

STATE OF TEXAS
COUNTY OF BEXAR

WE, the undersigned Owner(s) of the land shown on this plat, and designated herein as GRAYTOWN COMMERCIAL subdivision of the City of Schertz, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer:
QUALCO OPPURTUNITY FUND, LLC
17171 Park Row Drive Suite 295, Houston, TX 77084
281-944-3831

STATE OF TEXAS
COUNTY OF BEXAR

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 consideration therein stated.

Given under my hand and seal of office this _____ day of _____ 2024.

Notary Public Bexar County, Texas

We, COMMUNITY BANK OF TEXAS, N.A., owners and holders of a lien against the property described in the plat known as GRAYTOWN COMMERCIAL, against the property described in an instrument of record under Bexar County Clerk's File Numbers 20220162115, 20220162117 and 20230227630, of the Official Records of Brazoria County, Texas, do hereby in all things subordinate to said plat and said lien and we confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

COMMUNITY BANK OF TEXAS, N.A.

By: _____

STATE OF TEXAS
COUNTY OF BEXAR

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 they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2024

Notary Public in Harris County and for the State of Texas
Print Name

My Commission expires: _____

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that proper engineering consideration has been given this plat to the matters of street, lots and drainage layout. To the best of my knowledge this plat conforms to all the requirements of the unified Development Code, except for those waivers granted by the City of Schertz Planning and Zoning Commission.

Mario Iplina, P.E.,
Licensed Professional Engineer
Texas Registration No. _____
11757 Katy Fwy., Suite 1000
713-777-8400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared

Mario Iplina, 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 _____ 2024.

Notary Public Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I, Hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Daniel Villa, Jr. PE, RPLS
Texas Registration No. 6751
8118 Fry Rd, Suite 402
Cypress, TX 77433
281-213-2517

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL VILLA, JR., 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 _____ 2024.

Notary Public Bexar County, Texas

GENERAL 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.
- According to Flood Insurance Rate Map, Panel 48029C0435G, Community Panel No. 0435G, dated September 29, 2010 is located in Zones X and A.
- Development shall be in accordance with floodplain ordinance in effect at the same time of construction application.
- All open spaces, 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 subdivision is wholly within the city limits of the City of Schertz.
- There is one (1) buildable lot.
- The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at the time of the final plat.

TxDOT NOTES:

- For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- 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.
- 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 combined total of one (1) access point along Interstate I-10 Frontage Road based on the overall platted highway frontage of 308.03'.

SURVEY NOTE:

- Basis of bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). All distances shown hereon are ground distances.

SEWER WAIVER NOTE:

- A waiver to forego immediate connection to a public wastewater system at the time of platting (require in UDC Sec. 21.15.3) is required for a plat to meet the city's subdivision requirements. The waiver is discretionary for the Planning and Zoning Commission to either approve/deny, and it will be heard as a separate item right before the preliminary plat.

C.P.S. NOTES:

- City Public Service Board (CPS Energy) - is hereby dedicated the easements and rights-of-way for electric and gas distribution 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 Energy monetary loss resulting from modifications required of CPS energy infrastructure and service facilities, located within said easement, 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) electrical 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.

ABBREVIATIONS LEGEND

A	ABSTRACT
DOC.	DOCUMENT
No.	NUMBER
FND.	FOUND
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

SYMBOLS LEGEND

○	IRON ROD FOUND
●	5/8" I.R. W/ "VILLA 6751" CAP SET
⊕	CITY LIMITS

CURVE TABLE: (SHARED ACCESS EASEMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.80'	8.28'	7.60'	S 10°20'40" W	81°48'28"
C2	76.00'	52.75'	51.70'	N 50°29'35" W	39°46'09"
C3	10.82'	8.56'	8.34'	N 89°45'28" E	45°20'36"
C4	15.00'	23.15'	20.92'	N 23°04'37" E	88°26'10"
C5	15.00'	26.53'	23.21'	S 60°24'37" E	101°21'04"
C6	35.00'	24.87'	24.35'	N 89°16'06" E	40°42'30"
C7	100.00'	69.41'	68.03'	S 50°29'35" E	39°46'09"
C8	10.00'	12.40'	11.62'	N 66°06'34" W	71°02'49"

LINE TABLE: (SHARED ACCESS EASEMENT)

LINE	BEARING	DISTANCE
L1	S 59°11'02" W	11.04'
L2	S 30°33'33" E	17.52'
L3	S 59°24'51" W	24.02'
L4	N 30°35'56" W	235.43'
L5	N 70°22'39" W	80.22'
L6	S 69°32'59" W	278.98'
L7	N 30°35'09" W	24.39'
L8	N 21°08'28" W	2.11'
L9	N 69°32'54" E	208.65'
L10	S 70°22'39" E	80.68'
L11	S 30°36'30" E	217.14'

ZONING NOTE:

THIS PROPERTY IS CURRENTLY ZONE "GB", GENERAL BUSINESS

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 _____

THIS PLAT OF GRAYTOWN COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

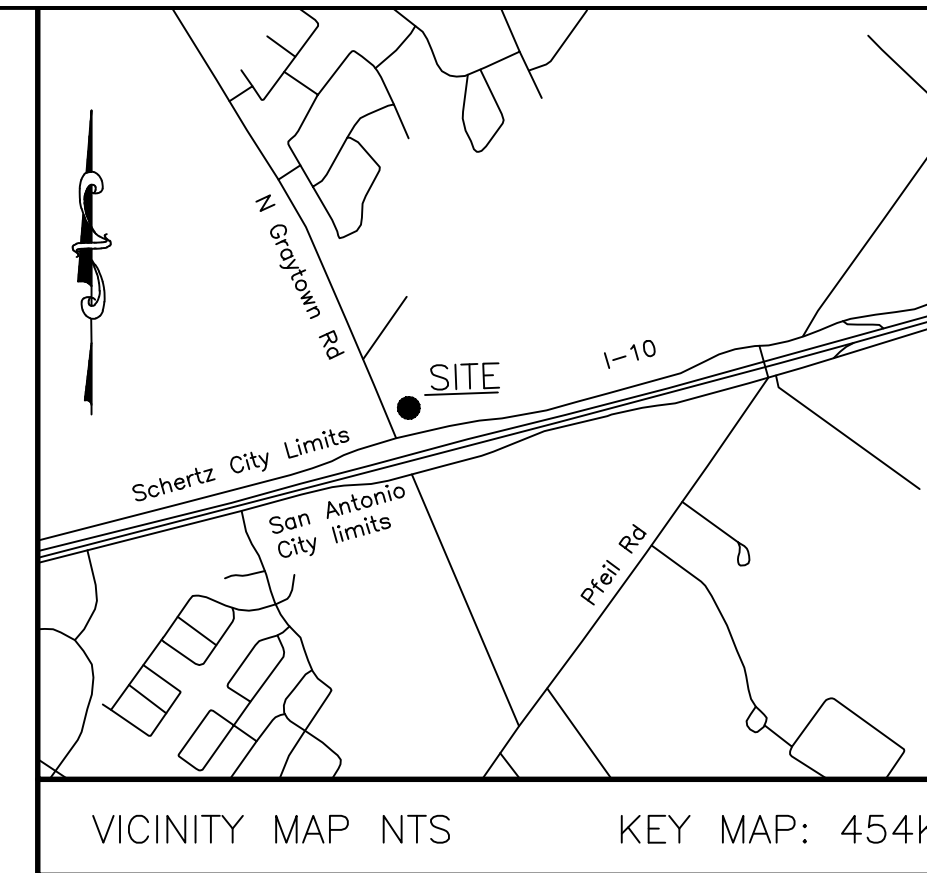
BY: _____
CHAIRMAN

BY: _____
SECRETARY

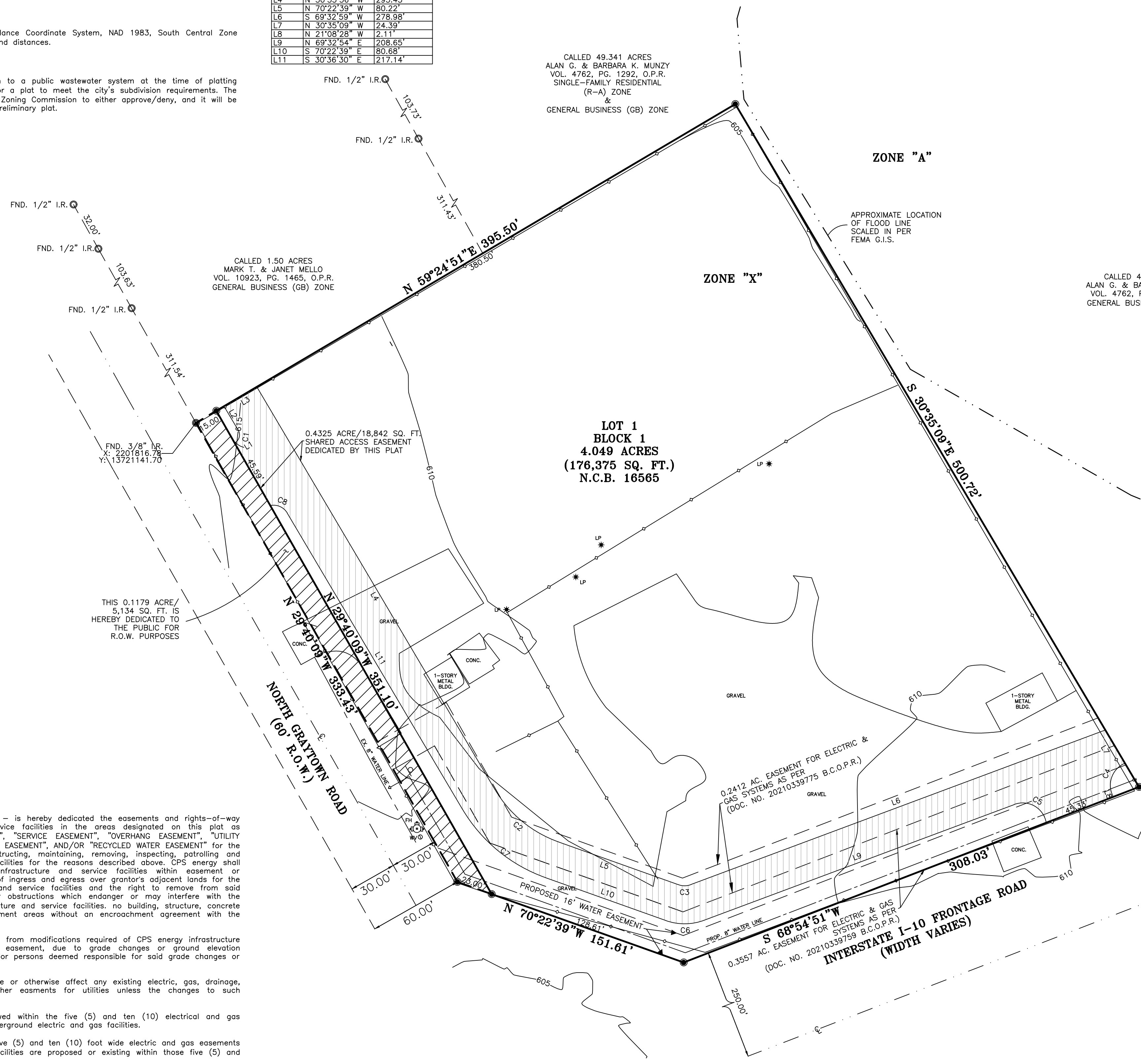
GRAPHIC SCALE



1 inch = 40 ft.



VICINITY MAP NTS KEY MAP: 454K



GRAYTOWN COMMERCIAL
A SUBDIVISION OF 4.167 ACRES OF LAND,
LOCATED IN THE
ANTONIO ZAMORA SURVEY No. 36,
ABSTRACT No. 828,
COUNTY BLOCK No. 5083,
CITY OF SCHERTZ,
BEXAR COUNTY, TEXAS

SCALE: 1"=40' MARCH 2024
1 BLOCK 1 LOT

OWNER:
QUALCO OPPURTUNITY FUND, LLC
17171 PARK ROW DRIVE, STE. 295
HOUSTON, TEXAS 77084
281-944-3831

DVJ
CIVIL ENGINEERING &
LAND SURVEYING

TX ENGINEERING FIRM NO. F-23232
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517
PROJECT No. 24-0128