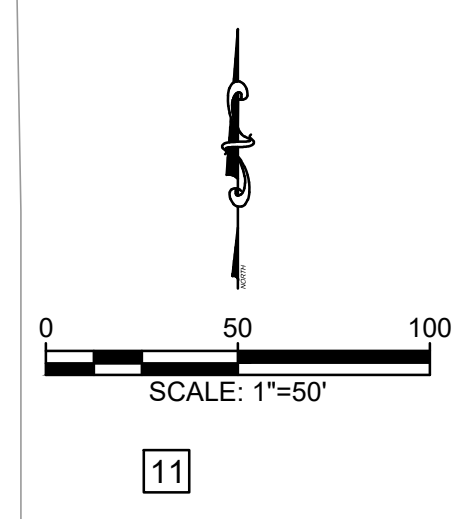
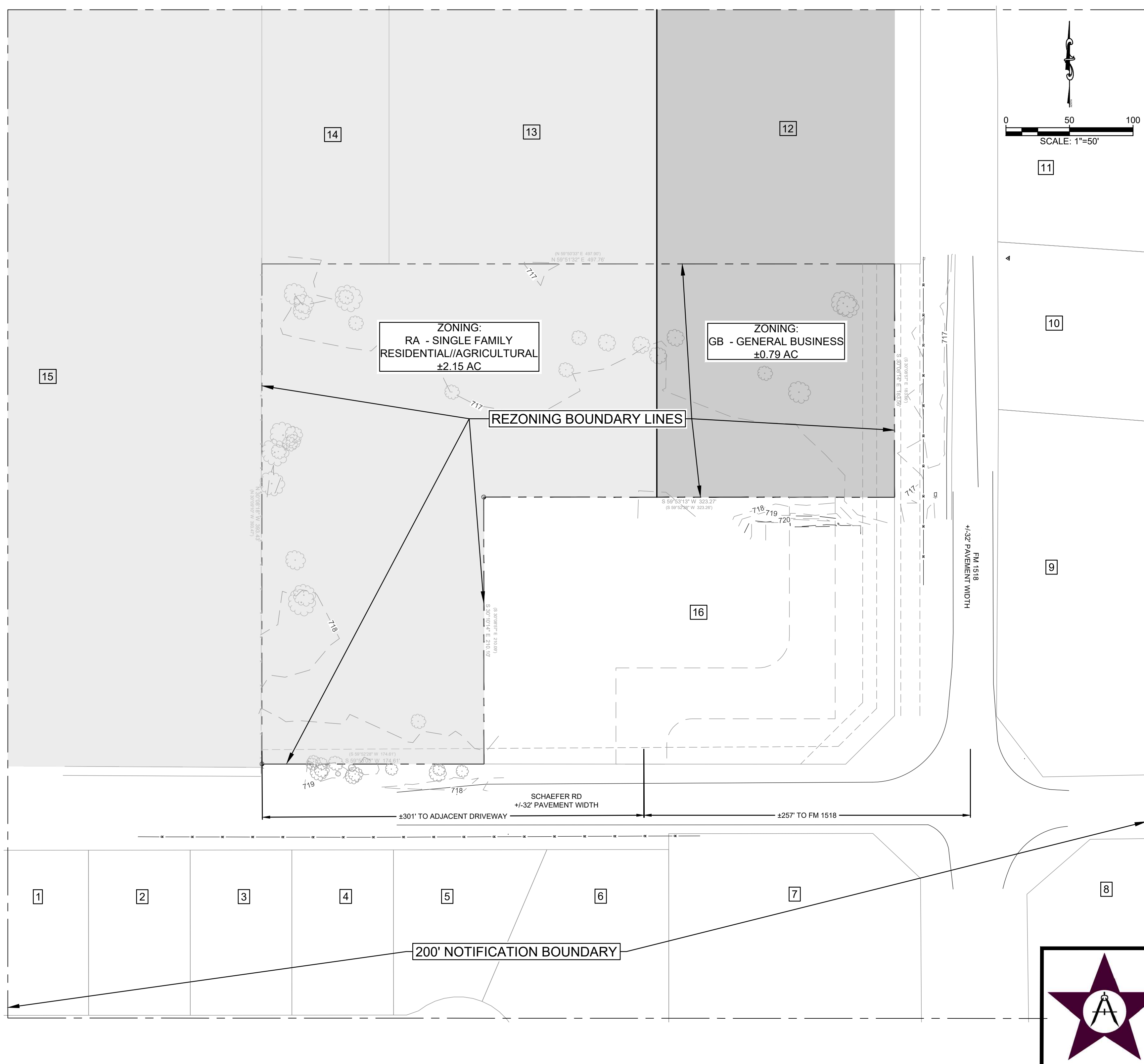


Date: Aug 13, 2020, 9:41am User ID: dlynch
 File: S:\Active Projects\2020\7070 New Braunfels General Civil\7020MCGAR001 - Civil Engineering Services for McGarrell Orthodontics\dwg\Exhibits\ZONING EXHIBIT 18c24.dwg



VICINITY MAP
 SCALE: 1"=5,000'

LEGEND:

- 717 --- EXIST LOT LINE
- - - - - EXIST CONTOUR
- --- --- EXIST PROPERTY BOUNDARY

ADJACENT PROPERTY INFORMATION TABLE						
PLAN #	PROPERTY I.D.	OWNER NAME	ADDRESS	USE	ZONING	RECORDING INFORMATION
1	1150743	SANCHEZ LUIS G & JUANITA M	11646 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES VOL. 14656 PG. 3403 DEED # 20140720033
2	1150742	ISAAC TODD JERMANIE & AMANDA R THOMASON-ISAAC	11701 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES VOL. 15513 PG. 1657 DEED # 20170902085
3	1150741	DENISE TERESA TORRES REV TRST DENISE T TORRES TRS	11700 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES DEED # 20180198464
4	1150740	BROWN DERRICK & CHRISTINA	11709 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES VOL. 16275 PG. 428 DEED # 20160202807
5	1150739	DOORON JAMES E & PATRIZIA E	11710 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES VOL. 16629 PG. 491 DEED # 20140198424
6	1150738	TIENDA JUAN CARLOS	1000 CYPRESS BARN SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL	R-6	WILLOW GROVE ESTATES VOL. 16709 PG. 602 DEED # 20140091571
7	1150549	FRED DEVELOPMENT, LLC	1000 WITERS RD SITE 1000 SAN ANTONIO, TX	VACANT LAND	GB	CB 5058 P-3C ABS 450 VOL. 12344 PG. 103 O.P.R. BEXAR COUNTY
8	309822	BYLEY BENNIE R & MATTIE	11906 SCHAEFER RD SCHERTZ, TX 78154	STORAGE YARD	GB	CB 5057 P-1G ABS 81 VOL. 14820 PG. 1279 DEED # 20140138407
9	308418	MCGARRELL BRANDON	10938 E FM 1518 N SCHERTZ, TX 78154	RESIDENTIAL	GB	GD APPR GEOM30 RUR AC(3C) VOL. 17629 PG. 2174 DEED # 20150202421
10	308420	JOROGADA ENTERPRISES INC	10745 LISA MDWBS SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL AGRICULTURAL	R-A	GD APPR GEOM30 RUR AC(3C) VOL. 17629 PG. 1602 DEED # 20150202421
11	308421	SANDERSON GARY G & PAMELA S	10755 LISA MDWBS SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL AGRICULTURAL	R-A	GD APPR GEOM30 RUR AC(3C) VOL. 17629 PG. 1602 DEED # 20150202421
12	1290968	SPANLEY PROPERTIES, LLC	1290968	DAY CARE CENTER	GB	CB 5054 P-111 ABS 454 DEED # 20160202459
13	308372	SPANLEY PROPERTIES, LLC	10725 E FM 1518 N SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL AGRICULTURAL	R-A	CB 5054 P-1070 ABS 464 DEED # 20160202459
14	1176443	CRAIG THOMAS W & CRAIG DONALD W	11885 SCHAEFER RD SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL AGRICULTURAL	R-A	GD APPR GEOM30 RUR AC(3C) VOL. 19044 PG. 1149 DEED # 20150001284
15	308005	RIVERA ANACLETO & MARIA E	11875 SCHAEFER RD SCHERTZ, TX 78154	SINGLE FAMILY - RESIDENTIAL AGRICULTURAL	R-A	GD APPR GEOM30 RUR AC(3C) VOL. 13946 PG. 0137 DEED # 20090006962
16	308371	ESTATE OF RAMIREZ ANTONIA A	11787 SCHAEFER RD SCHERTZ, TX 78154	RETAIL STORE	NB	DG SCHERTZ ADDITION, LOT 1, BLOCK 1 VOL. 20001 PG. 1842

OWNER: BRANDON MCGARRELL
 MCGARRELL ORTHODONTICS
 6051 FM RD 3009
 SCHERTZ, TX 78154
 PHONE 210-314-2091
 EMAIL BSMCGA0@GMAIL.COM

SURVEYOR: PHILLIP W. CORNETT, RPLS
 JOHN COWAN & ASSOCIATES, INC.
 10147 CR 135
 FLINT, TX 75762
 PHONE 903-581-2238
 EMAIL PCORNETT@JCOWANINC.COM

ENGINEER: BLAKE ALLISON, PE
 M&S ENGINEERING
 FIRM F-1394
 376 LANDA ST.
 NEW BRAUNFELS, TEXAS 78130
 PHONE 830.629.2988
 EMAIL BALLISON@MSENGR.COM

SUBMITTAL DATE:

REVISION DATE:

PROPERTY INFO DG SCHERTZ ADDITION, LOT 2, BLOCK 1;

ORIGINAL SURVEY: GENOVERA MALPAX SURVEY, A-464

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL 48029C0295F, DATED SEPTEMBER 29, 2010.

NEW STREETS: NO NEW STREETS ARE PLANNED

TOTAL GROSS ACREAGE 2.94 AC

EXISTING ZONING ACREAGE GENERAL BUSINESS (GB) = +/- 0.79 AC
 AGRICULTURAL (RA) = +/- 2.15 AC

REZONING DESIGNATION NEIGHBORHOOD SERVICES (NB) = 2.94 AC

M&S ENGINEERING
 CIVIL | ELECTRICAL | STRUCTURAL | MEP

TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394
 WWW.MSENGR.COM | (830) 228-5446

CITY PROJECT NUMBER: