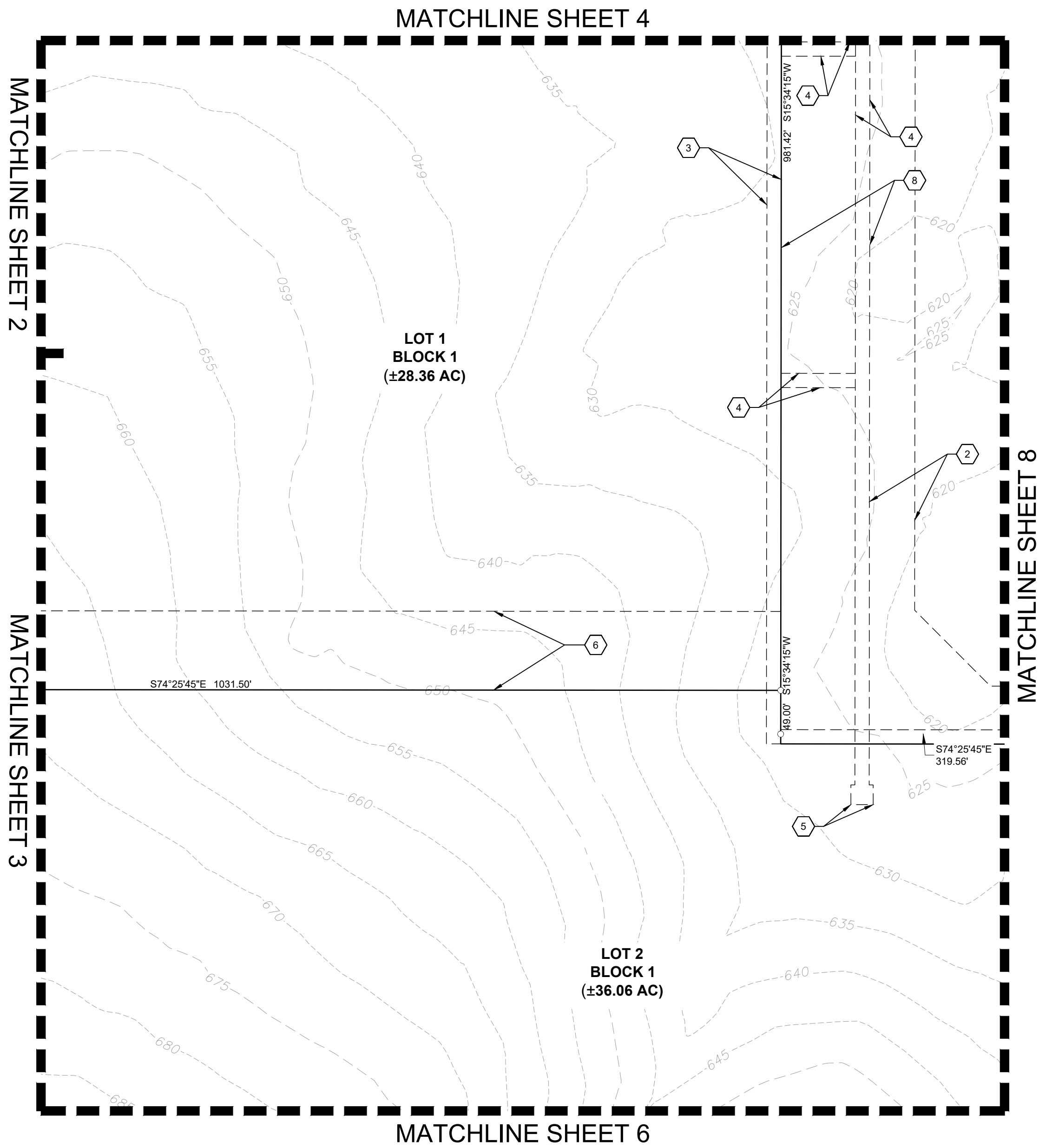
DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
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SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
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RICHARD A. GOODWIN
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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
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STATE OF TEXAS
COUNTY OF BEXAR

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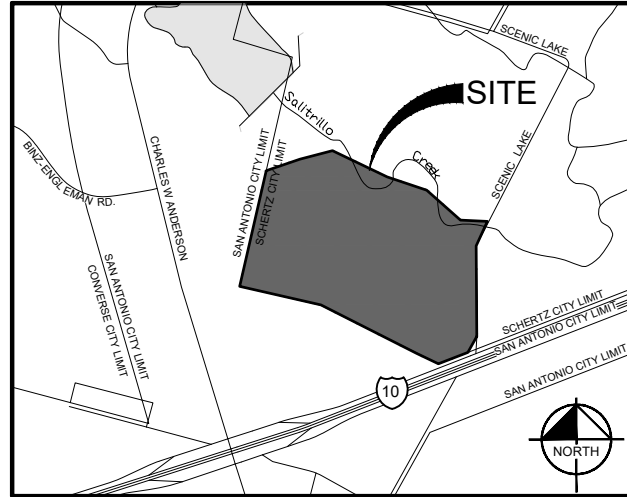
NOTARY PUBLIC, STATE OF TEXAS

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BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

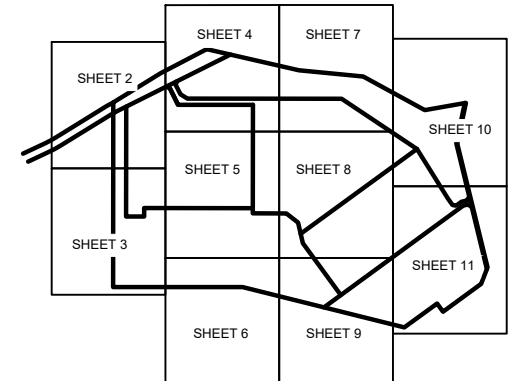
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
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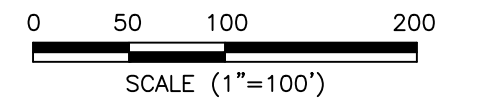
LEGEND

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SUBDIVISION PLAT
ESTABLISHING
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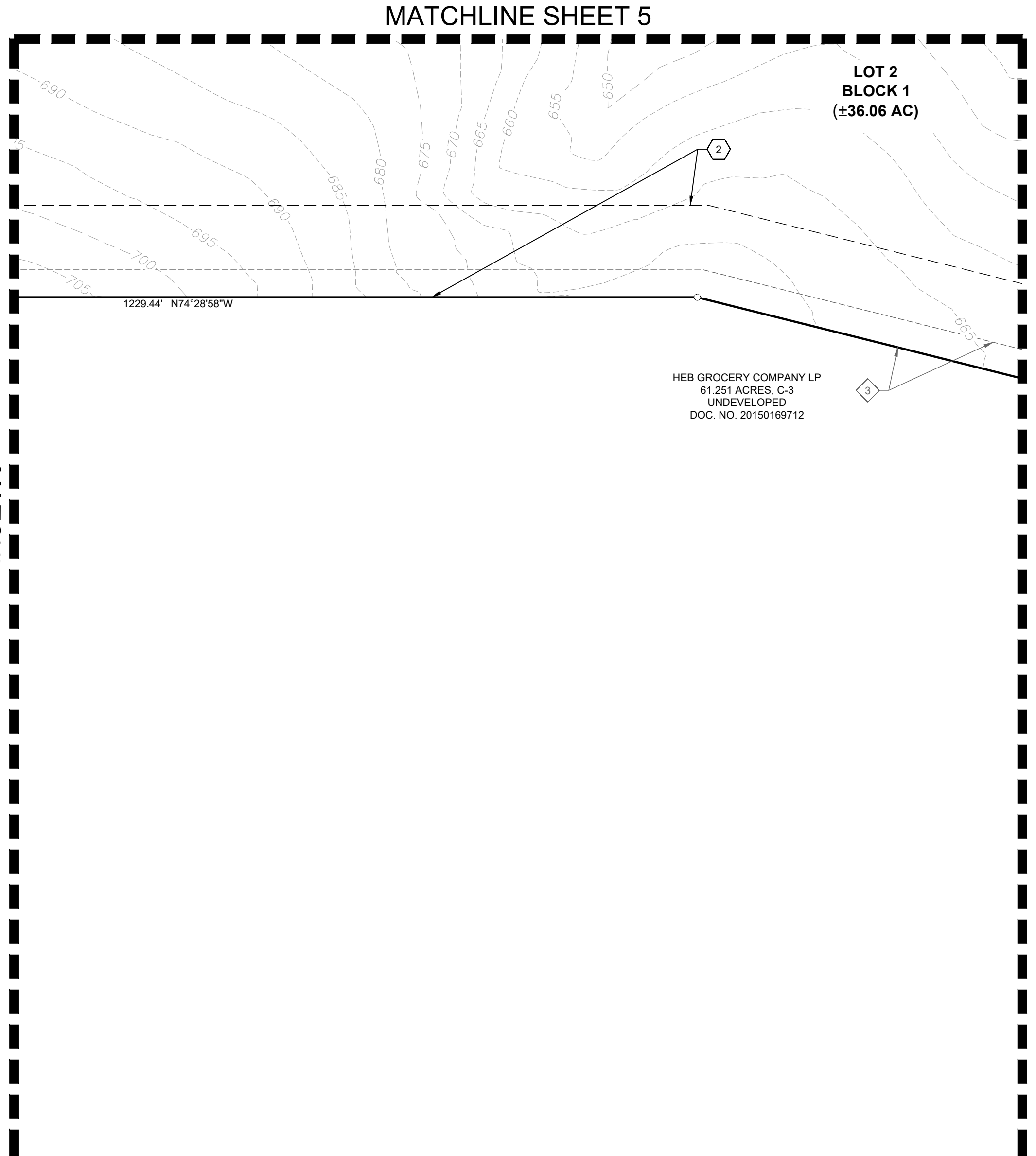
DATE OF PREPARATION: December 1, 2022



10101 REUNION PLACE, STE 400
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KEY NOTE LEGEND

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HEB GROCERY COMPANY LP
61.251 ACRES, C-3
UNDEVELOPED
DOC. NO. 20150169712

