

# Memo

**To:** Planning and Zoning Commission  
**From:** Eric Schulze, PE  
**Date:** September 5, 2024  
**Re:** Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed Approximately 43-acre Schertz Logistics Subdivision on FM 2252

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The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed approximately 43-acre Schertz Logistics Subdivision located on FM 2252, approximately 450 feet north of the FM 2252/FM 482 intersection is recommended for conditional approval. Conditional approval is recommended due to sewer being available in the near future to the proposed subdivision but not necessarily in a time frame when the proposed development intends to open to the public. Essentially, the conditional approval is expected to be valid and in effect for a relatively short time.

The current closest sanitary sewer collection point is at Abbey Rd and the railroad tracks, approximately 9,600 feet away. However, the property to the north of this proposed subdivision is also developing and both Lovett (Schertz Logistics) and Boomerang (the 25ac tract adjacent to the north) have partnered with the City of Schertz Economic Development Corporation (EDC) to construct a new sanitary sewer main from Abbey Rd to the southern boundary of the proposed subdivision. Once this line is constructed, the Schertz Logistics Subdivision would have access to and be able to extend sanitary sewer to the southwestern boundary in accordance with Sections 21.15.2.D and 21.15.3.A of the Unified Development Code.

Because of the active Schertz EDC sanitary sewer main project and the recognition that the project will take some time to construct the new sanitary sewer main, the Engineering Department has concluded that a conditional waiver of the requirement to connect to and extend sanitary sewer would be appropriate. The conditions that should be attached to the waiver approval are as follows:

1. The developer executes an Escrow Agreement with the City of Schertz to provide funding for the connection to and extension of the sanitary sewer main across the subdivision as generally depicted in the Preliminary Plat.

2. Once the sanitary sewer main is constructed to the northern boundary of the Schertz Logistics Subdivision, the developer will cease OSSF operations; connect to the sanitary sewer; and extend the sanitary sewer main across the subdivision to the southwest corner of the subdivision.

Any new OSSF needed to serve the proposed Plat will be reviewed and permitted through Comal County. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public sewer system. When sewer is available to the proposed subdivision, then it would be required to connect to the sewer system and be in compliance with Section 90-78 of the Code of Ordinances.

AMENDING PLAT OF STONE CREEK R.V. PARK  
LOT 2, BLOCK 1, M.P.R.C.C.T.  
(DOC. NO. 201206042305, M.P.R.C.C.T.)  
MHP ZONING  
CURRENT LAND USE: RV PARK

14' ELECTRIC & CATV EASEMENT  
(DOC. NO. 201206042305, M.P.R.C.C.T.)

LOCK AWAY STORAGE  
SCHERTZ, LLC  
CALLED 7.475 ACRES  
(DOC. NO. 201406042727,  
O.P.R.C.C.T.)  
CURRENT LAND USE:  
MINI-WAREHOUSE/  
PUBLIC STORAGE

OWNERS:  
LARRY KRIPPENDORF  
7675 FM 482  
NEW BRAUNFELS, TEXAS 78132  
(210) 378-5508  
ENGINEER:  
GARZA EMC, LLC  
DARREN HUCKERT, P.E.  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735  
(512) 298-3284  
SURVEYOR:  
WINDROSE LAND SURVEYING & PLATTING  
COREY CAMPBELL  
9360 CORPORATE DRIVE, SUITE 102  
SELMA, TEXAS 78154

KRIPPCO ENTERPRISES, INC.  
7675 FM 482  
NEW BRAUNFELS, TEXAS 78132  
(210) 378-5508

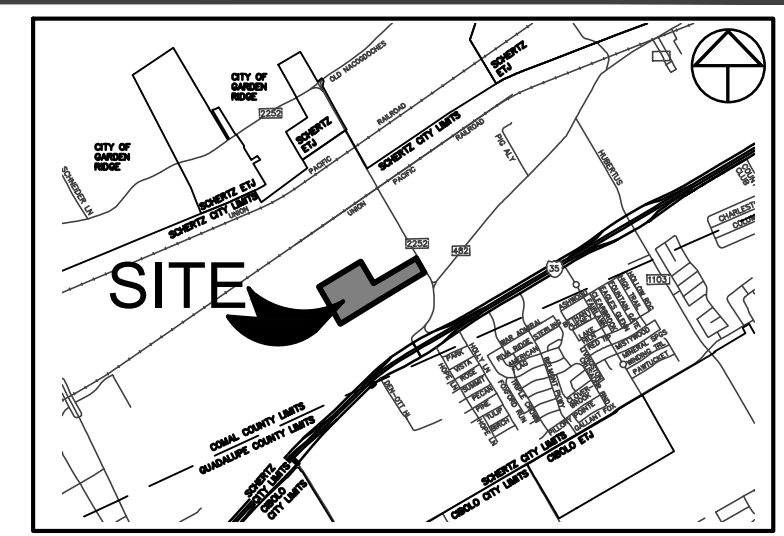
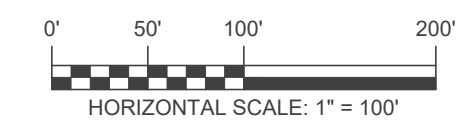
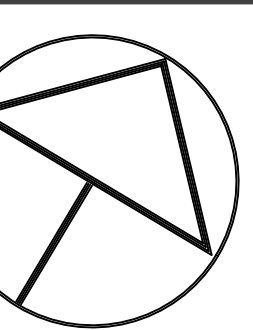
**WINDROSE**  
LAND SURVEYING | PLATTING  
9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANLEY & SUSAN STEHLE  
CALLED 69.8 ACRES  
(VOL. 122, PG. 553, D.R.C.C.T.)  
M-1 ZONING  
CURRENT LAND USE: VACANT

LOT 1  
BLOCK 1  
42.98 AC  
CURRENT LAND USE: VACANT

HARTMANN LAND & CATTLE CO., LTD.  
CALLED 66.7 ACRES  
(DOC. NO. 201006034897, O.P.R.C.C.T.)  
M-1 ZONING  
CURRENT LAND USE: VACANT

STX FRIO I INVESTMENTS, LLC  
CALLED 25.134 ACRES  
(DOC. NO. 202206039386, O.P.R.C.C.T.)  
M-1 ZONING  
CURRENT LAND USE: VACANT



LOCATION MAP  
NOT-TO-SCALE

- LEGEND:**
- = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
  - = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
  - U.E. = UTILITY 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
  - 775- = EXISTING 5' CONTOUR LINE
  - 775 = PROPOSED 5' CONTOUR LINE
  - 15"WW = PROPOSED PUBLIC WASTEWATER LINE (FUTURE TOWN CREEK SEWER MAIN EXTENSION)
  - ⊕ = PROPOSED PRIVATE FIRE HYDRANTS
  - ⊙ = PROPOSED WASTEWATER MANHOLE
  - ➔ = PROPOSED WASTEWATER FLOW ARROWS

Scope included in EDC Agreement

Scope not included in EDC Agreement

Proposed 12" line is included in the Schertz Economic Development Agreement

8" line to be extended to SW Boundary and included as part of the Escrow Agreement

LINE #	LENGTH	DIRECTION
L1	14.000'	N 59°32'59" E
L2	14.001'	S 59°10'07" W
L3	20.002'	N 58°37'50" E
L4	20.002'	S 58°40'54" W
L5	91.638'	N 30°28'19" W
L6	12.597'	S 58°48'29" W
L7	20.009'	N 29°51'15" W
L8	7.051'	N 58°48'29" E

CURRENT LAND USE: VACANT  
HARTMANN LAND & CATTLE CO., LTD.  
CALLED 66.7 ACRES  
(DOC. NO. 20106034897, O.P.R.C.C.T.)

MATCHLINE "A" ~ SEE THIS SHEET

MATCHLINE "A" ~ SEE THIS SHEET

**PRELIMINARY PLAT  
ESTABLISHING SCHERTZ  
LOGISTICS SUBDIVISION**

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 04/17/2024

Drawing Name: N:\583339-Schertz Industrial Park\PLAT\126946-Schertz Logistics\001-Preliminary Plat\583339-Prelim-Sub-P126946.dwg User: KKeppart Apr 17, 2024 - 12:49pm

**PLAT NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999842450.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 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.
- 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 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE X AND 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.
- THIS PROPERTY IS CURRENTLY ZONED M-1 (MANUFACTURING, LIGHT INDUSTRIAL).
- THIS PROPERTY IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THIS SUBDIVISION HAS ONE (1) BUILDABLE LOT.

12. ON \_\_\_\_\_ THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION APPROVED AND GRANTED A WAIVER FOR THE SUBJECT PROPERTY (SCHERTZ LOGISTICS) 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.

**CPS 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," AND/OR "RECYCLED WATER 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 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 OR 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.
- ANY CPS 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, 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.

**STATE OF TEXAS  
COUNTY OF TRAVIS**

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 SAN ANTONIO PLANNING COMMISSION.

\_\_\_\_\_  
DARREN HUCKERT, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 101112  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735

**STATE OF TEXAS  
COUNTY OF GUADALUPE**

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

\_\_\_\_\_  
COREY CAMPBELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
9360 CORPORATE DRIVE, SUITE 102  
SELMA, TEXAS 78154



**GVSUD NOTES:**

**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 GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "GVSUD WATERLINE EASEMENT", "GVSUD SEWER EASEMENT" OR "GVSUD REUSE WATER EASEMENT" AS APPLICABLE 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 GRANTORS' 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 OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS, CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. 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 ALTERATION 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 REGULATION 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 AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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.

GREEN VALLEY SPECIAL UTILITY DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**TXDOT NOTES:**

- 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.
- 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 FM 2252 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 420.71 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE 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.

**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 SCHERTZ LOGISTICS, 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: KRIPPCCO ENTERPRISES, INC.  
LARRY KRIPPENDORF – PRESIDENT  
7675 FM 482  
NEW BRAUNFELS, TEXAS 78132

**STATE OF TEXAS  
COUNTY OF COMAL**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY KRIPPENDORF, 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

**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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CITY ENGINEER, SCHERTZ, TEXAS

**PLANNING & ZONING COMMISSION:**

THIS PLAT OF SCHERTZ LOGISTICS 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

**STATE OF TEXAS  
COUNTY OF COMAL**

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY CLERK  
COMAL COUNTY, TEXAS

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

**PRELIMINARY PLAT  
ESTABLISHING SCHERTZ  
LOGISTICS SUBDIVISION**

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DATE OF PREPARATION: **04/17/2024**