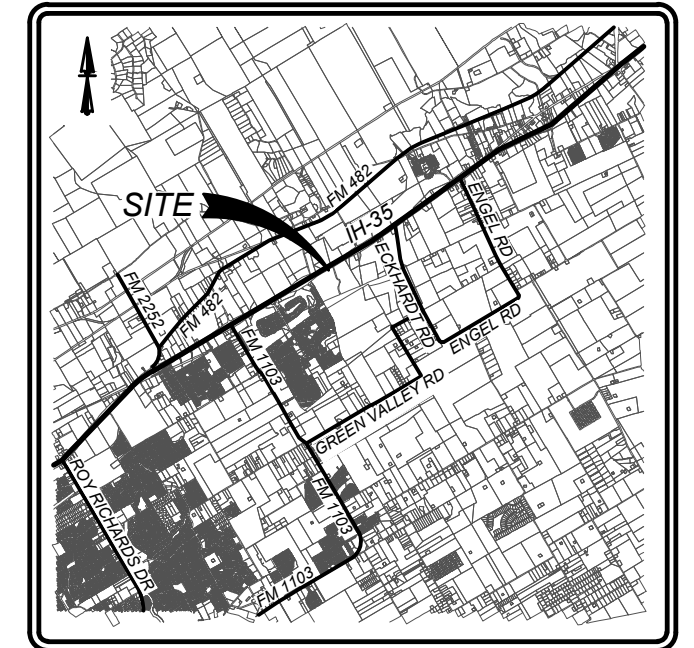
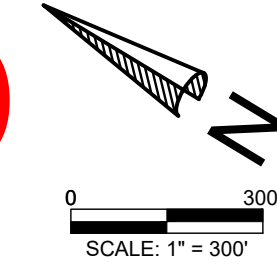


Exhibit D



PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

LEGEND

- = BOUNDARY
- = RIGHT-OF-WAY
- = UNIT LIMITS
- = EXISTING CONTOURS
- = OPEN SPACE/DRAINAGE ESMT
- = PARK

NOTES:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR SECONDARY ARTERIALS.
2. UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE CITY OF SCHERTZ/GVSD
SEWER SERVICE CITY OF SCHERTZ
TELEPHONE SERVICE AT&T
CABLE TELEVISION SPECTRUM
GAS CENTERPOINT
ELECTRIC NBU, GVEC
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS ESTABLISHED BY PDD ZONING.
4. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
5. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
6. ALL PRIVATE OPEN SPACE, COMMON LOTS, GREENBELTS, DRAINAGE EASEMENT, ETC. (LOT 900 BLOCK 1, LOT 900 BLOCK 3, LOT 900 BLOCK 4, LOT 900 BLOCK 6, LOT 900 BLOCK 8, LOT 900 BLOCK 10, LOT 900 BLOCK 12, LOT 900 BLOCK 14, LOT 900 BLOCK 32, LOT 900 BLOCK 36, LOT 900 BLOCK 39, LOT 901 BLOCK 3, LOT 901 BLOCK 6, LOT 901 BLOCK 9, LOT 901 BLOCK 12, LOT 901 BLOCK 14, LOT 901 BLOCK 38, LOT 902 BLOCK 4, LOT 902 BLOCK 9, LOT 902 BLOCK 12, LOT 902 BLOCK 14, LOT 903 BLOCK 12, LOT 903 BLOCK 35, LOT 904 BLOCK 9, LOT 904 BLOCK 15, LOT 904 BLOCK 19, LOT 904 BLOCK 20, LOT 904 BLOCK 23, LOT 904 BLOCK 24, LOT 904 BLOCK 27, LOT 904 BLOCK 29, LOT 904 BLOCK 30, LOT 904 BLOCK 31, LOT 904 BLOCK 32 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ.
7. ACCORDING TO FLOOD INSURANCE RATE MAPS 48091C040F, DATED SEPTEMBER 2, 2009, 4817C090F, DATED NOVEMBER 2, 2007, & 48187C020F, DATED NOVEMBER 2, 2007, A PORTION OF THE PROJECT SITE IS LOCATED IN ZONE A, AND IS WITHIN THE 100-YEAR FLOODPLAIN.
8. ALL ISLANDS PROVIDED WITHIN STREET ROW SHALL BE DESIGNATED ON THE PLAT AND SHALL BE DEDICATED TO THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AND A PLAT NOTE SHALL BE PROVIDED WHICH IDENTIFIES MAINTENANCE OF ISLANDS AND THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS. ANY ISLANDS THAT ARE NOT MAINTAINED IN ACCORDANCE WITH THE CITY OF SCHERTZ UDC MAY BE REMOVED BY THE CITY AND SHALL BE REMOVED AT THE EXPENSE OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AFTER DUE NOTICE AND THE WRITTEN RECOMMENDATION BY THE CITY ENGINEER AND FIRE DEPARTMENT.
9. THE SCUCISD SITE LOCATED ON THE PDD IS SHOWN FOR LOCATION PURPOSES ONLY AND IS NOT PART OF THE OVERALL HOMESTEAD PLANNED DEVELOPMENT DISTRICT.
10. LOT 1 BLOCK 34 IS AN EXISTING CITY OF SCHERTZ WASTEWATER LIFT STATION