SURVEYOR'S NOTES:
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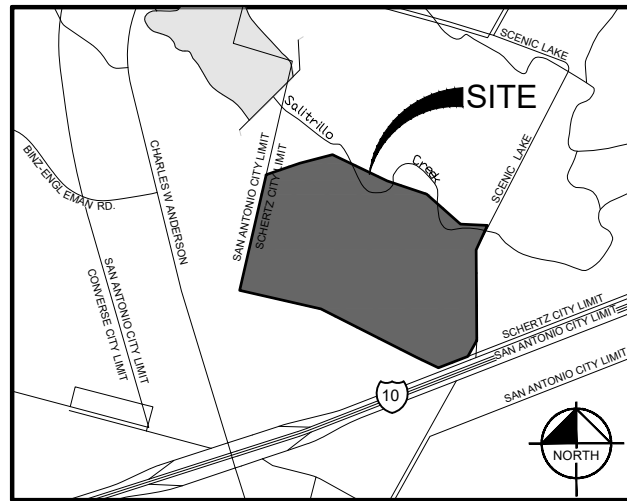
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BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

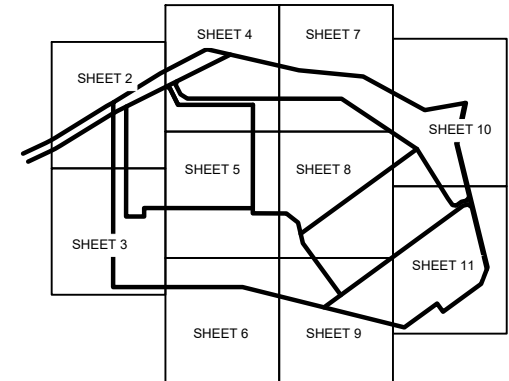
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
N.T.S.

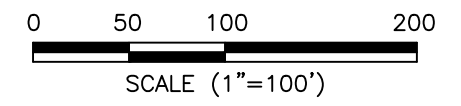
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
- ⊕ CENTERLINE
- BSL BUILDING SETBACK LINE
- VOL VOLUME
- PG PAGE
- AC ACRES
- ~ FLOODPLAIN LINE



SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

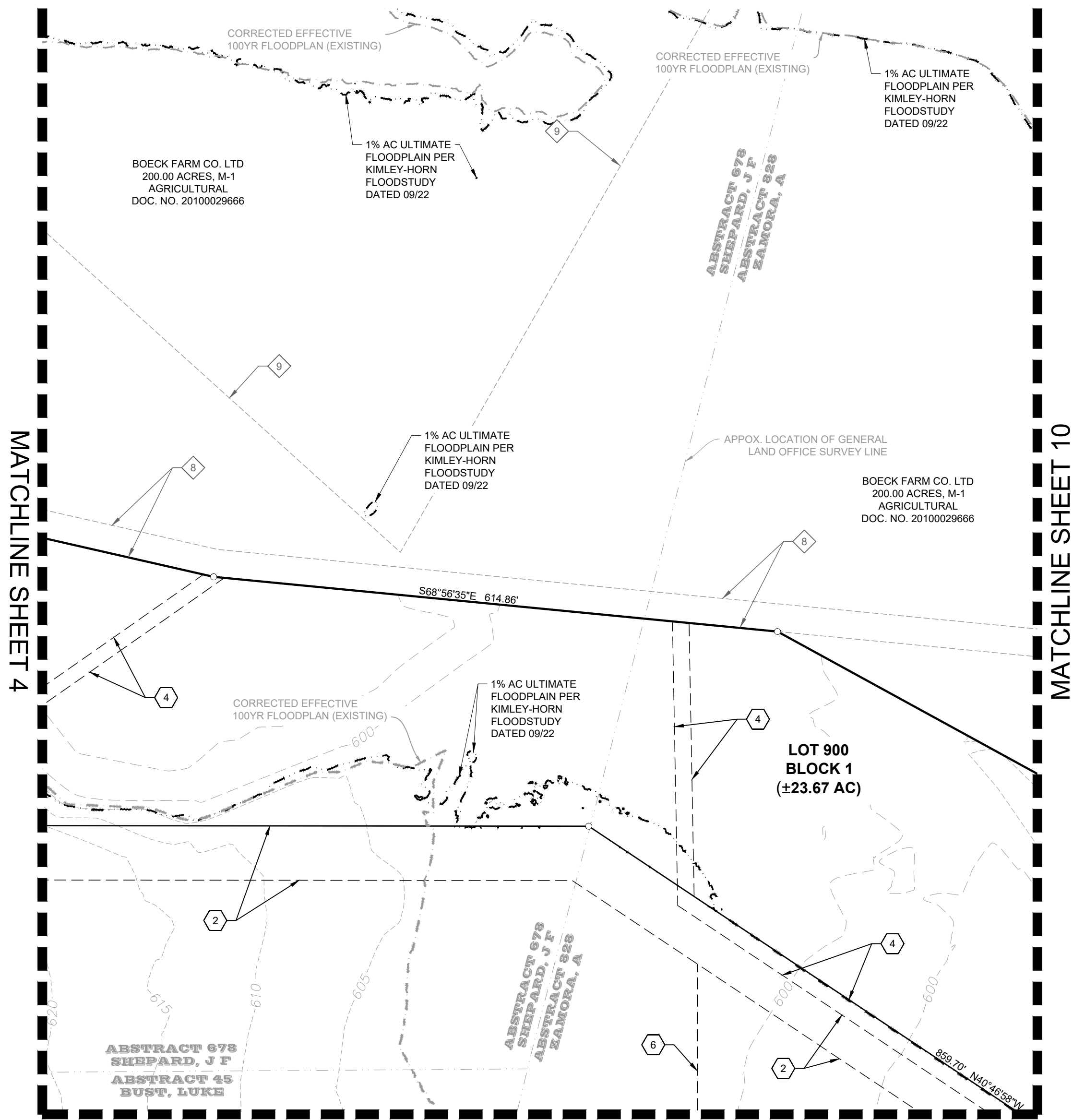
KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS, ELEC. TV, CABLE)
- 3 14' PUBLIC WATER EASEMENT
- 4 14' PUBLIC SEWER EASEMENT
- 5 25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 90' PRIVATE DRAINAGE EASEMENT
- 8 100' PRIVATE DRAINAGE EASEMENT

