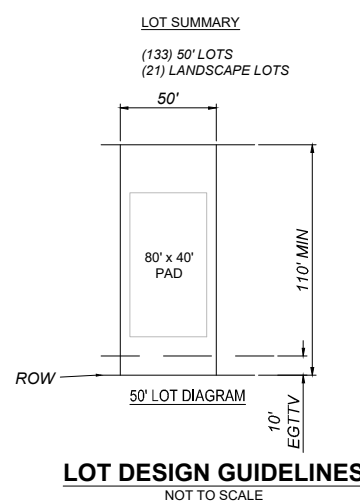
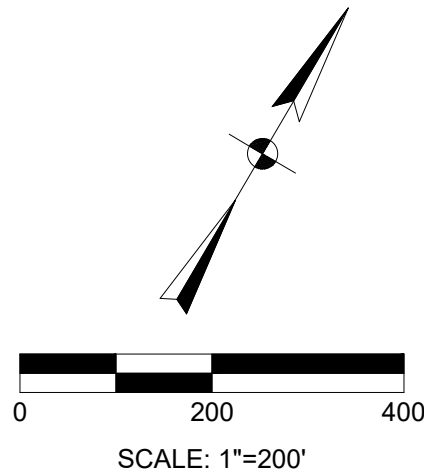


FERGUSON MAP GRID: 555-A7
LOCATION MAP
NOT TO SCALE



LOT DESIGN GUIDELINES
NOT TO SCALE



LEGEND

- B.C.D.P.R. BEXAR COUNTY DEED AND PLAT RECORDS
- R.P.R.B.C. REAL PROPERTY RECORDS
- BEXAR COUNTY BEXAR COUNTY RIGHT OF WAY
- E.G.T.V. ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE OF R.O.W.
- EASEMENT
- FOUND 1/2" IRON ROD
- OFIR

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 1, BLOCK 3 LOT 3, BLOCK 3	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 50' 133
TOTAL LOTS = 133

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT 56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60, BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK 3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5, LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