HOMESTEAD SUBDIVISION (NORTEX) MASTER DEVELOPMENT PLAN

ORIGINAL LEGAL DESCRIPTION:
BEING A 433.43 ACRE TRACT OF LAND OUT OF THE J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 685, J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 471, C.M. GAHAGAN SURVEY NO. 258, ABSTRACT 182, C.M. GAHAGAN SURVEY NO. 258, ABSTRACT 142, P. SAN MIGUEL SURVEY NO. 256, ABSTRACT 227, STATE SURVEY, ABSTRACT TATEZ AND BEING OUT OF THE REMAINING PORTION OF A 118.88 ACRE TRACT OF LAND, KNOWN AS TRACT I-1, A 32.4 ACRE TRACT OF LAND, KNOWN AS TRACT I-2, AN APPROXIMATE 4.0 ACRE TRACT OF LAND, KNOWN AS TRACT I-3, THE REMAINING PORTION OF A 76.356 ACRE TRACT OF LAND, KNOWN AS TRACT I-4, THE REMAINING PORTION OF A 10.608 ACRE TRACT OF LAND, KNOWN AS TRACT I-5, A 148.57 ACRE TRACT OF LAND, KNOWN AS TRACT I-6, A PORTION OF THE 149.5 ACRE TRACT OF LAND, KNOWN AS TRACT I-7, A 130.3 ACRE TRACT OF LAND, KNOWN AS TRACT I-8, A 3.28 ACRE TRACT OF LAND, KNOWN AS TRACT I-9, A 0.257 OF AN ACRE TRACT OF LAND, KNOWN AS TRACT I-10 AS CONVEYED TO NAN NORTEX, LTD. OF RECORD IN DOCUMENT NUMBER 20110600950 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF THE 100 ACRE TRACT OF LAND, KNOWN AS TRACT I, OF RECORD TO NAN MANAGEMENT, LLC, OF RECORD IN DOCUMENT NUMBER 20110600952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, 126.24 ACRES, BEING SITUATED IN COMAL COUNTY, TEXAS AND 307.19 ACRES, BEING SITUATED IN GUADALUPE COUNTY, TEXAS.

- ADD A 1.645 ACRES - TRACT 1
A 1.645 ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 20140604206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
SUBTRACT A 0.0029 - TRACT 2
A 0.0029 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 20140604206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
ADD A 5.202 ACRES - TRACT 3
A 5.202 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 20140604206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
SUBTRACT C A 0.711 OF AN ACRE - TRACT 4
A 0.711 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 20140604206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

TOTAL ACREAGE: 439.57 AC.

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	175.94	N02°48'59.78"W	L22	352.48	S54°30'29.80"W	L48	39.32	S17°22'35.67"E
L2	40.00	N85°27'02.34"W	L23	50.19	S54°38'36.92"W	L52	116.84	N77°03'21.11"E
L3	1007.77	S59°16'13.06"W	L24	49.37	S54°57'52.52"W	L54	263.38	N23°02'56.04"E
L4	351.71	N30°30'22.76"W	L25	274.09	S51°32'23.13"W	L56	349.84	N51°02'00.00"E
L5	86.82	N58°30'59.59"E	L26	16.40	S13°21'29.78"W	L58	277.21	N36°47'21.00"E
L6	697.90	N30°31'02.34"W	L27	34.71	S59°40'23.61"E	L61	50.00	S80°21'26.59"W
L7	1008.60	N09°28'31.95"E	L28	41.17	S52°20'02.64"W	L62	305.62	N29°38'53.41"W
L8	232.23	S21°37'28.05"E	L29	1803.74	S29°34'32.64"E	L64	361.41	N12°20'23.40"W
L9	445.47	N61°59'14.64"E	L30	1310.96	S29°38'53.41"E	L75	234.68	S77°39'36.60"W
L10	1379.21	N8°48'52.24"W	L31	2501.48	S12°20'23.40"E	L76	567.84	S67°48'58.99"W
L11	1666.73	S11°52'56.98"W	L32	501.70	S30°56'15.77"E	L77	241.20	S58°10'30.63"W
L12	833.40	N8°07'03.02"W	L33	12.95	N60°16'12.65"E	L78	722.00	N43°40'56.70"W
L13	129.96	N6°32'31.45"W	L34	320.81	S30°28.73"E	L79	820.77	N60°03'21.81"E
L14	525.00	N15°10'12.44"W	L35	353.02	N69°15'14.89"E	L80	596.17	N09°11'56.99"E
L15	981.00	N8°48'10.39"W	L36	60.73	N60°11'02.22"E	L81	1166.28	S12°20'23.40"E
L16	183.94	S81°14'37.04"W	L37	381.64	N42°48'24.89"E	L82	298.01	S29°38'53.41"E
L17	1118.43	S59°43'39.23"W	L40	62.56	N81°20'42.06"E			
L18	785.30	N8°21'01.23"W	L41	85.62	N12°50'38.89"W			
L19	507.39	N28°13'41.43"E	L42	42.68	N72°45'04.16"E			
L20	35.40	S68°12'34.72"W	L46	36.69	N8°48'53.33"W			
L21	2131.54	S59°21'40.64"W	L47	65.03	N76°53'45.71"E			

