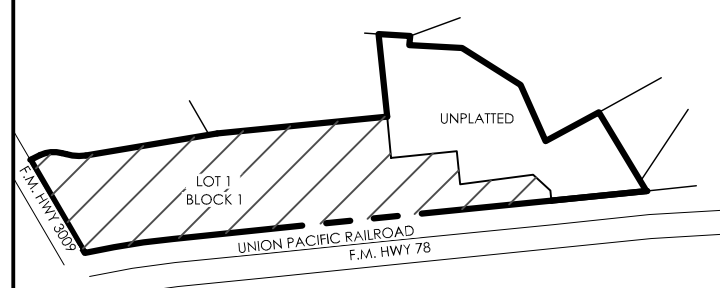


LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED

BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
- FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

LEGEND

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
CL	CENTERLINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.#	DOCUMENT NUMBER
9,600 S.F.	LOT SQUARE FOOTAGE
F.I.R.-4540	FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
S.F.	SQUARE FEET
AC.	ACRE

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
- 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC NOTES:

- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- 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.
- 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.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

CCMA NOTES:

- ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
- CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.



Moy Tarin Ramirez Engineers, LLC

TPBELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



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.

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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.

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ SECRETARY

BY _____ CHAIRMAN

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.

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

BY: _____ AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

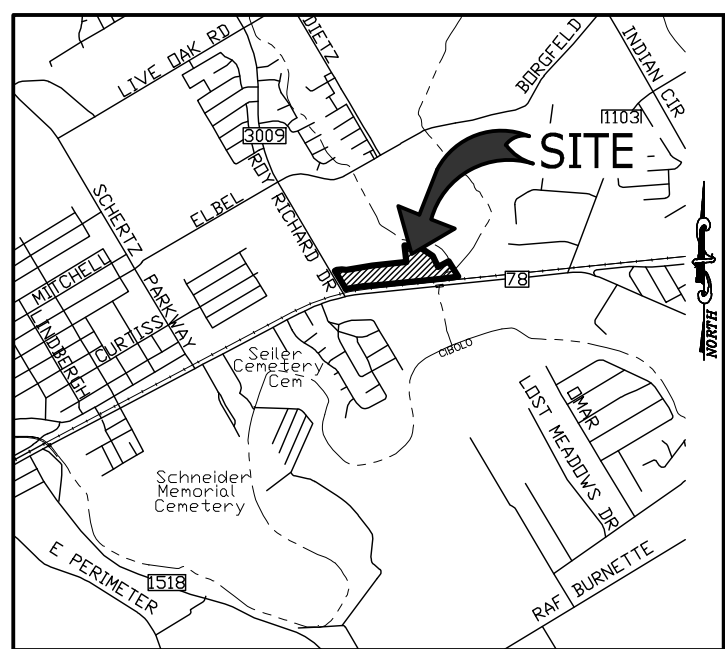
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____ AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
**SANDERS SUBDIVISION
LOT 3, BLOCK 1**

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023



LOCATION MAP NOT TO SCALE

LEGEND

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
CL	CENTERLINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.#	DOCUMENT NUMBER
9,600 S.F.	LOT SQUARE FOOTAGE
F.I.R.-4540	FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
S.F.	SQUARE FEET
AC.	ACRE

- GENERAL NOTES:**
- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 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.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
 - THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
 - FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.20'	N62°17'51"E
L2	17.71'	S72°51'42"E
L3	132.20'	S86°32'35"W
L4	38.61'	S07°49'15"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	129.83'	41°19'55"	48.97'	93.66'	91.64'	N84°28'34"E
C2	179.98'	26°27'25"	42.31'	83.11'	82.37'	S86°12'38"E
C3	3816.77'	5°33'53"	185.49'	370.70'	370.55'	S81°02'04"W

- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
 - 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
 - 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 AS DIRECTED BY TXDOT.
 - ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

- CCMA NOTES:**
- ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
 - CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

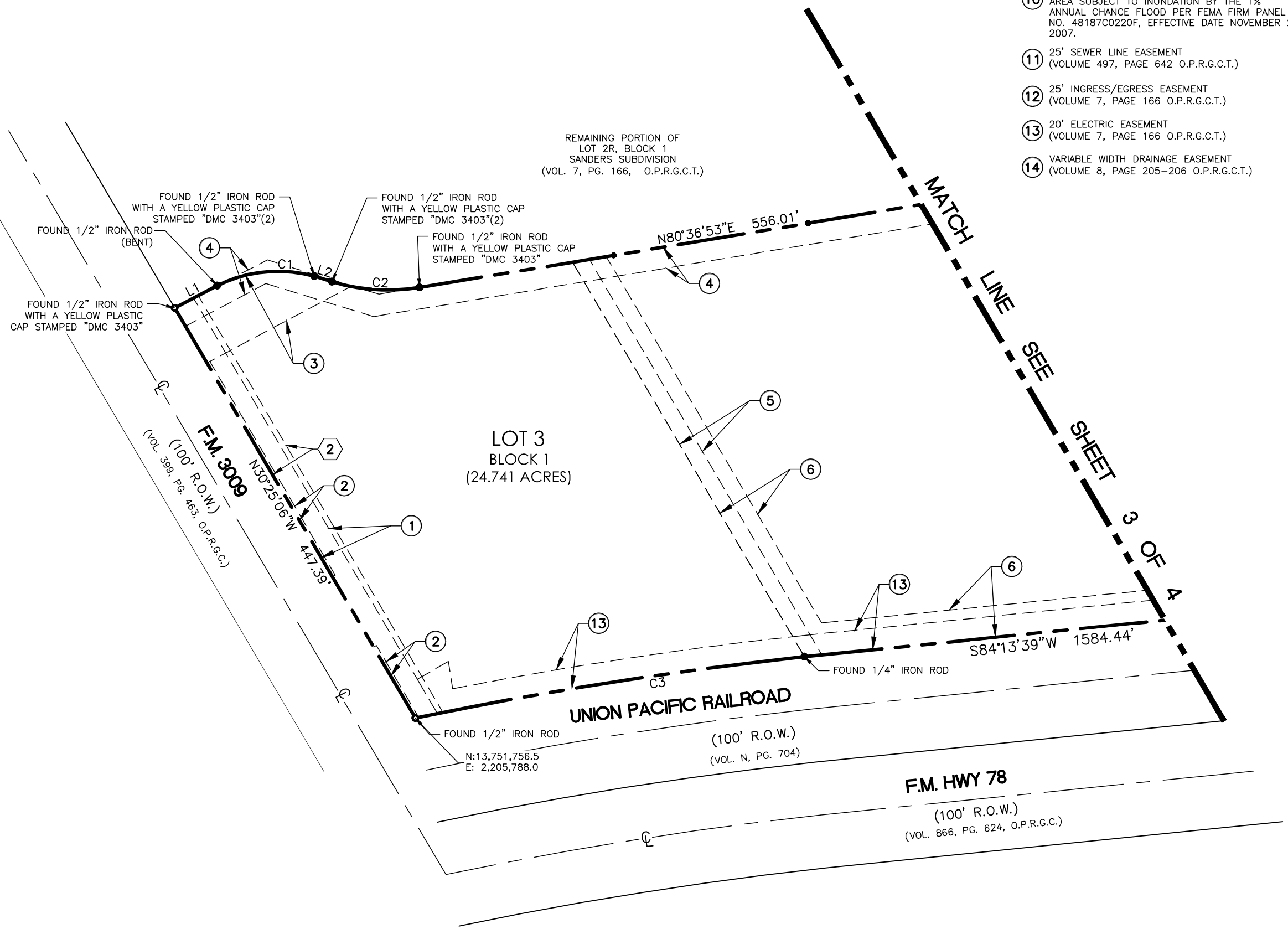
- GVEC NOTES:**
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
 - WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 - 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.
 - NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

KEYNOTES - EXISTING

- 20' SCENIC AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 15' INGRESS/EGRESS EASEMENT (VOLUME 853, PAGE 801 O.P.R.G.C.T.)
- 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.R.G.C.T.)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 4261, PAGES 638-644 O.P.R.G.C.T.)
- 20' UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- FLOODWAY IN ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- 25' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.R.G.C.T.)
- 25' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.R.G.C.T.)

KEYNOTES - PROPOSED

- 25' SANITARY SEWER EASEMENT
- 25' RIGHT OF WAY RESERVATION (0.259 AC.)



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.

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

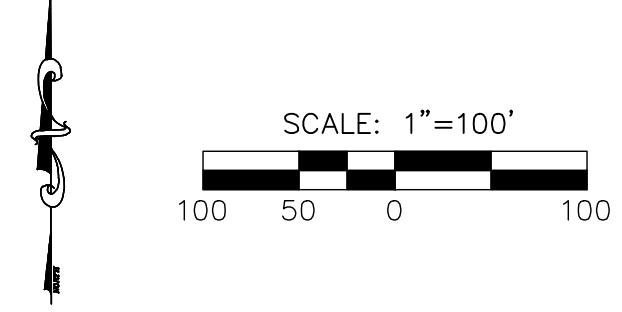
BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

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



TPBELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



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.

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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.

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

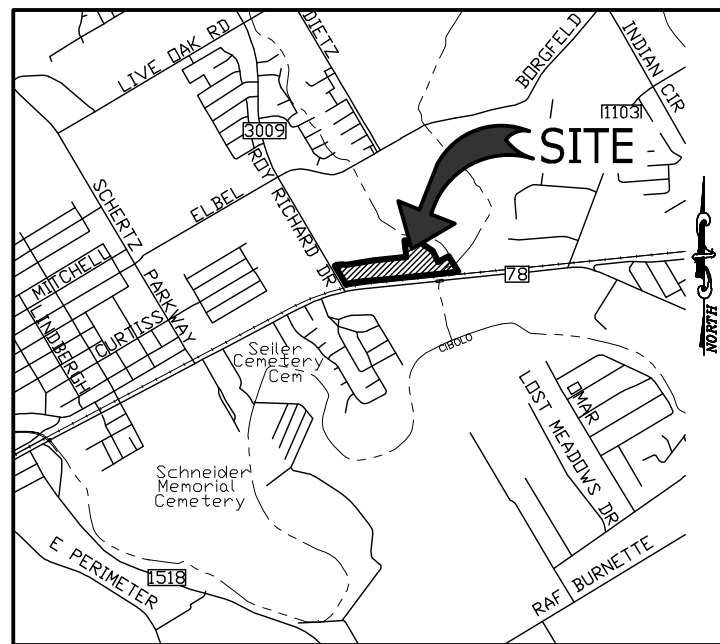
BY: _____
SECRETARY

BY: _____
CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 20198014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023



LOCATION MAP NOT TO SCALE

LEGEND

- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ☒ CENTERLINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC.# DOCUMENT NUMBER
- 9,600 S.F. LOT SQUARE FOOTAGE
- F.I.R.--4540 FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
- S.F. SQUARE FEET
- AC. ACRE

GENERAL NOTES:

1. 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 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.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
4. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
5. THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
7. FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
8. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
9. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
3. 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
4. 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 AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC NOTES:

1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
2. 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.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
4. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
5. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

KEYNOTES - EXISTING

- 1 20' SCENIC AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.B.G.C.T.)
- 2 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 3 VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 4 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 5 15' INGRESS/EGRESS EASEMENT (VOLUME 653, PAGE 801 O.P.R.G.C.T.)
- 6 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.R.G.C.T.)
- 7 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 4261, PAGES 638-644 O.P.R.G.C.T.)
- 8 20' UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 9 ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- 10 FLOODWAY IN ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- 11 25' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.R.G.C.T.)
- 12 25' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 13 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 14 VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.R.G.C.T.)

CCMA NOTES:

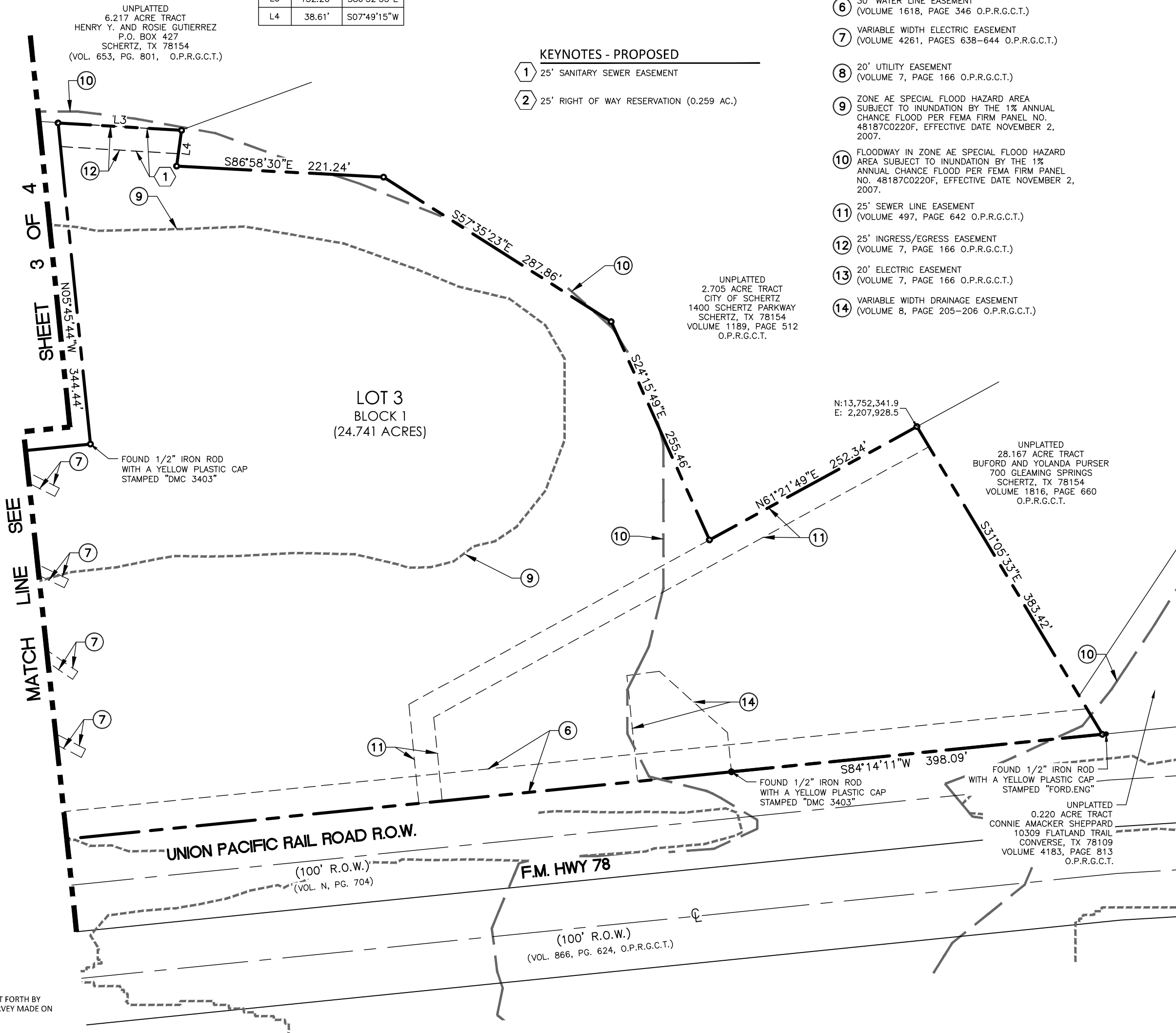
1. ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
2. CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.20'	N62°17'51"E
L2	17.71'	S72°51'42"E
L3	132.20'	S86°32'35"E
L4	38.61'	S07°49'15"W

KEYNOTES - PROPOSED

- 1 25' SANITARY SEWER EASEMENT
- 2 25' RIGHT OF WAY RESERVATION (0.259 AC.)



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.

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

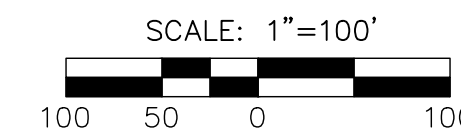
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



Moy Tarin Ramirez Engineers, LLC

TPBELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



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.

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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.

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
SECRETARY

BY: _____
CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023