

LOT 1
RV PARK
ZONING: GB
PROPERTY ID #37970
RANCHO VISTA
CAMPGROUND
SUBDIVISION
BSHJ, LLC
F.M. 1103
5/11-A P.R. (DOC #2016018712 O.P.R.)
(2,000 ACRES)

RV PARK
ZONING: GB
PROPERTY ID #21092
BSHJ, LLC
F.M. 1103
(DOC #2016018712 O.P.R.)
(2,000 ACRES)

LOT 31
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130475
WENDY NICOLE TAURIN JEROD MOSBY
741 HOLLOW RIDGE
2808/0987 O.P.R.

LOT 32
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130476
STEPHEN J. DIMANDO, JR.
737 HOLLOW RIDGE
2828/472 O.P.R.

LOT 33
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130477
ROY & PATTI RAGSDALE
733 HOLLOW RIDGE
DOC. #2015017602 O.P.R.

LOT 34
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130478
VALERIE CHAPMAN & ALBERT J.
ARRIAGA
729 HOLLOW RIDGE
2842/719 O.P.R.

LOT 35
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130479
RUSTY E. & TERRI L. CHRISTON
725 HOLLOW RIDGE
DOC. #2017019834 O.P.R.

LOT 36
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130480
ALFRED & KELLY E. KRUEGER
721 HOLLOW RIDGE
2864/676 O.P.R.

LOT 37
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #130481
PAUL A. KILGALLON
717 HOLLOW RIDGE
2840/795 O.P.R.

RETAIL
ZONING: GB
PROPERTY ID #63866
D. & K. PROPERTIES, LTD.
5710 F.M. 1103
(1489/643 O.P.R.)
(1.377 ACRES)

2.944 ACRES
OUT OF A
2.996 ACRE TRACT 1489/643 O.P.R.
SAVE AND EXCEPT
0.058 ACRE
DOC. NO. 2017020183 COUNTY
CLERKS OFFICE

VACANT LAND
ZONING: GB
PROPERTY ID #63868
D. & K. PROPERTIES, LTD.
5702 F.M. 1103
(1489/643 O.P.R.)
(1.567 ACRES)

EXISTING ZONING
GROSS ACREAGE=1.567
NET ACREAGE=1.567

PROPOSED LAND USE: AUTOMOTIVE REPAIR, MAJOR

SINGLE FAMILY RESIDENCE
ZONING: GB
PROPERTY ID #63858
MICKEY RAMEY BOUBEL
5648 F.M. 1103
(4212/106 O.P.R.)
(3,000 ACRES)

LOT 9
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #129172
DANIEL J. & JANICE PRATHER
5133 TIMBER SPRINGS
4240/497 O.P.R.

LOT 8
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #129171
HERBERT D. MURPHY
5129 TIMBER SPRINGS
DOC. #2015010247 O.P.R.

LOT 7
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126065
PATRICIA F. HEIL
5125 TIMBER SPRINGS
DOC. #2015011401 O.P.R.

LOT 6
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126064
JERRY & GALE CARDER
5121 TIMBER SPRINGS
DOC. #2015011235 O.P.R.

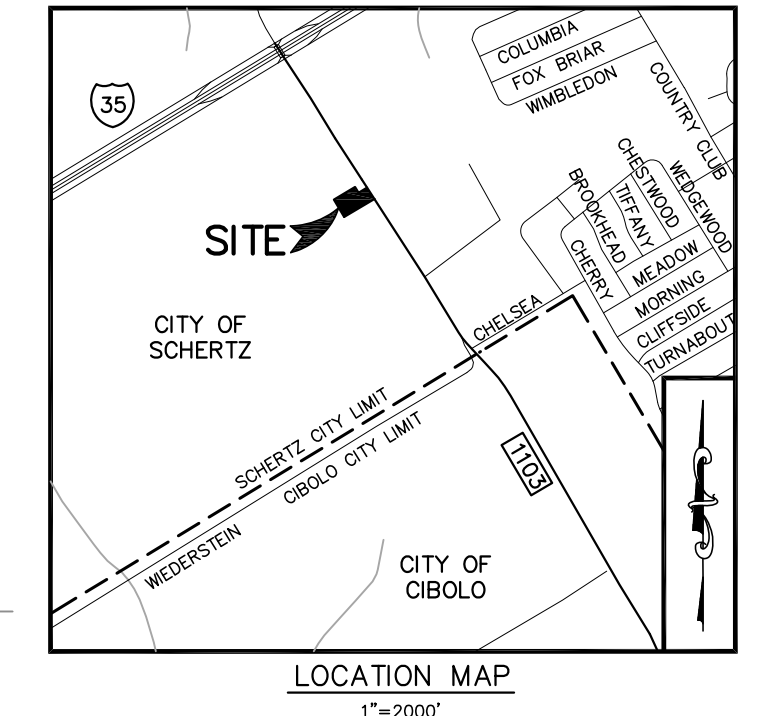
LOT 5
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126063
CHRISTINE M. WHITE
5117 TIMBER SPRINGS
3151/981 O.P.R.

LOT 4
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126062
CARLOS M. & DIANA MARTINEZ
5113 TIMBER SPRINGS
3166/723 O.P.R.

LOT 3
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126061
MICHAEL & ESTER A. MARTINEZ
5109 TIMBER SPRINGS
3160/681 O.P.R.

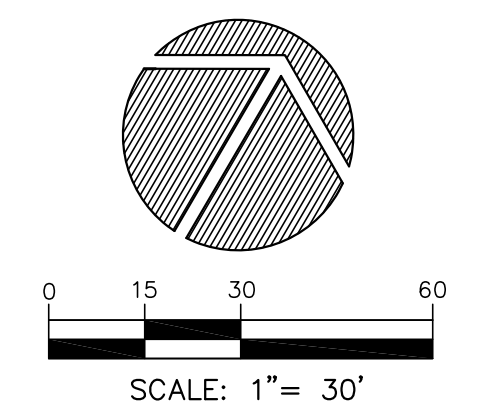
LOT 2
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126060
JACOB & DOLORES V. GUTIERREZ
5105 TIMBER SPRINGS
3105/283 O.P.R.

LOT 1
SINGLE FAMILY RESIDENCE
ZONING: R-7
PROPERTY ID #126059
HESKETH L. & CONSTANCE P. BROWNE
5101 TIMBER SPRINGS
DOC. #2015013094 O.P.R.



OWNER:
D. & K. PROPERTIES, LTD.
5710 F.M. 1103
CIBOLO, TEXAS 78108
PHONE NO. (210) 945-4575

APPLICANT:
ROBERTS PROPERTIES, INC.
1000 F.M. 3009
SCHERTZ, TEXAS 78154
(120) 316-2573



NOTE:
BEARINGS SHOWN ARE BASED ON THE DEED OF A
0.058 ACRE TRACT RECORDED IN DOCUMENT NO.
2017020183 OF THE OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS

LEGEND
123/123 VOLUME/PAGE
P.R. PLAT RECORDS OF
GUADALUPE COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP,
PANEL 48187C-0230E, DATED NOVEMBER 2, 2007,
THE PROPERTY IS LOCATED IN ZONE "X" AND IS
NOT WITHIN THE 100-YEAR FLOODPLAIN.

5702 F.M. 1103
SCHERTZ, TEXAS 78154
1.567 ACRES

BEING 1.567 ACRES OF LAND SITUATED
IN THE RAFAEL GARZA SURVEY NO. 98,
CITY OF SCHERTZ, GUADALUPE COUNTY,
TEXAS, AND BEING OUT OF A 2.996
ACRE TRACT RECORDED IN VOLUME 1489,
PAGE 643, OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS; SAVE &
EXCEPT A 0.058 ACRE TRACT OF LAND
CONVEYED TO THE STATE OF TEXAS BY
DEED RECORDED IN DOCUMENT NO.
2017020183, OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY, TEXAS

REVISED: 3/4/19

NO	DATE	COMMENTS

DYE ENTERPRISES
ENGINEERS - SURVEYORS - PLANNERS
STATE REGISTRATION #00857500
TX-00857500
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL: (210) 598-4191
FAX: (210) 598-4191
WWW.DYE-ENTR.COM

TOTAL TRUE AUTOMOTIVE #2
SPECIFIC USE PERMIT EXHIBIT
CITY OF SCHERTZ, COUNTY OF GUADALUPE, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-12-2018
PROJECT NO: 180009-05