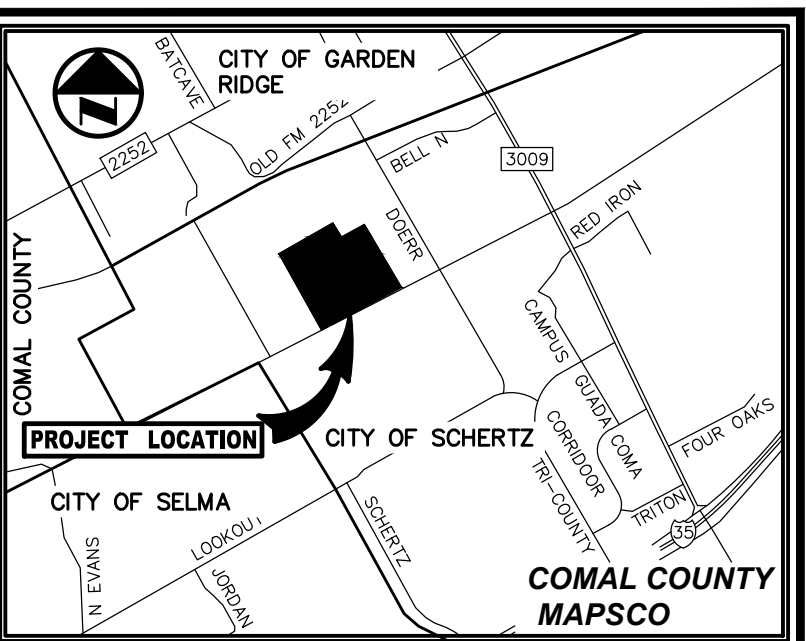


**OWNER:**  
SCHERTZ 312, LLC  
BEN SPENCER  
9601 McALLISTER FREEWAY,  
SUITE 1120  
SAN ANTONIO, TX 78216  
210-338-5220

**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
4060 BRYANT IRVIN ROAD  
FORT WORTH, TEXAS 76109  
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS  
817-412-7155  
dustin.pustejovsky@westwoodps.com

**CIVIL ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
8701 N. MOPAC EXPY, SUITE 320  
AUSTIN, TEXAS 78759  
CONTACT: CLAYTON J. STROLLE, PE  
512-485-0831  
clayton.strolle@westwoodps.com



**AREA TABLE**

LOT	SF	ACRES
LOT 3, BLOCK 3	913,064	20.961
LOT 4, BLOCK 3	1,402,242	32.191
LOT 5, BLOCK 3	436,794	10.027
LOT 6, BLOCK 3	525,595	12.066
<b>TOTAL AREA</b>	<b>3,277,695</b>	<b>75.246</b>

- NOTES**
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LOT 6, BLOCK 3	12.066
  - Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

SHEET 1 OF 3  
REPLAT  
**LOTS 3-6, BLOCK 3**  
**ROYAL MANUFACTURING**  
**PHASE III**  
BEING 75.246 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383 AND THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120 CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK 3 ROYAL MANUFACTURING PHASE III ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202306039672 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**Westwood** 9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE JAN 2024	JOB NUMBER R0039805.01
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TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

DCPUSTEJOVSKY  
8/2/2024 9:33 AM  
N:\0039805\01\06 CAD\DWG\SURVEY C3D\R0039805.01RFP.DWG

REPLAT - LOTS 3-6, BLOCK 3 ROYAL MANUFACTURING PHASE III

**TEJAS WAY**  
(A 70-FOOT WIDE RIGHT OF WAY)

918.12'

70' R.O.W.

1/2-INCH IRON ROD W/ "CUDE" CAP FOUND

ACCESS EASEMENT (DOC. NO. 202306012623)

16' WASTEWATER EASEMENT (INST. NO. 202306039672)

MULTIFUELS TEXAS PIPELINE, LLC EASEMENT (INST. NO. 201606013117)

30' ENTERPRISE TEXAS PIPELINE, LLC EASEMENT (DOC. NO. 20130620200)

MULTIFUELS TEXAS PIPELINE, LLC EASEMENT (INST. NO. 201606013115)

ACCESS EASEMENT (DOC. NO. 202306012623)

ELECTRIC EASEMENT (BY SEPARATE INSTRUMENT)

**LOT 1, BLOCK 3  
ROYAL MANUFACTURING  
PHASE III**  
(INST. NO. 202306039672)

ACCESS EASEMENT (INST. NO. 202306004120)

PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024952)  
(INST. NO. 201806024954)  
(INST. NO. 201806024955)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202306004119)

**ZONE "X"**  
(SEE NOTE 2)

ACCESS EASEMENT (INST. NO. 202306039672)

16' WATER EASEMENT (INST. NO. 202306039672)

S 59°48'11" W 32.28'

N 59°48'11" E 863.26'

**LOT 4, BLOCK 3  
32.191 ACRES**  
(1,402,242 SQUARE FOOT)

PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024955)  
(INST. NO. 201806024969)

**TOTAL AREA  
75.246 ACRES**  
(3,277,695 SQUARE FOOT)

DRAINAGE EASEMENT (INST. NO. 202406001870)

ACCESS EASEMENT (BY THIS PLAT)

16' WASTEWATER EASEMENT (INST. NO. 202306039672)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202306004119)

**LOT 3, BLOCK 3  
20.961 ACRES**  
(913,064 SQUARE FOOT)

PART OF  
SCHERTZ 312, LLC  
(INST. NO. 201806024952)  
(INST. NO. 201806024954)  
(INST. NO. 201806024955)

N 59°43'43" E 17.28'

N 30°16'17" W 30.00'

S 59°43'43" W 582.49'

S 59°43'43" W 47.28'

100' ELECTRIC EASEMENT FOR CITY OF SAN ANTONIO (VOL. 66, PG. 607) (VOL. 181, PG. 823)

20' TELECOMMUNICATIONS EASEMENT (DOC. NO. 201506029399)

VARIABLE WIDTH WATER AND WASTEWATER EASEMENT (DOC. NO. 202006013322)

DRAINAGE EASEMENT (BY THIS PLAT)

N 61°48'03" E 1347.57'

N 30°30'15" W 73.26'

1640.36'

S 61°53'18" W 2,689.96'

**UNION PACIFIC RAILROAD**

(VOL. Z, PG. 210)

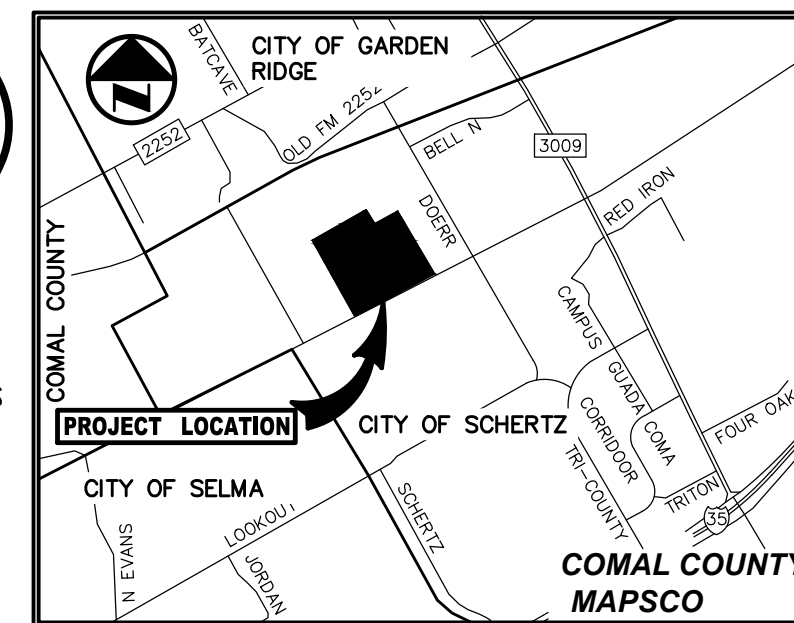
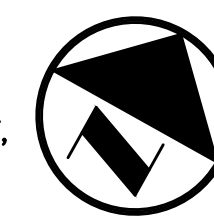
CITY OF SELMA, COMAL COUNTY

**OWNER:**  
SCHERTZ 312, LLC  
BEN SPENCER  
9601 McALLISTER FREEWAY,  
SUITE 1120  
SAN ANTONIO, TX 78216  
210-338-5220

**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
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EMERGENCY ACCESS EASEMENT (DOC. NO. 202306004120)



**VICINITY MAP**  
(NOT TO SCALE)

AREA TABLE		
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<b>TOTAL AREA</b>	<b>3,277,695</b>	<b>75.246</b>

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- (G.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD W/"WESTWOOD PS" CAP SET
- IRF 1/2-INCH IRON ROD W/"WESTWOOD PS" CAP FOUND
- XS "+" CUT IN CONCRETE SET
- INTERNAL LOT CORNERS



GRAPHIC SCALE IN FEET

1" = 100'

**NOTES**

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SHEET 2 OF 3  
REPLAT

**LOTS 3-6, BLOCK 3  
ROYAL MANUFACTURING  
PHASE III**

BEING 75.246 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383 AND THE GEORGE M. DOLSON SURVEY, ABSTRACT NO. 120 CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK 3 ROYAL MANUFACTURING PHASE III ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202306039672 OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

**Westwood**  
9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
817.562.3350

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE JAN 2024	JOB NUMBER R0039805.01
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TX REG. ENGINEERING FIRM F-11756  
TX REG. SURVEYING FIRM LS-10074301

MATCH LINE (SEE SHEET 1)

LOT 3, BLOCK 1  
DOERR INDUSTRIAL  
(INST. NO. 202206007287)  
BALTISSÉE-ACKERMAN SCHERTZ, LLP  
(DOC. NO. 202206005860)

REPLAT - LOTS 3-6, BLOCK 3 ROYAL MANUFACTURING PHASE III

**OWNER CERTIFICATE & DEDICATION STATEMENT**

STATE OF TEXAS Δ  
COUNTY OF COMAL Δ

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Schertz 312, LLC, being the sole owner of the land shown on this plat, acting by and through the undersigned, its duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand the \_\_\_\_ day of \_\_\_\_\_, 2024.

SCHERTZ 312, LLC  
6300 RIVERSIDE PLAZA LANE, NW STE. 200  
ALBUQUERQUE, NEW MEXICO 87120  
505-998-0167

Ben F. Spencer, Manager

STATE OF NEW MEXICO Δ  
COUNTY OF BERNALILLO Δ

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ben F. Spencer, as Manager of Titan Property Management, LLC, as Manager of Schertz 312 Management, LLC, as Manager of Schertz 312, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_, 2024.

Notary Public in and for The State of New Mexico

My Commission expires: \_\_\_\_\_

**PLANNING AND ZONING CERTIFICATION**

This plat of Lots 3-6, Block 3, ROYAL MANUFACTURING PHASE III Subdivision has been submitted to and considered by the Planning & Zoning Commission of the City of Schertz, and hereby approved by such commission.

By \_\_\_\_\_  
Chairman

By \_\_\_\_\_  
Secretary

**COUNTY CLERK CERTIFICATION**

STATE OF TEXAS Δ  
COUNTY OF COMAL Δ

I, Bobby Koepf, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ in Document No. \_\_\_\_\_, Official Public Records of Comal County, Texas.

COUNTY CLERK, COMAL COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

**CIBOLO CREEK MUNICIPAL AUTHORITY:**

This proposed development has been reviewed and approved by the Cibolo Creek Municipal Authority (CCMA) for wastewater treatment plant capacity and easements. All fees due for impact to the system at time of connection will be calculated at submittal of building permit application.

By: \_\_\_\_\_  
Agent for Cibolo Creek Municipal Authority

**CITY ENGINEER CERTIFICATION**

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 county as to which this approval is required.

\_\_\_\_\_  
City Engineer

**NOTES**

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**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS Δ  
COUNTY OF TARRANT Δ

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on February 24, 2022 and that all corners are shown hereon.

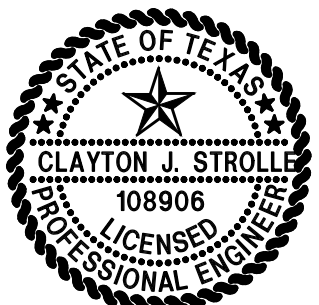


**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 6/28/24.  
Dustin C. Pustejovsky  
Registered Professional Land Surveyor  
No. 6690  
Dustin.Pustejovsky@westwoodps.com  
www.westwoodps.com

**ENGINEERS CERTIFICATE**

STATE OF TEXAS Δ  
COUNTY OF TRAVIS Δ

I, Clayton J. Strolle, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 6/28/24.  
Clayton J. Strolle  
Professional Engineer No. 108906  
clayton.strolle@westwoodps.com  
www.westwoodps.com

**OWNER:**  
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**SURVEYOR:**  
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SHEET 3 OF 3  
REPLAT  
**LOTS 3-6, BLOCK 3  
ROYAL MANUFACTURING  
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