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

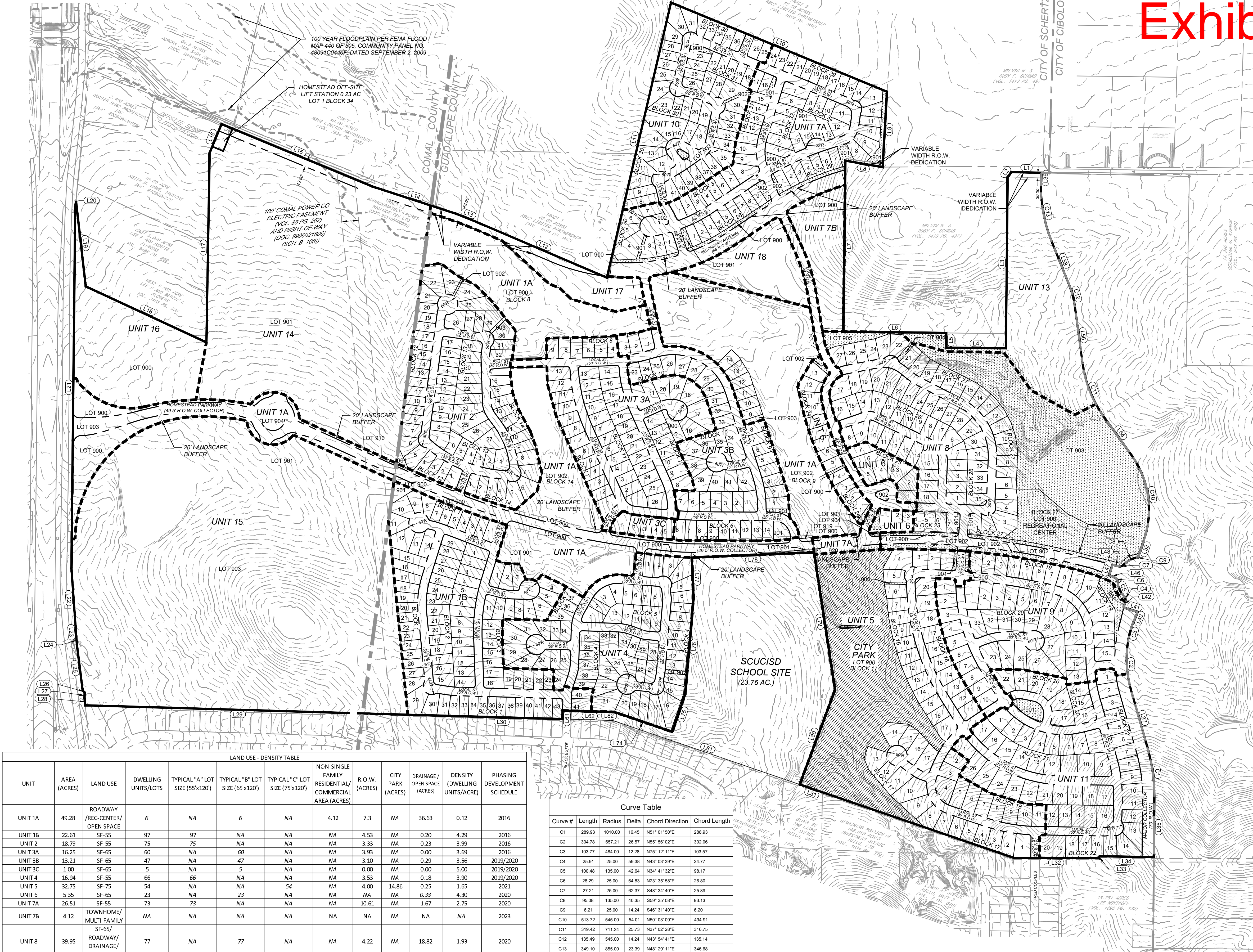
SCHERTZ, TEXAS
COMAL COUNTY
GUADALUPE COUNTY
DATE PREPARED: MAY 2022



CIVIL ENGINEERING • DEVELOPMENT CONSULTING • PROJECT MANAGEMENT

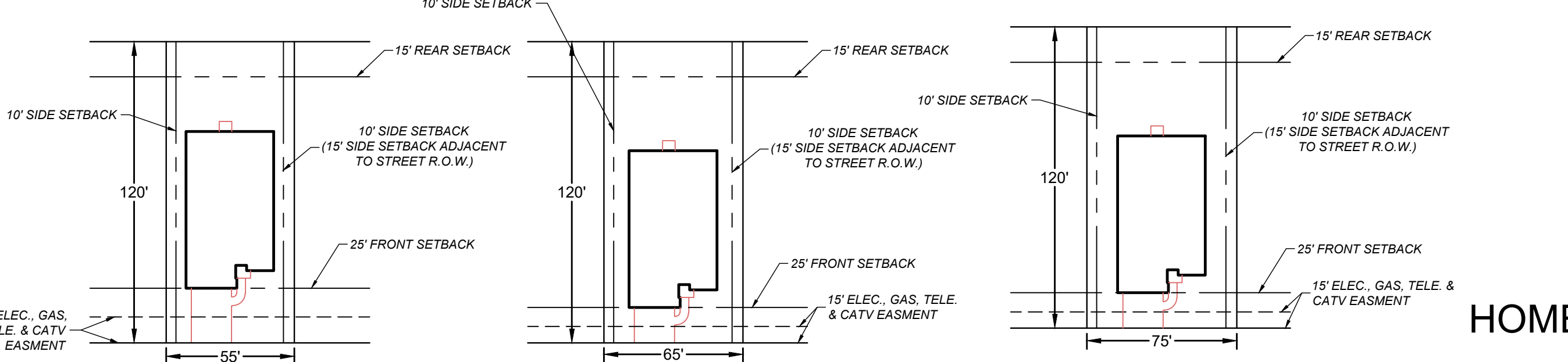
5113 Southwest Pkwy, Suite 260
Austin, Texas 78735
Phone: (512) 899-0601 Fax: (512) 899-0655
Firm Registration No. F-786

