

its interest in the Property to any other person or entity (any such person or entity referred to herein as “Purchaser”), nor is it a party to any contract or other understanding to do so that is not subject to this Agreement.

2. Construction of Improvements; Covenants. The Owner and the City covenant and agree to the following:

- a) The Owner is obligated by Section 21.12.10 of the City’s Unified Development Code to construct, or cause to be constructed, improve half of Graytown Road and construct a 6-foot shoulder with a header curb, (such improvements shall be referred to herein as the “Improvements”).
- b) These improvements shall be constructed with Unit 4 of the development, or be initiated by the developer by January 1, 2024, whichever occurs first.
- c) The cost of the Improvements for **Graytown Subdivision Unit 3A** are estimated to be **One Hundred Twenty-Eight Thousand Seven Hundred Eighty-Five and 81/100 Dollars (\$128,785.81)** (the “Cost Estimate”), as more particularly shown on **Exhibit “B”** attached hereto and made a part hereof for all purposes. The Owner and the City agree that the amount of the Cost Estimate set forth herein is a commercially reasonable estimate of the cost of the Improvements.
- d) In lieu of the Owner’s obligation to construct, or cause to be constructed, the Improvements, at or before the Final Plat Recordation, Owner shall provide to the City, concurrent with the execution of this Agreement, surety in the form attached hereto as **Exhibit “C”** (the “Surety”) in an amount equal to 125% of the Cost Estimate amount **One Hundred Sixty Thousand Nine Hundred Eighty-Two and 26/100 Dollars (\$160,982.26)** (the “Improvement Funds”).
- e) Owner requests to defer the start of construction of the public improvements until January 2024 or the start of construction of Graytown Subdivision Unit 4, whichever occurs first, in accordance with the Construction Plans and in full compliance with City of Schertz Unified Development Code Section 21.4.15, which is incorporated by reference herein as though fully set forth in this Section of this Agreement. For the purpose of clarification, and in no way limiting Owner’s obligations under Section 21.4.15, the Parties agree that full completion of construction of the Improvements shall not occur until the City accepts the Improvements in the manner prescribed in Section 21.4.15. D., and Owner provides a warranty bond which shall be exactly twenty percent (20%) of the Cost Estimate.
- f) Owner agrees to complete the Improvements by July 1, 2025.
- g) In the event Owner fails to begin the construction of the Improvements by January 1, 2024 or in conjunction with Unit 4, whichever occurs first, or complete the Improvements by July 1, 2025 in the manner prescribed

herein, City may declare this Agreement to be in default and at the City's sole discretion:

- (i) require that all Improvements be installed by Owner regardless of the extent of completion of the improvements on the Property at the time the Agreement is declared to be in default;
- (ii) unilaterally draw from the Improvement Funds sufficient amount to complete the Improvements itself or through a third party; or
- (iii) assign the Improvement Funds to any third party, including a subsequent owner of the Property, provided that such Improvements Funds shall only be assigned for the purpose of causing the construction of the Improvements by such third party and for no other purpose and in exchange for the subsequent owner's agreement and posting of security to complete the Improvements.

- h) Within 30 days of the City's acceptance of the Improvements, the City shall release the Surety to Owner and the Parties shall have no further obligation to each other under this Agreement.

3. Approval of Agreement. The City has approved the execution and delivery of this Agreement pursuant to Section 21.4.15(C).(2.) of the City's Unified Development Code, and the Owner represents and warrants that it has taken all necessary action to authorize its execution and delivery of this Agreement.

4. Governmental Immunity. The City does not waive or relinquish any immunity or defense on behalf of itself, its officers, employees, Councilmembers, and agents as a result of the execution of this Agreement and the performance of the covenants and actions contained herein.

5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, representatives, successors, and assigns, and the terms hereof shall run with the Property.

6. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same Agreement.

7. Integration. This Agreement is the complete agreement between the parties as to the subject matter hereof and cannot be varied except by the written agreement of the Owner and the City. The Owner and the City each agrees that there are no oral agreements, understandings, representations or warranties which are not expressly set forth herein.

8. Notices. Any notice or communication required or permitted hereunder shall be deemed to be delivered three (3) days after such notice is deposited in the United States mail, postage fully prepaid, registered or certified mail return receipt requested, and addressed to the intended recipient at the address shown herein. Any address for notice

may be changed by written notice delivered as provided herein. All notices hereunder shall be in writing and served as follows:

If to the Owner:

2020 FI Graytown, LLC
11 Lyn Batts Lane, Suite 100
San Antonio, TX 78218

If to the City:

CITY OF SCHERTZ
1400 Schertz Parkway
Schertz, Texas 78154
Attention: City Manager

With copy to:

Denton Navarro Rocha Bernal & Zech, P.C.
2517 N. Main Avenue
San Antonio, Texas 78212
Attention: T. Daniel Santee

9. Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, such unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of this Agreement. Whenever the context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

10. Recitals; Exhibits. Any recitals in this Agreement are represented by the parties hereto to be accurate, constitute a part of the parties' substantive agreement, and are fully incorporated herein as matters of contract and not mere recitals. Further, any exhibits to this Agreement are incorporated herein as matters of contract and not mere exhibits.

11. No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the parties.

12. Choice of Law. This Agreement will be construed under the laws of the State of Texas without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of Guadalupe County, Texas with respect to any lawsuit arising

out of or construing the terms and provisions of this Agreement. No provision of this Agreement shall constitute consent by suit by any party.

[Signatures and acknowledgments on the following pages]

Signature Page to
Improvement Agreement

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

Owner:

2020 FI Graytown, LLC

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2023 by _____, the _____ of 2020 FI Graytown LLC, on behalf of said limited liability company.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

Signature Page to
Improvement Agreement

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City: _____

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Steve Williams, its City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2023 by Steve Williams, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

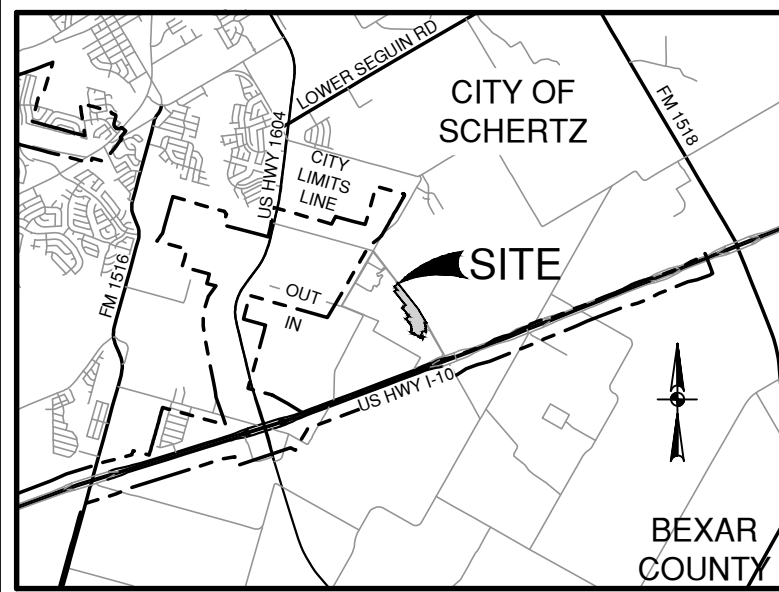
My Commission Expires: _____

EXHIBIT "A"

The Property

Approved Final Exhibit
and
Legal Metes and Bounds

[See attached]



LOCATION MAP

NOT-TO-SCALE

LEGEND

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

- | | |
|--|---------------------------------|
| | CENTERLINE |
| | EXISTING 100-YR FEMA FLOODPLAIN |

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

CPS:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY EDU:

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

FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G. EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:

ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DETENTION & MAINTENANCE:

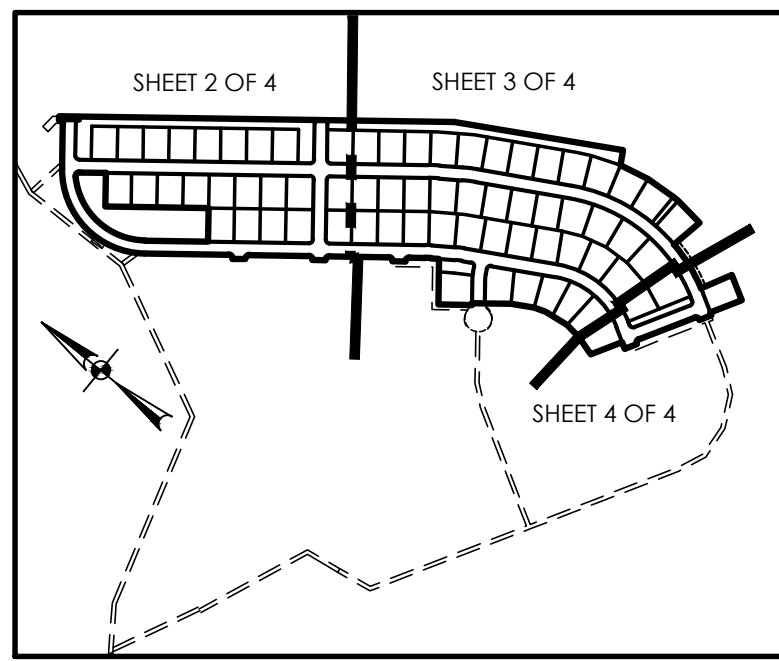
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.

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

3. PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.



SHEET INDEX

NOT-TO-SCALE



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028900

DATE OF PREPARATION: August 29, 2022
BUILDABLE LOTS = 69 LOTS

CERTIFICATION BY CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

LLOYD A. DENTON, JR.
2020 FI GRAYTOWN, LLC
11 LYNN BATTIS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY _____
CHAIRMAN

BY _____
SECRETARY

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

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

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG. NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
CALEB M. CHANCE, PE 98401

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

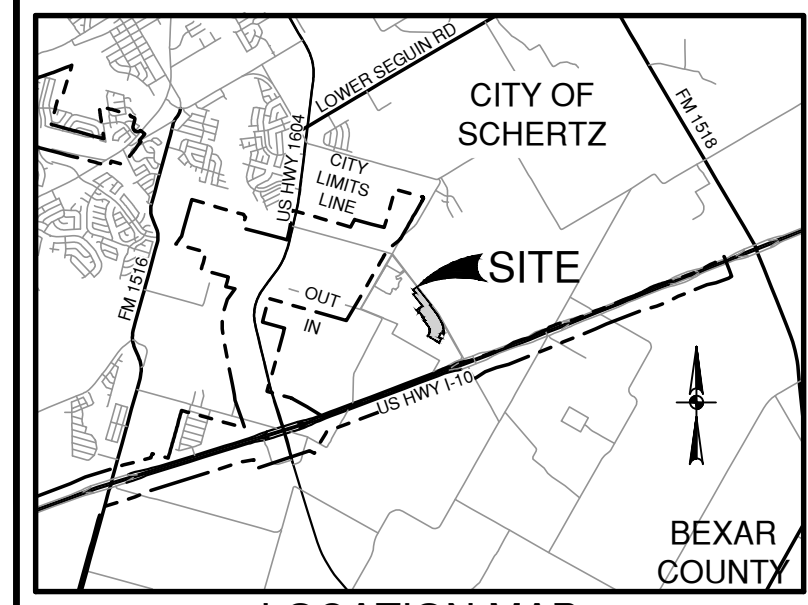
REGISTERED PROFESSIONAL LAND SURVEYOR
TOM H. MILO, PLS 6819

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

FINAL PLAT
OF
GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

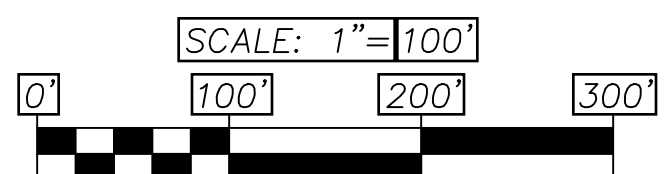


LEGEND

AC	ACRE(S)	VOL	VOLUME	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
BLK	BLOCK	PG	PAGE(S)	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY	⑬	RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)	⑤	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	⑭	13' GAS EASEMENT (DOC NO. 20190186859, OPR)	⑥	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)	⑮	16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR) (VOL 17442, PG 339, OPR)		
		○	SET 1/2" IRON ROD (PD)-ROW				
		○	EASEMENT POINT OF INTERSECTION				

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

NOTE:
 1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 2. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 3. PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.



CERTIFICATION BY CITY ENGINEER:
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL REQUIRED.

CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
 2020 FI GRAYTOWN, LLC
 11 LYNN BATS LANE SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210)828-6131

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

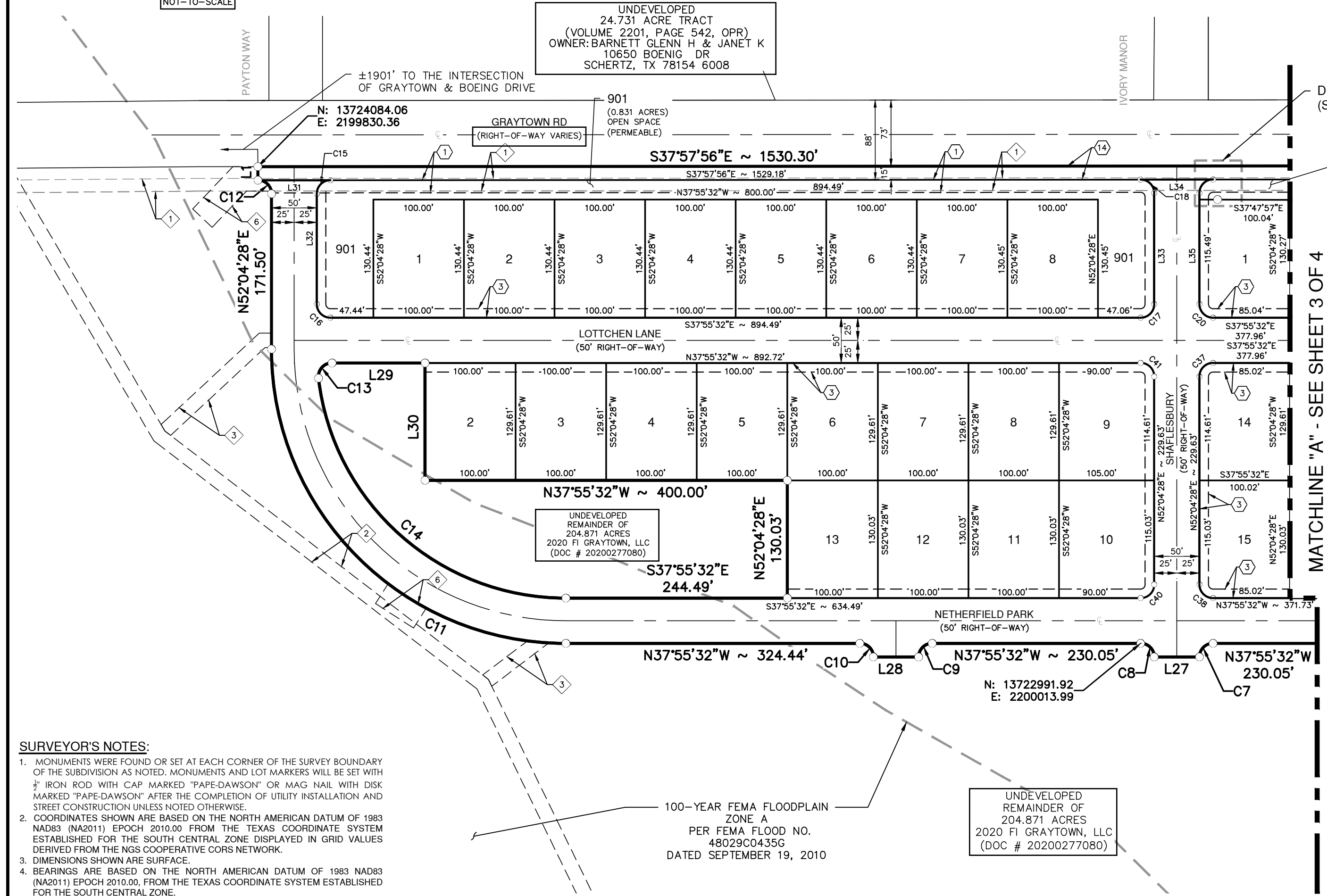
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:
 THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY _____ CHAIRMAN

BY _____ SECRETARY



SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
 CALEB M. CHANCE, PE 98401

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 TOM H. MILO, PLS 6819

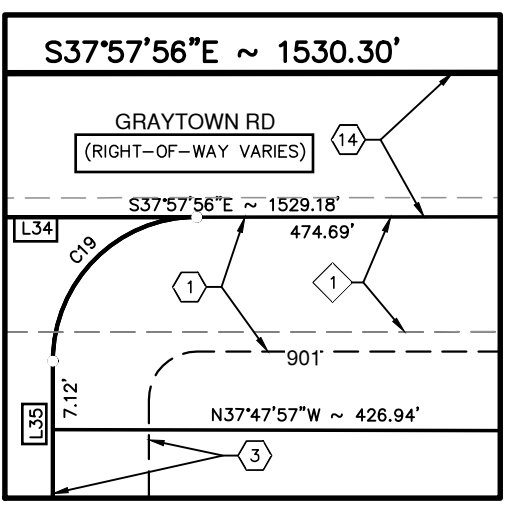
CPS:
 1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

FLOODPLAIN VERIFICATION:
 A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

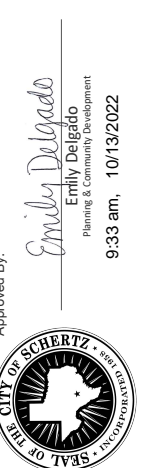
COMMON AREA MAINTENANCE:
 ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

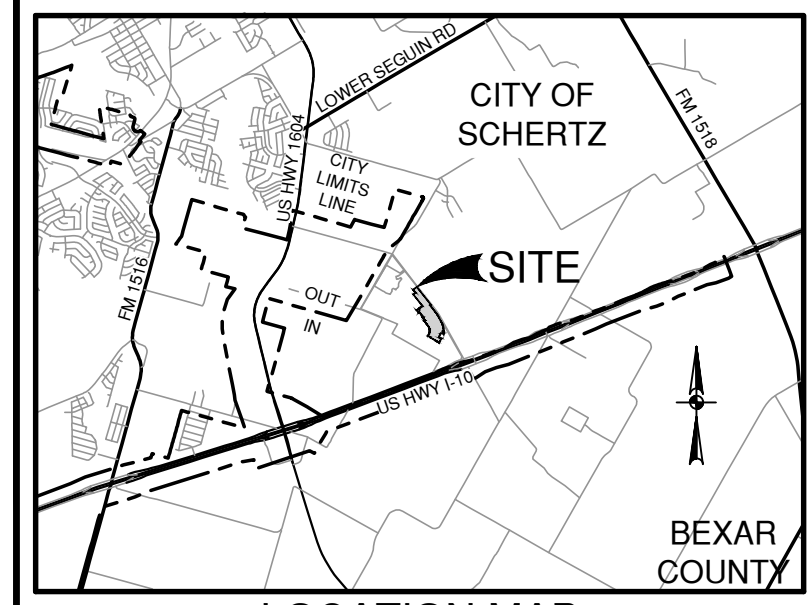
RESIDENTIAL FINISHED FLOOR
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

NOTE:
 SEE SHEET 1 FOR CURVE AND LINE TABLE.



DETAIL "A"
 SCALE: 1"=20'





LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
BLK	BLOCK	PG	PAGE(S)	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY	④	RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)	⑤	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	⑤	13' GAS EASEMENT (DOC NO. 20190186859, OPR)	⑥	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)	⑥	16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR)		
		○	SET 1/2" IRON ROD (PD)-ROW				
		○	EASEMENT POINT OF INTERSECTION				

DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

CPS:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

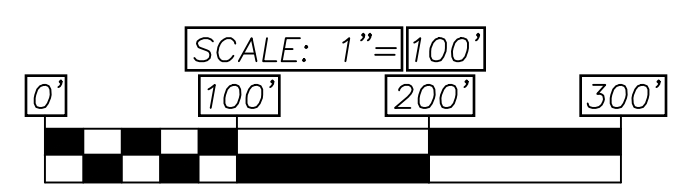
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

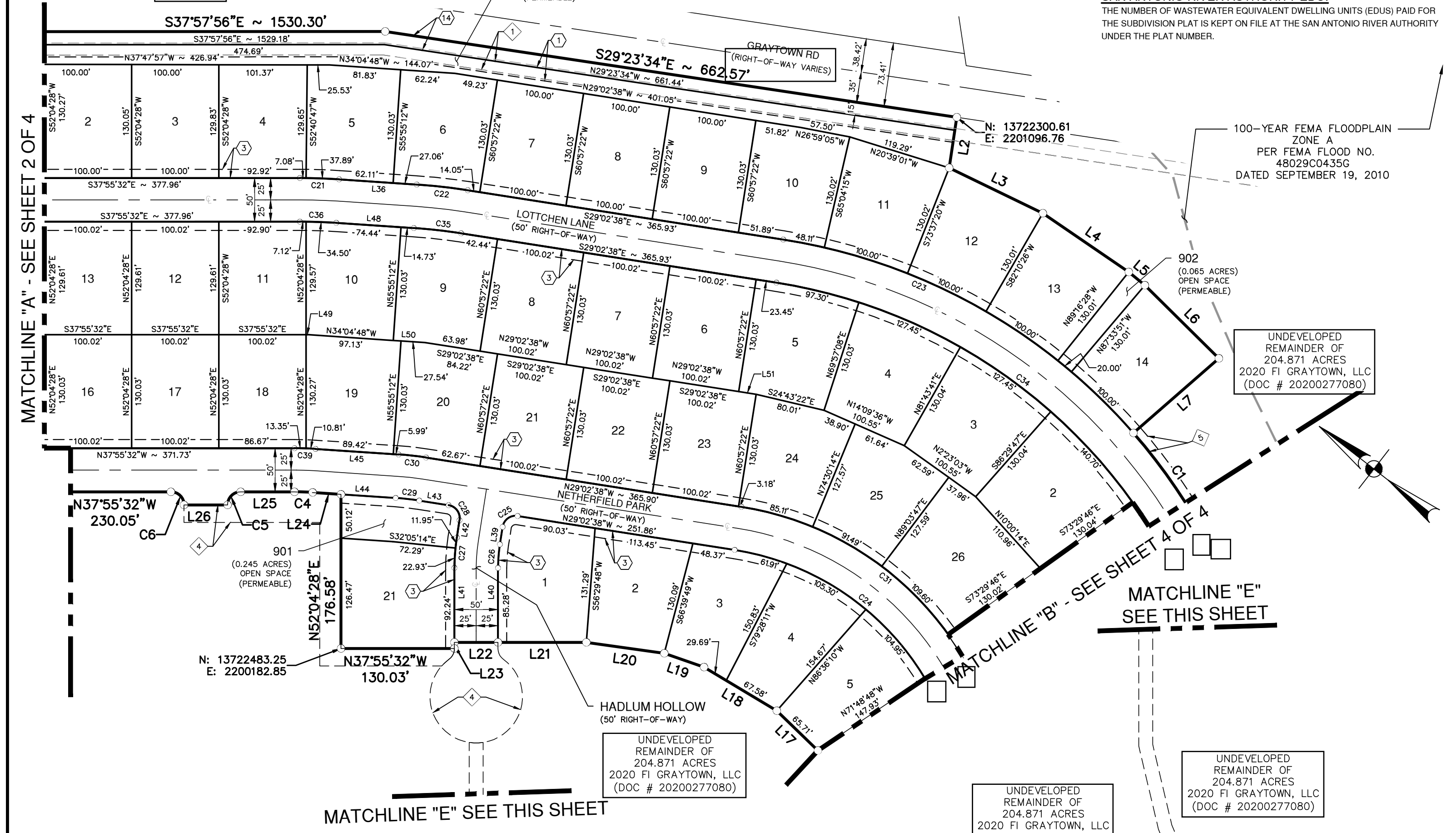
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY EDU:

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



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPBE FIRM REGISTRATION #470 | TPBLS FIRM REGISTRATION #100288000
 DATE OF PREPARATION: August 29, 2022
 BUILDABLE LOTS = 69 LOTS



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
 CALEB M. CHANCE, PE 98401

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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REGISTERED PROFESSIONAL LAND SURVEYOR
 TOM H. MILO, PLS 6819

FLOODPLAIN VERIFICATION:

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COMMON AREA MAINTENANCE:

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LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.

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

4. PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

NOTE:
 SEE SHEET 1 FOR CURVE AND LINE TABLE.

CERTIFICATION BY CITY ENGINEER:

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL REQUIRED.

CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR

I, [WE] THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
 2020 FI GRAYTOWN, LLC
 11 LYNN BATTS LANE SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210)828-6131

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

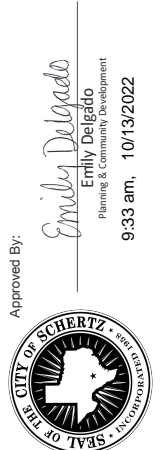
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 PLANNING AND ZONING COMMISSION:

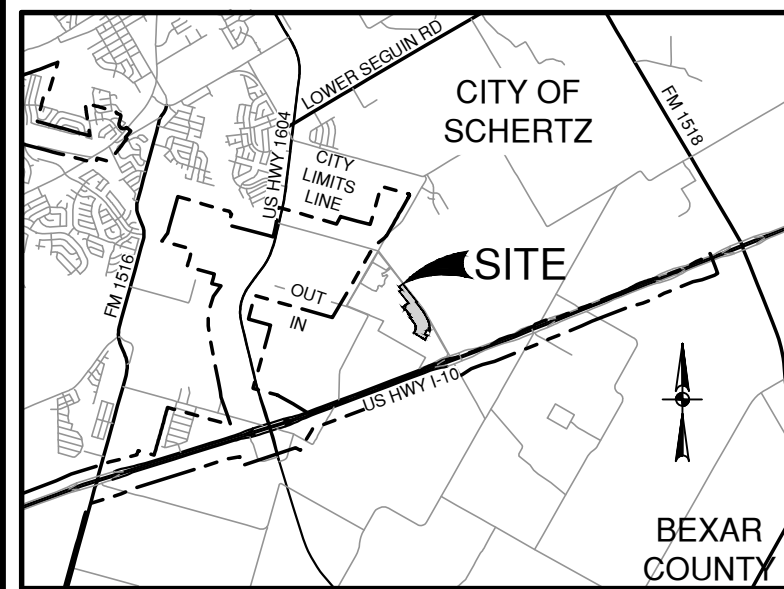
THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY _____ CHAIRMAN
 BY _____ SECRETARY

FINAL PLAT
 OF
 GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.





LOCATION MAP
NOT-TO-SCALE

CPS:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ASSESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, 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, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

