

STATE OF GEORGIA
COUNTY OF FULTON

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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. 2023.

NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

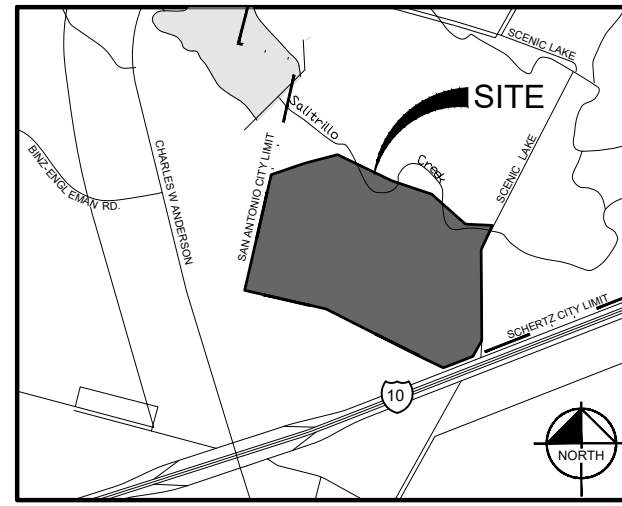
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP
N.T.S.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CITY LIMIT LINE
---	FLOODPLAIN LINE
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
⊕	CENTERLINE
VOL	VOLUME
PG	PAGE
AC	ACRES

DRAINAGE EASEMENTS ENCROACHMENTS

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 AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

OPEN SPACE

LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARK, TREE SAVE AREAS, INCLUDING LOT 900, AND DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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 BY:

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPELS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

CITY OF SCHERTZ GENERAL NOTES

- NOTICE: 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
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION
- ALL OPEN SPACE, 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 ASSIGN IS APPROVED BY THE CITY
- NUMBER OF BUILDABLE LOTS: 5

TXDOT

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 449.08 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

CPS/SAWS/UTILITY NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "WATER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT DESCRIBED ABOVE. CPS ENERGY AND SAWS 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS DEDICATION

THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE

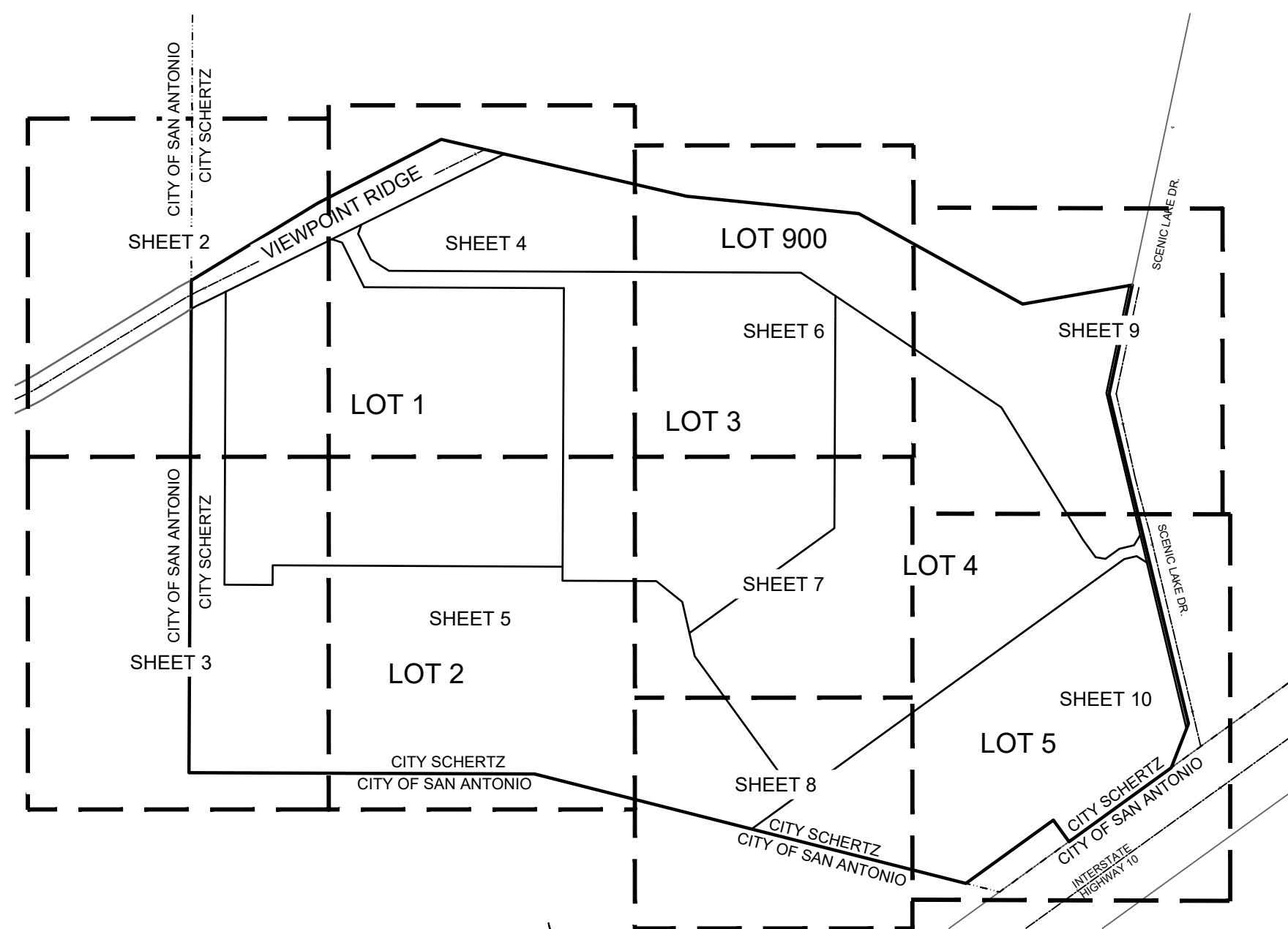
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SCHERTZ.

SAWS IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.



INDEX MAP
N.T.S.

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BY: _____
CITY ENGINEER

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CHAIRMAN
BY: _____
SECRETARY

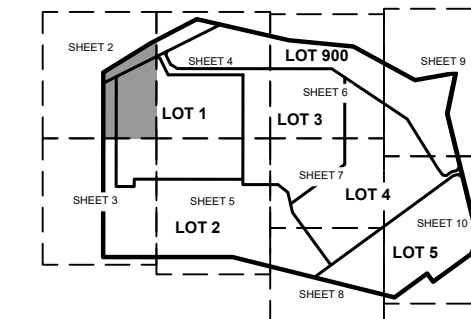
0 50 100 200
SCALE (1"=100')

SUBDIVISION PLAT
ESTABLISHING

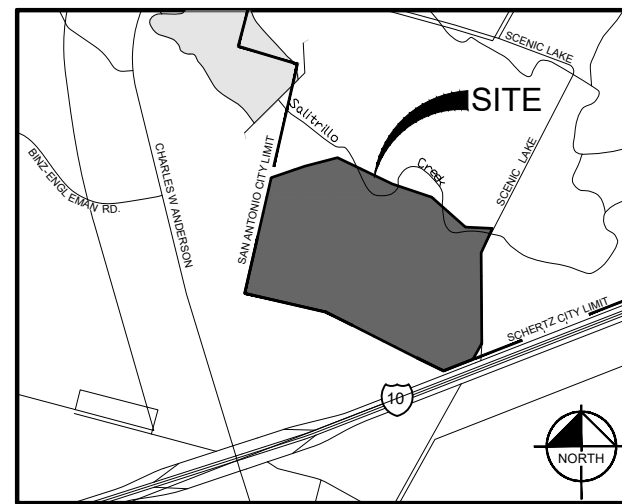
CORE5 LOGISTICS CENTER AT INTERSTATE 10

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DATE OF PREPARATION: June 20, 2023



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N.T.S.



VICINITY MAP
N.T.S.

KEY NOTE LEGEND

- PROPOSED:**
- 1 14' ELEC, GAS, TELE, & CATV EASEMENT
 - 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
 - 3 16' PUBLIC WATER EASEMENT
 - 4 16' PUBLIC WASTEWATER EASEMENT
 - 5 25'X25' PUBLIC SANITARY SEWER TURNAROUND EASEMENT
 - 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 7 90' PRIVATE DRAINAGE EASEMENT
 - 8 100' PRIVATE DRAINAGE EASEMENT
 - 9 18' PUBLIC WASTEWATER EASEMENT
 - 10 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 1
 - 11 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 2
 - 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- EXISTING:**
- 1 16' WATER EASEMENT VOL. 16968, PG. 2137
 - 2 16' WATER EASEMENT VOL. 16968, PG. 2176
 - 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
 - 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
 - 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
 - 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
 - 9 ASCD EASEMENT 111.00 ACRES VOL. 4725 PG. 66 4.56 ACRES
 - 10 INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113
 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

STATE OF TEXAS
COUNTY OF BEXAR

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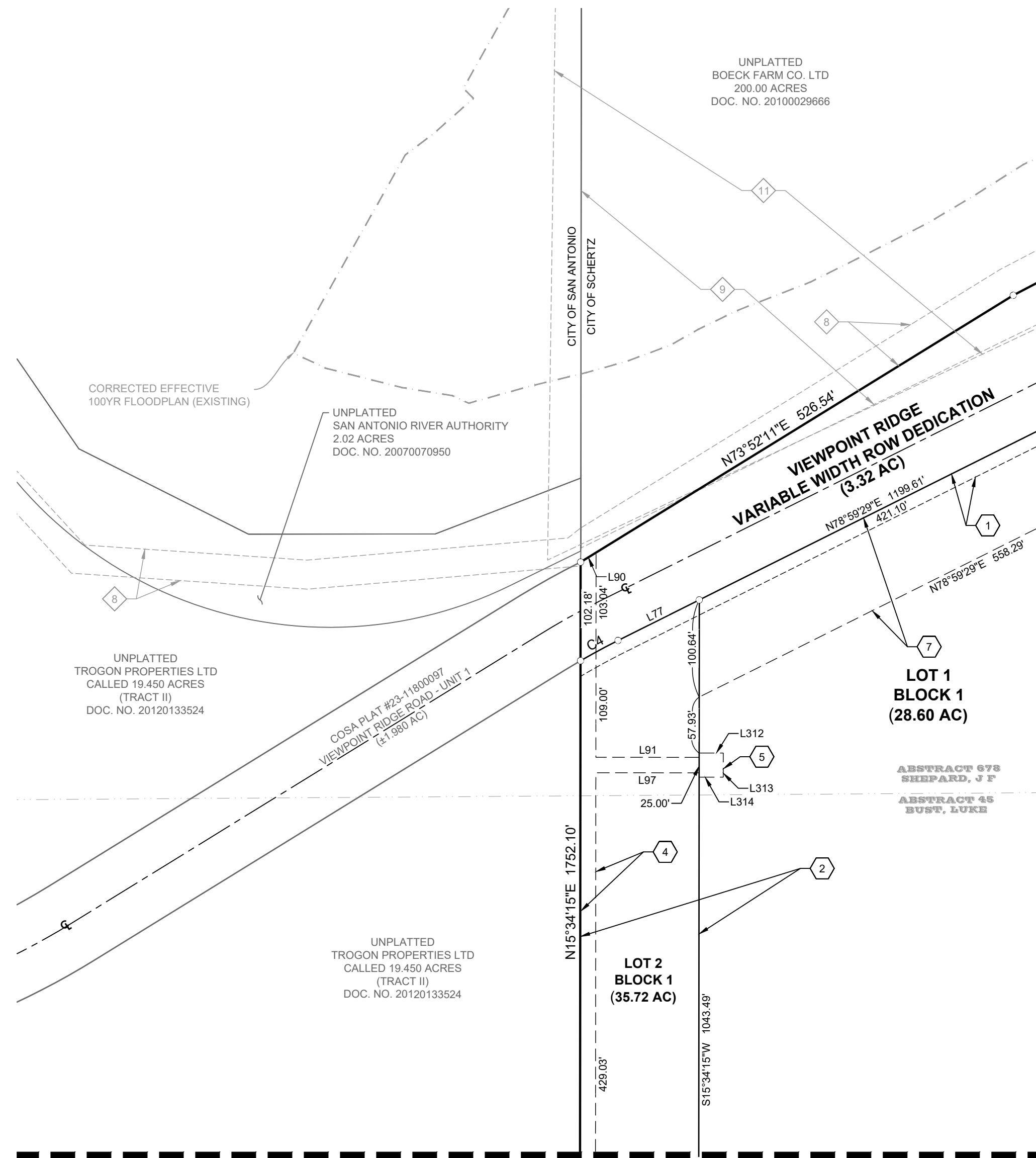
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
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 - AC ACRES

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MATCHLINE SHEET 3

MATCHLINE SHEET 4

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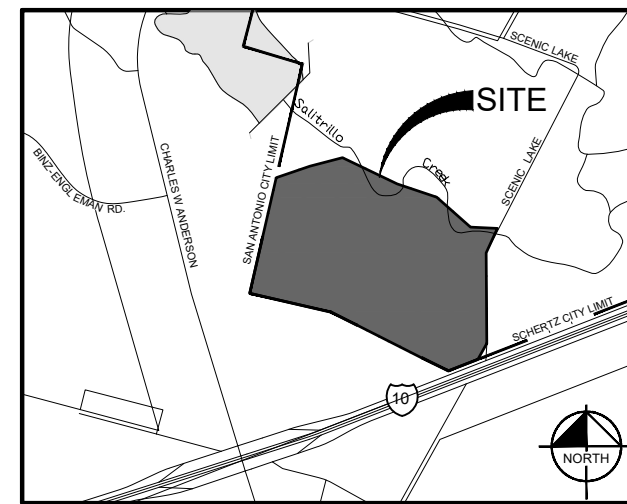
BY: _____ CHAIRMAN
BY: _____ SECRETARY

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

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DATE OF PREPARATION: June 20, 2023



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 - 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
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 - 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
 - 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
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 - 9 ASCD EASEMENT 111.00 ACRES VOL. 4725 PG. 66 4.56 ACRES
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 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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 BY:

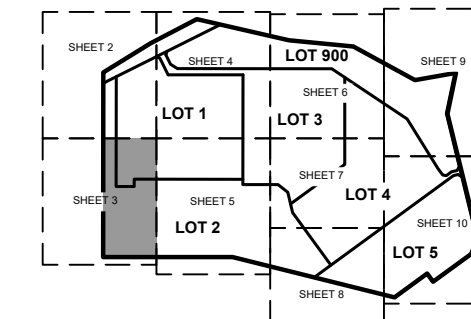
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - CITY LIMIT LINE
 - FLOODPLAIN LINE
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
 - NCB NEW CITY BLOCK
 - ⊕ CENTERLINE
 - VOL VOLUME
 - PG PAGE
 - AC ACRES

CPS/SAWS/UTILITY NOTES

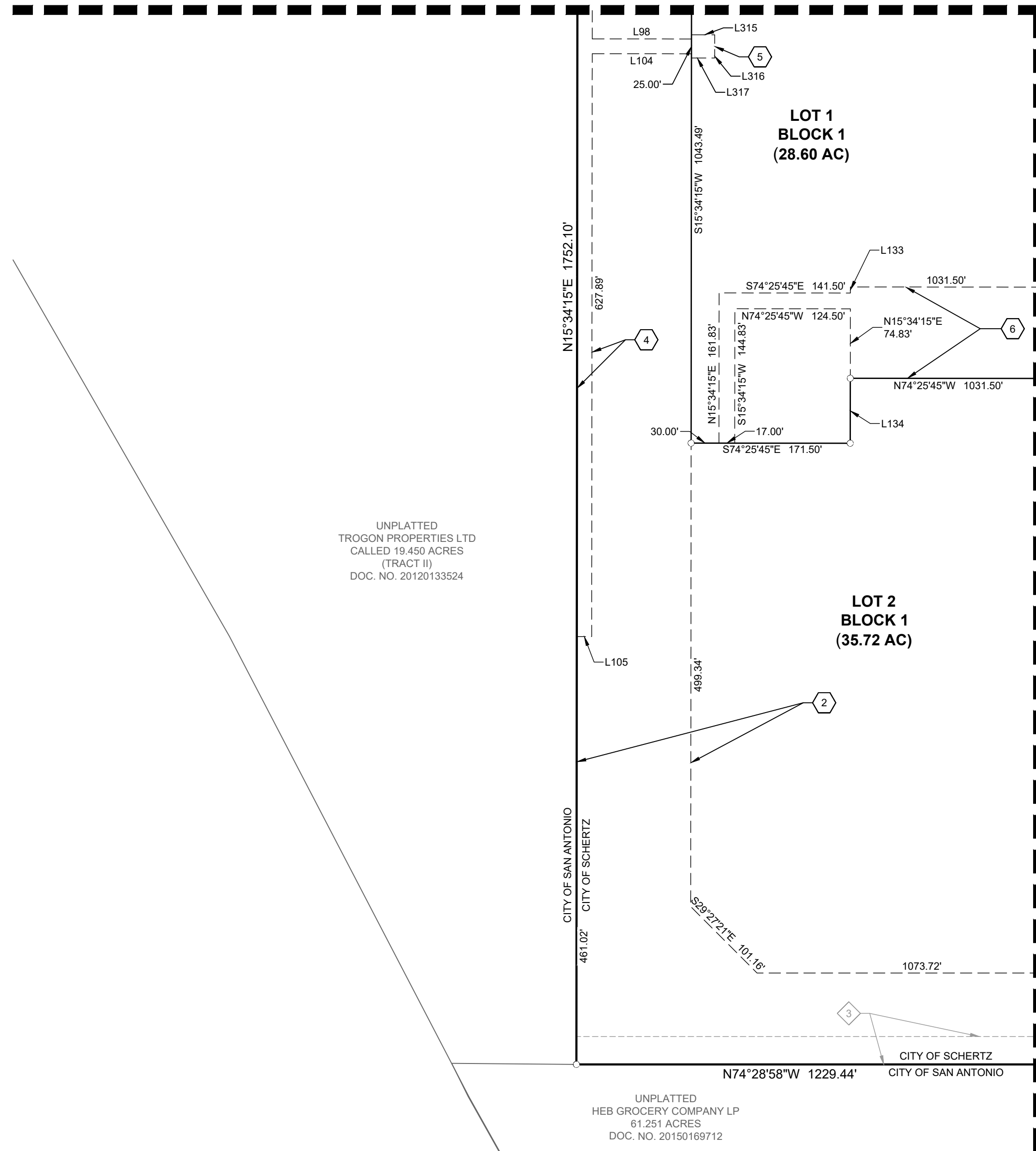
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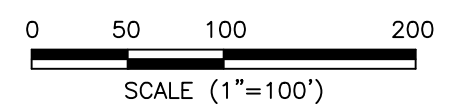
INDEX MAP

N.T.S.

MATCHLINE SHEET 2



MATCHLINE SHEET 5



STATE OF GEORGIA
COUNTY OF FULTON

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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. 2023.

NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

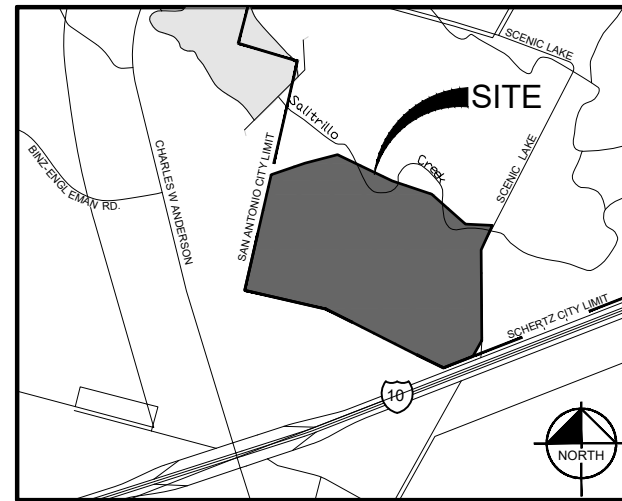
0 50 100 200
SCALE (1"=100')

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEJAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

- PROPOSED:**
- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
 - 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
 - 3 16' PUBLIC WATER EASEMENT
 - 4 16' PUBLIC WASTEWATER EASEMENT
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STATE OF TEXAS
COUNTY OF BEXAR

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BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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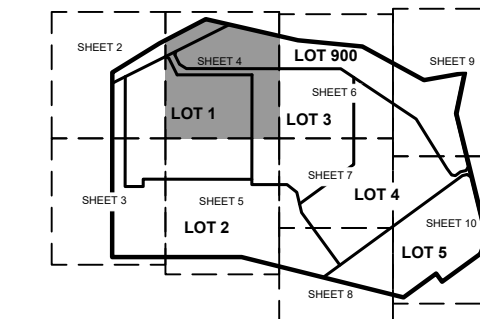
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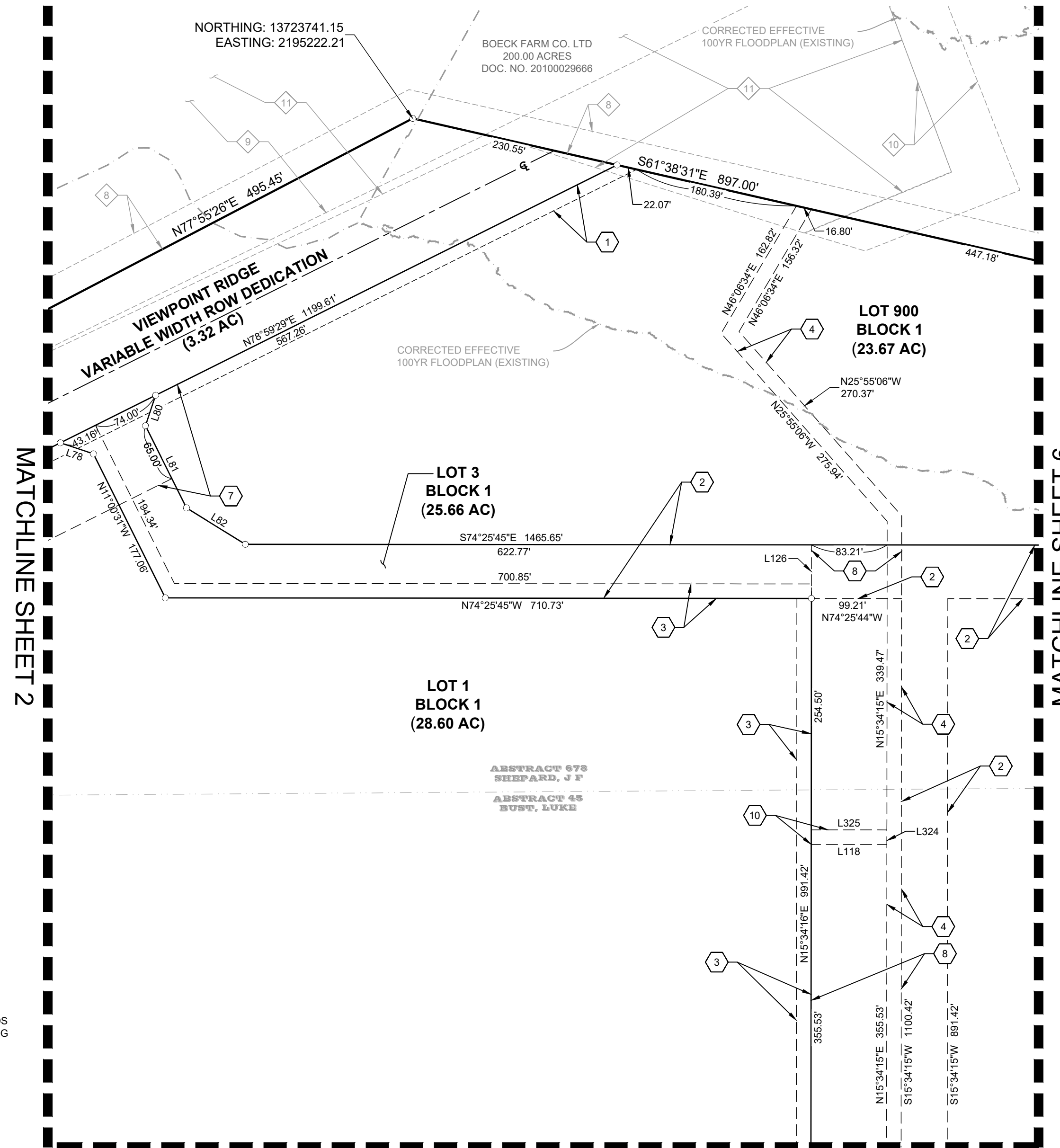
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INDEX MAP

