

LOCATION MAP
NOT TO SCALE

- LEGEND:**
- CALCULATED POINT
 - FOUND 1/2" REBAR W/ NO IDENTIFICATION
 - ⊗ SET 1/2" REBAR W/ CAP STAMPED "OPEN RANGE FS10194069"
 - FOUND 1" PIPE
 - FOUND 1/2" REBAR W/ CAP STAMPED "BRIONES"
 - ⊗ FOUND 1/2" REBAR W/ CAP STAMPED "SURVEY ASSOC"
- DPRBCT DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPRBCIT OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
GETCATV CENTERPOINT GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (1) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL (4204). DISTANCES SHOWN ARE REPORTED AS GROUND.
 - (2) VERTICAL DATUM IS NAVD88.

- CPS NOTES:**
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 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.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
 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 SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS 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 OF SCHERTZ STANDARD NOTES:**
1. 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.
 2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER, 2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 3. 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.
 4. BUILDABLE LOTS: 1

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 SCHERTZ PLANNING & ZONING COMMISSION.

DATE

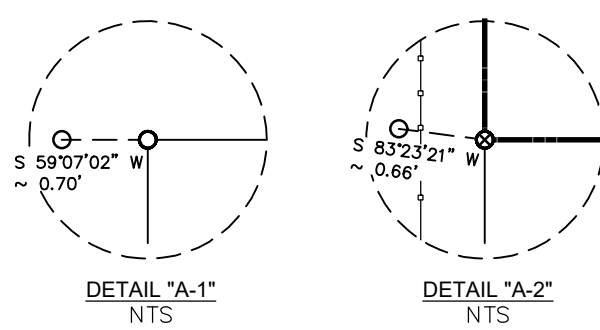
JAI ME NORIEGA, P.E.
P.E., REGISTRATION NO. 93788
YOUNG PROFESSIONAL RESOURCES F-8635
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
(210) 590-9215

STATE OF TEXAS
COUNTY OF BEXAR

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

DATE

W. ANDREW MCLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6473
OPEN RANGE FIELD SERVICES, LLC
39350 IH-10 W, SUITE 1
BOERNE, TX 78006
PH: (210) 830-428-0290
TBPLS No. 10194069



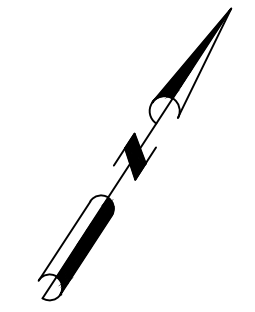
OWNER/DEVELOPER:
JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
210-387-0097

SURVEYOR:
OPEN RANGE FIELD
SERVICES, LLC
39350 IH-10 W, STE 1
BOERNE, TX 78006

DRAINAGE NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE [9/29/2010]. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- LEGEND**
- Guy Wire
 - ⊗ Power Pole
 - ⊗ Electric Transformer
 - ⊗ Water Meter
 - ⊗ Cable Box
 - ⊗ Water Valve
 - ⊗ Fire Hydrant
 - ⊗ Sign

PLAT NO.



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A 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.

OWNER/DEVELOPER: JOE & REGINA MONROE
7815 FOREST PATH
LIVE OAK, TX 78233
PH: (210) 387-0097

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE MONROE, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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.

CITY ENGINEER _____

PLANNING AND ZONING COMMISSION

THIS PLAT OF MONROE SUBDIVISION - LOT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Certified By: _____
William Willingham, Planner
Planning and Community Development
02/19/2025 8:15:15 AM

YOUNG PROFESSIONAL RESOURCES
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
C: (210) 590-9215
YOUNG PROFESSIONAL RESOURCES ©
REGISTRATION NO. F-8635

**PLAT ESTABLISHING
MONROE SUBDIVISION
PLAT - LOT 2**

BEING A 12.39 ACRE TRACT OUT OF STACEY B. LEWIS, SURVEY NUMBER 317, ABSTRACT NUMBER 433, BEXAR COUNTY, TEXAS, AND BEING DESIGNATED AS TRACT 3, OF THE SUBDIVISION OF THE HAROLD W. KNIGHT 149.042 ACRES, COUNTY BLOCK 5068, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO TERRY JEAN GOODWIN, RECORDED IN VOLUME 14599, PAGE 319, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