EXISTING:

- 1 14' WATER EASEMENT VOL. 14968, PG. 2137
- 2 14' WATER EASEMENT VOL. 14968, PG. 2176
- 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
- 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
- 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
- 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
- 9 ALAMO SOIL CONSERVATION DISTRICT EASEMENT 111.00 ACRES VOL. 4725 PG. 669
- 10 4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113



SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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:

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

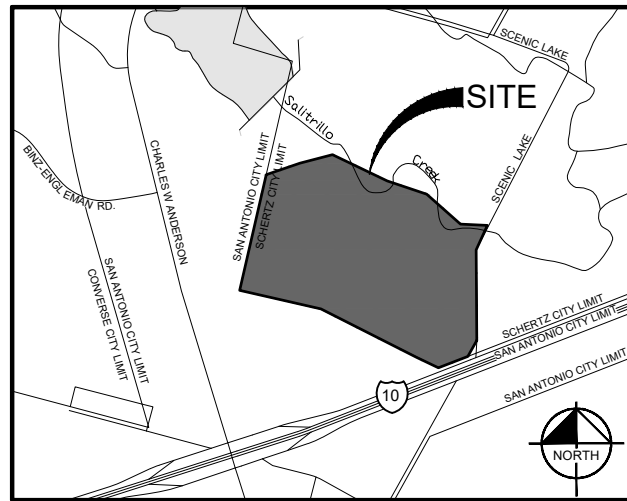
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

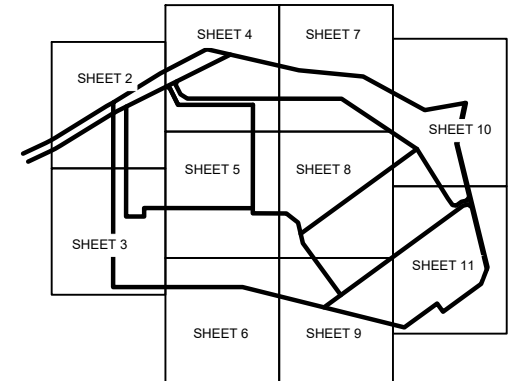
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
N.T.S.

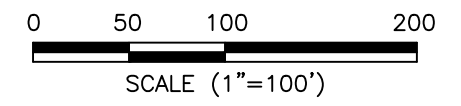
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
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- BSL BUILDING SETBACK LINE
- VOL VOLUME
- PG PAGE
- AC ACRES
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SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CITY ENGINEER

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BY: _____
CHAIRPERSON
BY: _____
SECRETARY

KEY NOTE LEGEND

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SURVEYOR'S NOTES:
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STATE OF TEXAS
COUNTY OF BEXAR

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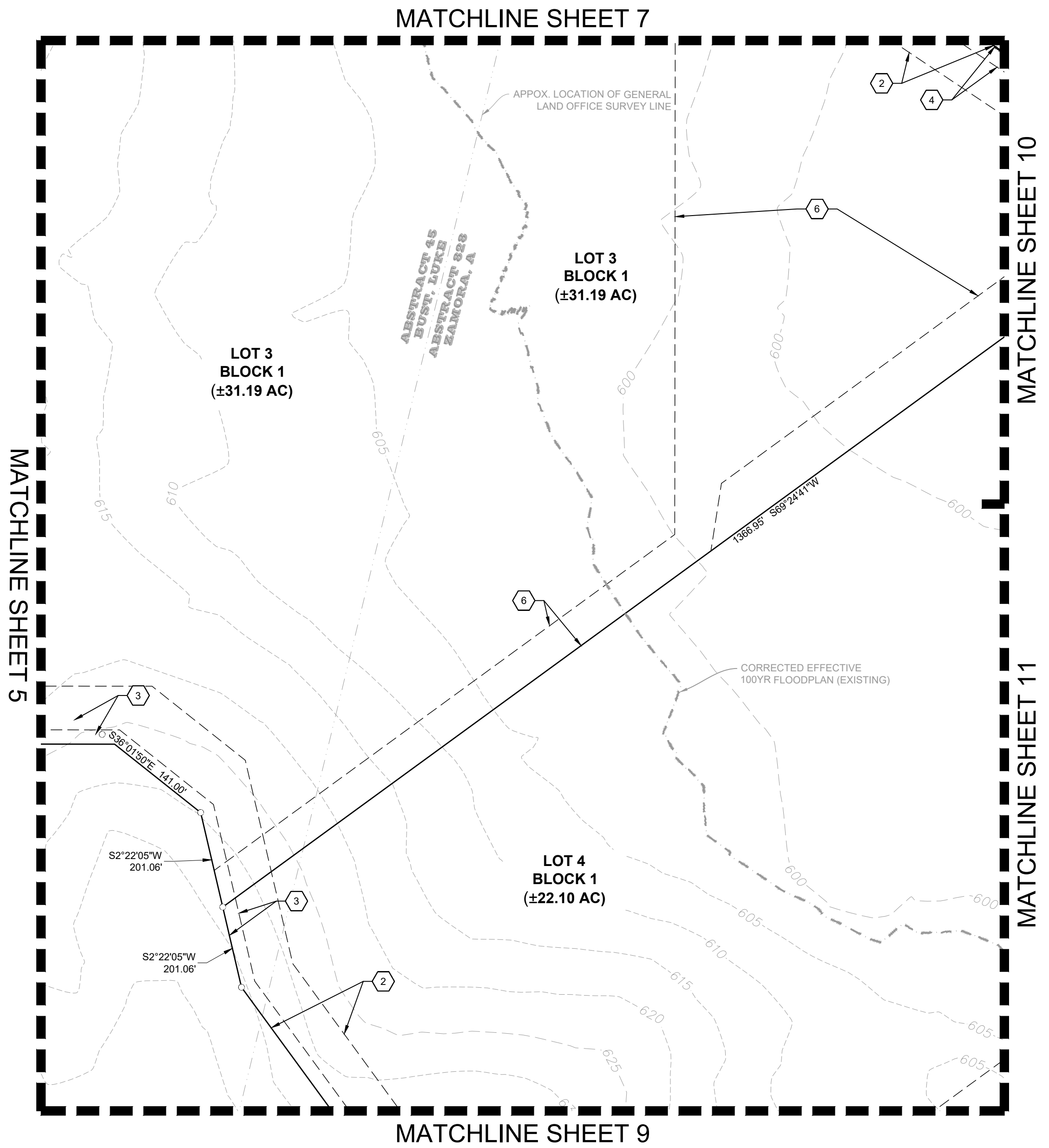
BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

