

NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED
- REFERENCED PROPERTY IS IN ZONE X, A PORTION OF GRAYTOWN IS WITHIN THE 100-YEAR FEMA FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 435 OF 785, COMMUNITY PANEL NO 48029C0435, DATED SEPTEMBER 29, 2010
- 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

NOTES:

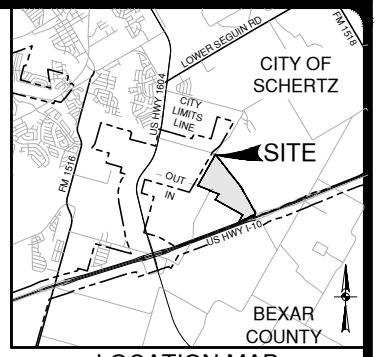
- EXISTING GENERAL BUSINESS ZONING ACREAGE - 57.72 ACRES
- EXISTING MANUFACTURING (LIGHT) ZONING ACREAGE - 146.29 ACRES
- PROPOSED PLANNED DEVELOPMENT DISTRICT ACREAGE - 204.0 ACRES

PROPERTY OWNERSHIP KEY

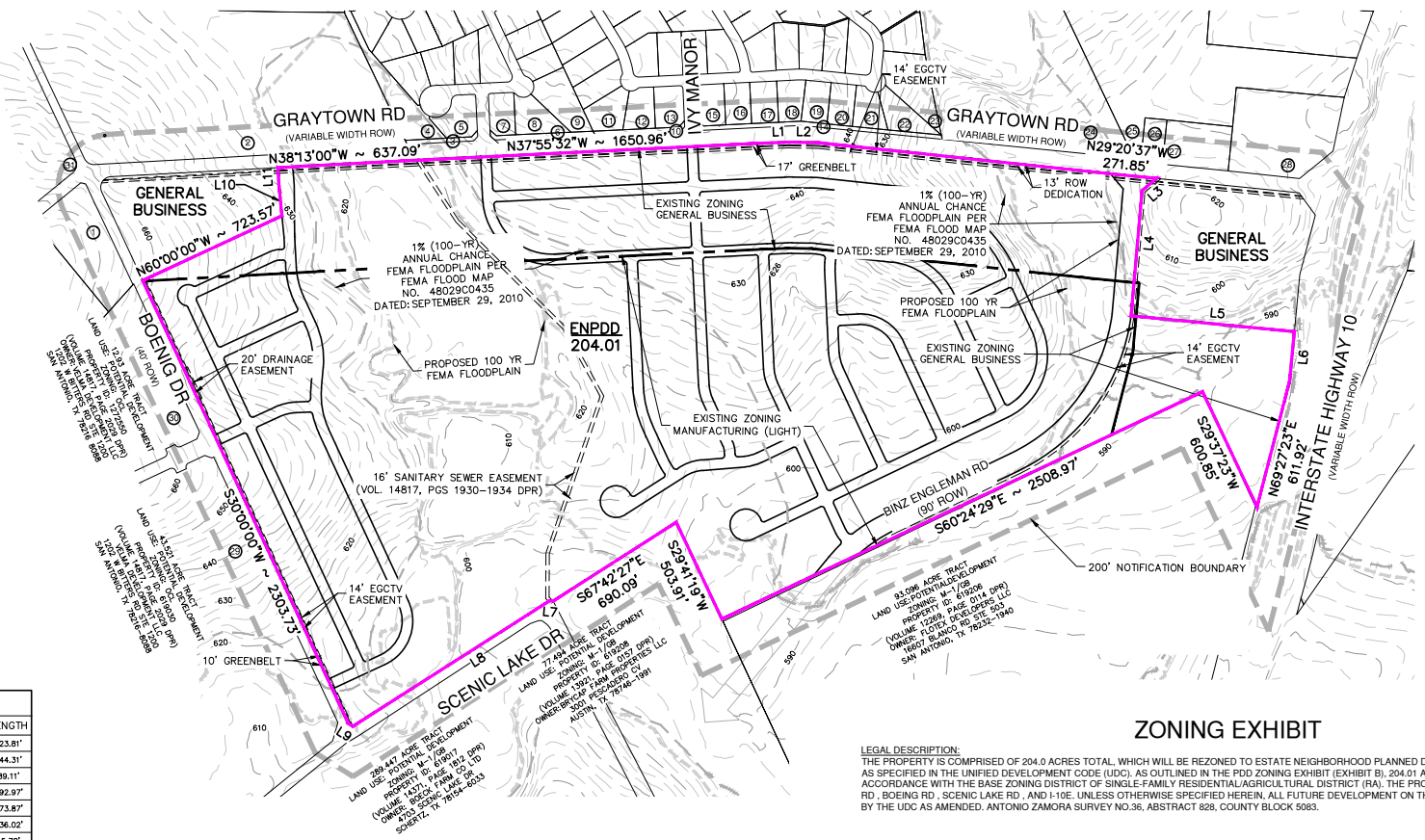
- ① TORRES DAVD & EVELYN S
- ② BARNETT GLENN H & JANET K
- ③ RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ④ RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ⑤ MAIN FRANCIS SCOTT
- ⑥ RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ⑦ ANTHONY MARGARET SARANDI & WILLIAM E ANTHONY
- ⑧ TAYLOR TYRON DALE & STOUTON-TAYLOR ROSLYN R
- ⑨ BREWSTER KEVIN I & EARNEY M
- ⑩ RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ⑪ TINSON FERENIE & REGINALD
- ⑫ BEE WILLIAM & SHIRELENE
- ⑬ WEIR DANIEL F & ALAINA M
- ⑭ RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ⑮ HUFFMAN MARSHALL
- ⑯ MILLER ALFRED & JO NELL
- ⑰ ROPER BURNIE L & LAWANDA L
- ⑱ RUFFIN JOEZETT LATRICE
- ⑲ RICKS TIMOTHY & DORETHEA G
- ⑳ RAGAY DOMINADOR S & GRACE R
- ㉑ VINSON ALONZA & COURTLIN
- ㉒ PARSONS LYNN M
- ㉓ BOHANNON-BEY PAMELA & RUMEL
- ㉔ COSGROVE MATTHEW T
- ㉕ MUZNY ALAN G & BARBARA K
- ㉖ MELLO MARK T & MELLO JANET
- ㉗ MELLO MARK T & MELLO JANET
- ㉘ KGG ENTERPRISES
- ㉙ VELMA DEVELOPMENT LLC
- ㉚ VELMA DEVELOPMENT LLC
- ㉛ VELMA DEVELOPMENT LLC

