

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:
 LI SCHERTZ TX INVESTOR, LP
 BY: LI SCHERTZ TX GP, LLC, ITS GENERAL PARTNER
 KENNETH CHANG, VICE PRESIDENT
 401 FRANKLIN ST, SUITE 2555
 HOUSTON, TEXAS 77002
 (713) 212-1560
 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

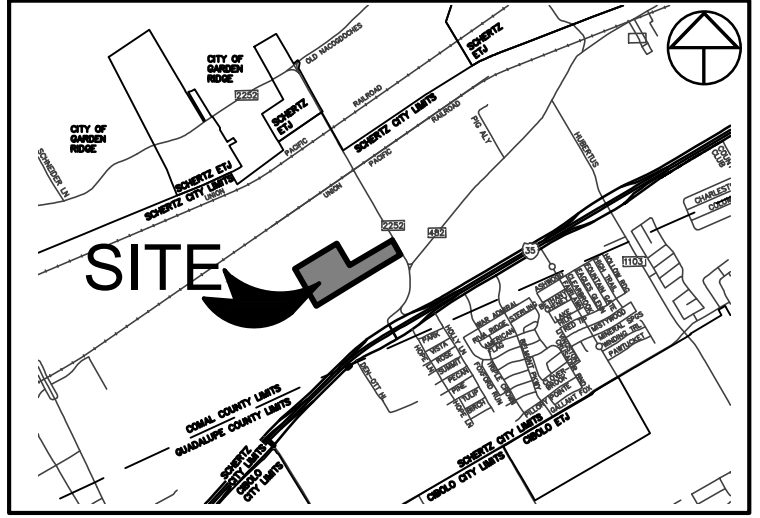
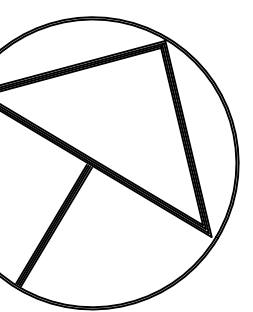
WINDROSE
 LAND SURVEYING | PLATTING
 9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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



- 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

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

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 KIPSCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 09/24/2024

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**

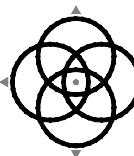
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



WINDROSE
LAND SURVEYING | PLATTING

9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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 HARRIS**

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: LI SCHERTZ TX INVESTOR, LP
BY: LI SCHERTZ TX GP, LLC,
ITS GENERAL PARTNER
KENNETH CHANG, VICE PRESIDENT
401 FRANKLIN ST, SUITE 2555
HOUSTON, TEXAS 77002

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENNETH CHANG, 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: **09/24/2024**