

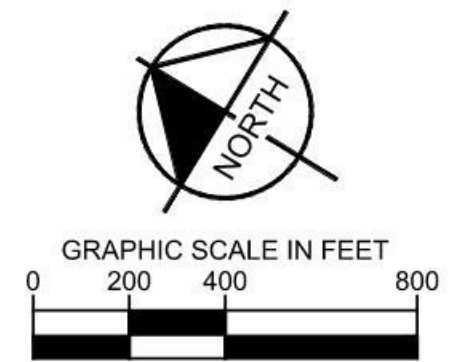
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	○	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
MNS	●	MAG NAIL SET
ROW	—	RIGHT-OF-WAY
NCB	—	NEW CITY BLOCK
VOL.	—	VOLUME
PG.	—	PAGE
OPRGC	—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
---	---	EXISTING CONTOUR
---	---	RIGHT OF WAY CENTERLINE
---	---	PROPERTY BOUNDARY LINE

**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LEGEND**

---	FEMA ZONE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING ELECTRIC MARKER SIGN
---	EXISTING ELECTRIC MARKER FLAG
---	EXISTING ELECTRIC BOX
---	EXISTING UNIDENTIFIED MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING GUY ANCHOR
---	EXISTING GAS SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED POWER POLE



**CPS/UTILITY NOTES**

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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.

**OWNER'S ACKNOWLEDGEMENT**  
**STATE OF TEXAS**  
**COUNTY OF**  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD DATE  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PLATTING ENGINEER**  
**STATE OF TEXAS**  
**COUNTY OF BEXAR**  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

AARON K. PARENICA, P.E. DATE  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

**CERTIFICATE OF PLATTING SURVEYOR**  
**STATE OF TEXAS**  
**COUNTY OF BEXAR**

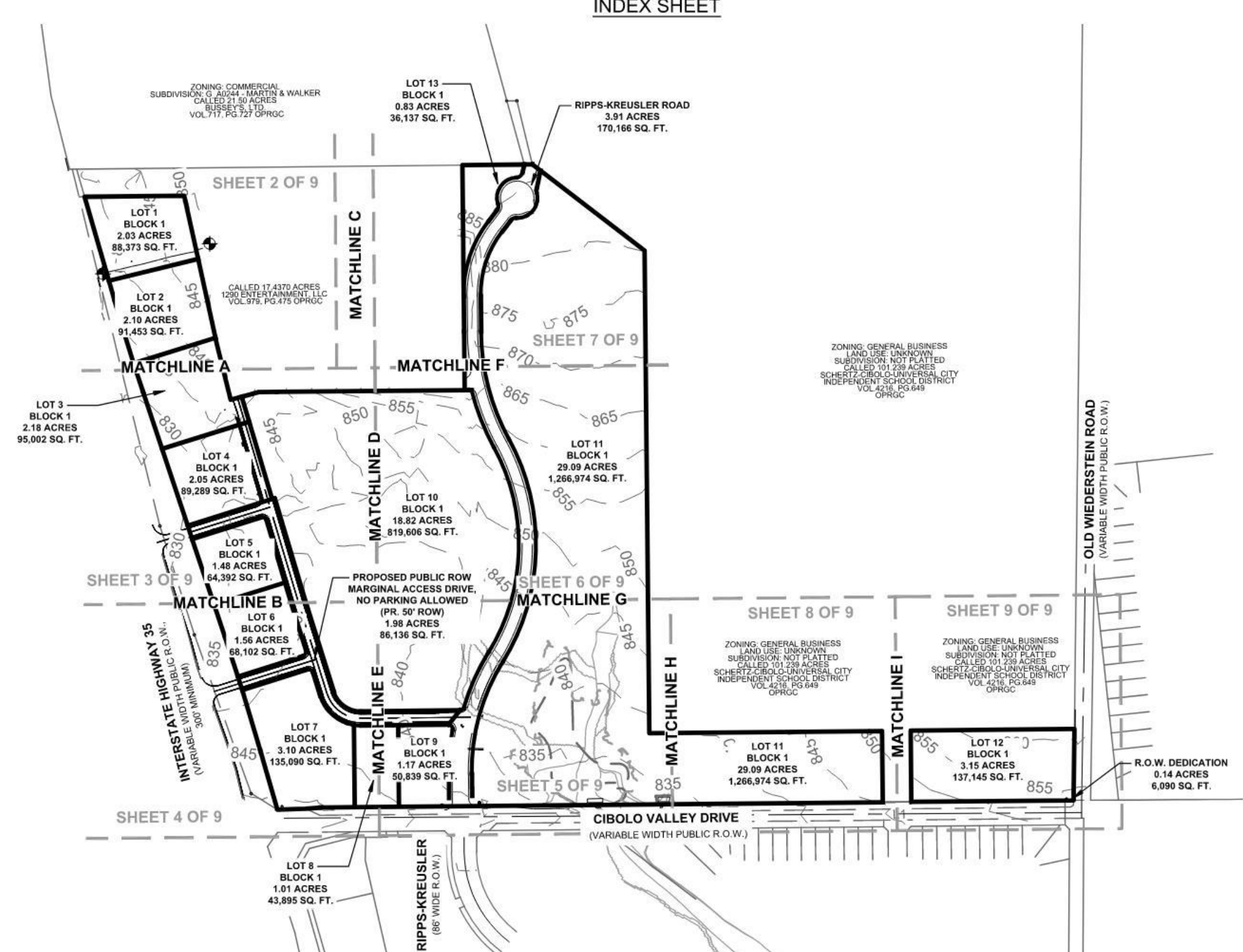
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

GREG MOSIER, R.P.L.S. DATE  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

**CERTIFICATION OF 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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER



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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: CHAIRPERSON \_\_\_\_\_

BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
- CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- BUILDINGS, SIGNS, SWIMMING POOLS, DECKS, EQUIPMENT, OR ANY OTHER PERMANENT STRUCTURES WITHIN ELECTRICAL EASEMENTS ARE PROHIBITED. CPS ENERGY EASEMENTS MUST COMPLY WITH THE PROVISIONS ESTABLISHED BY CPS ENERGY.

**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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- NUMBER OF BUILDABLE LOTS: 13
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).

**CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

**PRELIMINARY PLAT OF SCHERTZ STATION SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

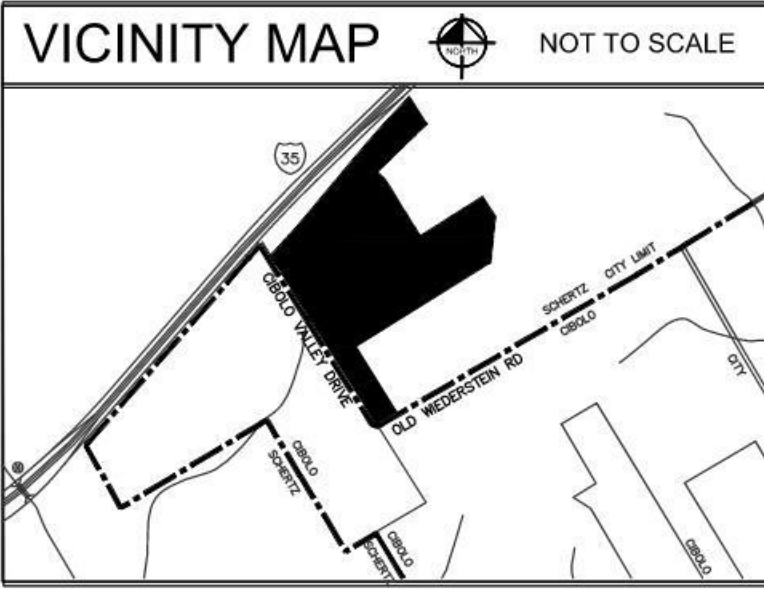
BY: \_\_\_\_\_

**Kimley»Horn**

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Plotted By: Watts, Olivia October 16, 2023 07:09:57pm K:\sra\_survey\064362018-embrey cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



**LEGEND**

- IRF ○ 1/2" IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- IRFC ○ 1/2" IRON ROD W/PLASTIC CAP FOUND
- IRSC ○ 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
- MNS ○ MAG NAIL SET
- ROW ○ RIGHT-OF-WAY
- NCB ○ NEW CITY BLOCK
- VOL. ○ VOLUME
- PG. ○ PAGE
- OPRGC ○ OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- EXISTING CONTOUR ○
- RIGHT OF WAY CENTERLINE ○
- PROPERTY BOUNDARY LINE ○

**SURVEYOR:**  
**KIMLEY-HORN**  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**CURVE TABLE**

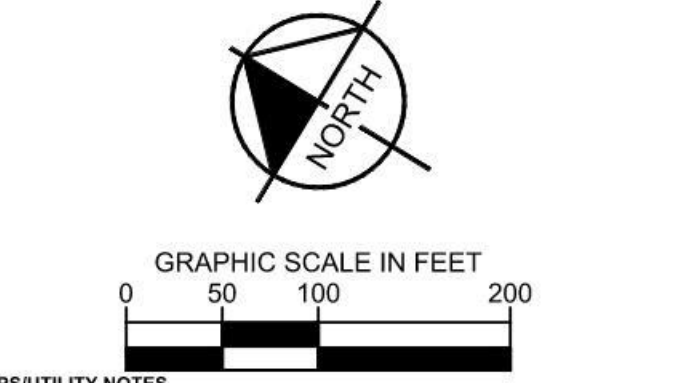
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°16'53"	10024.00	224.19	N43°35'40"E	224.18
C2	1°39'08"	7976.00	230.00	S42°24'42"W	229.99
C3	74°27'24"	25.00	32.49	N06°00'13"E	30.25
C4	10°57'17"	821.00	156.67	S64°15'10"W	156.73
C5	32°05'47"	740.00	414.54	S74°49'25"W	409.14
C6	15°03'10"	800.00	210.17	S83°20'44"W	209.57
C7	60°01'01"	720.00	754.20	S40°51'48"W	720.18
C8	60°01'01"	780.00	817.00	N60°51'48"E	780.20
C9	14°16'16"	870.00	216.70	S37°59'25"W	216.14
C10	27°54'51"	810.00	394.63	S44°48'43"W	390.74
C11	38°04'40"	430.00	285.78	N77°48'30"E	280.55
C12	38°04'40"	430.00	285.78	N77°48'30"E	280.55
C13	55°21'35"	24.00	23.19	N69°10'11"E	22.30
C14	104°54'41"	71.00	130.00	S86°03'16"E	112.59
C15	75°22'00"	24.00	31.57	S71°16'55"E	29.34
C16	0°17'09"	10024.00	50.00	N41°48'45"E	50.00
C17	0°50'40"	10024.00	147.74	N41°45'11"E	147.74
C18	90°51'30"	15.01	23.82	N02°39'15"W	21.39
C19	90°00'00"	15.00	23.56	N06°32'46"E	21.21
C20	90°00'00"	15.00	23.56	N03°07'14"W	21.21
C21	63°05'42"	150.00	165.16	N10°19'55"E	156.96
C22	100°58'13"	15.00	26.43	S19°14'42"W	23.14
C23	72°56'26"	15.00	19.10	N67°42'38"W	17.83
C24	73°07'11"	100.00	127.62	S05°19'11"W	119.13
C25	90°00'00"	25.00	39.27	N76°13'29"W	35.36
C26	89°59'51"	25.00	39.27	S13°49'27"W	35.36
C27	74°06'30"	25.00	32.34	S68°16'44"E	30.13
C28	27°50'44"	24.00	11.66	S57°06'43"W	11.55
C29	53°35'21"	71.00	66.41	N86°09'59"W	64.01
C30	55°21'35"	24.00	23.19	N55°28'13"W	22.30
C31	38°04'40"	370.00	245.91	S77°48'30"W	241.41
C32	10°01'29"	150.00	26.24	N08°13'41"W	26.21

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N31°13'29"W	100.20
L2	N31°14'25"W	129.89
L3	S31°13'29"E	24.55
L4	N81°29'31"W	85.03
L5	S23°03'19"E	50.51

**LEGEND**

- FEMA ZONE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING ELECTRIC MARKER SIGN
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- PROPOSED FIRE HYDRANT
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- CPS/UTILITY NOTES**
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NOTARY PUBLIC  
 CERTIFICATE OF PLATTING ENGINEER

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 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
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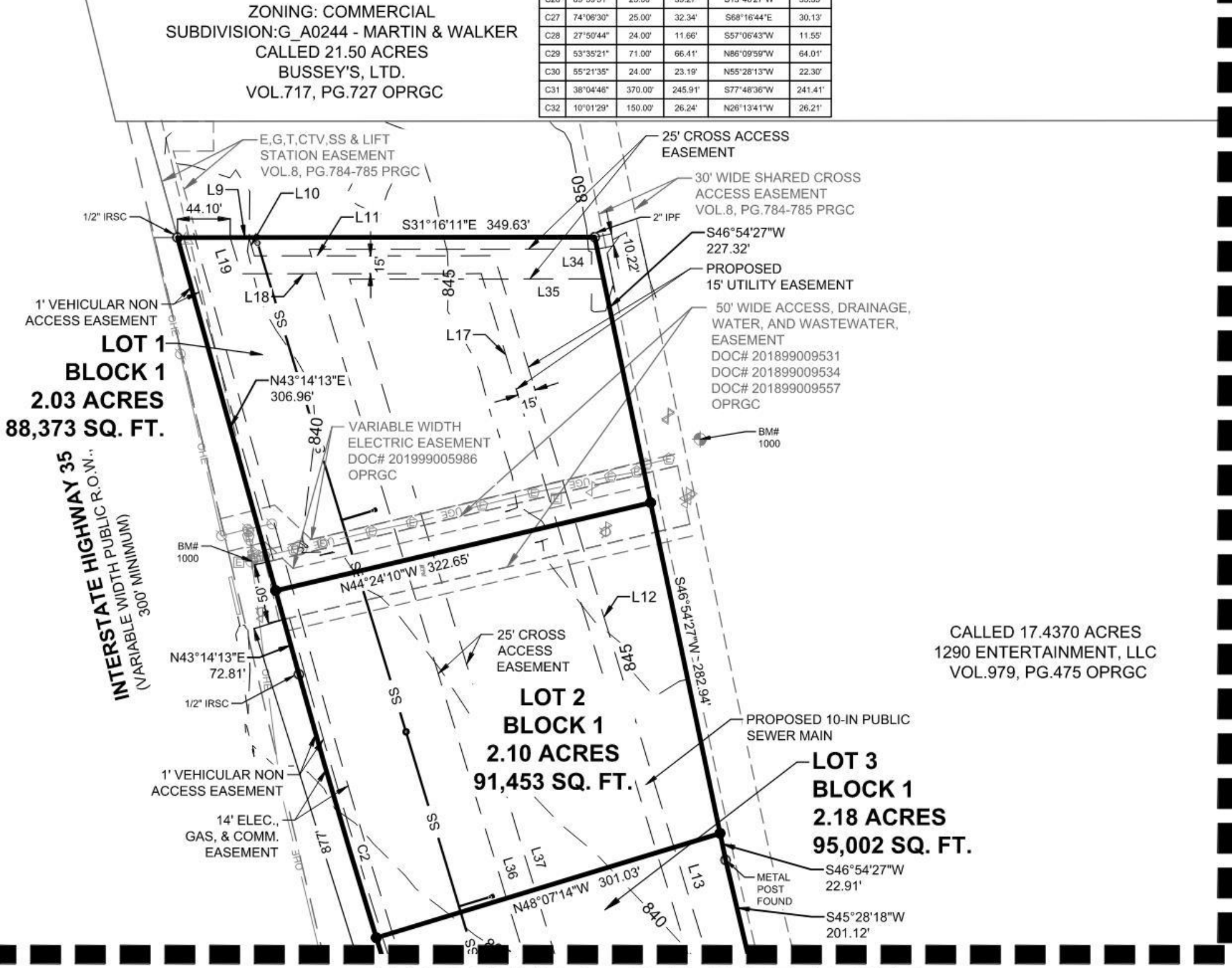
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 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

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- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

MATCHLINE C - SEE SHEET 7 OF 9

MATCHLINE A - SEE SHEET 3 OF 9

CALLED 17.4370 ACRES  
 1290 ENTERTAINMENT, LLC  
 VOL.979, PG.475 OPRGC

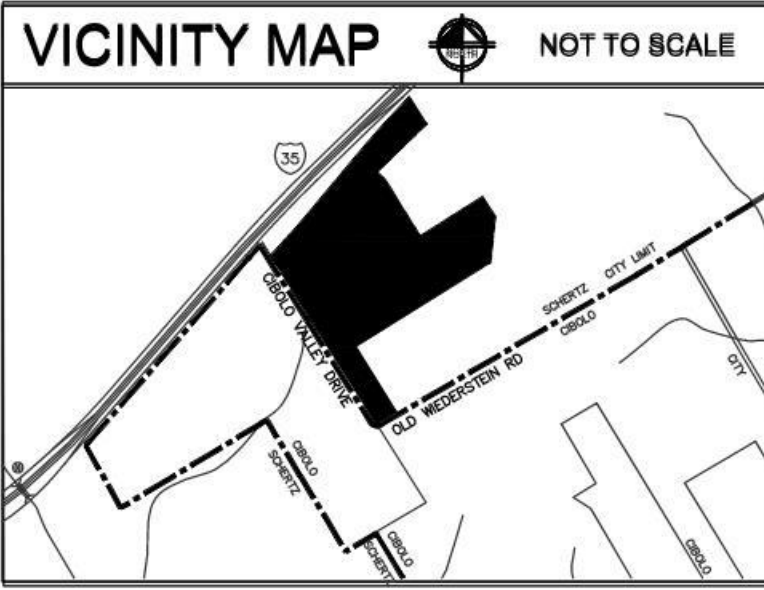
PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION  
 SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND JULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS  
 BY: \_\_\_\_\_

**Kimley»Horn**  
 10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM  
 DRAWN BY: AEN CHECKED BY: AKP DATE PREPARED: 10/16/2023 PROJECT NO.: 064362018



**LEGEND**

- IRF ○ 1/2" IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- IRFC ○ 1/2" IRON ROD W/PLASTIC CAP FOUND
- IRSC ● 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
- MNS ○ MAG NAIL SET
- ROW ○ RIGHT-OF-WAY
- NCB ○ NEW CITY BLOCK
- VOL. ○ VOLUME
- PG. ○ PAGE
- OPRGC ○ OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- 635 --- EXISTING CONTOUR
- --- RIGHT OF WAY CENTERLINE
- --- PROPERTY BOUNDARY LINE

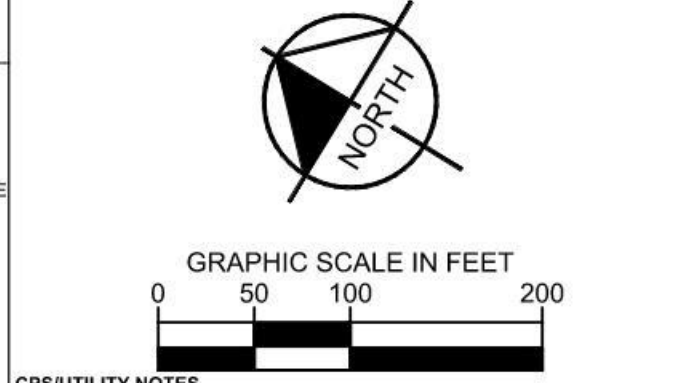
**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LINE TABLE**

