



SCALE: 1"=5000'

ROBERTO GONZALEZ
14719 BENDING PT., SAN ANTONIO, TX 78247

S&E GONZALEZ FAMILY LIVING TRUST
7805 DEERFIELD BLVD., SELMA TX 78154
(210) 669-2420

JORGE D. OSORIO AND LETICIA I. SANCHEZ
6311 RIDGE TREE DR., SAN ANTONIO, TX 78233
(210) 815-2796

1) 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.

3) ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G DATED SEPTEMBER 29, 2010, IS LOCATE IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

4) ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED BY SUCH SUCCESSORS AND/OR ASSIGNS ARE APPROVED BY THE CITY.

5) ALL OF THIS SUBDIVISION IS WITHIN THE SCHERTZ CITY LIMITS

6) PLATTED AREA CONSISTS OF THREE (3) BUILDABLE LOTS IN ONE (1) BLOCK.

7) A WAIVER TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AT THE TIME OF PLATTING (REQUIRED IN SECTION 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.

1) CITY OF PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3) 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 HEREON.

4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITH THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

D.P.
F.H.
O.P.R.B.C.T.
P.G.
P.P.
VOL.

DROP POLE
FIRE HYDRANT
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PAGE
POWER POLE
VOLUME
1/2-INCH IRON ROD FOUND (UNLESS NOTED)
1/2-INCH IRON ROD SET WITH AMERISURVEYORS CAP
WATER VALVE
WATER METER
CONTOUR LINE
GUY WIRE LINE
RIGHT-OF-WAY LINE
SURVEY ABSTRACT LINE
OVERHEAD UTILITY LINE
WATER LINE (12")
WIRE FENCE LINE

①

14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

ROGELIO B. JUAREZ SR.
& EDNA M. JUAREZ
JUAREZ LIVING TRUST
CALLED 15.280 ACRES
(DOC. NO. 20240182028, O.P.R.B.C.T.)
ZONE RA

JAMES P. HECTOR
SECTION NO. 1147
ABSTRACT NO. 1147
STACY B. LEWIS
SECTION NO. 433
ABSTRACT NO. 433

N 57°57'46" E 1,286.11'

BLOCK 1

LOT 1
9.523 ACRES

LOT 3
6.009 ACRES

FREDERICK W. STEWARD, JR.
CALLED 24.127 ACRES
(DOC . NO. 20210219662, O.P.R.B.C.T.)
ZONE RA

W/AMERISURVEYORS CAP

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 TO THIS PLAT.

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR
AMERISURVEYORS
P.O. BOX 160369, SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WWW.AMERISURVEYORS.COM
TBPELS FIRM NO. 10146400

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

THIS PLAT OF WARE-SEGUIN SUBDIVISION 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

PRELIMINARY PLAT ESTABLISHING
WARE-SEGUIN SUBDIVISION

BEING A 16.66 ACRE TRACT OF LAND APPROXIMATELY 8.968 ACRES SITUATED IN THE CITY OF SCHERTZ IN THE STACY B. LEWIS SURVEY, SECTION NO. 317, ABSTRACT NO. 433 AND APPROXIMATELY 7.686 ACRES SITUATED IN THE JAMES P. HECTOR SURVEY, SECTION NO. ABSTRACT NO. 1147 BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 5.158 ACRE TRACT OF LAND DESCRIBED AS TRACT I CONVEYED TO ROBERTO GONZALEZ, AS RECORDED IN DOCUMENT NO. 20250212050, O.P.R.B.C.T., BEING ALL OF A CALLED 5.448 ACRE TRACT OF LAND DESCRIBED AS TRACT II CONVEYED TO SAFERINO GONZALEZ AND ELOISA GONZALEZ, CO-TRUSTEES OF THE S & E GONZALEZ FAMILY LIVING TRUST AS RECORDED IN DOCUMENT NO. 20250183913, O.P.R.B.C.T., AND BEING ALL OF A CALLED 6.049 ACRE TRACT DESCRIBED AS TRACT III CONVEYED TO JORGE D. OSORIO AND LETICIA I. SANCHEZ AS RECORDED IN DOCUMENT NO. 20250200536, O.P.R.B.C.T.

PREPARED ON: FEBRUARY 28, 2025 HSHR JOB NO. 1

SHEET 1 OF 1