



THE  
**CROSSVINE**

SCHERTZ • TEXAS • 78154

**THE CROSSVINE PDD  
6th AMENDMENT  
10-20-21**

## **The Crossvine PDD Sixth Amendment**

The Sedona Trails PDD was approved by the Planning and Zoning Commission and the City Council of Schertz, Texas on January 24, 2012 (the “Sedona Trails PDD”) by Ordinance 12-S-01. The history and prior iterations of the Sedona Trails PDD are more specifically detailed and set forth in the preamble to the Sedona Trails PDD which was approved on January 24, 2012. The Sedona Trails PDD was subsequently amended by (i) Ordinance 12-S-16 on August 21, 2012 (the “First Amendment”) (ii) Ordinance 14-S-08 on March 11<sup>th</sup>, 2014 (the “Second Amendment”), (iii) Ordinance 17-S-01 on February 28, 2017 (the “Third Amendment”), (iv) Ordinance 21-S-08 on April 6, 2021 (the “Fourth Amendment”), (v) Ordinance 21-S-22 on June 22, 2021 (the “Fifth Amendment”) and renamed The Crossvine PDD along with detailing and defining certain items referenced in the Sedona Trails PDD which were unresolved and primarily focusing on Community and Public Amenity Standards, Architectural Design Standards for single-family residences, and related matters of clarification (collectively, the Sedona Trails PDD and the First Amendment are hereinafter referred to as “The Crossvine PDD”).

As contemplated in The Crossvine PDD, this Amendment (the “Sixth Amendment”) is the continuation of the definition of the Overall Conceptual Master Plan and is primarily focused on the addition of property to The Crossvine PDD (which is hereinafter referred to as “Module IIIB”). For the purposes of this Sixth Amendment, defined terms set forth in The Crossvine PDD are hereby incorporated by reference and included herein and reference shall be made to The Crossvine PDD for specific elements which are not specifically defined or otherwise set forth herein.

The Crossvine PDD remains in full force and effect with the exception of the matters addressed herein which shall be considered to be amendments to The Crossvine PDD. Elements, requirements, and conditions set forth in The Crossvine PDD shall be deemed to apply to those portions of the Property addressed by this Sixth Amendment unless specifically excluded, changed, or modified. Similarly, nothing in this Sixth Amendment shall be deemed to modify any elements, requirements, or conditions of The Crossvine PDD unless specifically noted herein.

The UDC for the City establishes certain requirements and standards for the development of Planned Development Districts. The version of the UDC (and regulations, fees, etc. associated therewith) applicable to the Project Area shall control all development standards except to the extent modified by this Sixth Amendment, The Crossvine PDD, or by the original Sedona PUD. Provisions of the UDC shall be interpreted to be consistent with The Crossvine PDD (as amended) and, in the event of any apparent conflict, the UDC shall be deemed amended to give full effect to The Crossvine PDD (as amended).

---

## **Amendments to The Crossvine PDD Section 2: Legal Description/Metes and Bounds**

### **Addition of Property to The Crossvine PDD Project Area**

The Crossvine PDD Project Area is expanded by this Sixth Amendment to include one additional tract of land. This tract shall be incorporated into Module III and more specifically into Module IIIB. Briefly described, the additional included tract of land (the "Additional Tract") is:

1. A 2.4101 acre tract generally located SE of The Crossvine Module IIIA and west of FM 1518 ("Additional Tract 1").

A legal description and survey of the tract of land noted above and to be included in The Crossvine PDD pursuant to this Sixth Amendment is included as Exhibit 1. In addition, a location map which graphically depicts the location of the above referenced tract is included as Exhibit 2.

### **Additional Tract; Zoning and PDD Applicability**

Module IIIB shall be developed as single-family residential lots as currently allowed and governed by The Crossvine PDD or as may ultimately be permitted or allowed by The Crossvine PDD. The zoning for the Additional Tract and the applicability of The Crossvine PDD to such Additional Tract shall be:

Additional Tract 1:                      Shall be incorporated into Module IIIB and the terms, conditions and requirements associated with Module I and Module IIIB shall apply as set forth in The Crossvine PDD, this Amendment, and contemplated subsequent amendments.

Provided, however, as it relates to the Additional Tract, the current use of such property shall continue to be permitted, including, but not limited to additional improvements, renovations, structures, etc. which are ancillary to the current use of such property.

It is intended that Additional Tract 1 which is being added to the PDD Project Area by this Sixth Amendment shall be subject to the same restrictions and shall be the beneficiary of the same rights and entitlements as Module IIIB as granted and provided by the Fourth Amendment. For the purposes of clarity and ease of reference, it is hereby provided that:

**7.1.1 Module IIIB (Inclusion of Additional Tract 1)**

*Additional Tract 1 is added to Module IIIB. Module IIIB shall be developed with single-family residential development and will likely be composed primarily of DSFR (1); although any Detached Single-Family Residential (DSFR(1)-DSFR(3)) shall be permitted in Module IIIB as well as any Detached Single-Family Residential lots which may be permitted in any subsequent amendment to The Crossvine PDD. Module IIIB abuts Module IIIA on its northern boundary, FM 1518 along its eastern boundary, and Ware Seguin Road on its southern boundary. The design for Module IIIB shall be a natural extension of the land plan design and development aesthetic of The Crossvine. The dominant theme and aesthetics of The Crossvine of accessible greenspace, walking trails, meandering roadways and intimate cul-de-sacs will be maintained. The construction, landscaping, signage, and other features in Module III will adhere to the Public Amenity and Architectural Standards as previously established by The Crossvine PDD for Module I.*

*It is hereby agreed that the zoning for Additional Tract 1 in Module IIIB (collectively, the “Module IIIB Zoning Categories”) shall be:*

*Single-Family Residential: The area designated as Single-Family Residential shall include DSFR(1)-DSFR(3) or any subsequently approved single-family zoning along with the ancillary uses in the development of such areas (e.g., greenbelts, mail kiosks, amenity centers, etc.).*

Land Use Dimensional Requirements (Ordinance 12-S-16)													
Use Category	Min. Lot Size and Dimensions			Minimum Setback (Ft.)					Misc. Requirements				
	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft. - Resid.	Side Ft. Non-Resid.	Rear Ft. Resid.	Rear Ft. Non Resid.	Min. Off-Street Pkg	Max. Height (Ft.)	Max. Imperv Cover	DUE Allocation	Max. Home Size (conditioned area) (in sq. ft.)
<b>Improved Property Land Use - Resid.</b>													
<b>Detached Single Family Residential</b>													
DSFR(1)	5,500	50	110	20*	5	5	10	10	2	38	65%	1	3519**
DSFR(2)	7,200	60	120	20*	5	5	10	10	2	38	65%	1	4014**
DSFR(3)	8,400	70	120	20*	5	5	10	10	2	38	65%	1	4509**
<i>*20 ft. minimum set back is from ROW line to garage. Porch, patio, courtyard or house may protrude into setback by no more than 5 ft.</i>													
<i>**Amended as a Minor Special Exception, approved by City of Schertz 4-18-2017</i>													

# Additional Tract 1



## FIELD NOTES FOR 2.4101 ACRES

A **2.4101 acre** tract of land, out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, and being the remainder of a 2.49 acre tract as conveyed to Michael Ray Thomas of record in Volume 17621, Page 1344 of the Official Public Records of Bexar County, Texas, (OPR) (**R10**) and situated in the City of Schertz, Bexar County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the southwest right-of-way line FM 1518, a variable width right of way, the southeast line of a 145.427 acre tract as conveyed to Schertz 1518, LTD. of record in Volume 11564, Page 1814 (OPR), the northwest corner of a 0.2242 acre tract as conveyed to the State of Texas of record in Document No. 20200122274 - Part 1 (OPR) (**R14**) and for the northeast corner of the 9.977 acre tract of land as conveyed to Ware Seguin 1518, LLC (OPR) from which a found iron rod stamped "PAPE DAWSON" bears S 32°16'35" E, a distance of 0.24 feet;

**THENCE:** S 30° 20' 43" E along and with the southwest right-of-way line of FM 1518, northeast lines of the 9.977 acre tract and the 1.000 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18557, Page 1674 (OPR), a distance of 348.98 feet (*N 30° 28' 27" W - 348.75', R14*) to a found ½" iron rod stamped "PAPE DAWSON", for the southeast corner of the 1.000 acre tract, the northeast corner remainder of a 2.49 acre tract as conveyed to Michael Ray Thomas of record in Volume 17621, Page 1344 of the Official Public Records of Bexar County, Texas, for the **POINT OF BEGINNING** and the easterly northeast corner of the tract described herein;