NO.	BEARING	LENGTH
L9	N31°16'11"W	15.87'
L10	N41°53'07"E	16.14'
L11	N31°15'51"W	200.99'
L12	N41°53'08"E	398.97'
L13	N41°53'08"E	390.83'
L14	N03°08'52"W	21.01'
L15	S03°08'52"E	41.78'
L16	S41°53'08"W	397.04'
L17	S41°53'08"W	387.84'
L18	S31°15'51"E	200.99'
L19	S41°53'07"W	31.87'

**LEGEND**

- FEMA ZONE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- OHE — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- ▲ EXISTING ELECTRIC MARKER SIGN
- ⊕ EXISTING ELECTRIC MARKER FLAG
- ⊞ EXISTING ELECTRIC BOX
- ⊙ EXISTING UNIDENTIFIED MANHOLE
- ⊖ EXISTING UTILITY POLE
- ⊖ EXISTING GUY ANCHOR
- ⊖ EXISTING GAS SIGN
- ⊖ EXISTING FIRE HYDRANT
- ⊖ EXISTING WATER VALVE
- ⊖ PROPOSED FIRE HYDRANT
- ⊖ PROPOSED POWER POLE



**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PLATTING ENGINEER**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

AARON K. PARENICA, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

**CERTIFICATE OF PLATTING SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

GREG MOSIER, R.P.L.S.  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

**CERTIFICATION OF 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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

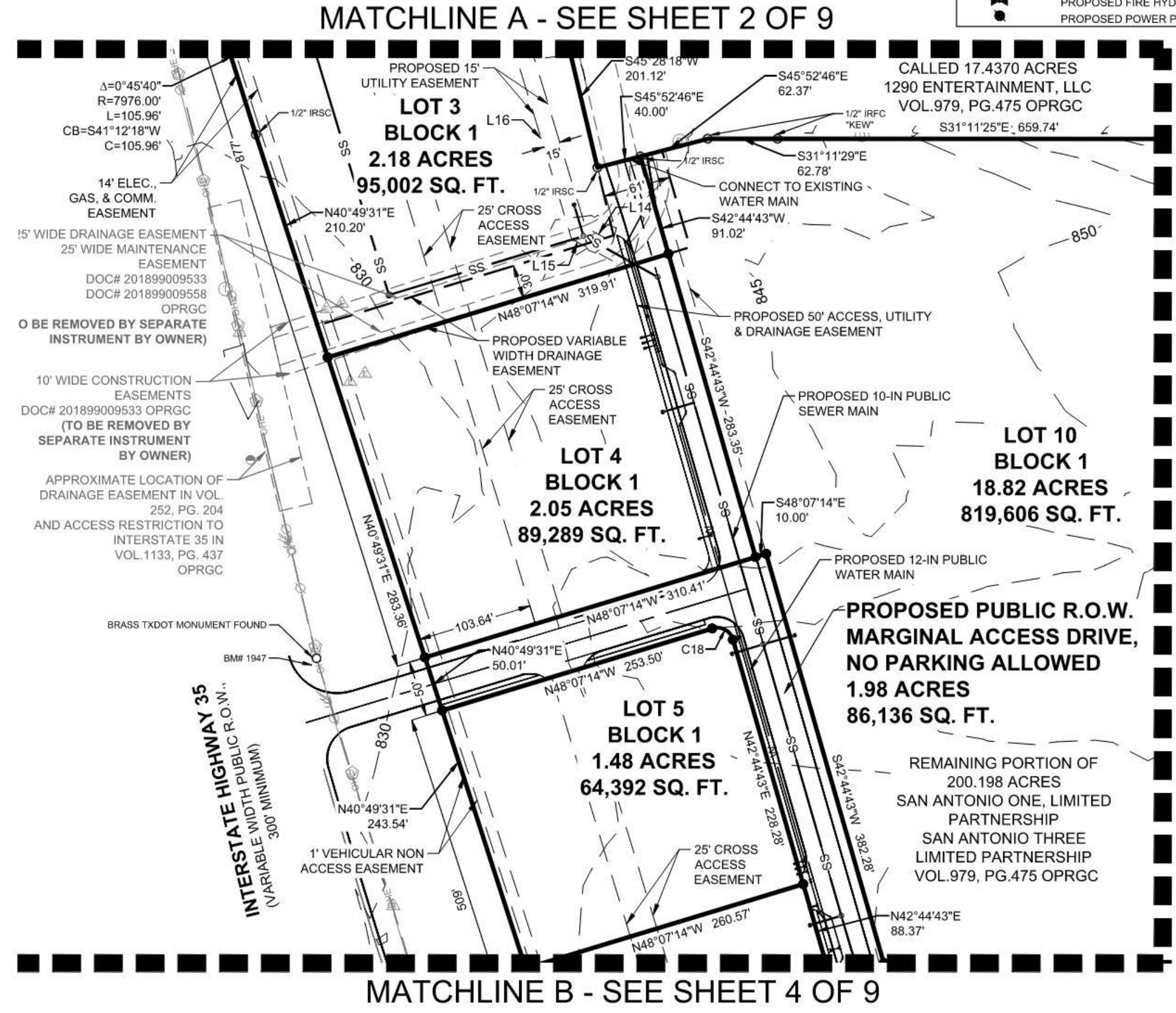
CITY ENGINEER



10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Copyright © 2023  
 Kimley-Horn and Associates, Inc.  
 All rights reserved



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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- CPS/UTILITY NOTES**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
  - CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
  - BUILDINGS, SIGNS, SWIMMING POOLS, DECKS, EQUIPMENT, OR ANY OTHER PERMANENT STRUCTURES WITHIN ELECTRICAL EASEMENTS ARE PROHIBITED. CPS ENERGY EASEMENTS MUST COMPLY WITH THE PROVISIONS ESTABLISHED BY CPS ENERGY.

- 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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
  - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
  - NUMBER OF BUILDABLE LOTS: 13
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).
- CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION  
 SUBDIVISION**

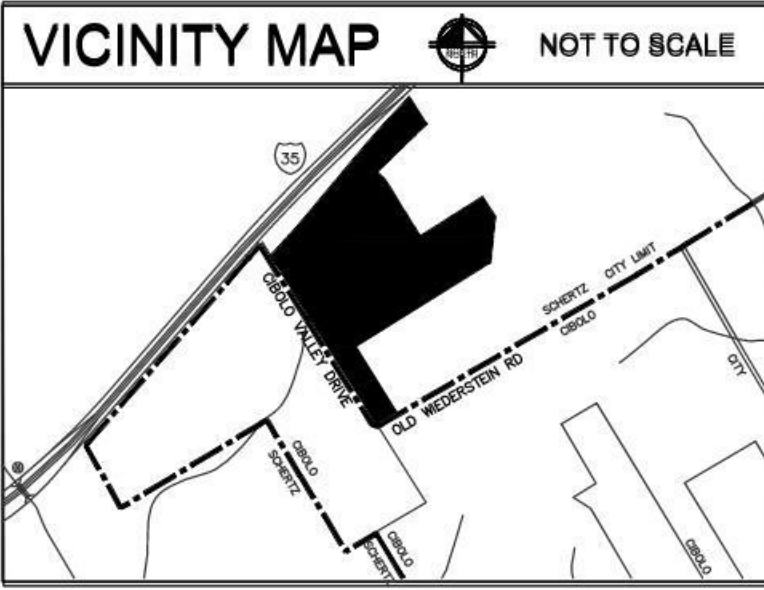
BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_

Plotted By: Watts, Olivia October 16, 2023 07:10:06pm K:\sra\_survey\064362018-embrey cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



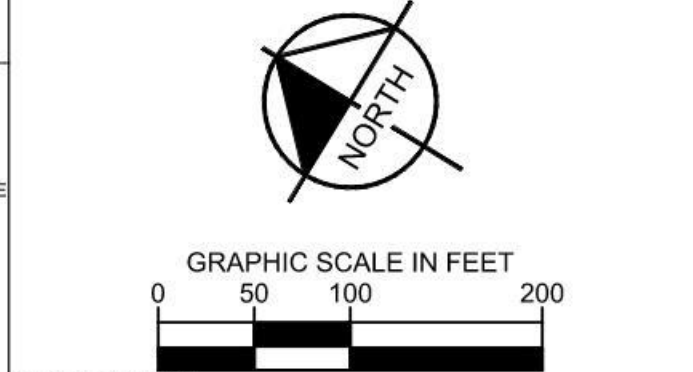
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	○	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
MNS	●	MAG NAIL SET
ROW	—	RIGHT-OF-WAY
NCB	—	NEW CITY BLOCK
VOL.	—	VOLUME
PG.	—	PAGE
OPRGC	—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
---	---	EXISTING CONTOUR
---	---	RIGHT OF WAY CENTERLINE
---	---	PROPERTY BOUNDARY LINE

**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LEGEND**

---	FEMA ZONE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING ELECTRIC MARKER SIGN
---	EXISTING ELECTRIC MARKER FLAG
---	EXISTING ELECTRIC BOX
---	EXISTING UNIDENTIFIED MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING GUY ANCHOR
---	EXISTING GAS SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED POWER POLE



**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD DATE  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PLATTING ENGINEER**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

AARON K. PARENICA, P.E. DATE  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