N.T.S.



MATCHLINE SHEET 5

STATE OF GEORGIA
COUNTY OF FULTON

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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. 2023.

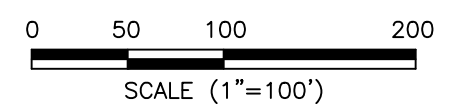
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
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BY: _____
CHAIRMAN
BY: _____
SECRETARY

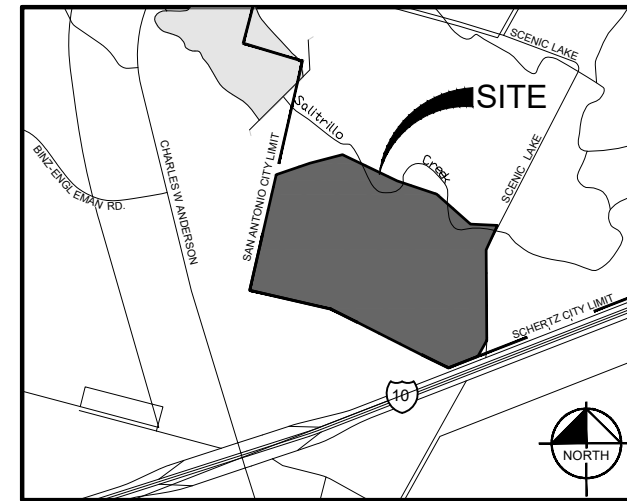


SUBDIVISION PLAT
ESTABLISHING

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DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

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STATE OF TEXAS
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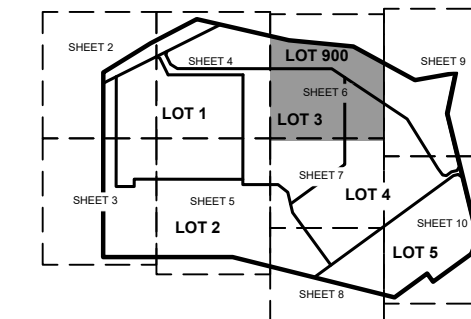
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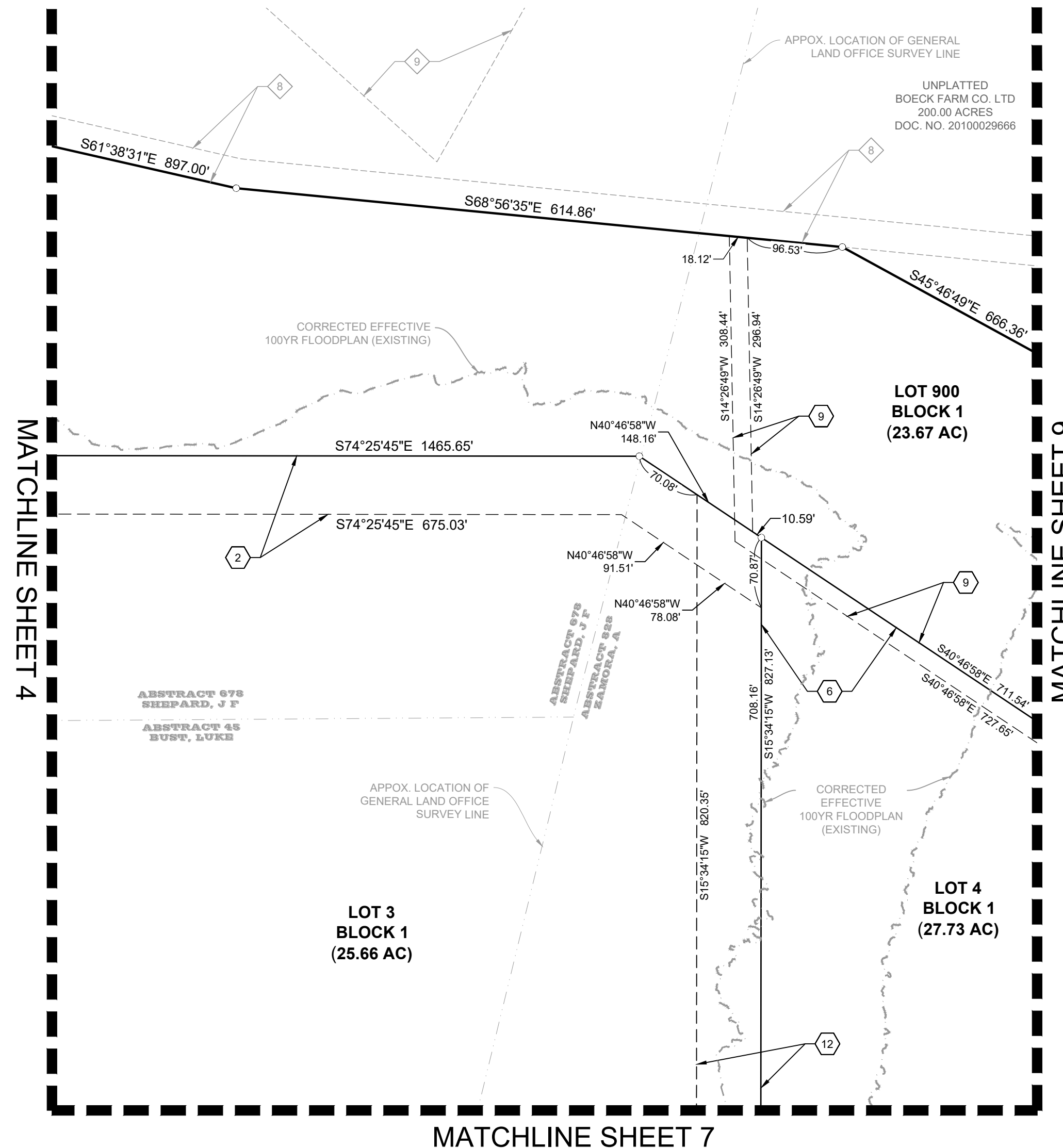
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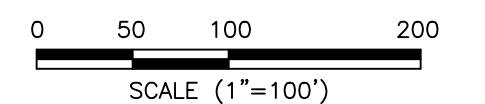
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BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

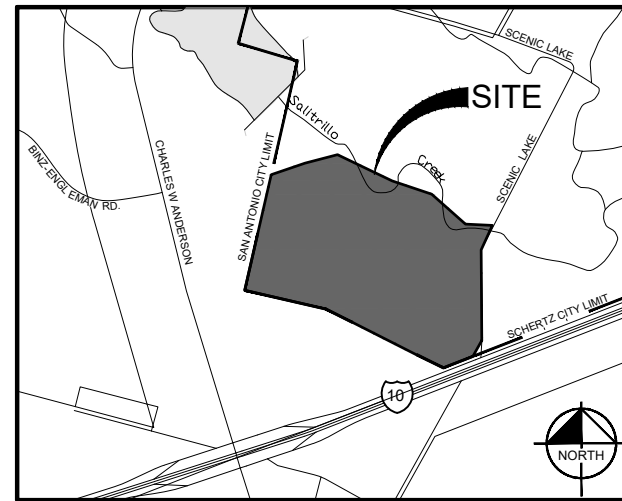


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
- 3 16' PUBLIC WATER EASEMENT
- 4 16' PUBLIC WASTEWATER EASEMENT
- 5 25'X25' PUBLIC SANITARY SEWER TURNAROUND EASEMENT
- 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 7 90' PRIVATE DRAINAGE EASEMENT
- 8 100' PRIVATE DRAINAGE EASEMENT
- 9 18' PUBLIC WASTEWATER EASEMENT
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- 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

EXISTING:

- 1 16' WATER EASEMENT VOL. 16968, PG. 2137
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- 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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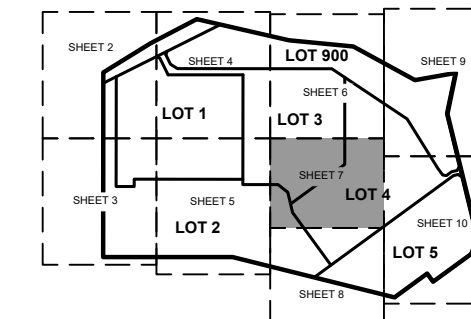
RICHARD A. GOODWIN
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RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
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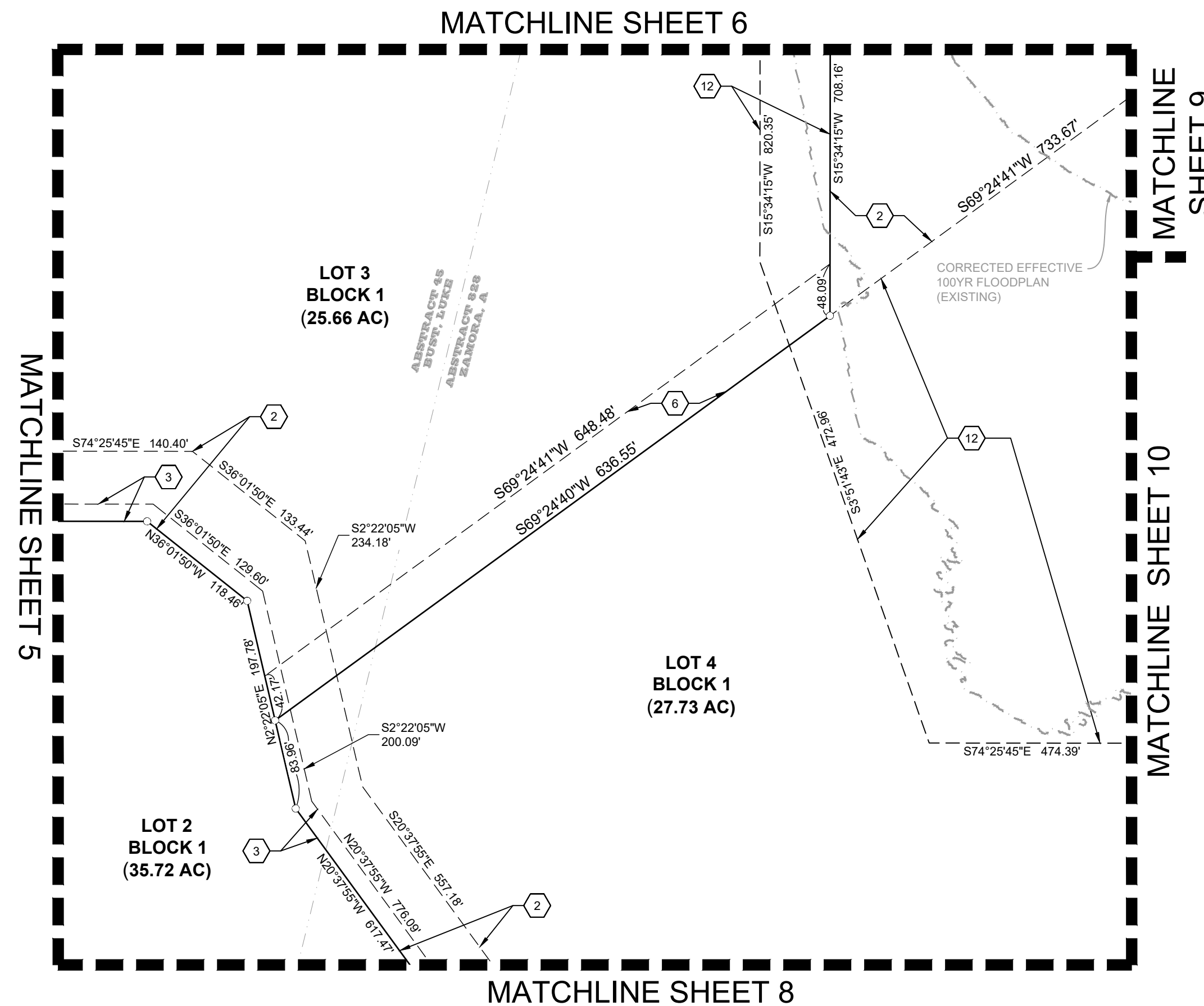
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STATE OF GEORGIA
COUNTY OF FULTON

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

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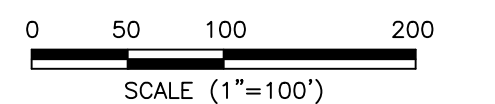
NOTARY PUBLIC, STATE OF GEORGIA

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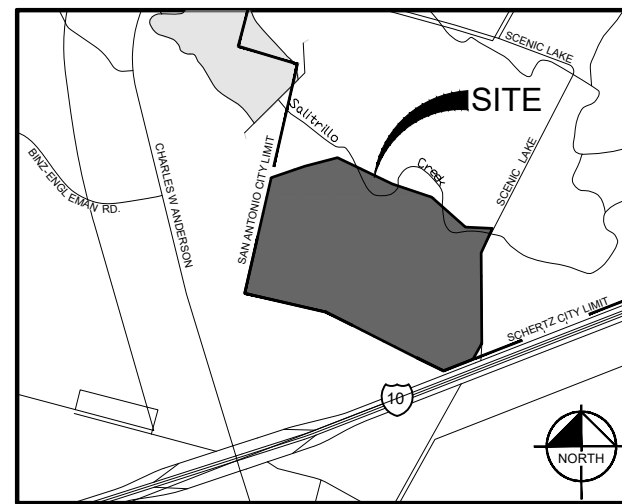


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ESTABLISHING

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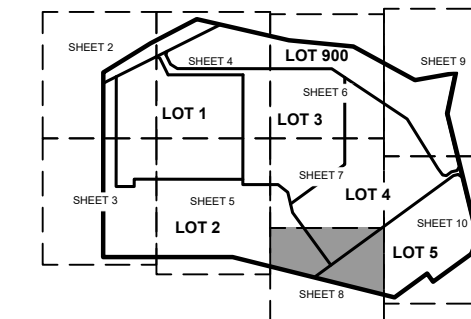
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SURVEYOR'S NOTES:
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- 1/2" IRON ROD FOUND (UNLESS NOTED)
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 - FLOODPLAIN LINE
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
 - NCB NEW CITY BLOCK
 - ⊕ CENTERLINE
 - VOL VOLUME
 - PG PAGE
 - AC ACRES

CPS/SAWS/UTILITY NOTES

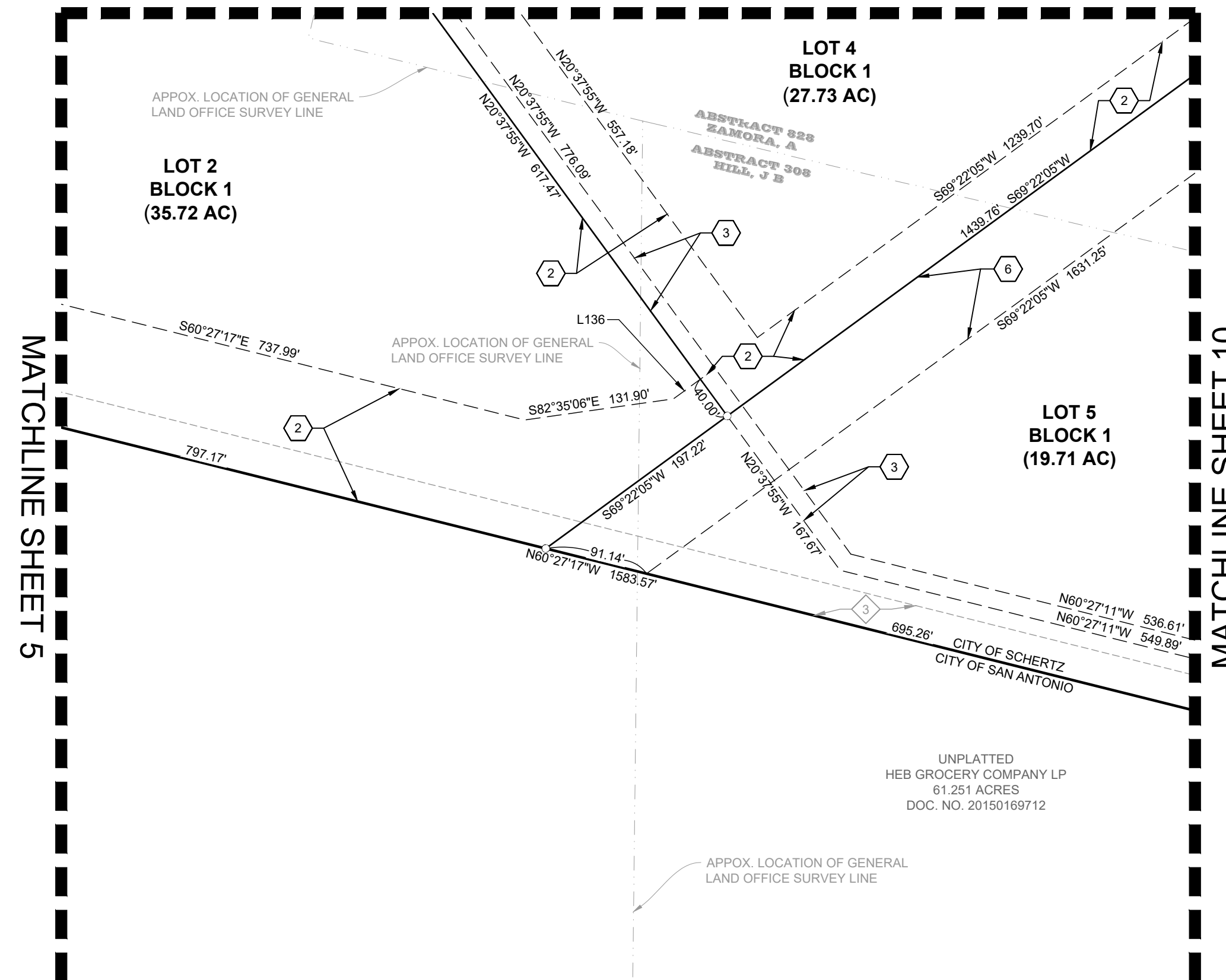
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MATCHLINE SHEET 7



UNPLATTED
HEB GROCERY COMPANY LP
61.251 ACRES
DOC. NO. 20150169712

STATE OF GEORGIA
COUNTY OF FULTON

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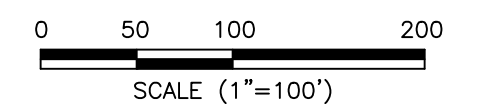
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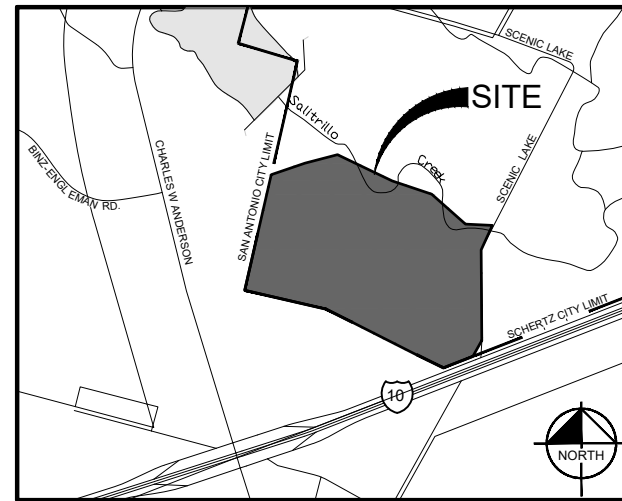


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STATE OF TEXAS
COUNTY OF BEXAR

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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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

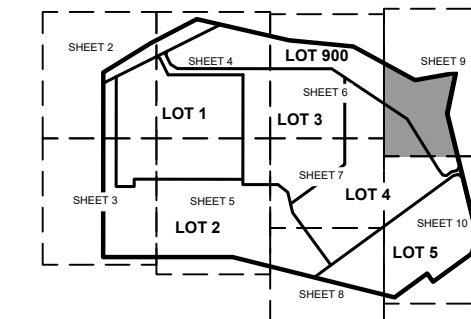
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CITY LIMIT LINE
---	FLOODPLAIN LINE
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
⊕	CENTERLINE
VOL	VOLUME
PG	PAGE
AC	ACRES

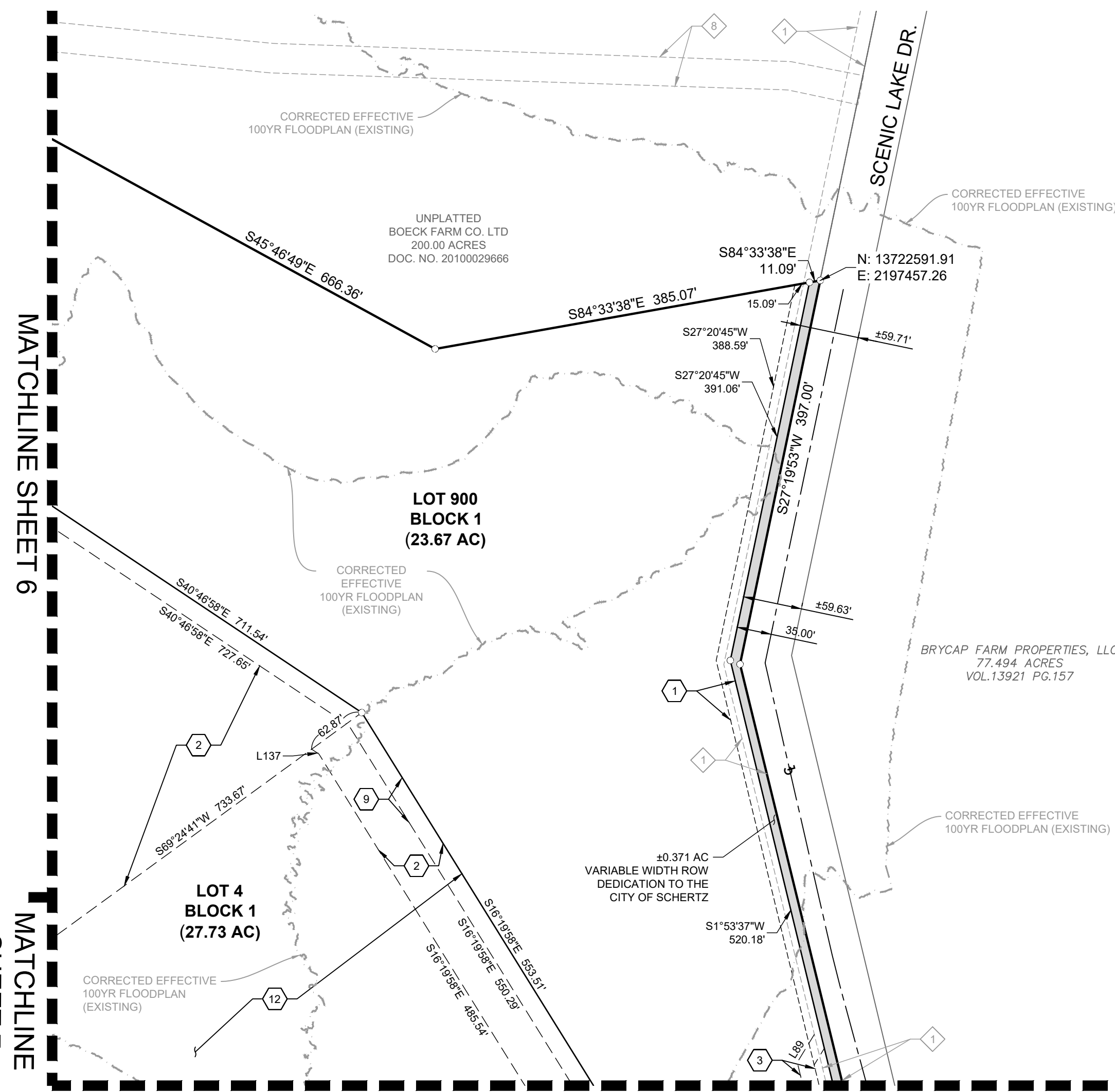
CPS/SAWS/UTILITY NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "WATER 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 AND SAWS 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



INDEX MAP

N.T.S.



MATCHLINE SHEET 6

MATCHLINE SHEET 7

MATCHLINE SHEET 10

SHEET 9 OF 11
JOB #21KHA018

STATE OF GEORGIA
COUNTY OF FULTON

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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. 2023.

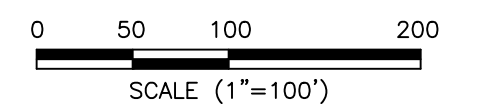
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

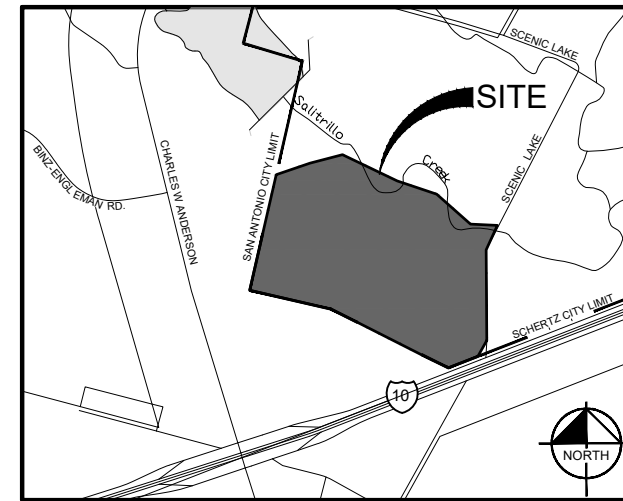


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.
KEY NOTE LEGEND

- PROPOSED:**
- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
 - 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
 - 3 16' PUBLIC WATER EASEMENT
 - 4 16' PUBLIC WASTEWATER EASEMENT
 - 5 25'X25' PUBLIC SANITARY SEWER TURNAROUND EASEMENT
 - 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 7 90' PRIVATE DRAINAGE EASEMENT
 - 8 100' PRIVATE DRAINAGE EASEMENT
 - 9 18' PUBLIC WASTEWATER EASEMENT
 - 10 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 1
 - 11 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 2
 - 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- EXISTING:**
- 1 16' WATER EASEMENT VOL. 16968, PG. 2137
 - 2 16' WATER EASEMENT VOL. 16968, PG. 2176
 - 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
 - 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
 - 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
 - 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
 - 9 ASCD EASEMENT 111.00 ACRES VOL. 4725 PG. 66 4.56 ACRES
 - 10 INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113
 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY OF COMAL

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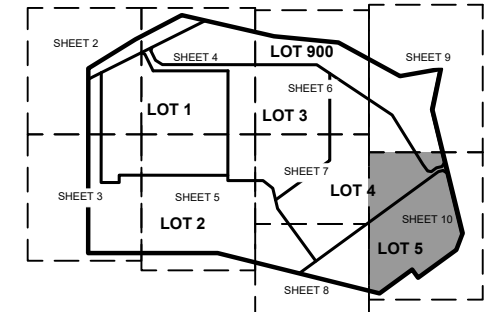
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 - CITY LIMIT LINE
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 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
 - NCB NEW CITY BLOCK
 - ☉ CENTERLINE
 - VOL VOLUME
 - PG PAGE
 - AC ACRES

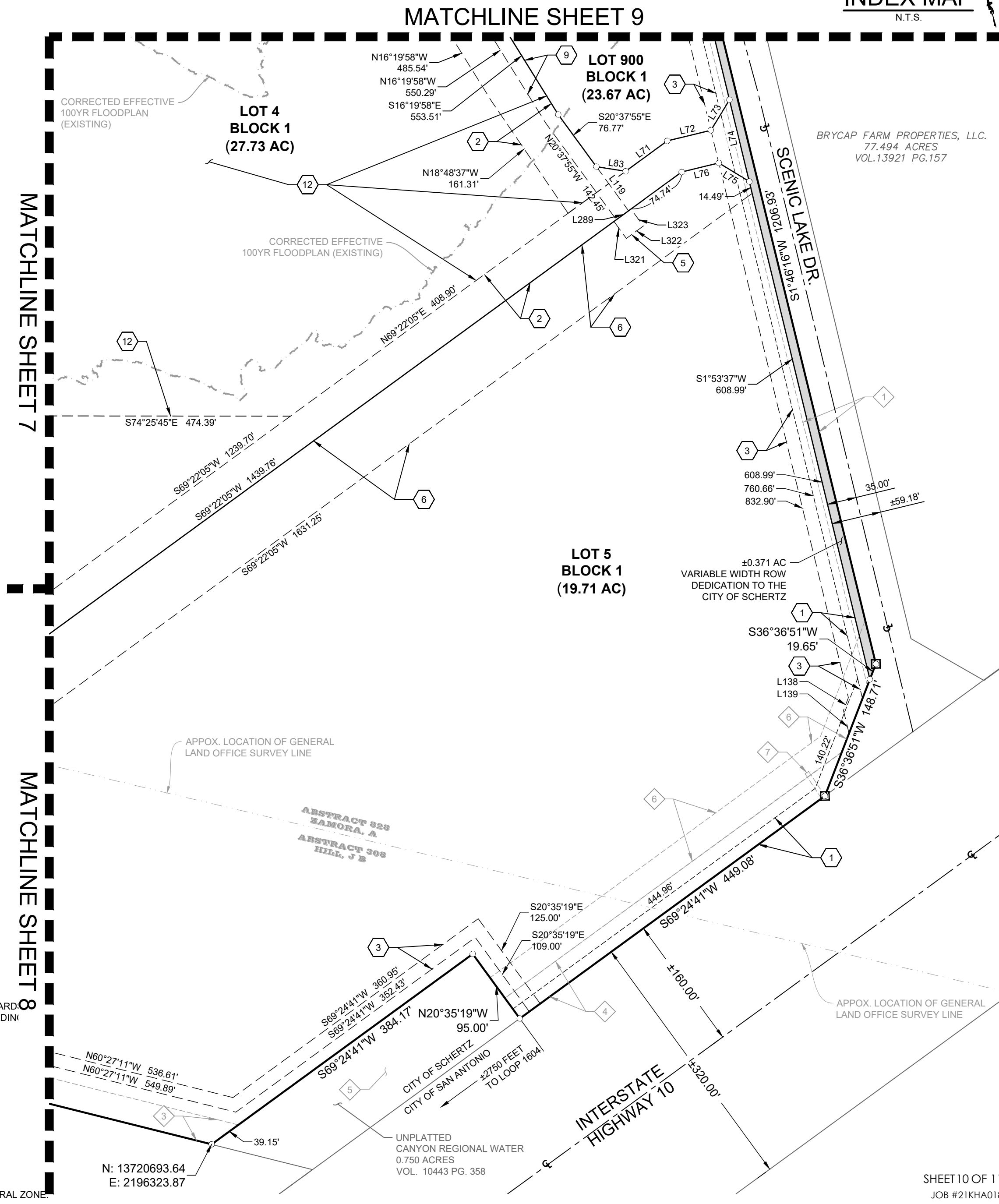
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COUNTY OF FULTON

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DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

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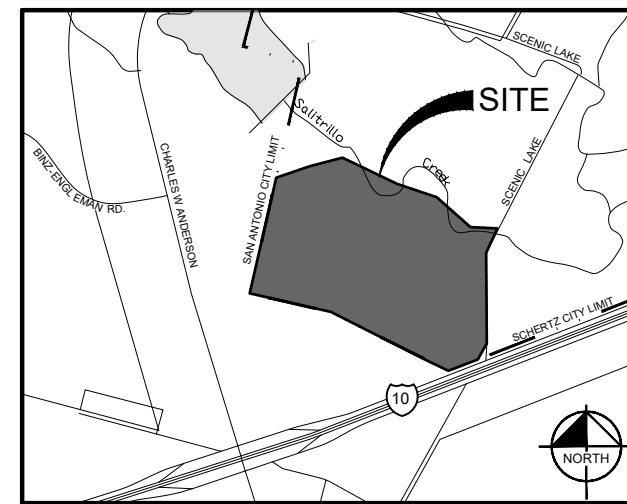
BY: _____ CHAIRMAN
BY: _____ SECRETARY

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP
N.T.S.

LEGEND	
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○	1/2" IRON ROD SET
---	CITY LIMIT LINE
- - -	FLOODPLAIN LINE
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
⊕	CENTERLINE
VOL	VOLUME
PG	PAGE
AC	ACRES

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'
C2	4°16'04"	691.00'	51.47'	S76°51'27"W	51.46'
C3	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'
C4	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.25	N15°34'15"E
L2	22.07	S61°38'31"E
L3	15.09	S84°33'38"E
L4	14.00	N20°35'19"W
L5	38.41	N56°00'31"W
L6	117.16	N78°59'29"E
L7	35.36	S33°59'29"W
L8	100.97	S11°00'31"E
L9	76.22	S42°43'08"E
L10	35.36	S65°37'55"E
L11	61.21	N69°22'05"E
L12	53.39	S88°05'42"E
L13	42.43	N46°53'57"E
L14	100.00	S1°53'37"W
L15	42.42	N43°06'03"W
L16	45.44	N88°05'42"W
L17	94.07	N78°59'29"E
L18	43.16	N78°59'29"E
L19	16.00	S15°34'15"W
L20	16.00	N74°25'45"W
L21	16.00	S69°24'41"W
L22	28.09	S36°36'51"W
L23	22.63	N46°53'37"E
L24	18.81	N73°52'11"E
L25	107.00	S74°25'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L26	4.50	N15°34'15"E
L27	25.00	S74°25'45"E
L28	25.00	S15°34'15"W
L29	25.00	N74°25'45"W
L30	4.50	N15°34'15"E
L31	107.00	N74°25'45"W
L32	107.00	S74°25'45"E
L33	4.50	N15°34'15"E
L34	25.00	S74°25'45"E
L35	25.00	S15°34'15"W
L36	25.00	N74°25'45"W
L37	4.50	N15°34'15"E
L38	107.00	N74°25'45"W
L39	8.00	N74°25'45"W
L40	11.43	S61°38'31"E
L41	11.58	S68°56'35"E
L42	4.50	S74°25'45"E
L43	22.13	S15°34'15"W
L44	25.00	N74°25'45"W
L45	22.13	N15°34'15"E
L46	4.50	S74°25'45"E
L47	83.21	N74°25'45"W
L48	16.00	N15°34'15"E
L49	83.21	S74°25'45"E
L50	83.21	N74°25'45"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	16.00	N15°34'15"E
L52	83.21	S74°25'45"E
L53	18.12	S68°56'35"E
L54	65.00	S20°37'55"E
L55	3.50	N69°22'05"E
L56	25.00	S20°37'55"E
L57	25.00	S69°22'05"W
L58	25.00	N20°37'55"W
L59	3.50	N69°22'05"E
L60	100.64	N15°34'15"E
L61	65.00	S11°00'31"E
L62	59.00	N15°34'15"E
L63	99.21	S74°25'45"E
L64	42.17	N2°22'05"E
L65	76.78	S24°24'41"W
L66	14.49	S1°53'37"W
L71	61.21	N69°22'05"E
L72	53.39	S88°05'42"E
L73	42.43	N46°53'57"E
L74	100.00	S1°53'37"W
L75	42.42	N43°06'03"W
L76	45.44	N88°05'42"W
L77	94.07	N78°59'29"E
L78	38.41	N56°00'31"W
L80	35.36	S33°59'29"W

LINE TABLE		
LINE	LENGTH	BEARING
L81	100.97	S11°00'31"E
L82	76.22	S42°43'08"E
L83	35.36	S65°37'55"E
L84	16.00	N74°25'45"W
L89	33.15	N46°53'37"E
L90	18.81	N73°52'11"E
L91	107.00	S74°25'45"E
L97	107.00	N74°25'45"W
L98	107.00	S74°25'45"E
L104	107.00	N74°25'45"W
L105	8.00	N74°25'45"W
L117	83.21	S74°25'45"E
L118	83.21	N74°25'45"W
L119	65.00	S20°37'55"E
L126	59.00	N15°34'15"E
L133	6.59	N15°34'15"E
L134	70.00	N15°34'15"E
L136	29.17	N69°22'05"E
L137	8.92	N40°46'58"W
L138	16.28	S36°36'32"W
L139	28.09	S1°53'37"W
L289	25.00	N69°22'05"E
L290	25.00	S74°25'45"E
L312	25.00	N74°25'45"W
L313	25.00	N15°34'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L314	25.00	S74°25'45"E
L315	25.00	N74°25'45"W
L316	25.00	N15°34'15"E
L317	25.00	S74°25'45"E
L318	25.00	S15°34'15"W
L319	25.00	N15°34'15"E
L320	20.50	S74°25'45"E
L321	25.00	N20°37'55"W
L322	25.00	S69°22'05"W
L323	25.00	S20°37'55"E
L324	16.00	S15°34'15"W
L325	83.21	N74°25'45"W
L326	83.21	S74°25'45"E

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