



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
July 28, 2021

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA
WEDNESDAY, JULY 28, 2021 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, July 28, 2021, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel

- 1. CALL TO ORDER**
- 2. SEAT ALTERNATE TO ACT IF REQUIRED**

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, July 27, 2021, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. CONSENT AGENDA:

- A. Minutes for the July 14, 2021 Regular Meeting.**

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** Consider and act upon a request for approval of a preliminary plat of The Crossvine Module 3A Unit 1 Subdivision, an approximately 54 acre tract of land, establishing 136 single-family residential lots generally located two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

6. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B.** Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C.** Announcements by City Staff.
- City and community events attended and to be attended.

7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

- A.** Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Megan Harrison, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 23 day of July, 2021 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Megan Harrison

Megan Harrison, Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on _____ day of _____, 2021.
title: _____**

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all

elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

PLANNING AND ZONING COMMISSION MEETING: 07/28/2021
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the July 14, 2021 Regular Meeting.

Attachments

Draft Minutes for the July 14, 2021 Regular Minutes

DRAFT

PLANNING AND ZONING MINUTES

July 14, 2021

The Schertz Planning and Zoning Commission convened on July 14, 2021 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Ricky Haynes, Commissioner; Ken Greenwald, Commissioner; Earl Platt, Commissioner; Jimmy Odom, Commissioner; Judy Goldick, Commissioner- Not Seated

Absent: Gordon Rae, Commissioner

City Staff: Brian James, Assistant City Manager; Megan Harrison, Planner; Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. Odom was seated as an alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, July 13, 2021, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the June 23, 2021 Regular Meeting.

Motioned by Commissioner Ken Greenwald to approve, seconded by Commissioner Ricky Haynes

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

A. SUP2021-004 Hold a public hearing, consider and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 8.5 acres of land, more specifically described as the northwest corner of the intersection between IH-35 and Schwab Road, City of Schertz, Comal County, Texas.

Mrs. Harrison provided a presentation.

Mr. Outlaw opened the public hearing at 6:05 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:06 P.M.

There was discussion on:

- Trees replaced within the utility easement

Motioned by Commissioner Earl Platt to approve with conditions , seconded by Commissioner Jimmy Odom

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PC2021-010 Consider and act upon a request for approval of a preliminary plat for Unit 6 of the Homestead Subdivision, an approximate 5.35 acre tract of land generally located approximately nineteen hundred (1,900) feet from the intersection of Schwab Road and Kimble Way, City of Schertz, Guadalupe County, Texas.

Mrs. Harrison provided a presentation.

There was a discussion on:

- Street conditions throughout the development
- Construction traffic flow

Motioned by Commissioner Ken Greenwald to approve, seconded by Commissioner Richard Braud

Vote: 7 - 0 Passed

- B.** PC2021-011 Consider and act upon a request for approval of a preliminary plat for Unit 8 of the Homestead Subdivision, an approximately 40.97 acre tract of land generally located approximately one thousand (1,000) feet from the intersection of Kimble Way and Schwab Road, City of Schertz, Guadalupe County, Texas.

Mrs. Harrison provided a presentation.

There was a discussion on:

- Tree mitigation
- Explanation of the location of Unit 6 in relation to Unit 8
- Location of Cibolo city limits
- Plans for the retention pond

Motioned by Commissioner Jimmy Odom to approve, seconded by Commissioner Earl Platt

Vote: 7 - 0 Passed

- C.** PC2021-023 Consider and act upon a request for approval of a preliminary plat for Unit 5 of the Homestead Subdivision, an approximately 32.89 acre tract of land generally located two thousand two hundred (2,200) feet south of the intersection of Somervell and Homestead Parkway, City of Schertz, Guadalupe

County, Texas.

Mrs. Harrison provided a presentation.

There was a discussion on:

- Points of Access for Unit 5
- Fees to record plats
- Park development
- HOA ownership on common open space

Motioned by Commissioner Ken Greenwald to approve, seconded by Commissioner Ricky Haynes

Vote: 7 - 0 Passed

- D.** PC2021-024 Consider and act upon a request for approval of a preliminary plat for Unit 9 of the Homestead Subdivision, an approximately 17 acre tract of land generally located two thousand two hundred (2,200) feet south of the intersection of Somervell and Homestead Parkway, City of Schertz, Guadalupe County, Texas.

Mrs. Harrison provided a presentation.

There was a discussion on:

- Points of access for Unit 9
- Proposed open space as a storm sewer drainage

Motioned by Commissioner Earl Platt to approve, seconded by Commissioner Jimmy Odom

Vote: 7 - 0 Passed

7. WORKSHOP AND DISCUSSION:

- A.** Workshop, Discussion, and Possible Action in relation to UDC Section 21.4.3. Notice Requirements, specifically in relation to public hearing notification signs.

Mrs. Harrison provided a presentation.

There was a discussion on:

- On Public Hearing Notice sign Option 1 without QR code
- On Public Hearing Notice sign Option 2 with QR code

- Commissioners had a consensus on option 2 with the QR code

8. REQUESTS AND ANNOUNCEMENTS:

A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

Mr. Hayes requested an item to be placed on a future Planning and Zoning Agenda.

B. Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were no announcements by Commissioners.

C. Announcements by City Staff.

- City and community events attended and to be attended.
- There were announcements by Mrs. Harrison and Mr. James.

9. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

A. Current Projects and City Council Status Update

10. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 7:11 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 07/28/2021
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Megan Harrison, Planner
CASE: PC2021-025
SUBJECT: Consider and act upon a request for approval of a preliminary plat of The Crossvine Module 3A Unit 1 Subdivision, an approximately 54 acre tract of land, establishing 136 single-family residential lots generally located two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Schertz 1518, Ltd/ Chris Price
 Applicant: Malone Wheeler, Inc./ Jesse Malone

APPLICATION SUBMITTAL DATE:

Date: Application Submittal Type:
 Preliminary Plat Application

ITEM SUMMARY:

The applicant is proposing to preliminary plat 53.72 acres of land establishing one hundred thirty-six (136) single-family residential lots. The site is zoned Planned Development District (PDD). The preliminary plat was reviewed using the PDD Ordinance 21-S-22 design standards and UDC, Ordinance 11-S-15 as amended.

Lot Use Dimensional Table:

Use Category	Area Square Feet	Width (ft.)	Depth (ft.)
DSFR (4)	4,950	45	110
DSFR (5)	6,050	55	110
DSFR (6)	7,475	65	115

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is undeveloped and is located approximately two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, Bexar County, Texas.

ACCESS AND CIRCULATION:

The UDC, Article 14, requires that all residential subdivisions have a minimum of two (2) locations of access onto an existing public street. This unit is designed to have one (1) point of access from Crossvine Parkway onto FM 1518 and have one (1) point access from Latticework to FM 1518.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for Unified Development code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a tree affidavit which indicates that there are protected and/or heritage trees on the site that will be removed with the development. In accordance with the tree affidavit a total of 290.35 inches to be removed from the site. Tree mitigation fees will be calculated and required prior to recordation of the final plat.

PUBLIC SERVICES:

The site will be serviced by Schertz water and sewer, CPS, AT&T and Spectrum.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved development agreement. The civil construction plans must be reviewed and approved by the Public Works and Engineering Departments prior to approval of the final plat.

Water: The site will be serviced by the City of Schertz through an 8" water line that will extend throughout the subdivision and be stubbed for future development.

Sewer: The site will be serviced by the City of Schertz through an 8" sewer line that will extend throughout the subdivision and be stubbed for future development.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with the Stormwater regulations. A preliminary drainage plan has been reviewed and approved by the Engineering Department.

Sidewalks, Hike and Bike Trails: Trails and sidewalks are planned for the entire community connecting to several designated parks and open spaces.

Road Improvements: All street will be developed to the City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

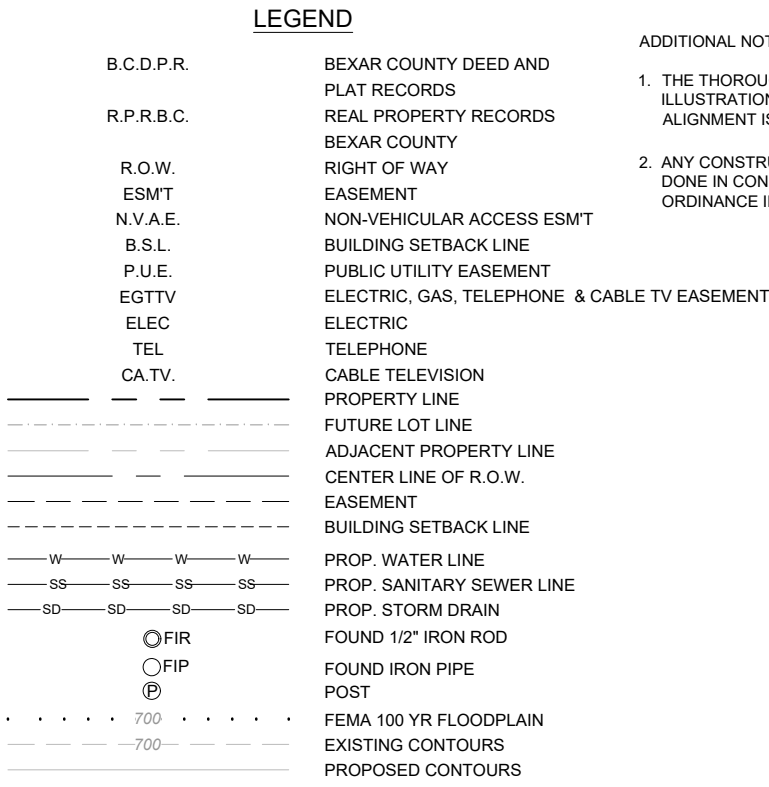
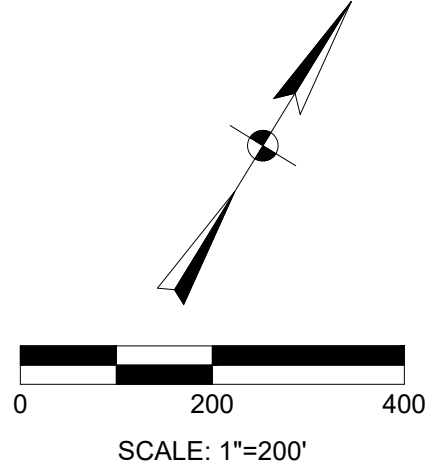
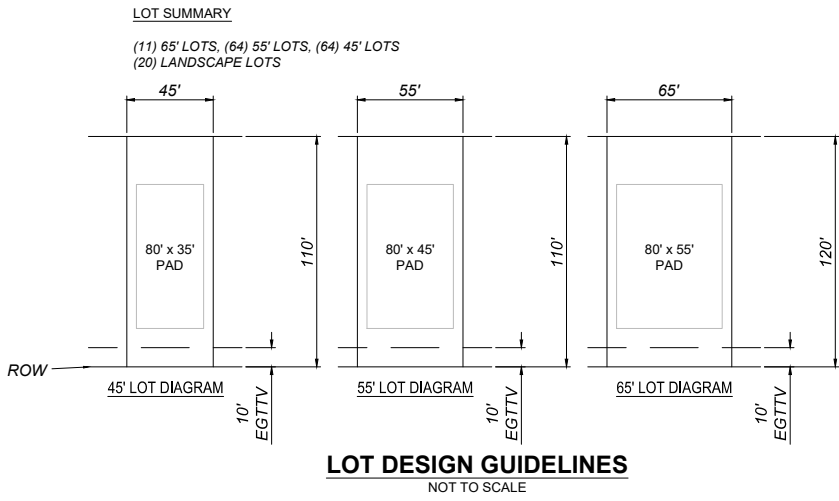
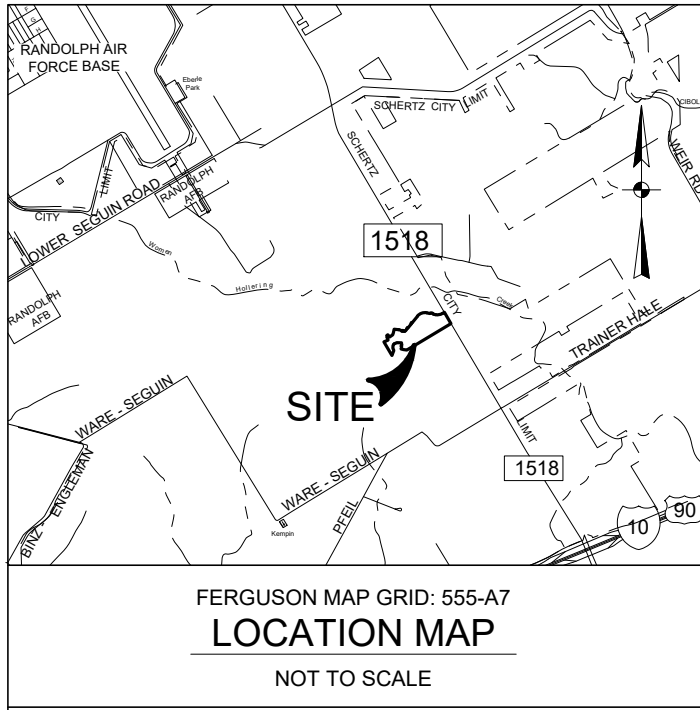
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Map
Preliminary Plat





- ADDITIONAL NOTES:
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
 - 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.

**LOT 1
BLK 1
26.237 AC.
(VOL. 9616, PG. 24)
OWNER: RESPONSIVE
EDUCATION SOLUTIONS
ZONING: (R-A) SINGLE-FAMILY
RESIDENTIAL/AGRICULTURAL
LAND USE: SCHOOL**

- NOTES:
- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
 - 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 PERMITS.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 1, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LOT 1, BLOCK 5 LOT 22, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8
LOT 9, BLOCK 1 LOT 12, BLOCK 4 LOT 36, BLOCK 4	LOT 45, BLOCK 4 LOT 1, BLOCK 9
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LOT 38, BLOCK 5
LOT 1, BLOCK 9	LANDSCAPE LOTS / PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER

8. 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:

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY

DSFR(1)	45'	62'
DSFR(2)	55'	63'
DSFR(3)	65'	11'
TOTAL LOTS =	136	

11. 28' ROAD RIGHT-OF-WAY DEDICATION TO TEXAS DEPARTMENT OF TRANSPORTATION CONTAINS 1.0561 ACRES ALONG FM 1518.
12. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
13. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
14. THIS LAND IS ZONED PDD.
15. THE 16.535 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 31, BLOCK 3, LOT 26, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 38, BLOCK 5, LOT 12, BLOCK 6, AND LOT 1, BLOCK 9 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.
16. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE. ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

PRELIMINARY SUBDIVISION
PLAT OF
**THE CROSSVINE MODULE 3A,
UNIT 1**

A 53.27 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, THE E.E. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND BEING OUT OF A 145,427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91,288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

ENGINEER:

MALONE WHEELER
INC. 1995

5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:

KFW
SURVEYING
3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone: (210) 979-8444 Fax: (210) 979-8444
TSP/L5 Firm # 10122200

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 BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF ____, 20__

OWNER: SCHERTZ 1518, LTD.
C/O CHRISTOPHER K. PRICE
314 E. COMMERCE ST., SUITE 600
SAN ANTONIO, TX, 78205
PHONE: 210-226-6843

STATE OF TEXAS
COUNTY OF BEXAR

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 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 THE ____ DAY OF ____, 20__

NOTARY PUBLIC
COUNTY, TEXAS

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.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY 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 THERETO. 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 OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

INDEX MAP

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.

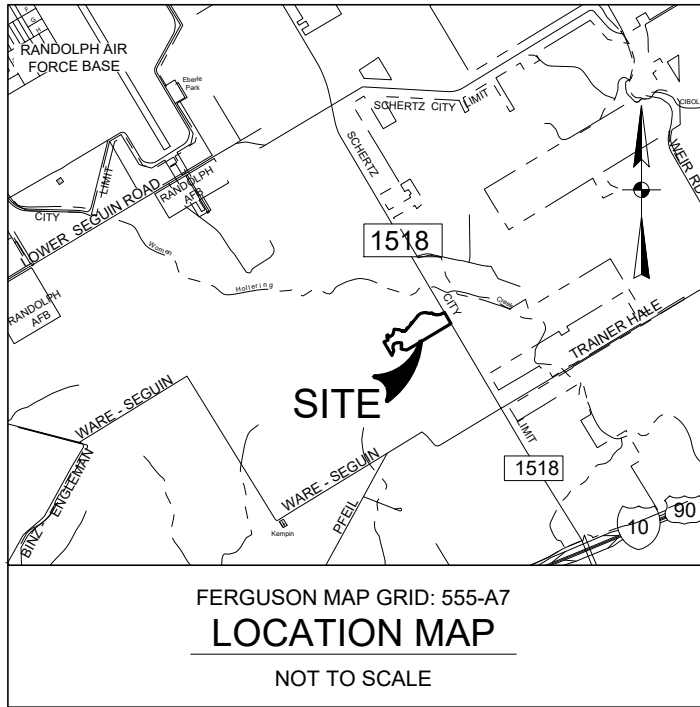
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

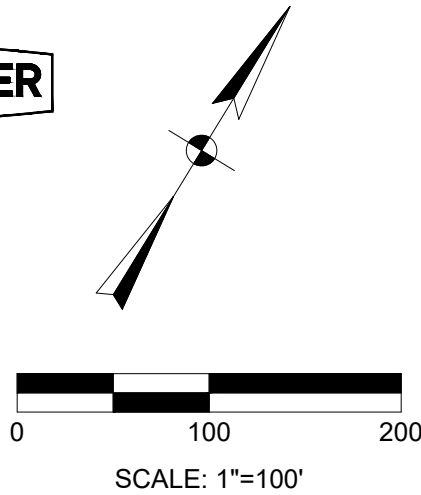


ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



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 BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE
PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS,
ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
C/O CHRISTOPHER K. PRICE
314 E. COMMERCE ST., SUITE 600
SAN ANTONIO, TX. 78205
PHONE: 210-226-6843

STATE OF TEXAS

COUNTY OF BEXAR

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 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 THE

____ DAY OF _____, 20__

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

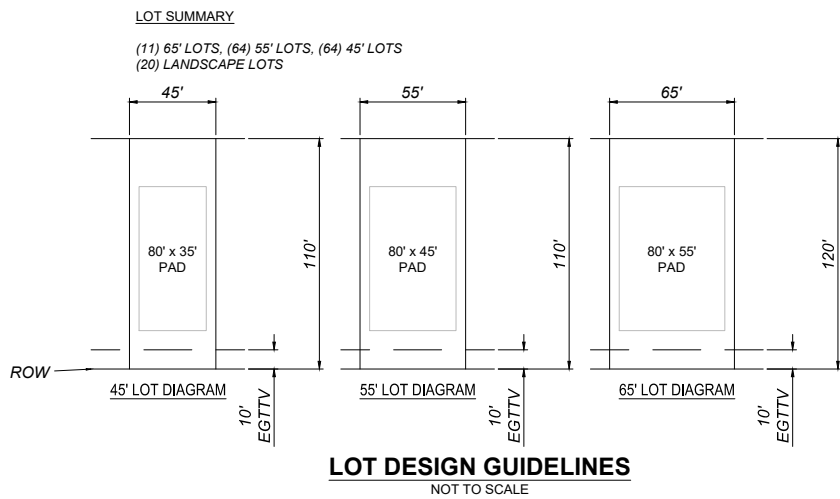
JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE/WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



285.567 ACRE TRACT
(VOL. 16527 PG. 1683 O.P.R.)
OWNER: 3GG PROPERTIES, LLC
ZONING: (PDD) PLANNED DEVELOPMENT
DISTRICT
LAND USE: AGRICULTURAL/RESIDENTIAL

91.288 ACRE TRACT
(VOL. 11601 PG. 2280 O.P.R.)
OWNER: SCHERTZ 1518, LTD.
ZONING: (PDD) PLANNED DEVELOPMENT DISTRICT
LAND USE: RESIDENTIAL

145.427 AC. L8
(VOL. 11564, PG. 1814 O.P.R.)
OWNER: SCHERTZ 1518, LTD.
A TEXAS LIMITED PARTNERSHIP
ZONING: (PDD) PLANNED
DEVELOPMENT DISTRICT
LAND USE: RESIDENTIAL

LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
	BEXAR COUNTY RIGHT OF WAY EASEMENT
R.O.W.	NON-VEHICULAR ACCESS ESMT
ESMT	BUILDING SETBACK LINE
N.V.A.E.	PUBLIC UTILITY EASEMENT
B.S.L.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
P.U.E.	ELECTRIC
EGTV	TELEPHONE
ELEC	CABLE TELEVISION
TEL	PROPERTY LINE
CATV	FUTURE LOT LINE
	ADJACENT PROPERTY LINE
	CENTER LINE OF R.O.W.
	EASEMENT
	BUILDING SETBACK LINE
	PROP. WATER LINE
	PROP. SANITARY SEWER LINE
	PROP. STORM DRAIN
	FOUND 1/2" IRON ROD
	FOUND IRON PIPE
	POST
	FEMA 100 YR FLOODPLAIN
	EXISTING CONTOURS
	PROPOSED CONTOURS

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND
RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES
IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG
EASEMENT", "UTILITY 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 THERETO. 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 OR
GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND
ELEVATION ALTERATION.

NOTES:

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW
SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH
AMERICAN DATUM (NAD) OF 1983.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT
IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR
OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED,
SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF
PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL
HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S
ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID
DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN
SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY
OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED
SCALE FACTOR OF 1.00017.
5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO
REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE
PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X
(SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE
100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1
BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
6. 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 PERMITS.
7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE
EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS
PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR
OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH
SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LOT 1, BLOCK 5 LOT 22, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8
LOT 9, BLOCK 1 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LOT 45, BLOCK 4 LOT 12, BLOCK 4 LOT 1, BLOCK 9
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS / PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER

8. 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:

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 45' 62'
DSFR(2) 55' 63'
DSFR(3) 65' 11'
TOTAL LOTS = 136

11. 28' ROAD RIGHT-OF-WAY DEDICATION TO TEXAS DEPARTMENT OF
TRANSPORTATION CONTAINS 1.0561 ACRES ALONG FM 1518.

12. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE
LOTS ADJACENT TO THE STREET.

13. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS,
E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE
HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE
PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY
AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC
DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

14. THIS LAND IS ZONED PDD.

15. THE 16.535 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS
IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 31, BLOCK 3, LOT 26,
BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 38, BLOCK 5, LOT 12,
BLOCK 6, AND LOT 1, BLOCK 9 WILL BE MAINTAINED BY THE
OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

16. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK
TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE
OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE
LOTS.

PRELIMINARY SUBDIVISION
PLAT OF
**THE CROSSVINE MODULE 3A,
UNIT 1**

A 53.27 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,
COUNTY BLOCK 5059, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND
BEING OUT OF: A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN
VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD
OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

ADDITIONAL NOTES:

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR
ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT.
ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
2. 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.

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS
BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND
ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY
APPROVED BY SUCH COMMISSION.

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

BY:

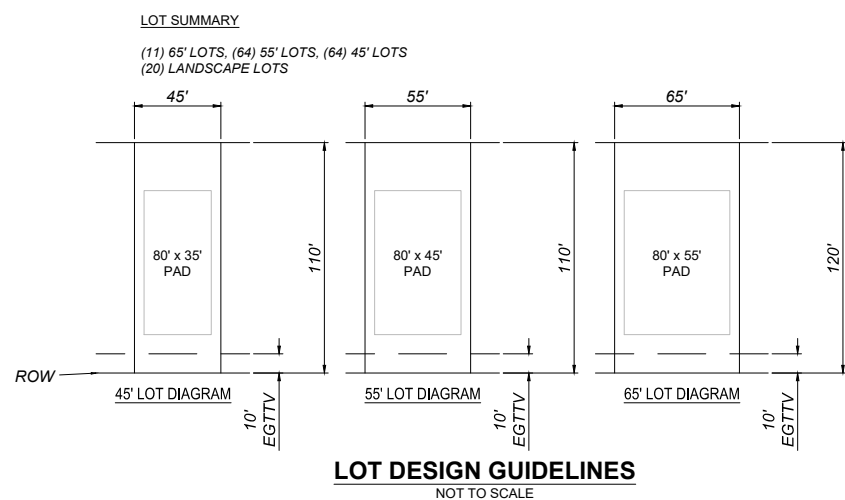
CHAIRPERSON

BY:

SECRETARY

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL
AUTHORITY (CMA) 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



LOT DESIGN GUIDELINES
NOT TO SCALE

LOT DESIGN GUIDELINES
NOT TO SCALE

JULIAN DIAZ SURVEY NO. 66,
S. NO. 187, COUNTY BLOCK 5059

E.R. EVANS SURVEY NO. 80,
ABS. NO. 216, COUNTY BLOCK 5060

91.288 ACRE TRACT
(VOL. 11601 PG. 2280 O.P.R.)
OWNER: SCHERTZ 1518, LTD.
ZONING: (PDD) PLANNED DEVELOPMENT DISTRICT
LAND USE: RESIDENTIAL

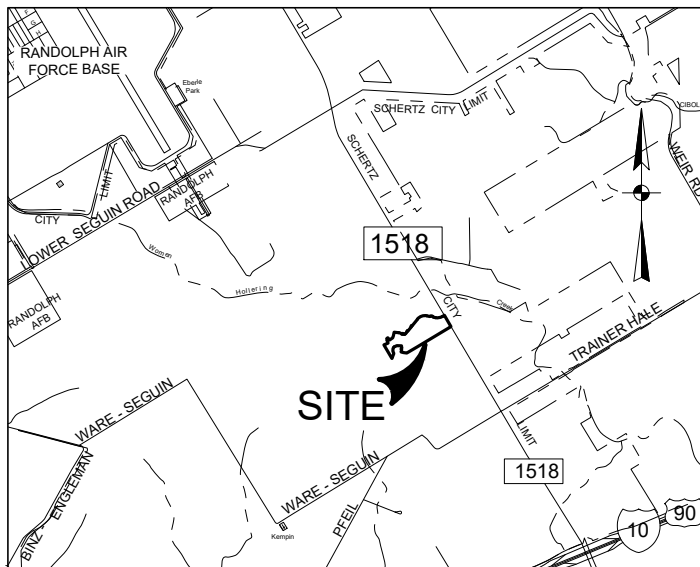
15' WATER
WASTEWATER EASE
TO BE DEDICATE
SEPARATE INSTRU
VOL. , PG.

N72° 02' 20"W
90.57'

15' WATER AND
WASTEWATER EASEMENT
TO BE DEDICATED BY
SEPARATE INSTRUMENT
VOL. _____ PG. _____

20.003 ACRE TRACT
(VOL. 19013 PG. 2095 O.P.R.)
OWNER: WARE SEGUIN 1518, LLC
ZONING: (PDD) PLANNED DEVELOPMENT DISTRICT
LAND USE: RESIDENTIAL

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



FERGUSON MAP GRID: 555-A7
LOCATION MAP
NOT TO SCALE

ENGINEER:

MALONE WHEELER
INC. 1995

5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:

KFW
SURVEYING
3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TX 78231
PHONE: (210) 979-8444 FAX: (210) 979-8444
TSP/LS Firm #: 10122200

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 BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
C/O CHRISTOPHER K. PRICE
314 E. COMMERCE ST., SUITE 600
SAN ANTONIO, TX. 78205
PHONE: 210-226-6843

STATE OF TEXAS

COUNTY OF BEXAR

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 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 THE ____ DAY OF _____, 20__

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LEGEND

B.C.D.P.R.

R.P.R.B.C.

R.O.W.

ESMT

N.V.A.E.

B.S.L.

P.U.E.

EGTTV

ELEC

TEL

CA.TV.

W W W W
SS SS SS SS
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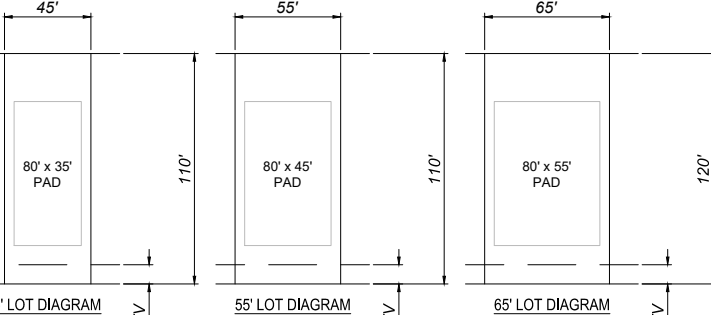
○ FIR
● FIP

700
-700

BEXAR COUNTY DEED AND PLAT RECORDS
REAL PROPERTY RECORDS
BEXAR COUNTY
RIGHT OF WAY
EASEMENT
NON-VEHICULAR ACCESS ESM'T
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENT
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
ELECTRIC
TELEPHONE
CABLE TELEVISION
PROPERTY LINE
FUTURE LOT LINE
ADJACENT PROPERTY LINE
CENTER LINE OF R.O.W.
EASEMENT
BUILDING SETBACK LINE
PROP. WATER LINE
PROP. SANITARY SEWER LINE
PROP. STORM DRAIN
FOUND 1/2" IRON ROD
FOUND IRON PIPE
POST
FEMA 100 YR FLOODPLAIN
EXISTING CONTOURS
PROPOSED CONTOURS

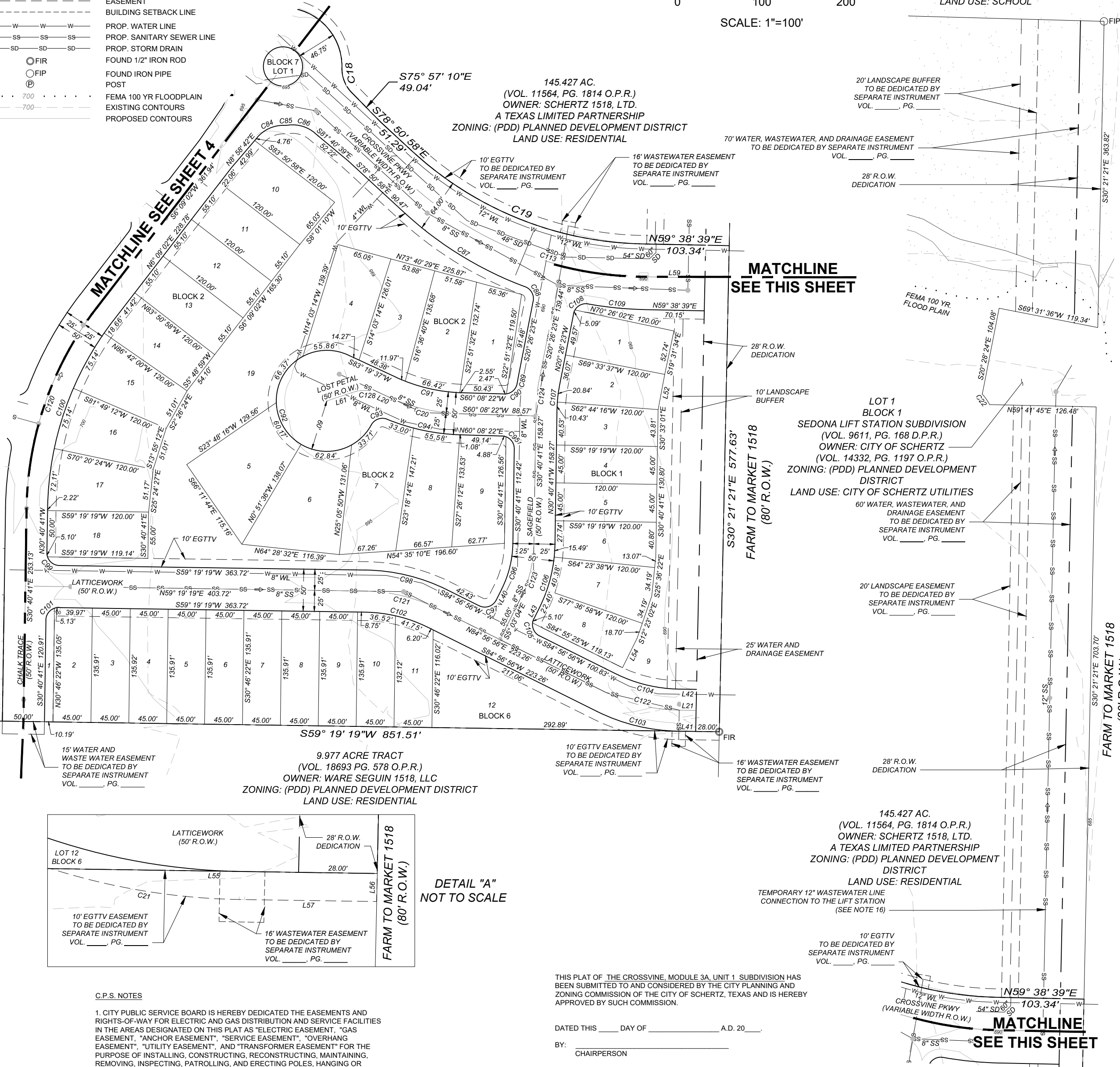
LOT SUMMARY

(11) 65' LOTS, (64) 55' LOTS, (64) 45' LOTS
(20) LANDSCAPE LOTS



LOT DESIGN GUIDELINES

NOT TO SCALE



DETAIL "A"
NOT TO SCALE

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY 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 THERETO. 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 OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

ADDITIONAL NOTES:

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- 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.

NOTES:

- A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
- 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 PERMITS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
LOT 9, BLOCK 1 LOT 26, BLOCK 4 LOT 36, BLOCK 4 LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER

8. 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:

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 45' 62'
DSFR(2) 55' 63'
DSFR(3) 65' 11'
TOTAL LOTS = 136

11. 28" ROAD RIGHT-OF-WAY DEDICATION TO TEXAS DEPARTMENT OF TRANSPORTATION CONTAINS 1.0561 ACRES ALONG FM 1518.

12. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

13. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

14. THIS LAND IS ZONED PDD.

15. THE 16.535 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 31, BLOCK 3, LOT 26, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 38, BLOCK 5, LOT 12, BLOCK 6, AND LOT 1, BLOCK 9 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

16. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

PRELIMINARY SUBDIVISION PLAT OF

THE CROSSVINE MODULE 3A, UNIT 1

A 53.27 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD, VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

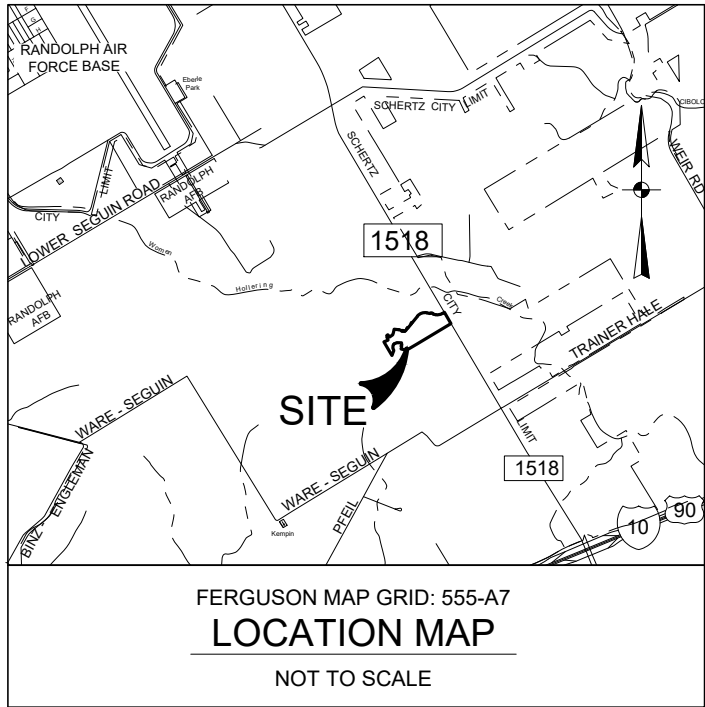
DATED THIS ____ DAY OF _____, A.D. 20__

BY: CHAIRPERSON

BY: SECRETARY

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



ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655
FIRM REGISTRATION NO. F-786

SURVEYOR:



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 BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: SCHERTZ 1518, LTD.
C/O CHRISTOPHER K. PRICE
514 E. COMMERCE ST., SUITE 600
SAN ANTONIO, TX. 78205
PHONE: 210-226-6843

STATE OF TEXAS

COUNTY OF BEXAR

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 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 THE ____ DAY OF _____, 20__

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

JESSE B. MALONE
REGISTERED PROFESSIONAL ENGINEER NO. 108734
MALONE+WHEELER, INC.
5113 SOUTHWEST PARKWAY, SUITE 260
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	76.05'	445.00'	9°47'32"	N13°03'54"E	75.96'
C2	24.96'	15.00'	95°20'15"	N39°29'59"W	22.18'
C5	71.88'	60.00'	68°38'39"	N02°28'31"E	67.66'
C6	22.56'	15.00'	86°10'39"	N11°14'31"E	20.49'
C7	155.63'	275.00'	32°25'31"	S66°10'10"E	153.56'
C8	34.51'	40.00'	49°25'53"	S77°32'06"E	33.45'
C9	13.25'	70.00'	10°50'43"	N83°10'20"E	13.23'
C10	32.69'	41.00'	45°41'20"	N65°45'01"E	31.83'
C11	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C12	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C13	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C14	22.85'	15.00'	87°15'54"	N83°40'33"E	20.70'
C15	458.60'	430.00'	61°06'26"	N70°35'49"E	437.18'
C16	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C17	118.63'	70.00'	97°06'10"	S78°48'54"E	104.94'
C18	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C19	300.64'	415.00'	41°30'23"	N80°23'50"E	294.10'
C20	91.06'	225.00'	23°11'15"	S71°44'00"W	90.44'
C21	68.79'	235.00'	16°46'16"	S67°42'27"W	68.54'
C22	15.16'	50.00'	17°22'31"	S66°42'30"E	15.10'
C23	91.85'	495.00'	10°37'53"	N12°38'44"E	91.72'
C24	22.38'	15.00'	85°30'06"	N50°04'50"E	20.36'
C25	175.05'	300.00'	33°25'55"	N76°06'55"E	172.58'
C26	261.06'	300.00'	49°51'29"	N34°28'13"E	252.90'
C27	21.27'	15.00'	81°14'35"	N50°09'46"E	19.53'
C28	77.50'	325.00'	13°39'44"	N83°57'12"E	77.31'
C29	22.56'	15.00'	86°10'39"	S59°47'21"E	20.49'
C30	278.74'	60.00'	266°10'39"	N30°12'39"E	87.64'
C31	65.57'	275.00'	13°39'44"	S83°57'12"W	65.42'
C32	23.36'	15.00'	89°12'56"	N44°36'28"W	21.07'
C33	171.47'	325.00'	30°13'44"	N15°06'52"W	169.49'
C34	23.56'	15.00'	90°00'00"	N14°46'16"E	21.21'
C35	103.95'	175.00'	34°02'00"	N76°47'15"E	102.43'
C36	78.09'	225.00'	19°53'08"	N83°51'42"E	77.70'
C37	22.20'	15.00'	84°47'03"	S63°41'21"E	20.23'
C38	69.59'	425.00'	9°22'52"	S25°59'15"E	69.51'
C39	22.38'	15.00'	85°30'06"	S44°25'04"E	20.36'
C40	30.32'	495.00'	3°30'34"	S03°25'18"E	30.31'
C41	37.04'	15.00'	141°28'07"	S65°33'28"W	28.32'
C42	283.07'	60.00'	270°18'59"	S01°08'02"W	84.62'
C43	38.23'	15.00'	146°02'48"	S61°00'03"E	28.69'
C44	92.54'	275.00'	19°16'53"	S21°39'47"W	92.11'
C45	6.51'	90.00'	4°08'33"	S33°22'31"W	6.51'
C46	43.90'	262.32'	9°35'22"	S40°14'28"W	43.85'
C47	32.95'	40.00'	47°11'45"	S68°38'02"W	32.03'
C48	123.08'	70.00'	100°44'23"	S41°51'43"W	107.82'
C49	32.69'	41.00'	45°41'20"	S14°20'11"W	31.83'
C50	4.55'	91.00'	2°51'44"	S38°36'44"W	4.55'
C51	23.56'	15.00'	90°00'00"	S85°02'36"W	21.21'
C52	116.26'	175.00'	38°03'46"	N30°55'31"W	114.13'
C53	15.12'	15.00'	57°46'09"	N16°59'26"E	14.49'
C54	309.49'	60.00'	295°32'17"	S78°06'22"W	64.00'
C55	15.12'	15.00'	57°46'09"	S40°46'42"E	14.49'
C56	149.47'	225.00'	38°03'46"	S30°55'31"E	146.74'
C57	23.56'	15.00'	90°00'00"	S04°57'24"E	21.21'

C.P.S. NOTES

- CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C58	22.85'	15.00'	87°15'54"	S83°40'33"W	20.70'
C59	166.62'	425.00'	22°27'46"	N41°27'37"W	165.56'
C60	145.09'	275.00'	30°13'44"	N15°06'52"W	143.41'
C61	259.18'	250.00'	59°23'58"	N29°41'59"E	247.73'
C62	145.87'	250.00'	33°25'55"	N76°06'55"E	143.81'
C63	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C64	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C65	15.12'	15.00'	57°46'09"	S21°04'20"E	14.49'
C66	309.49'	60.00'	295°32'17"	N40°02'36"E	64.00'
C67	15.12'	15.00'	57°46'09"	N78°50'29"W	14.49'
C68	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C69	394.61'	370.00'	61°06'26"	N70°35'49"E	376.17'
C70	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C71	19.15'	70.00'	15°40'34"	S38°06'06"E	19.09'
C72	35.20'	41.00'	49°11'36"	S21°20'35"E	34.13'
C73	23.56'	15.00'	90°00'00"	S51°09'02"W	21.21'
C74	15.12'	15.00'	57°46'09"	N54°57'54"W	14.49'
C75	309.49'	60.00'	295°32'17"	S06°09'02"W	64.00'
C76	15.12'	15.00'	57°46'09"	N67°15'57"E	14.49'
C77	23.56'	15.00'	90°00'00"	S38°50'58"E	21.21'
C78	126.22'	425.00'	17°00'57"	S02°21'27"E	125.75'
C79	22.20'	15.00'	84°47'03"	S31°31'36"W	20.23'
C80	60.74'	175.00'	19°53'08"	S83°51'42"W	60.43'
C81	133.65'	225.00'	34°02'00"	S76°47'15"W	131.69'
C82	23.55'	15.00'	89°57'22"	N75°15'03"W	21.21'
C83	185.86'	475.00'	22°25'08"	N41°28'56"W	184.68'
C84	35.20'	41.00'	49°11'36"	N33°34'31"E	34.13'
C85	6.77'	70.00'	5°32'18"	N55°24'10"E	6.76'
C86	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C87	169.31'	435.00'	22°18'02"	S89°59'59"E	168.24'
C88	21.13'	15.00'	80°42'37"	S60°47'42"E	19.43'
C89	8.10'	225.00'	2°03'46"	S21°28'17"E	8.10'
C90	21.64'	15.00'	82°38'32"	S18°49'06"W	19.81'
C91	80.94'	200.00'	23°11'15"	S71°44'00"W	80.39'
C92	278.97'	60.00'	266°23'33"	S49°52'09"E	87.48'
C93	21.93'	15.00'	83°45'14"	N38°48'41"E	20.03'
C94	89.66'	250.00'	20°32'57"	N70°24'50"E	89.18'
C95	23.35'	15.00'	89°10'57"	S75°16'10"E	21.06'
C96	55.91'	125.00'	25°37'37"	S17°51'53"E	55.44'
C97	23.56'	15.00'	90°00'00"	S39°56'56"W	21.21'
C98	100.64'	225.00'	25°37'37"	S72°08'07"W	99.80'
C99	23.56'	15.00'	90°00'00"	N75°40'41"W	21.21'
C100	241.04'	375.00'	36°49'43"	N12°15'50"W	236.91'
C101	23.56'	15.00'	90°00'00"	S14°19'19"W	21.21'
C102	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C103	100.70'	225.00'	25°38'35"	S72°07'44"W	99.86'
C104	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C105	23.56'	15.00'	90°00'00"	N50°03'04"W	21.21'
C106	78.27'	175.00'	25°37'37"	N17°51'53"W	77.62'
C107	31.27'	175.00'	10°14'18"	N25°33'32"W	31.23'
C108	23.32'	15.00'	89°03'47"	N24°05'30"E	21.04'
C109	68.17'	435.00'	8°58'44"	N64°08'01"E	68.10'
C110	189.80'	470.00'	23°08'15"	N06°23'33"E	188.51'
C111	236.77'	300.00'	45°13'11"	N17°26'00"E	230.67'
C112	426.61'	400.00'	61°06'26"	N70°35'49"E	406.68'

ADDITIONAL NOTES:

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- 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.

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

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C113	307.88'	425.00'	41°30'23"	N80°23'50"E	301.19'
C114	160.46'	275.00'	33°25'55"	N76°06'55"E	158.20'
C115	285.10'	275.00'	59°23'58"	N29°41'59"E	272.50'
C116	158.28'	300.00'	30°13'44"	N15°06'52"W	156.45'
C117	176.42'	450.00'	22°27'46"	N41°27'37"W	175.29'
C118	118.80'	200.00'	34°02'00"	N76°47'15"E	117.06'
C119	69.41'	200.00'	19°53'08"	N83°51'42"E	69.07'
C120	257.11'	400.00'	36°49'43"	S12°15'50"E	252.71'
C121	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C122	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C123	67.09'	150.00'	25°37'37"	S17°51'53"E	66.53'
C124	35.74'	200.00'	10°14'18"	S25°33'32"E	35.69'
C125	132.86'	200.00'	38°03'46"	S30°55'31"E	130.43'
C126	71.54'	300.00'	13°39'44"	N83°57'12"E	71.37'
C127	37.60'	50.00'	43°05'19"	S81°20'01"E	36.72'
C128	37.70'	50.00'	43°11'47"	S61°43'44"W	36.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.58'	N17°57'40"E
L3	84.54'	S29°55'37"W
L4	67.23'	S16°29'38"W
L5	10.00'	S59°48'47"W
L6	38.98'	N54°19'50"E
L7	75.06'	N07°37'05"E
L8	8.93'	S49°57'24"E
L9	49.89'	N40°02'38"E
L10	48.85'	S52°49'09"E
L11	50.60'	N42°54'21"E
L12	63.91'	N40°02'36"E
L13	1.00'	N49°57'24"W
L14	50.00'	N40°02'36"E
L15	1.00'	S49°57'24"E
L16	1.00'	N52°41'30"W
L17	50.00'	N37°18'30"E
L18	4.82'	S52°41'30"E
L19	52.22'	S81°40'39"E
L20	5.58'	S83°19'37"W
L21	20.62'	N59°19'19"E
L22	8.58'	N17°57'40"E
L23	27.65'	N00°00'00"E
L24	33.47'	N30°13'44"W
L25	22.52'	N00°04'13"W
L26	20.00'	N84°28'01"E
L27	35.77'	S75°25'39"E
L28	20.00'	S73°41'04"W
L29	48.34'	S37°10'52"W
L30	61.63'	S40°02'36"W
L31	7.42'	N49°57'24"W
L32	32.11'	N11°53'38"W

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan applications submitted to the Planning and Community Development Department between July 10 and July 23.

CITY COUNCIL RESULTS: The following development applications were recommended for final action to the City Council:

- Ord. **21-S-27**: Specific Use Permit for 0.056 acre tract of land to allow a monopole tower, telecommunications facility located at 200 FM 3009, also known as Property ID 153960
 - Recommended for approval at the June 23 P&Z Meeting (7-0 vote)
 - Approved first reading at the July 13 CC Meeting (7-0 vote)
 - Scheduled for second reading at the July 27 CC Meeting
- Ord. **21-S-31**: Specific Use Permit for 8.5 acre tract of land to allow a convenience store with gas pumps located at the northwest corner of the intersection between IH-35 and Schwab Road.
 - Recommend for approval at the July 14 P&Z Meeting (7-0)
 - Scheduled for the first reading at the August 10 CC Meeting
 - Scheduled for the final reading at the August 24 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between July 10 and July 23.
-