**CERTIFICATE OF PLATTING SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

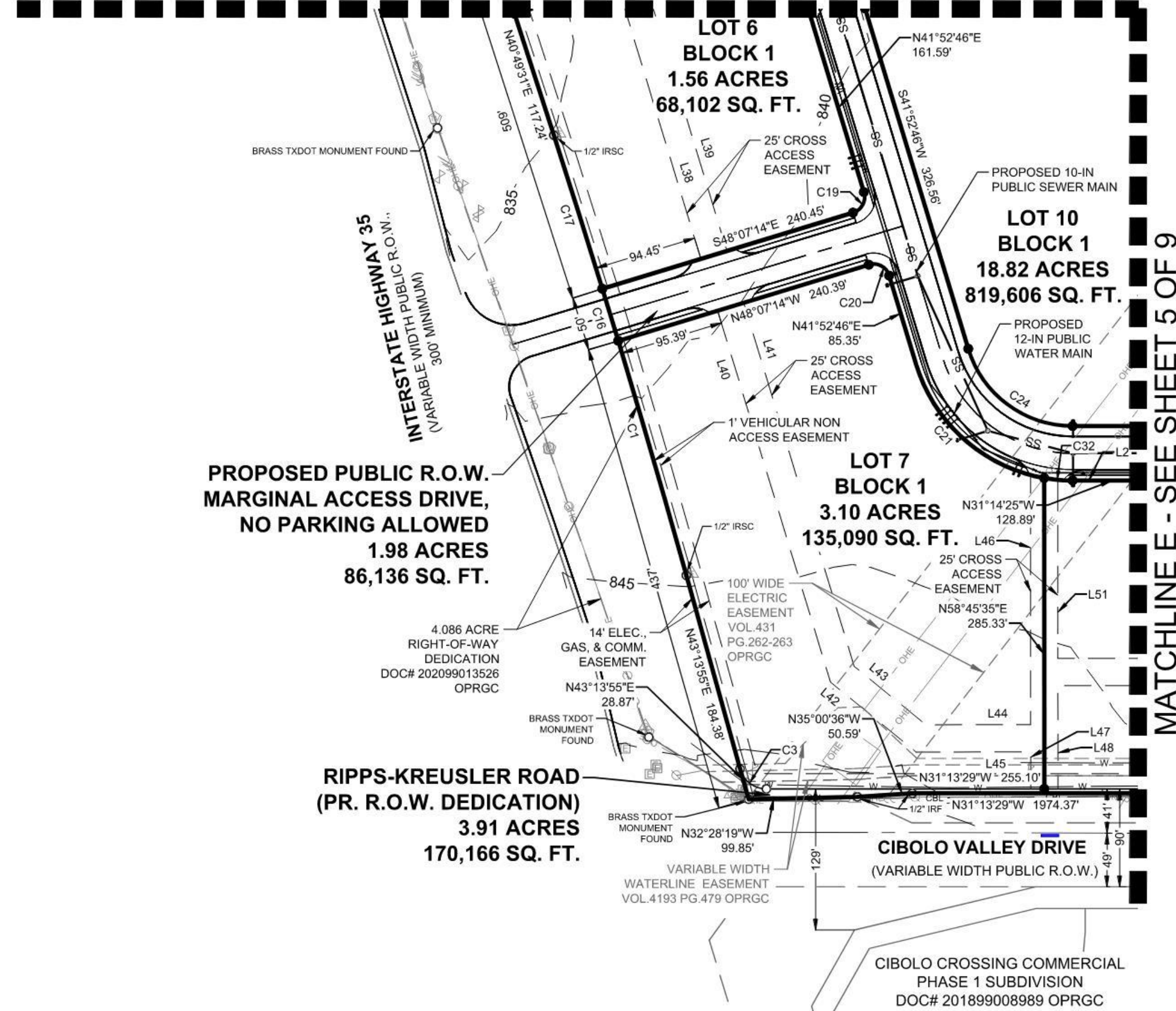
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GREG MOSIER, R.P.L.S. DATE  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

**CERTIFICATION OF 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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

MATCHLINE B - SEE SHEET 3 OF 9



MATCHLINE E - SEE SHEET 5 OF 9

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
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**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

**CPS/UTILITY NOTES**

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
- CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- BUILDINGS, SIGNS, SWIMMING POOLS, DECKS, EQUIPMENT, OR ANY OTHER PERMANENT STRUCTURES WITHIN ELECTRICAL EASEMENTS ARE PROHIBITED. CPS ENERGY EASEMENTS MUST COMPLY WITH THE PROVISIONS ESTABLISHED BY CPS ENERGY.

**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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- NUMBER OF BUILDABLE LOTS: 13
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).

**CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

**PRELIMINARY PLAT OF SCHERTZ STATION SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

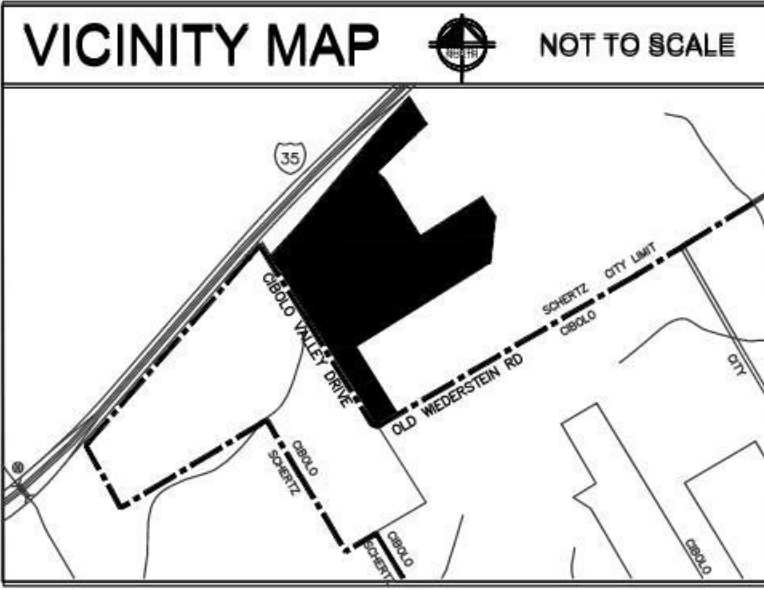
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_

**Kimley»Horn**  
 10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Plotted By: Watts, Olivia October 16, 2023 07:28:23pm K:\ISNA\_Survey\064362018-EMBREY CIBOLO VALLEY SCHERTZ\DWG\Plat\Schertz Station Preliminary Plat.dwg



**LEGEND**

- IRF ○ 1/2" IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- IRFC ○ 1/2" IRON ROD W/PLASTIC CAP FOUND
- IRSC ● 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
- MNS ○ MAG NAIL SET
- ROW ○ RIGHT-OF-WAY
- NCB ○ NEW CITY BLOCK
- VOL. ○ VOLUME
- PG. ○ PAGE
- OPRGC ○ OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- EXISTING CONTOUR ○
- RIGHT OF WAY CENTERLINE ○
- PROPERTY BOUNDARY LINE ○

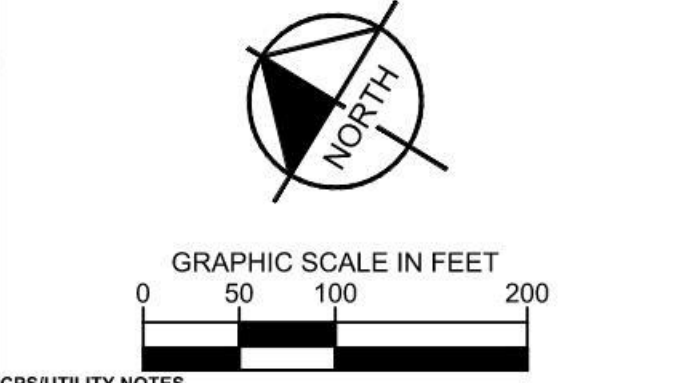
**SURVEYOR:**  
**KIMLEY-HORN**  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LINE TABLE**

NO.	BEARING	LENGTH
L27	S20°10'43"E	69.80
L28	S31°25'43"E	269.52
L29	S31°25'43"E	269.94
L30	S20°10'43"E	71.79
L31	S20°10'43"E	66.66
L32	S31°25'43"E	143.33
L33	S58°34'17"W	20.00
L34	N31°16'11"W	241.29
L35	N31°16'11"W	212.79
L36	S41°52'46"W	1167.49
L37	S41°52'46"W	1133.79
L38	S41°52'46"W	508.45
L39	S41°52'46"W	508.45

**LEGEND**

- FEMA ZONE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- OHE — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- E — EXISTING ELECTRIC MARKER SIGN
- E — EXISTING ELECTRIC MARKER FLAG
- E — EXISTING ELECTRIC BOX
- E — EXISTING UNIDENTIFIED MANHOLE
- E — EXISTING UTILITY POLE
- E — EXISTING GUY ANCHOR
- E — EXISTING GAS SIGN
- E — EXISTING FIRE HYDRANT
- E — EXISTING WATER VALVE
- E — PROPOSED FIRE HYDRANT
- E — PROPOSED POWER POLE



**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
 CERTIFICATE OF PLATTING ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

