

Planned Development District (“PDD”) Conditions for the Property Located at 10661 Interstate 10 E, Schertz, Texas 78154

Development of the Property will comply with all City of Schertz (“City”) Unified Development Code (“UDC”) requirements. The development of the tract will be subject to the additional requirements listed below. These standards are intended to enhance development of the site and provide additional buffering of adjacent residential uses.

Property Address: 10661 Interstate 10 E, Schertz, Texas, 78154

Base Zoning District: GB-2 (General Business-2 District)

Conditions:

1. Zoning and Permitted Uses – The PDD shall be based on the GB-2 zoning district with specific restrictions on the allowed uses to align with the goals of the development and the City’s vision for the site.
2. Prohibited Uses – Any uses allowed in the GB-2 zoning district that require a Special Use Permit (SUP) shall be prohibited within this PDD, in accordance with UDC Section 21.5.8 - Permitted Use Table. Additionally, the following uses shall also be prohibited in under this PDD:
 - i. Truck Sales, Heavy Equipment
 - ii. Trailer/Manufactured Home Sales
3. Permitted Uses – All other uses permitted within GB-2 as identified in UDC Section 21.5.8 - Permitted Use Table shall be allowed within the PDD. Additionally, commercial uses that align with the Project’s intended function as warehousing, distribution, business park, and associated commercial development shall be permitted within the PDD.
4. Site Design – The PDD shall follow the City’s Commercial Use Site Design Standards as identified in Table 21.5.7.B – Dimensional Requirements for Non-Residential Zoning Districts for GB-2 zoning.
 - i. **Section 21.8.9. - Outdoor Display and Storage.** The PDD shall follow the Outdoor Display and Storage requirements for General Business District-II (GB-2).”
5. Landscaping Buffer – In addition to the requirements contained in UDC Section 21.9.7.D for landscaping for commercial development (UDC Section 21.9.7.D.11), the minimum size for all required trees shall be three (3) caliper inches.

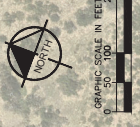
6. Drainage Easement – No buildings or structures shall be permitted on the 900 series lot, identified as a drainage easement on the preliminary plat. This restriction will be enforced through the PDD. Provided, however, this restriction shall not limit utilities or other public infrastructure within this area. Development of the Property shall comply with the requirements of UDC Section 21.9.7.D.14.B (i & ii). For clarify, one (1) shade tree shall be planted for every 30’ adjacent to single-family use and an 8’ masonry wall erected (excepting where adjacent to existing right-of-way or future right-of-way shown on the City’s Master Thoroughfare Plan).
7. Amendments to the PDD – Any significant changes to the established standards for the approved PDD, or changes that alter the concept of the PDD, shall require the plan to be resubmitted for approval by the Planning and Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes, which do not alter the concept or intent of the development, such as changes to the quantity, size, or location of buildings or access driveways, may be approved administratively by the City.
8. Appendices and Attachments
 - i. Conceptual Plan attached as Exhibit “A”
 - ii. Preliminary Plat attached as Exhibit “B”

