

LOCATION MAP
SCALE: 1"=120'

LEGEND	
Δ	CALCULATED CORNER
\circ	FOUND PROPERTY CORNER MONUMENTATION
E.G.T.CA	ELECTRIC, GAS, TELEPHONE, CABLE
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
R.O.W.	RIGHT-OF-WAY
DOC.	DOCUMENT
VOL.	VOLUME
PAG.	PAGE
C.B.	COUNTY BLOCK
---	PROPERTY LINE
---	R.O.W. CENTERLINE
---	EASEMENT LINE
---	EXISTING CONTOURS
---	MUNICIPALITY BOUNDARY
---	WATER LINE

ENGINEER / SURVEYOR STEPHEN G. COOK ENG. 13302 THORNBRIDGE LANE SAN ANTONIO, TX 78232 (210) 481-2533	LAND OWNER / DEVELOPER JONATHON KRAIG HIME AND ANNIE HIME 3160 BOLTON ROAD MARION, TEXAS 78124 210-288-5153
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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

STATE OF TEXAS
COUNTY OF BEXAR

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

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER DATE

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, 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.

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR DATE

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.

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

CITY ENGINEER

SGCE
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TPE FIRM # F-184 / TBPLS # 10005400
13302 THORNBRIDGE LANE
SAN ANTONIO, TEXAS 78232
PHONE: (210) 481-2533
EMAIL: COOKENG@SGCE.NET

- PLAT NOTES:**
- MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48029C0455G, DATED SEPTEMBER 29, 2010, THE BOUNDARY OF THIS PLAT IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - 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 ASSIGNS IS APPROVED BY THE CITY.
 - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - THIS SUBDIVISION CREATES A TOTAL OF ONE (1) BUILDABLE LOT.
 - THIS SUBDIVISION IS ZONED GENERAL BUSINESS (GB) AND SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL (R-A).
 - 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.
 - THIS PLAT REQUESTS A WAIVER FOR SEWER CONNECTION AS THERE ARE NO DEVELOPMENT PLANS AT THE TIME OF THIS PLAT, AND THERE ARE NO SEWER LINES WITHIN 1500 FEET OF THE SITE.

- SURVEYOR NOTES:**
- ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NAVD88 (GEOID12).
 - "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
 - BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

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

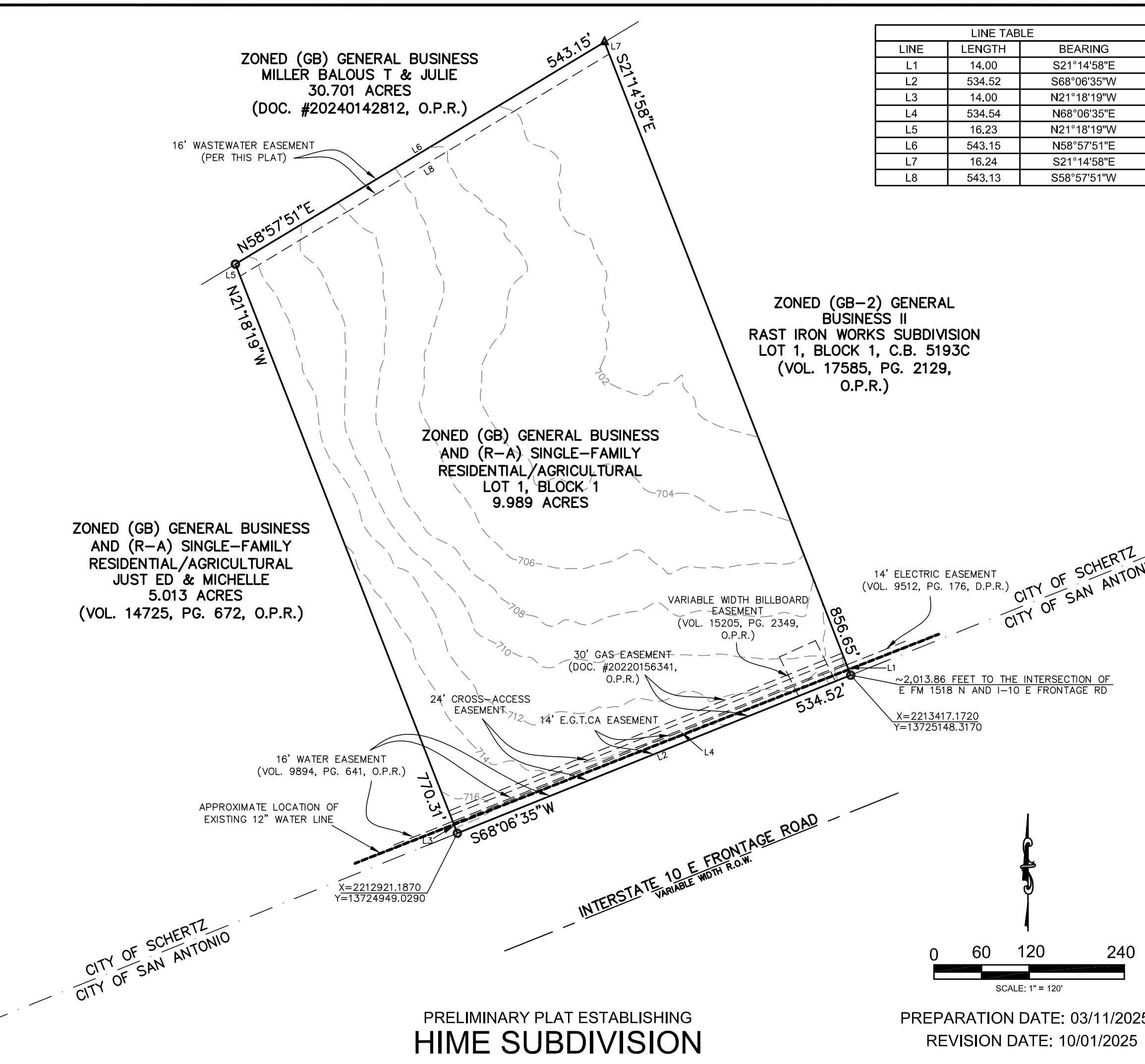
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

- 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 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 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 HIGHWAY 10 E BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 534.52'.



STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIME SUBDIVISION, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER(S)
HIME LIVING TRUST (JONATHON KRAIG HIME AND ANNIE HIME)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JONATHON KRAIG HIME, 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ANNIE HIME, 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING & COMMUNITY DEVELOPMENT ACKNOWLEDGEMENT:

THIS PLAT OF HIME SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

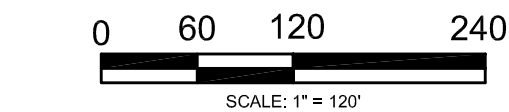
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D., 20____ AT _____ M. IN PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK, BEXAR COUNTY TEXAS

PRELIMINARY PLAT ESTABLISHING
HIME SUBDIVISION
LOT 1, BLOCK 1

BEING 9.989 ACRES OF LAND OUT OF THE ELIGIO GORTARIO SURVEY NO. 2, ABSTRACT NO. 5, IN BEXAR COUNTY, SCHERTZ, TEXAS, BEING THE SAME AS A 10.016 ACRE TRACT RECORDED IN DOCUMENT #20180028930, OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS.



PREPARATION DATE: 03/11/2025
REVISION DATE: 10/01/2025

PRELIMINARY PLAT ESTABLISHING
HIME SUBDIVISION