

LOCATION MAP
MAPSCO MAP GRID: 123X1
NOI-TO-SCALE

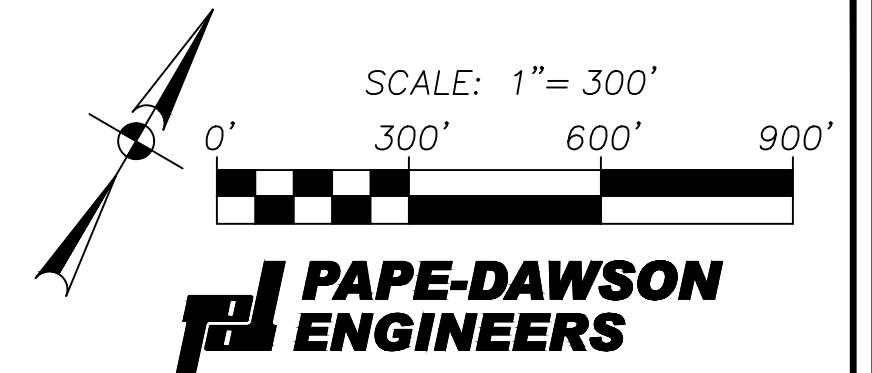
TxDOT NOTES:

- 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.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 (TWO) ACCESS POINTS ALONG IH 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,787.24 LINEAR FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 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.
- 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.

CENTERPOINT ENERGY NOTE:

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

THIS PLAT OF THE IDV SCHERTZ PLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____ AD _____.



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: July 27, 2023

NBU UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

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 440 OF 505 OF COMAL COUNTY, MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THERE IS ONE (1) BUILDABLE LOT.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR: 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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 VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION.

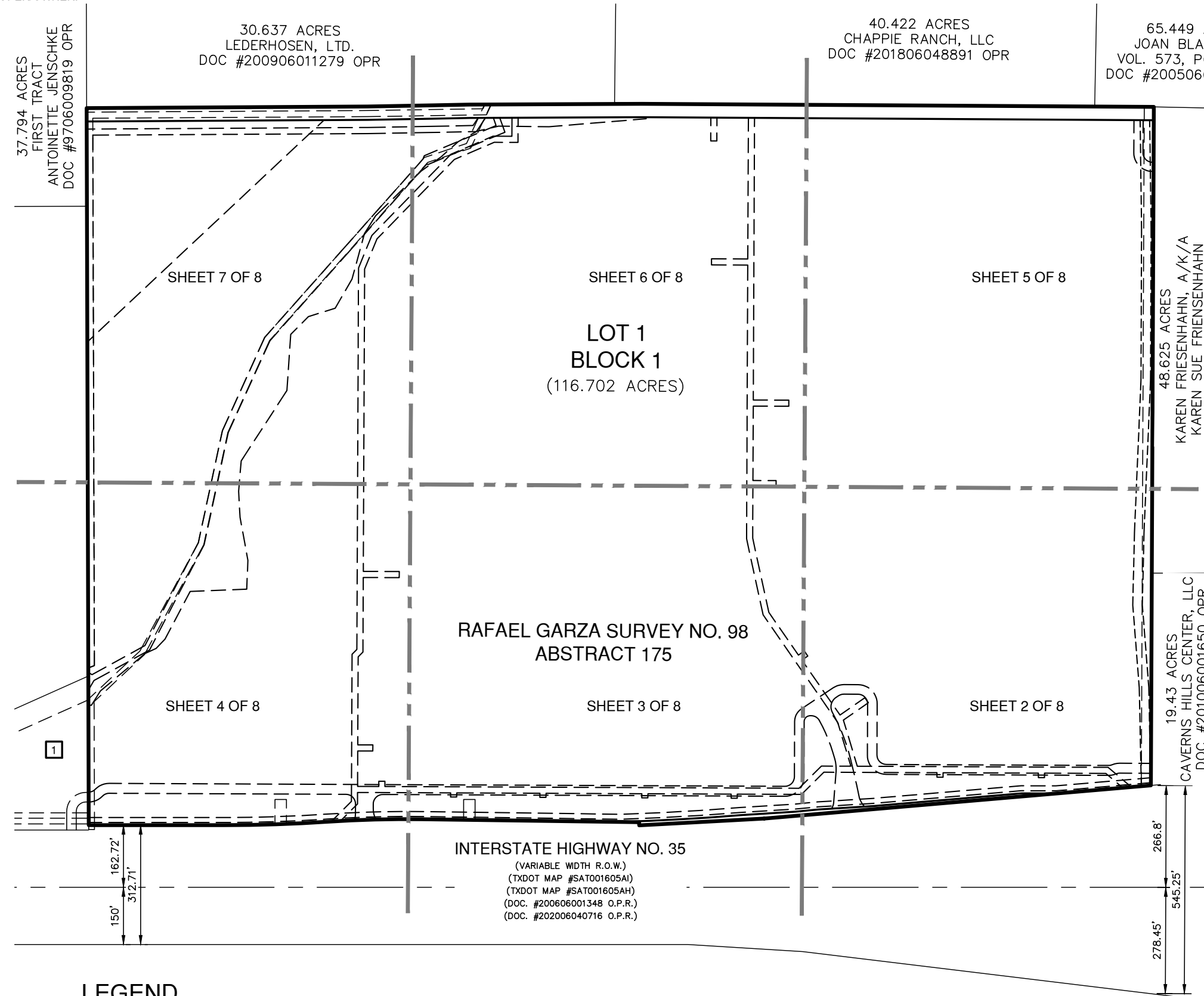
DENNIS R. RION
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, 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.

ERIC SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

INDEX MAP
SCALE: 1" = 300'



LEGEND

- | | | |
|--|---|---|
| AC ACRE(S) | 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT |
| BLK BLOCK | 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #2009060114112 OPR) | 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) |
| CB COUNTY BLOCK | 25' SANITARY SEWER EASEMENT TO BE VACATED (DOC #9706003956 OPR) | 16' SANITARY SEWER EASEMENT |
| DOC DOCUMENT NUMBER | SIGN EASEMENT (DOC. #200606011466 OPR) | 16' WATER EASEMENT |
| DR DEED RECORDS OF COMAL COUNTY, TEXAS | SIGN EASEMENT (DOC. #200606011467 OPR) | 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017. (2.246 AC. = 97,856.18 SF) |
| MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | 0.0657 ACRE CROSS ACCESS EASEMENT (DOC. #201806029613 MPR) | 14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (DOC. #201806029613 MPR) |
| OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | 14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (DOC. #201806029613 MPR) | 24' ACCESS EASEMENT |
| VOL VOLUME | 16' WATER EASEMENT (DOC. #201806029613 MPR) | VARIABLE WIDTH CROSS ACCESS EASEMENT |
| PG PAGE(S) | 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | VARIABLE WIDTH DRAINAGE EASEMENT (13.083 AC) |
| ROW RIGHT-OF-WAY | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 25' SANITARY SEWER EASEMENT |
| SD STORM DRAIN | SET 1/2" IRON ROD (PD) | VARIABLE WIDTH SANITARY SEWER EASEMENT |
| SS SANITARY SEWER | SET 1/2" IRON ROD (PD)-ROW | |
| W WATER | | |
| FM FORCE MAIN | | |
| SD STORM DRAIN | | |

CURVE AND LINE DATA ON SHEET 8 OF 8

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 8

STATE OF TEXAS
COUNTY OF COMAL

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: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1950, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

**IDV SCHERTZ
FINAL PLAT**

BEING A TOTAL OF 118,948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118,948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

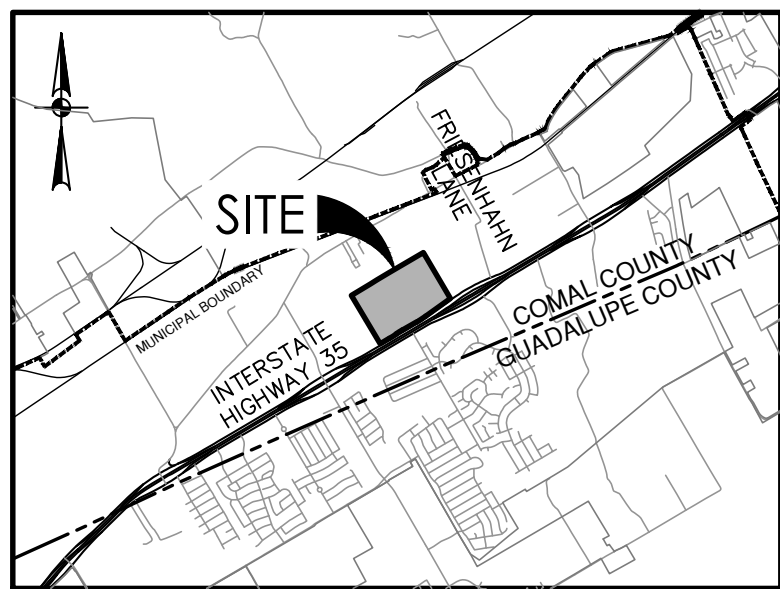
DATE OF PRINT: July 27, 2023

STATE OF TEXAS
COUNTY OF COMAL

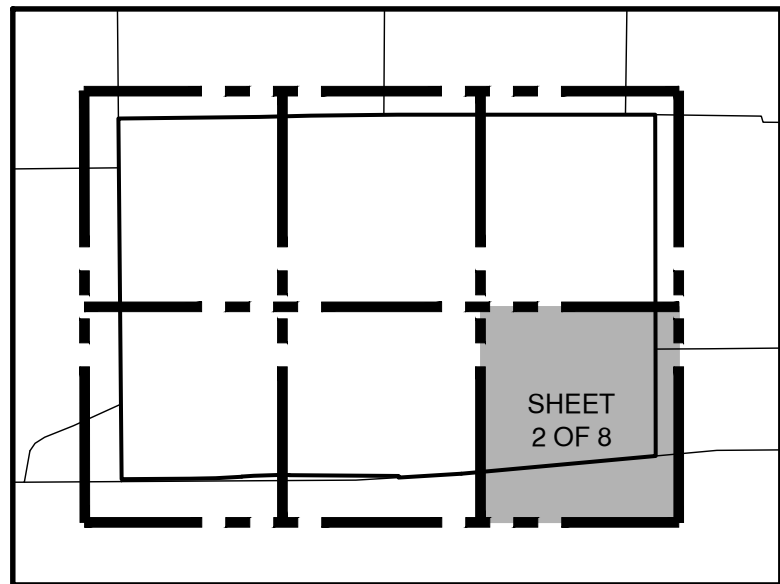
I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ AM AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



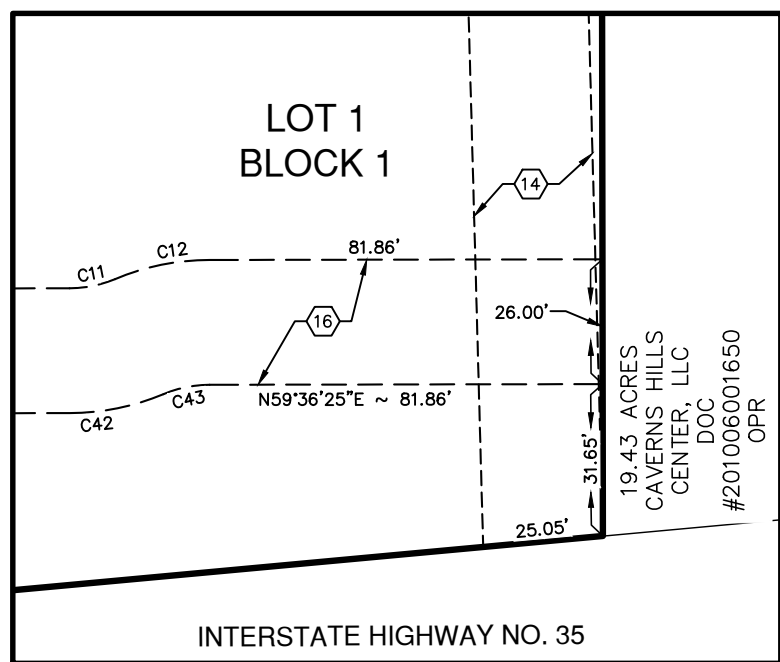
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INDEX MAP
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LEGEND

- 1 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR)
- 2 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR)
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- 10 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 11 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 12 16' SANITARY SEWER EASEMENT
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- 14 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF)
- 15 VARIABLE WIDTH STREET RIGHT-OF-WAY DEDICATION TO TXDOT (0.6191 AC)
- 16 24' WIDTH ACCESS EASEMENT
- 17 VARIABLE WIDTH CROSS ACCESS EASEMENT
- 18 VARIABLE WIDTH DRAINAGE EASEMENT (13.083 AC)
- 19 25' SANITARY SEWER EASEMENT
- 20 VARIABLE WIDTH SANITARY SEWER EASEMENT



25' SANITARY SEWER & VARIABLE WIDTH CROSS ACCESS EASEMENT DETAIL
NOT-TO-SCALE

NOTES:

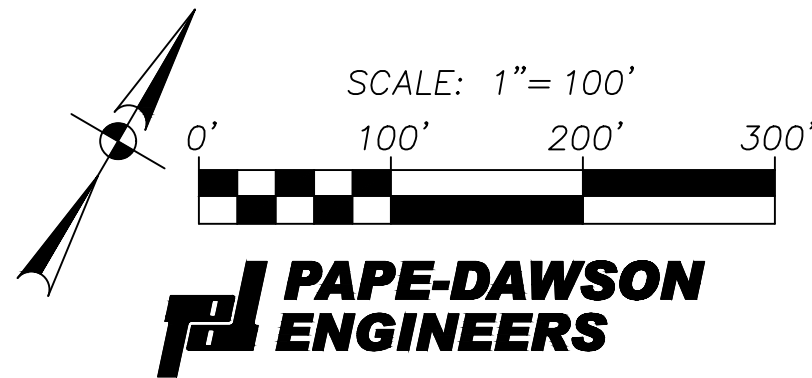
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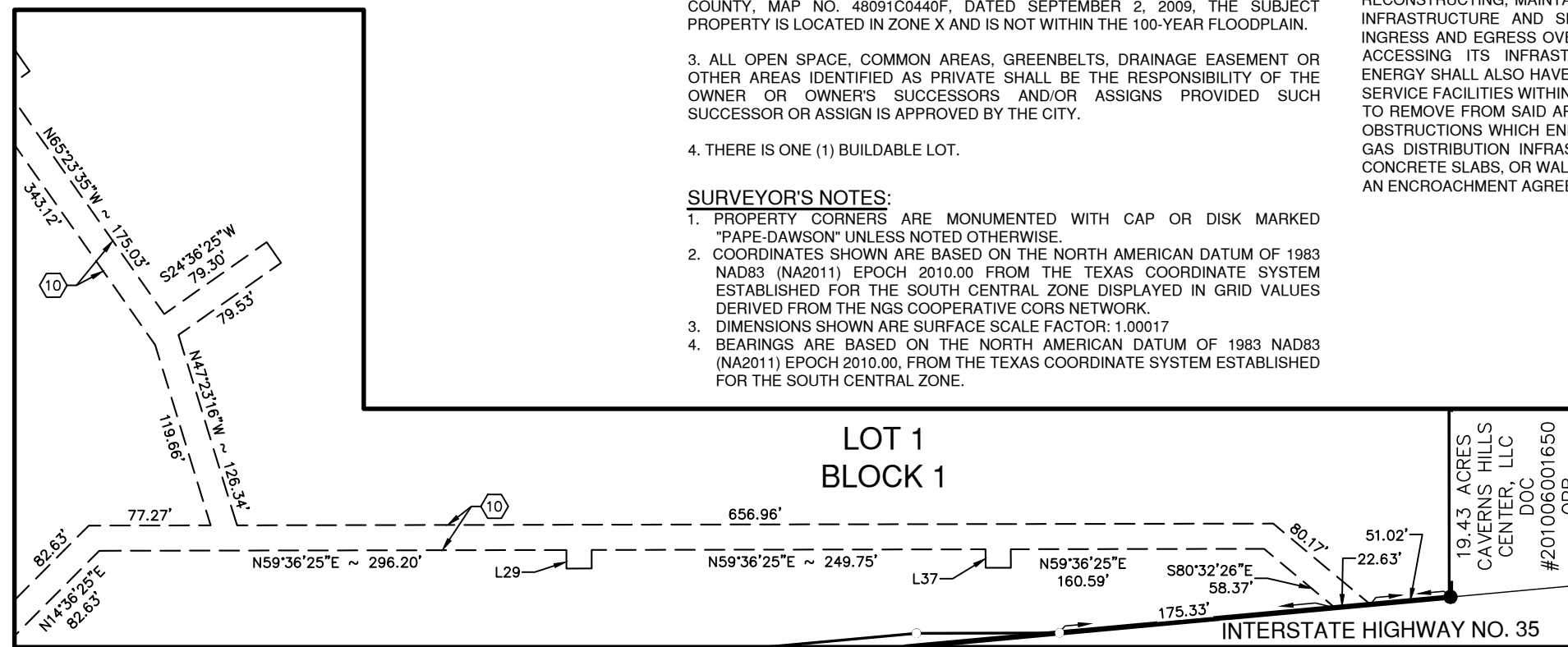


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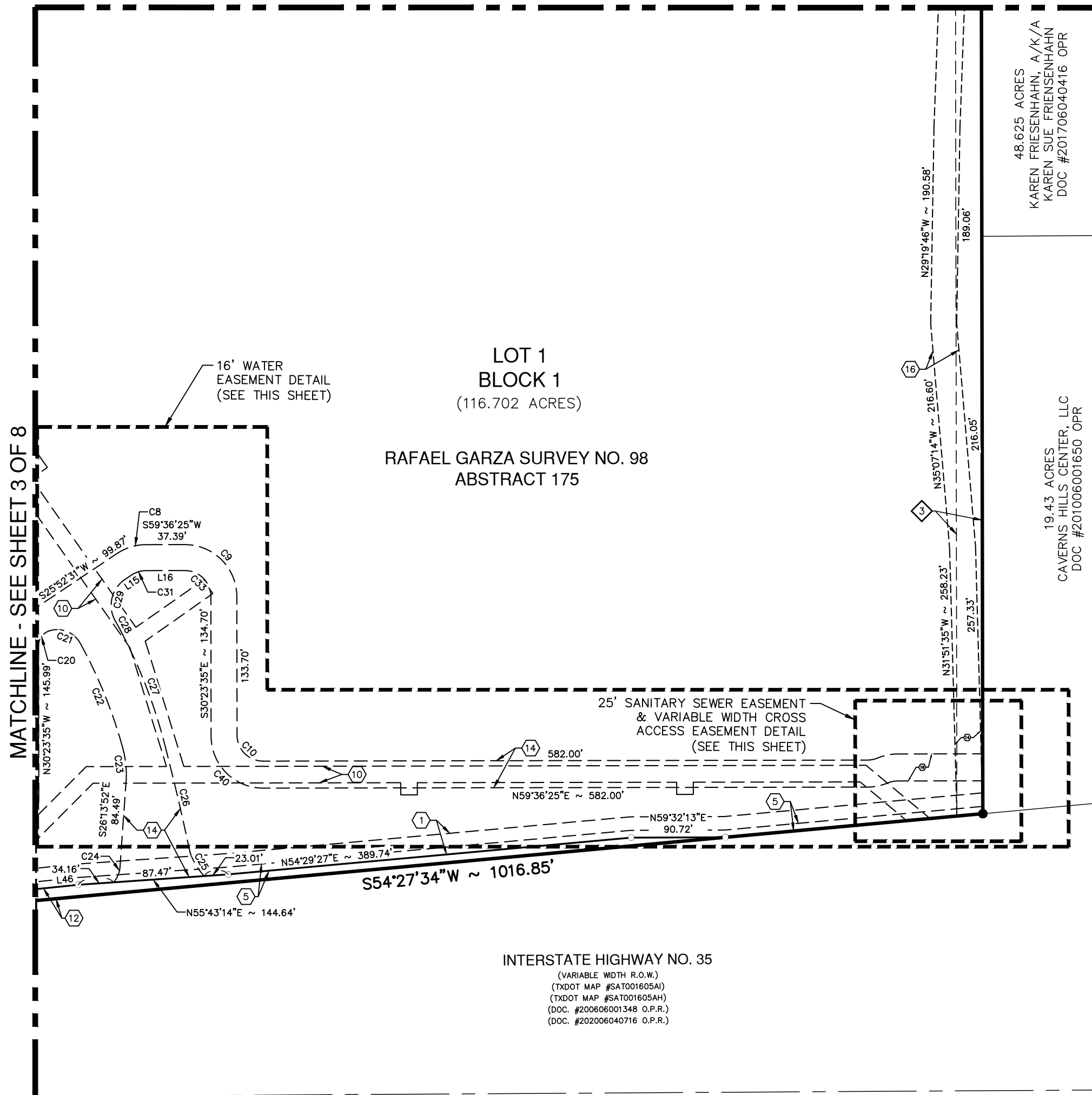
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16' WATER EASEMENT DETAIL
NOT-TO-SCALE

MATCHLINE - SEE SHEET 7 OF 8



LOT 1
BLOCK 1
(116.702 ACRES)

RAFAEL GARZA SURVEY NO. 98
ABSTRACT 175

INTERSTATE HIGHWAY NO. 35
(VARIABLE WIDTH R.O.W.)
(TXDOT MAP #S41001605A4)
(TXDOT MAP #S41001605A4)
(DOC. #200606001348 O.P.R.)
(DOC. #202006040716 O.P.R.)

48.625 ACRES
KAREN FRIESENHAHN, A/K/A
KAREN SUE FRIESENHAHN
DOC #201706040416 OPR

19.43 ACRES
CAVERNS HILLS CENTER, LLC
DOC #201006001650 OPR

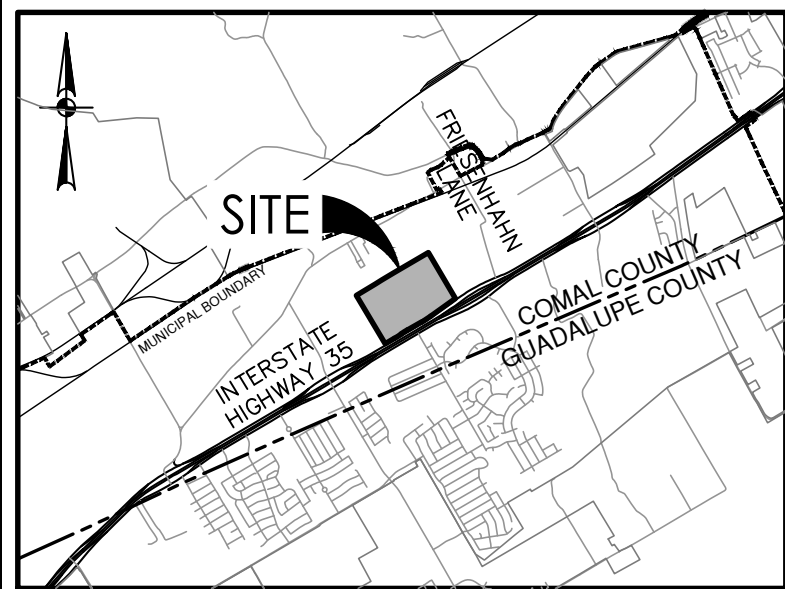
IDV SCHERTZ
FINAL PLAT

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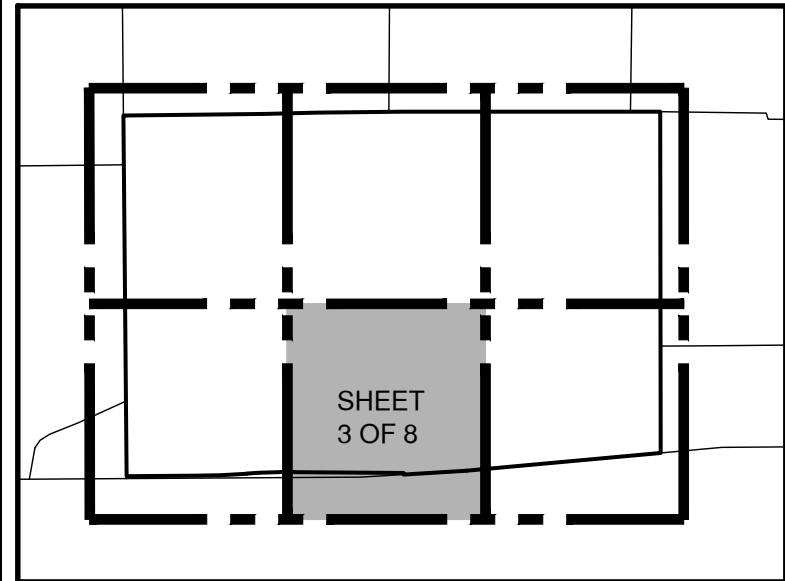
DATE OF PRINT: July 27, 2023

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 8



LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
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SURVEYOR'S NOTES:

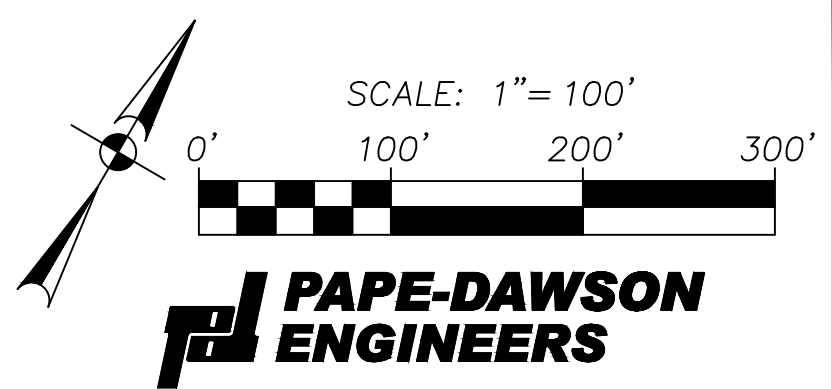
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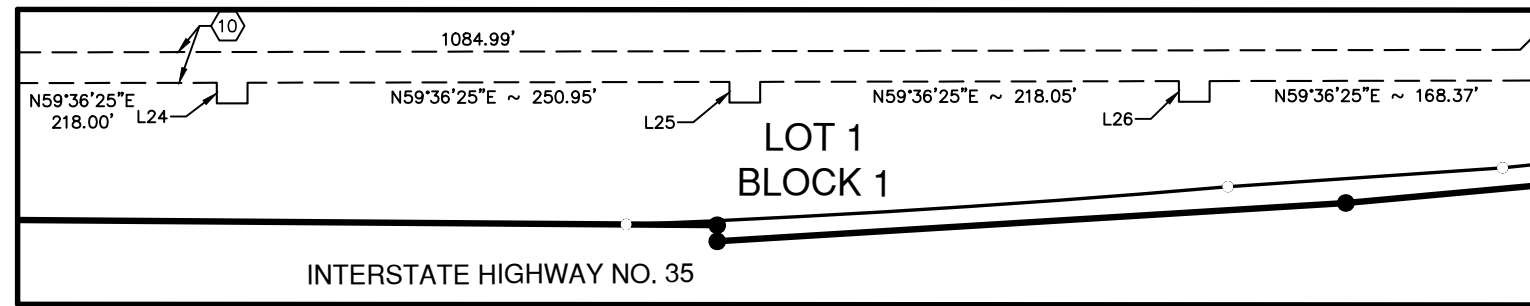
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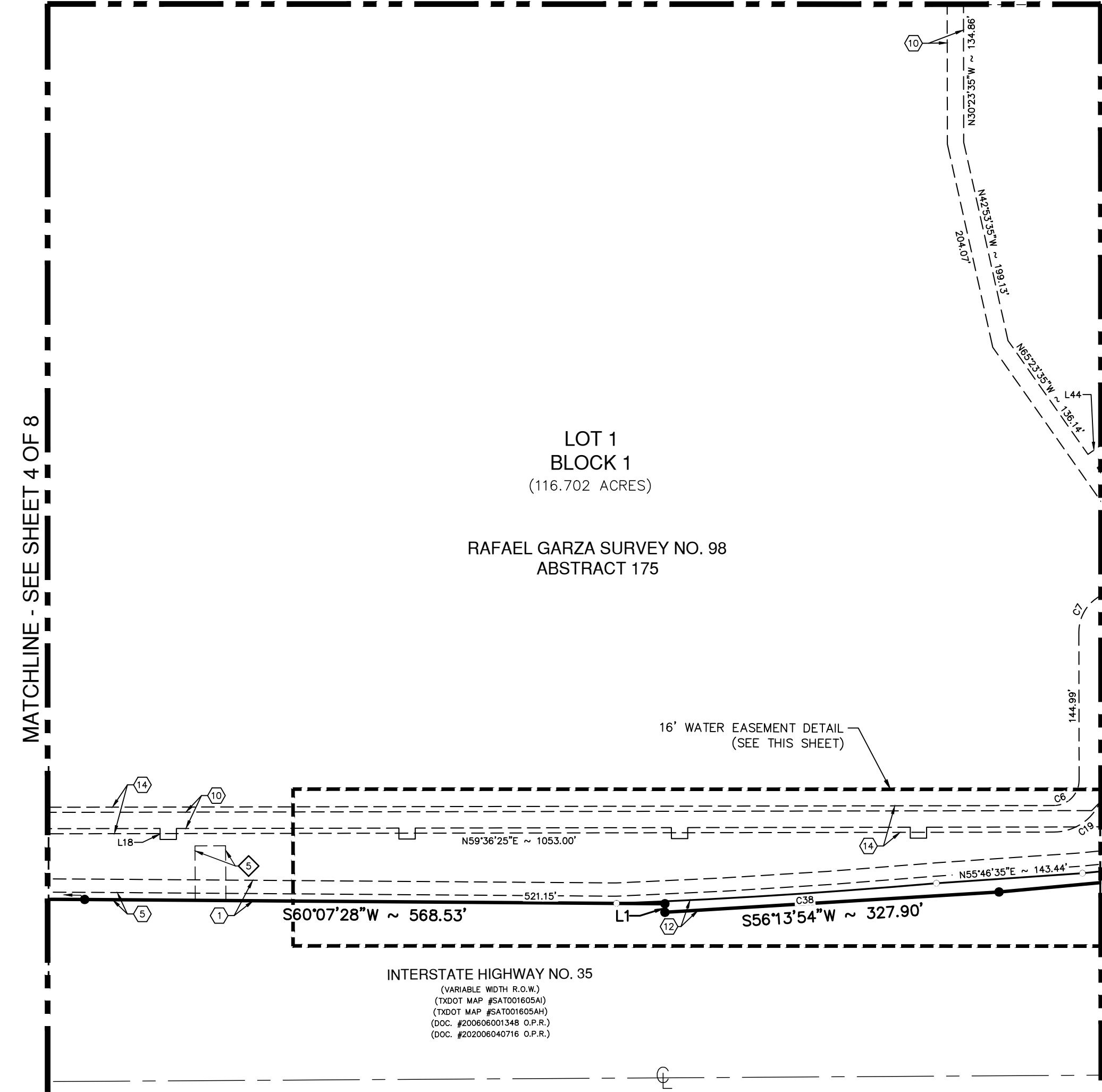


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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: July 27, 2023



16' WATER EASEMENT DETAIL
NOT-TO-SCALE



**LOT 1
BLOCK 1**
(116.702 ACRES)

**RAFAEL GARZA SURVEY NO. 98
ABSTRACT 175**

INTERSTATE HIGHWAY NO. 35
(VARIABLE WIDTH R.O.W.)
(TXDOT MAP #SAT0016054A)
(TXDOT MAP #SAT0016054H)
(DOC. #200606001348 O.P.R.)
(DOC. #202006040716 O.P.R.)

LEGEND

- | | |
|---|---|
| ① 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | ① 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT |
| ② 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR) | ⑤ 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) |
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| ④ SIGN EASEMENT (DOC. #200606011466 OPR) | ⑩ 16' WATER EASEMENT |
| ⑤ SIGN EASEMENT (DOC. #200606011467 OPR) | ⑪ 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF) |
| ⑥ 0.0657 ACRE CROSS ACCESS EASEMENT (DOC. #201806029613 MPR) | ⑫ VARIABLE WIDTH STREET RIGHT-OF-WAY DEDICATION TO TXDOT (0.6191 AC) |
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| ⑨ 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | ⑮ VARIABLE WIDTH DRAINAGE EASEMENT (13.083 AC) |
| | ⑯ 25' SANITARY SEWER EASEMENT |
| | ⑰ VARIABLE WIDTH SANITARY SEWER EASEMENT |

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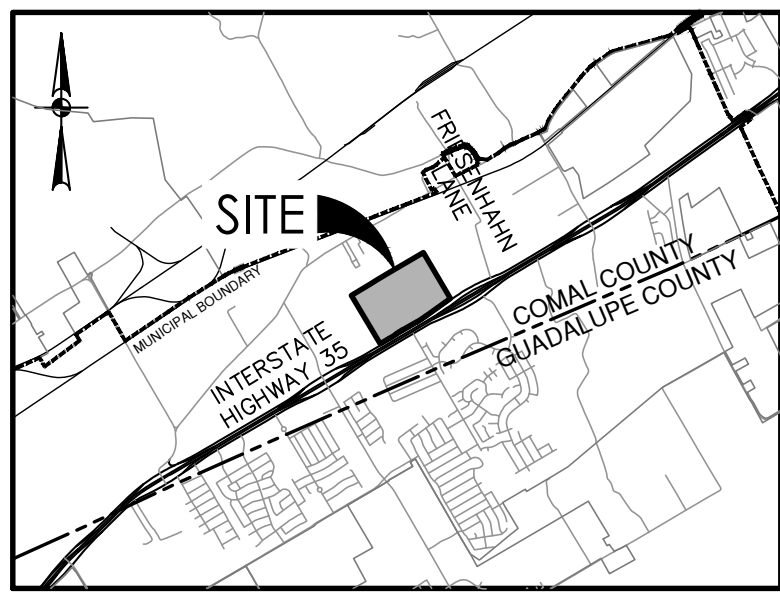
**IDV SCHERTZ
FINAL PLAT**

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

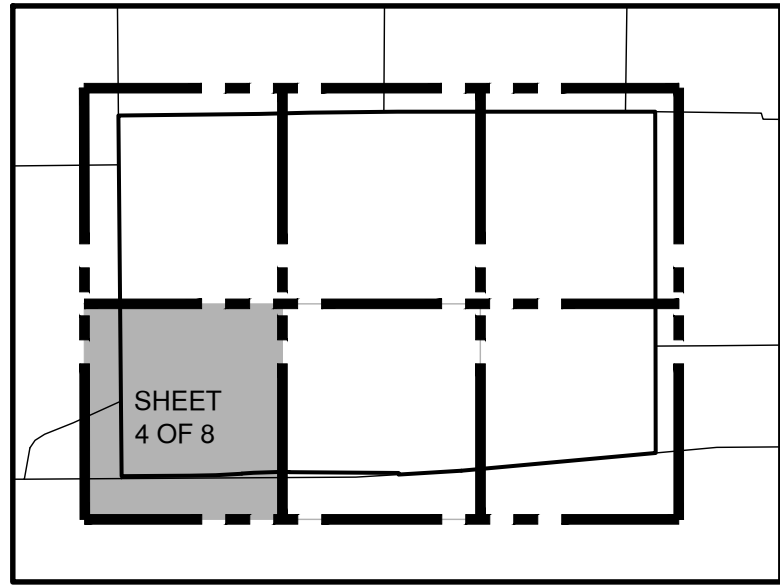
DATE OF PRINT: July 27, 2023

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 8



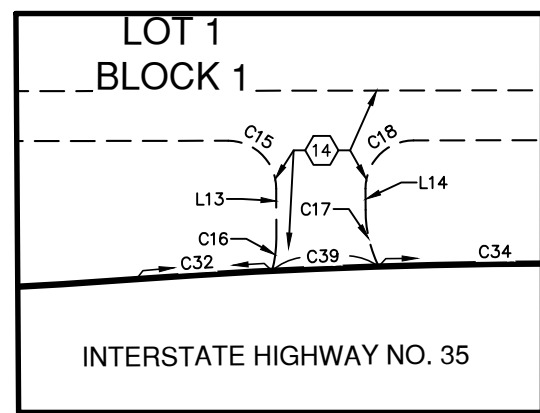
LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
SCALE: 1" = 1000'

LEGEND

- | | |
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VARIABLE WIDTH CROSS ACCESS EASEMENT
DETAIL B
NOT-TO-SCALE

SURVEYOR'S NOTES:

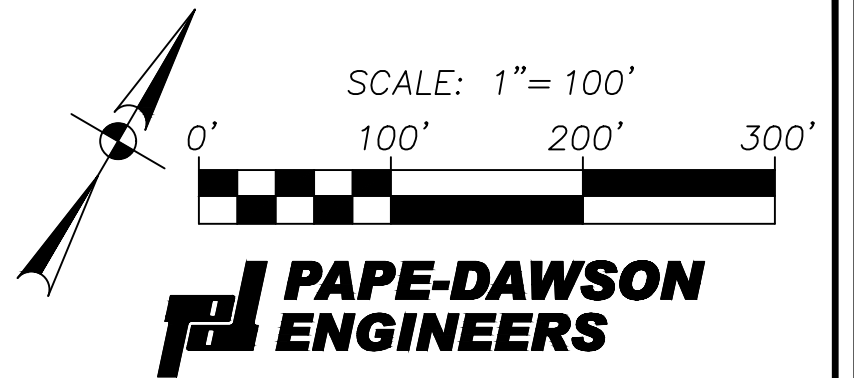
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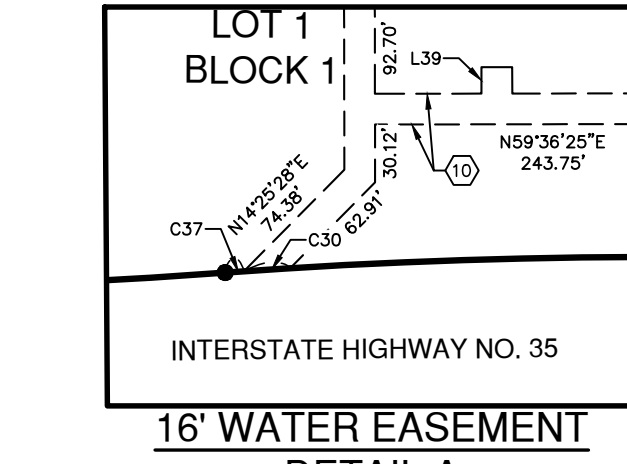


PAPE-DAWSON ENGINEERS

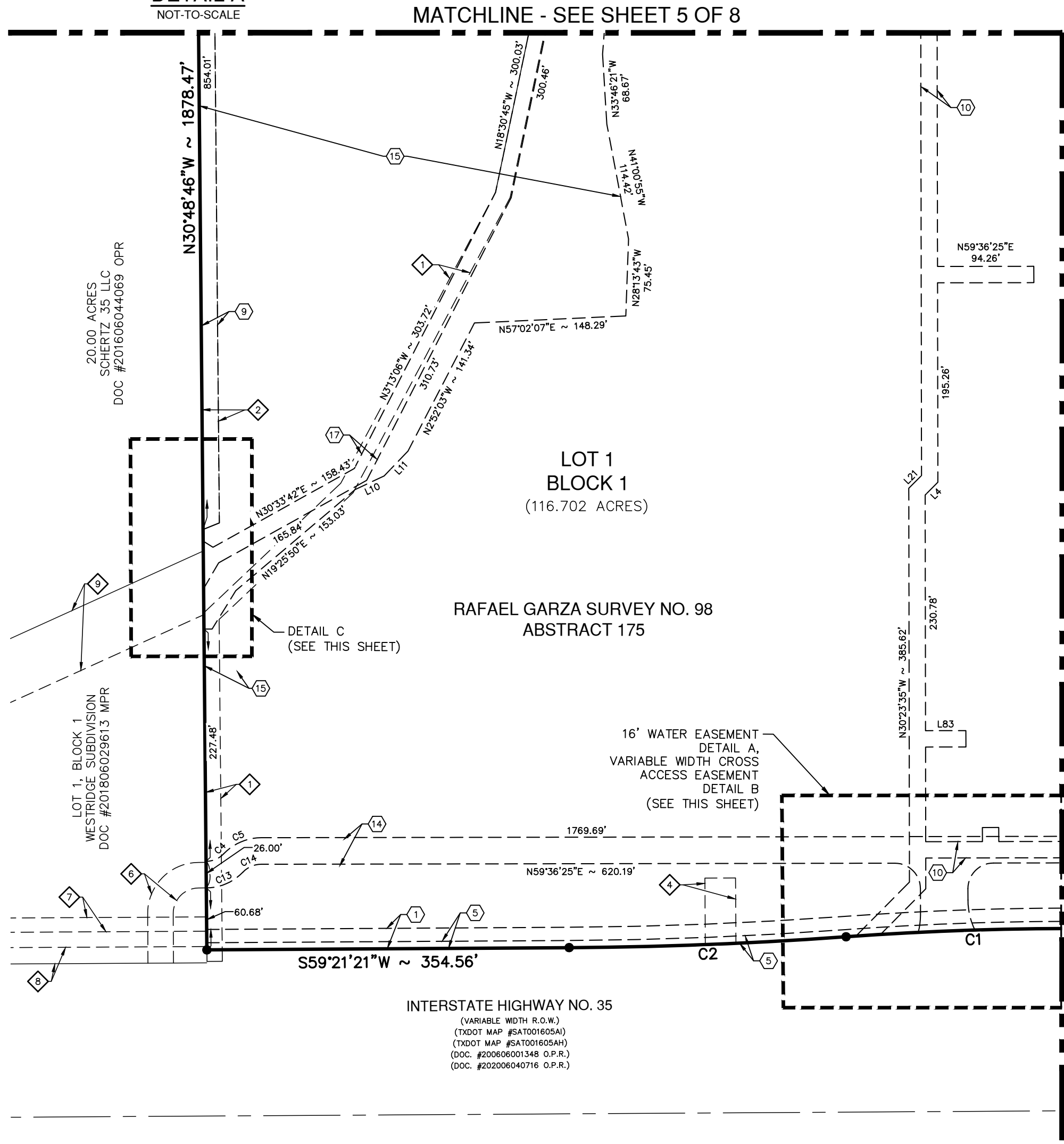
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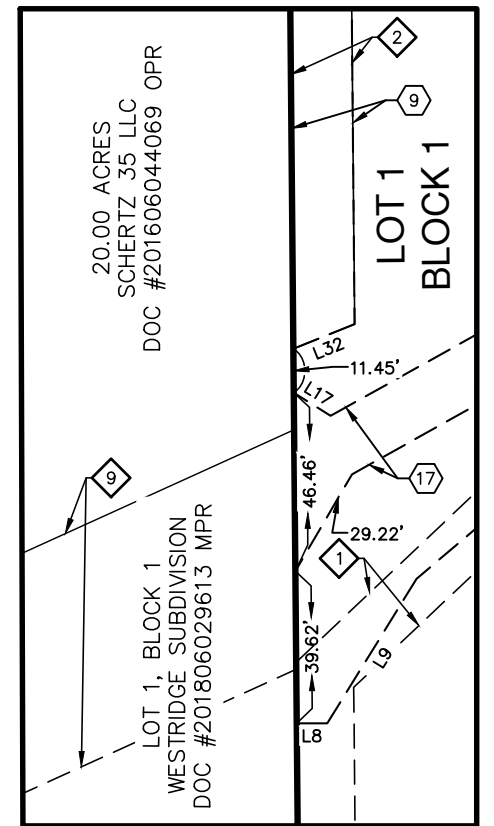
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DETAIL A
NOT-TO-SCALE

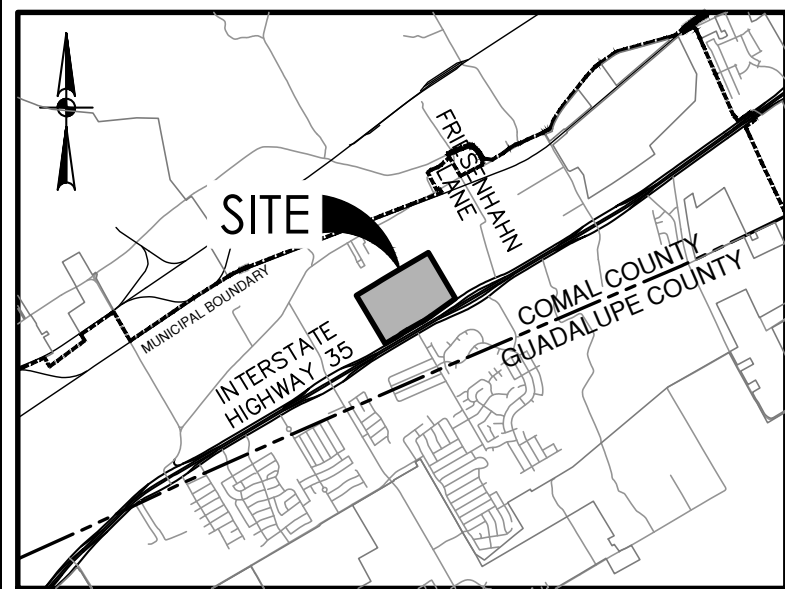


LOT 1 BLOCK 1
(116.702 ACRES)

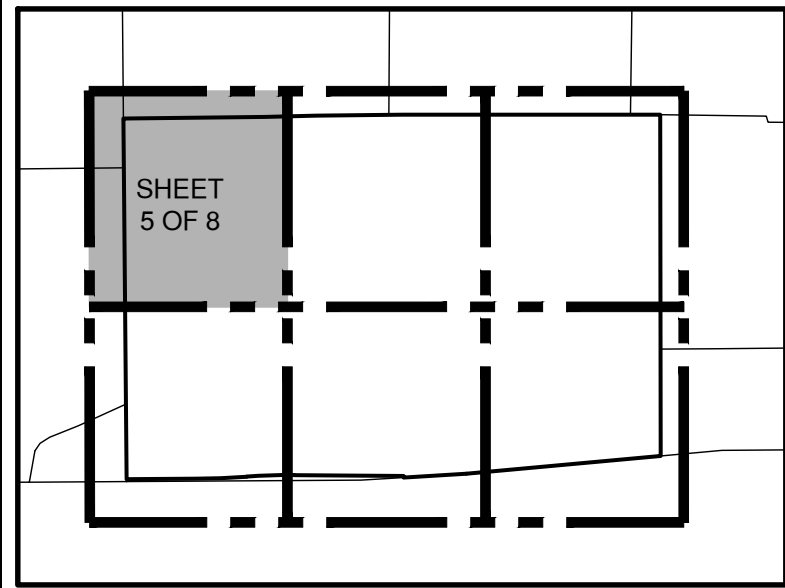
RAFAEL GARZA SURVEY NO. 98
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(TXDOT MAP #SAT001605A)
(TXDOT MAP #SAT001605AH)
(DOC. #200606001348 O.P.R.)
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LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



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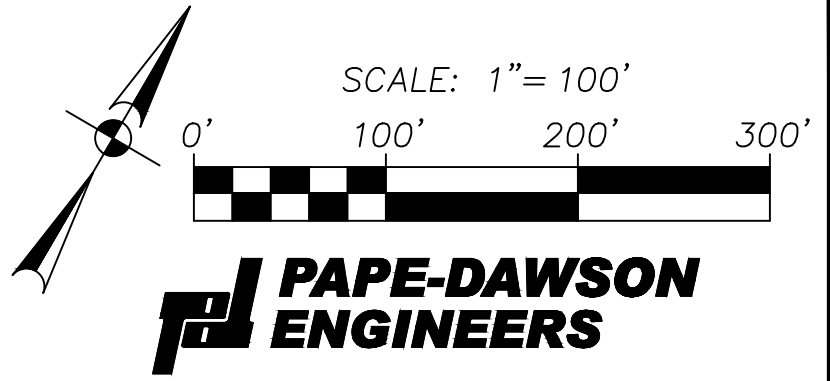
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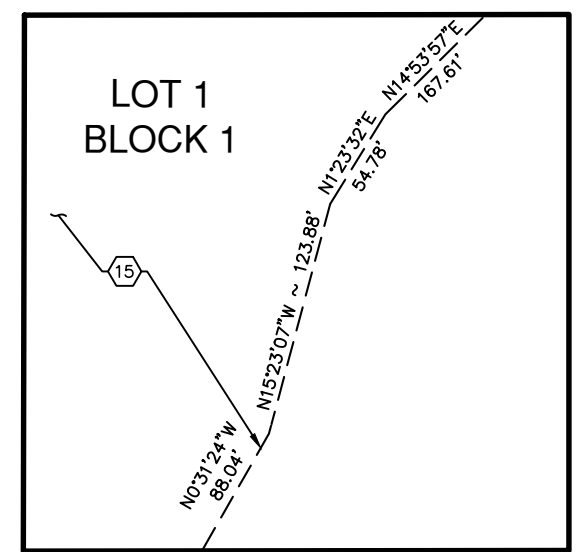
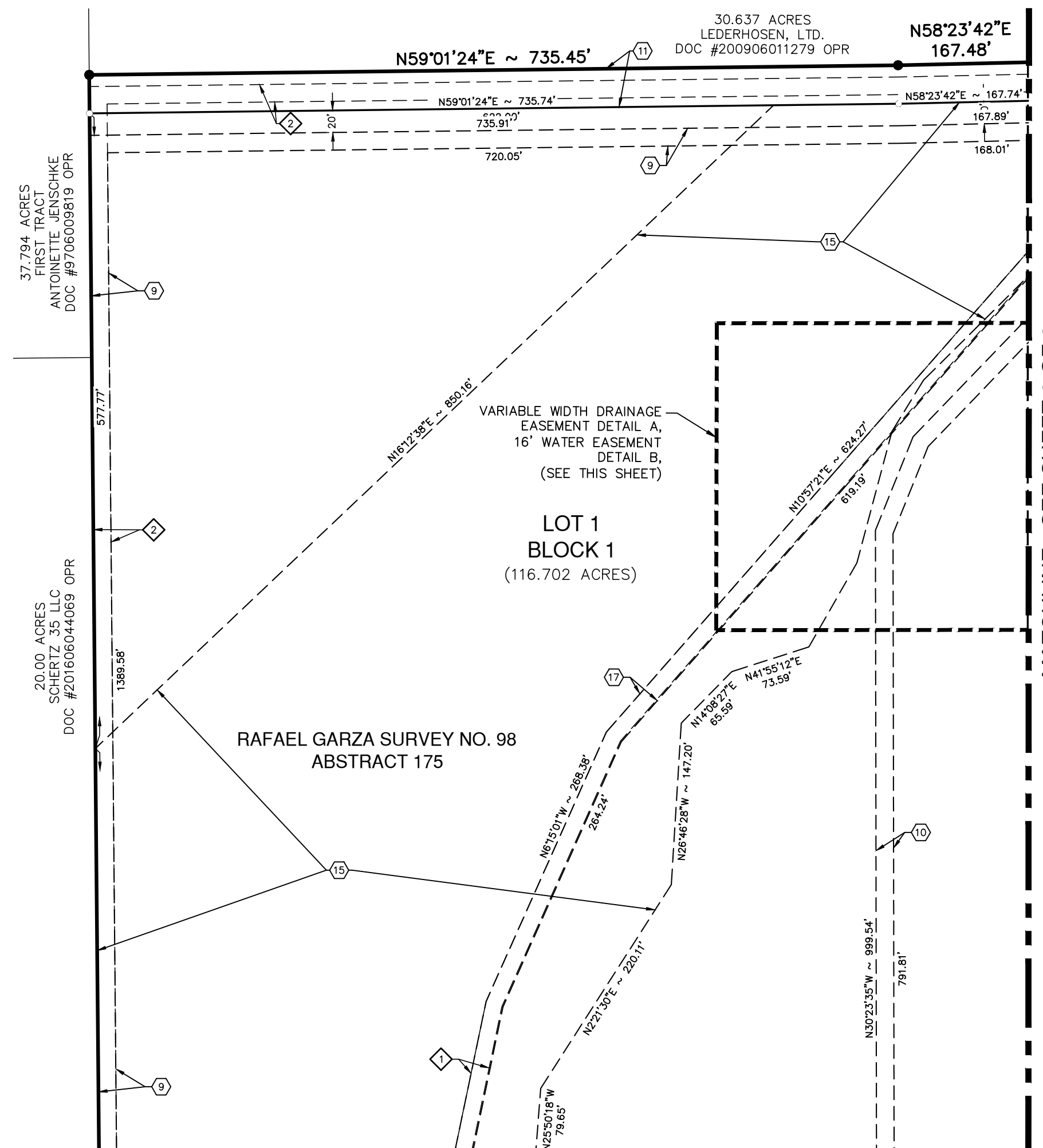


PAPE-DAWSON ENGINEERS

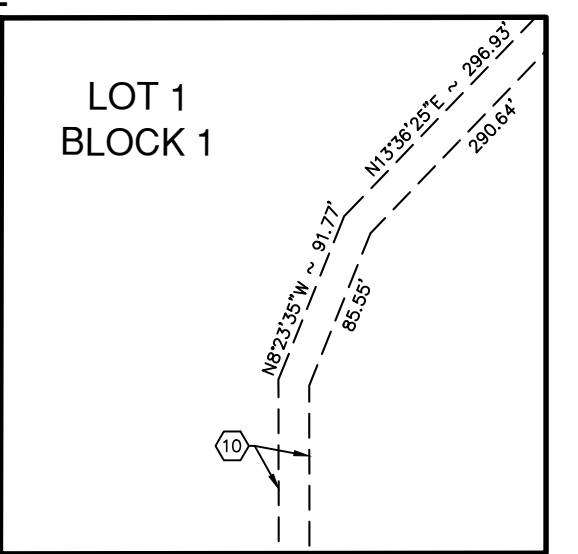
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**LOT 1 BLOCK 1
VARIABLE WIDTH DRAINAGE
EASEMENT
DETAIL A
NOT-TO-SCALE**



**LOT 1 BLOCK 1
16' WATER EASEMENT
DETAIL B
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LEGEND

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MATCHLINE - SEE SHEET 4 OF 8

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| 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | 24' WIDTH ACCESS EASEMENT |
| 16' SANITARY SEWER EASEMENT | 16' WATER EASEMENT |

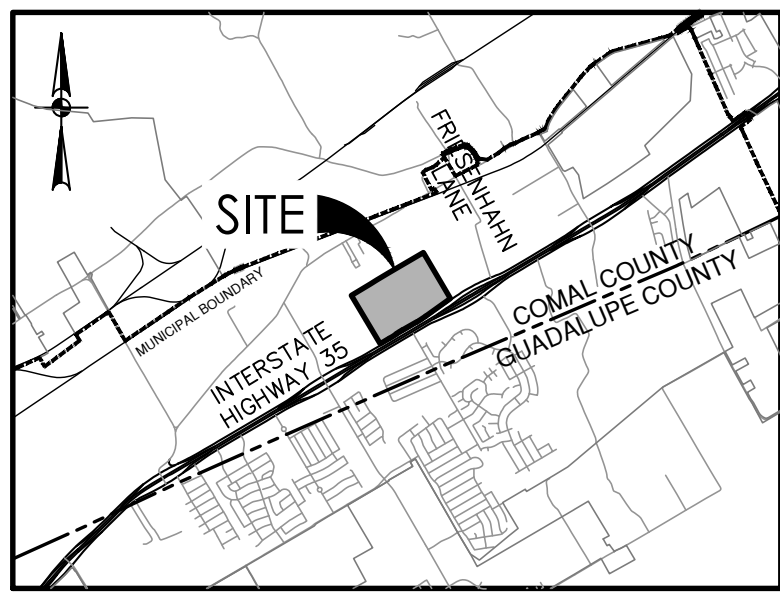
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|-----------------------------|---------------------------|
| 16' SANITARY SEWER EASEMENT | 16' WATER EASEMENT |
| 16' WATER EASEMENT | 24' WIDTH ACCESS EASEMENT |

- | | |
|--|--|
| VARIABLE WIDTH CROSS ACCESS EASEMENT | OFF-LOT VARIABLE WIDTH SANITARY SEWER TURNAROUND EASEMENT (0.018 AC) |
| VARIABLE WIDTH DRAINAGE EASEMENT (13.083 AC) | |
| 25' SANITARY SEWER EASEMENT | |

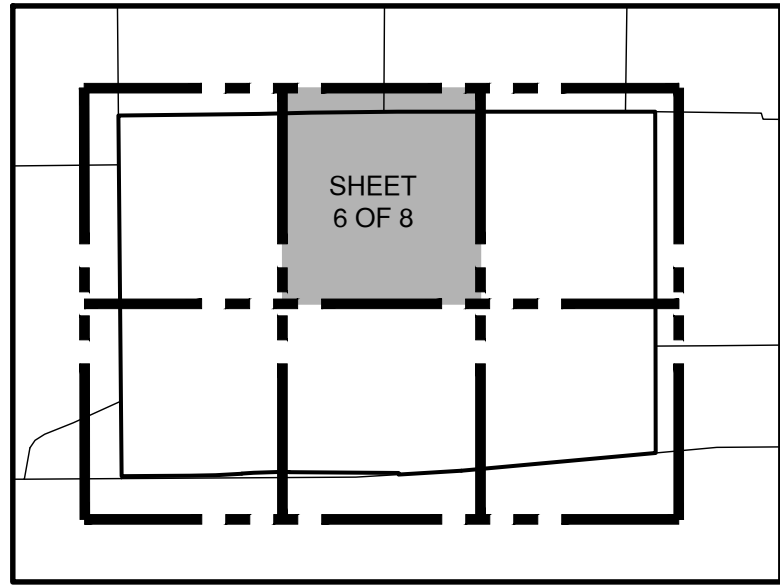
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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IDV SCHERTZ Civil Job No. 30020-02; Survey Job No. 30020-01



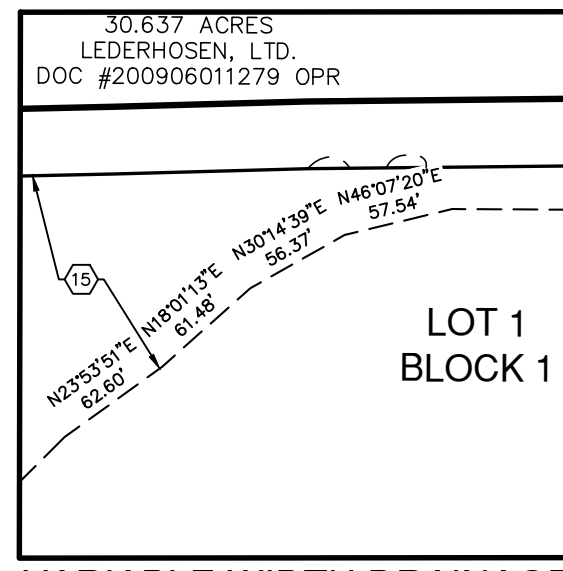
LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
SCALE: 1" = 1000'

LEGEND

- | | |
|--|---|
| 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT |
| 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR) | 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) |
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| | 16' 25' SANITARY SEWER EASEMENT |
| | 17' VARIABLE WIDTH SANITARY SEWER EASEMENT |



VARIABLE WIDTH DRAINAGE EASEMENT DETAIL A
NOT-TO-SCALE

NOTES:

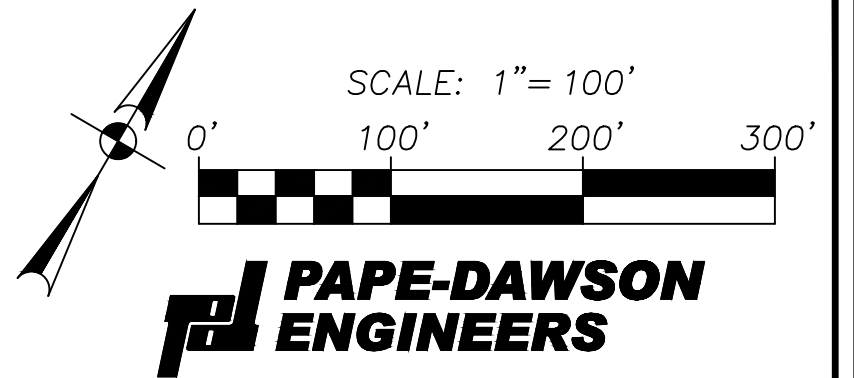
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SURVEYOR'S NOTES:

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CENTERPOINT ENERGY NOTE:

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

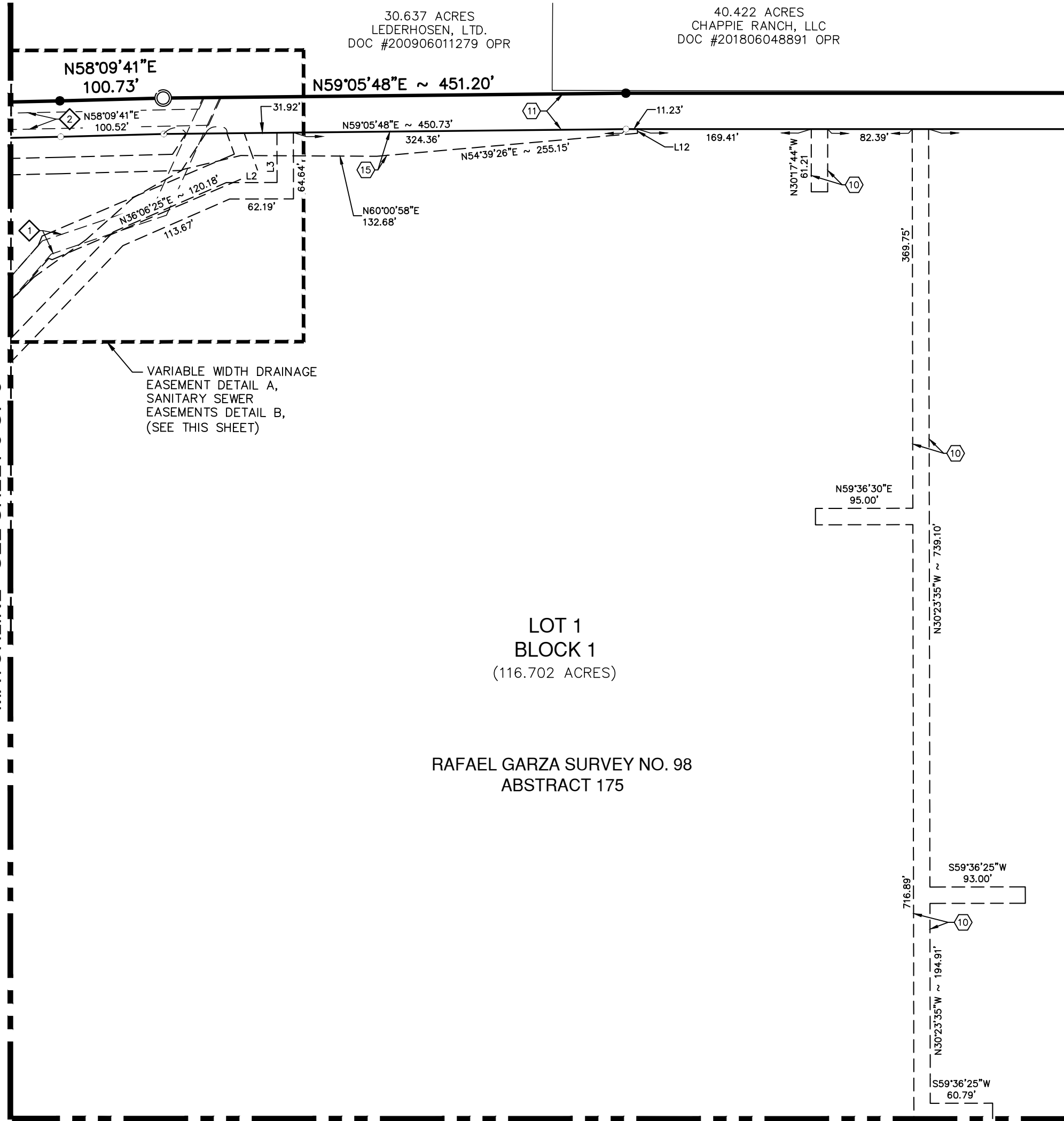


PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: July 27, 2023

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- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
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RAFAEL GARZA SURVEY NO. 98
ABSTRACT 175

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 7 OF 8

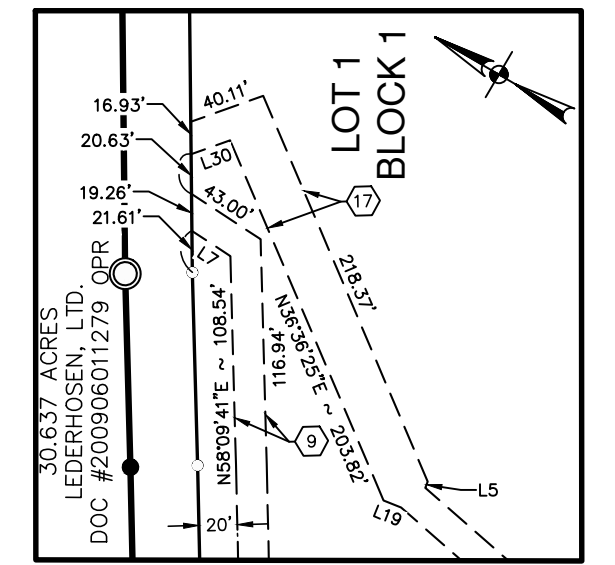
MATCHLINE - SEE SHEET 3 OF 8

LEGEND

- | | | | | |
|---|--|--|---|--|
| 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 5' SIGN EASEMENT (DOC. #200606011467 OPR) | 9' 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | 11' 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017. (2.246 AC. = 97,856.18 SF) | 14' VARIABLE WIDTH CROSS ACCESS EASEMENT |
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 8

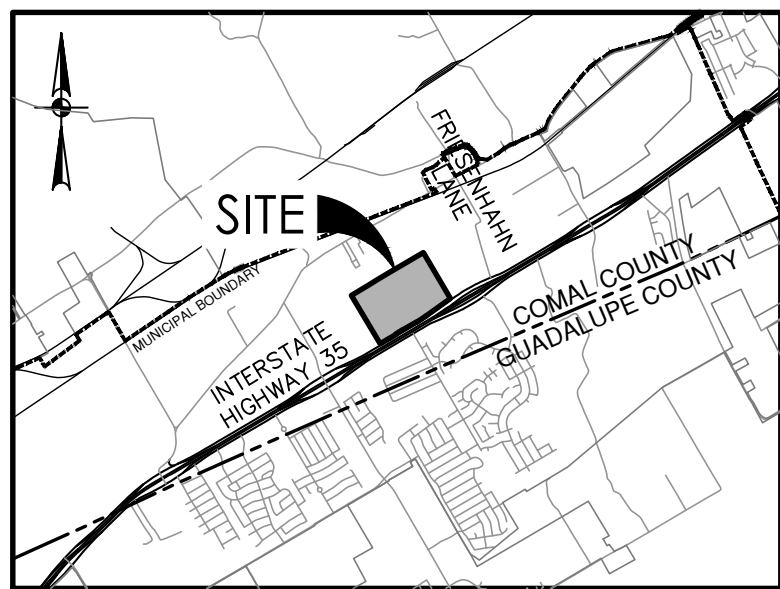


SANITARY SEWER EASEMENT DETAIL B
NOT-TO-SCALE

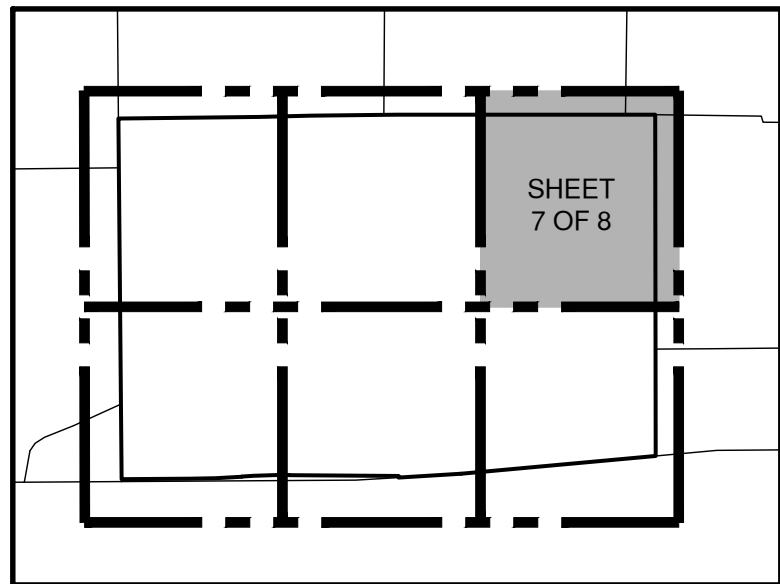
IDV SCHERTZ FINAL PLAT

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

DATE OF PRINT: July 27, 2023



LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
SCALE: 1" = 1000'

LEGEND

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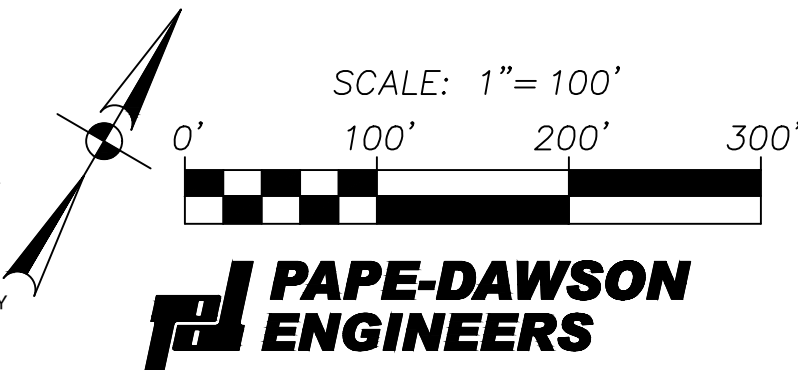
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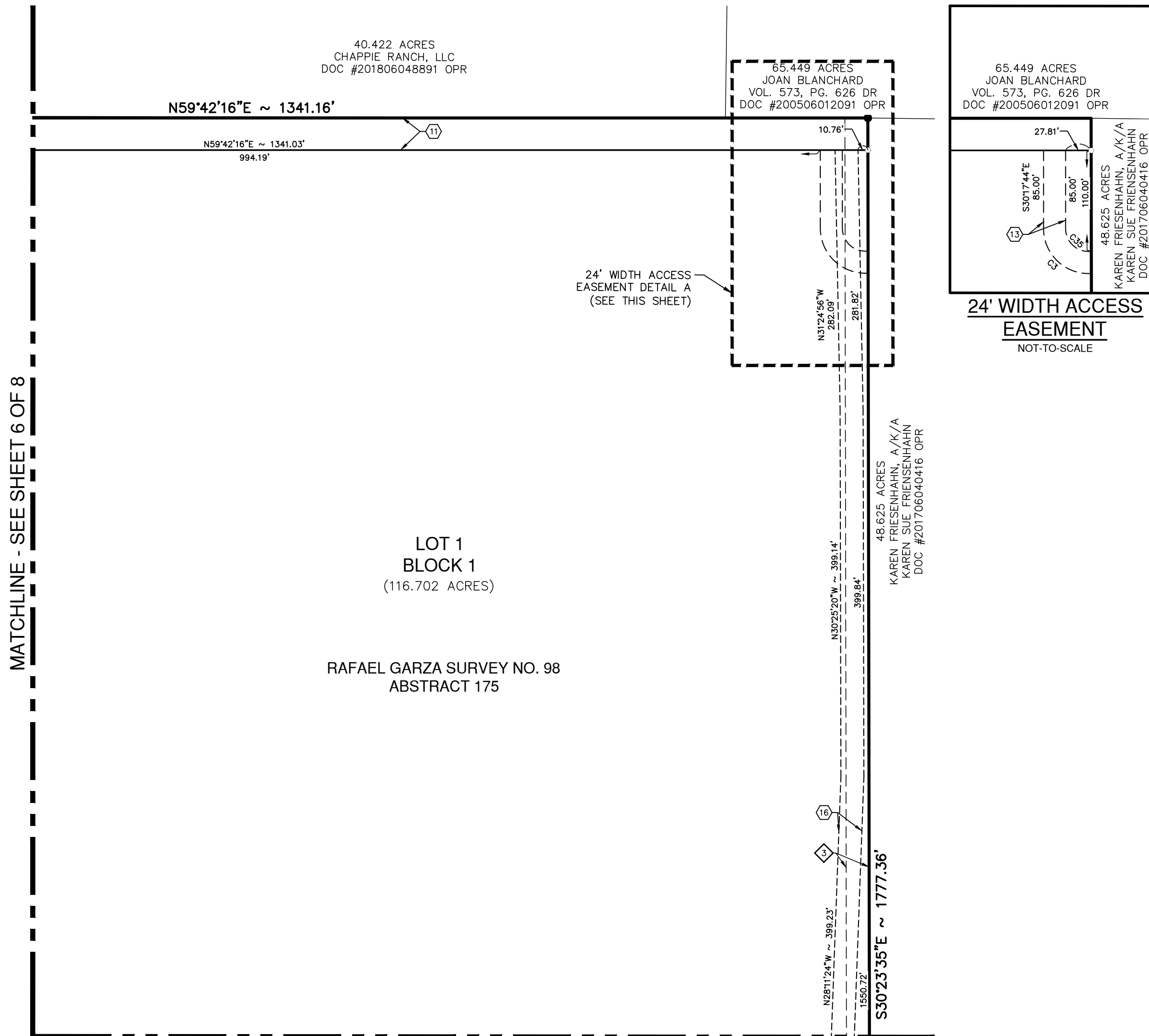
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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MATCHLINE - SEE SHEET 6 OF 8

RAFAEL GARZA SURVEY NO. 98
ABSTRACT 175

LOT 1
BLOCK 1
(116.702 ACRES)

MATCHLINE - SEE SHEET 2 OF 8

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

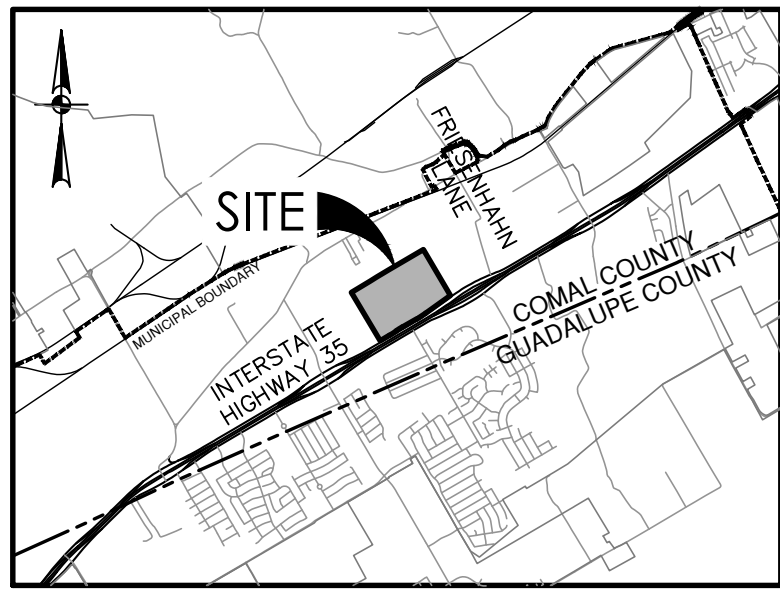
SHEET 7 OF 8

**IDV SCHERTZ
FINAL PLAT**

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DATE OF PRINT: July 27, 2023

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or INTERIM REVIEW purposes
ONLY under the authorization
of Dennis R. Rion, P.E.
#67109 on 7/27/2023
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LOCATION MAP
 MAPSCO MAP GRID: 123X1
 NOI-TO-SCALE

CENTERPOINT ENERGY NOTE:

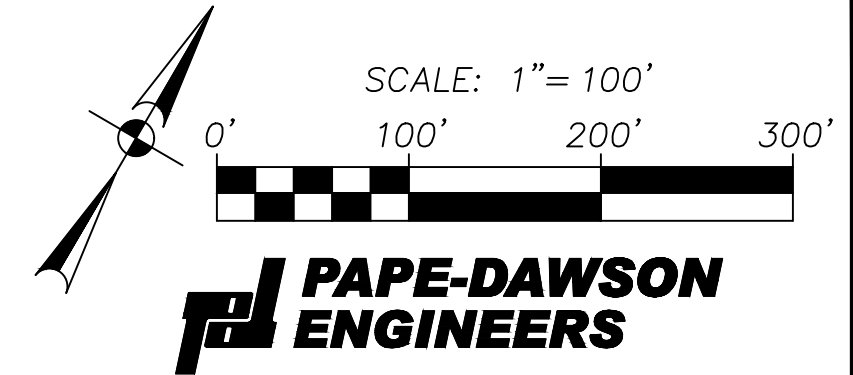
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- THERE IS ONE (1) BUILDABLE LOT.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: July 27, 2023

NBU UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3067.91'	4°37'56"	S57°51'30"W	247.97'	248.03'
C2	4076.88'	3°48'49"	S57°26'56"W	271.32'	271.37'
C3	49.00'	90°05'51"	S75°20'39"E	69.36'	77.05'
C4	51.00'	46°10'13"	S36°31'19"W	39.99'	41.10'
C5	51.00'	46°10'13"	S36°31'19"W	39.99'	41.10'
C6	25.00'	90°00'00"	S14°36'25"W	35.36'	39.27'
C7	40.00'	56°16'05"	S21°5'32"E	37.72'	39.28'
C8	50.00'	33°43'55"	S42°44'28"W	29.01'	29.44'
C9	50.00'	90°00'00"	N75°23'35"W	70.71'	78.54'
C10	25.00'	90°00'00"	N75°23'35"W	35.36'	39.27'
C11	24.50'	22°42'14"	S48°15'19"W	9.64'	9.71'
C12	51.00'	22°42'14"	S48°15'19"W	20.08'	20.21'
C13	50.00'	45°55'06"	N36°23'46"E	39.01'	40.07'
C14	25.00'	46°10'13"	N36°31'19"E	19.60'	20.15'
C15	25.00'	90°00'00"	S75°23'35"E	35.36'	39.27'
C16	63.00'	15°31'00"	S22°38'04"E	17.01'	17.06'
C17	68.00'	25°41'21"	N43°14'15"W	30.23'	30.49'
C18	25.00'	90°00'00"	N14°36'25"E	35.36'	39.27'
C19	50.00'	90°00'00"	N14°36'25"E	70.71'	78.54'
C20	15.00'	72°11'48"	N5°42'19"E	17.68'	18.90'
C21	25.00'	78°57'58"	N81°17'13"E	31.79'	34.46'
C22	460.00'	13°34'38"	S52°26'29"E	108.75'	109.01'
C23	100.00'	17°49'39"	S36°44'21"E	30.99'	31.11'
C24	25.00'	37°14'15"	S7°36'45"E	15.96'	16.25'
C25	63.00'	24°05'17"	N61°25'48"W	26.29'	26.49'
C26	2595.69'	2°20'25"	N43°27'53"W	106.02'	106.02'
C27	500.00'	13°04'55"	N51°10'34"W	113.91'	114.16'
C28	500.00'	1°48'30"	N58°37'16"W	15.78'	15.78'
C29	30.00'	85°24'02"	N16°49'30"W	40.69'	44.72'
C30	3067.91'	0°27'03"	S55°57'01"W	24.13'	24.13'
C31	25.00'	33°43'55"	N42°44'28"E	14.51'	14.72'
C32	3067.91'	1°19'19"	S56°12'11"W	70.78'	70.78'
C33	25.00'	90°00'00"	S75°23'35"E	35.36'	39.27'
C34	3067.91'	2°16'22"	S59°02'17"W	121.68'	121.69'
C35	25.00'	90°05'51"	S75°20'39"E	35.39'	39.31'
C37	3067.91'	0°10'59"	S55°38'01"W	9.79'	9.79'
C38	6484.14'	2°46'30"	N56°06'45"E	314.03'	314.06'
C39	3067.91'	1°02'15"	S57°22'58"W	55.56'	55.56'
C40	50.00'	90°00'00"	S75°23'35"E	70.71'	78.54'
C41	3067.91'	4°37'56"	S57°51'30"W	247.97'	248.03'
C42	50.50'	22°42'14"	N48°15'19"E	19.88'	20.01'
C43	25.00'	22°42'14"	N48°15'19"E	9.84'	9.91'
C44	4076.88'	3°48'49"	S57°26'56"W	271.32'	271.37'
C45	6484.14'	2°46'30"	N56°06'45"E	314.03'	314.06'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C46	49.00'	90°05'51"	S75°20'39"E	69.36'	77.05'
C47	24.00'	46°06'01"	S36°29'13"W	18.79'	19.31'
C48	51.00'	46°10'13"	S36°31'19"W	39.99'	41.10'
C49	25.00'	90°00'00"	S14°36'25"W	35.36'	39.27'
C50	40.00'	56°16'05"	S21°5'32"E	37.72'	39.28'
C51	50.00'	33°43'55"	S42°44'28"W	29.01'	29.44'
C52	50.00'	90°00'00"	N75°23'35"W	70.71'	78.54'
C53	25.00'	90°00'00"	N75°23'35"W	35.36'	39.27'
C54	24.50'	22°42'14"	S48°15'19"W	9.64'	9.71'
C55	51.00'	22°42'14"	S48°15'19"W	20.08'	20.21'
C56	50.00'	45°55'06"	N36°23'46"E	39.01'	40.07'
C57	25.00'	46°10'13"	N36°31'19"E	19.60'	20.15'
C58	25.00'	90°00'00"	S75°23'35"E	35.36'	39.27'
C59	63.00'	15°31'00"	S22°38'04"E	17.01'	17.06'
C60	68.00'	25°41'21"	N43°14'15"W	30.23'	30.49'
C61	25.00'	90°00'00"	N14°36'25"E	35.36'	39.27'
C62	50.00'	90°00'00"	N14°36'25"E	70.71'	78.54'
C63	15.00'	72°11'48"	N5°42'19"E	17.68'	18.90'
C64	25.00'	78°57'58"	N81°17'13"E	31.79'	34.46'
C65	460.00'	13°34'38"	S52°26'29"E	108.75'	109.01'
C66	100.00'	17°49'39"	S36°44'21"E	30.99'	31.11'
C67	25.00'	37°14'15"	S7°36'45"E	15.96'	16.25'
C68	4040.88'	3°42'19"	N57°26'22"E	261.27'	261.32'
C69	4056.88'	3°37'54"	N57°22'58"E	257.10'	257.14'
C70	25.00'	90°05'51"	S75°20'39"E	35.39'	39.31'
C71	3067.91'	1°02'15"	S57°22'58"W	55.56'	55.56'
C72	63.00'	24°05'17"	N61°25'48"W	26.29'	26.49'
C73	2595.69'	2°20'25"	N43°27'53"W	106.02'	106.02'
C74	500.00'	13°04'55"	N51°10'34"W	113.91'	114.16'
C75	500.00'	1°48'30"	N58°37'16"W	15.78'	15.78'
C76	30.00'	85°24'02"	N16°49'30"W	40.69'	44.72'
C77	25.00'	33°43'55"	N42°44'28"E	14.51'	14.72'
C78	25.00'	90°00'00"	S75°23'35"E	35.36'	39.27'
C79	50.00'	90°00'00"	S75°23'35"E	70.71'	78.54'
C80	50.50'	22°42'14"	N48°15'19"E	19.88'	20.01'
C81	25.00'	22°42'14"	N48°15'19"E	9.84'	9.91'
C82	3067.91'	1°19'19"	S56°12'11"W	70.78'	70.78'
C83	3067.91'	2°16'22"	S59°02'17"W	121.68'	121.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N30°29'14"W	8.37'
L2	N59°36'25"E	49.51'
L3	N30°23'35"W	48.50'
L4	S14°36'25"W	17.68'
L5	S81°36'25"W	3.46'
L7	N2°54'45"E	23.91'
L8	N59°36'25"E	7.96'
L9	N1°23'14"E	44.20'
L10	N34°31'17"E	31.48'
L11	N1°32'32"E	33.64'
L12	N30°17'44"W	4.06'
L13	S30°23'35"E	25.91'
L14	N30°23'35"W	11.13'
L15	N25°52'31"E	7.73'
L16	N59°36'25"E	37.39'
L17	S88°12'54"E	11.32'
L18	S30°23'35"E	10.75'
L19	N8°23'35"W	9.86'
L21	N14°36'25"E	17.68'
L24	S30°23'35"E	10.75'
L25	S30°23'35"E	10.75'
L26	S30°23'35"E	10.75'
L29	S30°23'35"E	11.75'
L30	N50°01'29"W	21.56'
L32	S37°51'04"W	17.18'
L33	S59°11'14"W	25.00'
L34	N30°48'46"W	25.62'
L35	N35°16'49"E	27.35'
L37	S30°23'35"E	11.75'
L39	N30°23'35"W	13.76'
L42	N30°29'14"W	8.37'
L44	S24°36'25"W	18.77'
L46	N53°51'44"E	60.03'
L47	N53°51'44"E	60.03'
L48	N55°43'14"E	144.64'
L49	N2°54'45"E	23.91'
L50	N59°36'25"E	7.96'
L51	N1°23'14"E	44.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L52	N34°31'17"E	31.48'
L53	N1°32'32"E	33.64'
L54	N30°17'44"W	4.06'
L55	S30°23'35"E	25.91'
L56	N30°23'35"W	11.13'
L57	S88°12'54"E	11.32'
L58	N14°21'16"E	50.86'
L59	N45°30'12"E	63.34'
L60	N57°35'02"E	6.48'
L61	N14°36'25"E	17.68'
L62	N59°36'25"E	49.51'
L63	N30°23'35"W	48.50'
L64	N30°17'44"W	51.06'
L65	N14°36'25"E	15.56'
L66	N14°00'22"E	19.02'
L67	N59°25'28"E	23.99'
L68	S59°36'25"W	39.50'
L69	N30°23'35"W	6.45'
L70	N59°36'25"E	20.35'
L71	S24°36'25"W	92.00'
L72	N30°23'35"W	31.53'
L73	S29°49'33"E	6.00'
L74	N50°01'29"W	26.07'
L75	S30°48'46"E	36.70'
L76	N25°52'31"E	7.73'
L77	N59°36'25"E	37.39'
L78	S80°32'26"E	15.07'
L79	S37°51'04"W	17.19'
L83	N59°36'25"E	39.50'

**IDV SCHERTZ
 FINAL PLAT**

BEING A TOTAL OF 118,948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.244 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118,948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

DATE OF PRINT: July 27, 2023

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CURVE AND LINE DATA ON THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 8 OF 8

Civil Job No. 30020-02; Survey Job No. 30020-01

IDV SCHERTZ

Scale: 1" = 100' 0' 100' 200' 300'