OWNER:
SAN ANTONIO TWO LTD PTNSHP
2111 WOODWARD AVE STE 910
DETROIT, MI 48201
PHONE: 313-461-6451
EMAIL: gravel51@AOL.COM

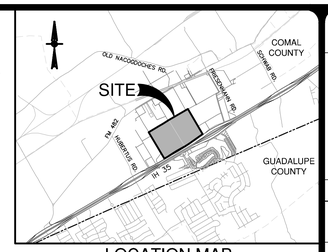
SURVEYOR:
ERIC SNELL
PAPE DAWSON, INC.
2000 NORTHWEST LOOP 410
SAN ANTONIO, TX 78213
PHONE: 210-375-9000
EMAIL: ESNELL@PAPE-DAWSON.COM

APPLICANT:
TIM HARRINGTON
IDV DEVELOPMENT SERVICES, LLC
10375 RICHMOND AVE, STE 1415
HOUSTON, TX 77042
PHONE: 713-412-2621-C
EMAIL: THARRINGTON@IDVLLC.NET

LEGEND
PROPERTY LINE
LOT LINE
EXISTING ZONING LINE
PROPOSED ZONING LINE
200' NOTIFICATION LINE

FLOODPLAIN NOTE: NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FIRM PANEL 48091C0440F, DATED SEPTEMBER 2, 2009.

SCALE: 1"= 100'
0' 100' 200' 300'



LOCATION MAP
NOT-TO-SCALE

30.637 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1
SUBDIVISION NAME: N/A
OWNER NAME: LEDERHOSEN LTD
PROP. ID #: 75346
ADDRESS: 867 JOSEPHINE ST
RECORDING INFORMATION: DOC NO. 200906011279, OPR

40.422 AC
LAND USE: IMPROVED PASTURE
ZONING: R-A
SUBDIVISION NAME: N/A
OWNER NAME: CHAPPIE RANCH LLC
PROP. ID #: 421515
ADDRESS: 18102 EMERALD OAKS DR
RECORDING INFORMATION: DOC NO. 201806048891, OPR

65.449 AC
LAND USE: IMPROVED PASTURE
ZONING: R-A
SUBDIVISION NAME: N/A
OWNER NAME: BLANCHARD JOAN
PROP. ID #: 75241
ADDRESS: 226 ROYAL OAKS DR
RECORDING INFORMATION: DOC NO. 200506012091, OPR

37.794 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1
SUBDIVISION NAME: N/A
OWNER NAME: HANSMANN JEROME J TR & DELORES M
PROP. ID #: 75266
ADDRESS: 7105 FM 482
RECORDING INFORMATION: DOC NO. 9706009819, OPR

62.388 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1, GB
SUBDIVISION NAME: N/A
OWNER NAME: SAN ANTONIO TWO LTD PTNSHP
PROP. ID #: 75280
ADDRESS: 2111 WOODWARD AVE STE 910
RECORDING INFORMATION: VOL. 803, PG. 789, OPR

20.00 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1, GB
SUBDIVISION NAME: N/A
OWNER NAME: SCHERTZ 35 LLC
PROP. ID #: 402758
ADDRESS: 2245 W 190TH ST
RECORDING INFORMATION: DOC NO. 201606044069, OPR

56.56 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1, GB
SUBDIVISION NAME: N/A
OWNER NAME: SAN ANTONIO TWO LTD PTNSHP
PROP. ID #: 75369
ADDRESS: 2111 WOODWARD AVE STE 910
RECORDING INFORMATION: VOL. 712, PG. 248, OPR

48.625 AC
LAND USE: IMPROVED PASTURE
ZONING: M-1
SUBDIVISION NAME: N/A
OWNER NAME: FRIESENHAHN KAREN
PROP. ID #: 81277
ADDRESS: 140 TIMBER WLD
RECORDING INFORMATION: DOC NO. 201706040416, OPR

19.43 AC
LAND USE: NATIVE PASTURE
ZONING: GB
SUBDIVISION NAME: N/A
OWNER NAME: CAVERNS HILLS CENTER LLC
PROP. ID #: 75242
ADDRESS: 20525 FM 3009
RECORDING INFORMATION: DOC NO. 201006001650, OPR

3.310 AC
LAND USE: VETERINARY CLINIC
ZONING: GB
SUBDIVISION NAME: WESTRIDGE SUBDIVISION
OWNER NAME: BAMPENNI PROPERTIES 2 LLC
PROP. ID #: 414871
ADDRESS: 22525 N INTERSTATE 35
RECORDING INFORMATION: DOC NO. 201806029613, MPR

PROPOSED 70' STREET ROW PER MASTER THOROUGHFARE PLAN

PROPOSED 35' STREET ROW DEDICATION

NOTE:
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.

N58°09'41"E 100.73'
N59°01'24"E 735.45'
N59°05'48"E 451.20'
N58°23'42"E 167.48'
N59°42'16"E 1341.16'

16' SANITARY SEWER EASEMENT (DOC. NO. 200906014112, OPR)
15' SANITARY SEWER EASEMENT (VOL. 830, PG. 361, DR)
25' SANITARY SEWER EASEMENT (DOC. 9706003956, OPR)

DEED LINE

N30°49'49"W 1326.47'
S30°23'35"E 1777.36'

EXISTING M-1
ZONING = 76.30 ACRES
EXISTING ZONING LINE
EXISTING GB
ZONING = 42.65 ACRES
REQUESTED M-1
ZONING =14.76 ACRES
REQUESTED ZONING LINE
REQUESTED GB-2
ZONING = 27.89 ACRES

200'

N30°29'14"W 8.37'
S54°27'34"W 1016.85'
±1497' TO FRIESENHAHN LANE

SIGN EASEMENT (DOC. NO. 200606011467, OPR)
SIGN EASEMENT (DOC. NO. 200606011466, OPR)

±2217' TO HUBERTUS RD.
S59°21'21"W 354.56'
R=4,076.88'
Delta=3°48'49"
CB=S57°26'56"W
CD=271.32'
L=271.37'
R=3,067.91'
Delta=4°37'56"
CB=S57°51'30"W
CD=247.97'
S60°07'28"W 568.53'
S56°13'54"W 327.90'

INTERSTATE HIGHWAY NO. 35
(VARIABLE WIDTH R.O.W.)

DATE: APRIL 15, 2021

ZONING EXHIBIT OF 118.948 ACRE TRACT
SCHERTZ, TEXAS

A 118.948 acre tract of land situated within the corporate limits of the City of Schertz, Comal County, Texas, out of the Rafael Garza Survey No. 98, Abstract 175, being comprised of a 62.261 acre tract of land conveyed unto San Antonio Two Limited Partnership by deed executed January 27, 1992 and recorded in Volume 803, Page 789, Official Public Records of Comal County, Texas; a 56.56 acre tract of land conveyed unto San Antonio Two Limited Partnership by deed executed January 27, 1992 and recorded in Volume 712, Page 248, Official Public Records; SAVE AND EXCEPT a 1.776 acre tract of land conveyed unto the State of Texas by judgement decreed September 15, 2005 and recorded in Document No. 200506001348, said Official Public Records; and SAVE AND EXCEPT a 0.6384 of an acre tract of land conveyed unto the State of Texas by deed executed August 20, 2020 and recorded in Document No. 202006054073, said Official Public Records.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM 470 I TEXAS SURVEYING FIRM #10028800

PLAT NO. -
JOB NO. 30020-01
DATE APRIL 2021
DESIGNER GS
CHECKED GS DRAWN JF
SHEET 1 OF 1

Date: Apr. 16, 2021, 3:31 PM - User ID: kHerrera
File: P:\300\20\01\Design\Exhibits\210414 - Zoning Exhibit.dwg

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