

PROPERTY 1:
SHOE COMPANY
ZONED M-1 & GB
SAN ANTONIO SHOW SUBD.
SAN ANTONIO SHOE INC., PROP ID 39410
17995 N IH 35
SCHERTZ, TX 78154
VOLUME 656, PAGE 597

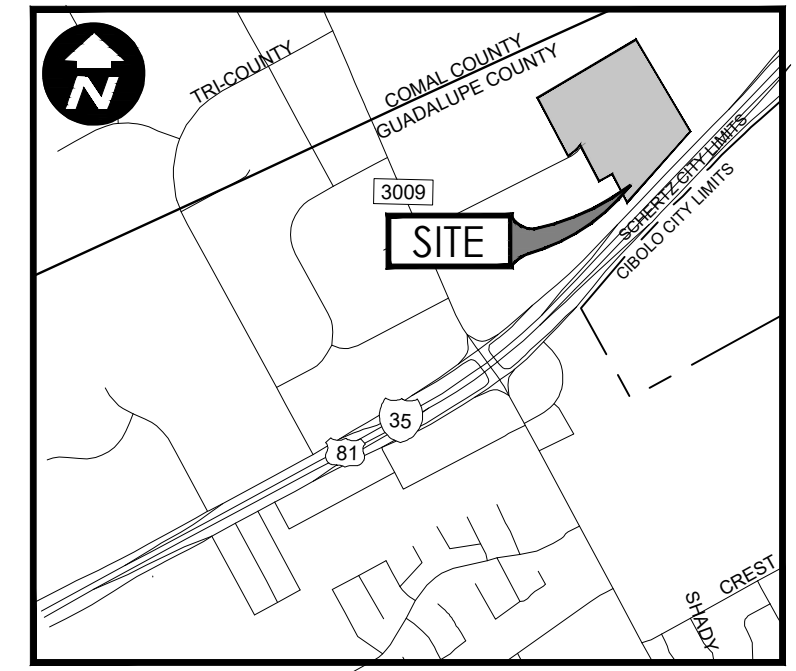
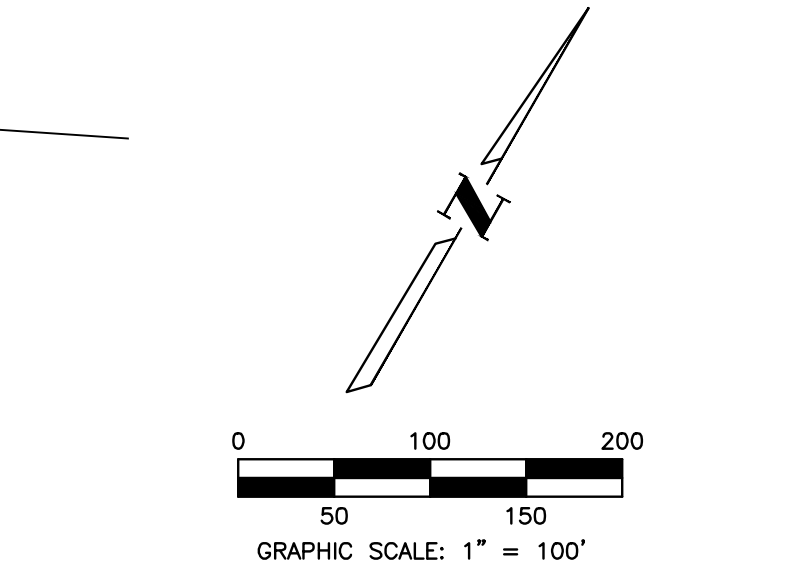
PROPERTY 2:
COMMERCIAL/RETAIL
ZONED GB
DISCOUNT TIRE, PROP ID 169617
N IH 35
SCHERTZ, TX 78154
VOLUME 656, PAGE 597

PROPERTY 3:
COMMON LAND
ZONED M-1 & GB
C & W RANCHES LTD, PROP ID 70522
17975 N IH 35
SCHERTZ, TX 78154
VOLUME 1467, PAGE 695
ZONED M-1 & GB

PROPERTY 4:
COMMERCIAL/RETAIL
ZONED M-1 & GB
WAL-MART REAL ESTATE BUSINESS TRUST, PROP ID 134191
6102 FM 3009
SCHERTZ, TX 78154
VOLUME 2421, PAGE 120

PROPERTY 5:
COMMON LAND
ZONED M-1
ERIC W. WHITE, PROP ID 70500
FM 3009
SCHERTZ, TX 78154
VOLUME 878, PAGE 893

PROPERTY 6:
COMMON LAND
ZONED M-1
BRAVO INVESTMENTS LTD, PROP ID 70510
6106 FM 3009
SCHERTZ, TX 78154
VOLUME 1810, PAGE 362



LEGEND

	BOUNDARY / RIGHT OF WAY
	ADJOINING PROPERTY BOUNDARY
	200 FT NOTIFICATION BOUNDARY
	EXISTING CURB & GUTTER
	CONTOUR (GRADE) ELEV.



BASE ZONING	M-1	GB
ADDITIONAL LAND USES ALLOWED	N/A	OFFICE WAREHOUSE/DISTRIBUTION CENTER STORAGE/WHOLESALE WAREHOUSE
LOT AREA	7.335 AC	17.833 AC

APPLICANT:
JOE SIMMON
PACVENTURES, INC.
1717 W 6TH STREET, SUITE 400
AUSTIN, TEXAS 78703

OWNER/DEVELOPER:
CAROLYN WHITE
C&W RANCHES LTD
17969 IH-35 N
SCHERTZ, TX 78154
PHONE: (210) 651-6526

SURVEYOR:
DREW MAWYER
5151 W SH-46
NEW BRAUNFELS, TX 78132
PHONE: (830) 730-4449
FIRM #10191500

- SITE NOTES:**
- A PORTION OF THIS SITE FALLS WITHIN THE 100-YEAR FLOOD PLAN PER FEMA FIRM PANEL 48187C021F, DATED NOVEMBER 2, 2007.
 - 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.

EXISTING GROSS ACERAGE: 27.192 ACRES
PUBLIC ROW ACERAGE: 2.024 ACRES
PROPOSED GROSS ACERAGE: 25.168 ACRES
PROPOSED NET ACERAGE: 25.168 ACRES

User: Indira Aguilera
Last Modified: Aug 21, 19 -- 12:03
Drawing: P:\Projects\Schertz\Commercial\1717 W 6th St\1717 W 6th St.dwg
_YYYYZZ - SCHERTZ COMMERCIAL - CONCEPT SITE PLAN 8/22/2019 3:17 PM

**NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL**

WWW.BIGREDDOG.COM
BIG RED DOG
a division of IWGL
5710 WEST HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249
FIRM NO. F-105895

210-860-8224

PROJECT: **GARDEN RIDGE COMMERCIAL**
17971 I.H. 35
SCHERTZ, GUADALUPE COUNTY, TEXAS 78154

SHEET TITLE: **CONCEPTUAL SITE PLAN EXHIBIT**

EXHIBIT
OF
PLAT NO. XXXXXX