

LOCATION MAP
NOT TO SCALE

LEGEND

○	FOUND PROPERTY CORNER MONUMENTATION
○	SET PROPERTY CORNER MONUMENTATION (SGCE)
E.G.T.CA	ELECTRIC, GAS, TELEPHONE, CABLE
O.P.R.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
R.O.W.	RIGHT-OF-WAY
DOC.	DOCUMENT
VOL.	VOLUME
PG.	PAGE
---	PROPERTY LINE
---	R.O.W. CENTERLINE
---	EASEMENT LINE
---	EXISTING CONTOURS
---	TRAIN TRACKS
---	EXISTING WATER LINE
---	MUNICIPAL BOUNDARY
---	R.O.W. DEDICATION

ENGINEER / SURVEYOR
STEPHEN G. COOK, ENG.
13302 THORNBRIDGE LANE
SAN ANTONIO, TX 78232
(210) 481-2533

LAND OWNER / DEVELOPER
JACQUELINE WOOD AND DAVE WOOD
7530 FM 482
NEW BRAUNFELS, TX 78132
(210) 844-3054

- PLAT NOTES:
1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.
 2. 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.
 3. 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.
 4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE BOUNDARY OF THIS PLAT IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 5. ANY CONSTRUCTION WITHIN THE 100-YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 6. ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 7. 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.
 8. THIS SUBDIVISION CREATES A TOTAL OF ONE (1) BUILDABLE LOTS.
 9. THIS SUBDIVISION IS ZONED (M-1) MANUFACTURING (LIGHT).
 10. 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.
 11. THIS PLAT REQUESTS A WAIVER FOR SEWER CONNECTION AS THERE ARE NO SEWER LINES WITHIN 850 FEET OF THE SITE AND THE EXISTING SEPTIC TANK IS SUFFICIENT FOR THE EXISTING AND PROPOSED USE.

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

- TXDOT NOTES:
1. 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.
 2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPROVISED COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL", WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
 4. 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 AS DIRECTED BY TXDOT.
 5. 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.
- NBU NOTES:
1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
 2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
 3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
 4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
 5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
 6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS & ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WOOD SUBDIVISION TO THE CITY 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.

JACQUELINE WOOD, OWNER

DAVE WOOD, OWNER

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JACQUELINE WOOD, 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, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DAVE WOOD, 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, STATE OF TEXAS

PLANNING AND ZONING COMMISSION:

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

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

BY: CHAIRMAN

BY: SECRETARY

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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

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 _____, A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY

OF _____, A.D. 20__ AT ____ M. IN PAGE ____ IN TESTIMONY WHEREOF,

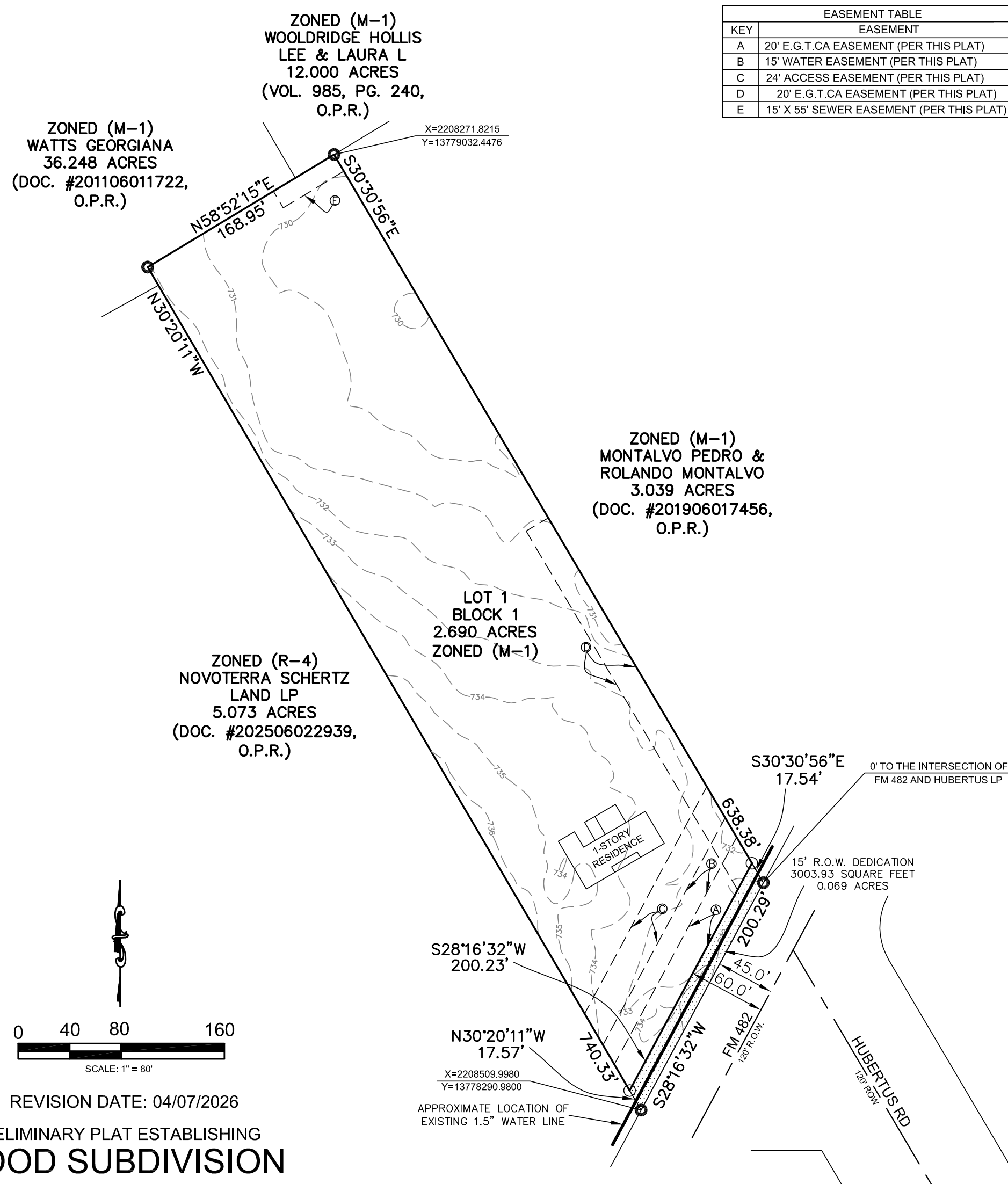
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20__.

BY: _____

COUNTY CLERK, COMAL COUNTY TEXAS

PRELIMINARY PLAT ESTABLISHING
WOOD SUBDIVISION
LOT 1, BLOCK 1

BEING 2.690 ACRES OF LAND AND A 0.069 ACRE R.O.W. DEDICATION OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT NO. 175, IN COMAL COUNTY, SCHERTZ, TEXAS, BEING THE SAME AS A 2.737 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200607739, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



EASEMENT TABLE	
KEY	EASEMENT
A	20' E.G.T.CA EASEMENT (PER THIS PLAT)
B	15' WATER EASEMENT (PER THIS PLAT)
C	24' ACCESS EASEMENT (PER THIS PLAT)
D	20' E.G.T.CA EASEMENT (PER THIS PLAT)
E	15' X 55' SEWER EASEMENT (PER THIS PLAT)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

DATE: 04/07/2026

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:

- 1.) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
- 2.) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- 3.) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS, OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.
- 4.) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.
- 5.) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
- 6.) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF COMAL

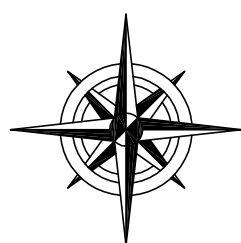
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER DATE

STATE OF TEXAS
COUNTY OF COMAL

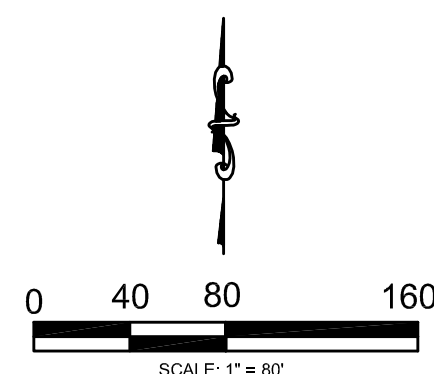
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR DATE



SGCE

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



REVISION DATE: 04/07/2026

PRELIMINARY PLAT ESTABLISHING
WOOD SUBDIVISION