

LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CCD ENTERPRISE ACQUISITION, LLC A TEXAS LIMITED LIABILITY COMPANY  
774 BROADWAY,  
SUITE 106  
SAN ANTONIO, TX 78209  
(210) 771-0294

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

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 ACKNOWLEDGE TO ME THAT THEY 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 \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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JAC JR. INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
404 SHERATON  
SAN ANTONIO, TX 78209  
(210) 771-0295

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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AGARITA SCHERTZ PARTNERS, A TEXAS GENERAL PARTNERSHIP  
SUITE 5  
SAN ANTONIO, TX 78212  
(210) 391-7406

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEY NOTES:**

- O.R.G.C. DENOTES OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS.  
M.P.R.G.C. DENOTES MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS.
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE GUADALUPE COUNTY APPRAISAL DISTRICT WEBSITE.
- BEARING REFERENCE SOURCE IS THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY BETWEEN THE FIRST AND LAST FOUND MONUMENT, SHOWN AND CALLED N59°38'35"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD 1983 (2011) TEXAS STATE COORDINATE SYSTEM-SOUTH CENTRAL ZONE.

**GENERAL NOTES:**

- 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.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS.
- LOT 8 WILL PROVIDE AN ACCESS EASEMENT VIA SEPARATE INSTRUMENT.

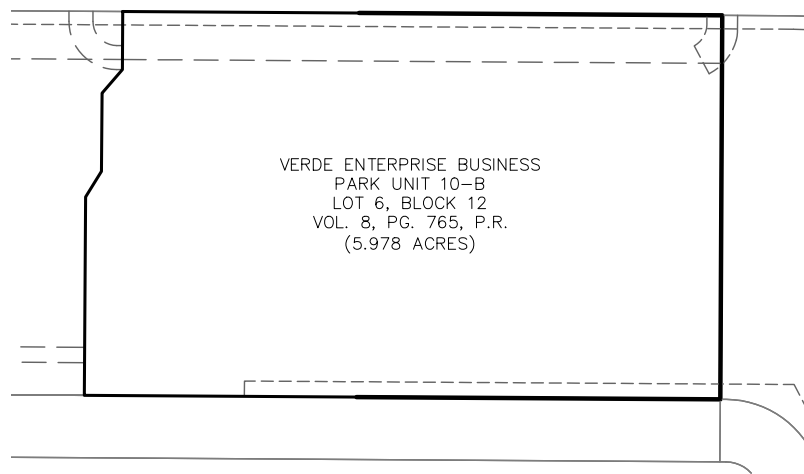
Line	Length	Direction
L1	31.49'	N01°10'50"E
L2	81.41'	N30°21'06"W
L3	32.40'	N10°06'55"E
L4	60.47'	N30°21'06"W
L5	3.74'	N59°38'52"E
L6	16.00'	S30°21'29"E
L7	1.83'	S59°38'52"W

**CITY PUBLIC SERVICE NOTES:**

- 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," 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 SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE, TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- ROOF OVERHANDS 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.