AARON K. PARENICA, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

CERTIFICATE OF PLATTING SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

GREG MOSIER, R.P.L.S.  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

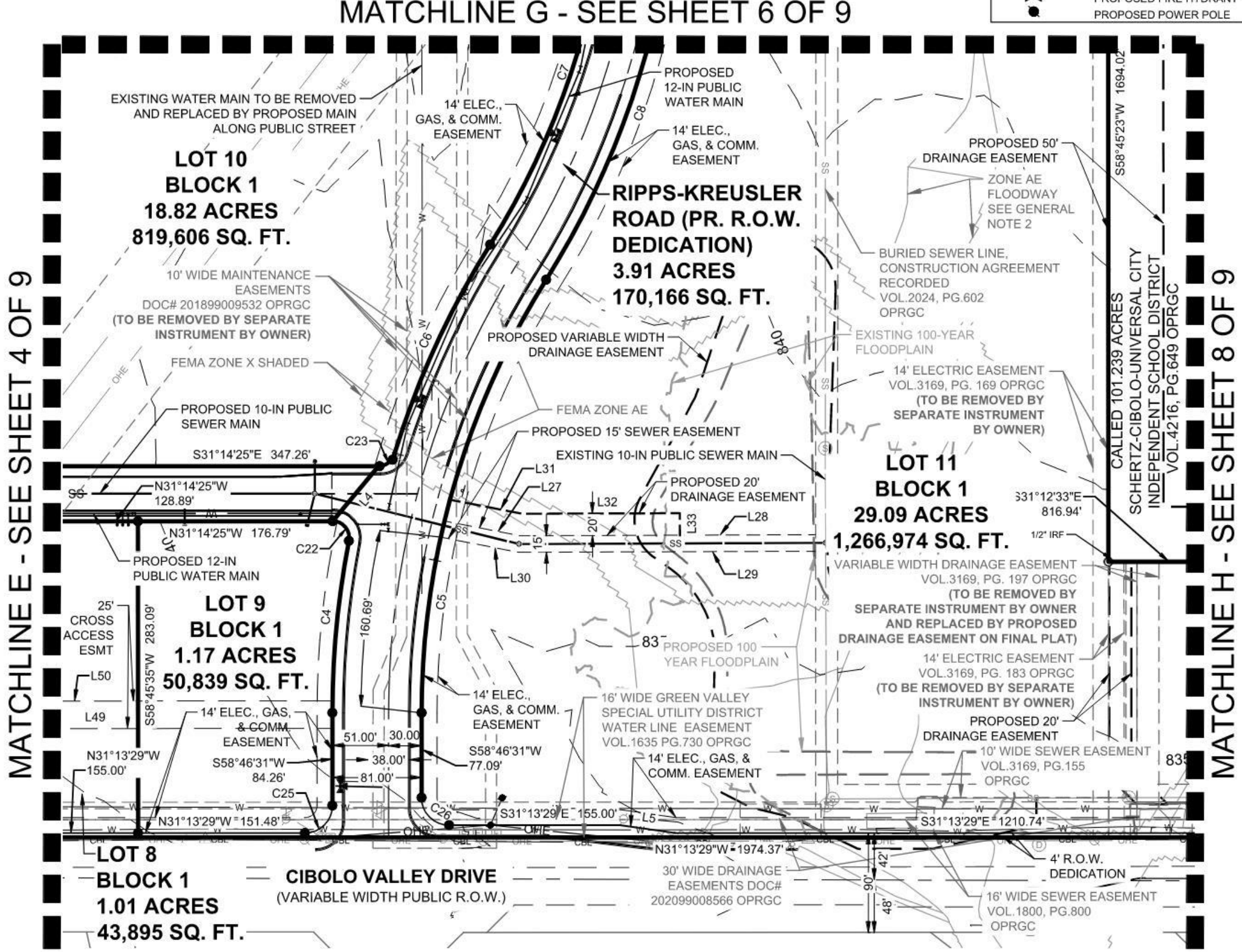
CERTIFICATION OF CITY ENGINEER  
 I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER



10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018



**APPROVAL OF CITY PLANNING AND ZONING COMMISSION**  
 THIS PLAT OF SCHERTZ STATION SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.  
 AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

**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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
- 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- CPS/UTILITY NOTES**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
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  - CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
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- GENERAL NOTES:**
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  - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
  - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
  - NUMBER OF BUILDABLE LOTS: 13
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).

**CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

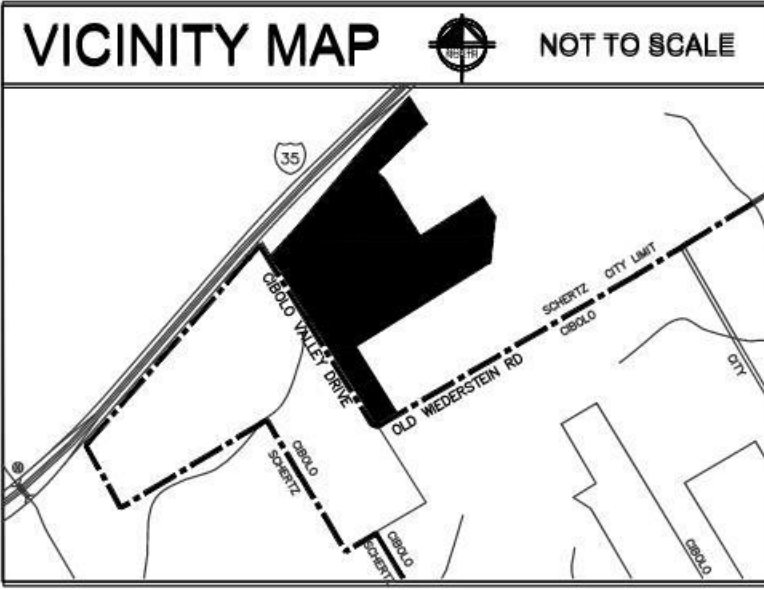
PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION  
 SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND JULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS  
 BY: \_\_\_\_\_ SHEET 5 OF 9

Plotted By: Watts, Olivia October 16, 2023 07:30:24pm K:\ISNA\_Survey\064362018-EMBREY CIBOLO VALLEY SCHERTZ\DWG\Plat\Schertz Station Preliminary Plat.dwg



**LEGEND**

- IRF ○ 1/2" IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- IRFC ○ 1/2" IRON ROD W/PLASTIC CAP FOUND
- IRSC ● 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
- MNS ○ MAG NAIL SET
- ROW --- RIGHT-OF-WAY
- NCB --- NEW CITY BLOCK
- VOL. --- VOLUME
- PG. --- PAGE
- OPRGC --- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- 635--- EXISTING CONTOUR
- RIGHT OF WAY CENTERLINE
- PROPERTY BOUNDARY LINE

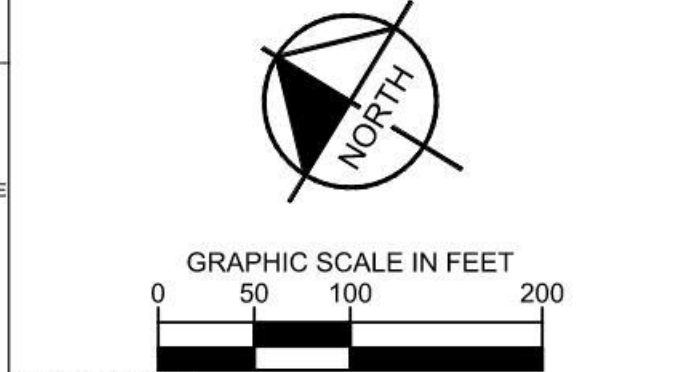
**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LINE TABLE**

NO.	BEARING	LENGTH
L21	N46°42'27"W	133.71'
L22	N13°45'23"E	193.86'
L23	S58°45'23"W	6.42'
L24	S58°45'23"W	10.28'
L25	S13°45'23"W	178.90'
L26	S46°42'27"E	122.79'

**LEGEND**

- FEMA ZONE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- △ EXISTING ELECTRIC MARKER SIGN
- △ EXISTING ELECTRIC MARKER FLAG
- EXISTING ELECTRIC BOX
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING GAS SIGN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POWER POLE



**CPS/UTILITY NOTES**

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**OWNER'S ACKNOWLEDGEMENT**

STATE OF TEXAS  
 COUNTY OF  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PLATTING ENGINEER**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

AARON K. PARENICA, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

**CERTIFICATE OF PLATTING SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BEXAR

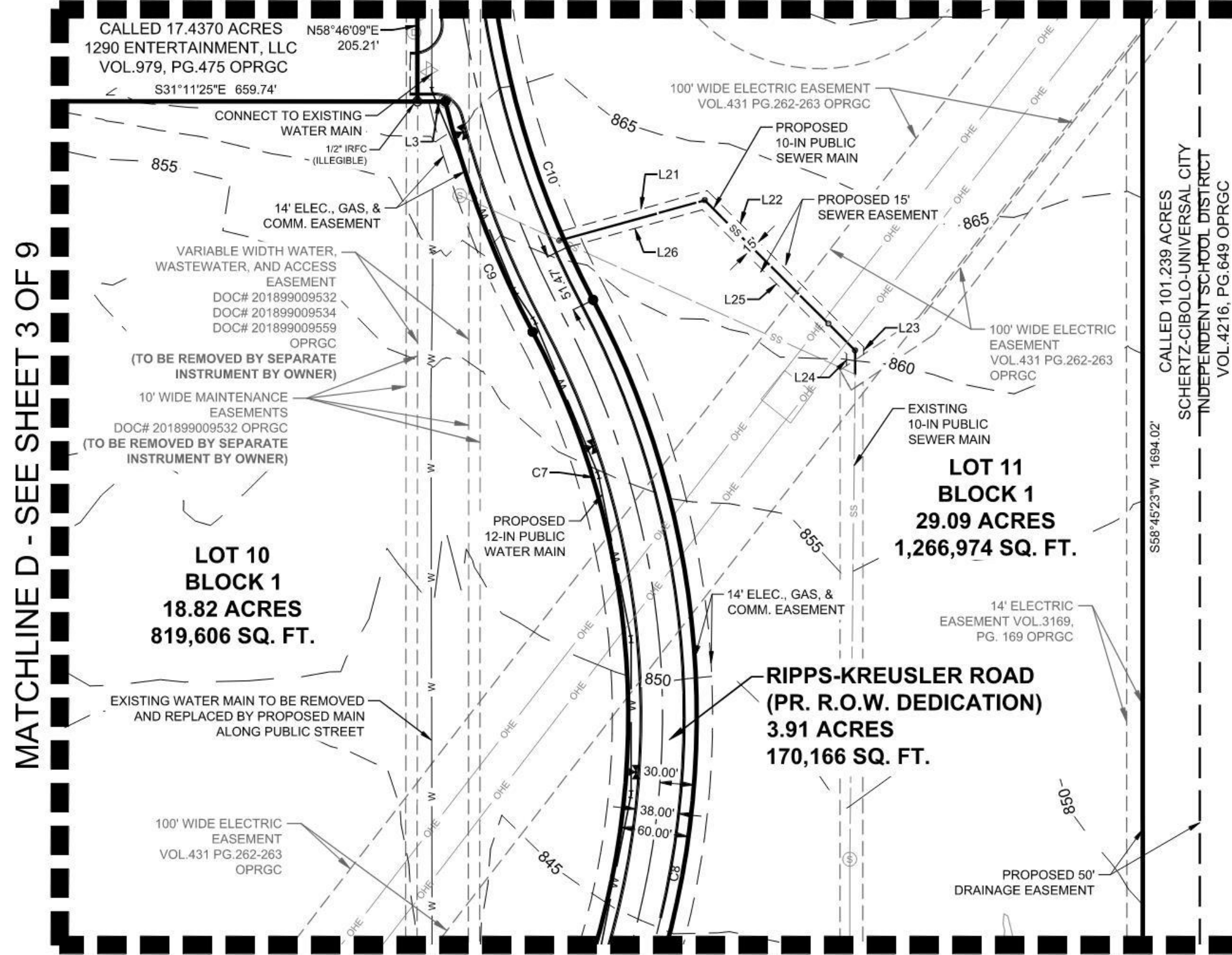
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

GREG MOSIER, R.P.L.S.  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

**CERTIFICATION OF 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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER



MATCHLINE D - SEE SHEET 3 OF 9

MATCHLINE F - SEE SHEET 7 OF 9

MATCHLINE G - SEE SHEET 5 OF 9

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- 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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
  - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
  - NUMBER OF BUILDABLE LOTS: 13
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).

**CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION  
 SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

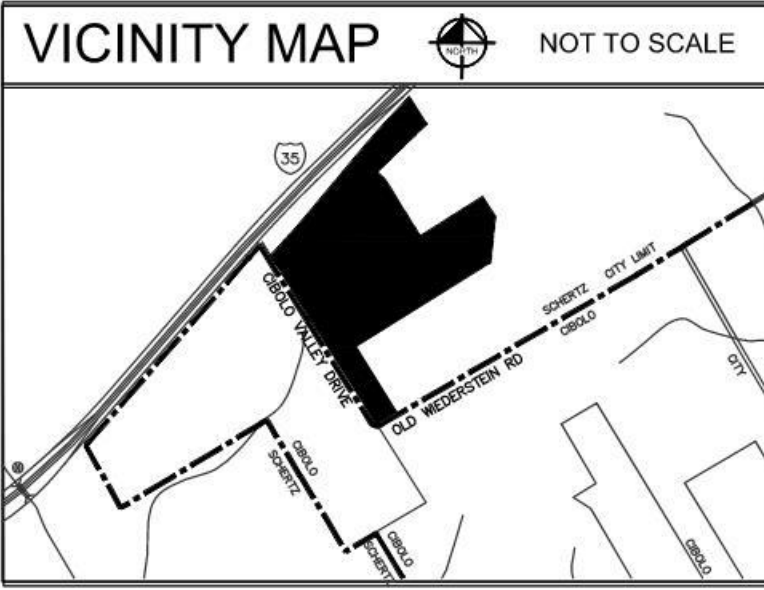
BY: \_\_\_\_\_ SHEET 6 OF 9

**Kimley»Horn**

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Plotted By: Watts, Olivia October 16, 2023 07:10:19pm K:\sra\_survey\064362018\_embrey\_cibolo\_valley\_schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



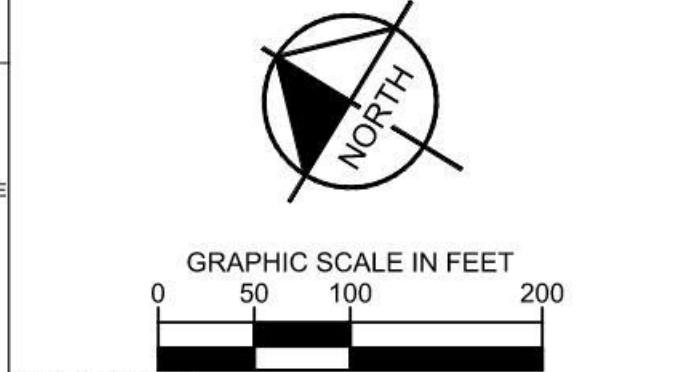
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	○	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
MNS	●	MAG NAIL SET
ROW	—	RIGHT-OF-WAY
NCB	—	NEW CITY BLOCK
VOL.	—	VOLUME
PG.	—	PAGE
OPRGC	—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
---	---	EXISTING CONTOUR
---	---	RIGHT OF WAY CENTERLINE
---	---	PROPERTY BOUNDARY LINE

**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LEGEND**

---	FEMA ZONE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING ELECTRIC MARKER SIGN
---	EXISTING ELECTRIC MARKER FLAG
---	EXISTING ELECTRIC BOX
---	EXISTING UNIDENTIFIED MANHOLE
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---	EXISTING GUY ANCHOR
---	EXISTING GAS SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED POWER POLE



**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PLATTING ENGINEER**  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

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 TEXAS REGISTRATION NO. 99323  
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 SAN ANTONIO, TX 78216  
 210-321-3411

**CERTIFICATE OF PLATTING SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BEXAR

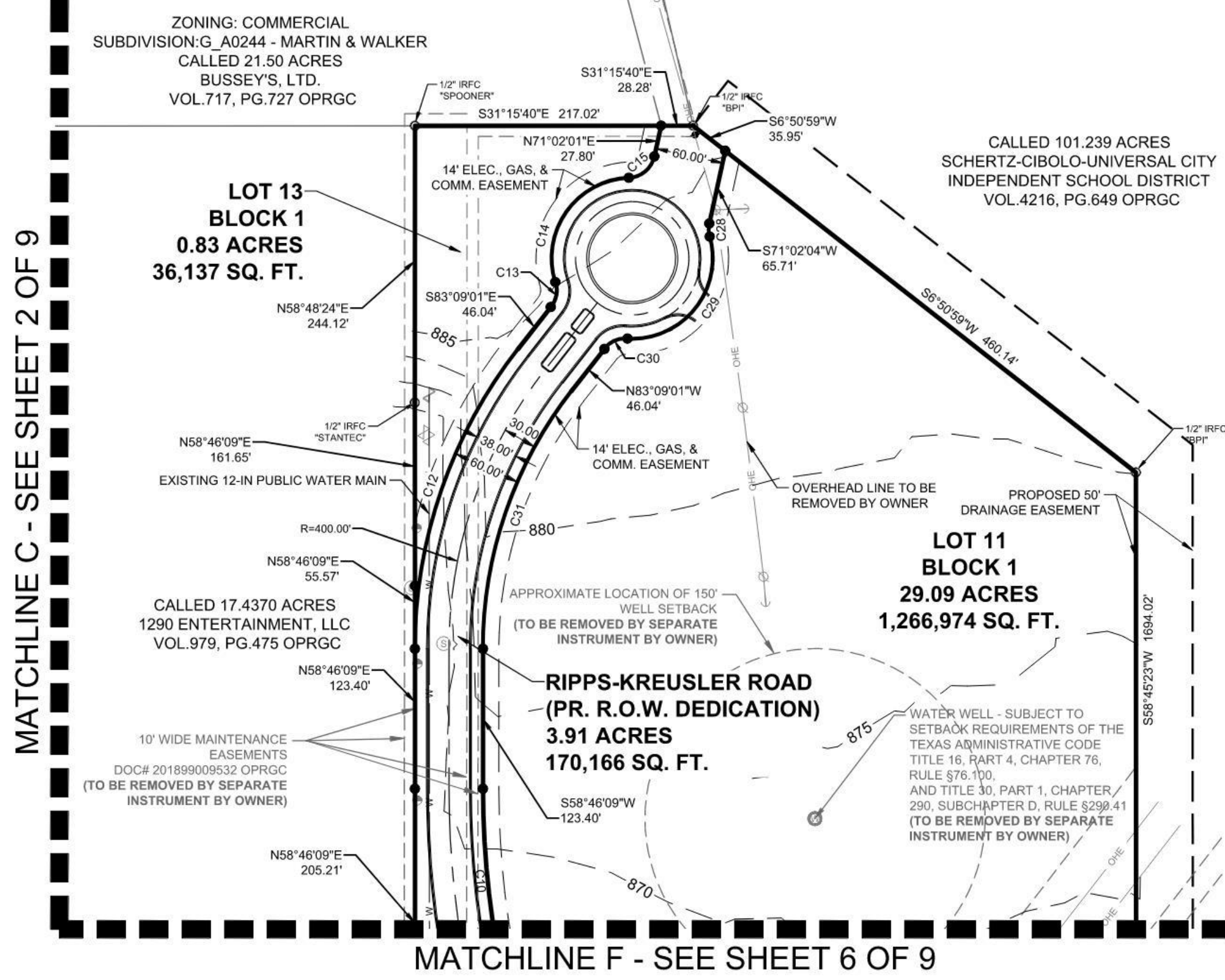
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GREG MOSIER, R.P.L.S.  
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 210-321-3402

**CERTIFICATION OF CITY ENGINEER**  
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CITY ENGINEER



MATCHLINE C - SEE SHEET 2 OF 9

MATCHLINE F - SEE SHEET 6 OF 9

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

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  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
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**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- CPS/UTILITY NOTES**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
  - CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
  - BUILDINGS, SIGNS, SWIMMING POOLS, DECKS, EQUIPMENT, OR ANY OTHER PERMANENT STRUCTURES WITHIN ELECTRICAL EASEMENTS ARE PROHIBITED. CPS ENERGY EASEMENTS MUST COMPLY WITH THE PROVISIONS ESTABLISHED BY CPS ENERGY.

