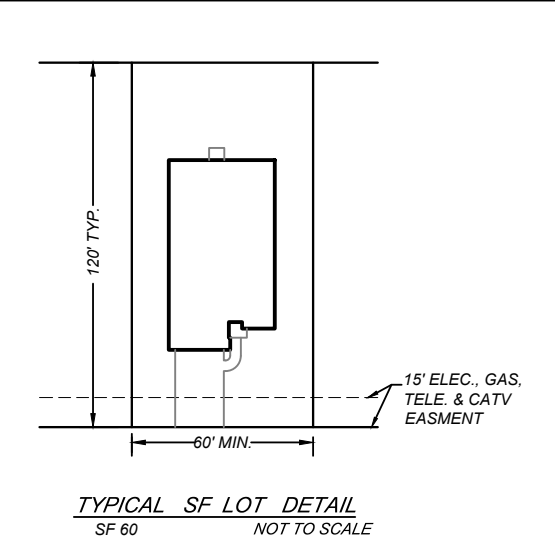
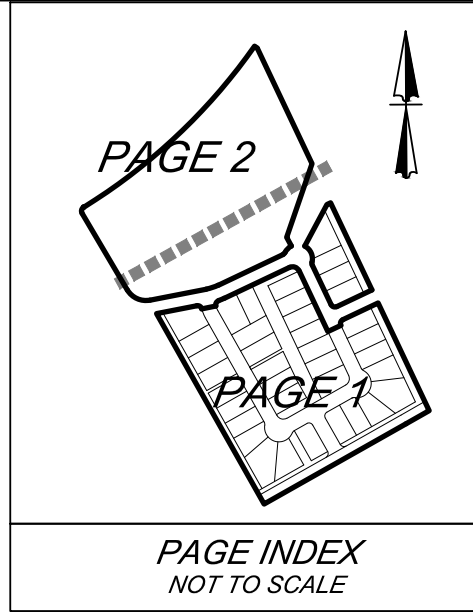
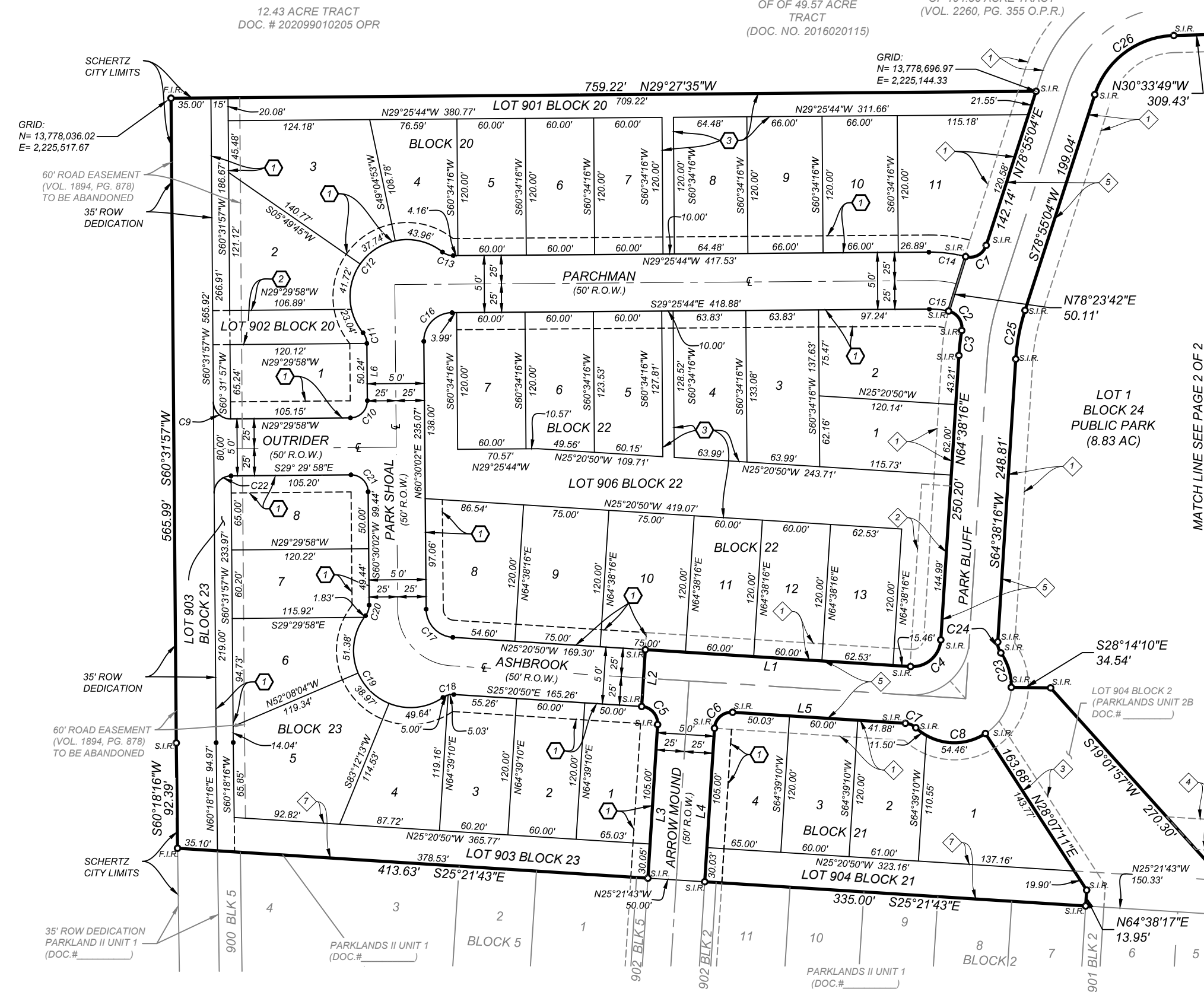


SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES



REMAINING PORTION OF OF 49.57 ACRE TRACT (DOC. NO. 2016020115)
 REMAINING PORTION OF OF 194.56 ACRE TRACT (VOL. 2260, PG. 355 O.P.R.)



STATE OF TEXAS
 COUNTY OF GUADALUPE
 I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PARKLANDS UNIT 3A 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: PARKLANDS UNITS 1 & 2, LTD.
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TX 78218
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD.
 1616 CALLE DEL NORTE #48
 LAREDO, TX 78041
 (956) 791-0057

STATE OF TEXAS
 COUNTY OF GUADALUPE
 THIS THE _____ DAY OF _____

STATE OF TEXAS
 COUNTY OF GUADALUPE
 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 GUADALUPE COUNTY TEXAS

STATE OF TEXAS
 COUNTY OF GUADALUPE
 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 GUADALUPE COUNTY TEXAS

KEY NOTES

- 1 15' PUBLIC UTILITY EASEMENT
- 2 30' DRAINAGE EASEMENT
- 3 VARIABLE WIDTH DRAINAGE EASEMENT
- 4 15' WIDE UTILITY EASEMENT (DOC.#)
- 5 26' WIDE DRAINAGE EASEMENT (DOC.#)
- 6 16' SEWER EASEMENT (THE PARKLANDS UNIT 2B) (DOC.#)
- 7 VARIABLE WIDTH DRAINAGE EASEMENT (DOC.#)
- 8 THE PARKLANDS SUBDIVISION UNIT 2B (DOC.#)
- 9 VARIABLE WIDTH UTILITY EASEMENT (DOC.#)
- 10 30' ROAD EASEMENT (VOL. 1077 PG. 65 O.P.R.) TO BE ABANDONED

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
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- CL = CENTER LINE

- 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 ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND 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.
 - LOT 902, BLOCK 20; LOT 903, BLOCK 23; LOT 904, BLOCK 21; ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
 - LOT 901, BLOCK 20; LOT 906, BLOCK 22; ARE DESIGNATED AS DRAINAGE EASEMENTS.
 - LOT 1, BLOCK 24 BEING 8.83 ACRES OF PUBLIC PARKLAND TO BE DEDICATED TO THE CITY OF SCHERTZ BY SPECIAL WARRANTY DEED AS DEFINED IN THE AMENDED AND RESTATED PARKLAND IMPROVEMENT AGREEMENT (DOC# 20239902819).
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
 - THIS PLAT CONSISTS OF 36 BUILDABLE SF 60 LOTS.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 9 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
 - ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

CENTERPOINT ENERGY NOTES:

- CENTERPOINT ENERGY SHALL HAVE THE RIGHT TO REMOVE FROM ESTABLISHED PUBLIC UTILITY EASEMENTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

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 PARKLANDS UNIT 3A 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

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.

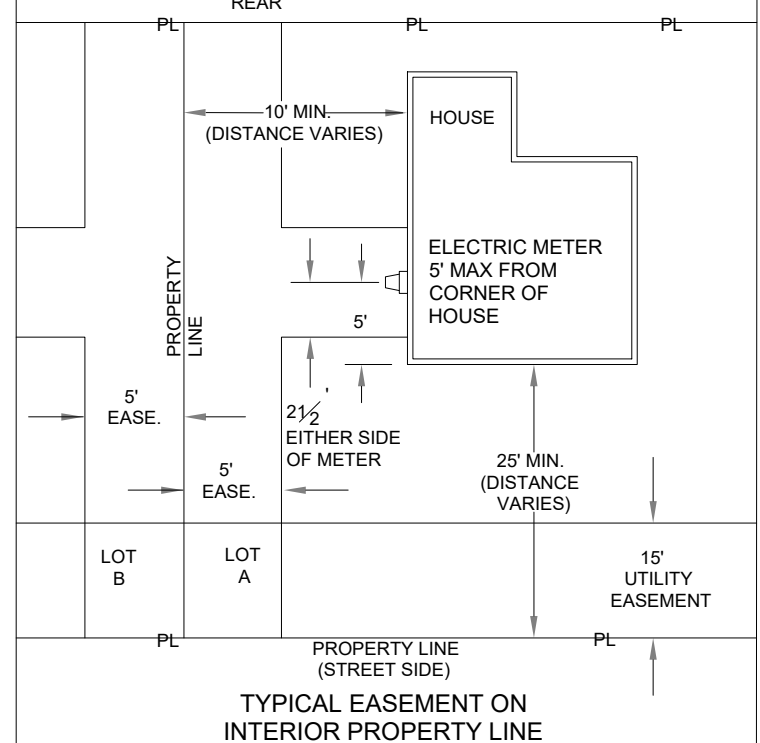
BURT P. WELLMAN
 LICENSED PROFESSIONAL ENGINEER NO. 100256
 KFW SURVEYING, LLC
 162 WEST MILL STREET
 NEW BRAUNFELS, TX 78130
 PHONE: 830-220-6042
 FAX: 210-979-8441

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
 FIRM LICENSE NO 10122300

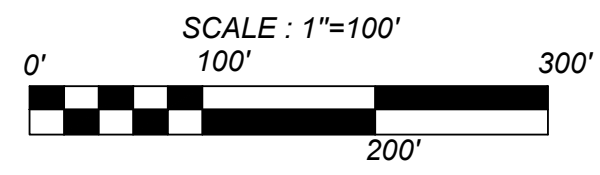
NOTE: GVEC WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
 GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



- GVEC NOTES:**
- 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.
 - GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

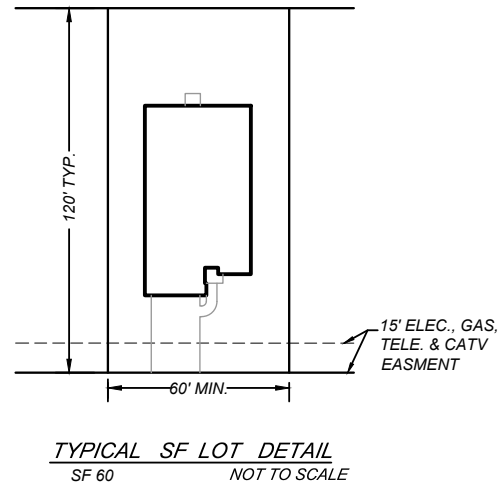
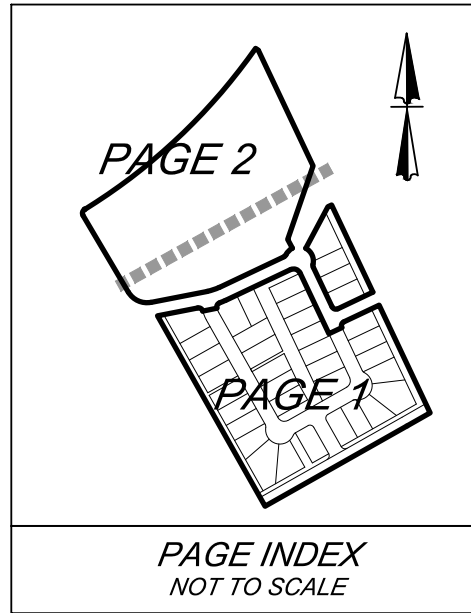
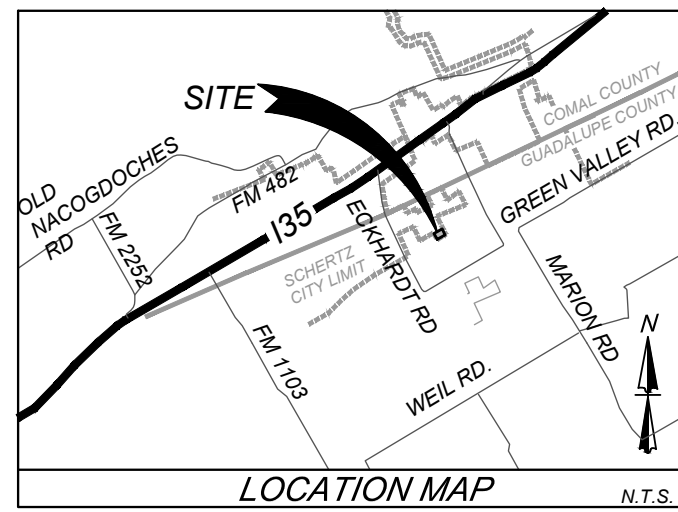
THIS SUBDIVISION PLAT OF PARKLANDS UNIT 3A SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



FINAL SUBDIVISION PLAT ESTABLISHING
PARKLANDS UNIT 3A
 BEING A 19.45 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS OUT OF THE JOHN NOYES SURVEY NO. 259, ABSTRACT NO. 253, AND BEING OUT OF THE REMAINING PORTION OF A 194.56 ACRE TRACT OF LAND CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. OF RECORD IN VOLUME 2260 PAGE 355 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PREPARATION DATE: JANUARY 2023 PAGE 1 OF 2



STATE OF TEXAS
COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PARKLANDS UNIT 3A 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: PARKLANDS UNITS 1 & 2, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD.
1616 CALLE DEL NORTE #48
LAREDO, TX 78041
(956) 791-0057

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS THE _____ DAY OF _____

STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

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 ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND 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 ASSIGNS IS APPROVED BY THE CITY.
- LOT 902, BLOCK 20; LOT 903, BLOCK 23; LOT 904, BLOCK 21; ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- LOT 901, BLOCK 20; LOT 906, BLOCK 22; ARE DESIGNATED AS DRAINAGE EASEMENTS.
- LOT 1, BLOCK 24 BEING 8.83 ACRES OF PUBLIC PARKLAND TO BE DEDICATED TO THE CITY OF SCHERTZ BY SPECIAL WARRANTY DEED AS DEFINED IN THE AMENDED AND RESTATED PARKLAND IMPROVEMENT AGREEMENT (DOC# 20239902819)
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 36 BUILDABLE SF 60 LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 89 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

CENTERPOINT ENERGY NOTES:

- CENTERPOINT ENERGY SHALL HAVE THE RIGHT TO REMOVE FROM ESTABLISHED PUBLIC UTILITY EASEMENTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

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 PARKLANDS UNIT 3A _____ 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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG
C1	22.76'	14.77'	88°15'17"	20.57'	S57°47'06"E
C2	22.69'	15.00'	86°39'43"	20.59'	N26°55'04"E
C3	22.03'	225.00'	5°36'39"	22.02'	N67°26'36"E
C4	39.28'	25.00'	90°00'54"	35.36'	S70°21'17"E
C5	23.56'	15.00'	89°59'07"	21.21'	N19°38'44"E
C6	23.57'	15.00'	90°00'53"	21.22'	N70°21'16"W
C7	10.18'	15.00'	38°52'22"	9.98'	N5°54'39"W
C8	65.96'	50.00'	75°35'12"	61.28'	N24°16'04"W
C9	23.57'	15.00'	90°01'54"	21.22'	N15°31'00"E
C10	23.56'	15.00'	90°00'00"	21.21'	N74°29'58"W
C11	10.18'	15.00'	38°52'48"	9.98'	S41°03'39"W
C12	146.46'	50.00'	167°49'49"	99.44'	N74°27'51"W
C13	10.18'	15.00'	38°52'48"	9.98'	N9°59'20"W
C14	32.60'	125.00'	14°56'28"	32.50'	N21°57'30"W
C15	17.04'	75.00'	13°00'57"	17.00'	S22°55'16"E
C16	39.30'	25.00'	90°04'13"	35.38'	S74°27'51"E
C17	37.46'	25.00'	85°50'52"	34.05'	N17°34'36"E
C18	10.04'	15.00'	38°20'16"	9.85'	S44°30'58"E
C19	141.83'	50.00'	162°31'24"	98.84'	S17°34'36"W
C20	10.04'	15.00'	38°20'16"	9.85'	S79°40'10"W
C21	23.56'	15.00'	90°00'00"	21.21'	S15°30'02"W
C22	23.55'	15.00'	89°58'06"	21.21'	S74°29'00"E
C23	32.14'	50.00'	36°49'30"	31.59'	S44°10'40"W
C24	10.18'	15.00'	38°52'22"	9.98'	S45°12'06"W
C25	43.62'	175.00'	14°16'48"	43.50'	S71°46'40"W
C26	92.31'	75.00'	70°31'07"	86.59'	N65°49'22"W
C27	23.27'	15.00'	88°52'19"	21.00'	N13°52'21"E
C28	821.84'	2030.00'	23°11'45"	816.24'	N46°42'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	233.30'	S25°20'50"E
L2	50.00'	N64°39'10"E
L3	135.05'	N64°38'17"E
L4	135.03'	S64°38'17"W
L5	151.91'	N25°20'50"W
L6	50.24'	S60°30'02"W

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. WELLMAN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW SURVEYING, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-6042
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 PAGESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499
FIRM LICENSE NO 10122300

GVEC NOTES:

- 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.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 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.
- 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.
- 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.
- 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.
- 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 PARKLANDS UNIT 3A SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

KEY NOTES

- 15' PUBLIC UTILITY EASEMENT
- 30' DRAINAGE EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 15' WIDE UTILITY EASEMENT. (DOC. # _____)
- 26' WIDE DRAINAGE EASEMENT (DOC. # _____)
- 16' SEWER EASEMENT (THE PARKLANDS UNIT 2B) (DOC. # _____)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC. # _____)
- THE PARKLANDS SUBDIVISION UNIT 2B (DOC. # _____)
- VARIABLE WIDTH UTILITY EASEMENT (DOC. # _____)
- 30' ROAD EASEMENT (VOL. 1077 PG. 65 O.P.R.) TO BE ABANDONED

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
- EMST = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- ℰ = CENTER LINE

KFW
ENGINEERS + SURVEYING
162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

FINAL SUBDIVISION PLAT ESTABLISHING
PARKLANDS UNIT 3A

BEING A 19.45 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS OUT OF THE JOHN NOYES SURVEY NO. 259, ABSTRACT NO. 253, AND BEING OUT OF THE REMAINING PORTION OF A 194.56 ACRE TRACT OF LAND CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. OF RECORD IN VOLUME 2260 PAGE 355 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PREPARATION DATE: JANUARY 2023 PAGE 2 OF 2

DRAWN BY: RW

Date: Feb 07, 2023, 3:58pm User ID: rwalden
File: U:\Projects\17112306\Design\Civil\PLAT\PL1712306-Final.dwg