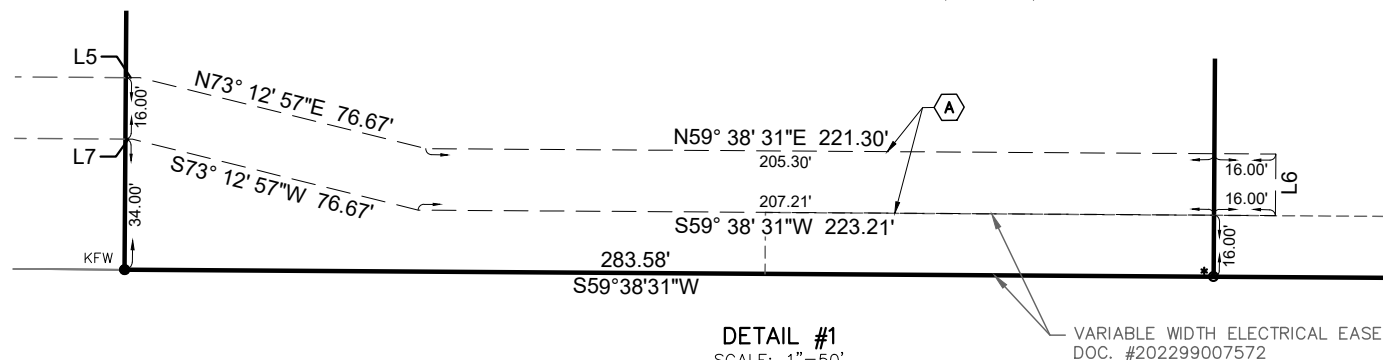
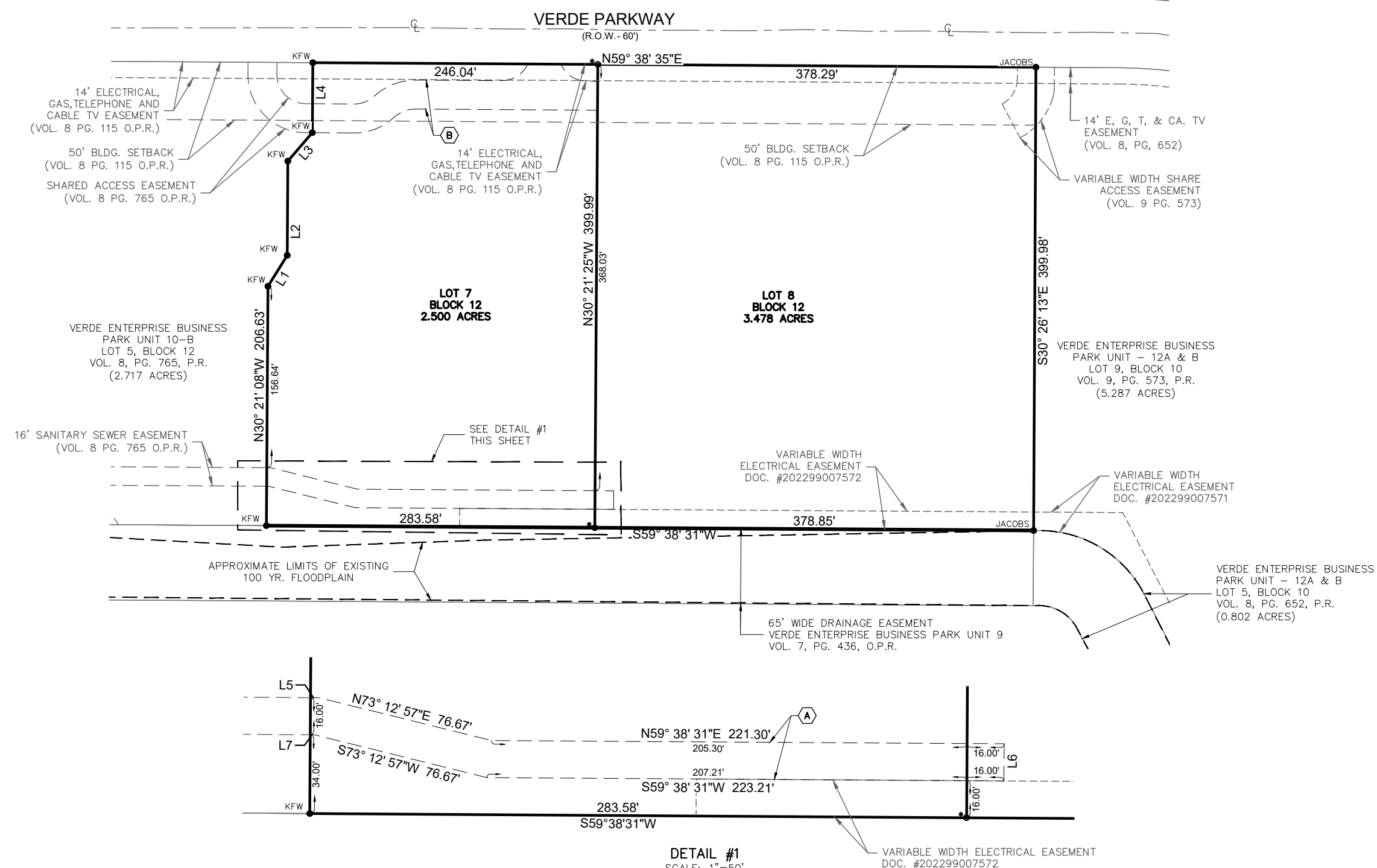
**FLOODPLAIN NOTES:**

ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 481870210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) X AND IS/IS NOT WITHIN THE 100-YEAR FLOODPLAIN.



**AREA BEING REPLATTED**  
SCALE 1" = 200'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6 BLOCK 12 REPLAT OF VERDE ENTERPRISE BUSINESS PARK UNIT - 10-B, RECORDED IN VOLUME 8, PAGE 765, P.R., OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS



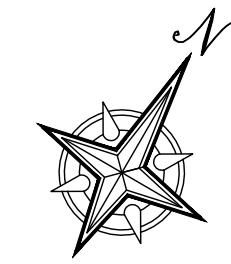
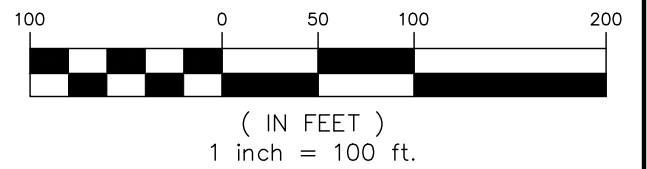
**LEGEND/ABBREVIATIONS**

- VOL VOLUME
- PG PAGE
- CATV CABLE TV
- TYP TYPICAL
- R/W RIGHT OF WAY
- TEL TELEPHONE
- SS SANITARY SEWER
- ELEC CITY PUBLIC SERVICE ELECTRIC
- GAS CITY PUBLIC SERVICE GAS
- DPR DEED AND PLAT RECORDS GUADALUPE COUNTY, TEXAS
- D.R. DEED RECORDS, GUADALUPE COUNTY, TEXAS
- R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, GUADALUPE COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- NTS NOT TO SCALE
- AC ACRE(S)
- SUBDIVISION PLAT BOUNDARY
- - - PROPERTY LINE/RIGHT-OF-WAY
- - - EXISTING EASEMENT
- ROAD CENTERLINE
- 1% AC FEMA FLOODPLAIN PER LOMR CASE# 16-06-4291P EFFECTIVE 7/28/2017
- FOUND 1/2" REBAR WITH CAP AS SHOWN, UNLESS NOTED OTHERWISE
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED 'KCI'
- (A) PROPOSED EASEMENT

**KEY NOTES:**

- (A) 16' SANITARY SEWER EASEMENT
- (B) 25' SHARE ACCESS EASEMENT

**GRAPHIC SCALE**



**KCI TECHNOLOGIES, INC.**

11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: FEBRUARY 2023

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER

THIS PLAT OF THE VERDE ENTERPRISE BUSINESS PARK HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

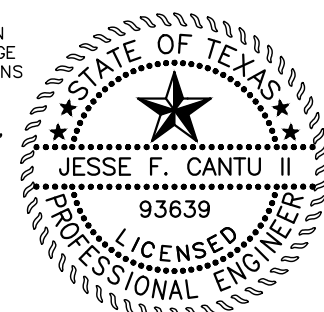
STATE OF TEXAS  
COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CLERK, GUADALUPE COUNTY, TEXAS

REPLAT OF  
VERDE ENTERPRISE BUSINESS PARK UNIT 10-B LOT  
6, BLOCK 12  
SUBDIVISION PLAT ESTABLISHING  
VERDE ENTERPRISE BUSINESS PARK UNIT 10-B  
LOTS 7 AND 8.

BEING A 5.978 ACRE TRACT DESCRIBED AS LOT 6, BLOCK 12 OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 10-B SUBDIVISION RECORDED IN VOLUME 8, PAGE 765, ESTABLISHING LOTS 7 AND 8, BLOCK 12, OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 10-B ALL SITUATED IN THE TORIBIO HERRERA SURVEY No. 68, ABSTRACT No. 153 IN GUADALUPE COUNTY, TEXAS.



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 SOMERSET PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU



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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL