

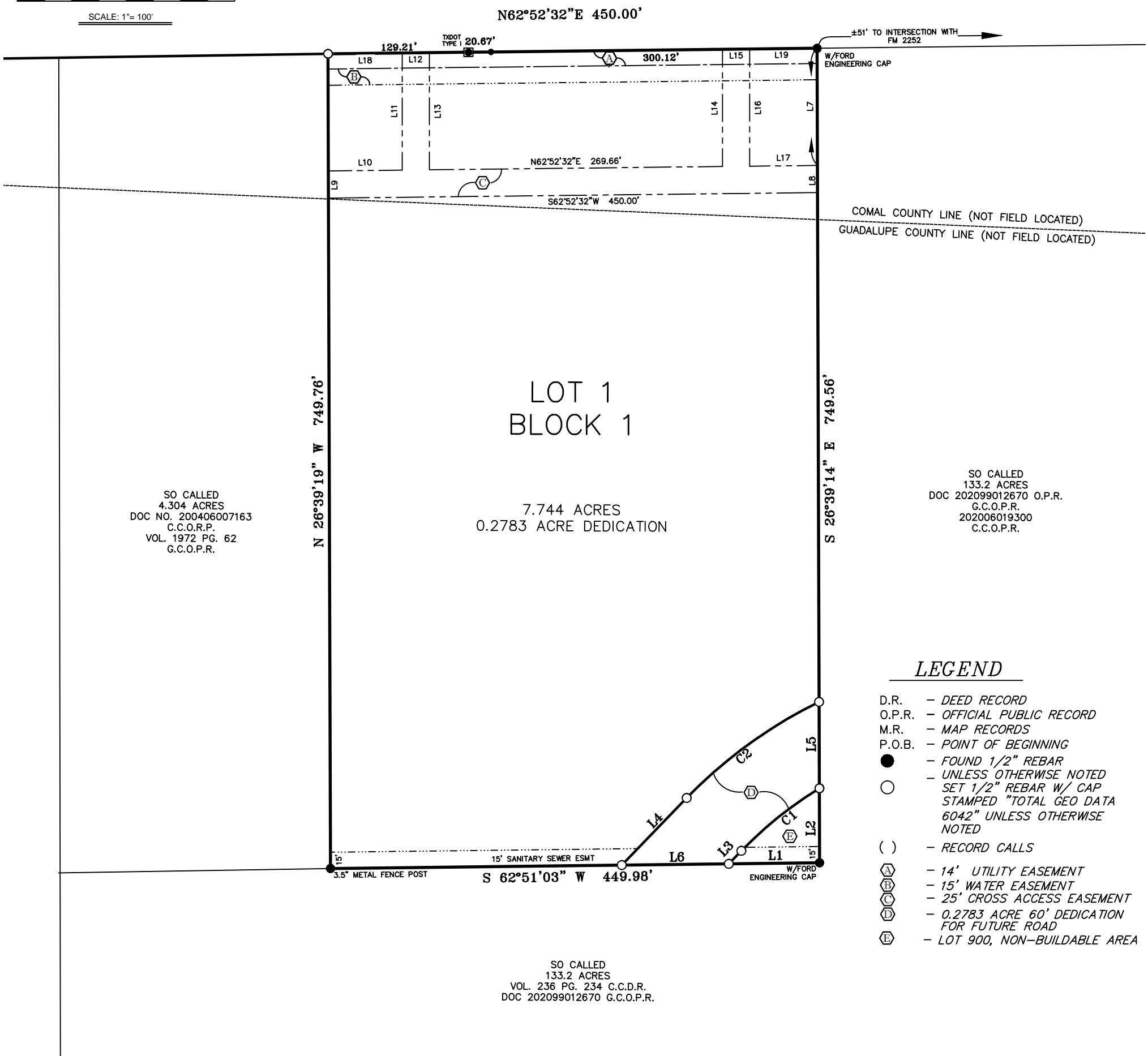
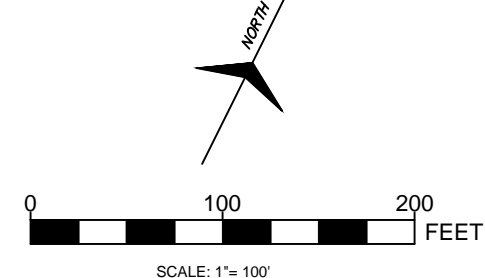
CURVE TABLE DATA

NO.	DELTA	RADIUS	LENGTH	CHORD BNG	CH DIST
C1	14°28'25"	365.00'	92.20'	S24°48'31"W	91.96'
C2	19°55'48"	435.00'	151.31'	N27°32'12"E	150.55'

LINE TABLE DATA

Line #	Length	Direction	Line #	Length	Direction
L1	83.51'	S62°51'03"W	L11	107.82'	N26°28'51"W
L2	68.46'	S26°39'14"E	L12	25.00'	N62°52'32"E
L3	16.60'	S17°34'18"W	L13	107.82'	S26°28'51"E
L4	85.92'	N17°34'18"E	L14	107.82'	N26°28'51"W
L5	79.62'	S26°39'14"E	L15	25.00'	N62°52'32"E
L6	98.52'	S62°51'03"W	L16	107.82'	S26°28'51"E
L7	107.82'	S26°39'14"E	L17	62.44'	N62°52'32"E
L8	25.00'	S26°39'14"E	L18	68.23'	N62°52'32"E
L9	25.00'	N26°39'19"W	L19	62.11'	N62°52'32"E
L10	67.90'	N62°52'32"E	L20	37.01'	S53°58'46"W

TOTAL GEO DATA SURVEYING LLC.
 FIRM # 10193904
 27607 FELLS MAUER BLVD
 NEW BRAUNFELS, TX. 78132
 (210) 683-1131
 JOHNDEHAN@TOTALGEO.COM



- LEGEND**
- D.R. - DEED RECORD
 - O.P.R. - OFFICIAL PUBLIC RECORD
 - M.R. - MAP RECORDS
 - P.O.B. - POINT OF BEGINNING
 - - FOUND 1/2" REBAR
 - - UNLESS OTHERWISE NOTED SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
 - () - RECORD CALLS
 - Ⓐ - 14' UTILITY EASEMENT
 - Ⓑ - 15' WATER EASEMENT
 - Ⓒ - 25' CROSS ACCESS EASEMENT
 - Ⓓ - 0.2783 ACRE 60' DEDICATION FOR FUTURE ROAD
 - Ⓔ - LOT 900, NON-BUILDABLE AREA

- GENERAL NOTES:**
- INDICATES SET 1/2" REBAR WITH CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED.
 - INDICATES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.
 - DIMENSIONS ARE SHOWN IN US SURVEY FEET, SURFACE.
 - SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48187C0210F, EFFECTIVE DATE: NOVEMBER 2, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GUADALUPE COUNTY, TEXAS, AND MAP: 4801C0485, EFFECTIVE DATE: SEPTEMBER, 2, 2009, FOR COMAL COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)
 - BASES OF BEARING: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON VRS RTKnet SOLUTION.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING 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 ASSIGNS IS APPROVED BY THE CITY.

- 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," "ANGOR 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
 - 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 OVERHANDS 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.

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 450 FEET.
 - 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 WITH STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
 - ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

PLAT ESTABLISHING
BUNNY STOP #9 SUBDIVISION
UNIT 1
 CONTAINING 1 BLOCK 1 COMMERCIAL LOT
 BEING 7.744 ACRES (337,485 SQ. FT.) OF LAND OUT OF A REMAINING PORTION OF A 133.20 ACRE TRACT, IN THE ROBERT MARTIN + JNO. F. WALKER SURVEY NO 183, ABSTRACT 414, COMAL COUNTY, AND ABSTRACT 244, GUADALUPE COUNTY TEXAS IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PRELIMINARY.
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 10/28/2025

STATE OF TEXAS
 COUNTY OF GUADALUPE §
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

JOHN E. DEHAN REGISTERED PROFESSIONAL LAND SURVEYOR No. 6042

STATE OF TEXAS
 COUNTY OF GUADALUPE §
 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
 GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HARRIS §
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

GOLAM MOSTOFA
 PROFESSIONAL ENGINEER No. 93031
 MIDSTREAM & TERMINAL SERVICES, LLC
 TEXAS ENGINEERING FIRM No. F-18844
 9950 WESTPARK DR, SUITE 426
 HOUSTON, TEXAS 77063
 281-404-4438

STATE OF TEXAS
 COUNTY OF HARRIS §
 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
 HARRIS COUNTY, TEXAS

SO CALLED
 4.304 ACRES
 DOC NO. 200406007163
 C.C.O.P.R.
 VOL. 1972 PG. 62
 G.C.O.P.R.

SO CALLED
 133.2 ACRES
 DOC 202099012670 O.P.R.
 G.C.O.P.R.
 202006019300
 C.C.O.P.R.

SO CALLED
 133.2 ACRES
 VOL. 236 PG. 234 C.C.D.R.
 DOC 202099012670 G.C.O.P.R.

OWNERSHIP ACKNOWLEDGEMENT
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, MUBARAK MAKNOJIA AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF SCHERTZ, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MUBARAK MAKNOJIA, ORGANIZER
 SCHERTZ STOP LLC
 9936 CAPE CORRAL DR.
 AUSTIN, TX 78746
 512-577-9294

STATE OF TEXAS
 COUNTY OF TRAVIS §
 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
 TRAVIS COUNTY, TEXAS

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

CERTIFICATE BY THE 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 _____ AD. 2024
 CITY ENGINEER

PLANNING & COMMUNITY DEVELOPMENT ACKNOWLEDGEMENT (WHEN PLATS ARE APPROVED BY THE PLANNING AND ZONING COMMISSION):
 THIS PLAT OF BUNNY STOP #9 SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____ 20____
 CHAIRMAN
 SECRETARY

STATE OF TEXAS
 COUNTY OF GUADALUPE §
 I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ AD. 2024 AT _____ AND DULY RECORDED THE _____ DAY OF _____ AD. 2024 AT _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD. 2024.
 COUNTY CLERK, GUADALUPE COUNTY, TEXAS
 BY: _____, DEPUTY

STATE OF TEXAS
 COUNTY OF COMAL §
 I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ AD. 2024 AT _____ AND DULY RECORDED THE _____ DAY OF _____ AD. 2024 AT _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD. 2024.
 COUNTY CLERK, COMAL COUNTY, TEXAS
 BY: _____, DEPUTY