



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**October 25, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS**  
**1400 SCHERTZ PARKWAY BUILDING #4**  
**SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**  
**WEDNESDAY, OCTOBER 25, 2023 at 6:00 p.m.**

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, OCTOBER 25, 2023, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

**1. CALL TO ORDER**

**2. SEAT ALTERNATE TO ACT IF REQUIRED**

**3. HEARING OF RESIDENTS**

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, October 24, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

**4. CONSENT AGENDA:**

**A.** Minutes for the October 11, 2023 Regular Meeting.

**B.** PLFP20230243 - Consider and act upon a request for approval of a final plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

**5. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLPP20230248 - Consider and act upon a request for approval of a preliminary plat for the Schertz Station Subdivision, approximately 75 acres of land generally located to the southeast of the IH-35 and Cibolo Valley Drive intersection. Parcel ID 68313, City of Schertz, Guadalupe County, Texas.

**6. WORKSHOP AND DISCUSSION:**

- A. Workshop, Discussion, and Possible Action regarding the Planning and Zoning Commission Bylaws (Led by Commissioners)

**7. REQUESTS AND ANNOUNCEMENTS:**

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
  - City and community events attended and to be attended
  - Continuing education events attended and to be attended
- C. Announcements by City Staff.
  - City and community events attended and to be attended.

**8. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

- A. Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**  
I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 20 day of October, 2023 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

*Samuel Haas*  
Samuel Haas, Senior Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on \_\_\_\_\_ day of \_\_\_\_\_, 2023. \_\_\_\_\_ title: \_\_\_\_\_**

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.*

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**PLANNING AND ZONING COMMISSION MEETING: 10/25/2023**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Samuel Haas, Senior Planner  
SUBJECT: Minutes for the October 11, 2023 Regular Meeting.

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**Attachments**

Minutes for the October 11, 2023, Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

October 11, 2023

The Schertz Planning and Zoning Commission convened on October 11, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Danielle Craig, Commissioner; Tamara Brown, Commissioner- Seated at 6:25 P.M.; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner

Staff present: Emily Delgado, Planning Manager; Tiffany Danhof, Administrative Assistant; Ameriz Gamez, Planner; Daisy Marquez, Planner; Samuel Haas, Senior Planner

### 1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:15 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Mrs. Craig and Mr. McMaster were seated as the alternates.

### 3. HEARING OF RESIDENTS

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, October 10, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

No one Spoke.

### 4. CONSENT AGENDA:

#### A. Minutes for the September 27, 2023, Regular Meeting.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner John Carbon

**Vote:** 5 - 0 Passed

Other: Commissioner- Seated at 6:25 P.M. Tamara Brown (ABSENT)

**5. PUBLIC HEARING:**

*The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.*

- A.** PLUDC20230228 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 3 - Boards, Commissions, and Committees and Article 12 - Subdivisions.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 6:29 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:30 P.M.

Motioned by Commissioner John Carbon to approve, seconded by Commissioner Patrick McMaster

**Vote:** 6 - 0 Passed

**6. REQUESTS AND ANNOUNCEMENTS:**

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were announcements by Commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

**7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

- A.** Current Projects and City Council Status Update

**8. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 7:01 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 10/25/2023  
Agenda Item 4 B

TO: Planning and Zoning Commission  
PREPARED BY: Daisy Marquez, Planner  
CASE: PLFP20230243  
SUBJECT: PLFP20230243 - Consider and act upon a request for approval of a final plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

**GENERAL INFORMATION:**

Owner: STX Frio I Investments, LLC  
Applicant: Chris Van Heerde, P.E./ HMT Engineering and Surveying

**APPLICATION SUBMITTAL DATE:**

Date: October 12, 2023  
Application Submittal Type: Final Plat Application

**ITEM SUMMARY:**

The applicant is requesting to final plat approximately 25.2 acres of land in order to establish one lot. The subject property is currently zoned Manufacturing (Light) (M-1).

**GENERAL LOCATION AND SITE DESCRIPTION:**

The property is undeveloped and located approximately 900-feet northwest from the intersection of FM 2252 and FM 482.

**ACCESS AND CIRCULATION:**

The property is along FM 2252 which is a TXDOT maintained roadway. Per the TXDOT notes, the property is eligible for 2 access points along FM 2252. According to the Master Thoroughfare Plan, FM 2252 is a Secondary Arterial and currently has a 90-foot Right of Way.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. A signed tree affidavit has been submitted indicating that the subject property does not have protected or heritage class trees, and none are proposed to be removed with the final plat. Tree preservation and mitigation will be evaluated with any subsequent applications.

**PUBLIC SERVICES:**

The site will be serviced by the City of Schertz for sewer, Green Valley Special Utility District for water, and CPS. The Planning and Zoning Commission approved a waiver to not connect to the public sanitary sewer system on August 9, 2023. The site will be serviced by an on-site sewer facility (OSSF) which will be permitted via Comal County.

**PUBLIC IMPROVEMENTS:**

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: The property will be serviced by Green Valley Special Utility District for water through a 12-inch water line that runs along FM 2252.

Sewer: The applicant proposed a waiver request to the requirement to extend public sanitary sewer to serve the proposed STX Frio subdivision. The waiver was granted by the Planning and Zoning Commission at the August 9, 2023, Planning and Zoning Commission meeting. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances.

Drainage: The applicant is responsible for all drainage associated with the subject property and for compliance with Stormwater regulations. A drainage report has been reviewed and approved by the City Engineer.

Sidewalks, Hike and Bike Trails: The property will be required to construct a sidewalk along FM 2252 and will be required to meet the specifications of the City of Schertz.

Road Improvements: No road improvements are currently being proposed. The road abutting the property and providing access, FM 2252, has the 90-foot Right of Way per the Master Thoroughfare Plan for a Secondary Arterial. A no objection letter has been received from TXDOT in regard to the plat.

**STAFF ANALYSIS AND RECOMMENDATION:**

The proposed final plat is generally consistent with the applicable requirements for the property, ordinances, and regulations. The plat has been reviewed with no objections by the Engineering, Public Works, Fire and Planning Departments. Staff recommends approval of PLFP20230243.

<b>Planning Department Recommendation</b>	
X	Approve as submitted
	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

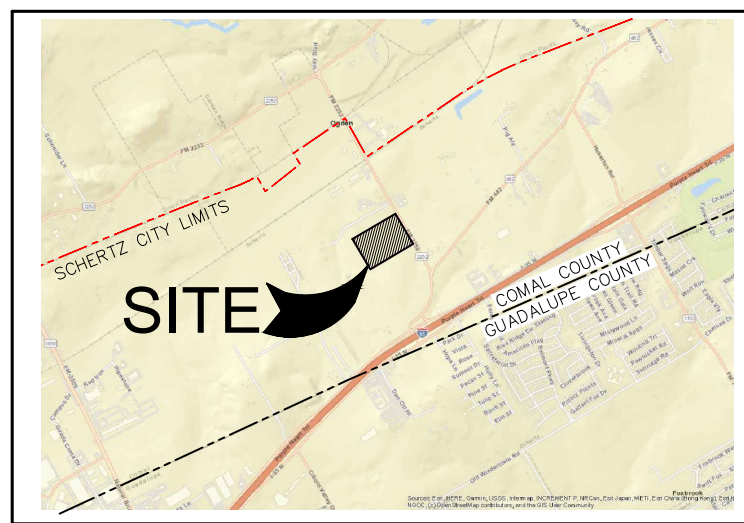
The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9 D.

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**Attachments**

- Aerial Exhibit
  - Final Plat Exhibit
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LOCATION MAP  
NOT-TO-SCALE

STEHLE STANLEY & SUSAN L  
69.8 ACRE TRACT  
FRIST TRACT  
VOL. 122, PG. 553  
D.R.C.C.T.

KRIPPCCO ENTERPRISES INC  
10.01 ACRE TRACT  
DOC. NO. 201206025110  
O.P.R.C.C.T.

STEHLE STANLEY & SUSAN L  
CALLED 10,000 ACRE TRACT  
VOL. 300, PG. 183  
D.R.C.C.T.

BLOCK 1

RESIDUE OF 68.14 ACRE TRACT  
DOC. NO. 201006004237  
O.P.R.C.C.T.

LOT 1  
25.13 AC

FND 1/2" IRON PIN W/ CAP "KSC"  
N:13774326.17  
E:2203465.68

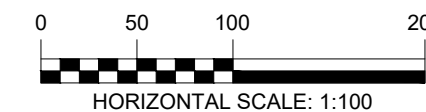
S59°32'57"W 1253.32'

KRIPPCCO ENTERPRISES INC  
10.01 ACRE TRACT  
DOC. NO. 201206025110  
O.P.R.C.C.T.

FND 1/2" IRON PIN  
W/ CAP "KSC"

LEGEND:

- = FND 1/2" IRON ROD W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON ROD W/  
PLASTIC CAP STAMPED "HMT"
- G.E.T.& CA.TV. ESMT. = GAS, ELECTRIC, TELEPHONE, AND  
CABLE TELEVISION EASEMENT
- W.L.E. = WATER LINE EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT-OF-WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS
- D.R.C.C. = DEED RECORDS, COMAL COUNTY



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPLS FIRM F-10961  
TBPLS FIRM 10153600  
(830) 625-8555

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STX FRIO, 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STX FRIO I INVESTMENTS, LLC  
MR. ANDREW CYRUS  
(713) 364-6998  
1885 ST. JAMES PLACE, STE 1260  
HOUSTON, TX. 77056

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

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

NOTARY PUBLIC, STATE OF TEXAS

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

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

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

CERTIFICATION BY CITY ENGINEER

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

CITY ENGINEER, SCHERTZ, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBIE KOEPP DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# \_\_\_\_\_ OF COMAL COUNTY ON THE DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

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

SUBDIVISION PLAT  
OF  
STX FRIO

BEING 25.13 ACRES OF LAND LOCATED IN THE EDWIN WOODRUFF SURVEY, ABSTRACT 671, CITY OF SCHERTZ, COMAL COUNTY, TEXAS, REMAINDER OF A CALLED 68.14 ACRE TRACT, RECORDED NO. 201006004237, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "HMT" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999837665.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN NOTE:  
ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 48091C0485F, EFFECTIVE DATE SEPTEMBER 2, 2009, PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

GENERAL NOTES:

1. 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.
2. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS 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.
3. THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
4. THERE IS ONE (1) BUILDABLE LOT.
5. ON 08/09/2023 THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION APPROVED AND GRANTED A WAIVER FOR THE SUBJECT PROPERTY (STX FRIO) TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS, PARAGRAPHS A & D TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AND APPROVING USE OF ON-SITE SEWAGE FACILITIES PER PARAGRAPH E.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

CHRISTOPHER P. VAN HEERDE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 93047

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: HMT ENGINEERING AND SURVEYING

DOROTHY TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

Drawing Name: T:\466 - boomerang interests, llc\Plat\STX Frio Plat.dwg User: jonn Oct 05, 2023 - 9:14am

**TXDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
3. 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 TWO (2) POINTS OF ACCESS TO STREET BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 896.10 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.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**CPS:**

1. 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," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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 OF MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
4. 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.
5. 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.

**GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE**

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

AGENT  
GREEN VALLEY SPECIAL UTILITY DISTRICT

**EASEMENT CERTIFICATE**

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTOR'S PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

Drawing Name: T:\466 - boomerang interests, llc\Plat\STX Fric Plat.dwg User: jonn Oct 05, 2023 - 9:14am

**PLANNING AND ZONING COMMISSION MEETING: 10/25/2023  
Agenda Item 5 A**

TO: Planning and Zoning Commission  
PREPARED BY: Ameriz Gamez, Planner  
CASE: PLPP20230248  
SUBJECT: PLPP20230248 - Consider and act upon a request for approval of a preliminary plat for the Schertz Station Subdivision, approximately 75 acres of land generally located to the southeast of the IH-35 and Cibolo Valley Drive intersection. Parcel ID 68313, City of Schertz, Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: SAN ANTONIO 1 LTD PRTRNSHP  
Applicant: Amy Noble, P.E. Kimley-Horn and Associates Inc.

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
10/20/2023	Preliminary Plat

**ITEM SUMMARY:**

The site is currently zoned Planned Development District (PDD). The zoning ordinance number is 22-S-44 and was approved by City Council on December 6, 2022. The proposed development will adhere to the City's General Business (GB) District and Apartment/Multi-Family Residential (R-4) District standards and requirements as dictated by the Unified Development Code and PDD.

Per the PDD the property is divided into four (4) different areas to include Commercial, Retail, and Multi-Family. The applicant is proposing to preliminary plat approximately 75 acres of land establishing a total of thirteen (13) lots.

- Area I: The portion of the property along IH 35 and Cibolo Valley Drive and made up of 9 lots, Lot 1 through Lot 9 and is proposed to develop as Commercial / Retail.
- Area II: The portion of the property is located in the center of the 75 acres, immediately behind Area I, identified as Lot 10, is proposed to develop as Commercial / Retail.
- Area III: South of Area II, consists of Lot 11 and Lot 13 and is proposed to develop as Multi-Family. Within Area III, the proposed PDD standards stipulate a maximum density of 12 units per acre. At this time the applicant is proposing a total of 318 units (build to rent) with 11 units per acre.
- Area IV: Immediately adjacent to the intersection of Cibolo Valley Drive and Old Wiederstein, is identified as Lot 12, is proposed to develop as Commercial / Retail.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The property is generally located to the southeast of the IH-35 and Cibolo Valley Dive intersection.

**ACCESS AND CIRCULATION:**

The property is eligible to have a maximum of 3 access points along the interstate highway 35 frontage per TXDOT. The property is currently proposing two main entrances from IH-35 that will connect to a 50ft public right of way within the property.

In conformance with the Master Thoroughfare Plan, a public street extension is proposed from the intersection of Cibolo Valley Drive and Ripps-Kreusler Road, this will be another access point to the property. The Ripps-Kreusler extension has a temporary dead-end that may be extended in the future. This proposed dead-end is a roundabout that

has been reviewed with no objection by the Engineering and Fire Department.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The property will be removing protected and/or heritage trees and the tree mitigation fees will be reviewed with the development of the site.

**PUBLIC SERVICES:**

The proposed development will be serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, CenterPoint Energy and AT&T.

**PUBLIC IMPROVEMENTS:**

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: The property will be serviced by the City of Schertz through multiple lines ranging from a 8inch, 10inch, and 12inch water line. Water mains of different sizes will be stubbed out to provide service for other development in the area.

Sewer: The property will be serviced by the City of Schertz through a 8inch and a 12inch sewer line. Sewer mains of different sizes will be stubbed out to provide service for other development in the area.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed in accordance with the City of Schertz Standards.

Road Improvements: The Ripps-Kreusler extension is classified in the Master Thoroughfare Plan as a residential collector and construction will meet City of Schertz standards. The applicant requested a modification to the Ripps-Kreusler dead-end street limit to allow for it to exceed 500 feet in length from the intersection with Cibolo Valley Drive. In accordance with Sec. 21.14.1 E. the request was reviewed and approved by the City Engineer so that the proposed public street extension can be established as shown on the preliminary plat to be in conformance with the City Master Thoroughfare Plan.

The Schertz Station Subdivision will provide a 50' right-of-way through Area I, connecting from the IH 35 frontage road to the Ripps-Kreusler extension near the intersection with Cibolo Valley Drive. This is indicated by the "86' wide ROW" on the exhibit and construction will include curb, gutter, and sidewalk.

**STAFF ANALYSIS AND RECOMMENDATION:**

The Preliminary Plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

<b>Planning Department Recommendation</b>	
X	Approve as submitted
	Approve with conditions*
	Denial

\* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

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**Attachments**

Aerial  
Plat Exhibit

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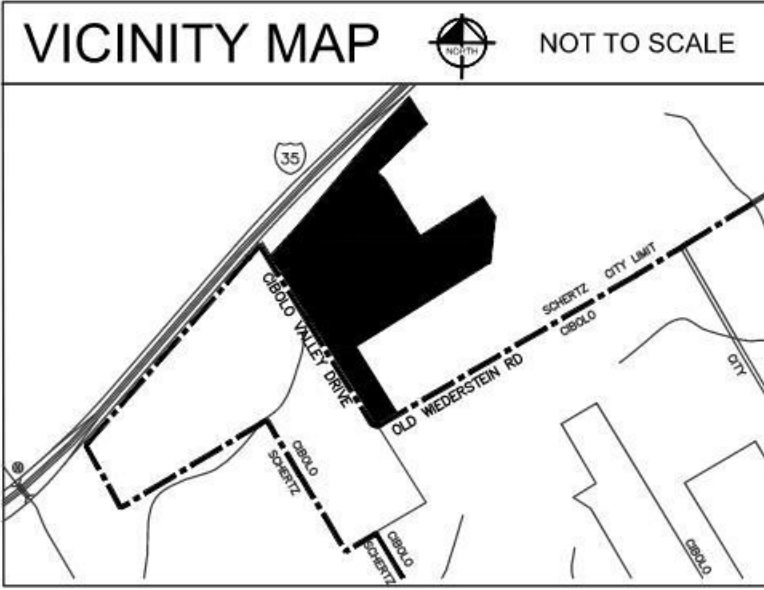
**SCHERTZ STATION**  
(PLPP20230248)

<all other values>	60' Expansion	86' Extension	120' Proposed	1", 1 1/2"	8"	20'	Schertz Gravity	Hydrant	200' Buffer
Highways	60' Proposed	86' Proposed	Abandoned	2", 2 1/2"	10"	24'	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	60' Extension	120' Expansion	Future TxDOT	3"	12"	30'	Neighboring Main	Neighboring Gravity	County Boundaries
Minor Roads	86' Expansion	120' Extension	Highway	4"	16"	36"	Private Main	Private Pressure	
Other Cities				6"	18"				

1 Inch = 350 Feet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



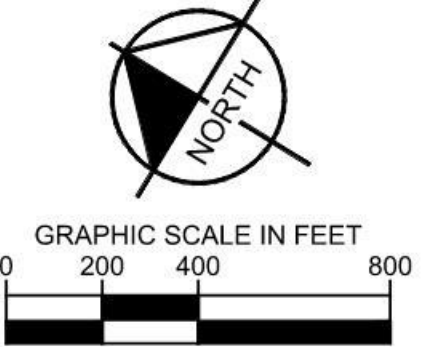
**LEGEND**

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**

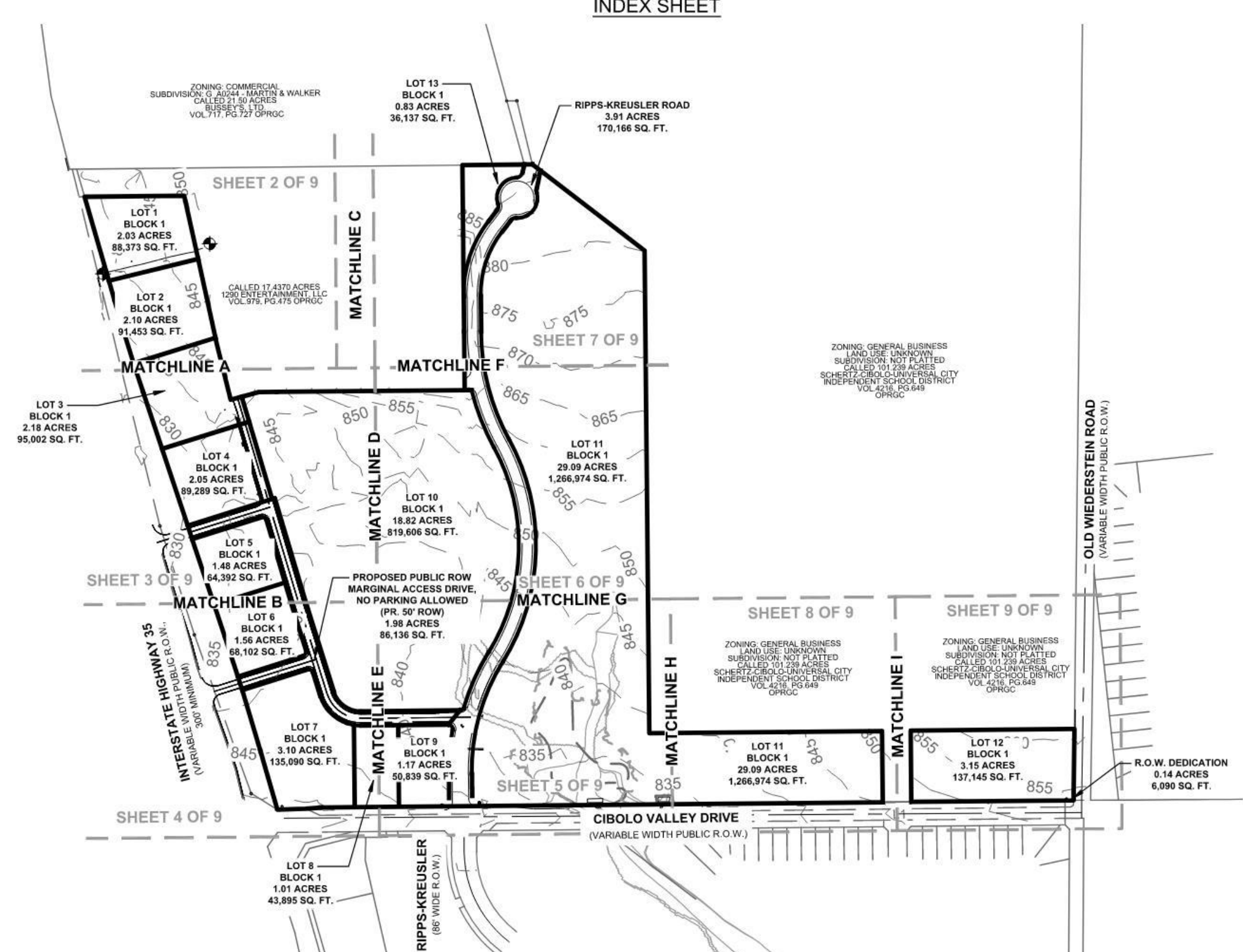
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**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.

**PRELIMINARY PLAT OF SCHERTZ STATION SUBDIVISION**

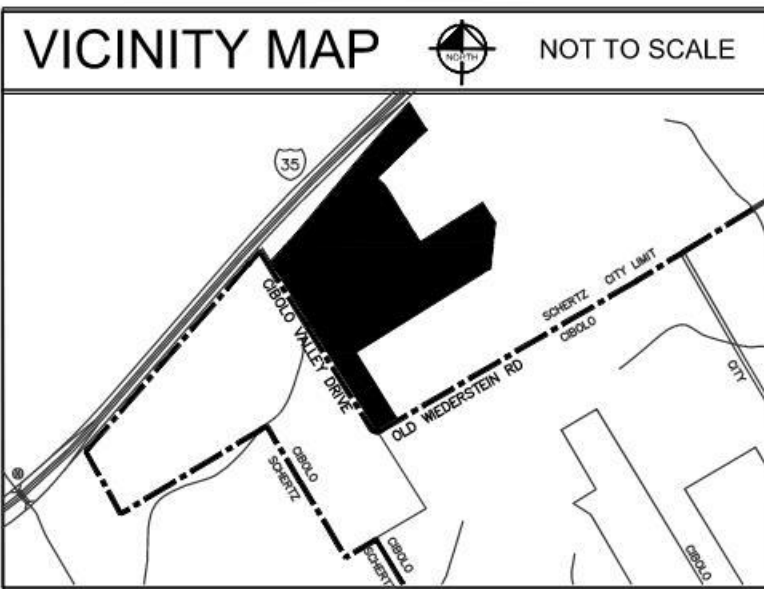
BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE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

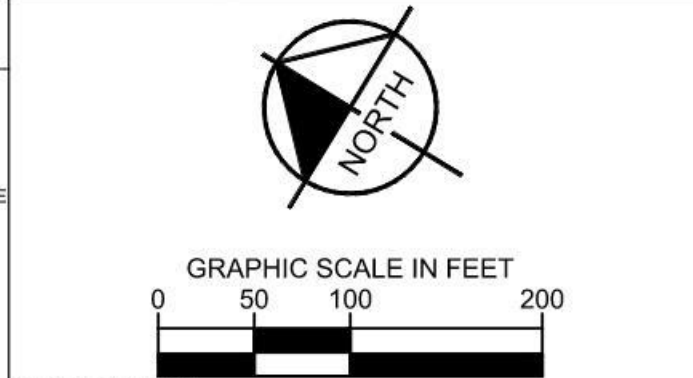
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°16'53"	10024.00	224.19	N43°35'40"E	224.18
C2	1°39'08"	7976.00	230.00	S42°24'42"W	229.99
C3	74°27'24"	25.00	32.49	N06°00'13"E	30.25
C4	10°57'17"	821.00	156.67	S64°15'10"W	156.73
C5	32°05'47"	740.00	414.54	S74°49'25"W	409.14
C6	15°03'10"	800.00	210.17	S83°20'44"W	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	55°21'35"	24.00	23.19	N69°10'11"E	22.30
C13	104°54'41"	71.00	130.00	S86°03'16"E	112.59
C14	75°22'00"	24.00	31.57	S71°16'55"E	29.34
C15	0°17'09"	10024.00	50.00	N41°48'45"E	50.00
C16	0°50'40"	10024.00	147.74	N41°45'11"E	147.74
C17	90°51'30"	15.01	23.82	N02°39'15"W	21.39
C18	90°00'00"	15.00	23.56	N86°32'46"E	21.21
C19	90°00'00"	15.00	23.56	N03°07'14"W	21.21
C20	63°05'42"	150.00	165.18	N10°19'55"E	156.98
C21	100°58'13"	15.00	26.43	S19°14'42"W	23.14
C22	72°56'26"	15.00	19.10	N67°42'38"W	17.83
C23	72°07'11"	100.00	127.62	S05°19'11"W	119.13
C24	90°00'00"	25.00	39.27	N76°13'29"W	35.36
C25	89°59'51"	25.00	39.27	S13°49'27"W	35.36
C26	74°06'30"	25.00	32.34	S68°16'44"E	30.13
C27	27°50'44"	24.00	11.66	S57°06'43"W	11.55
C28	53°35'21"	71.00	66.41	N86°09'59"W	64.01
C29	55°21'35"	24.00	23.19	N55°28'13"W	22.30
C30	38°04'40"	370.00	245.91	S77°48'36"W	241.41
C31	10°10'29"	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
- 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", "TOVERHANG 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 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 2 OF 9

**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

DATE \_\_\_\_\_

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

DATE \_\_\_\_\_

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

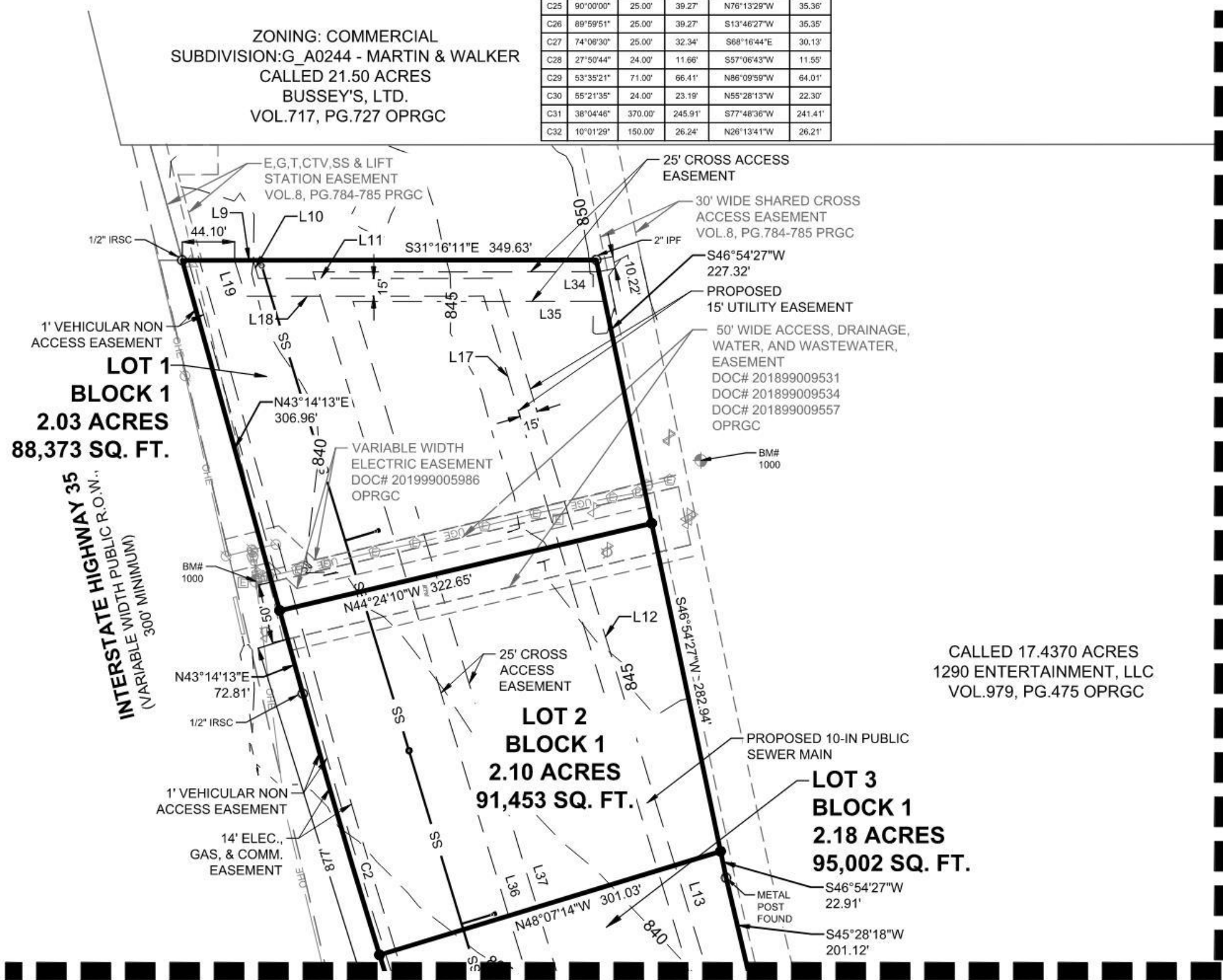
DATE \_\_\_\_\_

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: COMMERCIAL  
 SUBDIVISION: G\_A0244 - MARTIN & WALKER  
 CALLED 21.50 ACRES  
 BUSSEY'S, LTD.  
 VOL.717, PG.727 OPRGC



MATCHLINE A - SEE SHEET 3 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.

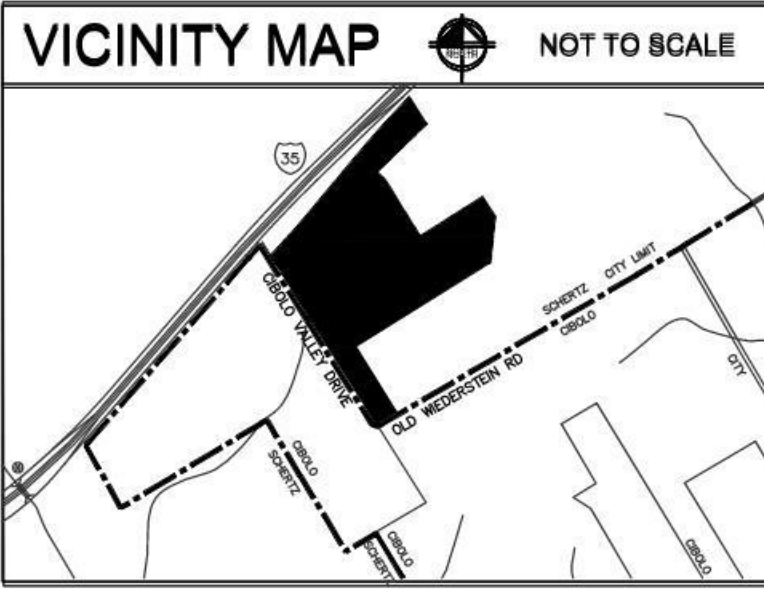
**Kimley»Horn**

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 C - SEE SHEET 7 OF 9

Plotted By: Watts, Olivia October 16, 2023 07:29:00pm K:\ISNA\_Survey\064362018-EMBRAY 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

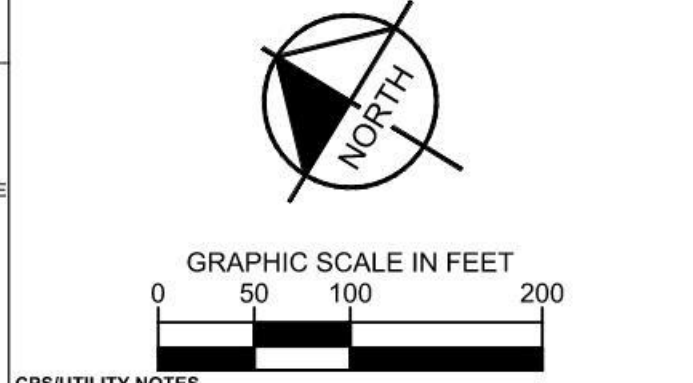
**SURVEYOR:**  
 KIMLEY-HORN  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**LINE TABLE**

NO.	BEARING	LENGTH
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
- 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.

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.

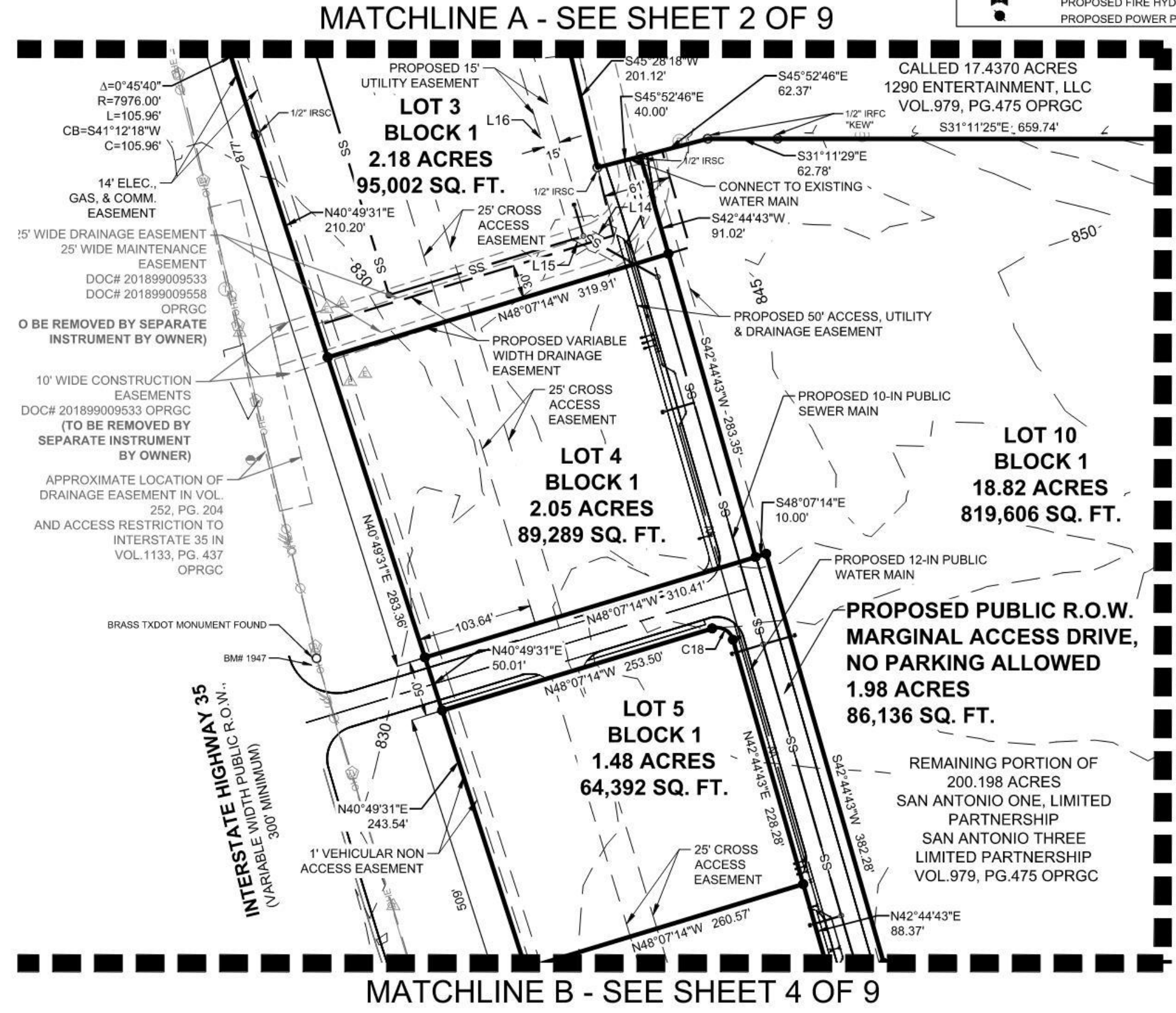
CITY ENGINEER



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:**
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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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  - 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.
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  - 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**

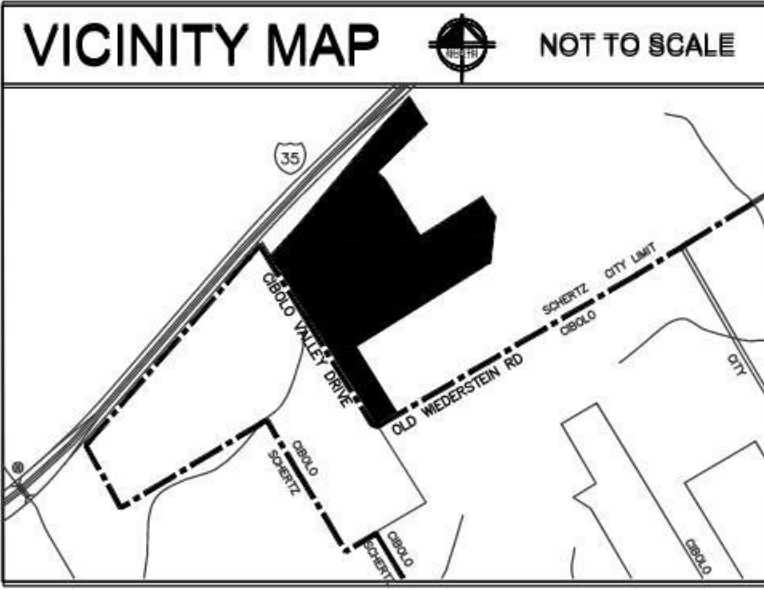
BEING A 74.579 ACRE TRACT OF LAND, OUT OF THE J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS CONVEYED TO SAN ANTONIO ONE, LIMITED PARTNERSHIP SAN ANTONIO THREE LIMITED PARTNERSHIP, RECORDED IN VOLUME 979 PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE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



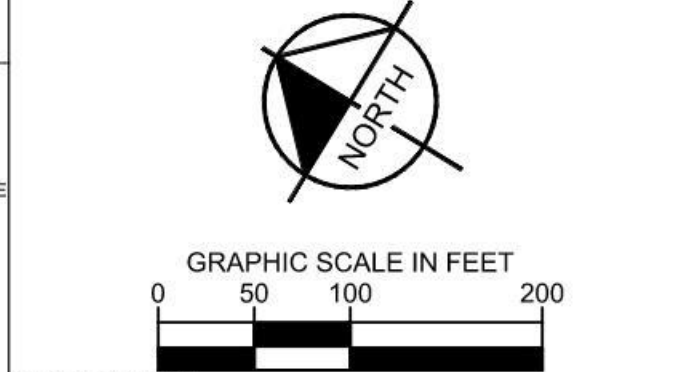
**LEGEND**

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

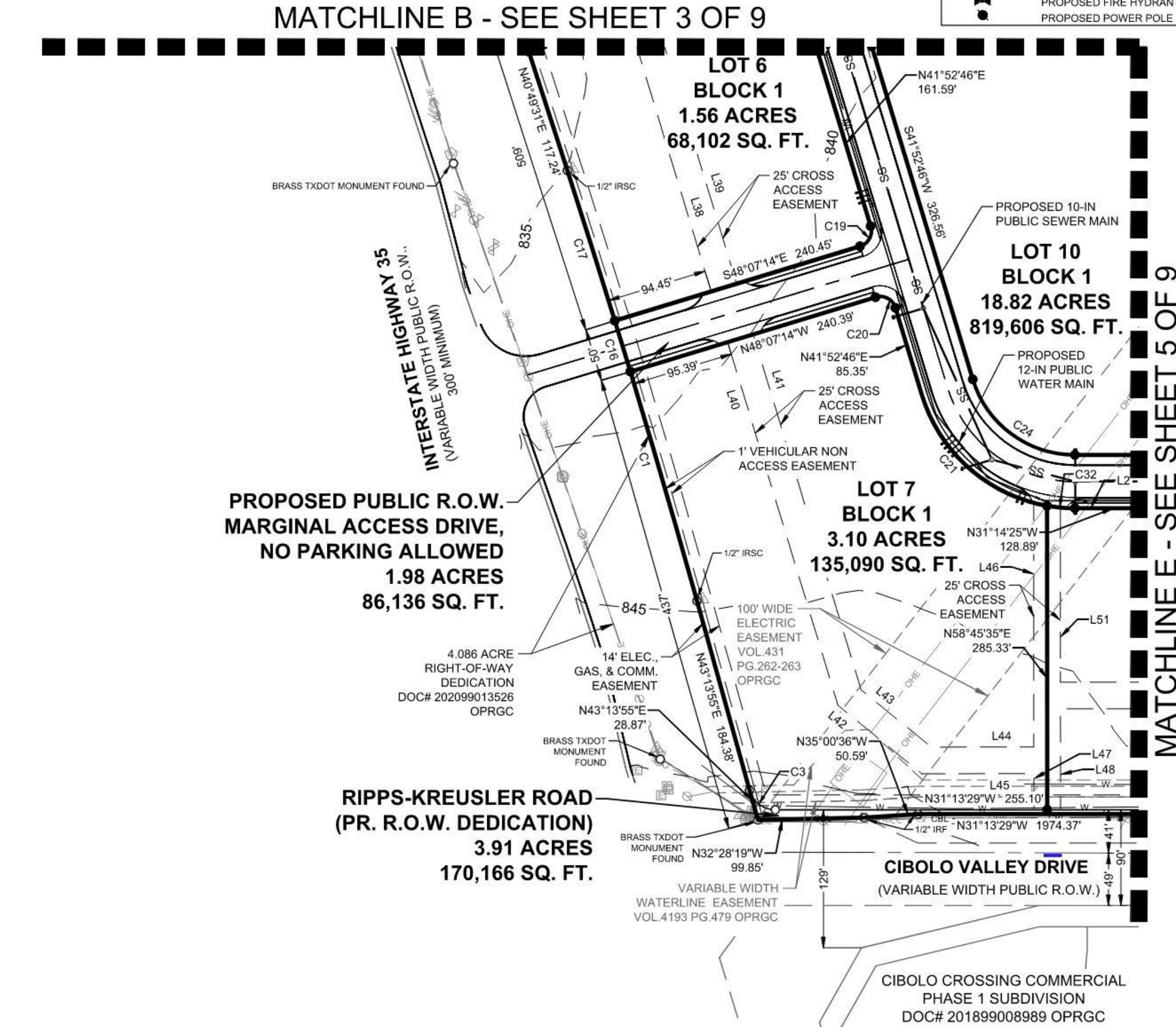
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**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.

- 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

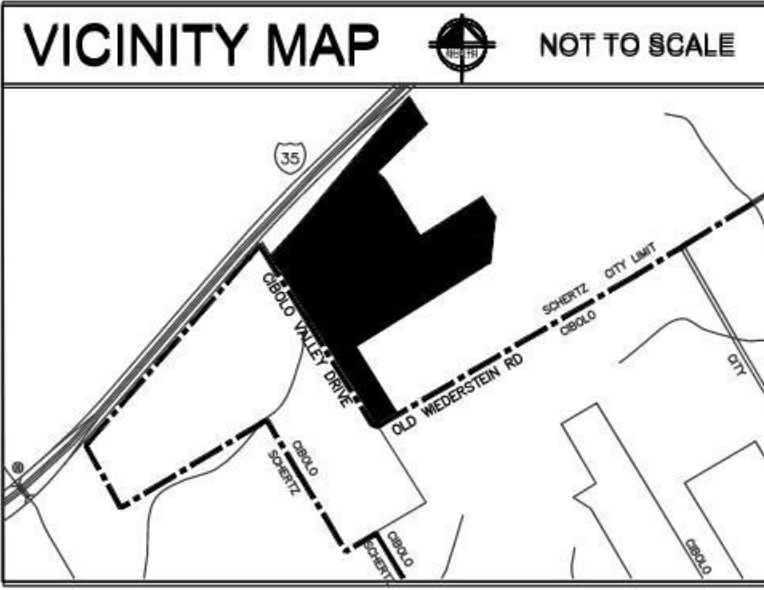
**Kimley»Horn**

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

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 Kimley-Horn and Associates, Inc.  
 All rights reserved.

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 ○

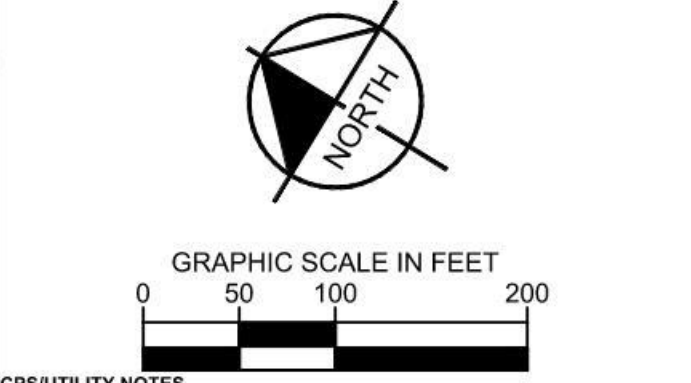
**SURVEYOR:**  
**KIMLEY-HORN**  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**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
- 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  
 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

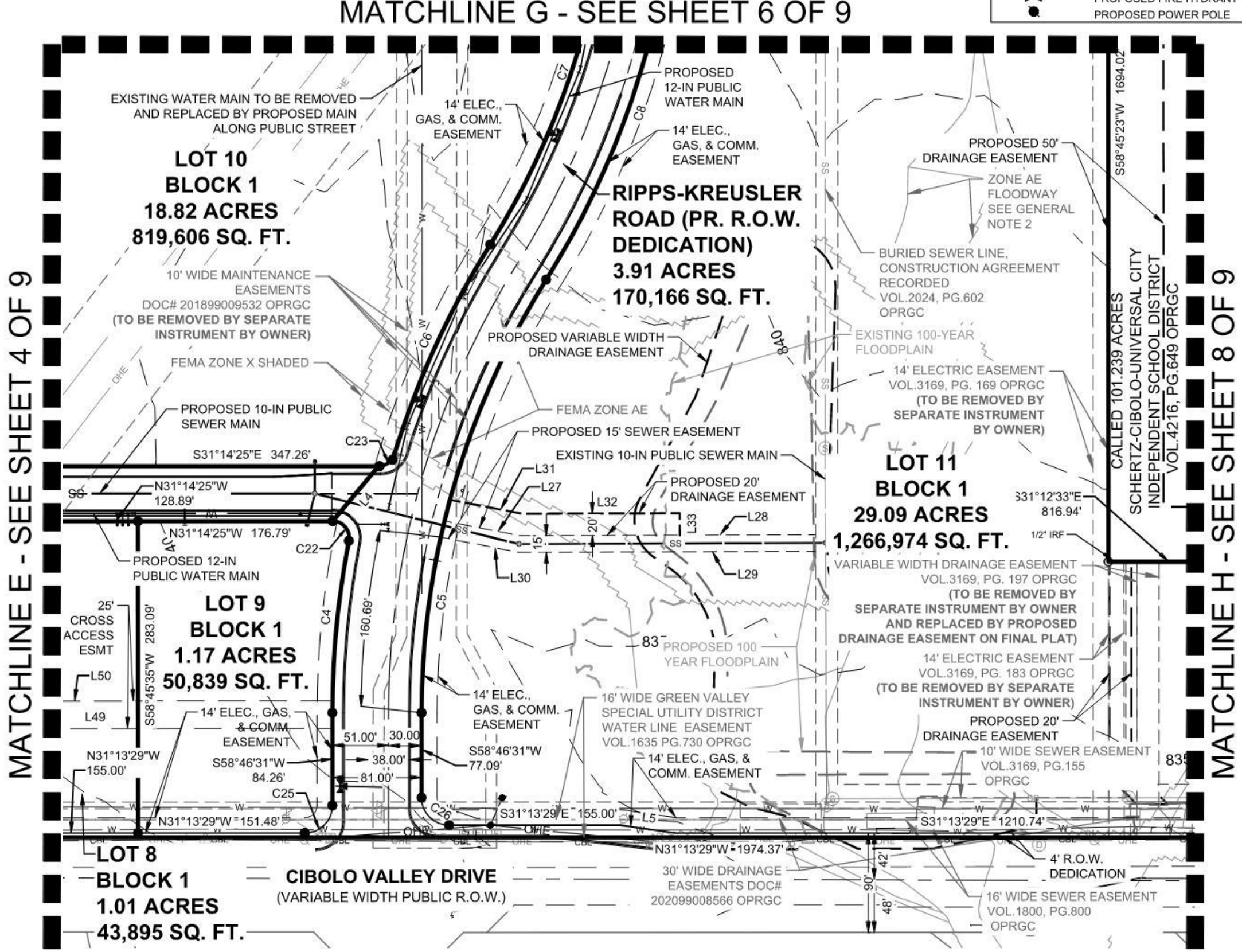
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 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

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**  
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 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:**

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**FLOODPLAIN NOTE:**  
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- CPS/UTILITY NOTES**
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  - 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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  - 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.

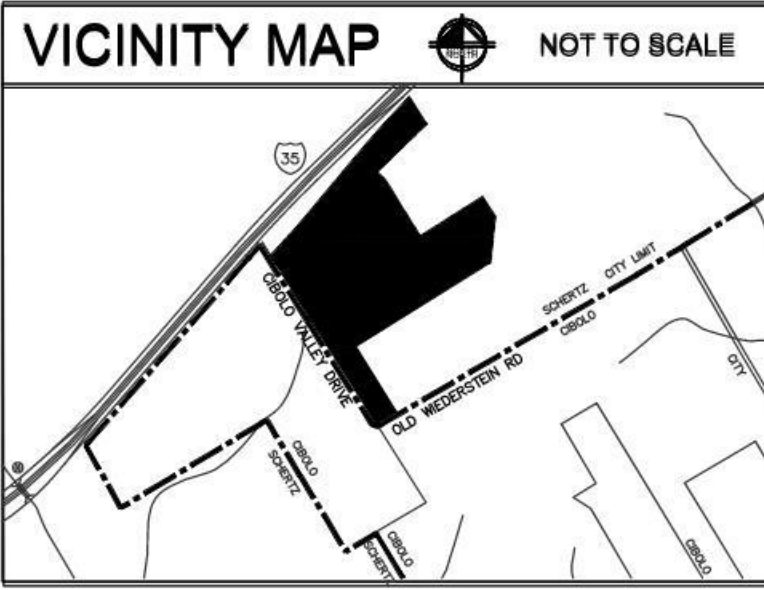
STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, AND JULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ AT \_\_\_\_\_ M, IN 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

**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



**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

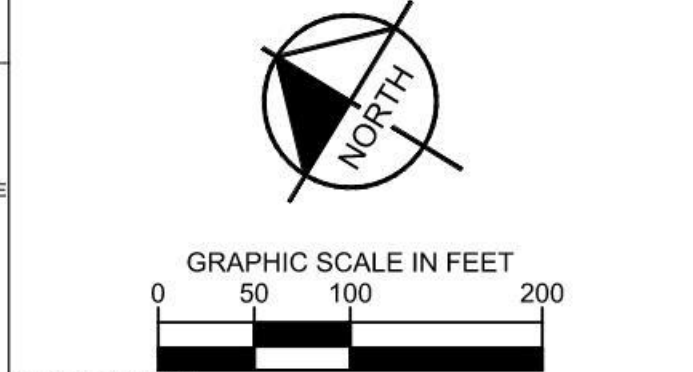
**SURVEYOR:**  
**KIMLEY-HORN**  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: 210-321-3402  
 CONTACT: GREG MOSIER, R.P.L.S.

**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
- 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



**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.

**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**

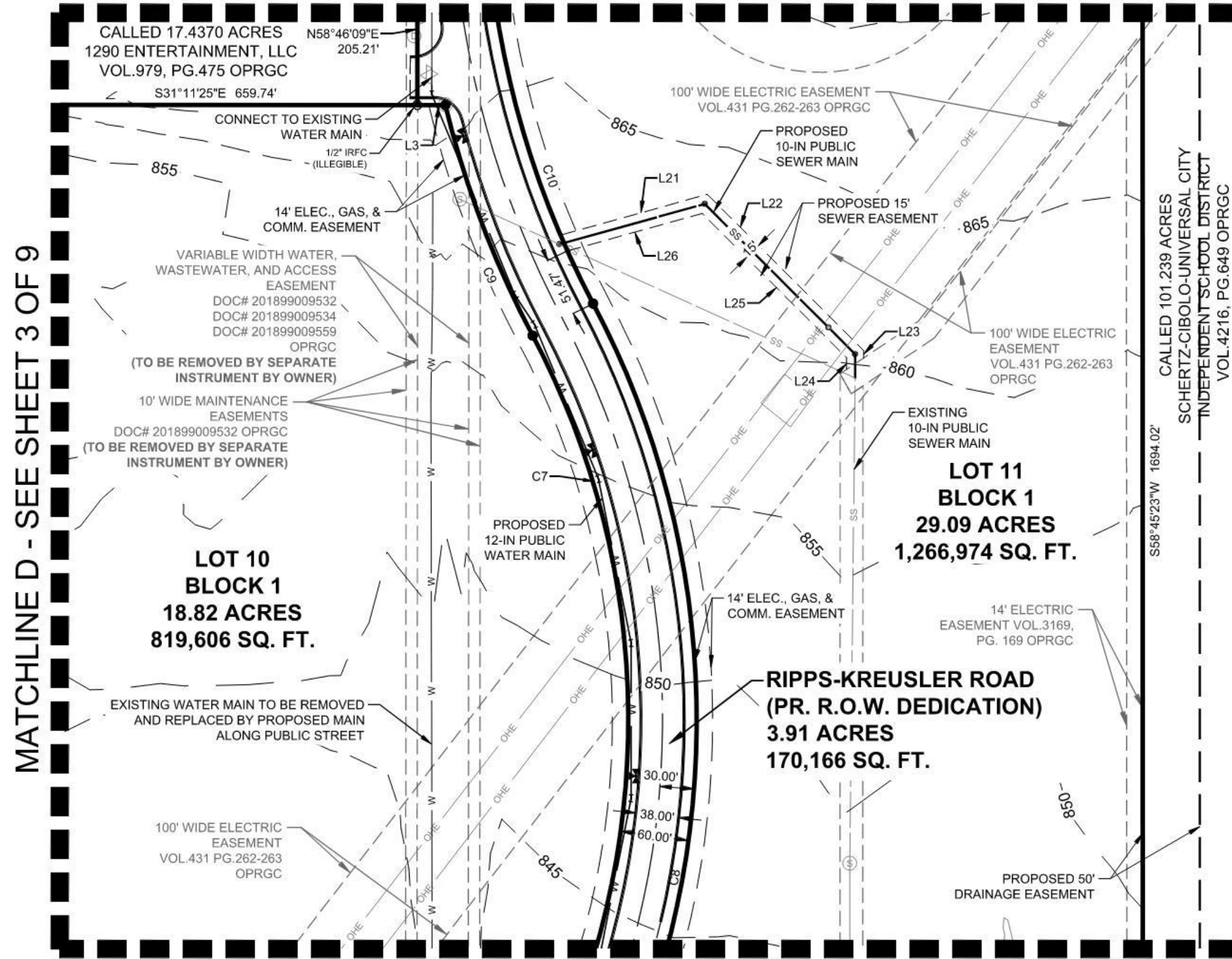
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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



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\_\_.

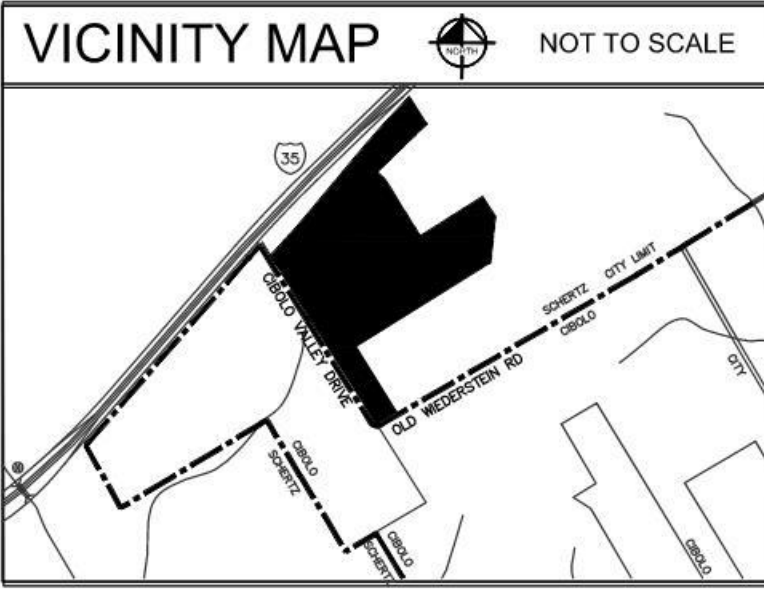
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

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

**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



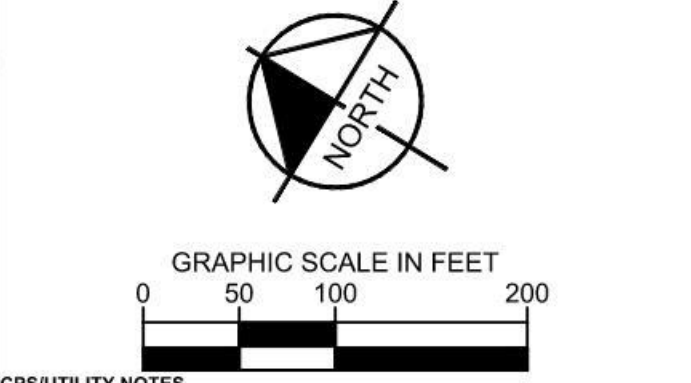
**LEGEND**

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  
 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

