

LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 200' NOTIFICATION LINE
- EXISTING CONTOUR
- SCHERTZ CITY LIMITS
- CHANGE IN LAND USE BOUNDARY
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

ZONING LEGEND

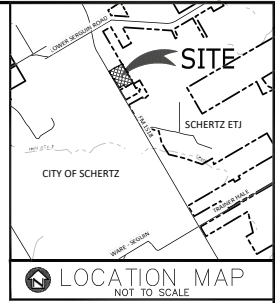
- DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
- PRE-DEVELOPMENT
- PLANNED DEVELOPMENT DISTRICT

LAND USE TABLE

- ① MIXED USE NEIGHBORHOOD
- ② ESTATE NEIGHBORHOOD
- ③ MIXED USE NEIGHBORHOOD CENTER

PROPERTY INFORMATION

①	12015 ROCKROOT SCHERTZ, TX 78154 ADRIAN A PEREZ, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170017048, O.P.R.B.C.T. 0.2322 ACRES PROPERTY ID# 1211017	⑨	8914 SAGES STEM SCHERTZ, TX 78154 DAVID L & JENNIFER M PUGH, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20180246917, O.P.R.B.C.T. 0.179 ACRES PROPERTY ID# 1210988
②	12014 ROCKROOT SCHERTZ, TX 78154 THOMAS LEE & LUCIA ECKHOFF, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170011491, O.P.R.B.C.T. 0.2019 ACRES PROPERTY ID# 1211018	⑩	8910 SAGES STEM SCHERTZ, TX 78154 WALTER DOUGLAS & ANGELA DENISE SHERRORD, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160087473, O.P.R.B.C.T. 0.1928 ACRES PROPERTY ID# 1210989
③	12010 ROCKROOT SCHERTZ, TX 78154 LAURENCE J & JOUNG HWA TYLER, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160048737, O.P.R.B.C.T. 0.2703 ACRES PROPERTY ID# 1211019	⑪	8908 SAGES STEM SCHERTZ, TX 78154 JINBONG U & ELIZABETH S ESKRAGAL, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170038179, O.P.R.B.C.T. 0.2206 ACRES PROPERTY ID# 1210990
④	314 E COMMERCE ST STE 600 SAN ANTONIO, TX 78205 CROSSVINE MASTER COMMUNITY INC, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160208006, O.P.R.B.C.T. 1.573 ACRES PROPERTY ID# 1211040	⑫	314 E COMMERCE ST STE 600 SAN ANTONIO, TX 78205 CROSSVINE MASTER COMMUNITY INC, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160208006, O.P.R.B.C.T. 0.436 ACRES PROPERTY ID# 1210927
⑤	12017 VIGNETTE SCHERTZ, TX 78154 STEVEN MAURICE HARRIS, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20200117378, O.P.R.B.C.T. 0.1748 ACRES PROPERTY ID# 1211030	⑬	8902 SAGE STEM NEW BRAUNFELS, TX 78132 EMILY KATE & GUERRA ERICK MEUTH THE CROSSVINE MODULE 1, UNIT 1 DOC. 2020283612, O.P.R.B.C.T. 0.3184 ACRES PROPERTY ID# 1210911
⑥	12021 VIGNETTE SCHERTZ, TX 78154 JUAN ALBERTO & JENNIFER BELARDO RAMOS, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20210095543, O.P.R.B.C.T. 0.2131 ACRES PROPERTY ID# 1211031		
⑦	12025 VIGNETTE SCHERTZ, TX 78154 RONNA & ERIC POOLE, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20210352857, O.P.R.B.C.T. 0.2098 ACRES PROPERTY ID# 1211032		
⑧	12024 VIGNETTE SCHERTZ, TX 78154 DONNA L WIM WILEY, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170246603, O.P.R.B.C.T. 0.224 ACRES PROPERTY ID# 1211033		



OWNER INFORMATION
KAREN L DAHLE
9120 E FM 1518 N
SCHERTZ, TX 78154

APPLICANT
RAYMOND TARRIN JR., P.E., CIVIL ENGR. #P
MOY TARRIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH: (210) 698-5051

SURVEYOR
STEPHANIE L JAMES, RLS
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PH: (210) 698-5051

NOTE:

1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F



FM 1518 SCHERTZ MULTIFAMILY TRACT ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	PRE	14.687
PROPOSED	PDD	14.687

DRAWING NAME: ZONING EXHIBIT	A 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 3059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L DAHLE AND SPOUSE, MICHAEL M. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5,005 ACRE TRACT AS CONVEYED TO KAREN L DAHLE, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10337, PAGE 840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.	
PROJECT NAME: F.M. 1518 SCHERTZ MULTIFAMILY	DATE: AUGUST 9, 2022	SCALE: 1"=100'
PROJECT NO.: 21213	DATE: AUGUST 9, 2022	SCALE: 1"=100'