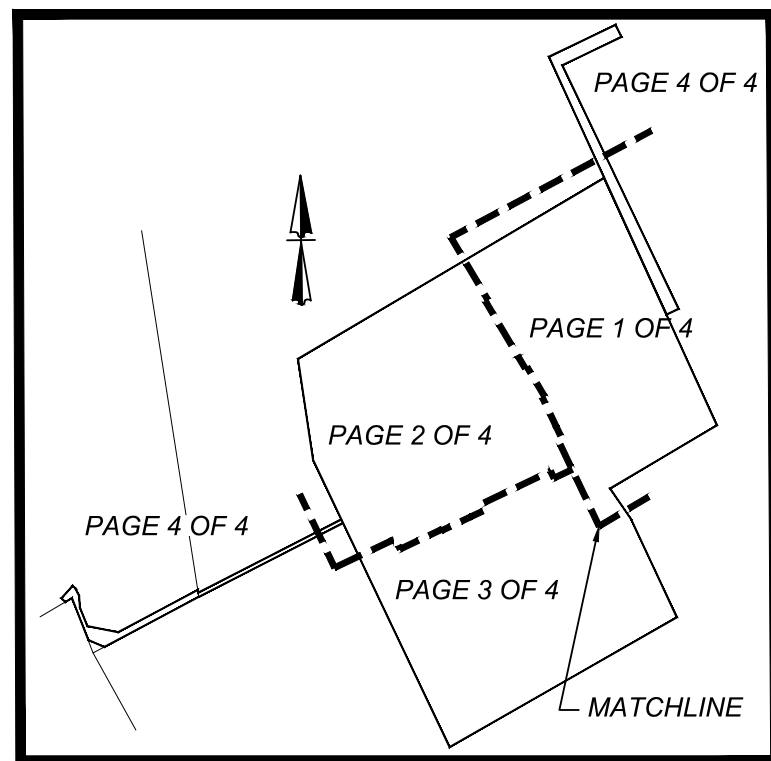


SEE PAGE 2 OF 4 FOR LINE AND CURVE TABLES



KEY NOTES

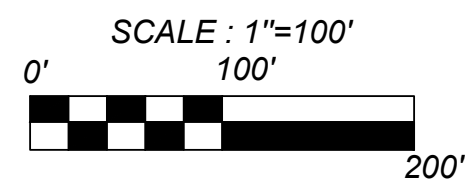
- ① 15' PUBLIC UTILITY EASEMENT
- ② VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- ③ 10' WATER EASEMENT
- ④ VARIABLE WIDTH WATER EASEMENT
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- ⑦ 1 FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- ⑧ R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
- ⑨ 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-744 M.P.R.)
- ⑩ 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 729-744 M.P.R.)
- ⑪ VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- ⑫ OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- ⑬ 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- 8" W = WATER LINE
- 8" SS = SANITARY SEWER LINE
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- ZONING BOUNDARY
- G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
- E 6" W = EXISTING WATER LINE
- OHU = OVERHEAD UTILITY
- EP = EDGE OF PAVEMENT

NOTES:

1. 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 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.
2. 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 BUILDING PERMITS.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 9 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
7. LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
8. LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
9. PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
10. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
11. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
12. THE THROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.



STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. THIS THE _____ DAY OF _____.

OWNER: MUSTANG OAKS, LLC
4630 N. LOOP 1604 WEST, SUITE 514
SAN ANTONIO, TEXAS 78249
PHONE: 210-367-0445

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

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.

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.