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  - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
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**ZONING NOTE:**  
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PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION**  
**SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
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COUNTY CLERK, GUADALUPE COUNTY, TEXAS

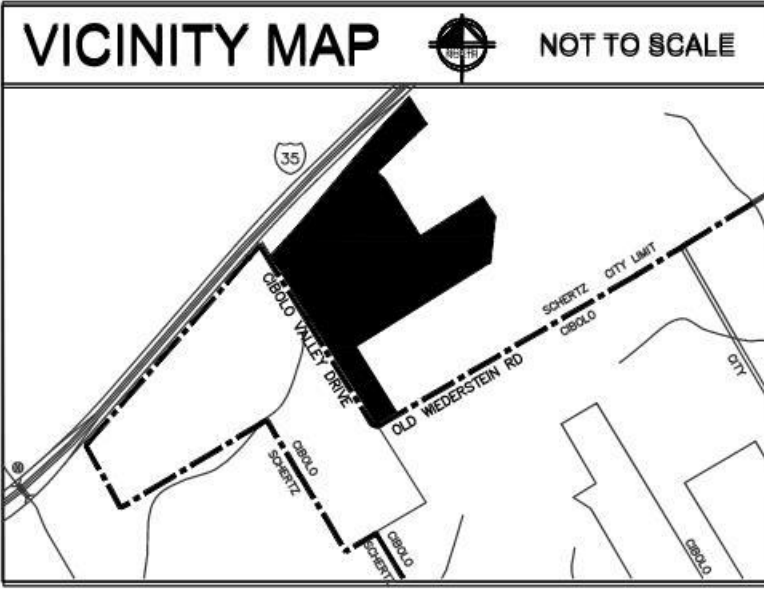
BY: \_\_\_\_\_ SHEET 7 OF 9

**Kimley»Horn**

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Plotted By: Watts, Olivia October 16, 2023 07:10:24pm K:\sra\_survey\064362018-embrey cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



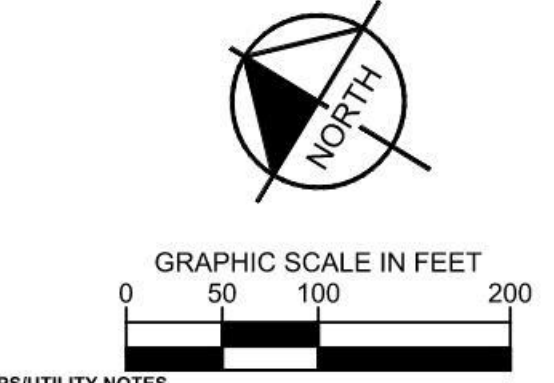
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
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MNS	○	MAG NAIL SET
ROW	—	RIGHT-OF-WAY
NCB	—	NEW CITY BLOCK
VOL.	—	VOLUME
PG.	—	PAGE
OPRGC	—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
---	---	EXISTING CONTOUR
---	---	RIGHT OF WAY CENTERLINE
---	---	PROPERTY BOUNDARY LINE

**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LEGEND**

---	FEMA ZONE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
△	EXISTING ELECTRIC MARKER SIGN
△	EXISTING ELECTRIC MARKER FLAG
□	EXISTING ELECTRIC BOX
○	EXISTING UNIDENTIFIED MANHOLE
○	EXISTING UTILITY POLE
○	EXISTING GUY ANCHOR
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△	EXISTING FIRE HYDRANT
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**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF  
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SAN ANTONIO ONE, LTD DATE  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC  
 CERTIFICATE OF PLATTING ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

AARON K. PARENICA, P.E. DATE  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

CERTIFICATE OF PLATTING SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

GREG MOSIER, R.P.L.S. DATE  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

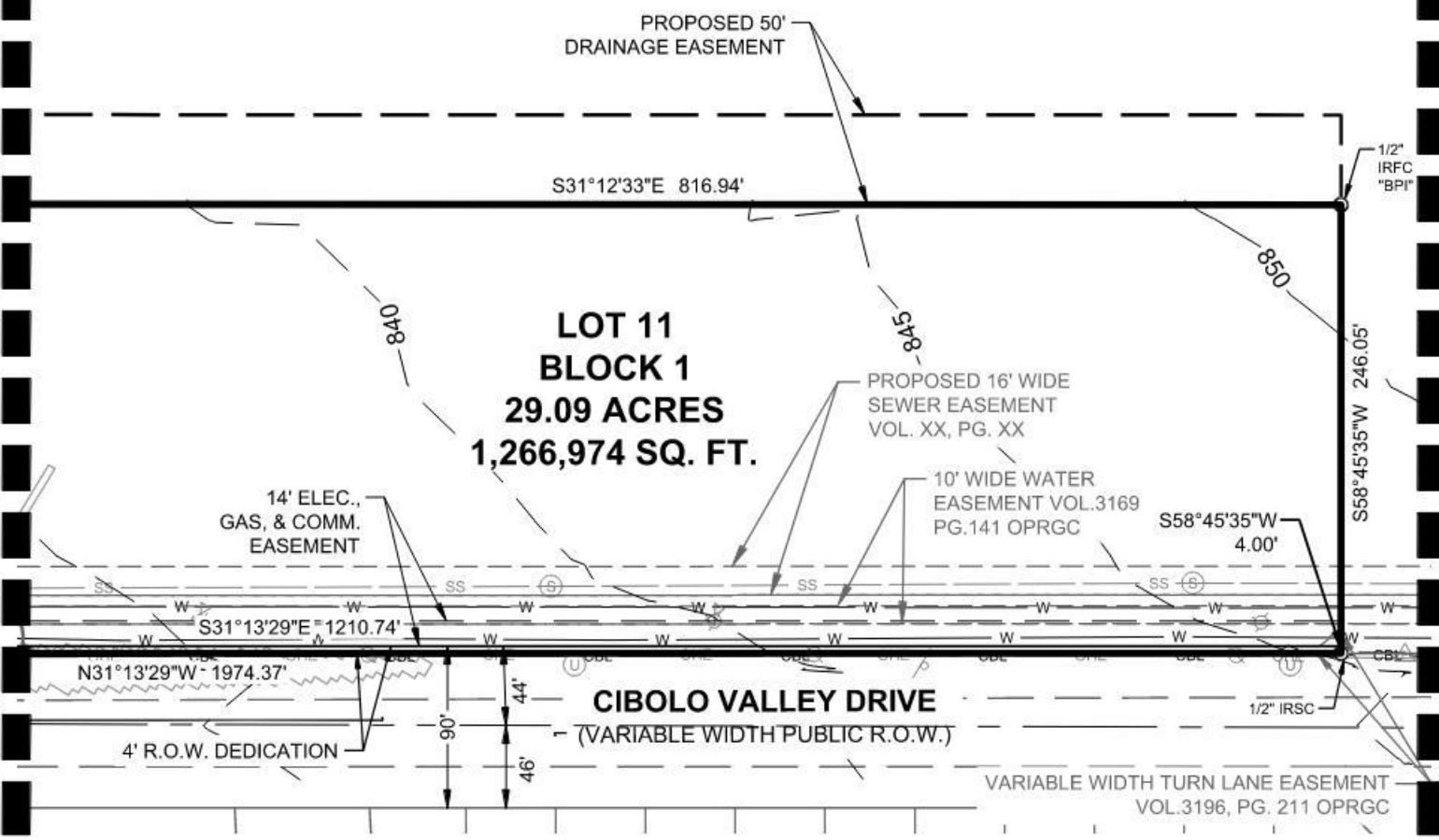
CERTIFICATION OF CITY ENGINEER  
 I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

ZONING: GENERAL BUSINESS  
 LAND USE: UNKNOWN  
 SUBDIVISION: NOT PLATTED  
 CALLED 101.239 ACRES  
 SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT  
 SCHOOL DISTRICT  
 VOL.4216, PG.649 OPRGC

MATCHLINE H - SEE SHEET 5 OF 9

MATCHLINE I - SEE SHEET 9 OF 9



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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

BY: CHAIRPERSON \_\_\_\_\_

BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- 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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
  - ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
  - NUMBER OF BUILDABLE LOTS: 13
  - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**ZONING NOTE:**  
 THE SUBJECT PROPERTY IS CURRENTLY ZONED AS A PLANNED DEVELOPMENT DISTRICT (PDD).

**CROSS ACCESS NOTE:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, & 9, BLOCK 1, IN ACCORDANCE WITH UDC SEC. 21-10.6.

PRELIMINARY PLAT  
 OF  
**SCHERTZ STATION  
 SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_ AT \_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ AD \_\_\_\_ AT \_\_\_\_ M, IN THE RECORDS OF \_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_ PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20\_\_.

