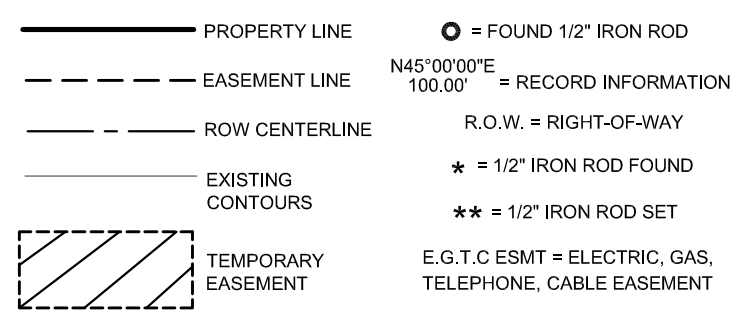


LOCATION MAP
NOT TO SCALE

LEGEND



ENGINEER / SURVEYOR
STEPHEN G. COOK, ENG.
13302 THORNBRIDGE LANE
SAN ANTONIO, TX 78232
(210) 481-2533

LAND OWNER / DEVELOPER
ESTATE OF JOHN PAUL F
16842 IH-35 N
SCHERTZ, TX 78154
(210) 410-7492

THIS SUBDIVISION PLAT OF PALAPAS-JOHN SUBDIVISION, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

STATE OF TEXAS
COUNTY OF GUADALUPE

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

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION BY CITY ENGINEER:

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

- PLAT NOTES:
- 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. 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. 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. ANY GVEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GVEC EQUIPMENT LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 - MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.
 - 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.
 - 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.
 - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - ANY CONSTRUCTION WITHIN THE 100-YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
 - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - THIS SUBDIVISION CREATES A TOTAL OF TWO (2) BUILDABLE LOTS.
 - THIS SUBDIVISION IS ZONED GENERAL BUSINESS (GB) AND APARTMENT/MULTI-FAMILY DISTRICT (R-4).
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

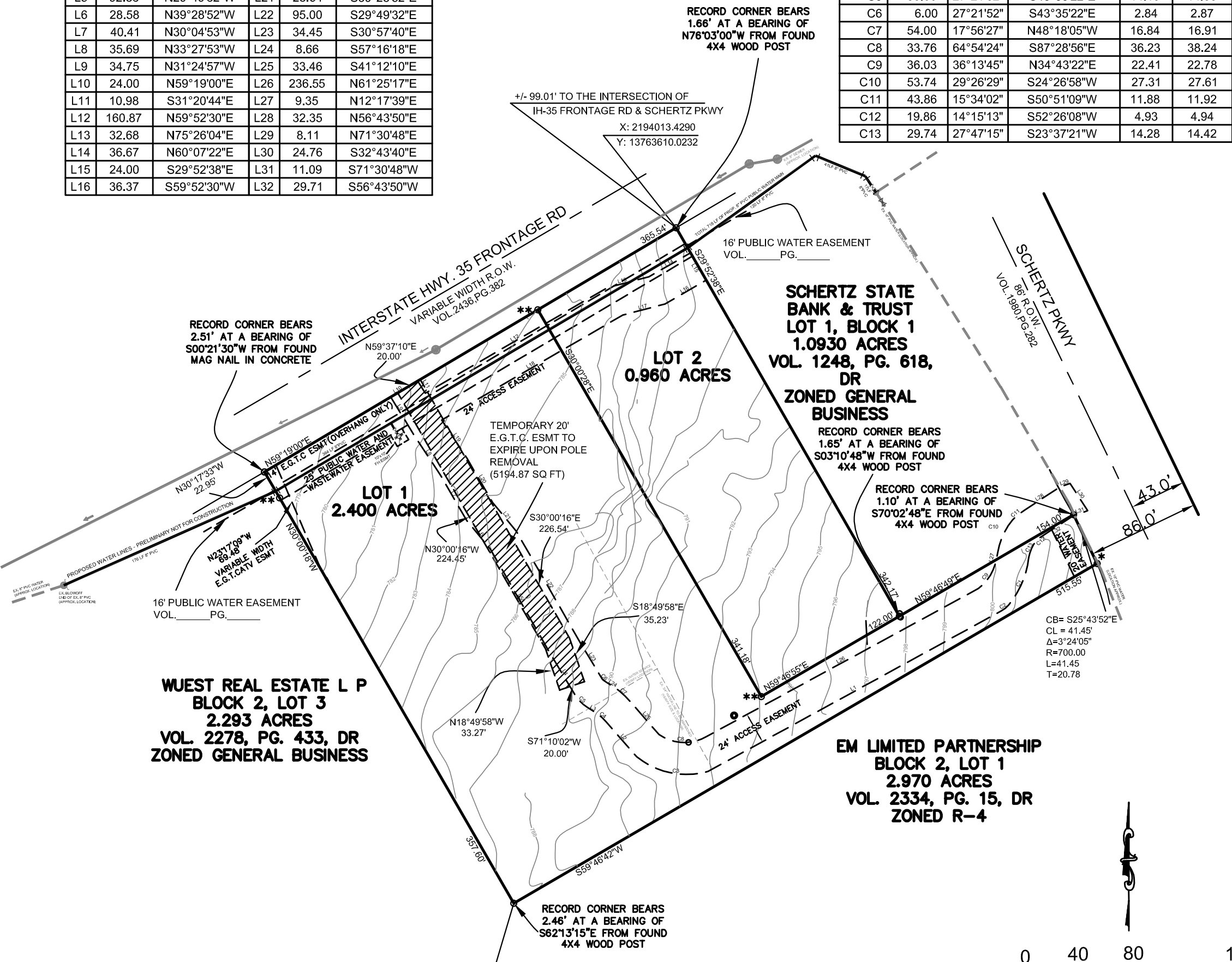
- CPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CITY PUBLIC SERVICE) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICES FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND 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 PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- TXDOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG IH-35 FRONTAGE ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 384.38'.