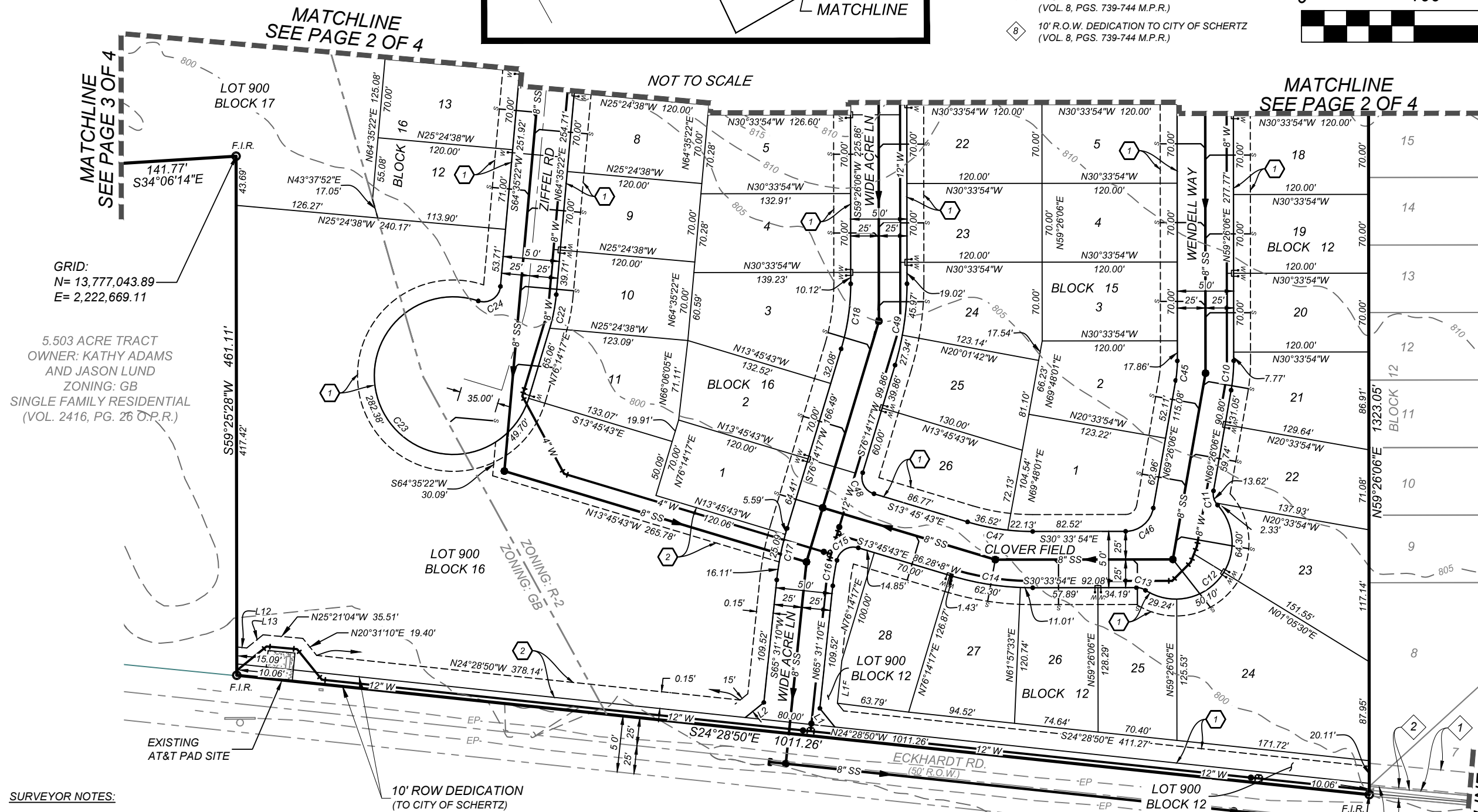
CITY ENGINEER

THIS PLAT OF THE ACKERMANN UNIT 1 _____ 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



GRID:
N = 13,777,043.89
E = 2,222,669.11

5.503 ACRE TRACT
OWNER: KATHY ADAMS
AND JASON LUND
ZONING: GB
SINGLE FAMILY RESIDENTIAL
(VOL. 2416, PG. 26 O.P.R.)

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

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.

BURT P. WELLMANN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW ENGINEERS, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-0642
FAX: 210-979-8441

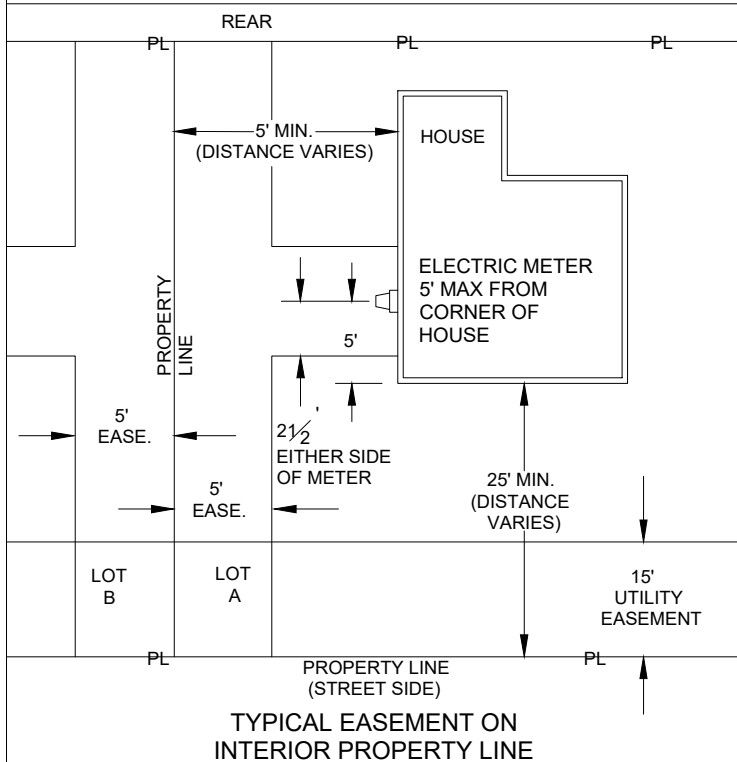
STATE OF TEXAS
COUNTY OF BEXAR

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 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499

