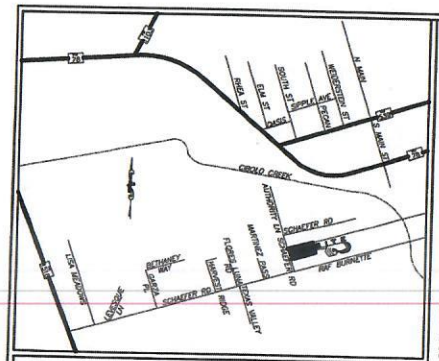


LOCATION MAP:
NTS

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 AREASDESIGNATED 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 PURPOSEOF 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 SAIDINFRASTRUCTURE 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 WALLSWILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROAMENT 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 CHANGED OR GROUND ELEVATION ALTERATIONS.

3. 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVICED ONLY BY UNDERGROUND ELECTRIC 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.

CITY 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.

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.

THE SITE IS LOCATED UNDER THE WATER AND WASTEWATER UTILITY OF THE CITY OF SCHERTZ.

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.

LEGEND

●=FOUND IRON PIN
O=SET IRON PIN
VOL=VOLUME
PG=PAGE
CATV=CABLE TV
ROW=RIGHT OF WAY
ELEC=ELECTRIC
TELE=TELEPHONE
DPR=DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
RPR=REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
DR=DEED RECORDS OF BEXAR COUNTY, TEXAS
L 480'=CONTOUR LINE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BURNETTE SUBDIVISION TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PUPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER	OWNER
MICHAEL T. BURNETTE	SONJA BLALOK
12396 SCHAEFER ROAD	12396 SCHAEFER ROAD
SCHERTZ, TEXAS 78108	SCHERTZ, TEXAS 78108
(210) 659–2765	(210) 659–2765

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL T. BURNETTE & SONJA BLALOK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, A.D. 20___.

_____
NOTARY PUBLIC, STATE EOF TEXAS

PRINTED NAME:_____

CITY ENGINEER CERTIFICATION

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

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

BY: _____
CITY ENGINEER

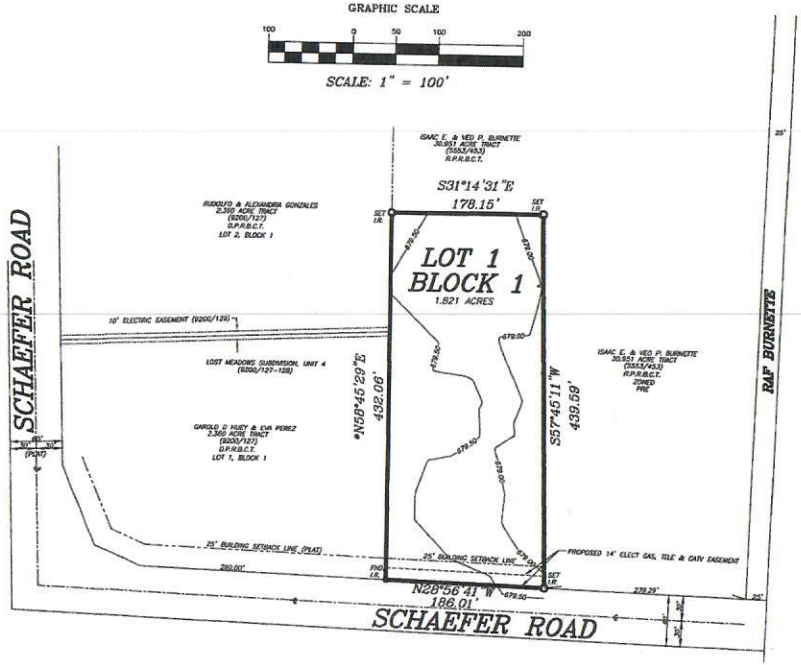
SURVEY NOTES

1. BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 5553 PAGE 453 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
2. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
3. THIS PLAT OF BURNETTE SUBDIVISION WILL CONSIST OF ONLY ONE(1) BUILDABLE LOT.

FLOOD NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F, DATED SEPTEMBER 29, 2010, THIS SUBDIVISION IS LOCATED IN ZONE x. AND IS NOT WITHIN THE 100–YEAR FLOODPLAIN.

GRAPHIC SCALE
100 0 50 100 200
SCALE: 1" = 100'



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE 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: BUTZ LAND SURVEYING

J. M. BUTZ JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2024

STATE OF TEXAS
COUNTY OF BEXAR

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. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISION.

RICHARD M. GALLEGOS
LICENSED PROFESSIONAL ENGINEER #86916
GALLEGOS ENGINEERING, INC.
101 FAWN DRIVE
SHAVANO PARK, TEXAS 78231
FIRM NO. F–003084
PHONE NO: (210) 641–0812

SAN ANTONIO RIVER AUTHORITY CERTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE SAN ANTONIO RIVER AUTHORITY (SARA) 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.

SIGNED

PLANNING AND ZONING COMMISSION:

THIS PLAT OF **BURNETTE SUBDIVISION** HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT ESTABLISHING

BURNETTE SUBDIVISION

Being 1.821 acres of land, more or less out of the G. Malpaz Survey No. 67, Abstract 484, County Block 5054, Bexar County, Texas and also being out of a 33.749 acre tract described in Volume 5553, Page 453 of the Real Property Records of Texas and establishing Lot 1, Block 1, City of Schertz, Bexar County, Texas.

DATE PREPARED: MAY 14, 2024.

BUTZ LAND SURVEYING
FIRM NO: 10193002

3430 KUEMMERZ RD.
ST HEDWIG, TX. 78152–9718

PHONE: 210–867–1300
FAX: 210–867–1334

JOB NO. 12–149.B DATE: 05/14/24 DRAWN BY: R.C.C.

SHEET 1 OF 1

REVISED: DECEMBER 19, 2024

Certified By:
William Willingham Planner
Planning and Community Development
02/05/2025 11:35:39 AM

CITY OF SCHERTZ SEAL OF THE CITY