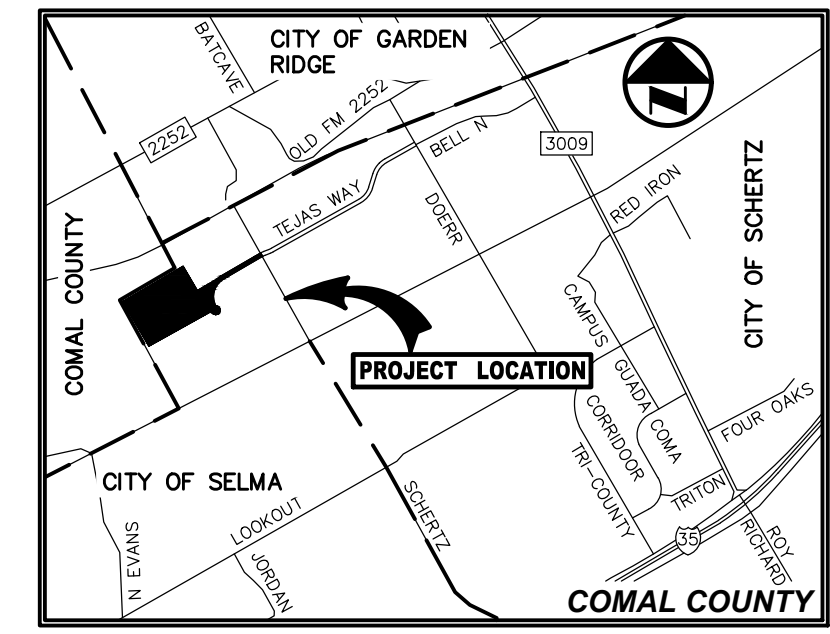
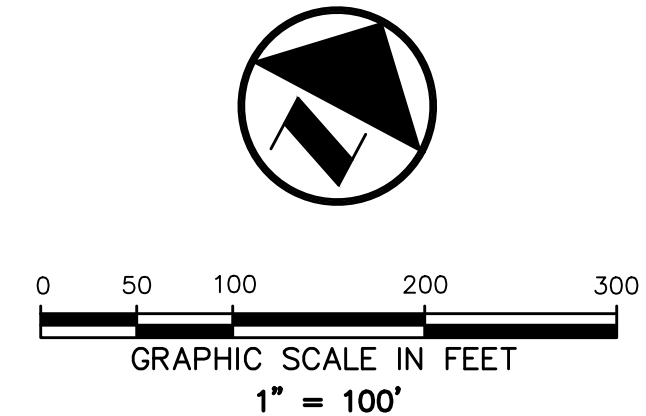


LOT 8, BLOCK 1  
 ROYAL MANUFACTURING  
 PHASE II SUBDIVISION  
 PART OF  
 SCHERTZ 312, LLC  
 (INST. NO. 201806024987)  
**29.233 ACRES**  
 (1,273,371 SF)

AREA TABLE		
LOT	SF	ACRES
LOT 8	1,273,371	29.233
ROW DEDICATION	120,005	2.755
GROSS AREA	1,393,376	31.988



**VICINITY MAP**  
 (NOT TO SCALE)

**NOTES**

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
  - Zone "X" Shaded - Other Areas: Areas of 0.2% chance annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, 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.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to City of Schertz utilities, its successors and assigns, and shall be subject to applicable permit requirements of City of Schertz or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 1 (One)
 

LOT 8, BLOCK 1	ACREAGE
	29.233
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

MATCH LINE (SEE SHEET 2)

SHEET 1 OF 3  
 FINAL PLAT  
**LOT 8, BLOCK 1  
 & TEJAS WAY  
 ROYAL  
 MANUFACTURING  
 PHASE II SUBDIVISION**  
 BEING 31.988 ACRES OF LAND LOCATED IN THE  
 VINCENTE MICHELI SURVEY, ABSTRACT NO. 383,  
 CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND  
 BEING PART OF THAT TRACT OF LAND DESCRIBED TO  
 SCHERTZ 312, LLC IN INST. NO. 201806024987,  
 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**LEGEND**