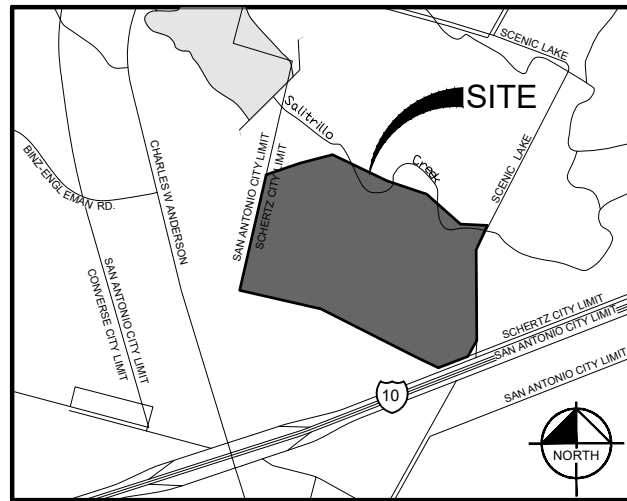
STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
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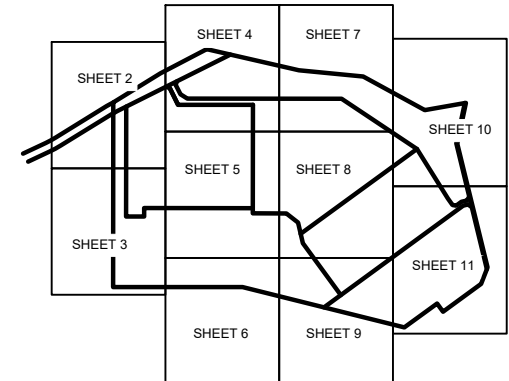




VICINITY MAP
N.T.S.

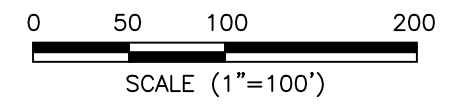
LEGEND

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- ESMT EASEMENT
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- VOL VOLUME
- PG PAGE
- AC ACRES
- ~ FLOODPLAIN LINE



SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

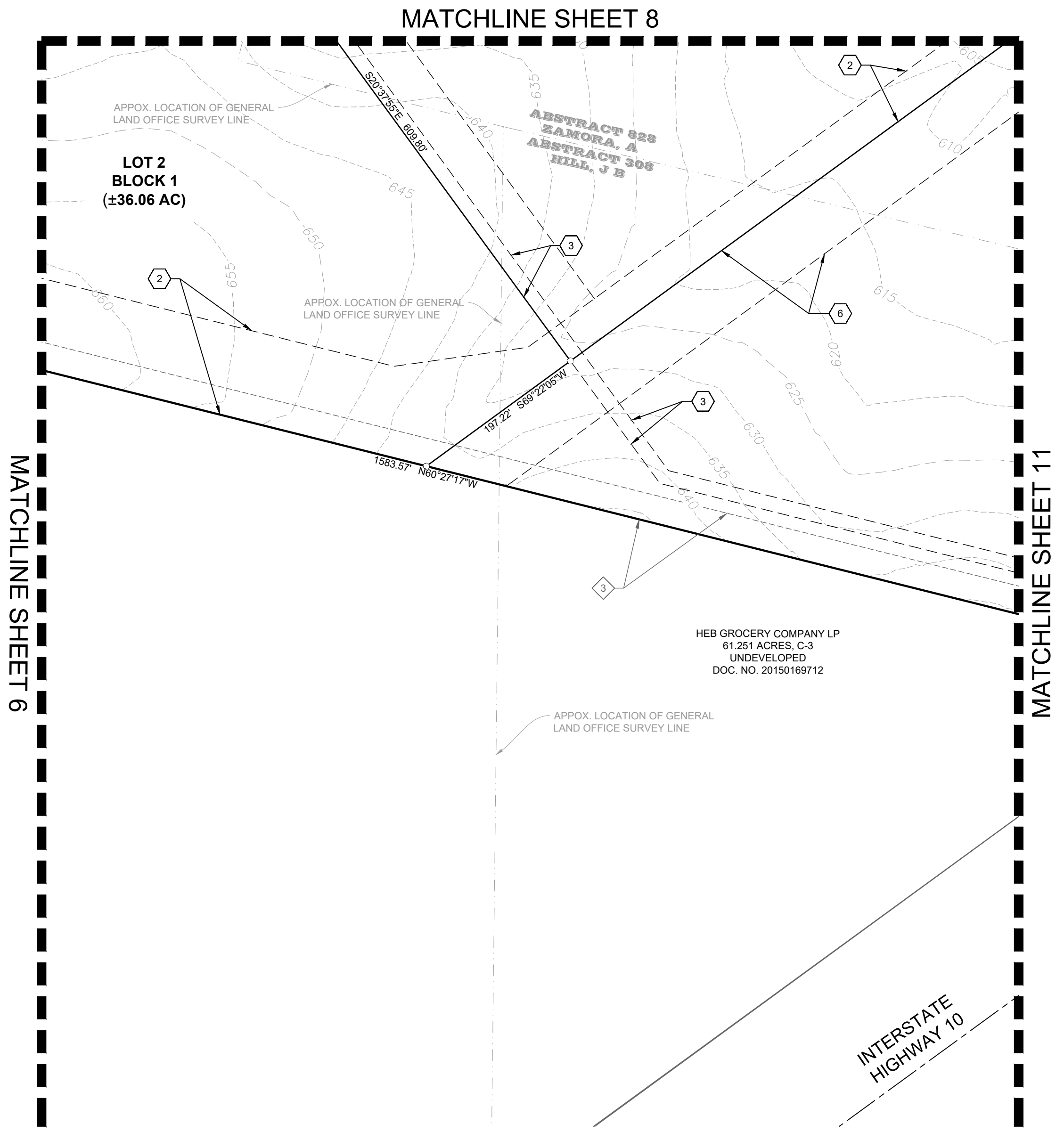
KEY NOTE LEGEND

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EXISTING:

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- 10 4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113



SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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:

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

HEB GROCERY COMPANY LP
61.251 ACRES, C-3
UNDEVELOPED
DOC. NO. 20150169712

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

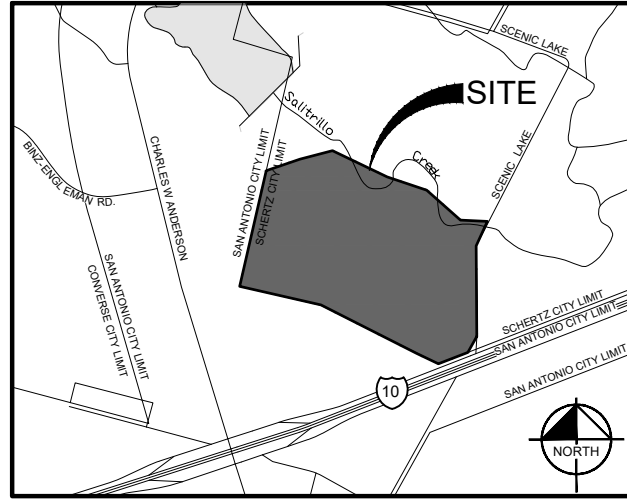
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

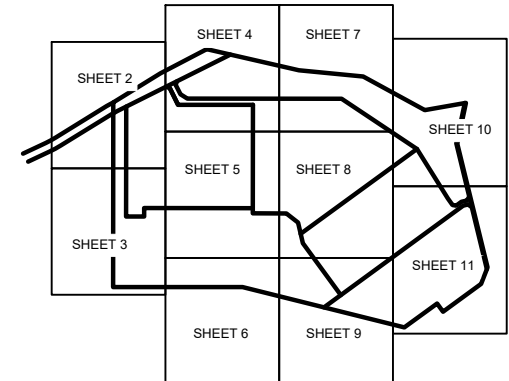
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
N.T.S.

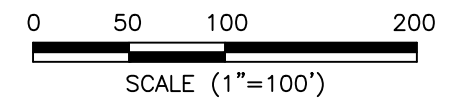
LEGEND

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- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
- ⊕ CENTERLINE
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- VOL VOLUME
- PG PAGE
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SUBDIVISION PLAT
ESTABLISHING
**CORE5 LOGISTICS CENTER
AT INTERSTATE 10**

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

KEY NOTE LEGEND

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- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
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SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

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STATE OF TEXAS
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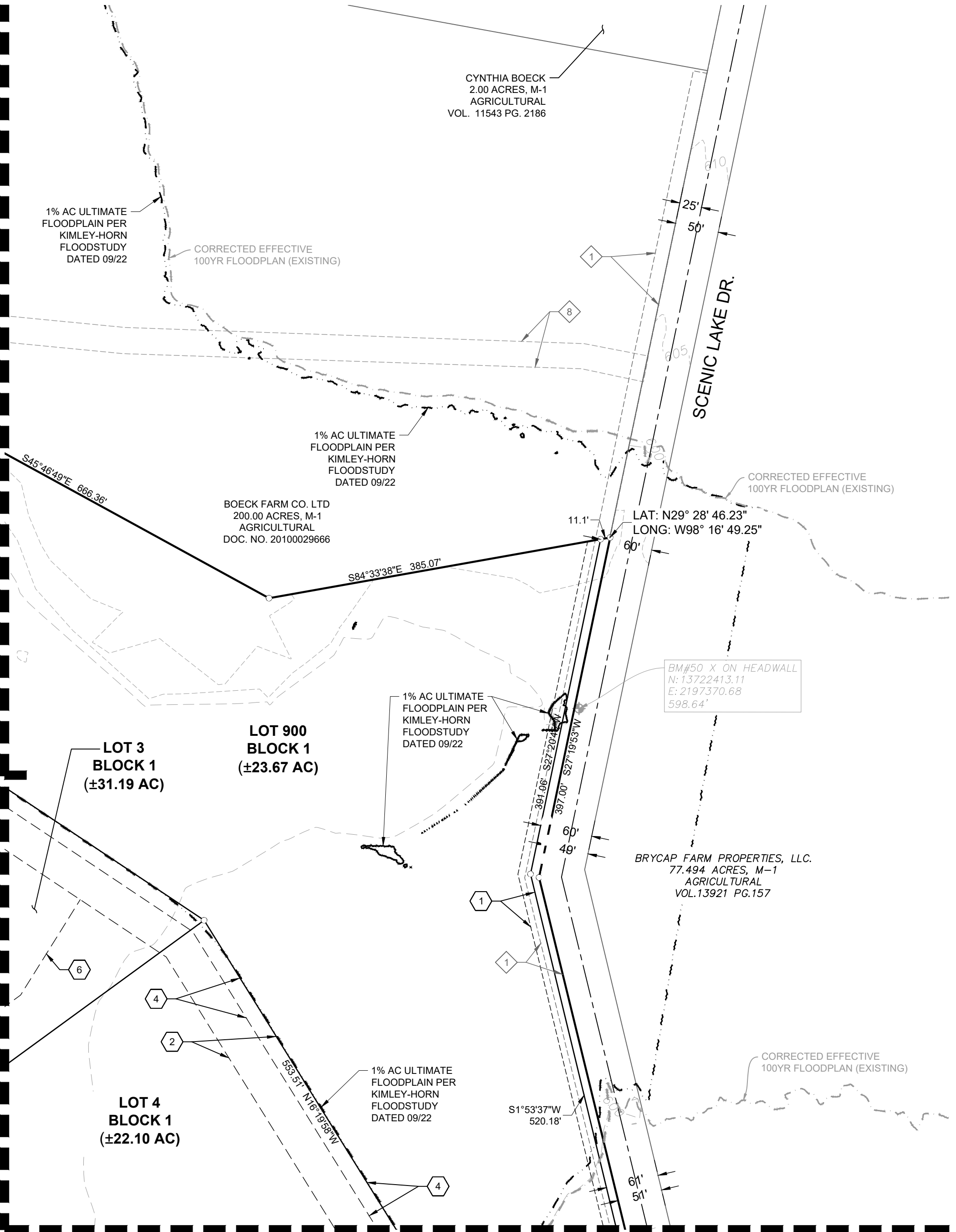
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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

MATCHLINE SHEET 7

MATCHLINE SHEET 8

MATCHLINE SHEET 11



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

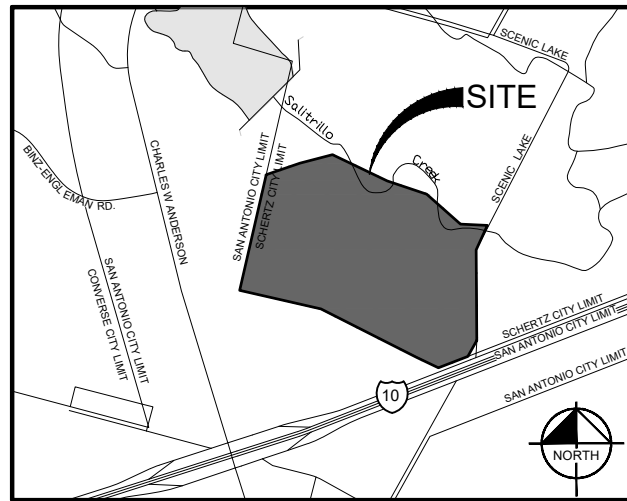
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

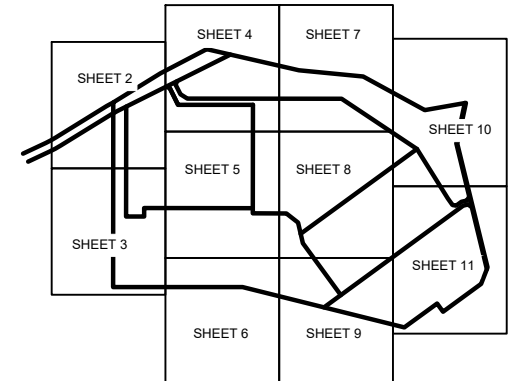
BY: _____
CHAIRPERSON
BY: _____
SECRETARY



VICINITY MAP
N.T.S.

LEGEND

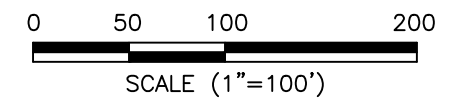
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- CONTOUR LINES
- GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
- FOUND TXDOT TYPE 2 MONUMENTATION
- ROW RIGHT OF WAY
- NCB NEW CITY BLOCK
- ESMT EASEMENT
- ⊕ CENTERLINE
- BSL BUILDING SETBACK LINE
- VOL VOLUME
- PG PAGE
- AC ACRES
- ~ FLOODPLAIN LINE



SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

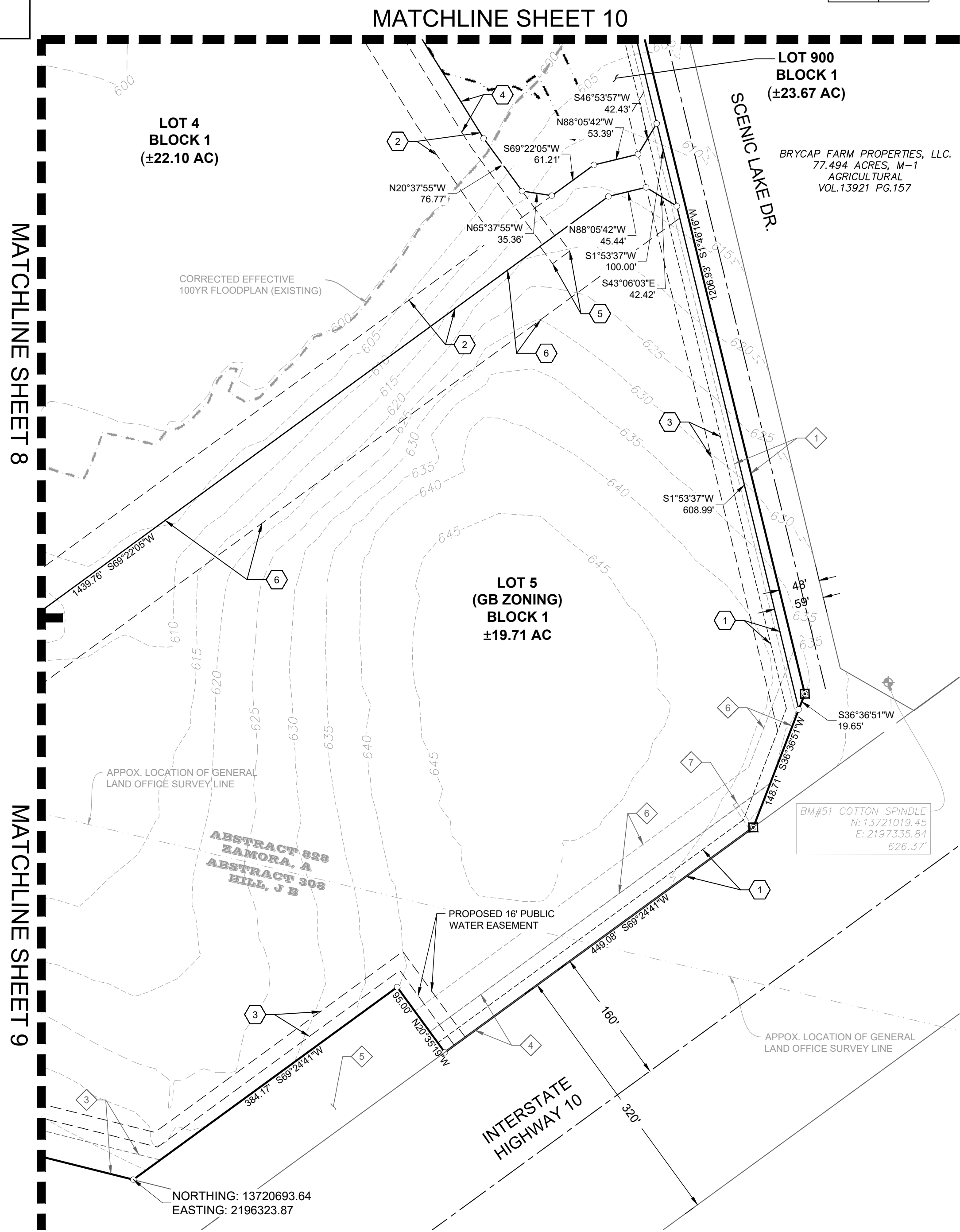
KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS, ELEC. TV, CABLE)
- 3 16' PUBLIC WATER EASEMENT
- 4 16' PUBLIC SEWER EASEMENT
- 5 25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 90' PRIVATE DRAINAGE EASEMENT
- 8 100' PRIVATE DRAINAGE EASEMENT

EXISTING:

- 1 14' WATER EASEMENT VOL. 14968, PG. 2137
- 2 14' WATER EASEMENT VOL. 14968, PG. 2176
- 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
- 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
- 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
- 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
- 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
- 9 ALAMO SOIL CONSERVATION DISTRICT EASEMENT 111.00 ACRES VOL. 4725 PG. 669
- 10 4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113



SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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:

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM

NORTHING: 13720693.64
EASTING: 2196323.87

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
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NOTARY PUBLIC, STATE OF TEXAS

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BY: _____
CITY ENGINEER

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CHAIRPERSON
BY: _____
SECRETARY