NOTE: GVEC WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

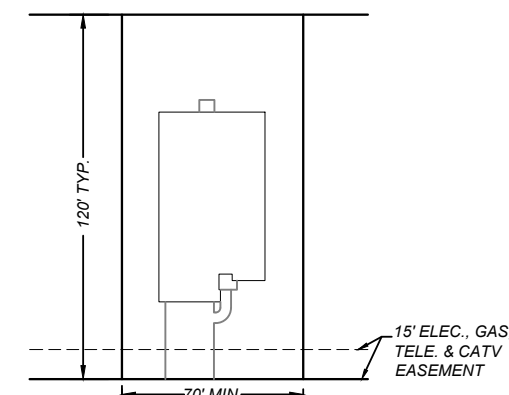


GVEC NOTES:

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 5) ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRICAL FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



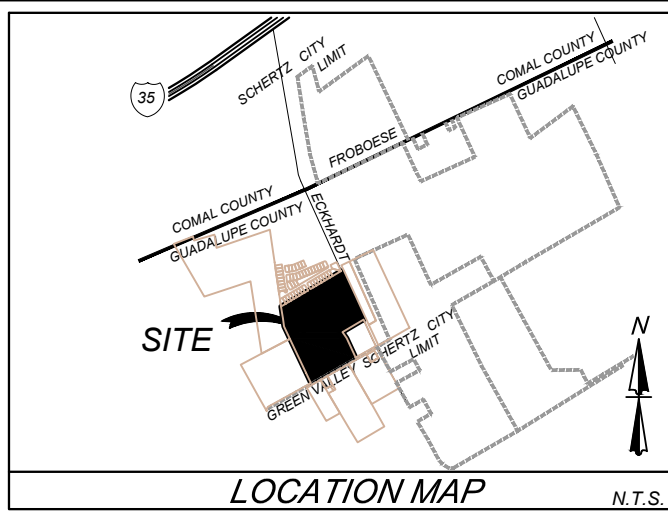
TYPICAL SF LOT DETAIL
NOT TO SCALE

PRELIMINARY SUBDIVISION PLAT ESTABLISHING ACKERMANN UNIT 1



BEING A 44.36 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA JEANNE ACHERMAN OF RECORD IN VOLUME 2955, PAGE 1031 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

PREPARATION DATE: JANUARY 2023



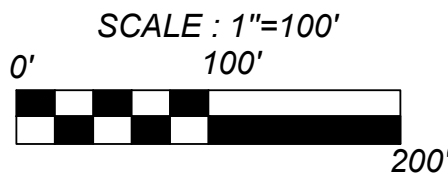
CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG
C1	23.56'	15.00'	90°00'00"	21.21'	N19°35'22"E
C2	73.82'	250.00'	16°55'04"	73.55'	N16°57'06"W
C3	35.12'	150.00'	13°24'48"	35.04'	S1°47'10"E
C4	11.12'	15.00'	42°27'32"	10.86'	N16°18'32"W
C5	109.97'	50.00'	126°01'07"	89.11'	N25°28'16"E
C6	11.12'	15.00'	42°27'32"	10.86'	N67°15'03"E
C7	35.12'	150.00'	13°24'48"	35.04'	S52°43'42"W
C8	23.56'	15.00'	90°00'00"	21.21'	N14°26'06"E
C9	23.56'	15.00'	90°00'00"	21.21'	S75°33'54"E
C10	26.18'	150.00'	10°00'00"	26.15'	N64°26'06"E
C11	13.62'	15.00'	52°01'12"	13.16'	N43°25'30"E
C12	143.64'	50.00'	164°35'58"	99.10'	N80°17'08"W
C13	8.53'	15.00'	32°34'45"	8.41'	S14°16'32"E
C14	73.32'	250.00'	16°48'11"	73.05'	S22°09'49"E
C15	24.65'	15.00'	94°08'46"	21.97'	S60°50'08"E
C16	22.94'	200.00'	6°34'20"	22.93'	N68°48'21"E
C17	46.77'	250.00'	10°43'06"	46.70'	S70°52'44"W
C18	58.65'	200.00'	16°48'11"	58.44'	S67°50'11"W
C19	23.56'	15.00'	90°00'00"	21.21'	S14°26'06"W
C20	13.49'	150.00'	5°09'16"	13.49'	N27°59'16"W
C21	23.56'	15.00'	90°00'00"	21.21'	S70°24'38"E
C22	30.50'	150.00'	11°38'55"	30.44'	S70°24'49"W
C23	332.08'	70.00'	271°48'37"	97.42'	S32°08'34"W
C24	27.09'	15.00'	103°27'31"	23.55'	N63°40'53"W
C25	23.56'	15.00'	90°00'00"	21.21'	S19°35'22"W
C26	16.21'	15.00'	61°55'39"	15.43'	S56°22'28"E
C27	371.23'	70.00'	303°51'18"	65.88'	S64°35'22"W
C28	16.21'	15.00'	61°55'39"	15.43'	N5°33'11"E
C29	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W
C30	23.56'	15.00'	90°00'00"	21.21'	N75°33'54"W
C31	23.56'	15.00'	90°00'00"	21.21'	S14°26'06"W
C32	13.49'	150.00'	5°09'16"	13.49'	S27°59'16"E
C33	23.64'	150.00'	90°17'12"	21.27'	S70°33'14"E
C34	353.29'	70.00'	289°10'12"	81.13'	N28°53'16"E
C35	4.94'	15.00'	18°53'00"	4.92'	N15°58'08"W
C36	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W
C37	23.56'	15.00'	90°00'00"	21.21'	N75°33'54"W
C38	13.49'	150.00'	5°09'16"	13.49'	S62°00'44"W
C39	23.56'	15.00'	90°00'00"	21.21'	S19°35'22"W
C40	16.21'	15.00'	61°55'39"	15.43'	S56°22'28"E
C41	371.23'	70.00'	303°51'18"	65.88'	S64°35'22"W
C42	16.21'	15.00'	61°55'39"	15.43'	N5°33'11"E
C43	23.56'	15.00'	90°00'00"	21.21'	N70°24'38"W
C44	118.56'	100.00'	67°55'40"	111.73'	S25°28'16"W
C45	17.45'	100.00'	10°00'00"	17.43'	N64°26'06"E
C46	34.91'	25.00'	80°00'00"	32.14'	N70°33'54"W
C47	58.65'	200.00'	16°48'11"	58.44'	S22°09'49"E
C48	23.56'	15.00'	90°00'00"	21.21'	N31°14'17"E
C49	73.32'	250.00'	16°48'11"	73.05'	S67°50'11"W
C50	9.00'	100.00'	5°09'16"	8.99'	S62°00'44"W
C51	26.83'	15.00'	102°29'13"	23.39'	N64°10'02"W
C52	15.47'	200.00'	4°25'52"	15.46'	N10°42'30"W

SURVEYOR 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.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

22.14 ACRE TRACT
OWNER: SCHWAB CREDIT TRUST
ZONING: GB AGRICULTURAL (VOL. 4176, PG. 767 O.P.R.)

95.34 ACRE TRACT
OWNER: RBV2 LIMITED PARTNERSHIP
ZONING: GB AGRICULTURAL (VOL. 1654, PG. 902 O.P.R.)



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- 8" W = WATER LINE
- 8" SS = SANITARY SEWER LINE
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- ZONING BOUNDARY
- G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
- E 6" W = EXISTING WATER LINE
- OHU = OVERHEAD UTILITY
- EP = EDGE OF PAVEMENT

KEY NOTES

- 15' PUBLIC UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 10' WATER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 1 FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
- 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

NOTES:

- 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 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.
- 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 BUILDING PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 9 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
- LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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.
THIS THE _____ DAY OF _____

OWNER: MUSTANG OAKS, LLC
4630 N. LOOP 1604 WEST, SUITE 514
SAN ANTONIO, TEXAS 78249
PHONE: 210-367-0445

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

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.

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

THIS PLAT OF THE ACKERMANN UNIT 1 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

PRELIMINARY SUBDIVISION PLAT ESTABLISHING ACKERMANN UNIT 1



BEING A 44.36 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROLL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA JEANNE ACHERMANN OF RECORD IN VOLUME 2855, PAGE 1031 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

PREPARATION DATE: JANUARY 2023

PAGE 2 OF 4

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.

BURT P. WELLMANN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW ENGINEERS, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-0642
FAX: 210-979-8441

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.

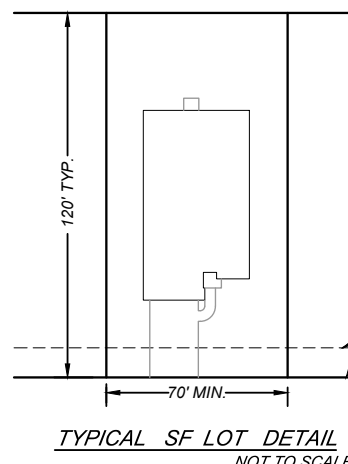
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499

GVEC NOTES:

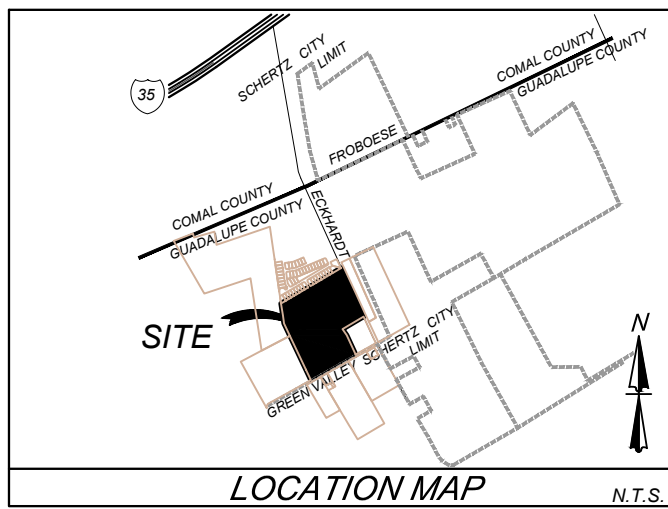
- 1) GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 5) ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

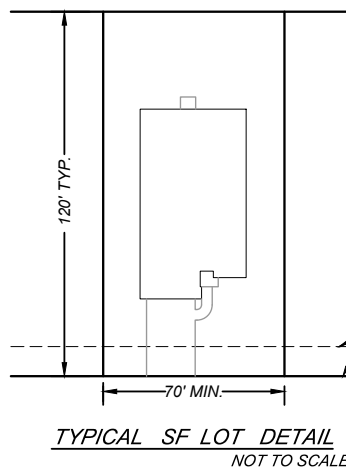
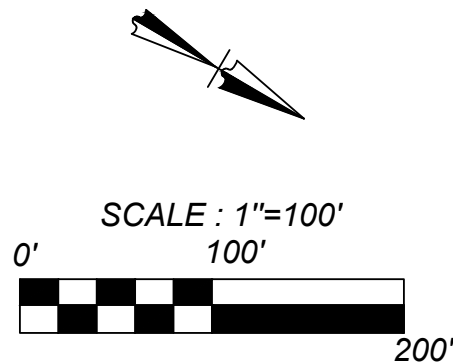
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



LINE	LENGTH	BEARING
L1	21.21'	S20°31'10"W
L2	21.21'	N69°28'50"W
L3	10.50'	S30°33'54"E
L4	10.50'	N30°33'54"W
L5	10.50'	N30°33'54"W
L6	10.50'	N30°33'54"W
L7	47.13'	S64°35'22"W
L8	42.75'	S64°35'22"W
L9	62.93'	S25°24'38"E
L10	55.24'	N64°35'22"E
L11	19.65'	S33°20'22"W
L12	8.93'	N24°28'50"W
L13	18.63'	N69°28'50"W
L15	38.20'	N65°31'10"E



SEE PAGE 2 OF 4 FOR
LINE AND CURVE TABLES



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- 8" W = WATER LINE
- 8" SS = SANITARY SEWER LINE
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- ZONING BOUNDARY
- G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
- E 6" W = EXISTING WATER LINE
- OHU = OVERHEAD UTILITY
- EP = EDGE OF PAVEMENT

KEY NOTES

- ① 15' PUBLIC UTILITY EASEMENT
- ② VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- ③ 10' WATER EASEMENT
- ④ VARIABLE WIDTH WATER EASEMENT
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- ⑦ 1' FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- ⑧ R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
- ⑨ 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-744 M.P.R.)
- ⑩ 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 729-744 M.P.R.)
- ⑪ VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- ⑫ OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- ⑬ 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

NOTES:

1. 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 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.
2. 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 BUILDING PERMITS.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
7. LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
8. LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
9. PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
10. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
11. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
12. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

GVEC NOTES:

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
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- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

STATE OF TEXAS
COUNTY OF BEXAR

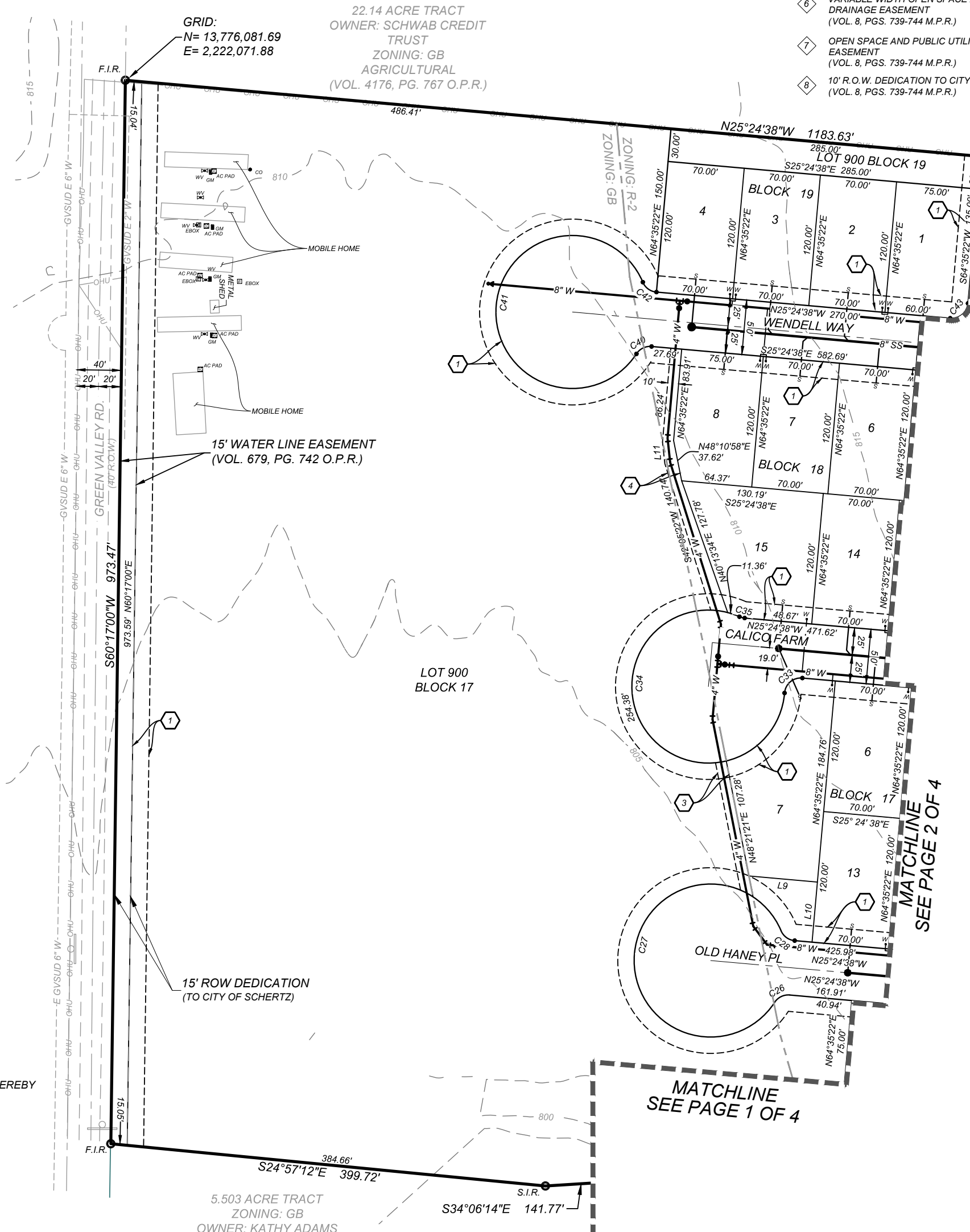
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT P. WELLMANN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW ENGINEERS, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-0642
FAX: 210-979-8441

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 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499



MATCHLINE
SEE PAGE 2 OF 4

MATCHLINE
SEE PAGE 2 OF 4

MATCHLINE
SEE PAGE 1 OF 4

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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.
THIS THE _____ DAY OF _____,

OWNER: MUSTANG OAKS, LLC
4630 N. LOOP 1604 WEST, SUITE 514
SAN ANTONIO, TEXAS 78249
PHONE: 210-367-0445

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

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.

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

THIS PLAT OF THE ACKERMANN UNIT 1 _____ 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

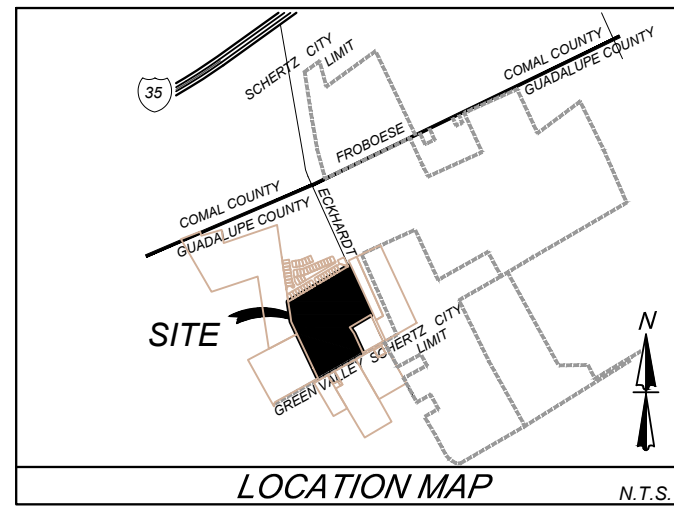
**PRELIMINARY SUBDIVISION PLAT ESTABLISHING
ACKERMANN UNIT 1**



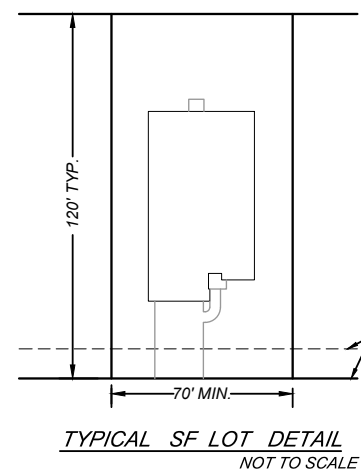
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PREPARATION DATE: JANUARY 2023

PAGE 3 OF 4



SEE PAGE 2 OF 4 FOR
LINE AND CURVE TABLES



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KEY NOTES

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- ⑬ 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

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1. 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 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.
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3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
7. LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
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12. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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.
THIS THE _____ DAY OF _____,

OWNER: MUSTANG OAKS, LLC
4630 N. LOOP 1604 WEST, SUITE 514
SAN ANTONIO, TEXAS 78249
PHONE: 210-367-0445

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY TEXAS

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.

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

THIS PLAT OF THE ACKERMANN UNIT 1 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

GVEC NOTES:

- 1) 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.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
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- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

STATE OF TEXAS
COUNTY OF BEXAR

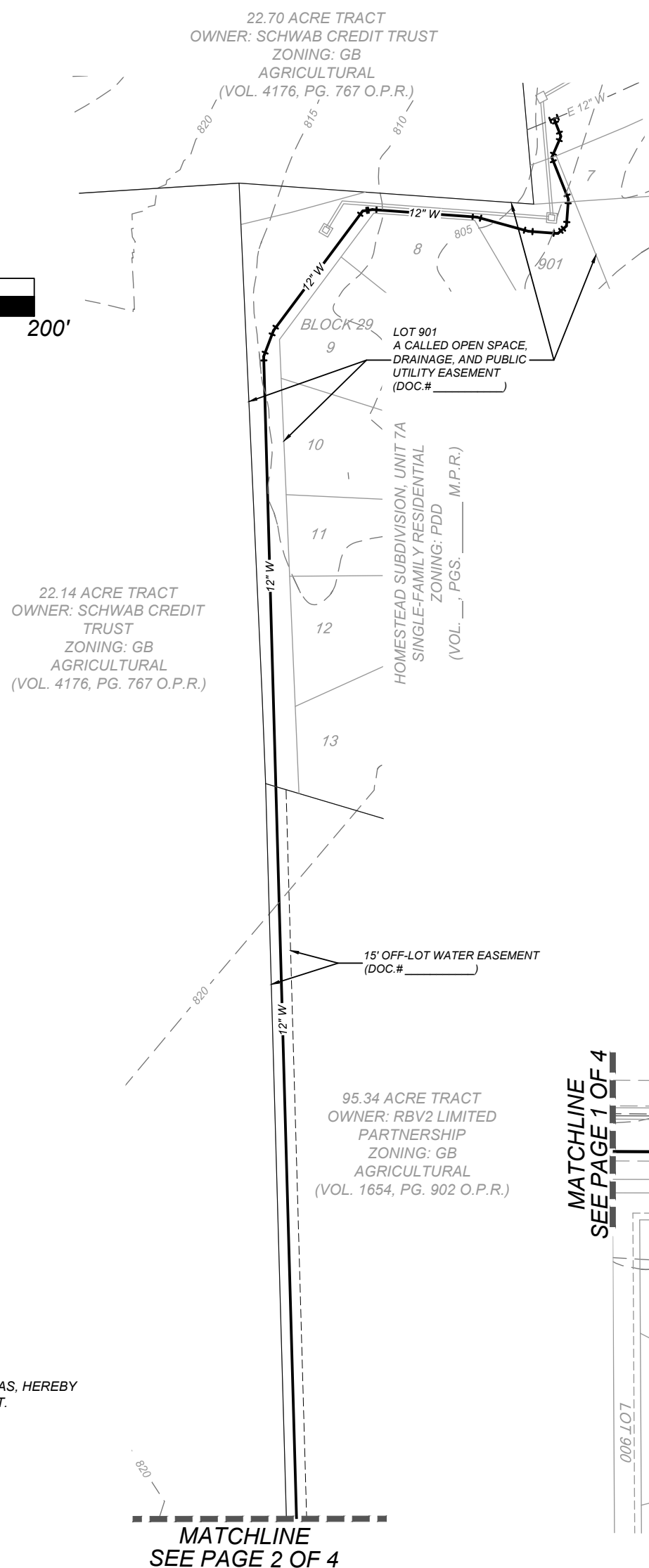
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT P. WELLMANN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW ENGINEERS, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-0642
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STATE OF TEXAS
COUNTY OF BEXAR

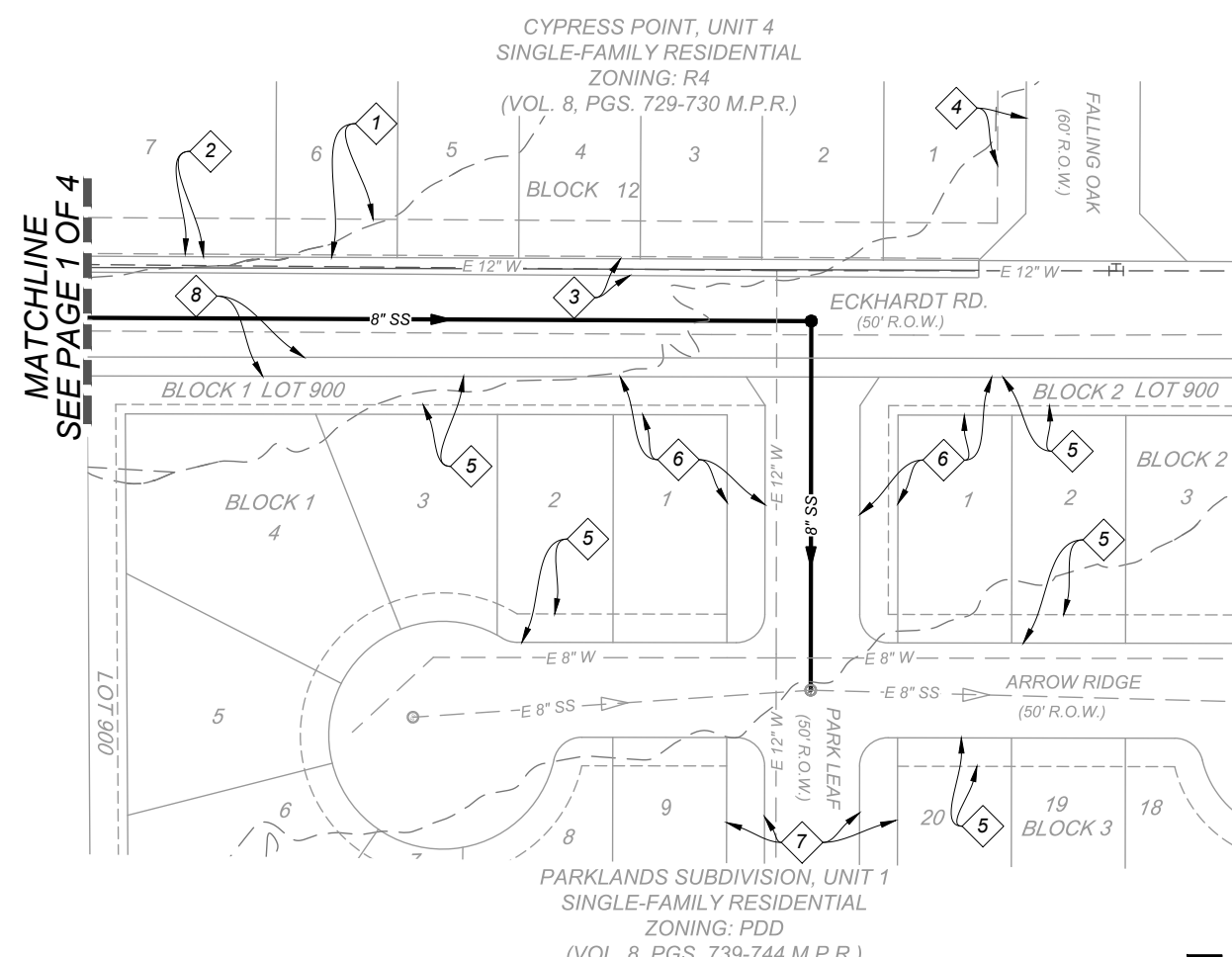
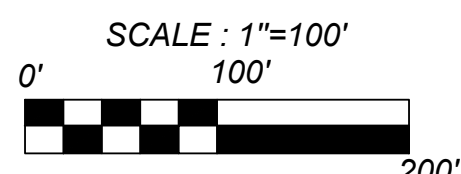
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
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MATCHLINE
SEE PAGE 1 OF 4

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SEE PAGE 2 OF 4



PREPARATION DATE: JANUARY 2023