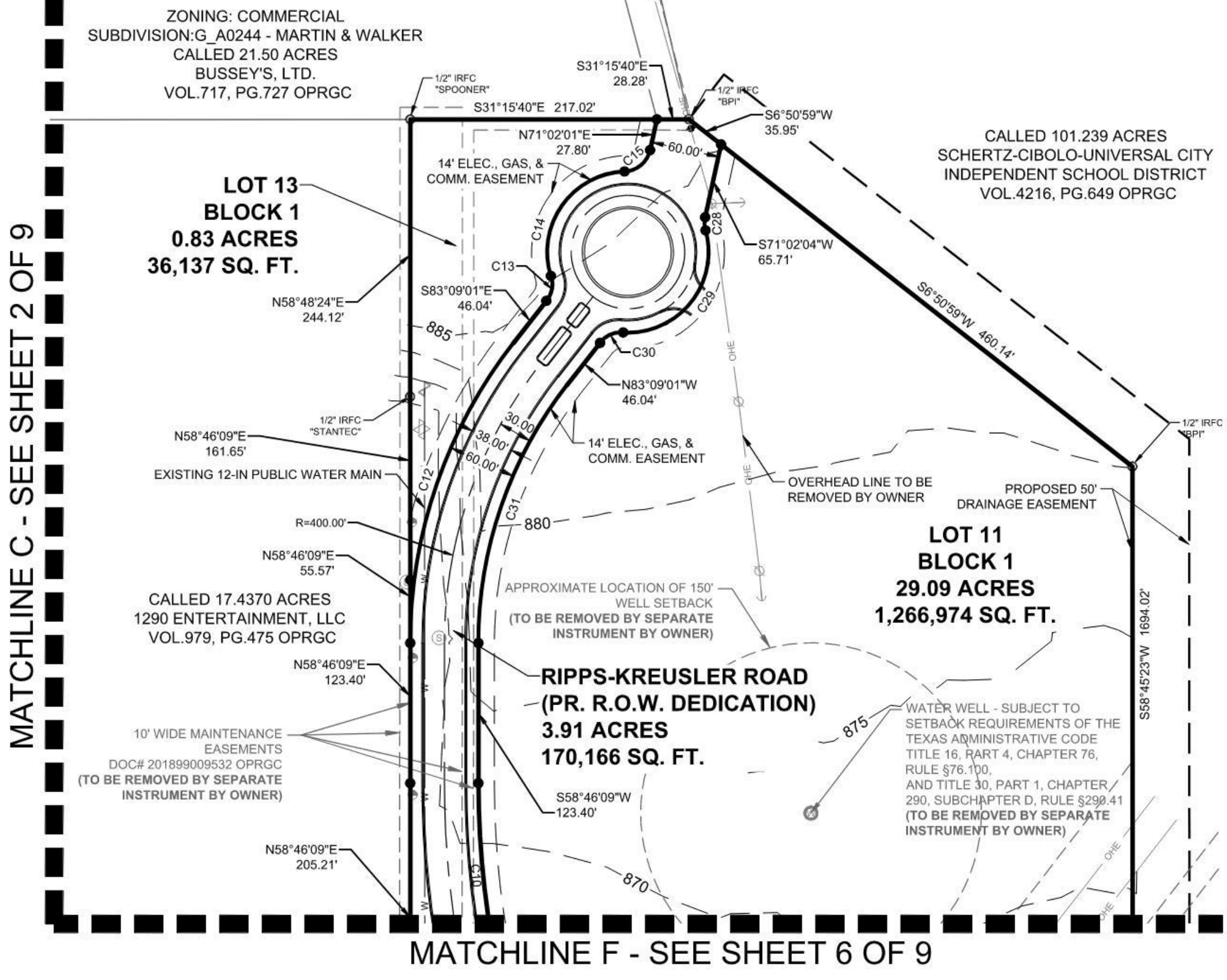
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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



**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.
- 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.

**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.

**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

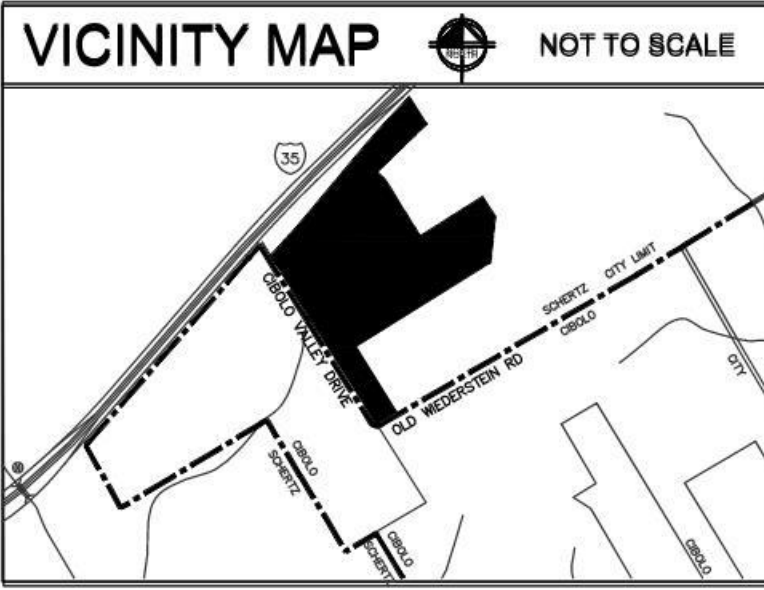
BY: \_\_\_\_\_

**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 07:10:24pm K:\sra\_survey\064362018\_embrey\_cibolo\_valley\_schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg



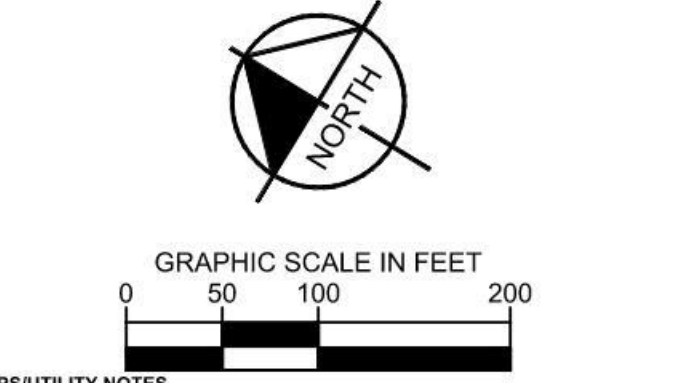
**LEGEND**

IRF	○	1/2" IRON ROD FOUND
IPF	○	IRON PIPE FOUND
IRFC	○	1/2" IRON ROD W/PLASTIC CAP FOUND
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.
  - 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.

**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

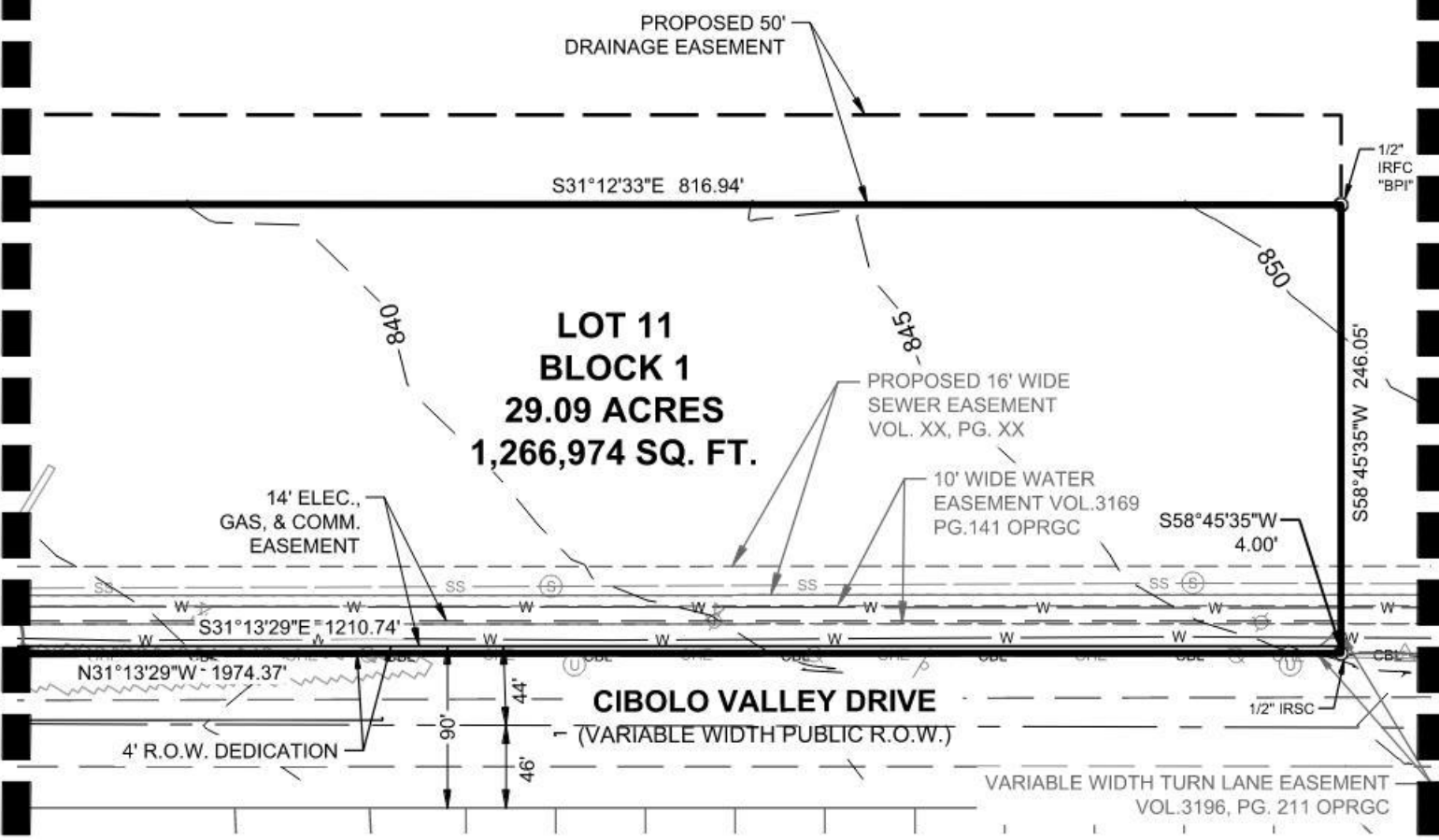
CERTIFICATION OF CITY ENGINEER  
 I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

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\_\_.

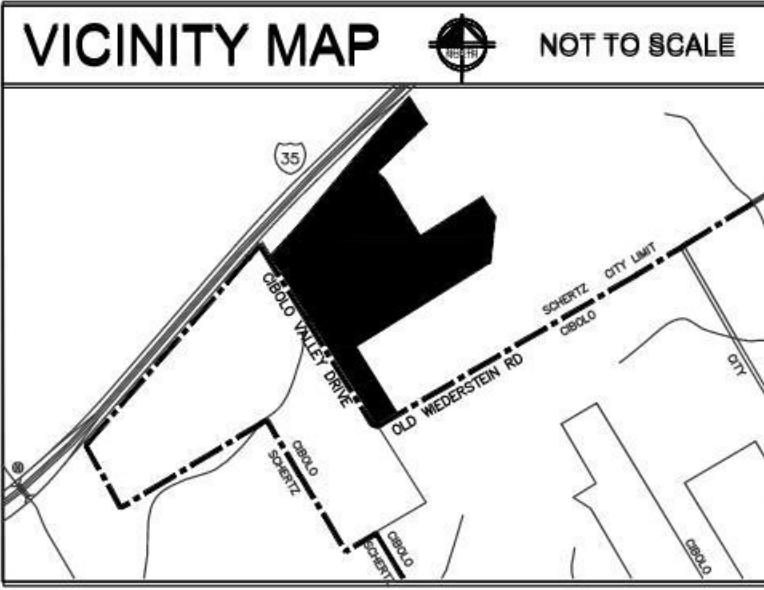
COUNTY CLERK, GUADALUPE COUNTY, TEXAS  
 BY: \_\_\_\_\_

**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



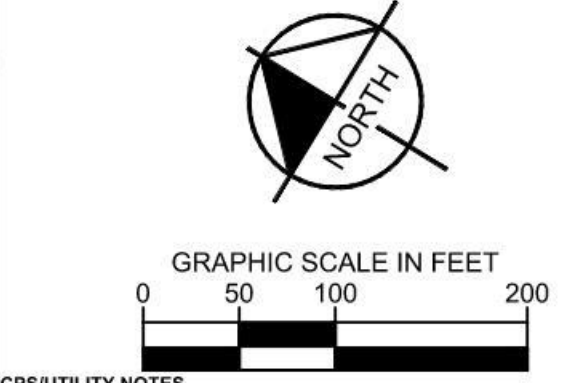
**LEGEND**

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



**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.

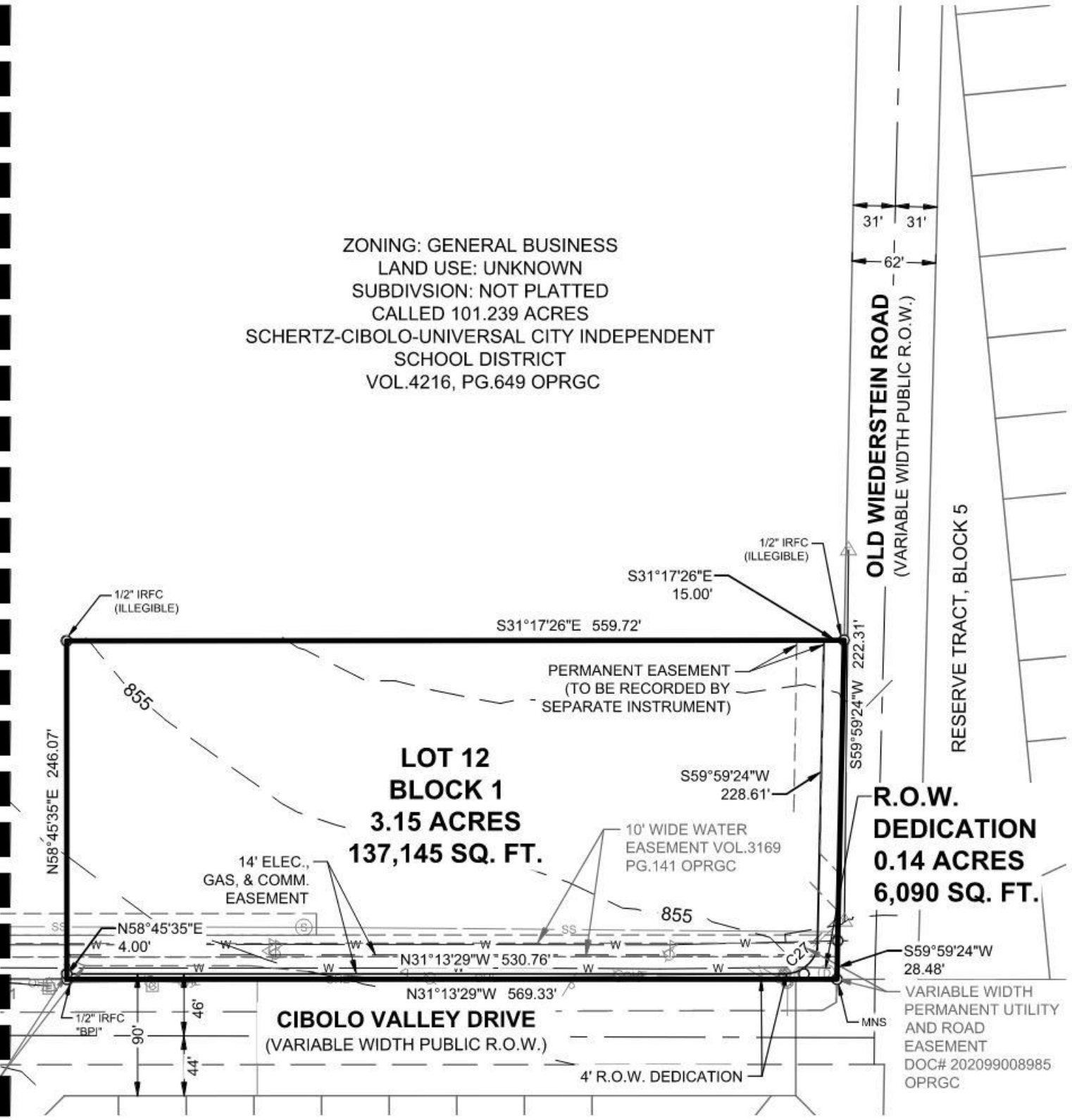
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GREG MOSIER, R.P.L.S. DATE  
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330  
 10101 REUNION PI, SUITE 400,  
 SAN ANTONIO, TX 78216  
 210-321-3402

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 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

**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.
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- 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:**

- 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.

**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.

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 07:10:36pm K:\sra\_survey\064362018\_embroy cibolo valley schertz\dwg\Plats\Schertz Station Preliminary Plat.dwg

**PLANNING AND ZONING COMMISSION MEETING: 10/25/2023**  
**Agenda Item 6 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: Workshop, Discussion, and Possible Action regarding the Planning and Zoning Commission Bylaws (Led by Commissioners)

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**BACKGROUND**

Planning and Zoning Commission Chair Mr. Outlaw has requested a discussion on the current Planning and Zoning Commission Bylaws, which were adopted by City Council on April 6, 2021 as Resolution 21-R-28.

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**Attachments**

Planning and Zoning Commission Bylaws

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**RESOLUTION NO. 21-R-28**

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS AUTHORIZING  
THE REVISED BYLAWS OF THE PLANNING AND ZONING COMMISSION, AND  
OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Planning and Zoning Commission of the City of Schertz (the “City”) has recommended that the City approve the revised Bylaws, herein as “Exhibit A” of the Planning and Zoning Commission; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to approve the revised Bylaws of the Planning and Zoning Commission

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

Section 1. The City Council hereby authorizes the revised bylaws of the Planning and Zoning Commission.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.


Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.


Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 6<sup>th</sup> day of April, 2021.

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Dennis, City Secretary  
(SEAL OF THE CITY)



## Planning and Zoning Commission Bylaws

### Section 1 – Purpose

The Planning and Zoning Commission shall:

- A. Review and approve or make recommendations on applications as set forth in the City of Schertz Unified Development Code.
- B. Make recommendations regarding the implementation of the City's Comprehensive Plan.

### Section 2 – Membership and Officers

- A. The Planning and Zoning Commission shall be composed of seven (7) members and two (2) additional members who shall serve as alternates. The alternates will not be seated unless one of the regular members is not in attendance at the start of the meeting. If seated, an alternate shall serve in place of the regular member even if the regular member arrives late. Four (4) members shall make a quorum.
- B. Commissioners shall reside within the corporate limits of the City.
- C. Commissioners shall serve two (2) year staggered terms with the terms of 3 Commissioners and the alternate expiring in odd numbered years and 4 Commissioners expiring in even numbered years.
- D. Terms shall expire on May 31.
- E. The Commission shall hold elections for a chair who shall serve as the presiding officer and vice chair at the first meeting in August of each year. Special elections shall be held as needed if the chair or vice chair's membership ends during their term.

### Section 3 – Meetings

- A. Meetings shall generally be held on the second and fourth Wednesdays of the month. Meetings will be cancelled if there are no items to be considered. The meeting schedule may be adjusted to account for holidays.
- B. Special meetings may be called as needed.
- C. The Commission may establish committees as needed.
- D. Meetings shall comply with the Texas Government Code Chapter 551 (Texas Open Meetings Act).
- E. Each meeting shall provide for citizens to be heard generally as per City Council meetings.

#### CITIZENS' RIGHTS

- 1 Addressing the Commission. Any person desiring to address the Commission by oral communication shall first secure the permission of the presiding officer.
- 2 Manner of Addressing the Commission – Time Limit. Each person addressing the Commission shall speak at the podium into the microphone (or at another designated location), shall give his/her name and address in an audible tone of voice

for the record, and, unless further time is granted by the Commission, shall, subject to Section E4 below, limit his/her remarks to three (3) minutes or less. All remarks shall be addressed to the Commission as a body, and not to any individual member thereof. No person, other than members of the Commission or City staff (when requested by the presiding officer) and the person having the floor, shall be permitted to enter into any discussion, either directly or through the members of the Commission, unless requested or approved by the presiding officer. No questions shall be asked of the Commission members, except through the presiding officer. Responses to questions may be limited as required by State law.

- 3 Personal and Slanderous Remarks. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous, either while addressing the Commission or otherwise while in attendance at a Commission meeting, may be requested to leave the meeting, if after receiving a warning from the presiding officer a person persists in disturbing the meeting, and may be removed from the meeting if necessary for the conduct of the remainder of the meeting.
- 4 Public Hearings. After being recognized by the presiding officer, interested persons, or their authorized representatives, may address the Commission with respect to the subject matter of a public hearing being conducted. The presiding officer may establish procedures at a public hearing to limit the amount of time (which, unless modified by the presiding officer, shall be as set forth in Section E2 above) interested persons may speak, subject to the Commission members' right to appeal the presiding officer's ruling pursuant to Section F6. Subject to modification by the presiding officer, and subject to the Commission members' right of appeal pursuant to Section F6, the normal order of a public hearing is as follows: (i) the opening of the hearing and the establishment, if any, of a modified public hearing procedure by the presiding officer; (ii) address to the Commission by any interested person(s); (iii) discussion by the presiding officer and Commission members, including requests for information from City staff or any person(s) who addressed the Commission; and (iv) action by the Commission, if any is posted on the agenda relating to the hearing.
- 5 Written Communications. Interested persons, or their authorized representatives, may address the Commission by written communication in regard to any matter concerning the City's business or over which the Commission has control at any time by direct mail or by addressing the City Secretary, who shall, on the request of the writer, distribute copies to the Commission members.
- 6 Hearing of Residents. There shall be included on the agenda of each Planning and Zoning Commission meeting an item labeled "Hearing of Residents". After being recognized by the presiding officer, members of the public (giving precedence to residents of the City) may address the Commission on items on or not on the agenda at that time, providing they have completed the "Hearing of Residents" form, unless authorized by the presiding officer. The form shall be made available to persons wishing to address the Commission prior to the calling of the meeting to order and

such completed form shall be made available to the presiding officer prior to the calling of the meeting to order. The persons signed up for “Hearing of Residents” must speak during the “Hearing of Residents” portion of the meeting. Commission members and members of City staff may not discuss unposted items nor take any action thereon other than to (1) make a statement of factual information, (2) make a statement of existing City policy, or (3) discuss placing the item on a future agenda. Persons speaking shall be subject to the time limits set forth in Section E2, unless otherwise authorized by the presiding officer.

F. Motions and Meeting Procedures are as follows:

1. Motions. A Commission member, after he/she obtains the floor, or the presiding officer may make a motion on the particular subject of discussion or a procedural point as permitted. A “Second” to the motion, if required, must be made by a Commission member who did not make the motion within a reasonable but brief time period. The presiding officer may not “Second” a motion. A motion or a “Second” merely implies that the maker of the motion and the person who “Seconds” agree that the motion should come before the meeting and not that he/she necessarily favors the motion. Without a “Second”, if required, the motion dies. If a motion is made to conditionally approve, deny, recommend conditional approval or recommend denial of an agenda item, the Commission member must also state the reasons for conditional approval, denial, recommend conditional approval or recommend denial, and provide a citation to the regulation, ordinance, and/or law as required by the Unified Development Code.
2. Debate. Debate, if permitted, must be limited to the merits of the issue under discussion as stated by the presiding officer.
3. Motion Procedures. There are twelve (12) types of motions in three (3) categories: Meeting Conduct Motions (4 types), Disposition Motions (7 types), and Main Motions (1 type)\*. When any motion is pending, any motion listed above it on the chart below is in order; those below it are out of order.

Motion	May Interrupt Speaker	Second Required	Debatable	Amendable	Resolved by Chair No Vote	Affirmative Vote by 4 members	2/3 Vote
<b>Meeting Conduct Motions</b>							
point of privilege	yes	no	no	no	yes	no	no
point of procedure or order	yes	no	no	no	yes	no	no
to appeal a ruling	no	yes	yes	no	no	yes	no
to recess	no	yes	yes	yes	no	yes	no
<b>Disposition Motions</b>							
to withdraw	yes	no	no	no	yes	no	no
to postpone	no	yes	yes	yes	no	yes	no
to refer	no	yes	yes	yes	no	yes	no
to amend	no	yes	yes	yes	no	yes	no
to limit or close debate or "call the question"	no	yes	yes	yes	no	no	yes
to extend debate	no	yes	yes	yes	no	yes	no
to count the vote	no	yes	no	no	no**	no	no
<b>Main Motions</b>							
to reconsider	yes	yes	if original motion was debatable	no	no	yes	no
to rescind	no	yes	yes	yes	no	no	yes
to take action	no	yes	yes	yes	no	Yes***	no

\*\* Mandatory if seconded; no vote required  
\*\*\* Unless not allowed

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- 4 Point of Privilege. A point of privilege, sometimes called a point of personal privilege, is a communication from a Commission member to the presiding officer, drawing urgent attention to a need for personal accommodation. For example, the point may relate to an inability to see or hear, a matter of comfort, a matter of requested convenience, or an overlooked right of privilege that should have been accorded to the Commission member(s). In essence, it is a call to the presiding officer for the purpose of assuring a Commission member's convenient and appropriate participation in the meeting. Because of its urgent nature, a point of privilege can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, it cannot be debated or amended, and no vote is required.
- 5 Point of Procedure or Order. A point of procedure, sometimes called a point of order, is a question addressed to the presiding officer, no seconding is required, and either inquiring into the manner of conducting business or raising a question about the propriety of a particular procedure. It is simply an inquiry and is resolved by correction or clarification by the presiding officer. A point of procedure can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, a second is not required, and it cannot be debated or amended, and no vote is taken.
- 6 To Appeal a Ruling. Decisions or rulings of the presiding officer are final on questions of procedure, except that any ruling by the presiding officer's ruling can be appealed to a vote of the Commission. Whenever a Commission member questions the appropriateness or essential fairness of the presiding officer, that member can appeal the ruling to a vote of the meeting. If, however, a motion is out of order as a matter of law (not a proper subject of the meeting, improper notice given, etc.), the presiding officer's ruling cannot be appealed. A motion to appeal cannot interrupt a speaker. To prevent frivolous appeals, a second is required. The motion is subject to debate (which should be brief) and, by its nature, is not amendable. To overrule a procedural decision of the presiding officer, an affirmative vote of four (4) Commission members is required.
- 7 To Recess. A motion to recess requests a brief interruption of the meeting's business, usually so that an ancillary matter can be addressed, or simply to provide a needed break. Unless stated in the motion, the period of recess is decided by the presiding officer. If necessary, a recess can extend the meeting from one day to another, subject to State law. The motion cannot interrupt a speaker, and a second is required. It is debatable, it can be amended, and an affirmative vote of four (4) Commission members is required.
- 8 To Withdraw. Only the maker of the motion can make a motion to withdraw it. It is essentially a communication to the presiding officer that the maker is withdrawing his/her proposal. This is the maker's privilege; thus, it does not require a second. Because the withdrawal motion obviates discussion, it can interrupt a speaker. In addition, because another Commission member later can make a similar motion, a withdrawal motion is not subject to debate, amendment,

or vote. The presiding officer should simply state that the motion is withdrawn, and the meeting should proceed with a new treatment of the issue at hand—or a new issue.

- 9 To Postpone or Extend. These motions may arise from a need for further information, a matter of convenience, or for any other reason that will enable the Commission to deal with the issue more effectively during the same meeting or at a later time. Unless otherwise specifically provided in the motion itself, a postponed or extension motion can be renewed at a later appropriate time during the meeting or, if properly posted, at a later meeting. This motion cannot interrupt a speaker. It requires a second, it is debatable, and it is amendable (particularly as to postponement, timing), and an affirmative vote of four (4) Commission members is required.
- 10 To Refer. A motion to refer is typically used to submit an issue to a committee, usually for study leading to a subsequent recommendation. Because it ordinarily disposes the motion for purposes of the current meeting, a motion to refer is subject to the same rules that apply to a main motion. (See Section F14). This motion cannot interrupt a speaker, and a second is required. It is debatable and amendable, and an affirmative vote of-four (4) Commission members is required.
- 11 To Amend. A motion to amend proposes a change in the wording of a motion then under consideration. When a motion to amend is pending and an amendment to the amendment is proposed, the presiding officer should focus discussion on the latest amendment, resolve that question, then proceed to the first amendment before continuing discussion on the main motion. Votes on amendments are thus in reverse order of the sequence in which they are proposed. A motion to amend cannot interrupt a speaker. It requires a second, and it is debatable and amendable. An affirmative vote of four (4) Commission members is required for approval of the amendment. Note that State law may restrict amendments to proposals that are required to be set forth in the notice of the meeting.
- 12 To Limit or Close Debate or “Call the Question”. Because the extent to which an issue is discussed rests primarily with discretion of the presiding officer, it is the presiding officer who carries the burden of ensuring that adequate time and discussion are given to differing points of view. A motion to limit or close debate is therefore an overruling of the presiding officer’s determination. A motion to close debate is the same as a motion to “call the question”. Because this motion affects the most fundamental right of any Commission member, the right to speak one’s views, it is the only procedural motion that requires an affirmative vote of two-thirds of participants voting.
- 13 To Count the Vote. A motion to count the vote should be limited to those circumstances where the convenient hearing of “yeas” and “nays” cannot clearly resolve the issue. It represents the right of a Commission member to have a vote demonstrated by count. That count can be directed by the presiding officer either as a showing of hands or a standing of voting members while the vote is recorded.

Upon completion of the count, the presiding officer announces the result—and final disposition of the issue voted upon. This motion cannot interrupt a speaker. It requires a second; it is neither debatable nor amendable; and, because of the importance of the matter, it should be considered mandatory; thus, no vote is required.

- 14 Motion to Reconsider. Allows a main motion to be brought back before the Commission for consideration. May be made only at the meeting at which the vote to be reconsidered was taken. It may be made by any member of the Commission. Any Commission member may second it. It can be made while any other question is pending, even if another member has the floor. It requires a majority vote to pass. A motion may only be reconsidered twice. If the reconsideration is moved while another subject is before the Commission, it cannot interrupt the pending business, but, as soon as the pending business has been disposed of the motion has the preference over all other main motions and general business of the agenda. In such a case the presiding officer does not state the question on the reconsideration until the immediately pending business is completed.
- 15 Motion to Rescind. The motion to rescind is a main motion without any privilege, may only be made when there is nothing else before the Commission and must be made at the same meeting at which the subject matter of the motion was considered, and it requires a two-thirds vote of the commission members. It cannot be made if a motion to reconsider has been previously made. The motion to rescind can be applied to votes on all main motions with the following exceptions: votes cannot be rescinded after something has been done as a result of that vote that the Commission cannot undo; or, where a resignation has been acted upon, or one has been appointed to, or expelled from, a committee or office, and was present or was officially notified. In the case of expulsion, the only way to reverse the action afterwards is to restore the person to the committee or office, which requires the same preliminary steps and vote as is required for the original appointment.
- 16 To Take Action; Main Motions. Main motions state proposed policy or action on a substantive issue being considered by the Commission. As such, the motion is an initial call to take particular action. Although lowest in precedence among all motions, main motions are clearly the most important: through their content, the business decisions of the Commission are determined. A main motion can be made only when a prior main motion has been disposed of. It cannot interrupt a speaker; a second is required; it is debatable and amendable; and an affirmative vote of four (4) Commission members is required unless a greater vote is prescribed by the Charter or State law.

17 Effect of Abstentions; action on required Abstentions; Effect of non-required Abstentions. The following rules shall apply when a Commission Member abstains from voting on an item:

a. When the Commission Member is Legally Obligated to Abstain from Voting.

When a Commission Member is legally obligated to abstain from voting pursuant to Texas Local Government Code Chapter 171, a local ordinance or the City Charter then the Commission Member shall leave the dais and exit City Council Chambers until such time as the debate and vote on the item has been concluded. Staff shall record that the Commission Member left the room and abstained from the vote in the official minutes and there shall be no other effect.

b. When the Commission Member Has No Legal Obligation to Abstain from Voting.

When a Commission Member has no legal obligation to abstain from voting, the Commission Member is prohibited from casting a vote of abstention and must cast an “aye or yes” vote or “nay or no” vote.

PLANNING AND ZONING COMMISSION MEETING: 10/25/2023  
Agenda Item 8 A

TO: Planning and Zoning Commission  
PREPARED BY: Daisy Marquez, Planner  
SUBJECT: Current Projects and City Council Status Update

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**BACKGROUND**

**DEVELOPMENT INFORMATION**

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

**NEW SITE PLAN APPLICATIONS:** There were no site plan applications submitted between October 7, 2023 and October 20, 2023.

**CITY COUNCIL RESULTS:** The following development applications were recommended for final action to the City Council:

- **Ord. 23-S-25** – Public hearing and consider a request to rezone approximately 14.3 acres from General Business District (GB) to Single-Family Residential District (R-2), located approximately 483 feet from the intersection of Green Valley Road and Eckhardt Road, also known as a portion of 4600 Eckhardt Rd and 7263 Green Valley Road, Schertz, Guadalupe County, Texas.
  - Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
  - Approved via first reading at the October 10, 2023 CC Meeting (7-0)
  - Approved via final reading at the October 17, 2023 CC Meeting (7-0)
- **Ord. 23-S-26** – Public hearing and consider a request to rezone approximately 21 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (R-A) to Apartment / Multi-Family Residential District (R-4), generally located approximately 3,000 feet east of the intersection of IH 35 access road and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers: 68315, 68316, 68296, 68295, 68294.
  - Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
  - Denied on first reading at the October 10, 2023 CC Meeting (5-2) Motion Failed as it required a supermajority.
- **Ord. 23-S-27** – Public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 4, Section 21.4.12 Variances and Article 9 Section 21.9.7 Landscaping and Section 21.9.9 Tree Mitigation.
  - Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
  - Approved via first reading at the October 10, 2023 CC Meeting (7-0)
  - Approved via final reading at the October 17, 2023 CC Meeting (7-0)
- **Ord. 23-S-24** – Conduct a public hearing and consider rezone of approximately 2.1 acres of land from Neighborhood Services District (NS) & Planned Development District (PDD) to Planned Development District (PDD), known as Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.
  - Recommended for approval at the September 27, 2023 P&Z Meeting (7-0)
  - Approved via first reading at the October 17, 2023 CC Meeting (7-0)
  - Scheduled for final reading at the November 14, 2023 CC Meeting.
- **Ord. 23-S-78** – Conduct a public hearing and consider amendments to Part III of the Schertz Code of

Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.4 Zoning Change/Zoning Map Amendment

- Recommended for approval, with changes at the September 27, 2023 P&Z Meeting (7-0)
- Approved via first reading at the October 17, 2023 CC Meeting (7-0)
- Scheduled for final reading at the November 14, 2023 CC Meeting.

**ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development application was administratively approved between October 7, 2023 and October 20, 2023.
    - Good Shepherd Catholic Church Block 1, Lot 1 (1065 Live Oak Road)
      - Revised Site Plan for building addition to existing storage.
    - National Republic Distributing Parking Block 1, Lot 18 (6511 Tri-County Parkway)
      - Site Plan for a 50 space parking lot extension.
-