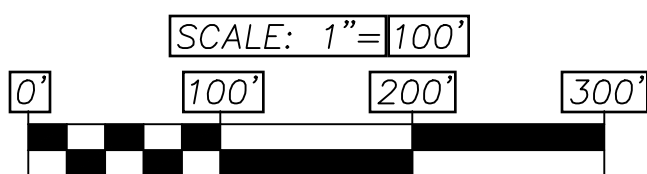
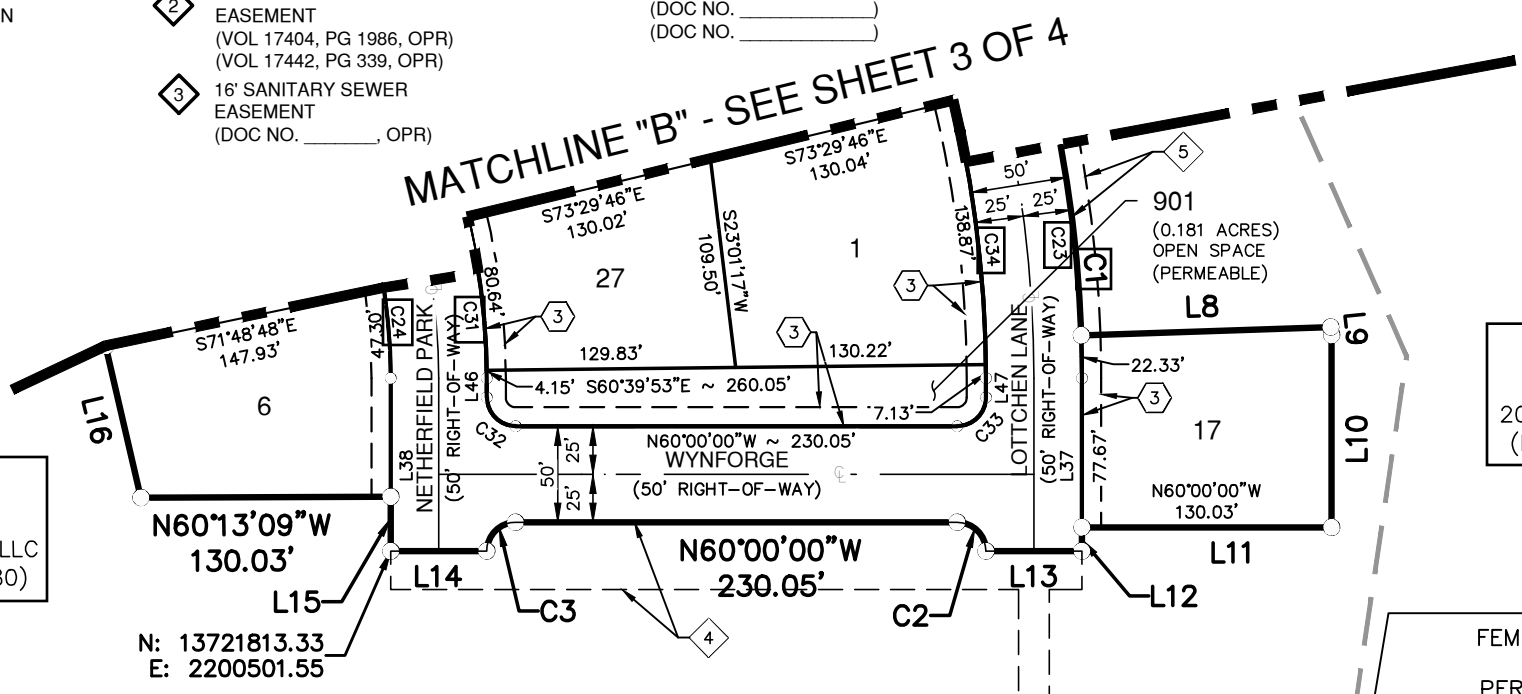
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

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

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. _____, OPR)
- ⑤ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
- ⑥ VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
- ⑦ 13' GAS EASEMENT (DOC NO. 20190186859, OPR)
- ⑧ 16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR) (VOL 17442, PG 339, OPR)
- ⑨ 16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
- ⑩ VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
- ⑪ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
- ⑫ VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)

— CENTERLINE
- - - EXISTING 100-YR FEMA FLOODPLAIN



PAPE-DAWSON ENGINEERS

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

UNDEVELOPED REMAINDER OF 204.871 ACRES 2020 FI GRAYTOWN, LLC (DOC # 20200277080)

UNDEVELOPED REMAINDER OF 204.871 ACRES 2020 FI GRAYTOWN, LLC (DOC # 20200277080)

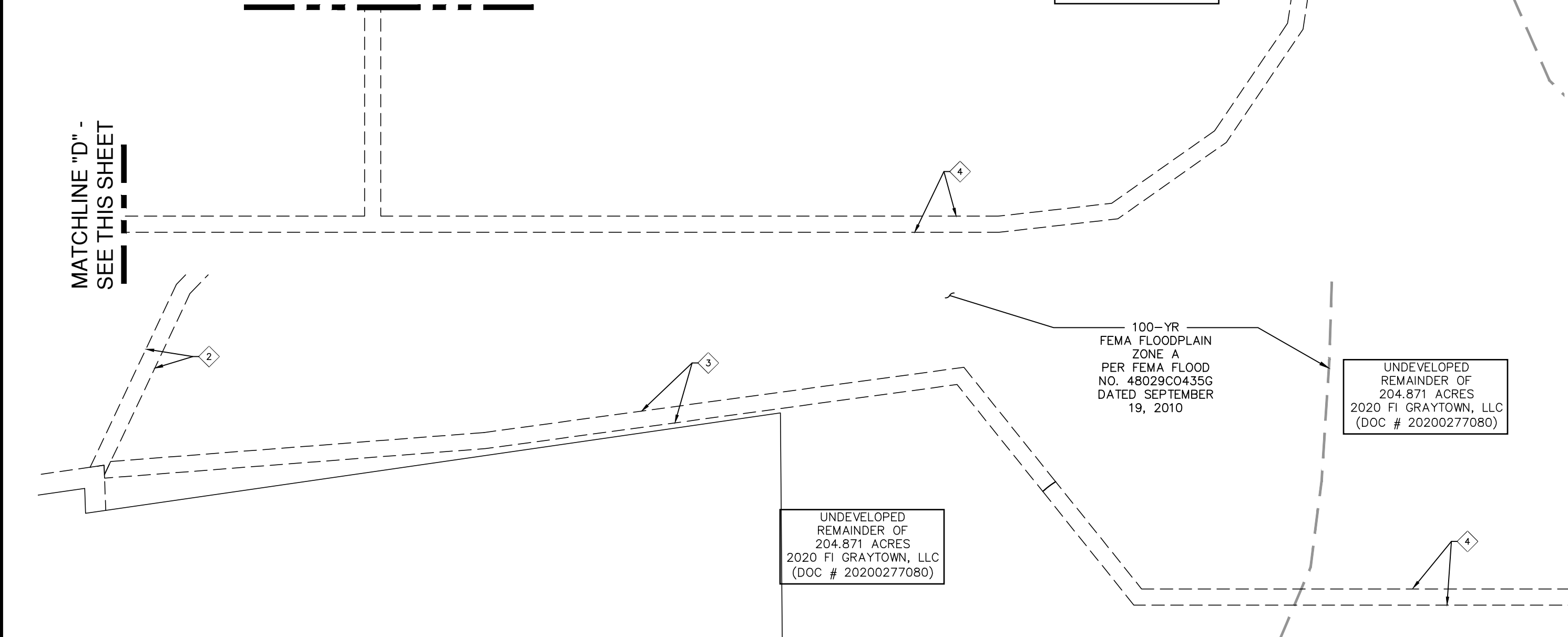
UNDEVELOPED REMAINDER OF 204.871 ACRES 2020 FI GRAYTOWN, LLC (DOC # 20200277080)

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MATCHLINE "C" - SEE SHEET 3 OF 4

MATCHLINE "D" - SEE THIS SHEET



MATCHLINE "D" - SEE THIS SHEET

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
CALEB M. CHANCE, PE 98401

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TOM H. MILO, PLS 6819

DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

NOTE:

- 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.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.

SAN ANTONIO RIVER AUTHORITY EDU:

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

FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:

ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

NOTE:
SEE SHEET 1 FOR CURVE AND LINE TABLE.

CERTIFICATION BY CITY ENGINEER:
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL REQUIRED.

CITY ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
2020 FI GRAYTOWN, LLC
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

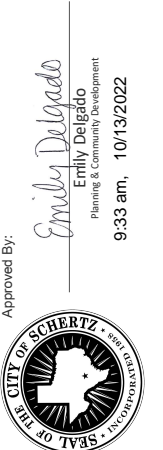
PLANNING AND ZONING COMMISSION:

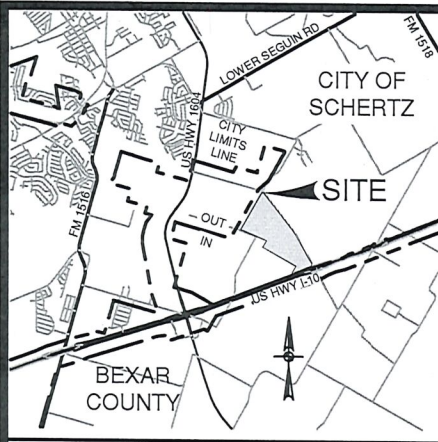
THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY _____ CHAIRMAN
BY _____ SECRETARY

FINAL PLAT OF GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.



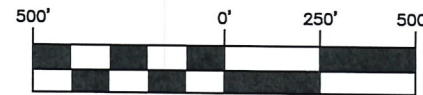


LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

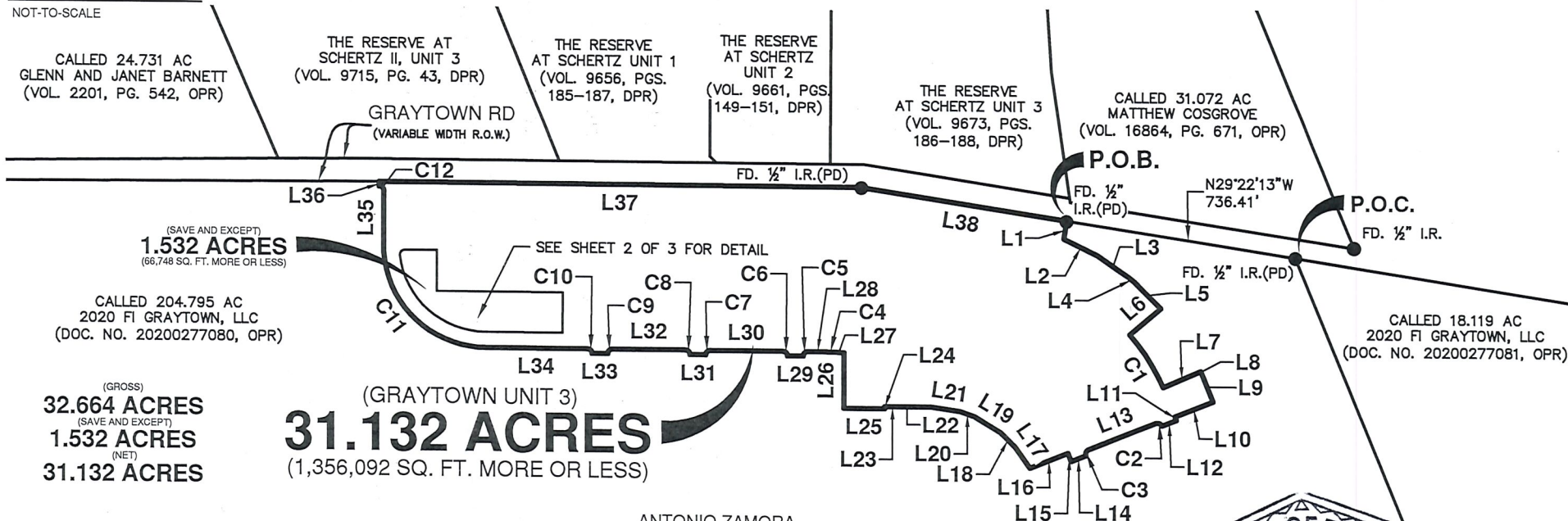
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11686-03 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 500'

LOCATION MAP

NOT-TO-SCALE



CALLED 24.731 AC
GLENN AND JANET BARNETT
(VOL. 2201, PG. 542, OPR)

THE RESERVE AT
SCHERTZ II, UNIT 3
(VOL. 9715, PG. 43, DPR)

THE RESERVE
AT SCHERTZ UNIT 1
(VOL. 9656, PGS.
185-187, DPR)

THE RESERVE
AT SCHERTZ
UNIT 2
(VOL. 9661, PGS.
149-151, DPR)

THE RESERVE
AT SCHERTZ UNIT 3
(VOL. 9673, PGS.
186-188, DPR)

CALLED 31.072 AC
MATTHEW COSGROVE
(VOL. 16864, PG. 671, OPR)

CALLLED 204.795 AC
2020 FI GRAYTOWN, LLC
(DOC. NO. 20200277080, OPR)

(GROSS)
32.664 ACRES
(SAVE AND EXCEPT)
1.532 ACRES
(NET)
31.132 ACRES

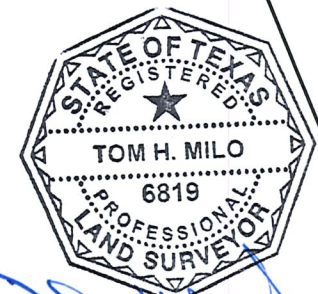
(GRAYTOWN UNIT 3)
31.132 ACRES
(1,356,092 SQ. FT. MORE OR LESS)

CALLLED 18.119 AC
2020 FI GRAYTOWN, LLC
(DOC. NO. 20200277081, OPR)

ANTONIO ZAMORA
SURVEY NO. 36
ABSTRACT 828
COUNTY BLOCK 5083



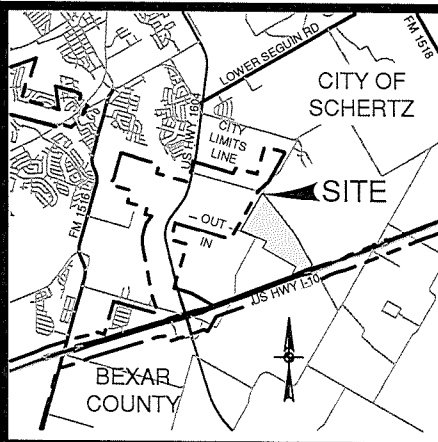
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Antonio Zamora
5/18/22

MAY 2022

SHEET 1 OF 3
JOB No.:11686-03



LOCATION MAP

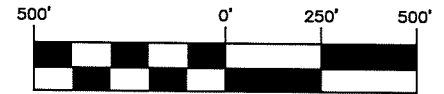
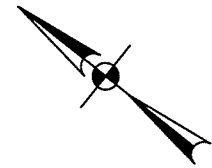
NOT-TO-SCALE

LEGEND:

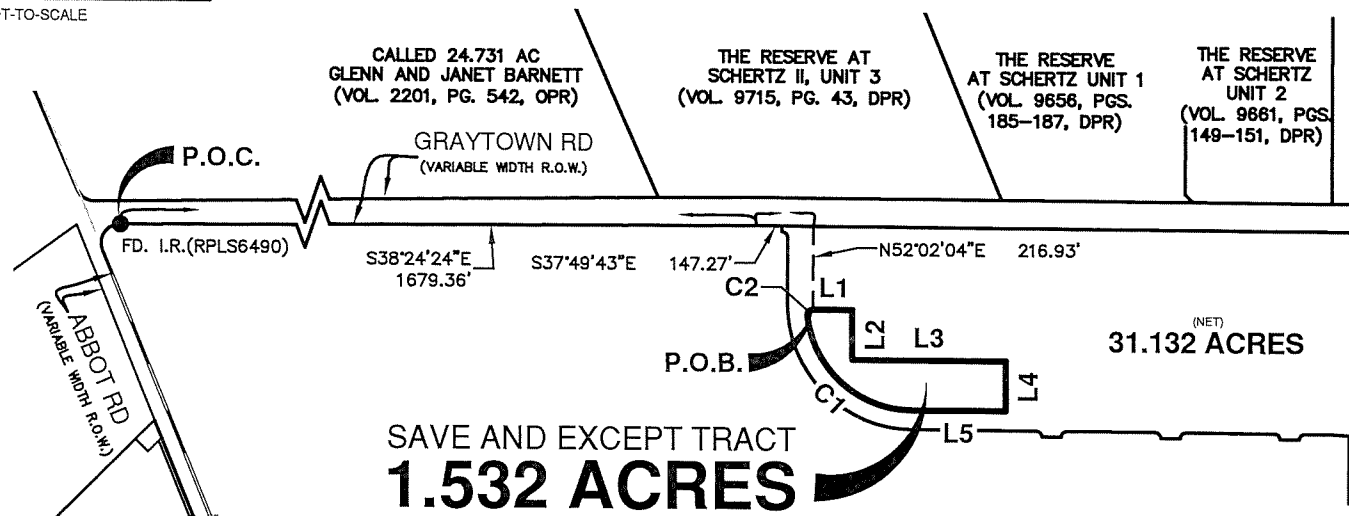
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11686-03 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 500'



SAVE AND EXCEPT TRACT
1.532 ACRES
 (66,748 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°55'32"E	102.72'
L2	S52°04'28"W	129.61'
L3	S37°55'32"E	400.00'
L4	S52°04'28"W	130.03'
L5	S37°55'32"E	244.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	83°17'35"	S03°43'15"W	365.49'	399.78'
C2	15.00'	96°42'25"	N86°16'45"W	22.42'	25.32'

(GROSS)
32.664 ACRES
 (SAVE AND EXCEPT)
1.532 ACRES
 (NET)
31.132 ACRES
 1" I.R.

CALLED 204.795 AC
 2020 FI GRAYTOWN, LLC
 (DOC. NO. 20200277080, OPR)



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

ANTONIO ZAMORA
 SURVEY NO. 36
 ABSTRACT 828
 COUNTY BLOCK 5083

MAY 2022

SHEET 2 OF 3
 JOB No.:11686-03

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°37'47"W	58.66'
L2	S12°06'00"E	119.29'
L3	S03°32'59"E	119.29'
L4	S01°34'50"W	23.88'
L5	S06°42'38"W	119.29'
L6	N79°00'45"W	130.01'
L7	S61°54'34"E	130.02'
L8	S23°48'41"W	4.14'
L9	S30°00'00"W	100.21'
L10	N60°00'00"W	130.03'
L11	S30°00'00"W	12.42'
L12	N60°00'00"W	50.00'
L13	N60°00'00"W	230.05'
L14	N60°00'00"W	50.00'
L15	N30°00'00"E	28.33'
L16	N60°13'09"W	130.03'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N16°55'06"E	81.17'
L18	N06°10'44"E	65.71'
L19	N07°00'14"W	97.28'
L20	N18°45'59"W	48.16'
L21	N29°57'44"W	90.31'
L22	N37°54'45"W	101.19'
L23	N37°55'32"W	50.00'
L24	S52°04'28"W	6.96'
L25	N37°55'32"W	130.03'
L26	N52°04'28"E	176.58'
L27	N34°04'48"W	32.64'
L28	N37°55'32"W	61.67'
L29	N37°55'32"W	50.00'
L30	N37°55'32"W	230.05'
L31	N37°55'32"W	50.00'
L32	N37°55'32"W	230.05'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S37°55'32"E	50.00'
L34	S37°55'32"E	324.44'
L35	N52°04'28"E	171.50'
L36	N52°02'04"E	15.00'
L37	S37°57'56"E	1530.31'
L38	S29°23'34"E	662.57'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	670.00'	17°06'12"	S19°32'21"W	199.26'	200.00'
C2	15.00'	90°00'00"	N15°00'00"W	21.21'	23.56'
C3	15.00'	90°00'00"	S75°00'00"W	21.21'	23.56'
C4	310.00'	3°50'44"	N36°00'10"W	20.80'	20.81'
C5	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C6	15.00'	90°00'00"	N07°04'28"E	21.21'	23.56'
C7	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C8	15.00'	90°00'00"	N07°04'28"E	21.21'	23.56'
C9	15.00'	90°00'00"	N82°55'32"W	21.21'	23.56'
C10	15.00'	90°00'00"	N07°04'28"E	21.21'	23.56'
C11	325.00'	90°00'24"	N07°04'16"E	459.62'	510.51'
C12	15.00'	90°02'24"	N07°03'16"E	21.22'	23.57'

Date: May, 9, 2022, 12:29 PM -- User: ID: estarling
 File: N:\CIVIL\11686-03\11686-03_EX_31.132AC Unit 3.dwg



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 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

MAY 2022

SHEET 3 OF 3
 JOB No.:11686-03

REFERENCE

METES AND BOUNDS DESCRIPTION
FOR GRAYTOWN UNIT 3

A 32.664 acre, or 1,314,528 square feet more or less, tract of land out of that called 204.795 acre tract conveyed to 2020 FI Graytown, LLC, in deed recorded in Document No. 20200277080 of the Official Public Records of Bexar County, Texas, out of the Antonio Zamora Survey No. 36, Abstract No. 828, County Block 5083, of the City of Schertz, Bexar County, Texas. Said 32.664 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" on the south right-of-way line of Graytown Road, a variable width public right-of-way, at the northwest corner of a called 18.119 acre tract, conveyed to 2020 FI Graytown, LLC, in deed recorded in Document No. 2020027081 of said Official Public Records, same being the northeast corner of said 204.795 acre tract;

THENCE: Along and with said south right-of-way line, same being the north line of said 204.795 acre tract, a common line, the following bearings and distances:

N 29°22'13" W, a distance of 736.10 feet to the POINT OF BEGINNING of the herein described tract and from which a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" bears, N 29°22'13" W, 2.10 feet;

THENCE: Departing said common line, over and across said 204.795 acre tract the following courses:

S 60°37'47" W, a distance of 58.66 feet to a point;

S 12°06'00" E, a distance of 119.29 feet to a point;

S 03°32'59" E, a distance of 119.29 feet to a point;

S 01°34'50" W, a distance of 23.88 feet to a point;

S 06°42'38" W, a distance of 119.30 feet to a point;

N 79°00'45" W, a distance of 130.01 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 670.00 feet, a central angle of 17°06'11", a chord bearing and distance of S 19°32'21" W, 199.26 feet, for an arc length of 200.00 feet to a point;

S 61°54'34" E, a distance of 130.02 feet to a point;

S 23°48'41" W, a distance of 4.14 feet to a point;

S 30°00'00" W, a distance of 100.21 feet to a point;

N 60°00'00" W, a distance of 130.03 feet to a point;

S 30°00'00" W, a distance of 12.42 feet to a point;

N 60°00'00" W, a distance of 50.00 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 15°00'00" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 60°00'00" W, a distance of 230.05 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 75°00'00" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 60°00'00" W, a distance of 50.00 feet to a point;

N 30°00'00" E, a distance of 28.33 feet to a point;

N 60°13'09" W, a distance of 130.03 feet to a point;

N 16°55'06" E, a distance of 81.17 feet to a point;

N 06°10'44" E, a distance of 65.71 feet to a point;

N 07°00'14" W, a distance of 97.28 feet to a point;

N 18°45'59" W, a distance of 48.16 feet to a point;

N 29°57'44" W, a distance of 90.31 feet to a point;

N 37°54'45" W, a distance of 101.18 feet to a point;

N 37°55'32" W, a distance of 50.00 feet to a point;

S 52°04'28" W, a distance of 6.96 feet to a point;

N 37°55'32" W, a distance of 130.03 feet to a point;

N 52°04'28" E, a distance of 176.58 feet to a point;

N 34°04'48" W, a distance of 32.64 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 310.00 feet, a central angle of 03°50'44", a chord bearing and distance of N 36°00'10" W, 20.80 feet, for an arc length of 20.81 feet to a point;

N 37°55'32" W, a distance of 61.67 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 82°55'32" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°04'28" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 230.05 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 82°55'32" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°04'28" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°04'28" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 230.05 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 82°55'32" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°04'28" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 37°55'32" W, a distance of 324.44 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°04'28" E, 459.62 feet, for an arc length of 510.51 feet to a point;

N 52°04'28" E, a distance of 171.50 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°02'24", a chord bearing and distance of N 07°03'16" E, 21.22 feet, for an arc length of 23.57 feet to a point;

N 52°02'04" E, a distance of 15.00 feet to a point on the south right-of-way line of Graytown Road, same being the north line of said called 204.795 acre tract, a common line;

THENCE: S 37°57'56" E, along and with said common line, a distance of 1530.31 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: S 29°23'34" E, continuing along and with said common line, a distance of 662.57 feet to the POINT OF BEGINNING and containing 32.664 acres.

SAVE AND EXCEPT a 1.532 acre, or 66,748 square feet more or less, tract of land out of that called 204.795 acre tract conveyed to 2020 FI Graytown, LLC, in deed recorded in Document No. 20200277080 of the Official Public Records of Bexar County, Texas, out of the Antonio Zamora Survey No. 36, Abstract No. 828, County Block 5083, of the City of Schertz, Bexar County, Texas. Said 1.532 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½" iron rod with a cap marked " RPLS 6490" on the southwest right-of-way line of Graytown Road, a variable width right-of-way, at the southeast right-of-way line of Abbott Road, a variable width right-of-way, same being a northwest corner of said called 204.795 acre tract:

THENCE: S 38°24'24" E, along and with said southeast right-of-way line said Graytown Road, same being the north line of said called 204.795 acre tract, a common line, a distance of 1679.36 feet to a point;

THENCE: S 37°49'43" E, continuing along said common line, a distance of 147.27 feet to a point;

THENCE: S 52°02'04" W, departing said common line, over and across said 204.795 acre tract, a distance of 216.93 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said called 204.795 acre tract the following courses:

S 37°55'32" E, a distance of 102.72 feet to a point;

S 52°04'28" W, a distance of 129.61 feet to a point;

S 37°55'32" E, a distance of 400.00 feet to a point;

S 52°04'28" W, a distance of 130.03 feet to a point;

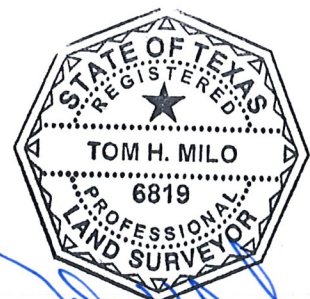
N 37°55'32" W, a distance of 244.49 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 275.00 feet, a central angle of 83°17'35", a chord bearing and distance of N 03°43'15" E, 365.49 feet, for an arc length of 399.78 feet to a point;

THENCE: Southeasterly, along a compound curve to the right, said curve having a radius of 15.00 feet, a central angle of 96°42'25", a chord bearing and distance of S 86°16'45" E, 22.42 feet, for an arc length of 25.32 feet to the POINT OF BEGINNING and containing 1.532 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11686-03 by Pape-Dawson Engineers, Inc.

32.664 ACRES, GROSS AREA
1.532 ACRES, SAVE AND EXCEPT
31.132 ACRES, NET AREA

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 2022
JOB NO. 11868-03
DOC. ID. N:\CIVIL\11686-03\Word\BOUNDARY\11686-03 FN 31.132AC.docx



[Handwritten Signature]
5/19/22

EXHIBIT “B”

The Cost Estimate

[See attached]

Exhibit B

GRAYTOWN UNIT 3A
 ADJACENT ROADWAY IMPROVEMENTS
 GRAYTOWN ROAD
 OPINION OF PROBABLE CONSTRUCTION COST

I. STREET & DRAINAGE IMPROVEMENTS
 2/3/2023

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1	\$4,891.76	\$4,891.76
2.	Excavation (Streets)	CY	866	\$6.00	\$5,197.14
3.	Secondary Rural Arterial				
	a. 3" HMAC Type "D"	SY	2,036	\$17.50	\$35,630.00
	b. 12" Flex Base	SY	2,036	\$18.00	\$36,648.00
	c. Triax TX5 Geogrid	SY	2,036	\$6.00	\$12,216.00
	d. 12" Moisture Conditioned Subgrade	SY	2,036	\$4.00	\$8,144.00
SUBTOTAL STREET IMPROVEMENTS:					\$102,726.90
DRAINAGE IMPROVEMENTS					
1.	Channel Excavation	CY	247	\$18.00	\$4,451.76
2.	Channel Revegetation (Hydromulch)	SY	1,374	\$1.50	\$2,061.00
3.	4" Top Soil	SY	1,374	\$2.00	\$2,748.00
SUBTOTAL DRAINAGE IMPROVEMENTS:					\$9,260.76
15% CONTINGENCY					\$16,798.15
TOTAL STREET & DRAINAGE IMPROVEMENTS:					\$128,785.81

Notes:

1. The existing road width for the developer's half of Graytown Rd is approximately 15.75 ft. OPC assumes an addition of 8.25 ft. required by the City of Schertz UDC. Excavation (Streets) is assumed to be 0.39 cy/lf for the additional length of Secondary Rural Arterial section. In addition to the City of Schertz standard Secondary Rural Arterial Section, header curb will be constructed along the full length of Graytown Rd.

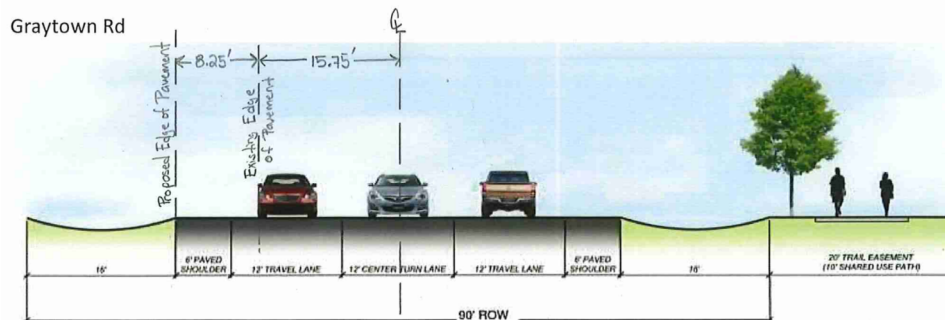


Figure 17. Secondary Rural Arterial Section – Ware Seguin Road.

EXHIBIT “C”

The Surety

[See attached]