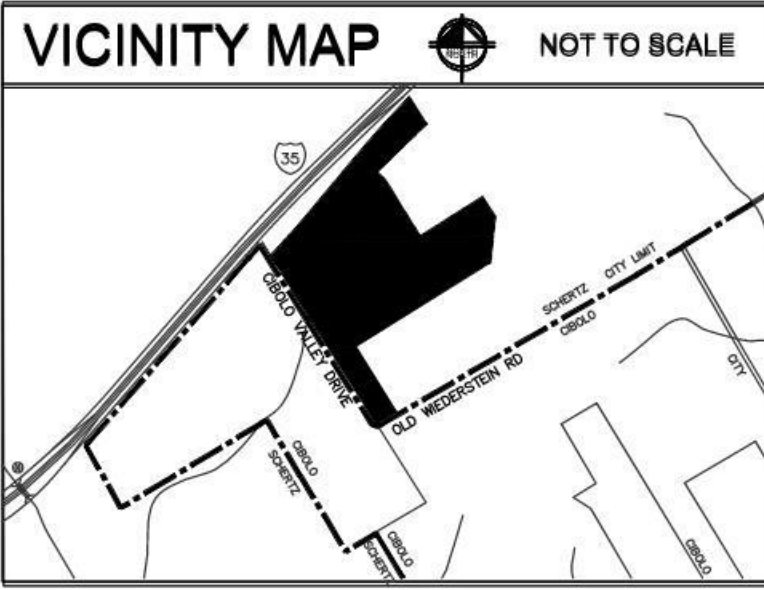
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: \_\_\_\_\_

**Kimley»Horn**  
 10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

Plotted By: Watts, Olivia October 16, 2023 07:10:31pm K:\sra\_survey\064362018-embrey cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



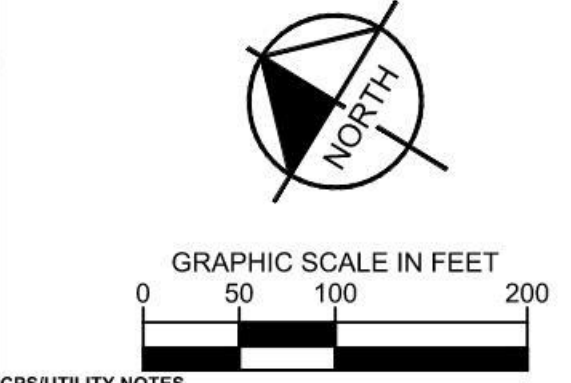
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	○	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
MNS	●	MAG NAIL SET
ROW	—	RIGHT-OF-WAY
NCB	—	NEW CITY BLOCK
VOL.	—	VOLUME
PG.	—	PAGE
OPRGC	—	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
---	---	EXISTING CONTOUR
---	---	RIGHT OF WAY CENTERLINE
---	---	PROPERTY BOUNDARY LINE

**SURVEYOR:**  
**KIMLEY-HORN**  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LEGEND**

---	FEMA ZONE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	EXISTING ELECTRIC MARKER SIGN
---	EXISTING ELECTRIC MARKER FLAG
---	EXISTING ELECTRIC BOX
---	EXISTING UNIDENTIFIED MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING GUY ANCHOR
---	EXISTING GAS SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED POWER POLE



**CPS/UTILITY NOTES**

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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" 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 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 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.

**OWNER'S ACKNOWLEDGEMENT**  
**STATE OF TEXAS**  
**COUNTY OF**  
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ STATION SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO ONE, LTD DATE  
 277 N LOOP 1604 E., SUITE 150,  
 SAN ANTONIO, TX 78232  
 313-961-6451

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAME KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
 CERTIFICATE OF PLATTING ENGINEER

**STATE OF TEXAS**  
**COUNTY OF BEXAR**  
 I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

AARON K. PARENICA, P.E. DATE  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 99323  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3411

CERTIFICATE OF PLATTING SURVEYOR  
**STATE OF TEXAS**  
**COUNTY OF BEXAR**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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GREG MOSIER, R.P.L.S. DATE  
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 210-321-3402

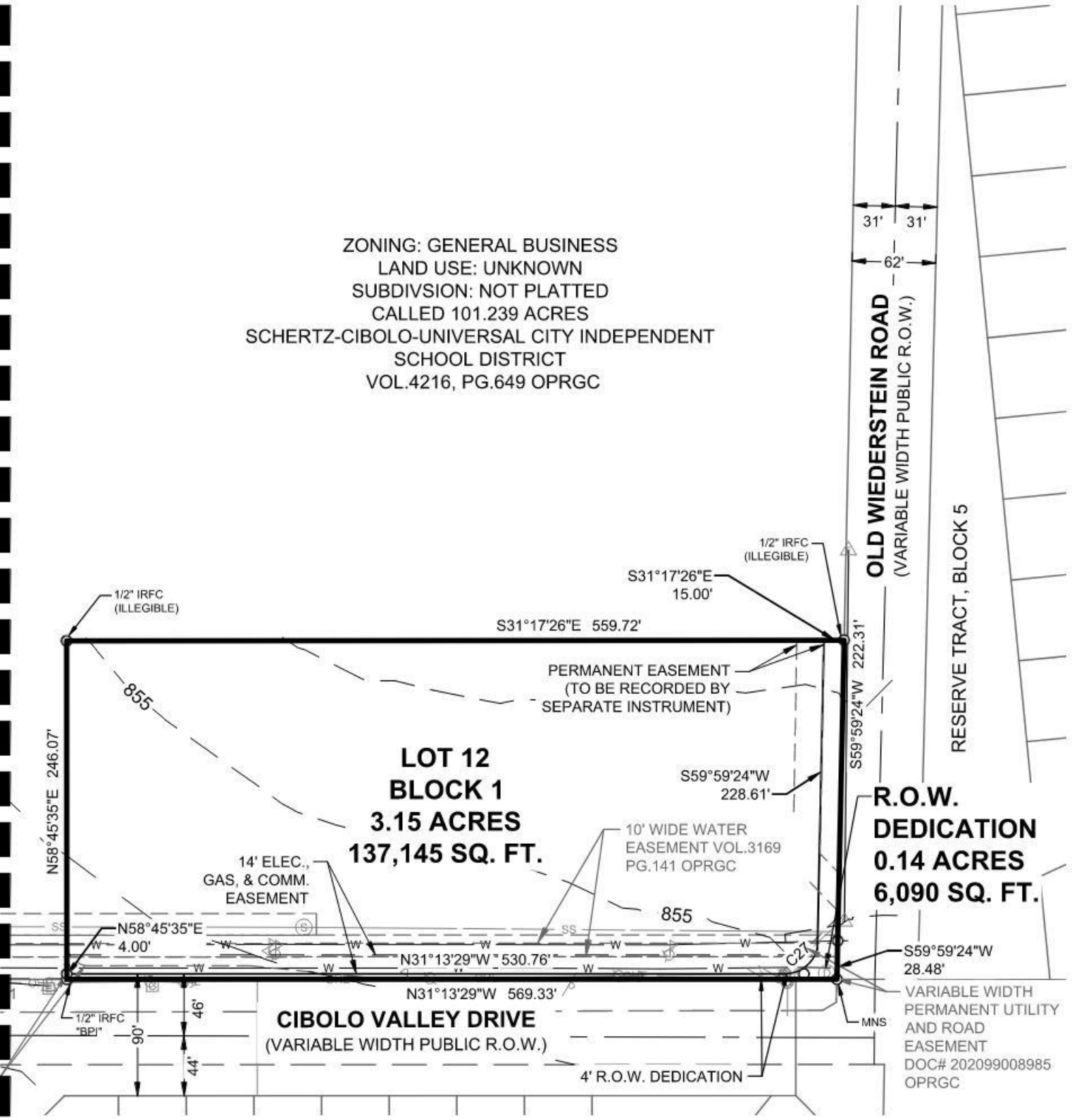
**CERTIFICATION OF CITY ENGINEER**  
 I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

**Kimley»Horn**  
 10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166  
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
AEN	AKP	10/16/2023	064362018

MATCHLINE I - SEE SHEET 8 OF 9



ZONING: GENERAL BUSINESS  
 LAND USE: UNKNOWN  
 SUBDIVISION: NOT PLATTED  
 CALLED 101.239 ACRES  
 SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT  
 SCHOOL DISTRICT  
 VOL.4216, PG.649 OPRGC

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY: CHAIRPERSON \_\_\_\_\_  
 BY: SECRETARY \_\_\_\_\_

**UTILITY PROVIDER CERTIFICATIONS**  
 THIS PROPOSED SUBDIVISION PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY \_\_\_\_\_

- 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.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF THREE (3) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1890 LINEAR FEET.
  - 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 WITH 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.

**FLOODPLAIN NOTE:**  
 ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.
- CONCRETE DRIVEWAY APPROACHES ARE 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- BUILDINGS, SIGNS, SWIMMING POOLS, DECKS, EQUIPMENT, OR ANY OTHER PERMANENT STRUCTURES WITHIN ELECTRICAL EASEMENTS ARE PROHIBITED. CPS ENERGY EASEMENTS MUST COMPLY WITH THE PROVISIONS ESTABLISHED BY CPS ENERGY.

**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 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) "AE" AND "X" AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- NUMBER OF BUILDABLE LOTS: 13
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

**PRELIMINARY PLAT**  
**OF**  
**SCHERTZ STATION**  
**SUBDIVISION**

BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS  
 BY: \_\_\_\_\_ **SHEET 9 OF 9**

Plotted By: Watts, Olivia October 16, 2023 07:10:36pm K:\sra\_survey\064362018-embrey cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg