



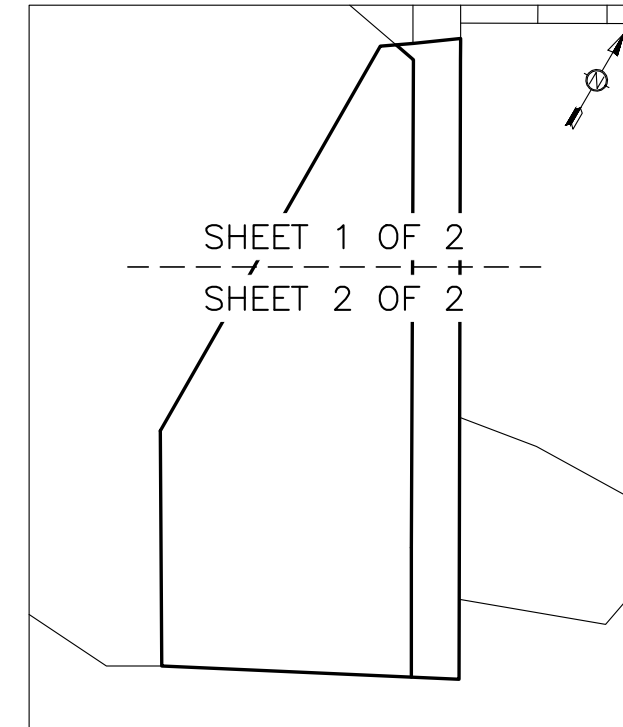
RECORD OWNER/PROPERTY OWNER:
 CITY OF SCHERTZ
 1400 SCHERTZ PKWY
 SCHERTZ, TX 78154
 (210) 619-1000

CITY OF SCHERTZ, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN TO THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
 AGENT FOR CITY OF SCHERTZ

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



KEY MAP
 NTS

AREA TABLE	
LOT 1 BLOCK 1 =	2.704 AC
ROW DEDICATION =	0.921 AC
TOTAL AREA =	3.624 AC

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ.

AMY L. MIDDLETON
 LICENSED PROFESSIONAL ENGINEER, NO. 107560
 PLUMMER TEXAS REGISTERED ENGINEERING FIRM F-13)
 12500 SAN PEDRO AVE, STE 401
 SAN ANTONIO, TX 78216

STATE OF TEXAS
 COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

L.A. "BUD" THOMPSON
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3987
 THOMPSON SURVEYING COMPANY
 TPELS FIRM REG 100973-00
 101 EAST MOUNTAIN ROAD
 WIMBERLEY, TX 78676
 512-667-8940

THIS PLAT OF "SCHERTZ WASTEWATER LIFT STATION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

BY: _____ BY: _____
 CHAIRMAN SECRETARY

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 IS REQUIRED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20__

BY: _____
 CITY ENGINEER

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:
 NONE

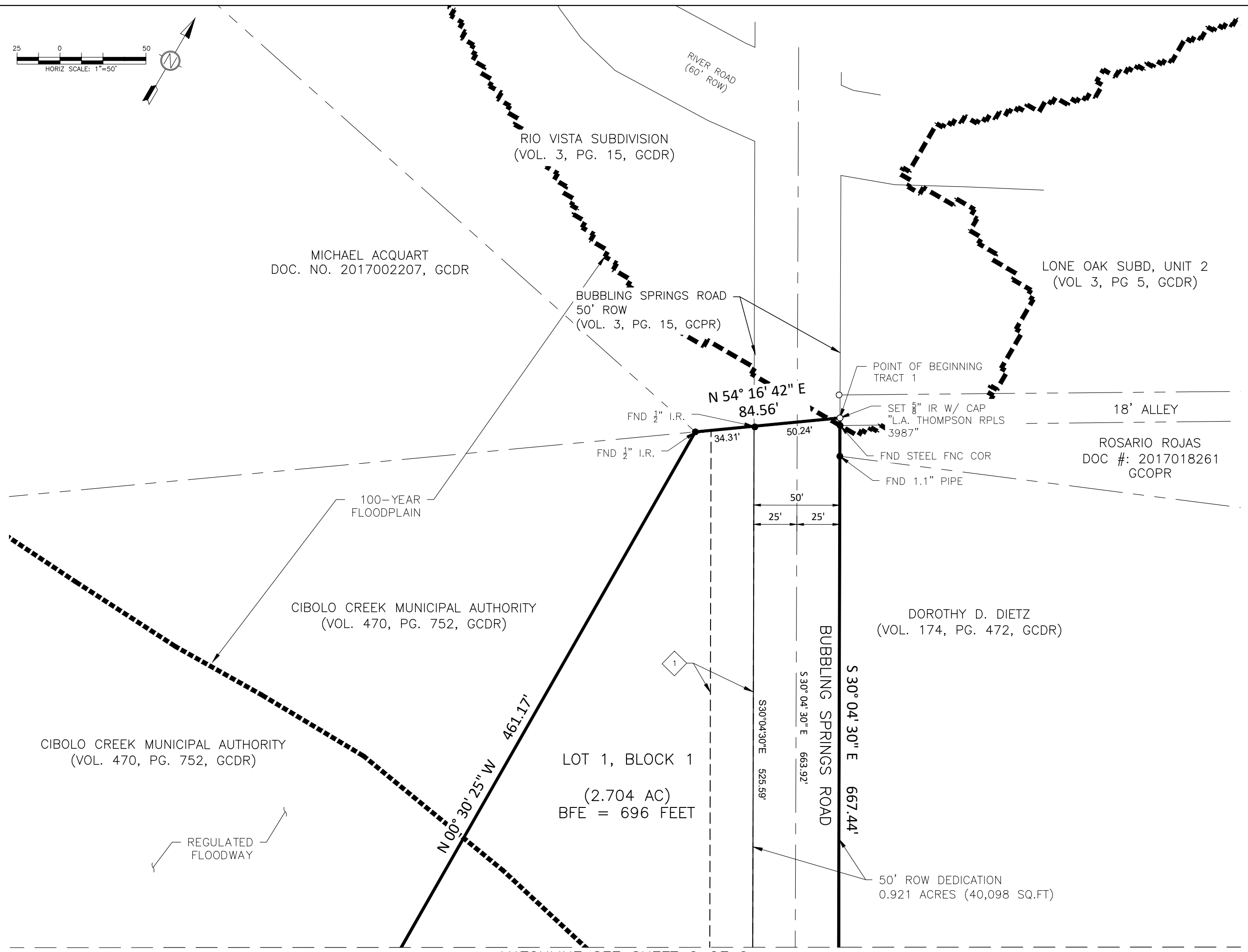
THIS PLAT OF "SCHERTZ WASTEWATER LIFT STATION" HAS BEEN SUBMITTED AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP FOR RECORDING.

BY: _____ DATE: _____
 GUADALUPE VALLEY ELECTRIC COOP

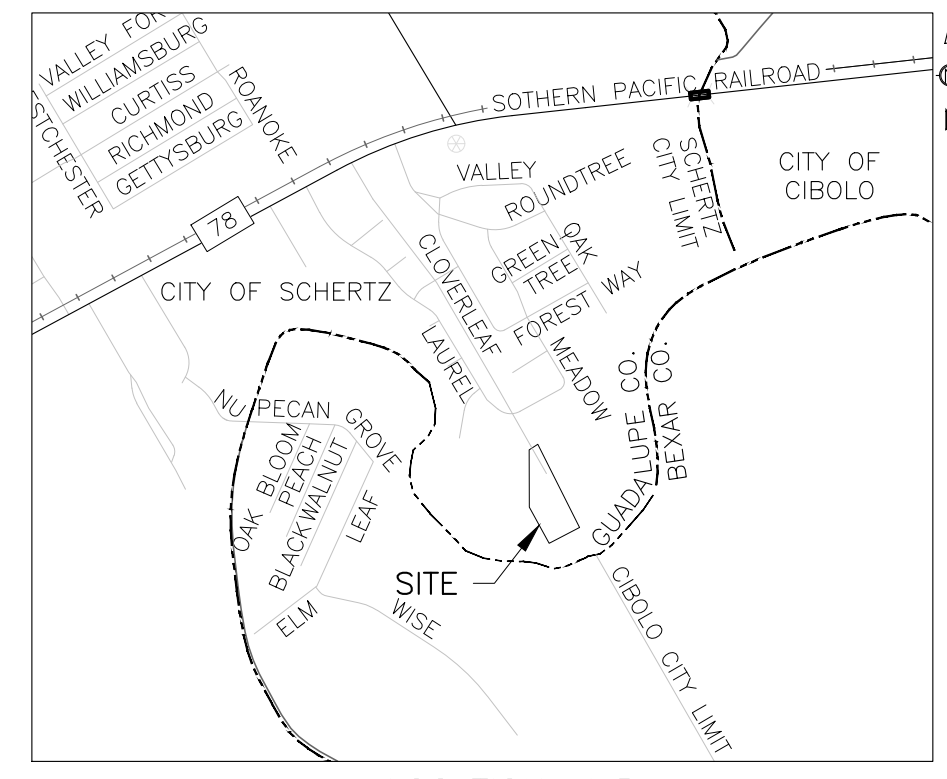
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. AMY L. MIDDLETON, P.E. NO. 107560	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. L.A. "BUD" THOMPSON RPLS 3987 4/21/2022
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MATCHLINE SEE SHEET 2 OF 2



LOCATION MAP
 NOT TO SCALE

LEGEND

	PROPERTY LINE
	COUNTY LINE
	REGULATED FLOODWAY
	FEMA 100-YEAR FLOODPLAIN
	ELECTRIC TRANSMISSION & DISTRIBUTION EASEMENT (VOL. 217, PH. 315, GCDR)
AC	ACRE(S)
BLK	BLOCK
BFE	BASE FLOOD ELEVATION
DOC	DOCUMENT
I.R.	IRON ROD
PG	PAGE(S)
ROW	RIGHT-OF-WAY
VOL	VOLUME
GCDR	GUADALUPE COUNTY DEED RECORDS
GCPR	GUADALUPE COUNTY PLAT RECORDS
GCOPR	GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS

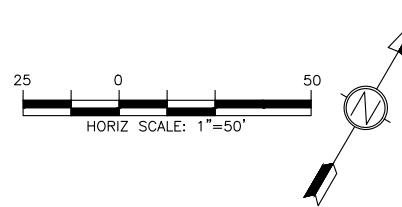
- NOTES:**
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
 - SCHERTZ WASTEWATER LIFT STATION, ESTABLISHING A TOTAL OF 1 LOT, WITH 1 LOT BEING A BUILDABLE LOT.
 - NOTICE: SELLING A PORTION 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.
 - ACCORDING TO FLOOD INSURANCE MAP 48187C0220F, DATED NOVEMBER 2, 2007, THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN IN ZONE (AE).
 - DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.
 - THIS TRACT IS SUBJECT TO VOL 353, PG 274, AND VOL 379, PG 169, GCDR.
 - PER 22 TEXAS ADMINISTRATIVE CODE § 138.91 (f), REFERENCE HEREBY MADE TO A SEPARATE METES AND BOUNDS DESCRIPTION OF THE BOUNDARY SURVEY SHOWN HEREIN, WHICH WAS PROVIDED TO THE CLIENT/CITY.

- GVEC NOTES:**
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
 - WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 - EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
 - ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

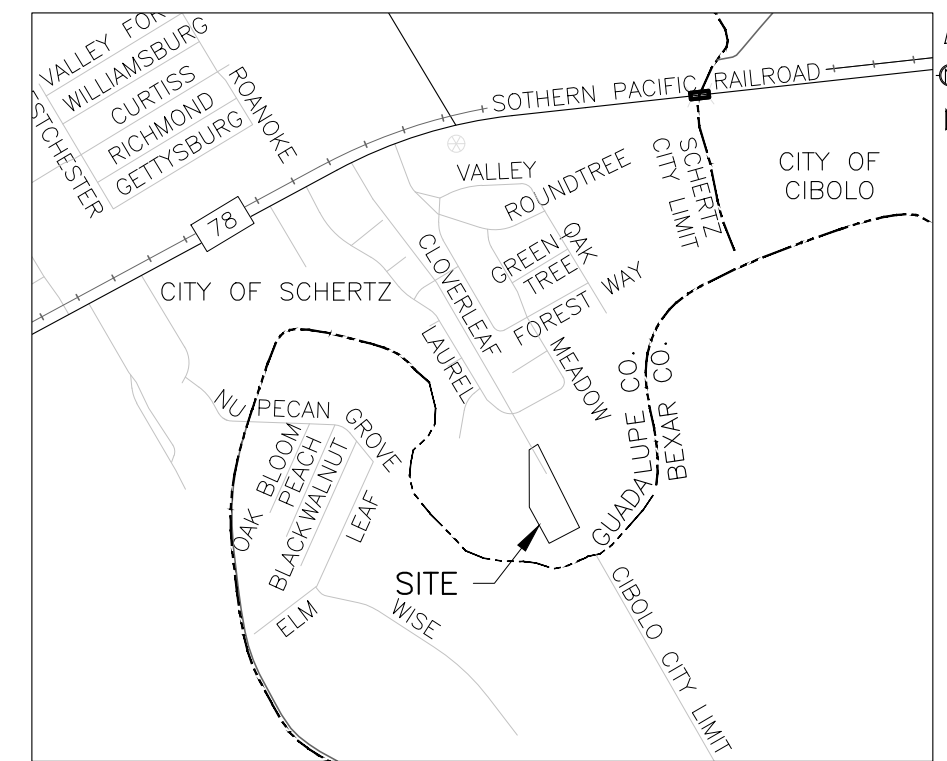
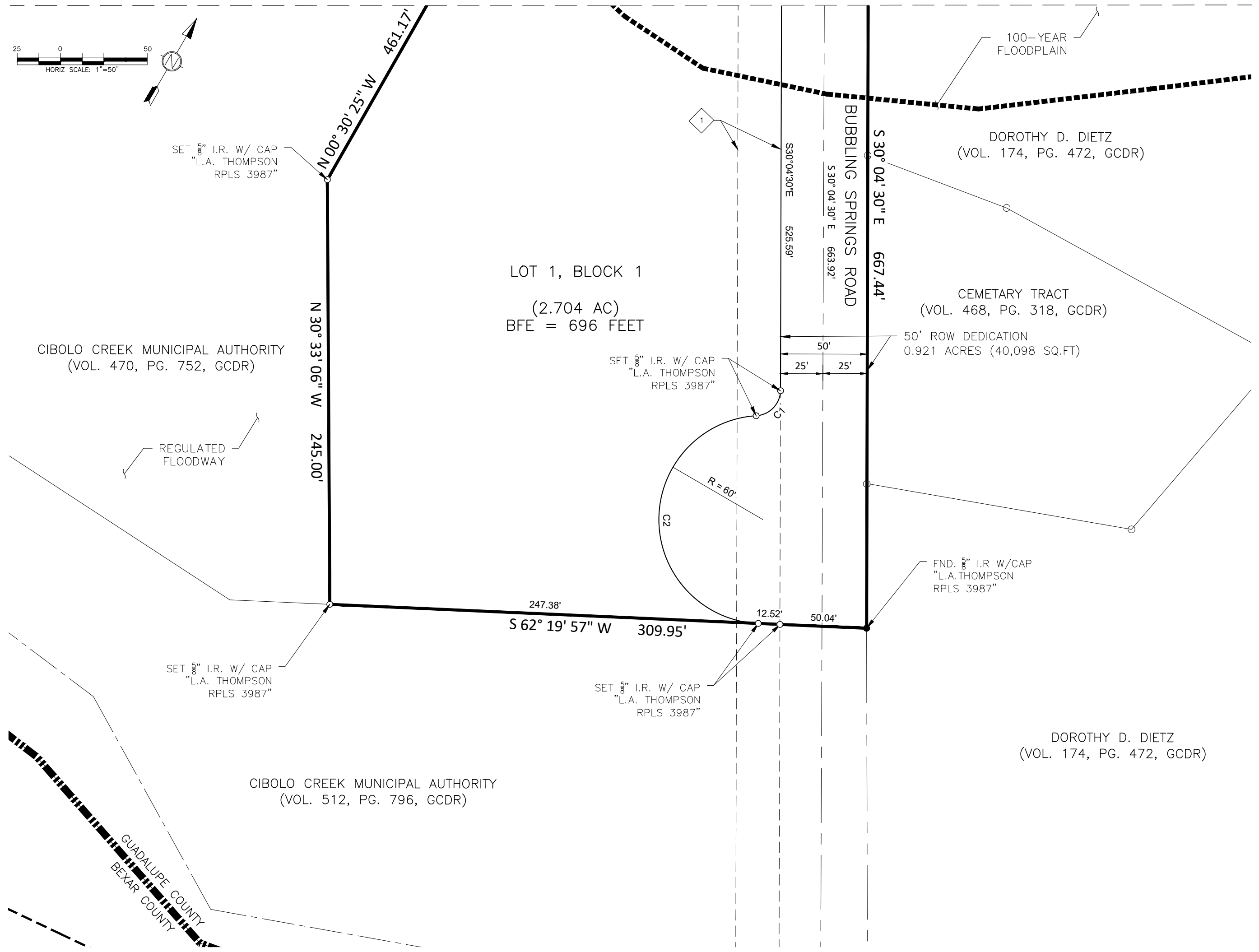
TEXAS REGISTERED ENGINEERING FIRM F-13 07/07/2022 9:50 AM \\Projects\0933\008-01\Schertz LS Permitting\Certifications\GCAD\Plan\Sheets\PLAT-02.dwg jzamoraa

DATE OF PREPARATION: JUNE 27, 2022
**FINAL PLAT ESTABLISHING
 SCHERTZ WASTEWATER LIFT STATION**
 3.624 ACRES OF LAND BEING OUT OF THE
 G. MALPAZ SURVEY NO. 67, ABSTRACT-221
 SCHERTZ, GUADALUPE COUNTY, TEXAS
 SHEET 1 OF 2

MATCHLINE SEE SHEET 1 OF 2



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.06'	15.00'	084°15'31"	S 13°58'16" W	20.12'
C2	181.97'	60.00'	173°46'04"	S 30°47'01" E	119.82'



DATE OF PREPARATION: JUNE 27, 2022
 FINAL PLAT ESTABLISHING
 SCHERTZ WASTEWATER LIFT STATION
 3.624 ACRES OF LAND BEING OUT OF THE
 G. MALPAZ SURVEY NO. 67, ABSTRACT-221
 SCHERTZ, GUADALUPE COUNTY, TEXAS
 SHEET 2 OF 2

TEXAS REGISTERED ENGINEERING FIRM F-13
 07/10/2022 9:50 AM \\Projects\0933\008-01\Schertz LS Permitting\Certifications\CCAD\Plat\Schertz\PLAT-02.dwg jzamoraa