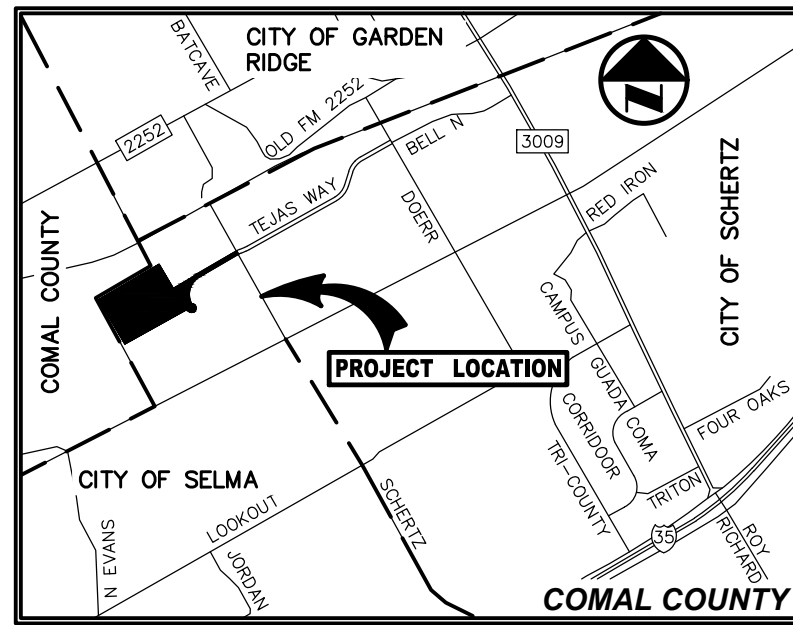
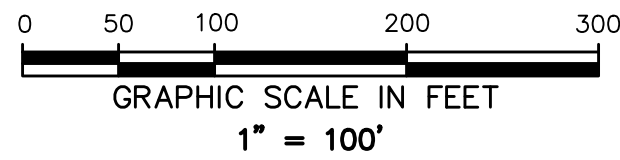
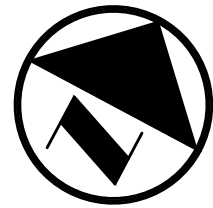
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
(C.M.)	CONTROLLING MONUMENT
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
•	INTERNAL LOT CORNERS

**Pacheco Koch** a Westwood company  
 4060 BRYANT IRVIN ROAD  
 FORT WORTH, TX 76109  
 817.412.7155

TX REG. ENGINEERING FIRM F-469	TX REG. SURVEYING FIRM LS-10008001	DRAWN BY TRM	CHECKED BY DCP	SCALE 1"=100'	DATE NOV 2022	JOB NUMBER 3160-21.411
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FINAL PLAT- LOT 8, BLOCK 1 & TEJAS WAY, ROYAL MANUFACTURING PHASE II SUBDIVISION

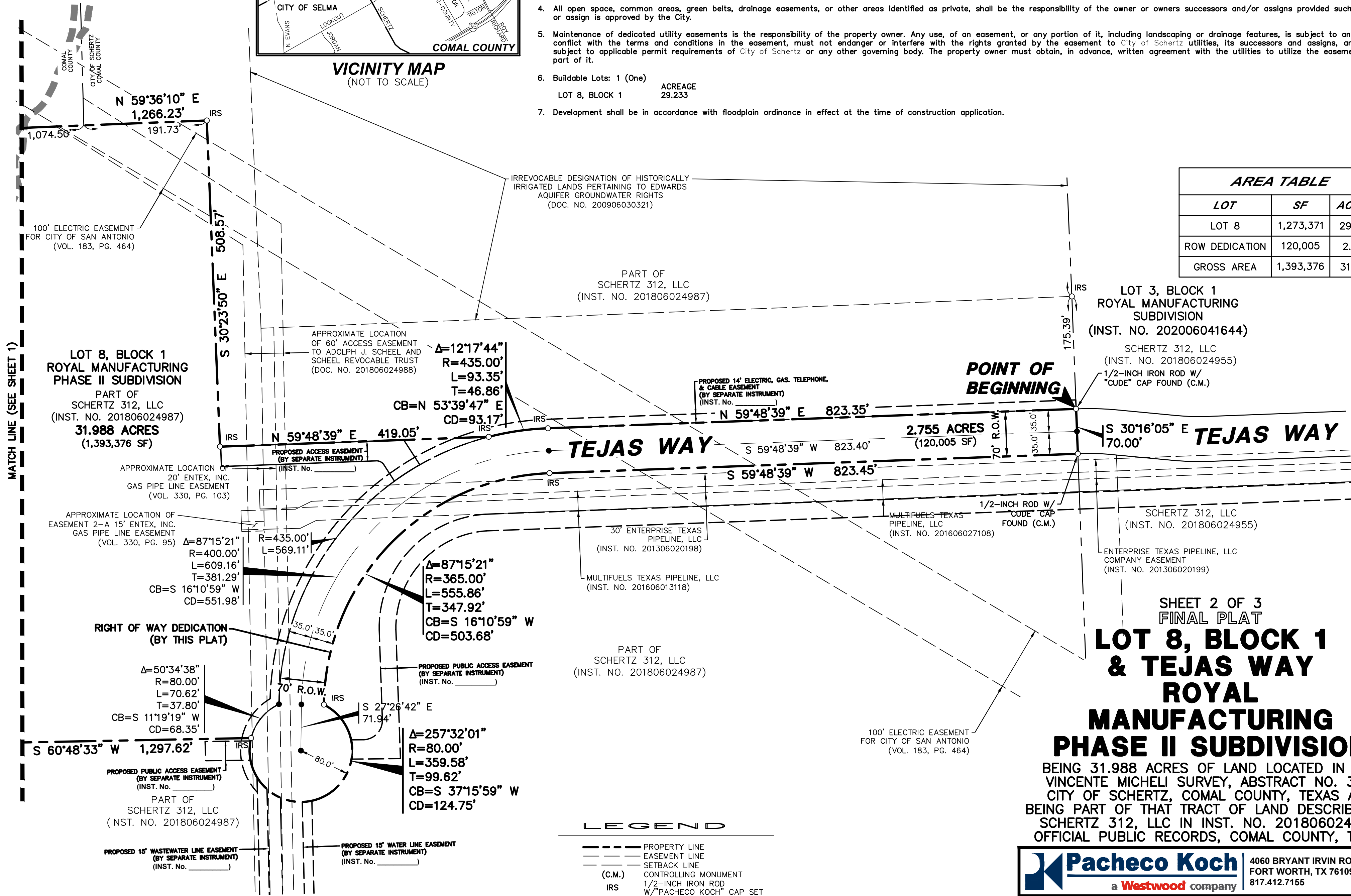


VICINITY MAP  
(NOT TO SCALE)

**NOTES**

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- Bulldable Lots: 1 (One) ACREAGE 29.233
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

AREA TABLE		
LOT	SF	ACRES
LOT 8	1,273,371	29.233
ROW DEDICATION	120,005	2.755
GROSS AREA	1,393,376	31.988



LOT 3, BLOCK 1  
ROYAL MANUFACTURING  
SUBDIVISION  
(INST. NO. 202006041644)

SCHERTZ 312, LLC  
(INST. NO. 201806024955)

1/2-INCH IRON ROD W/  
"CUDE" CAP FOUND (C.M.)