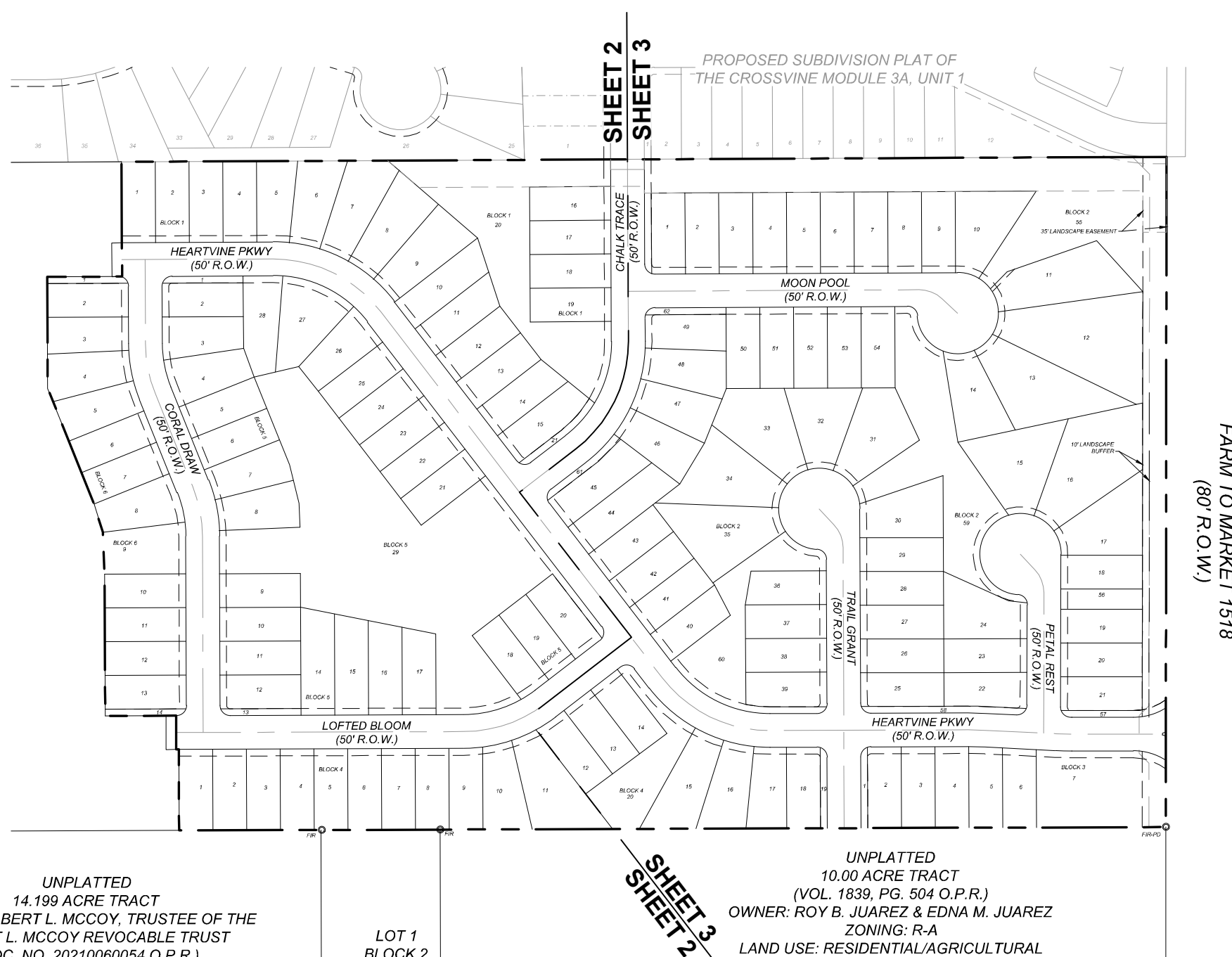
**FINAL SUBDIVISION
PLAT OF**

**THE CROSSVINE MODULE 3B,
UNIT 1**

A 35.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 86, ABSTRACT NO. 187, COUNTY BLOCK 5059, A 56.96 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD OF RECORD IN DOCUMENT NO. 20210122135, AND THE REMAINDER OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022

INDEX MAP



UNPLATTED
56.96 ACRE TRACT
OWNER: GEHAN HOMES, LTD
(DOC 20210122135 O.P.R.)
ZONING: PDD
LAND USE: RESIDENTIAL

UNPLATTED
14.199 ACRE TRACT
OWNER: ALBERT L. MCCOY, TRUSTEE OF THE
ALBERT L. MCCOY REVOCABLE TRUST
(DOC. NO. 20210060054 O.P.R.)
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LOT 1
BLOCK 2
BOENIG SUBDIVISION
(VOL. 8600, PG. 159 D.P.R.)
OWNER: JOSE R. ROSAS, JR.
(VOL. 9866, PG. 1875 O.P.R.)
A TEXAS LIMITED PARTNERSHIP
ZONING: R-A
LAND USE: RESIDENTIAL
RESIDENTIAL/AGRICULTURAL

UNPLATTED
10.00 ACRE TRACT
(VOL. 1839, PG. 504 O.P.R.)
OWNER: ROY B. JUAREZ & EDNA M. JUAREZ
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



has joined Colliers Engineering & Design
TYPE FIRM #995133 TYPE G FIRM #012233000

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 CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ___ DAY OF _____, 20__

OWNER: GEHAN HOMES
C/O SHANNON BARKSDALE
3815 S. CAPITAL TEXAS HWY
AUSTIN, TX 78704
PHONE: (512) 330-9366 EXT. 4233

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 THE ___ DAY OF _____, 20__

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 THE POINT OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

TXDOT NOTES

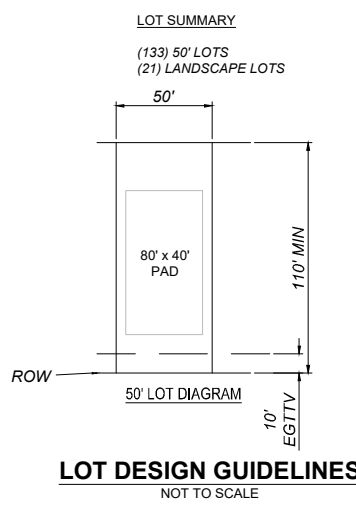
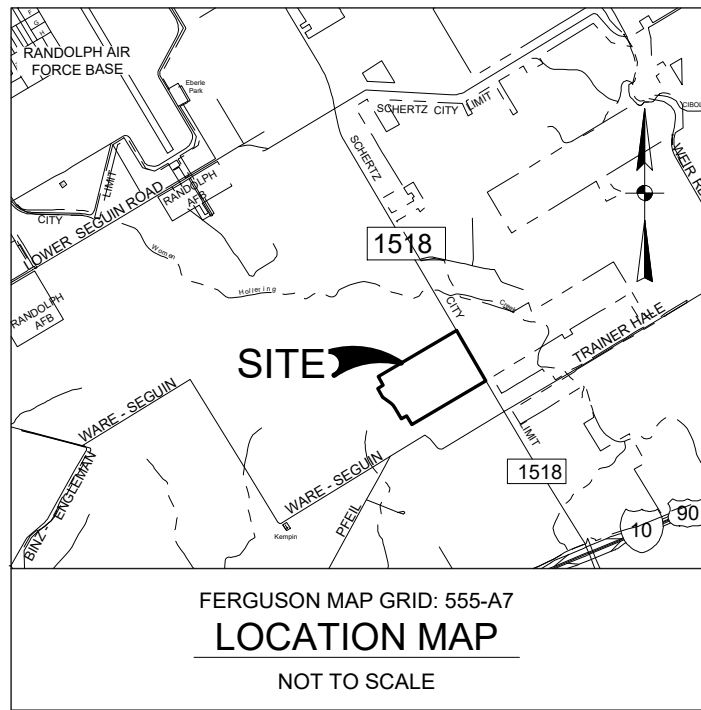
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07

THIS PLAT OF THE CROSSVINE MODULE 3B, UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____ A.D. 20__

BY: _____
CHAIRPERSON

BY: _____
SECRETARY



ENGINEER:

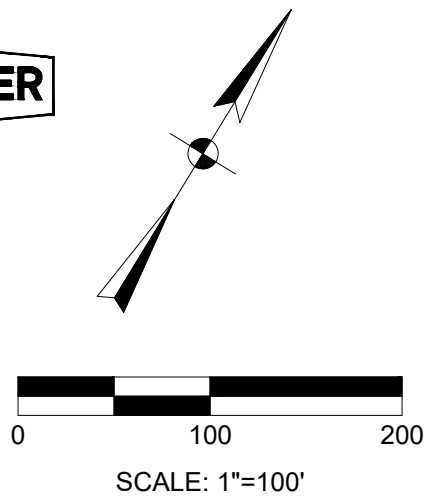


5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



has joined Colliers Engineering & Design
TYPE FIRM #5713 TOP LOG FIRM #112325-00



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 CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: GEHAN HOMES
C/O SHANNON BARKSDALE
3815 S. CAPITAL TEXAS HWY
AUSTIN, TX 78704
PHONE: (512) 330-9366 EXT. 4233

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 THE ____ DAY OF _____, 20__

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

TXDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07'

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100' YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 4829C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 1, BLOCK 3	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NO CHANGES

- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

- THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 50' 133
TOTAL LOTS = 133

- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

- SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- THIS LAND IS ZONED PDD.

- THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT 56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60, BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK 3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5, LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3B, UNIT 1

A 35.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, A 56.96 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD OF RECORD IN DOCUMENT NO. 2021022135, AND THE REMAINDER OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022



UNPLATTED 14.199 ACRE TRACT
OWNER: ALBERT L. MCCOY, TRUSTEE OF THE ALBERT L. MCCOY REVOCABLE TRUST (DOC. NO. 20210060054 O.P.R.)
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LOT 1 BLOCK 2
BOENIG SUBDIVISION (VOL. 8600, PG. 159 D.P.R.)
OWNER: JOSE R. ROSAS, JR. (VOL. 9866, PG. 1875 O.P.R.)
A TEXAS LIMITED PARTNERSHIP
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

UNPLATTED 10.00 ACRE TRACT (VOL. 1839, PG. 504 O.P.R.)
OWNER: ROY B. JUAREZ & EDNA M. JUAREZ
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
R.O.W.	BEXAR COUNTY RIGHT OF WAY
E.G.T.V.	ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE OF R.O.W.
---	EASEMENT
○FIR	FOUND 1/2" IRON ROD