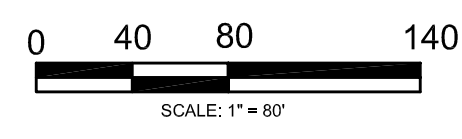
- SURVEYOR NOTES:
- ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NGVD 29.
 - "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
 - PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SGCE" UNLESS NOTED OTHERWISE;
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	255.38	S61°17'21"W	L17	33.27	S75°26'04"W
L2	35.58	N41°12'10"W	L18	159.92	S59°52'30"W
L3	8.66	N57°16'18"W	L19	35.20	S33°27'03"E
L4	34.63	N30°57'19"W	L20	38.93	S30°04'53"E
L5	92.83	N29°49'32"W	L21	28.64	S39°28'52"E
L6	28.58	N39°28'52"W	L22	95.00	S29°49'32"E
L7	40.41	N30°04'53"W	L23	34.45	S30°57'40"E
L8	35.69	N33°27'53"W	L24	8.66	S57°16'18"E
L9	34.75	N31°24'57"W	L25	33.46	S41°12'10"E
L10	24.00	N59°19'00"E	L26	236.55	N61°25'17"E
L11	10.98	S31°20'44"E	L27	9.35	N12°17'39"E
L12	160.87	N59°52'30"E	L28	32.35	N56°43'50"E
L13	32.68	N75°26'04"E	L29	8.11	N71°30'48"E
L14	36.67	N60°07'22"E	L30	24.76	S32°43'40"E
L15	24.00	S29°52'38"E	L31	11.09	S71°30'48"W
L16	36.37	S59°52'30"W	L32	29.71	S56°43'50"W

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	69.53	32°40'37"	N22°59'10"E	39.12	39.65
C2	19.50	21°13'30"	N50°40'59"E	7.18	7.22
C3	60.50	54°42'23"	S78°28'13"E	55.60	57.77
C4	30.00	18°34'50"	N47°58'53"W	9.69	9.73
C5	30.00	27°21'52"	S43°35'22"E	14.19	14.33
C6	6.00	27°21'52"	S43°35'22"E	2.84	2.87
C7	54.00	17°56'27"	N48°18'05"W	16.84	16.91
C8	33.76	64°54'24"	S87°28'56"E	36.23	38.24
C9	36.03	36°13'45"	N34°43'22"E	22.41	22.78
C10	53.74	29°26'29"	S24°26'58"W	27.31	27.61
C11	43.86	15°34'02"	S50°51'09"W	11.88	11.92
C12	19.86	14°15'13"	S52°26'08"W	4.93	4.94
C13	29.74	27°47'15"	S23°37'21"W	14.28	14.42



PRELIMINARY PLAT ESTABLISHING
PALAPAS-JOHN SUBDIVISION



REVISION DATE: 06/09/2023

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PALAPAS-JOHN SUBDIVISION TO THE CITY SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
JOHN FAMILY PROPERTIES, LLC
LEONARD JOHN

OWNER
JOHN FAMILY PROPERTIES, LLC
MELVIN JOHN

OWNER
JOHN FAMILY PROPERTIES, LLC
CLARENCE JOHN

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 STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF PALAPAS-JOHN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ AND HEREBY APPROVED BY SUCH COMMISSION.

THIS _____ DAY OF _____, A.D., 20____.

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, ON THE _____ DAY OF _____, A.D., 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D., 20____ AT _____ M. IN PAGE _____ IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK, GUADALUPE COUNTY TEXAS

PRELIMINARY PLAT ESTABLISHING
PALAPAS-JOHN SUBDIVISION
LOT 1 & 2, BLOCK 1
BEING 3.345 ACRES OF LAND OUT OF THE
TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153,
IN GUADALUPE COUNTY, SCHERTZ, TEXAS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

DATE: 06/09/2023

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.