SCHERTZ 312, LLC  
(INST. NO. 201806024955)

ENTERPRISE TEXAS PIPELINE, LLC  
COMPANY EASEMENT  
(INST. NO. 201306020199)

SHEET 2 OF 3  
FINAL PLAT  
**LOT 8, BLOCK 1  
& TEJAS WAY  
ROYAL  
MANUFACTURING  
PHASE II SUBDIVISION**

BEING 31.988 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED TO SCHERTZ 312, LLC IN INST. NO. 201806024987, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- INTERNAL LOT CORNERS

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008001

	4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155			
	a Westwood company			
DRAWN BY TRM	CHECKED BY DCP	SCALE 1"=100'	DATE NOV 2022	JOB NUMBER 3160-21.411

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 3160-21.411-3160-21.411.dwg

**OWNER CERTIFICATE & DEDICATION STATEMENT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Schertz 312, LLC, being the sole owner of the land shown on this plat, acting by and through the undersigned, its duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand at \_\_\_\_\_, Texas, this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

SCHERTZ 312, LLC  
 BEN SPENCER  
 9601 McALLISTER FREEWAY, SUITE 1120  
 SAN ANTONIO, TX 78216  
 210-338-5220

\_\_\_\_\_  
 BEN F. SPENCER

STATE OF TEXAS ~  
 COUNTY OF COMAL ~

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ben F. Spencer 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Notary Public in and for The State of Texas

My Commission expires: \_\_\_\_\_

**CIBOLO CREEK MUNICIPAL AUTHORITY:**

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.

By: \_\_\_\_\_  
 Agent for Cibolo Creek Municipal Authority

**CITY ENGINEER CERTIFICATION**

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 county as to which this approval is required.

By: \_\_\_\_\_  
 City Engineer

**PLANNING AND ZONING CERTIFICATION**

This plat of Lot 8, Block 1, Royal MANUFACTURING PHASE II Subdivision 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

AREA TABLE		
LOT	SF	ACRES
LOT 8	1,273,371	29.233
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GROSS AREA	1,393,376	31.988

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS ~  
 COUNTY OF TARRANT ~

I, Dustin C. Pustejovsky, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

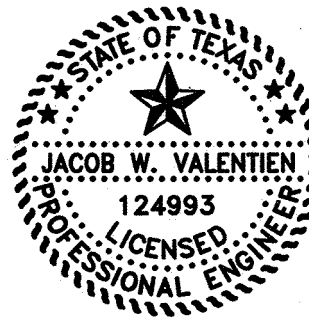


*Dustin C. Pustejovsky*  
 Dustin C. Pustejovsky  
 Registered Professional Land Surveyor No. 6690  
 dustin.pustejovsky@westwoodps.com  
 www.westwoodps.com

**ENGINEERS CERTIFICATE**

STATE OF TEXAS ~  
 COUNTY OF TRAVIS ~

I, Jacob W. Valentien, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.



*Jacob Valentien*  
 Jacob W. Valentien  
 Professional Engineering No. 124993  
 jacob.valentien@westwoodps.com  
 www.westwoodps.com

**NOTES**

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- Buildable Lots: 1 (One)
 

LOT 8, BLOCK 1	ACREAGE 29.233
----------------	-------------------
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

**SURVEYOR:**  
 PACHECO KOCH, A WESTWOOD COMPANY  
 4060 BRYANT IRVIN ROAD  
 FORT WORTH, TEXAS 76109  
 CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS  
 817-412-7155  
 Dustin.pustejovsky@westwoodps.com

**CIVIL ENGINEER:**  
 PACHECO KOCH, A WESTWOOD COMPANY  
 8701 N. MOPAC EXPY, SUITE 320  
 AUSTIN, TEXAS 78759  
 CONTACT: JACOB W. VALENTIEN, PE  
 512-485-0831  
 Jacob.valentien@westwoodps.com

**OWNER:**  
 SCHERTZ 312, LLC  
 BEN SPENCER  
 9601 McALLISTER FREEWAY, SUITE 1120  
 SAN ANTONIO, TX 78216  
 210-338-5220

**LOTS 8, BLOCK 1  
 ROYAL MANUFACTURING  
 PHASE II SUBDIVISION  
 REF. CASE NO. PR-PLPP20220199  
 REF. CASE NO. FP**

TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008001

SHEET 3 OF 3  
 FINAL PLAT  
**LOT 8, BLOCK 1  
 & TEJAS WAY  
 ROYAL  
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