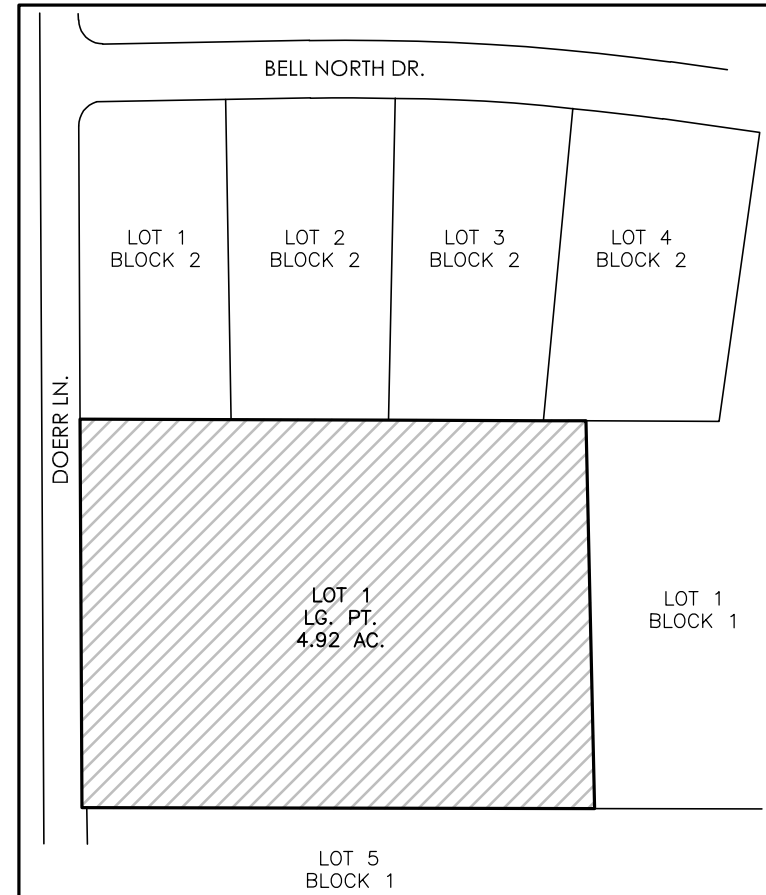


LOCATION MAP
N.T.S.



AREA BEING VACATED

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



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

VACATING 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 AND BEING A 5.000 ACRE TRACT OUT OF THE GEORGE M. DODSON SURVEY NO. 96, AND OUT OF A 85.22 ACRE TRACT RECORDED IN VOL. 148, PG. 561 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS

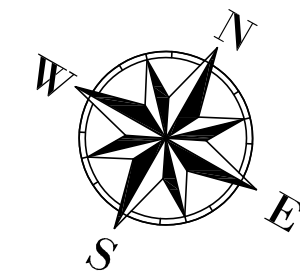
GENERAL NOTES

- 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 NAD 83 STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, AND ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.00015.
- TOTAL NUMBER OF BUILDABLE LOTS = 1.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°11'55"E	44.45'

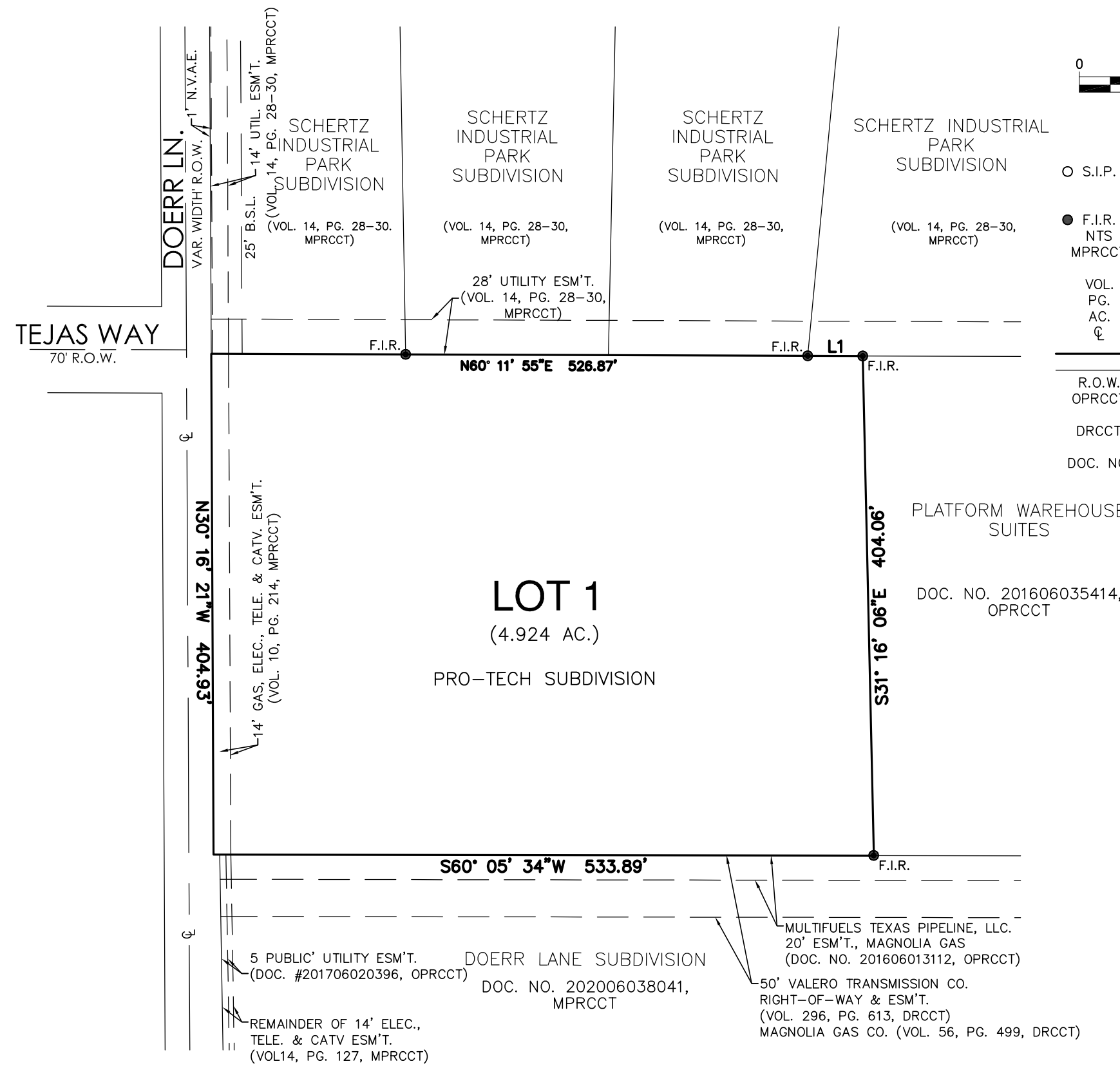
CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTIONS INFRASTRUCTURE AND SERVICES FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY 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, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



0 100' 200'
GRAPHIC SCALE 100'
1"=100'

- 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
 - VOL. PG. AC. CENTERLINE OF ROAD PROPERTY TO BE PLATTED ADJACENT PROPERTY LINE RIGHT OF WAY OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS DEED RECORDS OF COMAL COUNTY, TEXAS DOCUMENT NUMBER
 - R.O.W. OPRCCT
 - DRCCCT
 - DOC. NO.



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.

CITY ENGINEER

OWNER ACKNOWLEDGEMENT

PLEASE CONFIRM BELOW THAT YOU, AS THE OWNER OF THE PROPERTY HAVE REVIEWED THE APPLICATION AND ALL INFORMATION SUBMITTED HEREIN AS TRUE AND CORRECT.

OWNER SIGNATURE AND DATE

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 VACATING LOT 1 OF THE PRO-TECH SUBDIVISION PLAT 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