

OWNER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF COMAL

I (WE) _____ THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY OF SCHERTZ, TEXAS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATE: ____/____/____

OWNER: _____
COUNTY OF COMAL

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATION OF THE SURVEYOR RESPONSIBLE FOR SURVEYING THE SUBDIVISION AREA, ATTESTING TO ITS ACCURACY
KNOW ALL MEN BY THESE PRESENTS:

I, MARCO A. ANDRADE HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. SAID SURVEY IS IN COMPLIANCE WITH THE CITY SUBDIVISION ORDINANCE, COUNTY ORDINANCE AND STATE LAW.

REGISTERED PUBLIC SURVEYOR
REGISTERED PUBLIC SURVEYOR NO. 6940

ENGINEER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

I, ROBERT GARZA, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. I CERTIFY THAT THIS PAGE/ THESE PAGES WERE PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PROFESSIONAL ENGINEERING PRACTICE, AND THAT THE WORK SHOWN HAS BEEN PREPARED, REVIEWED AND CERTIFIED IN THE EXERCISE OF REASONABLE CARE AND PRUDENCE IN THE PRACTICE OF ENGINEERING. IT IS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON REASONABLE INQUIRY, THAT THE WORK SHOWN REPRESENTS COMPLIANCE WITH THE REGULATIONS AND ORDINANCES OF THE CITY OF SCHERTZ WHICH ARE IN EFFECT ON THE DATE OF THE ENGINEERING SEAL.

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 147251

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.

DATE: ____/____/____

CITY ENGINEER

CITY OF SCHERTZ:

THIS PLAT OF SCHERTZ STORAGE CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

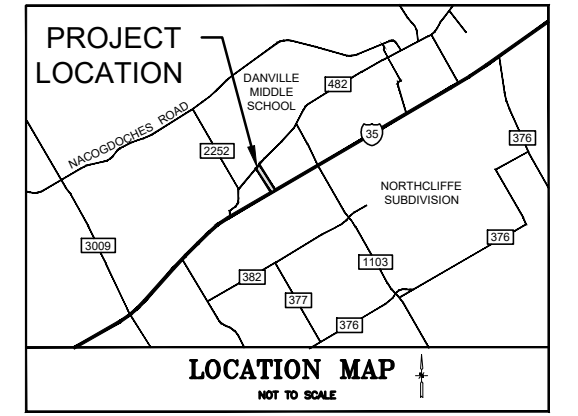
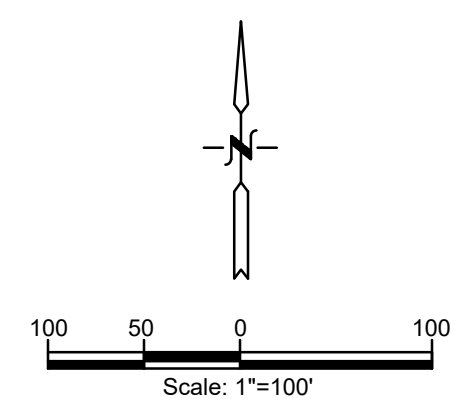
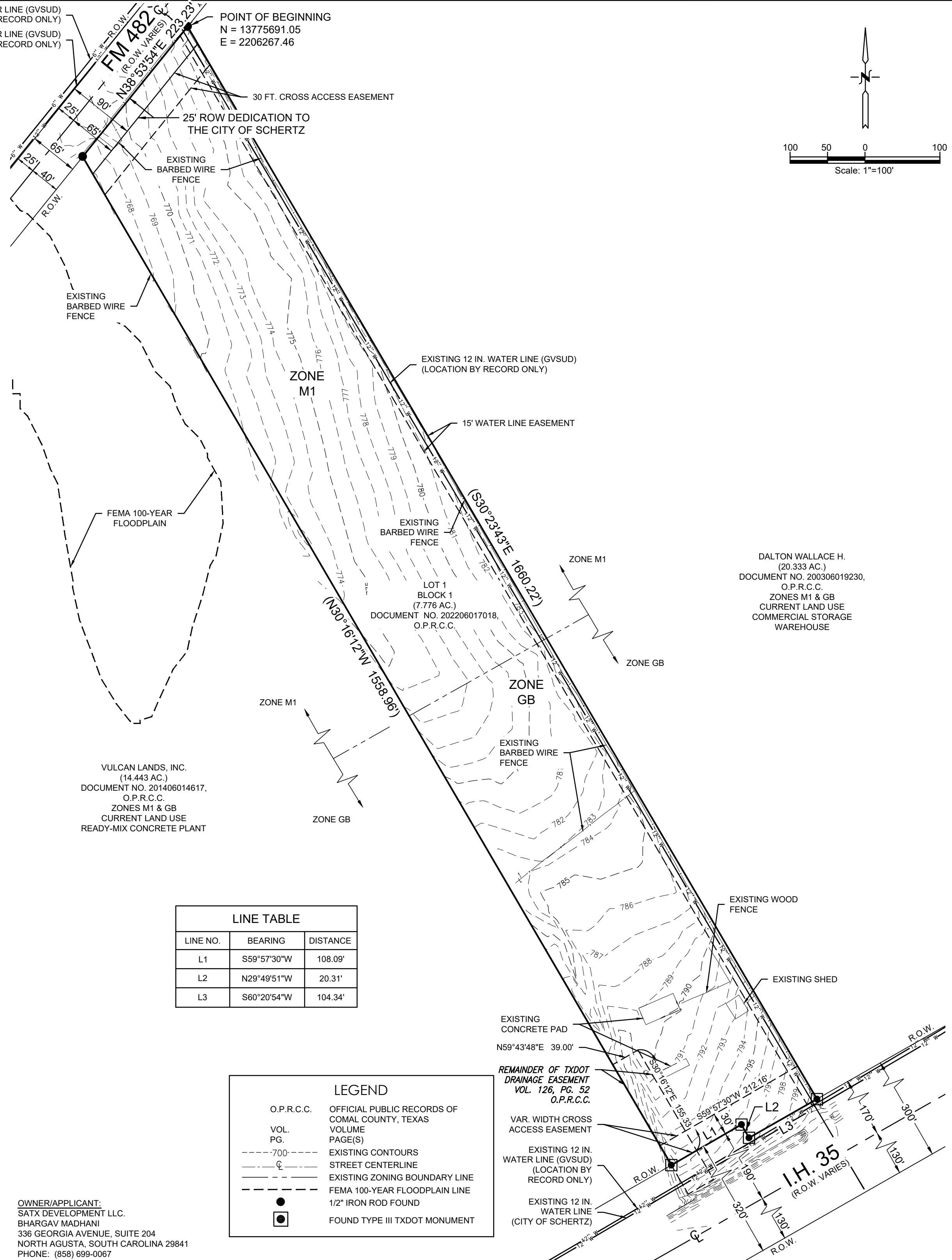
DATED THIS ____ DAY OF _____, A.D. 20 ____.

By: _____
CITY AUTHORIZED AGENT

EXISTING 6 IN. WATER LINE (GVSUD)
(LOCATION BY RECORD ONLY)

EXISTING 12 IN. WATER LINE (GVSUD)
(LOCATION BY RECORD ONLY)

POINT OF BEGINNING
N = 13775691.05
E = 2206267.46



- GENERAL NOTES:**
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT UNLESS APPROVED BY THE CITY.
 - NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. DRAINAGE EASEMENTS ARE TO REMAIN IN THEIR EXISTING SUPERIOR CONDITION WITH OCCASIONAL MAINTENANCE PROVIDED BY THE LOT OWNERS AS REQUIRED.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE AND TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATIONS.
 - EXISTING ZONING IS GB AND M1.
 - TOTAL NUMBER OF BUILDABLE LOTS: 1.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - 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 0485F, DATED SEPTEMBER 2, 2009, IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - OWNER IS REQUESTING A WAIVER FROM THE REQUIREMENT TO EXTEND EXISTING PUBLIC SEWER FACILITIES TO THE PROPERTY (UDC 21.15.3, JULY 17, 2023 VERSION) AND APPROVAL FOR INSTALLATION OF AN ON-SITE SEWAGE FACILITY (OSSF).

CROSS ACCESS:
LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR ADJOINING LOTS ALONG FM 482 AND INTERSTATE HIGHWAY 35 FRONTAGE ROAD.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG I.H. 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 212.43'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN THE 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.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011). HORIZONTAL VALUES WERE ESTABLISHED FROM THE LEICA SMARTNET GPS NETWORK. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A COMBINED SCALE FACTOR OF 1.00017.
- ELEVATIONS AND CONTOURS REFERENCE THE NAVD 88 VERTICAL DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- ALL DISTANCES SHOWN ARE IN SURVEY FEET.

PRELIMINARY SUBDIVISION PLAT OF
LOT 1, BLOCK 1
SCHERTZ STORAGE CENTER

BEING 7.776 ACRES, 338,718 SQUARE FEET TRACT OF LAND OUT OF THE C.B. ABBOTT SURVEY NO. 262, ABSTRACT NO. 8 IN COMAL COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN COMAL COUNTY CLERK FILE (O.P.R.C.C.), TEXAS; SAME BEING THE 7.943 ACRES TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 20210848576 (O.P.R.C.C.); SAME AND EXCEPT 0.1140 & 0.0494 ACRE OF LAND CONVEYED TO THE STATE OF TEXAS BY DEEDS RECORDED IN DOCUMENT NO. 20180604046 & 202006049798 (O.P.R.C.C.), RESPECTIVELY.

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
P: (210) 494-7223, F: (210) 490-5120
TBPE No. F-1712/TBPLS No. 10020900
JOB No.: S-5793 DATE: DECEMBER 2023

LINE NO.	BEARING	DISTANCE
L1	S59°57'30"W	108.09'
L2	N29°49'51"W	20.31'
L3	S60°20'54"W	104.34'

LEGEND

- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE(S)
- 700--- EXISTING CONTOURS
- C--- STREET CENTERLINE
- EXISTING ZONING BOUNDARY LINE
- FEMA 100-YEAR FLOODPLAIN LINE
- 1/2" IRON ROD FOUND
- ⊙ FOUND TYPE III TXDOT MONUMENT

Date: Dec 15, 2023, 1:33pm User: RGarza File: S:\S-5793\19433 S IH NB Storage & Bus Ctr - Valleton\Subdivision Plat Submittal\Plot DWG\S-5793 PLAT.dwg