THIS PLAT OF THE CROSSVINE, MODULE 3B, UNIT 1, SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D. 20__

BY: _____
CHAIRPERSON

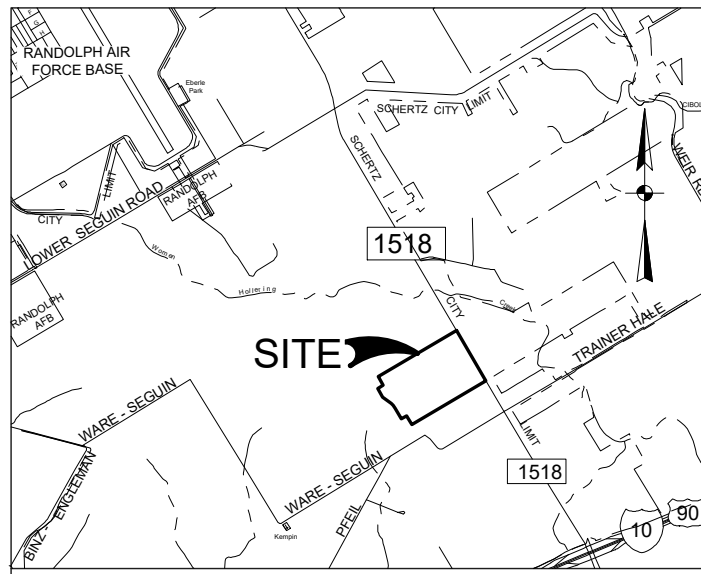
BY: _____
SECRETARY

THIS PROPOSED EASEMENT 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.

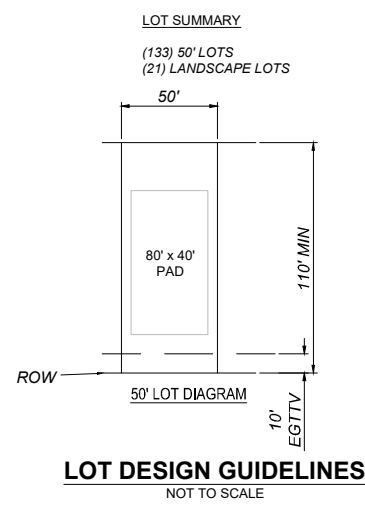
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.



FERGUSON MAP GRID: 555-A7
LOCATION MAP
NOT TO SCALE



LOT DESIGN GUIDELINES
NOT TO SCALE

ENGINEER:

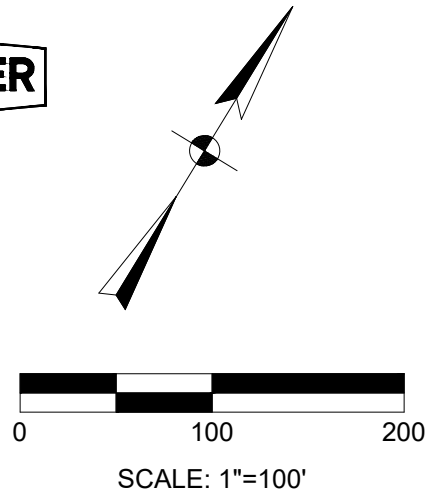


5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



has joined Colliers Engineering & Design
TBP# FIRM 499153 / TBP# FIRM #01223-00



SCALE: 1"=100'

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 CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ___ DAY OF ___, 20__

OWNER: GEHAN HOMES
C/O SHANNON BARKSDALE
3815 S. CAPITAL TEXAS HWY
AUSTIN, TX 78704
PHONE: (512) 330-9366 EXT. 4233

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARING, I, _____, 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

STATE OF TEXAS

COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-6444
FAX: 210-979-8441

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07'

ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND AND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 14, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 10	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

- THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	
DSFR(1)	50' 133
TOTAL LOTS =	133

- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

- SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- THIS LAND IS ZONED PDD.

- THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT 56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60, BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK 3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5, LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR HIS SUCCESSOR OR ASSIGNS.

FINAL SUBDIVISION
PLAT OF
**THE CROSSVINE MODULE 3B,
UNIT 1**

A 35.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, A 56.96 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD OF RECORD IN DOCUMENT NO. 20210122135, AND THE REMAINDER OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022



UNPLATTED
10.00 ACRE TRACT
(VOL. 1839, PG. 504 O.P.R.)
OWNER: ROY B. JUAREZ & EDNA M. JUAREZ
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LEGEND

- | | |
|------------|--|
| B.C.D.P.R. | BEXAR COUNTY DEED AND PLAT RECORDS |
| R.P.R.B.C. | REAL PROPERTY RECORDS |
| | BEXAR COUNTY RIGHT OF WAY |
| R.O.W. | ELECTRIC, GAS, TELEPHONE, & CABLE T.V. |
| E.G.T.V. | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | CENTER LINE OF R.O.W. |
| | EASEMENT |
| ○ FIR | FOUND 1/2" IRON ROD |

THIS PLAT OF THE CROSSVINE, MODULE 3B, UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

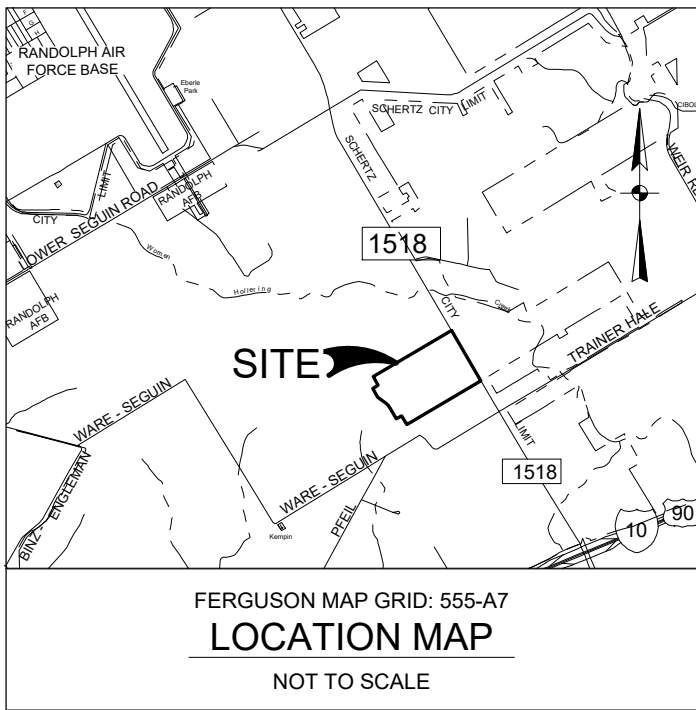
DATED THIS ___ DAY OF ___, A.D. 20__

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

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.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



FERGUSON MAP GRID: 555-A7
LOCATION MAP
 NOT TO SCALE

ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655
 FIRM REGISTRATION NO. F-786

SURVEYOR:



has joined Colliers Engineering & Design
 TYPE FIRM #9513 / FDPLS FIRM #01223-00

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 CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ___ DAY OF _____, 20__

OWNER: GEHAN HOMES
 C/O SHANNON BARKSDALE
 3815 S. CAPITAL TEXAS HWY
 AUSTIN, TX 78704
 PHONE: (512) 930-9366 EXT. 4233

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 THE

___ DAY OF _____, 20__

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JESSE B. MALONE
 REGISTERED PROFESSIONAL ENGINEER NO. 108734
 MALONE/WHEELER, INC.
 5113 SOUTHWEST PARKWAY, SUITE 260
 AUSTIN, TEXAS 78735
 PHONE: (512) 899-0601 FAX: (512) 899-0655

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.

TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	23.57'	15.00'	90°02'00"	S14°22'56"W	21.22'
C2	66.17'	175.00'	21°39'48"	S41°27'58"E	65.77'
C3	84.89'	225.00'	21°37'00"	S41°29'22"E	84.39'
C4	23.56'	15.00'	89°59'49"	S75°40'46"E	21.21'
C5	206.97'	225.00'	52°42'18"	S85°40'28"W	199.75'
C6	23.56'	15.00'	90°00'00"	S67°01'37"W	21.21'
C7	160.98'	175.00'	52°42'18"	S04°19'32"E	155.36'
C8	23.57'	15.00'	90°02'00"	N75°41'41"W	21.22'
C9	278.74'	60.00'	266°10'40"	N12°22'38"E	87.64'
C10	22.56'	15.00'	86°10'39"	S77°37'22"E	20.49'
C11	23.55'	15.00'	89°58'00"	N14°18'19"E	21.21'
C12	206.97'	225.00'	52°42'18"	N04°19'32"W	199.75'
C13	23.56'	15.00'	90°00'00"	N22°58'23"W	21.21'
C14	160.74'	175.00'	52°37'41"	S85°42'46"W	155.15'
C15	23.57'	15.00'	90°02'00"	S14°22'56"W	21.22'
C16	22.56'	15.00'	86°10'39"	S73°43'24"E	20.49'
C17	278.74'	60.00'	266°10'39"	S16°16'36"W	87.64'
C18	23.55'	15.00'	89°58'00"	N75°37'04"W	21.21'
C19	27.52'	525.00'	3°00'11"	S60°54'01"W	27.51'
C20	24.26'	15.00'	92°40'16"	S16°03'59"W	21.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.74'	S59°23'56"W
L2	50.00'	N30°36'04"W
L3	104.99'	S59°23'56"W
L4	61.94'	N32°51'44"W
L5	44.30'	N47°22'16"W
L6	110.89'	N59°19'19"E
L7	43.98'	S62°24'07"W
L8	35.47'	S67°58'23"E
L9	78.92'	N22°01'37"E
L10	20.88'	N18°32'02"E
L11	19.73'	N11°12'12"E
L12	22.50'	N04°00'32"E
L13	20.25'	N68°19'36"E
L14	15.57'	N62°06'14"E
L15	83.58'	N59°23'56"E
L16	122.70'	S59°23'56"W
L17	49.60'	S59°23'56"W
L18	72.14'	S62°24'07"W
L19	60.00'	S30°40'52"E
L20	47.12'	S31°21'42"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	45.22'	S50°23'24"E
L22	46.51'	N68°58'50"W
L23	35.33'	S32°44'56"E
L24	46.72'	S14°27'56"W
L25	31.49'	S77°37'22"E
L26	31.49'	N73°21'29"W
L27	31.49'	S73°43'24"E
L28	104.11'	N62°24'07"E
L29	27.61'	S66°41'55"W
L30	34.29'	N30°40'41"W
L31	0.33'	S67°58'23"E
L32	13.39'	N54°52'08"E
L33	36.07'	S13°53'35"W

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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ADDITIONAL NOTES:

- ANY CONSTRUCTION WITHIN THE 100 YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

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.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY _____

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C41	26.21'	500.00'	3°00'11"	N60°54'01"E	26.20'
C42	23.32'	500.00'	2°40'21"	N61°03'56"E	23.32'
C43	183.98'	200.00'	52°42'18"	N04°19'32"W	177.56'
C44	37.60'	50.00'	43°05'19"	N80°49'58"E	36.72'
C45	37.60'	50.00'	43°05'19"	N51°48'49"W	36.72'
C46	37.60'	50.00'	43°05'19"	S52°10'44"E	36.72'
C47	130.45'	200.00'	37°22'19"	S40°42'46"W	128.15'
C48	75.62'	200.00'	21°39'48"	N41°27'58"W	75.17'
C49	75.46'	200.00'	21°37'00"	N41°29'22"W	75.01'
C50	51.11'	89.00'	32°54'14"	N43°16'34"E	50.41'
C51	50.91'	89.00'	32°46'27"	S76°06'59"W	50.22'

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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-SECTION 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 3	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

8. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY	
DSFR(1)	50' 133
TOTAL LOTS =	133

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT 56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60, BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK 3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5, LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3B, UNIT 1

A 36.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, A 58.98 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD OF RECORD IN DOCUMENT NO. 20210122135, AND THE REMAINDER OF A 2.49 ACRE TRACT AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022

TXDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07'

THIS PLAT OF THE CROSSVINE, MODULE 3B, UNIT 1, SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____, A.D. 20__

BY: _____
 CHAIRPERSON

BY: _____
 SECRETARY