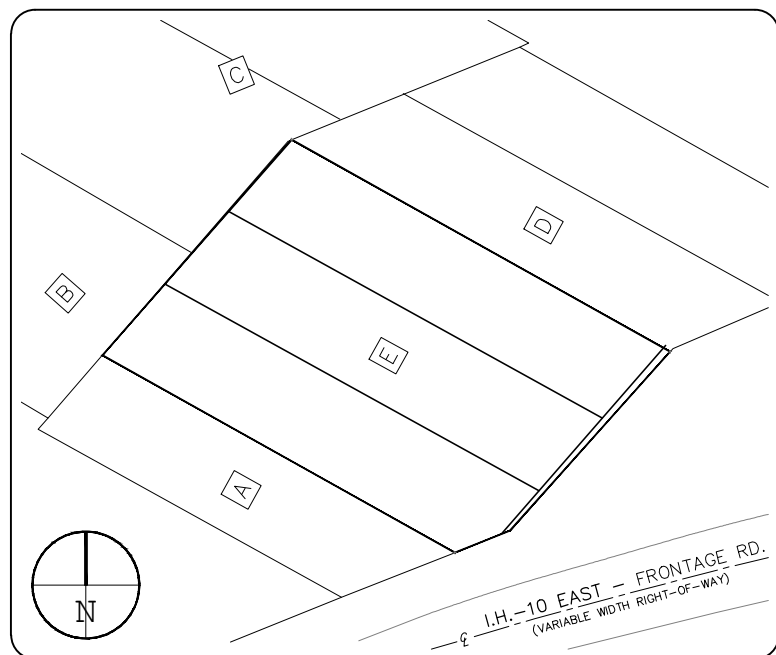


LOCATION MAP  
SCALE: 1"=800'



AREA BEING REPLATED  
SCALE: 1"=100'

0.751 OF AN ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 10, 11, & 12 OF THE SAM B. LIFSHUTZ SUBDIVISION NO.9 PLAT RECORDED IN VOLUME 2222, PAGE 302 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

- A = LOT 9, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9 VOL. 2222, PG. 302, D.R.B.C.  
OWNER: ISIDRO RAMIREZ  
BY GENERAL WARRANTY DEED  
DOC. No.20210362411 O.P.R.B.C.
- B = LOT 29, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9 VOL. 2222, PG. 302, D.R.B.C.  
OWNER: JUANA A. ZUNIGA  
BY WARRANTY DEED  
VOL. 8862, PG. 113, O.P.R.B.C.
- C = LOTS 30 & 31, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9 VOL. 2222, PG. 302, D.R.B.C.  
OWNER: TO JOSEPH B. WALKER  
BY WARRANTY DEED  
DOC. No.20060184221 O.P.R.B.C.
- D = LOT 13, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9 VOL. 2222, PG. 302, D.R.B.C.  
OWNER: JOSEPH B. WALKER  
BY WARRANTY DEED  
DOC. No.20060184221 O.P.R.B.C.
- E = LOTS 10, 11, & 12, C.B. 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9 VOL. 2222, PG. 302, D.R.B.C.  
OWNER: ARICELA ET. UX.  
BY WARRANTY DEED WITH V/L  
DOC. No.20230063435 O.P.R.B.C.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 68°18'22" W	30.08'
*(L1)	S 70°32'03" W	32.73'

\*(RECORD BEARING AND DISTANCE)

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 SAN ANTONIO PLANNING COMMISSION.

EDGAR A. MUNOZ, LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MDS LAND SURVEYING COMPANY, LLC.

JEFF BOERNER, REGISTERED PROFESSIONAL LAND SURVEYOR

STANDARD NOTES:

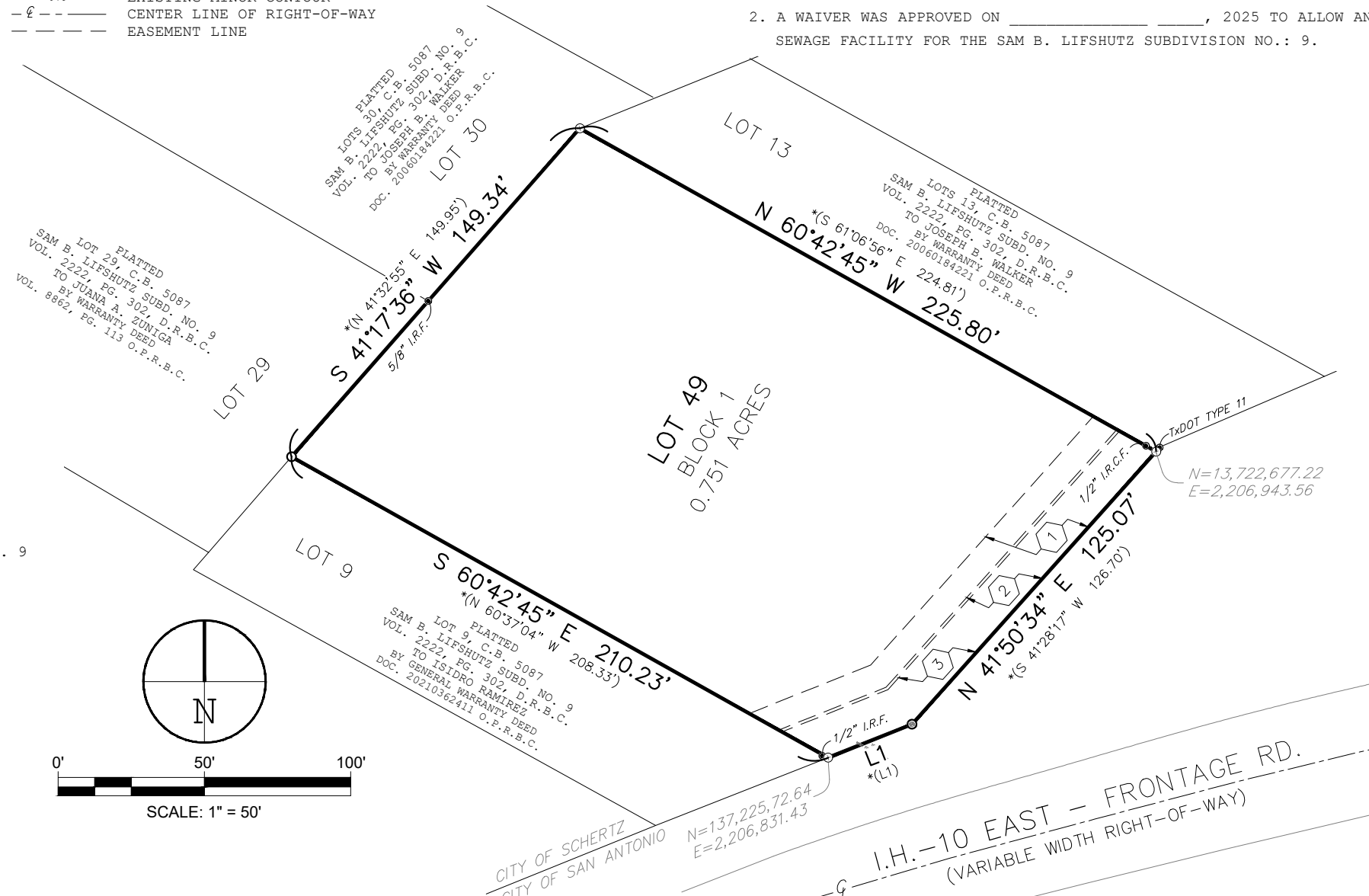
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN 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 PLAT ESTABLISHES A TOTAL OF ONE (1) BUILDABLE LOT(S).

CPS UTILITY 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 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 CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, 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.

LEGEND

- 1/2" IRON ROD FOUND (TYPE NOTED)
- REFERENCE ROD (TYPE NOTED)
- ⊕ TXDOT TYPE II MONUMENT (TYPE NOTED)
- CALCULATED POINT (TYPE NOTED)
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- 620— EXISTING MAJOR CONTOUR
- 619--- EXISTING MINOR CONTOUR
- f- CENTER LINE OF RIGHT-OF-WAY
- - - EASEMENT LINE



KEYNOTES

- ① 24 FEET CROSS ACCESS EASEMENT
- ② 15 FEET WATER LINE EASEMENT
- ③ 14 FEET ELECTRICAL, GAS, CABLE & TELEVISION EASEMENT

ABBREVIATIONS

- I.R.F. IRON ROD FOUND
- I.R.C.F. 1/2" IRON ROD WITH CAP FOUND
- N.C.B. NEW CITY BLOCK
- C.B. COUNTY BLOCK
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- PKF PK NAIL FOUND
- R.O.W. RIGHT-OF-WAY
- D.R.B.C. DEED RECORDS OF BEXAR COUNTY
- VOL. VOLUME
- PG. PAGE
- N.T.S. NOT-TO-SCALE
- BLK. BLOCK
- \* ( ) RECORD BEARING & DISTANCE

SURVEYOR NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED 6/21/2023.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
  - ACCORDING TO COMMUNITY PANEL NO. 48029C0435G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF SEPTEMBER 28, 2010; THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO RESEARCH OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS REGARDING EASEMENTS AND ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC. THEREFORE EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM AS DETERMINED BY GPS OBSERVATIONS.
  - CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 1 FOOT)
- TXDOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - 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 A MAXIMUM TOTAL OF ONE (1) SHARED ACCESS POINT ALONG IH-10 EAST FRONTAGE ROAD BASED ON THE OVERALL FIELD MEASURED HIGHWAY FRONTAGE OF 159.43 LINEAR FEET OF HIGHWAY FRONTAGE.
  - 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.

SARA UTILITY NOTES:

- THIS TRACT IS LOCATED WITHIN THE SAN ANTONIO RIVER AUTHORITY (SARA) CN (E.G., CERTIFICATE OF CONVENIENCE AND NECESSITY) BOUNDARY WITHIN SARA'S MARTINEZ IV SERVICE AREA.

ON-SITE SEWAGE FACILITY (OSSF) NOTES:

- THIS SITE WILL BE SERVED BY A PRIVATELY OWNED ON-SITE SEWAGE FACILITY (OSSF). COUNTY APPROVAL WILL BE REQUIRED.
- A WAIVER WAS APPROVED ON \_\_\_\_\_, 2025 TO ALLOW AN ON-SITE SEWAGE FACILITY FOR THE SAM B. LIFSHUTZ SUBDIVISION NO.: 9.

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: ARICELA AGUIRRE  
[P]: 210.501.7787  
11825 IH-10 EAST  
SCHERTZ, TEXAS 78154

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARICELA AGUIRRE, 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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: ARMANDO AGUIRRE  
[P]: 210.501.7787  
11825 IH-10 EAST  
SCHERTZ, TEXAS 78154

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARMANDO AGUIRRE, 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, 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

PLANNING & ZONING COMMISSION:

THIS PLAT OF SAM B. LIFSHUTZ, NO. 9 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 \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ CHAIRMAN

BY \_\_\_\_\_ SECRETARY

PLAT OF  
SAM B LIFSHUTZ SUBDIVISION No. 9

BEING A 0.751 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE S. B. LEWIS SURVEY, ABSTRACT NO. 433, BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF LOTS 10, 11, AND 12, NEW CITY BLOCK 16547 (DE-ANNEXED), COUNTY BLOCK 5087, SAM B. LIFSHUTZ SUBDIVISION NO. 9, RECORDED IN VOLUME 2222, PAGE 302, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.004 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 4195, PAGE 414, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.751 ACRE TRACT BEING ALL OF A CALLED 0.742 ACRE TRACT CONVEYED TO ARICELA AGUIRRE AND ARMANDO AGUIRRE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 20230063435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 49, BLOCK 1, IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION:  
AUGUST 13, 2025

ENGINEER:  
URBANE ENGINEER, LLC.  
TBPELS REGISTRATION No.F-18361  
84 NE LOOP 410, SUITE #129  
SAN ANTONIO, TEXAS 78216  
[T] 210.687.4180

SURVEYOR:  
MDS LAND SURVEYING COMPANY, INC.  
TBPELS REGISTRATION No.F-10019600  
874 HARPER ROAD, SUITE #104  
KERRVILLE, TEXAS 78028  
[T] 830.816.1818