HOMESTEAD SUBDIVISION MASTER DEVELOPMENT PLAN



UNIT	AREA (ACRES)	LAND USE	DWELLING UNITS/LOTS	TYPICAL "A" LOT SIZE (55'x120')	TYPICAL "B" LOT SIZE (65'x120')	TYPICAL "C" LOT SIZE (75'x120')	NON-SINGLE FAMILY RESIDENTIAL/COMMERCIAL AREA (ACRES)	R.O.W. (ACRES)	CITY PARK (ACRES)	DRAINAGE / OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRE)	PHASING DEVELOPMENT SCHEDULE	
UNIT 1A	49.28	ROADWAY /REC-CENTER/ OPEN SPACE	6	NA	6	NA	4.12	7.3	NA	36.63	0.12	2016	
UNIT 1B	22.61	SF-55	97	97	NA	NA	NA	4.53	NA	0.20	4.29	2016	
UNIT 2	18.79	SF-55	75	75	NA	NA	NA	3.33	NA	0.23	3.99	2016	
UNIT 3A	15.25	SF-65	60	NA	60	NA	NA	3.93	NA	0.00	3.69	2016	
UNIT 3B	13.21	SF-65	47	NA	47	NA	NA	3.10	NA	0.29	3.55	2019/2020	
UNIT 3C	1.00	SF-65	5	NA	5	NA	NA	0.00	NA	0.00	5.00	2019/2020	
UNIT 4	16.94	SF-55	66	66	NA	NA	NA	3.53	NA	0.18	3.90	2019/2020	
UNIT 5	32.75	SF-75	54	NA	NA	54	NA	4.00	14.86	0.25	1.65	2021	
UNIT 6	5.35	SF-65	23	NA	23	NA	NA	NA	NA	0.33	4.30	2020	
UNIT 7A	26.51	SF-55	73	73	NA	NA	NA	10.61	NA	1.67	2.75	2020	
UNIT 7B	4.12	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	NA	NA	NA	NA	NA	2023	
UNIT 8	39.95	SF-65, ROADWAY/ DRAINAGE/ OPEN SPACE	77	NA	77	NA	NA	NA	NA	4.22	18.82	1.93	2020
UNIT 9	16.80	SF-75	49	NA	NA	49	NA	4.76	NA	0.51	2.92	2020	
UNIT 10	13.93	SF-55	55	55	NA	NA	NA	2.69	NA	0.21	3.95	2020	
UNIT 11	21.60	SF-75	62	NA	NA	62	NA	5.46	NA	0.35	2.87	2023	
UNIT 12-Not Used	0.00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
UNIT 13	11.01	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	NA	NA	NA	1.02	NA	2023	
UNIT 14	43.48	TOWNHOME/ MULTI-FAMILY AND/OR COMMERCIAL/ CITY OF SCHERTZ UTILITY	NA	NA	NA	NA	43.48	TBD	NA	NA	NA	2026	
UNIT 15	68.28	COMMERCIAL	NA	NA	NA	NA	68.28	TBD	NA	NA	NA	2027	
UNIT 16	9.61	COMMERCIAL	NA	NA	NA	NA	9.61	TBD	NA	NA	NA	2028	
UNIT 17	3.63	COMMERCIAL	NA	NA	NA	NA	3.63	1.12	NA	NA	NA	2029	
UNIT 18	4.47	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	4.47	TBD	NA	NA	NA	2030	
TOTAL	439.57		749	366	218	165	133.59	58.58	14.86	60.69	2.54		

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	289.93	1010.00	16.45	N51°01'50"E	288.93
C2	304.79	857.21	26.57	N55°00'02"E	302.06
C3	103.77	484.00	12.28	N75°12'11"E	103.57
C4	26.91	25.00	59.98	N43°03'39"E	24.77
C5	100.48	135.00	42.64	N34°41'32"E	98.17
C6	28.29	25.00	64.83	N23°39'58"E	26.80
C7	27.21	25.00	62.37	S48°34'40"E	25.89
C8	95.08	135.00	40.35	S59°39'08"E	93.13
C9	6.21	25.00	14.24	S46°31'40"E	6.20
C10	513.72	545.00	54.01	N50°09'09"E	484.91
C11	319.42	711.24	25.73	N37°02'28"E	316.75
C12	135.49	545.00	14.24	N43°54'41"E	135.14
C13	349.10	855.00	23.39	N48°29'11"E	346.68



* TOTAL NUMBER OF ENTITLED RESIDENTIAL LOTS WITH THIS MDP IS 750 LOTS.

F:\HOMESTEAD\PROJECTS\16-070-HOMESTEAD-MASTER-ENGINEERING\DRAWINGS\EXHIBIT\MASTER DEVELOPMENT PLAN - SCHERTZ.DWG, 1/27/2022, ERIC CARONKA