Exhibit A – Conceptual Site Plan



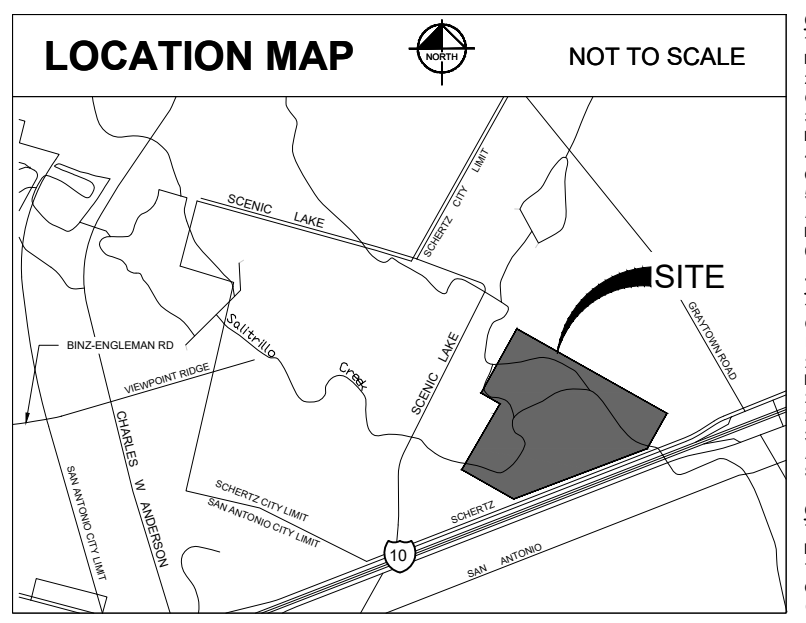
Conceptual Site Plan

*location, number, and size of buildings subject to change



I-10

Exhibit B – Preliminary Plat



LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
635	EXISTING CONTOUR
	RIGHT OF WAY CENTERLINE

CITY OF SCHERTZ STANDARD NOTES:

- 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.
- 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 WITHOLDING OF UTILITIES AND PERMITS
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- 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 ASSIGNS IS APPROVED BY THE CITY.
- THERE ARE A TOTAL OF 3 BUILDABLE LOTS.

TXDOT

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINT(S) ALONG INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,085.02 LF.
- 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 DIRECTED BY TXDOT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 3, BLOCK 1, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

INGRESS/ EGRESS

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-3, BLOCK 1.

OPEN SPACE

LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. (NOTE: LIST ALL APPLICABLE EASEMENTS THAT FALL WITHIN THE OPEN SPACE AREA)

LEGAL INSTRUMENT

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" 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; 3. DIMENSIONS SHOWN ARE SURFACE, AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STORM WATER NOTES

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

DRAINAGE EASEMENTS ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEDOM CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL

LOTS THRU BLOCK CB OR NCB, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0435G, DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY _____ AND WAS APPROVED BY THE CITY OF SCHERTZ AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. _____) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

CPS/SAWS/COSA/UTILITY

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS), 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," "WATER 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 AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.

Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
 San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JLJ	12/23/2024	065012900

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

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: FLOTEX DEVELOPERS, LLC
 20155 NE 38TH COURT
 AVENTURA, FLORIDA, 33180
 CONTACT: DAVID BEJAR

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 OFFICE

DATE THIS _____ DAY OF _____ A.D. 20____

 NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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

DATE THIS _____ DAY OF _____ A.D. 20____

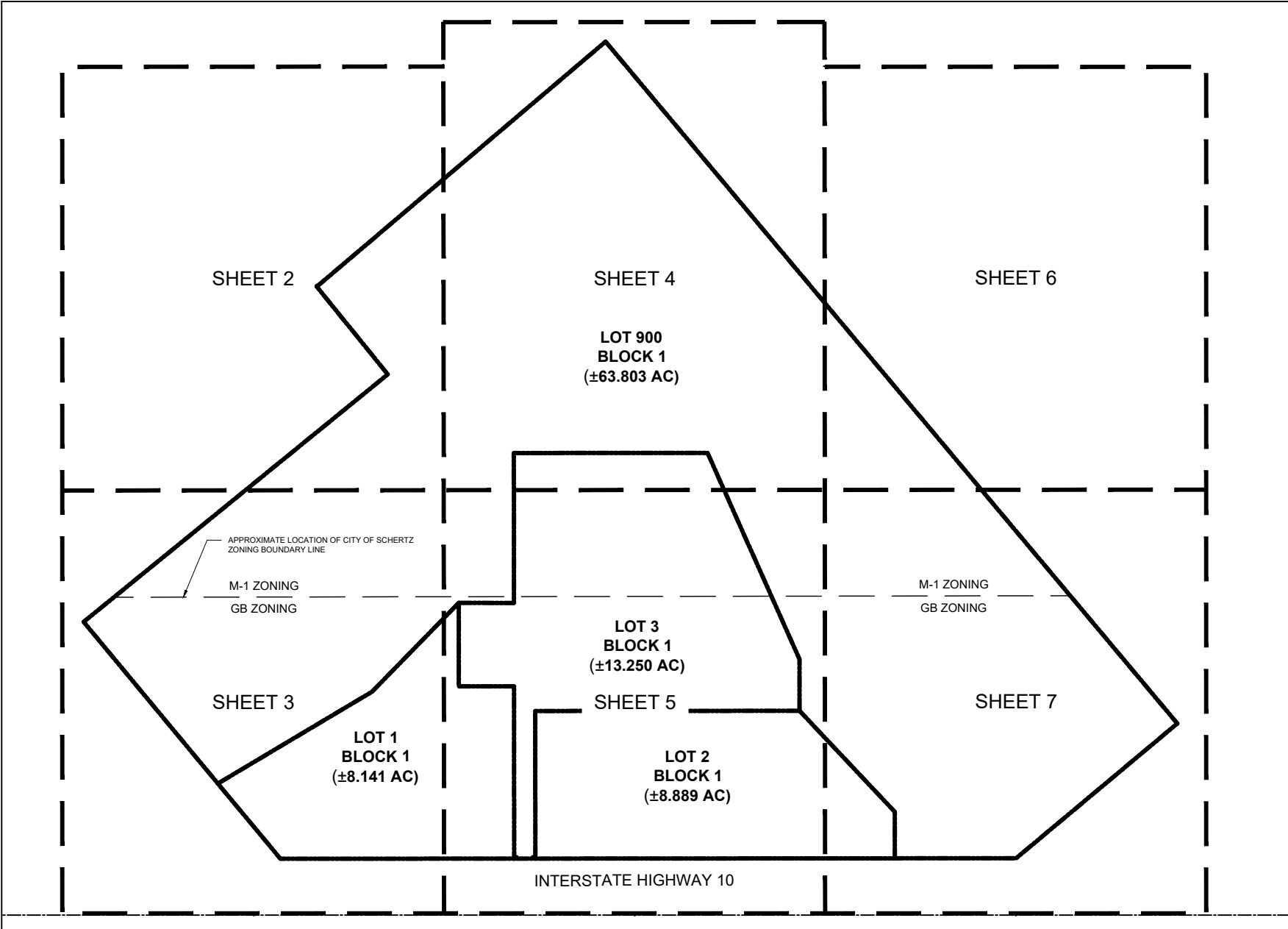
BY: _____
 CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OR VARIANCE(S) HAVE BEEN GRANTED.

DATE THIS _____ DAY OF _____ A.D. 20____

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY



**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 KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

**STATE OF TEXAS
COUNTY OF BEXAR**

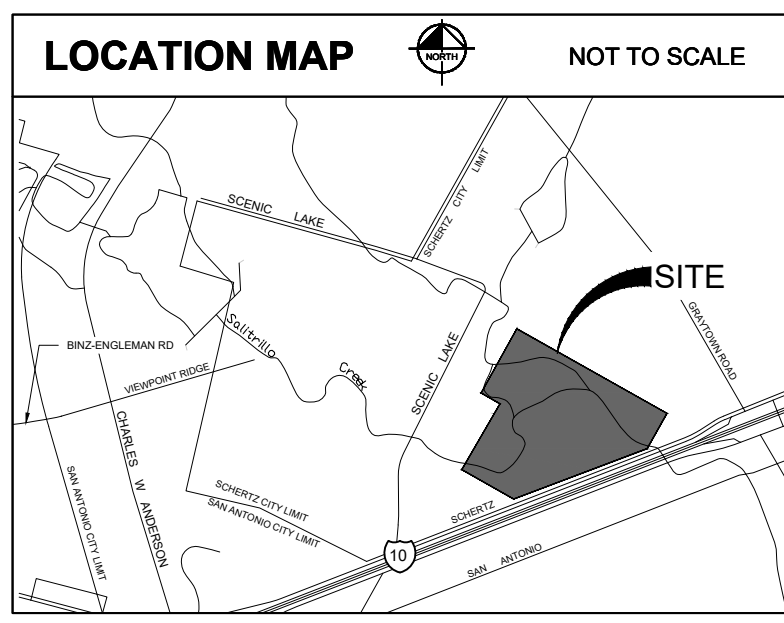
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BENJAMIN R. RUBY
 LICENSED PROFESSIONAL ENGINEER NO. 140366
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PL., STE. 400
 SAN ANTONIO, TEXAS 78216
 (210) 541-9166

Conceptual Preliminary Plat

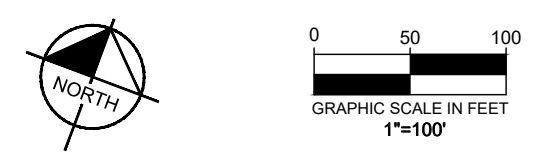
**INDEX MAP
N.T.S.**

DWG NAME: K:\ISNA_CIVIL\065012900-GLEITZ I-10 SCHERTZ\CAD\PLAT\GLEITZ I-10 SCHERTZ.PRELIM PLAT.DWG PLOTTED BY: SANCHEZ, JARED 12/23/2024 8:40 AM LAST SAVED 12/23/2024 8:38 AM



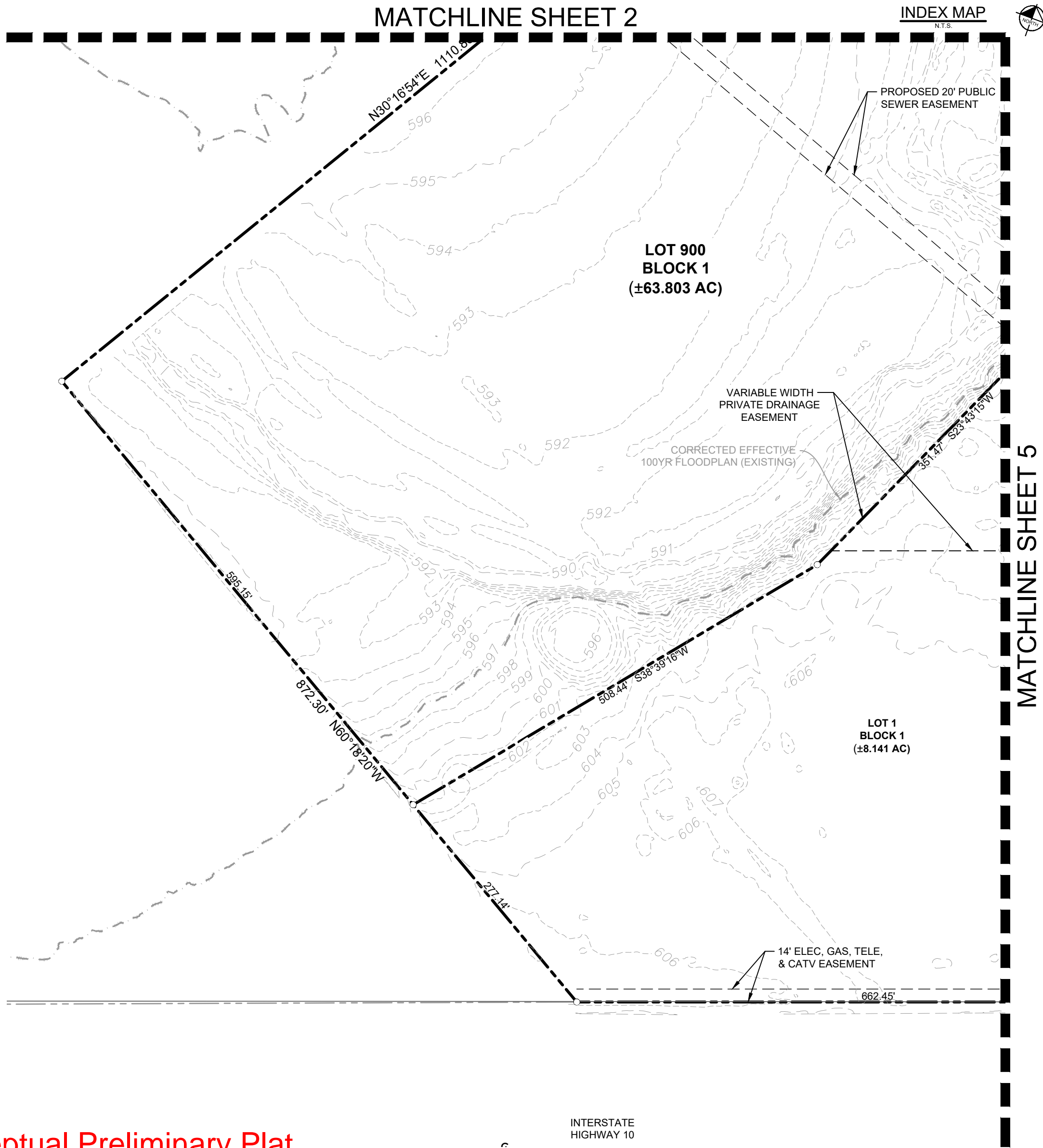
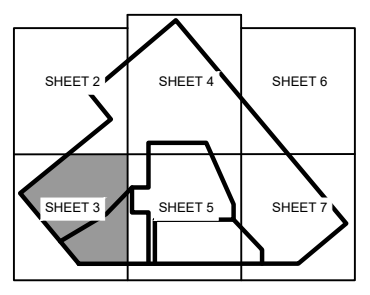
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- SURVEYOR'S NOTES**
- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
 - THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**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 KIMLEY-HORN & ASSOCIATES, INC.

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BENJAMIN R. RUBY
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OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
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GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20____

 NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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BY: _____
 CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D. 20____

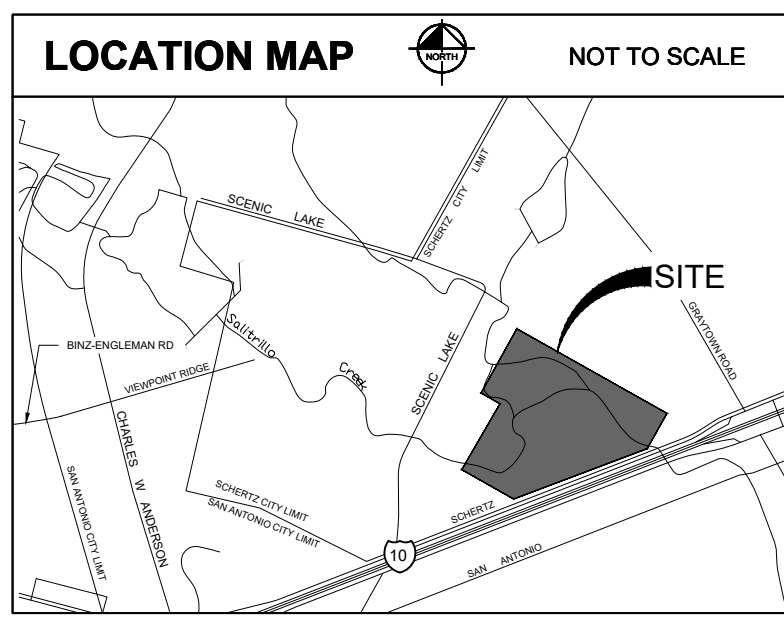
BY: _____
 CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
 GLEITZ I-10 SCHERTZ**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

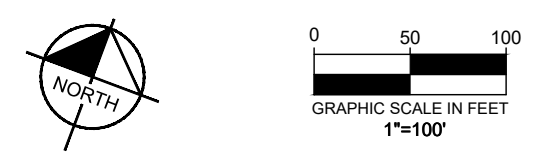
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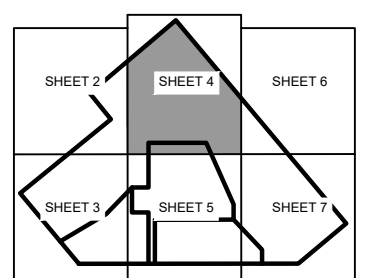
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Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900



STATE OF FLORIDA
COUNTY OF MIAMI-DADE
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: FLOTEX DEVELOPERS, LLC
20155 NE 38TH COURT
AVENTURA, FLORIDA, 33180
CONTACT: DAVID BEJAR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 OFFICE
DATED THIS _____ DAY OF _____ A.D. 20____
NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

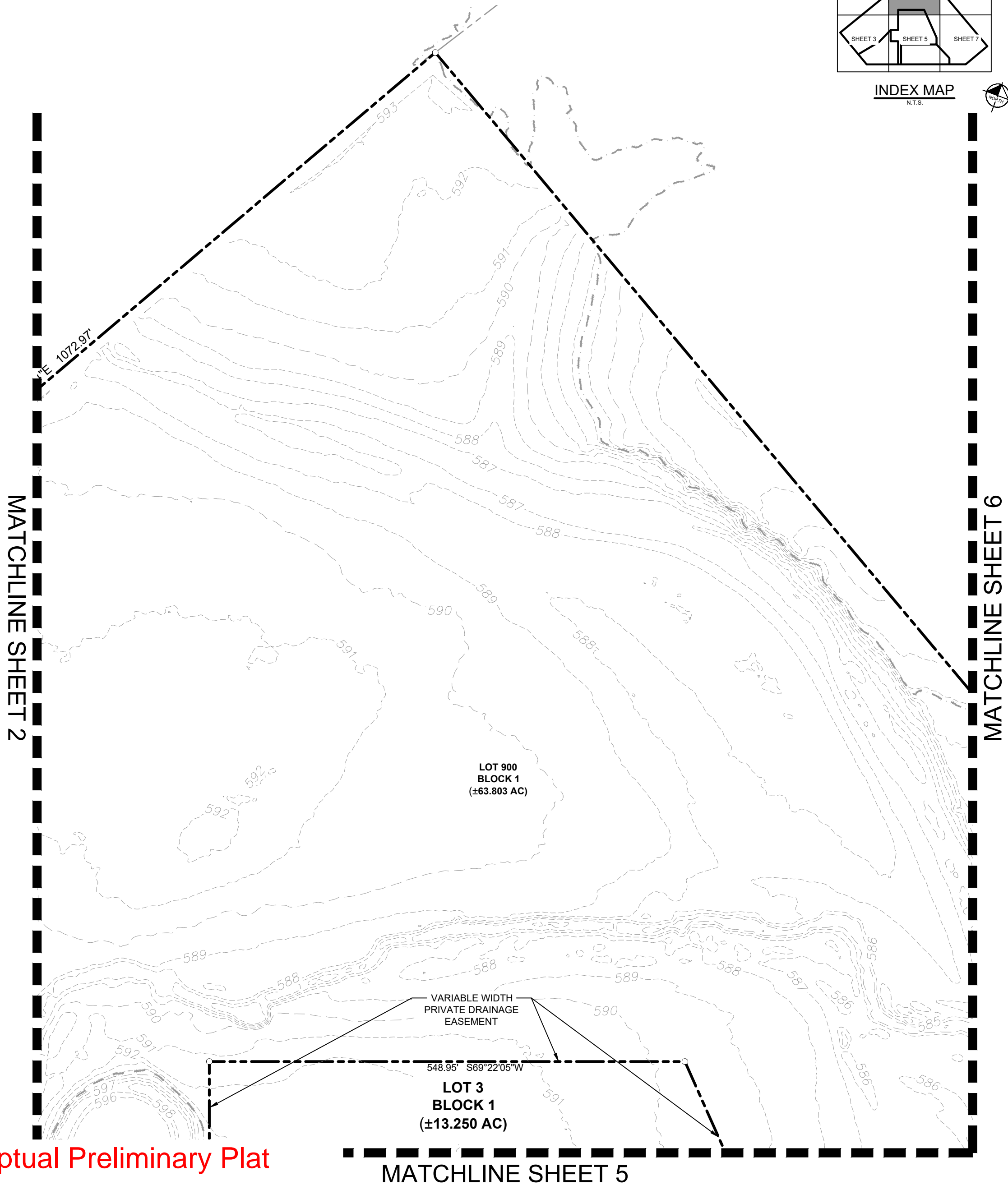
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ**
BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY



SURVEYOR'S NOTES

- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

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 KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

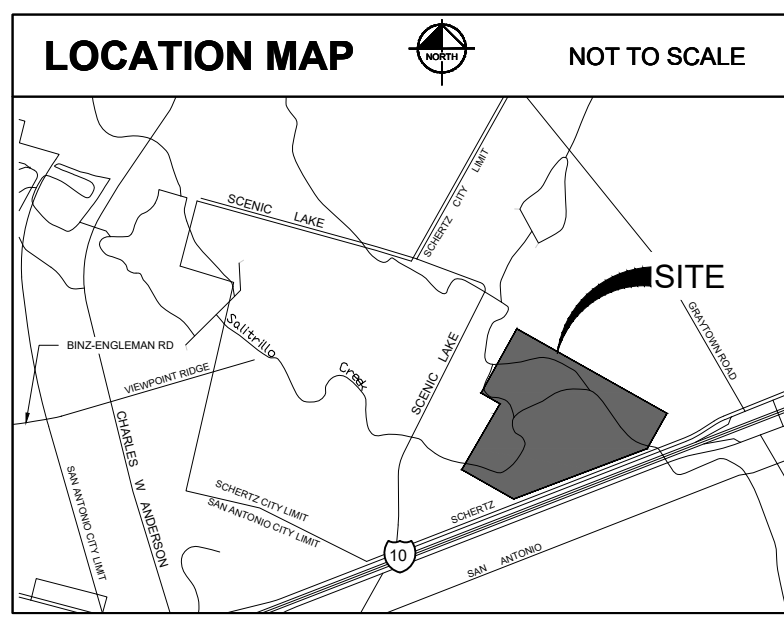
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

Conceptual Preliminary Plat

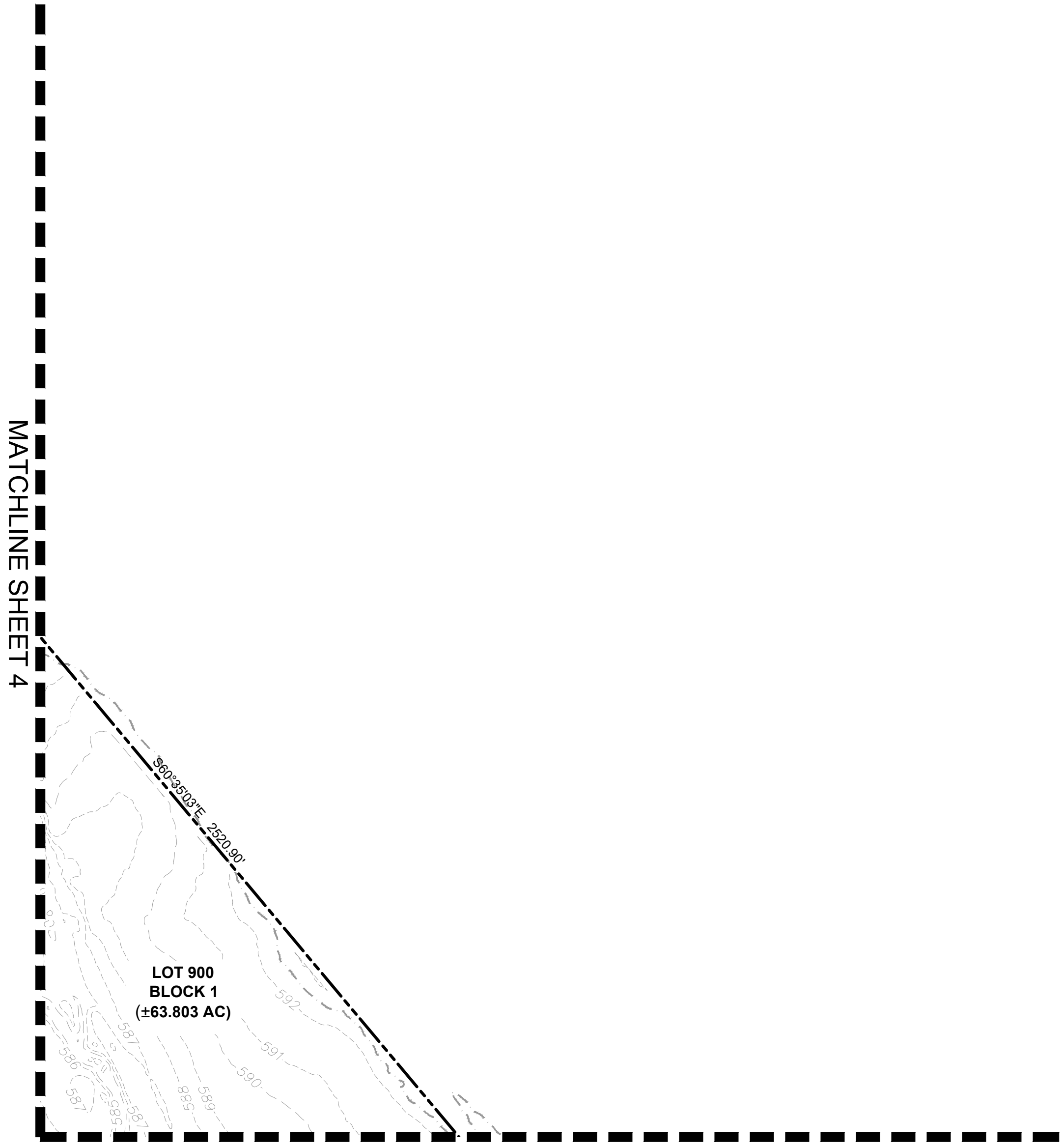
MATCHLINE SHEET 5

DWG NAME: K:\ISNA_CIVIL\065012900-GLEITZ I-10 SCHERTZ\CAD\PLAT\GLEITZ I-10 SCHERTZ.PRELIM PLAT.DWG PLOTTED BY: SANCHEZ, JARED 12/23/2024 8:40 AM LAST SAVED 12/23/2024 8:38 AM



LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— 635 —	EXISTING CONTOUR
—	RIGHT OF WAY CENTERLINE



- SURVEYOR'S NOTES**
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**STATE OF TEXAS
COUNTY OF BEXAR**

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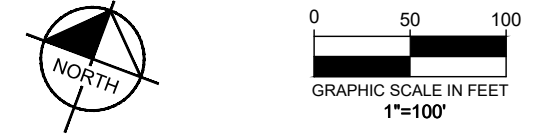
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KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

**STATE OF TEXAS
COUNTY OF BEXAR**

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BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
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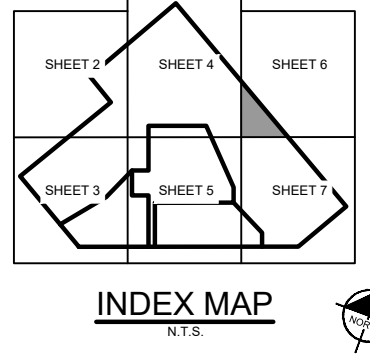
Conceptual Preliminary Plat



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

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MATCHLINE SHEET 7

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