LEGEND

- PROPOSED ZONING BOUNDARY
- RIGHT OF WAY
- CONTOURS
- EASEMENTS
- GREENBELT
- EXISTING ZONING BOUNDARY
- PROPOSED 100 YEAR FEMA FLOODPLAIN
- EXISTING 100 YEAR FEMA FLOODPLAIN
- 200' NOTIFICATION BOUNDARY



LOCATION MAP
NOT-TO-SCALE



LINE #	BEARING	LENGTH
L1	N37°26'03"W	123.81'
L2	N34°04'47"W	144.31'
L3	S75°10'00"E	89.11'
L4	N59°33'51"E	592.97'
L5	N29°34'21"W	773.87'
L6	N60°20'23"E	236.02'
L7	S30°00'00"E	15.78'
L8	S67°33'56"E	1101.82'
L9	S2°33'55"E	25.49'
L10	S49°10'12"W	139.96'
L11	S51°47'00"W	88.56'

APPLICANT:
LADDIE DENTON
BY: BITTERBLUE, INC
11 LYNN BATTS LANE #100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

ENGINEER & DESIGNER:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
OFFICE: (210) 375-9000
FAX: (210) 375-9010

OWNER:
LEANIN DIPPER INVESTMENTS, LTD
PO BOX 120217
SAN ANTONIO, TEXAS 78212
(210)-419-2467

LEGAL DESCRIPTION:
THE PROPERTY IS COMPRISED OF 204.0 ACRES TOTAL WHICH WILL BE REZONED TO ESTATE NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT (ENPDD), AS SPECIFIED IN THE UNIFIED DEVELOPMENT CODE (UDC), AS OUTLINED IN THE PDD ZONING EXHIBIT (EXHIBIT B), 204.01 ACRES WILL DEVELOP IN ACCORDANCE WITH THE BASE ZONING DISTRICT OF SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL DISTRICT (RA). THE PROPERTY BORDERS ON GRAYTOWN RD., BOENG DR., SCENIC LAKE DR., AND I-10E. UNLESS OTHERWISE SPECIFIED HEREIN, ALL FUTURE DEVELOPMENT ON THE PROPERTY SHALL BE GOVERNED BY THE UDC AS AMENDED. ANTONIO ZAMORA SURVEY NO.36, ABSTRACT 828, COUNTY BLOCK 5083.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PREPARED: AUGUST 17, 2020

GRAYTOWN SUBDIVISION

Lot#	Owner of Record	Acre	Land Use	Zoning	Property I.D.	Property Record Information	Address	
1	TORRES DAVID & EVELYN S	2.8	Rural	OCL	669192	VOL 11940, PG 0856, DPR	20060035296	5651 N GRAYTOWN RD, CONVERSE, TX 78109
2	BARNETT GLENN H & JANET K	1.693	Potential Development Land	R-A	619198			10650 BOENIG DR, SCHERTZ, TX 78154
3	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	0.2011	Single Family	R-A	1193850	VOL 16470, PG 2038, DPR	20130251601	N GRAYTOWN RD, SCHERTZ, TX 78154
4	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	1.2903	Single Family	R-A	1267450	VOL 18503, PG 0227, DPR	20170087766	JALEN CT, SCHERTZ, TX 78154
5	MAIN FRANCIS SCOTT	0.7121	Single Family	R-A	1267451		20180087590	7003 JALEN CT, SCHERTZ, TX 78154
6	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	0.2011	Single Family	R-A	1267452	VOL 16470, PG 2038, DPR	20130251601	PAYTON WAY, SCHERTZ, TX 78154
7	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	0.2291	Single Family	R-A	1267435	VOL 18503, PG 0227, DPR	20170087766	PAYTON WAY, SCHERTZ, TX 78154
7	ANTHONY MARGARET SARANDI & WILLIAM E ANTHONY	0.5411	Single Family	R-A	1267434		20190110214	JALEN CT, SCHERTZ, TX 78154
8	TAYLOR TYRON DALE & STOUTON-TAYLOR ROSLYN R	0.7265	Single Family	R-A	1267433		20200063637	6995 JALEN CT, SCHERTZ, TX 78154
9	BREWSTER KEVIN I & EARNEY M	1.0433	Single Family	R-A	1267432	VOL 18840, PG 2475, DPR	20170222905	10202 GAGE CONNELL, SCHERTZ, TX 78154
10	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	0.2011	Single Family	R-A	1193850	VOL 16470, PG 2038, DPR	20130251601	N GRAYTOWN RD, SCHERTZ, TX 78154
11	TINSON FERENIE & REGINALD	0.6866	Single Family	R-A	1193853	VOL 18439, PG 2178, DPR	20170062720	6811 IVY MTN, SCHERTZ, TX 78154
12	BEE WILLIAM & SHIRLENE	0.5871	Single Family	R-A	1193852	VOL 17033, PG 2387, DPR	20150001308	6807 IVY MTN, SCHERTZ, TX 78154
13	WEIR DANIEL F & ALAINA M	0.6077	Single Family	R-A	1193851	VOL 17046, PG 1862, DPR	20150006894	6803 IVY MTN, SCHERTZ, TX 78154
14	RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC	0.18	Homeowners Association	R-A	1205802	VOL 16880, PG 1718, DPR	20140164217	N GRAYTOWN RD, SCHERTZ, TX 78154
15	HUFFMAN MARSHALL	0.5852	Single Family	R-A	1205801	VOL 17376, PG 2234, DPR	20150141836	6747 IVY MTN, SCHERTX, TX 78154
16	MILLER ALFRED & JO NELL	0.5461	Single Family	R-A	1205800	VOL 16983, PG 1870, DPR	20140206261	6743 IVY MTN, SCHERTZ, TX 78154
17	ROPER BURNIE L & LAWANDA L	0.5705	Single Family	R-A	1205799	VOL 17046, PG 1862, DPR	20150006535	6627 IVY MTN, SCHERTZ, TX 78154
18	RUFFIN JOEZETT LATRICE	0.5457	Single Family	R-A	1214097	VOL 18956, PG 297, DPR	20180013664	6623 IVY MTN, SCHERTZ, TX 78154
19	RICKS TIMOTHY & DORETHEA G	0.5439	Single Family	R-A	1214096	VOL 17561, PG 2208, DPR	20150222405	6619 IVY MTN, SCHERTZ, TX 78154
20	RAGAY DOMINADOR S & GRACE R	0.5372	Single Family	R-A	1214095	VOL 17278, PG 86, DPR	20150101511	6615 IVY MTN, SCHERTZ, TX 78154
21	VINSON ALONZA & COURTLIN	0.5664	Single Family	R-A	1214094	VOL 17261, PG 1302, DPR	20150095042	6611 IVY MTN, SCHERTZ, TX 78154
22	PARSONS LYNN M	0.6838	Single Family	R-A	1214093	VOL 18237, PG 273, DPR	20160238053	6607 IVY MTN, SCHERTZ, TX 78154
23	BOHANNON-BEY PAMELA & RUMEL	0.7503	Single Family	R-A	1214092	VOL 17759, PG 1450, DPR	20160053164	10204 LENO WAY, SCHERTZ, TX 78154
24	COSGROVE MATTHEW T	30.783	Potential Development Land	R-A	1249153	VOL 18612, PG 0468, DPR	20170131460	GRAYTOWN, TX
25	MUZNY ALAN G & BARBARA K	49.341	Potential Development Land	R-A/GB	619230	VOL 4762, PG 1292, DPR	1882085	11403 INTERSTATE 10 E, SCHERTZ, TX 78154
26	MELLO MARK T & MELLO JANET	0.5	Vacant Land	GB	619237	VOL 19023, PG 1465, DPR	20180042172	5190 GRAYTOWN RD, SCHERTZ, TX 78154
27	MELLO MARK T & MELLO JANET	1.5	Rural	GB	619229	VOL 19023, PG 1465, DPR	20180042172	5190 GRAYTOWN RD, SCHERTZ, TX 78154
28	KGG ENTERPRISES	4.167	Storage Yard	GB	619232	VOL 2898, PG 2250, DPR		11185 E IH 10, SCHERTZ, TX 78154
29	VELMA DEVELOPMENT LLC	43.521	Potential Development Land	OCL	619030	VOL 14817, PG 2029, DPR		BOENIG DR, SCHERTZ, TX 78109
30	VELMA DEVELOPMENT LLC	12.93	Potential Development Land	OCL	1272550	VOL 14817, PG 2029, DPR		BOENIG DR, SCHERTZ, TX 78109
31	VELMA DEVELOPMENT LLC	101.793	Potential Development Land	OCL	619038	VOL 16766, PG 0459, DPR	20140116885	6410 N GRAYTOWN RD, CONVERSE, TX 78109
	BOECK FARM CO LTD	289.447	Potential Development Land	M-1/GB	619017	VOL 14371, PG 1812, DPR	20100029666	4703 SCENIC LAKE DR, SCHERTZ, TX 78154
	BRYCAP FARM PROPERTIES LLC	77.494	Potential Development Land	M-1/GB	619208	VOL 13921, PG 0157, DPR	20090056951	11549 INTERSTATE 10 E, SCHERTZ, TX 78154
	FLOTEX DEVELOPERS LLC	93.096	Potential Development Land	M-1/GB	619206	VOL 12269, PG 0114, DRP	20060172676	10661 INTERSTATE 10 E, SCHERTZ, TX 78154