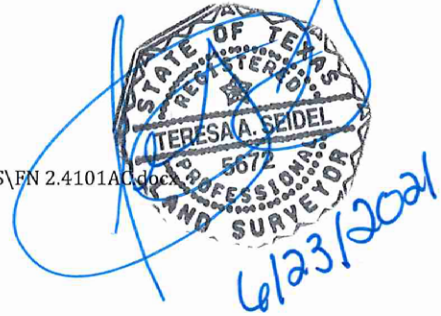
**THENCE: S 30° 20' 43" E** continuing along and with the southwest right-of-way line of FM 1518 of a 0.0954 acre tract as conveyed to the State of Texas of record in Document No. 20190164992 (OPR) (**R15**) and northeast line remainder of the 2.49 acre tract, a distance of **148.36 feet** (*N 30° 28' 27" W - 148.49', R15*) to a found ½" iron rod in the southwest right-of-way line of FM 1518, for the northeast corner of the 5.00 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18557, Page 998 (OPR), the southeast corner of the tract described herein, from which a found ½" iron rod stamped "PAPE DAWSON", for the northeast corner of the 10.00 acre tract as conveyed to Roy B. Juarez and Edna M. Juarez of record in Volume 1839, Page 504 (OPR), the southeast corner of the 15.00 acre tract to Ware Seguin 1518, LLC of record in Volume 18733, Page 1544 (OPR) and the southwest corner of a 0.3185 acre tract as conveyed to the State of Texas of record in Document No. 20200122274 - PART 2 (OPR) (**R16**) bears, S30°20'43" E, a distance of 495.45 feet (*N 30° 28' 27" W, 495.42', (R16)*);

**THENCE:** Along and with the southeast, southwest, and northwest lines of the 2.49 acre tract, the northwest line of the 5.00 acre tract, a northeast line of the 2.010 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Document No. 20190250971 (OPR), the southeast line of the 9.977 acre tract and the southeast and southwest lines of the 1.00 acre tract, the following five (5) courses:

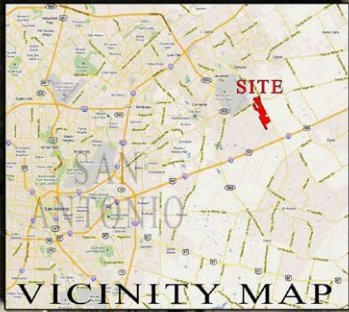
1. **S 59°15'02" W**, a distance of **586.00 feet** a found ½" iron rod, for a southeast corner of the 2.010 acre tract, the southwest corner of the 2.49 acre tract and the tract described herein,
2. **N 30°08'37" W**, a distance of **249.79 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the northeast corner of the 2.010 acre tract, the northwest corner of the 2.49 acre tract and the tract described herein,

3. **N 59°18'57" E**, a distance of **175.62 feet** to a found ½" iron rod, for the northwest corner of the 1.000 acre tract, the northerly northeast corner of the 2.49 acre tract and the tract described herein,
4. **S 30°42'50" E**, a distance of **100.04 feet** to a found ½" iron rod stamped "AMER SURVEY", for the southwest corner of the 1.00 acre tract, an interior corner of the 2.49 acre tract and the tract described herein, and
5. **N 59°24'56" E**, a distance of **408.85 feet** to the **POINT OF BEGINNING** and containing **2.4101 acres** more or less, in the City of Schertz, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying.

Job No.: 21-025  
Prepared by: KFW Surveying  
Date: June 17, 2021  
File: S:\Draw 2021\21-025 Crossvine M4 ALTA Title Survey\DOCS\FN 2.4101A.docx







**ADDITIONAL TRACT 1  
2.4101 AC**

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS, INC. REICHTOL GOLF DESIGN WATERS OF AMERICA  
 9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5438 fax peh@peh.com



**THE CROSSVINE**  
CONCEPTUAL MASTER PLAN

4/5/21