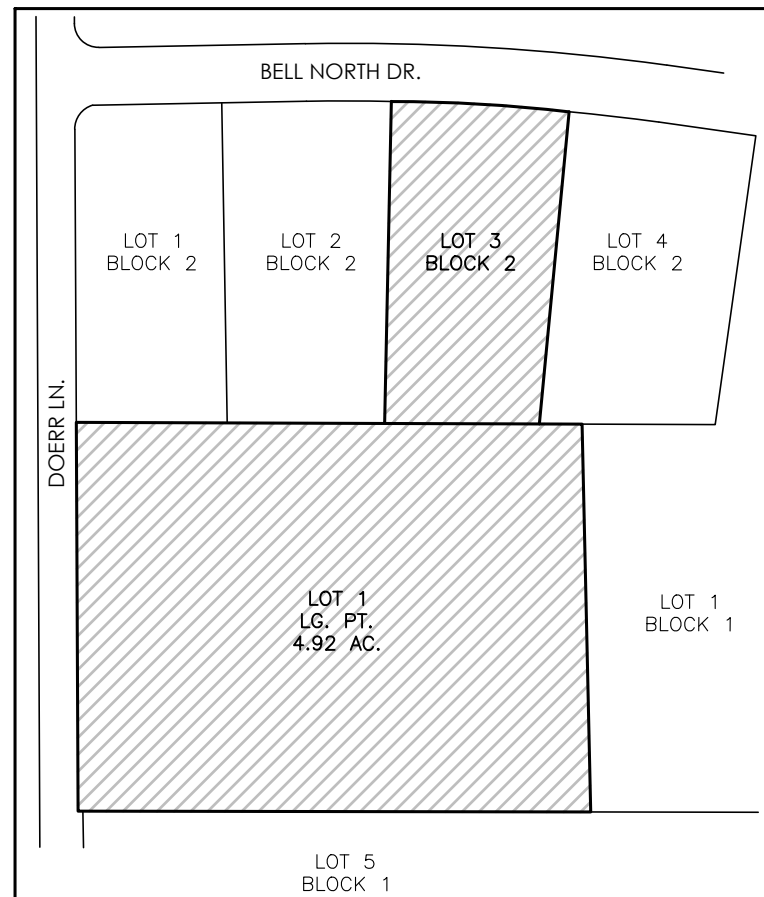


LOCATION MAP
N.T.S.



AREA BEING REPLATTED

BEING ALL OF THE REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS & BEING LOT 3, BLOCK 2, SCHERTZ INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 14, PAGES 28 THROUGH 30, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF COMAL §

I, THE UNDERSIGNED _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

STATE OF TEXAS §
COUNTY OF COMAL §

I, BRIAN M. COPE, P.E., HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREET, LOTS, DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SCHERTZ SUBDIVISION ORDINANCE..

BRIAN M. COPE, P.E. #93735
COPE ENGINEERING, INC.
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070

GENERAL NOTES

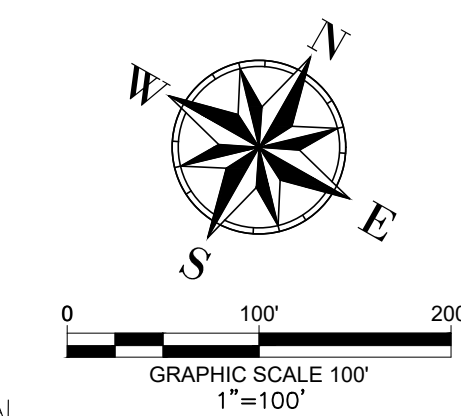
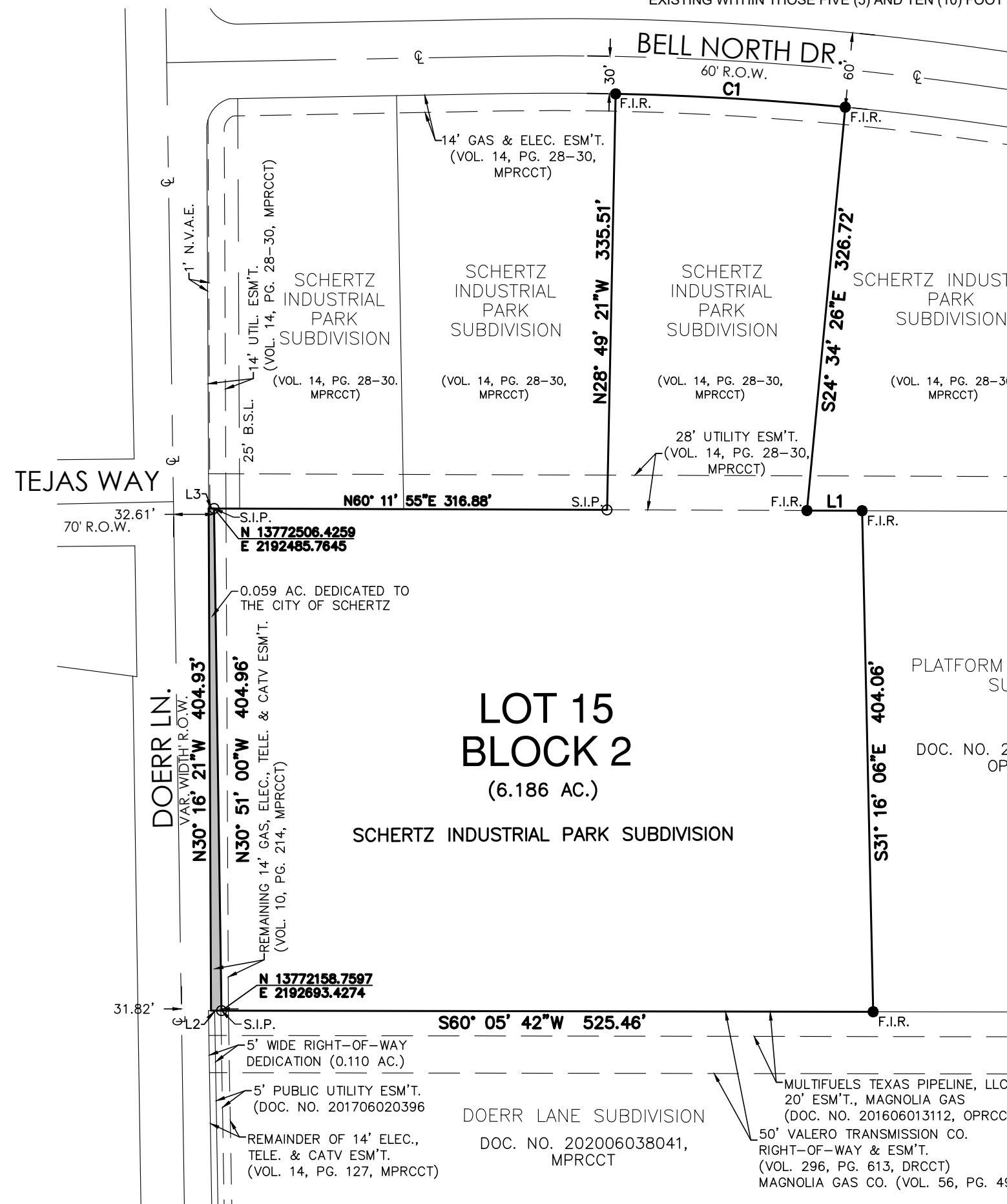
- THIS SUBDIVISION DOES LIE IN THE SCHERTZ CITY LIMITS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- 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.
- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM 1983, AND ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.00015.
- TOTAL NUMBER OF BUILDABLE LOTS = 1.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	185.54'	2470.00'	04°18'14"	N63°19'11"E	185.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°11'55"E	44.45'
L2	S60°05'42"W	8.43'
L3	N60°11'55"E	4.35'

CPS NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HERE BY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DIRECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SET INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IN DANGER 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 AT SERVICE FACILITIES, LOCATED WITHIN SET 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALL ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS EASEMENTS ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS



- LEGEND
- S.I.P. SET IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP COR"
 - F.I.R. FOUND 1/2" IRON ROD NOT TO SCALE
 - NTS MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - MPRCCT VOLUME PAGE ACRES
 - VOL. PG. AC. CENTERLINE OF ROAD PROPERTY TO BE PLATTED ADJACENT PROPERTY LINE RIGHT OF WAY
 - DRCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS DEED RECORDS OF COMAL COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER



ENGINEER:
BRIAN M. COPE, P.E.
COPE ENGINEERING, INC.
TEX. REG. #F-16078
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070

SURVEYOR:
D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

OWNER:
MATTHEW J. DELLO RUSSO
RYDER TRUCK RENTALS, INC.
888 EAST AIRTEX DR.
HOUSTON, TX 77073
(817) 874-1237

THIS PROPOSED SUBDIVISION PLAT 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 THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

CERTIFICATE 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 REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY: _____
AGENT FOR THE CIBOLO CREEK MUNICIPAL AUTHORITY

CITY ENGINEER

OWNER ACKNOWLEDGEMENT

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SCHERTZ INDUSTRIAL PARK SUBDIVISION, OF 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 SIGNATURE AND DATE
MATTHEW J. DELLO RUSSO
RYDER TRUCK RENTALS, INC.
888 EAST AIRTEX DR.
HOUSTON, TX 77073

STATE OF TEXAS
COUNTY OF COMAL

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 _____, 2023 A.D.

NOTARY PUBLIC OF TEXAS

PLANNING AND ZONING COMMISSION:

THIS REPLAT ESTABLISHING SCHERTZ INDUSTRIAL PARK SUBDIVISION, LOT 15 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION,

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2023 AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 2023 AT ____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE OF SAID COUNTY, IN DOCUMENT _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2023.

COUNTY CLERK
COMAL COUNTY

BY: _____
DEPUTY

REPLAT ESTABLISHING SCHERTZ INDUSTRIAL PARK SUBDIVISION, LOT 15

BEING A 6.186 ACRE TRACT OF LAND OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 2, SCHERTZ INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGES 28 THROUGH 30, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING ALL OF THE REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.