

**1518 Apartments**

Planned Development District  
Schertz, Texas

**1518 Apartments  
Planned Development District**

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# **1518 Apartments Planned Development District**

As population in the Schertz area continues to grow, the demand for housing in the Schertz community continues to rise. It is critical to have alternative housing options to traditional single-family development for existing and future City residents. The 1518 Apartments will provide much needed housing in the Schertz community. The project location is further described in the attached Exhibit “A”.

## **I. Planned Development District (“PDD”)**

The City of Schertz (“City”) has adopted zoning and site design requirements for specific zoning classifications and uses, as set forth in the Schertz Unified Development Code (“UDC”). Recognizing that not all development may be able to adhere to the strict regulations and design standards set forth in a particular zoning classification, the City created the Planned Development District (“PDD”) as an alternative approach to conventional land development.

PDD zoning encourages and promotes creative and innovative project design that would otherwise not be possible under the regulations of typical Schertz zoning districts. In exchange for allowing flexibility under the PDD, the City is granted more control and certainty over what is actually constructed on a site. Through the PDD, permitted uses and design standards can be better defined.

The PDD Plan (attached as Exhibit “B”) and this written document define the use and project design for the 1518 Apartments PDD. This document outlines the specific UDC articles and sections that are to be amended or modified pursuant to the City ordinance specific to this PDD. Development within the Property is subject to general development plan review and approval by the City, as required by the UDC.

## **II. 1518 Apartments**

### **a. The Property**

The PDD project area includes approximately 14.69 acres (the “Property”) located on FM 1518 within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

### **b. The Project**

The Project will consist of approximately 300 units (20.4 units per acre), as further shown on the PDD Plan in Exhibit “B”. The development includes eight (8), three (3) story buildings varying in the number of units, as well as amenities to serve the apartment community. There will be one (1), two (2), three (3), and four (4) bedroom units, creating housing opportunities for a wide variety of individuals at varying stages of life.

The natural landscape is an amenity to the Project. The site has been designed thoughtfully to preserve existing trees on the Property. The Project also includes outdoor open/recreational space for the tenants to enjoy, as well as a resort-style pool. The community will include a club house with a fitness center, business center, children’s activity room, laundry facilities, and other common areas for the community to use. A multi-use path designed in accordance with City and TxDOT standards will be constructed on FM 1518, pending coordination and approval from TxDOT, and there will be significant landscaping throughout the Property.

### **III. PDD Standards**

The Project will be developed in accordance with the standards set forth in this PDD and on the attached PDD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. In the event of a conflict between the PDD and the UDC, the PDD and PDD Plan shall control.

- A. Zoning Districts (UDC Article 5)** – Unless excepted from herein, the Project shall comply with the City’s “R-4” Apartment/Multi-Family Residential District standards. The following Table shall replace Table 21.5.7.A as it applies to the Project:

**Table One – Dimensional Requirements**

|            |                        | Minimum Lot Size |          |          | Minimum, Yard Setback |         |         | Minimum Off-Street Parking Spaces  | Misc. Requirements |            |
|------------|------------------------|------------------|----------|----------|-----------------------|---------|---------|------------------------------------|--------------------|------------|
| Code       | Classification         | Area sf          | Width ft | Depth ft | Front ft              | Side ft | Rear ft | Parking                            | Max . Ht.          | Max. Cover |
| <b>R-4</b> | Apartment/Multi-Family | 10,000           | 100      | 100      | 25                    | 10      | 20      | (see parking standards in the PDD) | 45                 | <b>75%</b> |

The following standards are applicable to the PDD:

- A. The Project will be developed in one (1) phase.
- B. Project unit count is approximately 300 (20.4 units per acre), however this unit count may increase by up to 10% for a maximum of 22.4 units per acre.
- C. Minimum of 1.6 parking spaces per unit.
- D. Site Plan approval required.
- E. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
- F. No variances may be permitted to exceed the maximum impervious cover limitations.
- G. The Project shall comply with the standards of UDC 21.14.3, except for:
  - The front building setback shall be a minimum of 25 feet
  - The Project does not include any head-on parking facing public right-of-way and therefore a land berm wall or vegetative hedge barrier is not required. The Project will provide a minimum 20-foot-wide landscape buffer adjacent to FM 1518, as well as the side and rear Property lines. Plantings within the buffer will comply with UDC Section 21.9.3 standards (1 tree per 20 feet).
- H. The PDD includes buildings fronting on FM 1518, and therefore no masonry screening wall is required.

**B. Design Standards (UDC Article 9)**

**1) Lot (Section 21.9.3)**

The lot size and dimensions will conform to the minimum requirements recognized in “Table One – Dimensional Requirements” of this PDD.

**2) Fence (Section 21.9.8)**

The PDD will include a six-foot (6’) metal fence around the perimeter of the entire Property.

**C. Parking (UDC Article 10)**

**1) Size of Parking Spaces (Section 21.10.3)**

- A. Each standard off-street surface parking space shall measure not less than ten (10) feet by eighteen (18) feet (10'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.
- B. *Wheel stops.* Wheel stops shall be required where a parking space is adjacent to a sidewalk/pedestrian area. They are not required adjacent to landscaped areas.

**2) Schedule of Off-Street Parking Requirements (Section 21.10.4)**

- A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

| <b>Table Two – Schedule of Off-Street Parking Requirements</b> |                                       |
|--|---------------------------------------|
| <i>Use Type</i>  | <i>Parking Requirement</i>            |
| Multi-Family   | 1.6 parking spaces per unit (minimum) |

**D. Signs (UDC Article 11)**

**1) Monument Signs (Section 21.11.11)**

- A. *General.* Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all monument signs that are allowed under this Article.
- B. *Maximum Height.* The maximum height of a monument sign shall be six feet (6’).
- C. *Maximum Area.* The maximum area of a monument sign shall not exceed fifty (50) square feet.
- D. *Number of Signs.* The maximum number of monument signs shall be limited to two (2) per lot per street frontage.
- E. *Minimum Setback.* The minimum setback of all monument signs shall be fifteen feet (15’) from any property line.
- F. *Material Requirements.* All monument sign bases shall be constructed of masonry material consisting of brick, stone or split face concrete block. The monument sign structure must be constructed or covered with the same masonry material as the principal building or shall be constructed of brick, stone or split face concrete block. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six inches (6") from the outer limits of the sign structure.
- G. *Illumination.* Monument signs shall only be illuminated utilizing internal lighting for sculpted aluminum panels or a ground lighting source where the light itself

and supporting sign structure are not visible from public right-of-way.

H. *Driveway Entrances.* Freestanding non-residential street address signs at driveway entrances are limited to one (1) monument sign per driveway entrance not to exceed twelve (12) square feet in area, and three feet in height.

**2) Subdivision Entry Signs (UDC Section 21.11.15)**

For clarity, this UDC Section 21.11.15 shall not apply to the Project. Signage for the Project will conform to the monument signage requirements in this PDD.

**E. Adjustments to Planned Development District (PDD) Plan (UDC Section 21.5.10)**

Per UDC Section 21.5.10, the City Manager or his/her designee may permit an applicant to make minor amendments to the PDD Plan without the necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, there it may be necessary to alter building orientation or shift buildings in location. The list of minor amendments included in Section 21.5.10 is further defined to allow buildings to shift in location up to twenty feet (20'). Building sizes can increase or decrease up to fifteen percent (15%) of what is shown on the PDD Plan, provided that the setbacks shown on the PDD Plan and the requirements of Table One – Dimensional Standards are satisfied.

Field Notes for a Tract of Land  
Containing 14.687 acres (639,766.78 square feet)

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. 5059, being a portion of a 10.000 acre tract as conveyed to Karen L. Dahle and spouse, Michael H. Dahle by Warranty Deed with Vendor's Lien as recorded in Volume 10257, Page 210 and a portion of a 5.095 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. Said 14.687 acre (639,766.78 square feet) tract of land being more particularly described as follows:

**Beginning** at a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", having Texas State Plane Coordinates of N:13,736,183.57, E:2,209,469.56, on the northeasterly right of way line of East F.M. 1518 North, an 80-foot wide right of way, being the west corner of a 0.7227 of an acre tract as conveyed to Joe Pawlik, Jr. and wife, Beverly L. Pawlik by Warranty Deed with Vendor's Lien as recorded in Volume 7461, Page 94, of the Official Public Records of Bexar County, Texas, being a south corner of the herein described tract;

**Thence**, with the northeasterly right of way line of said East F.M. 1518 North, being a southwesterly boundary of the remainder of said 5.095 acre tract and said 10.000 acre tract, North 30 degrees 27 minutes 18 seconds West, a distance of 872.37 feet to a found 5/8" iron rod, being the south corner of Lot 1, as shown on plat of Fey Subdivision as recorded in Volume 9539, Page 43, as conveyed to Hector Peterson by General Warranty Gift Deed as recorded in Document Number 20170091718, both of the Official Public Records of Bexar County, Texas, and being both the west corner of said 10.000 acre tract and of the herein described tract;

**Thence**, leaving the northeasterly right of way line of said East F.M. 1518 North, with the southeasterly boundary of said Lot 1, being the northwesterly boundary of said 10.000 acre tract, North 59 degrees 47 minutes 23 seconds East, a distance of 670.55 feet to a found 5/8" iron rod on the southwesterly boundary of a 40.556 acre tract as conveyed to Lloyd R. Fairley by Warranty Deed with Vendor's Lien as recorded in Volume 8666, Page 492, of the Official Public Records of Bexar County, Texas, being the east corner of said Lot 1, being both the north corner of said 10.000 acre tract and of the herein described tract;

**Thence**, with the southwesterly boundary of said 40.556 acre tract, being the northeasterly boundary of said 10.00 acre tract, the following two (2) courses:

South 30 degrees 32 minutes 03 seconds East, a distance of 69.89 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 26 minutes 11 seconds East, a distance of 938.61 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being the north corner of a 3.245 acre tract as conveyed to Brandon McGarrell, a married man, by General Warranty Deed as recorded in Document Number 20180075657 of the Official Public Records of Bexar County, Texas, being both the east corner of said 10.000 acre tract and of the herein described tract;

**Thence**, leaving the southwesterly boundary of said 40.556 acre tract, with the northwesterly boundary of said 3.245 acre tract, South 61 degrees 37 minutes 43 seconds West, passing the most southerly south corner of said 10.000 acre tract, being the east corner of said 5.095 acre tract, and continuing said course for a total distance of 415.77 feet to a found 5/8" iron rod, being the east corner of said 0.7227 acre tract, being both the most southerly south corner of said 5.095 acre tract and of the herein described tract;


**Thence**, leaving the northwesterly boundary of said 3.245 acre tract, with the northeasterly and northwesterly boundary of said 0.7227 acre tract, being a southwesterly and a southeasterly boundary of said 5.095 acre tract, the following two (2) courses:

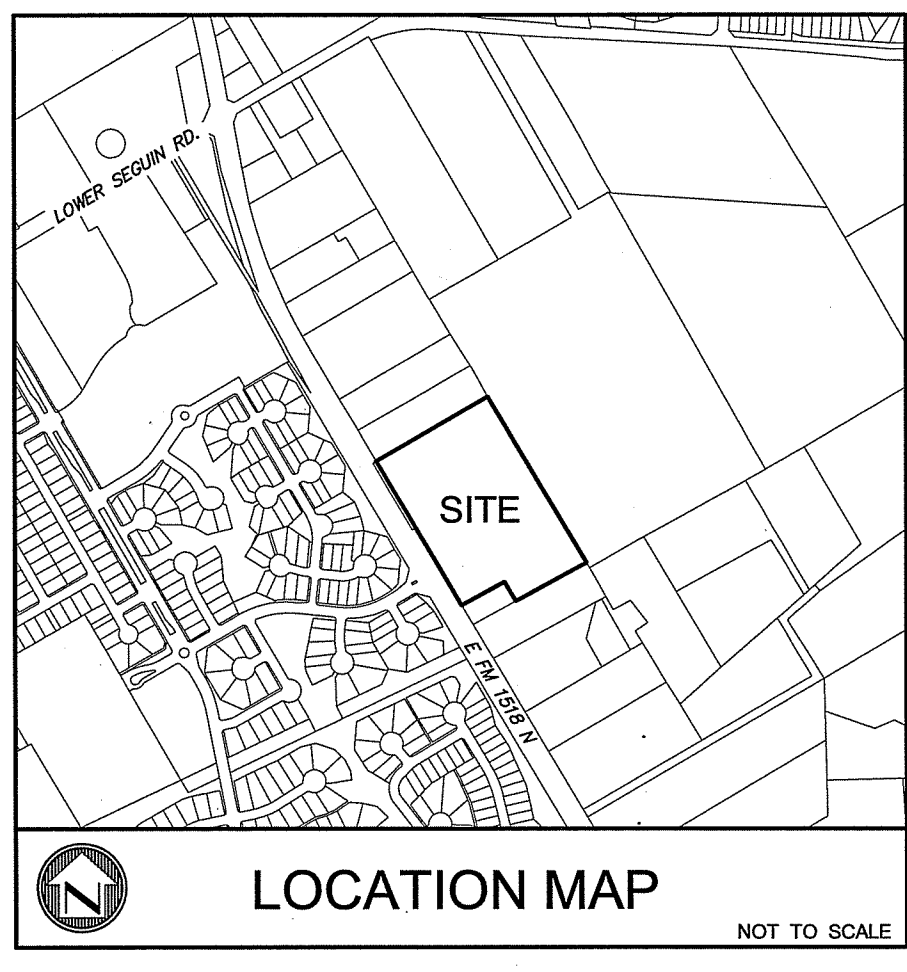
North 31 degrees 14 minutes 27 seconds West, a distance of 115.42 feet to a found 3/8" iron rod, being the north corner of said 0.7227 acre tract, being both an interior corner of said 5.095 acre tract and of the herein described tract;

South 61 degrees 27 minutes 38 seconds West, a distance of 253.39 feet to the **Point of Beginning**, containing 14.687 acres (639,766.78 square feet) of land.

**Note:** Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A Survey of even date was prepared for this description.



  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2021-12-16                      Job No. 21213  
VB



ADDRESS: 9120 E FM 1518 N  
SCHERTZ, TEXAS 78154

SCALE: 1"=60'

0 60 120

- LEGEND:**
- AIR CONDITIONER PAD
  - BUILDING
  - CHAINLINK FENCE
  - CLEANOUT
  - EDGE OF ASPHALT PAVEMENT
  - ELECTRIC BOX 1.0'x0.05'
  - ELECTRIC METER
  - FENCE POST 2'
  - FIRE HYDRANT
  - GATE
  - IRON FENCE
  - MAIL BOX
  - OVERHEAD UTILITIES
  - ROCK COLUMN
  - SATELLITE DISH
  - SIGN
  - UTILITY POLE
  - UTILITY POLE WITH GUY WIRE
  - WIRE FENCE
  - WOOD COLUMN 0.4'x0.4'
  - WOODEN FENCE
  - PER RECORDED DEED
  - GRAVEL
  - CONCRETE
  - COVERED CONCRETE

**FIELD NOTES FOR A TRACT OF LAND CONTAINING 14.687 ACRES (639,766.78 SQUARE FEET)**

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. 5059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL H. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5.095 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, SAID 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", HAVING TEXAS STATE PLANE COORDINATES OF N:13,736,183.57, E:2,205,469.56, ON THE NORTHEASTLY RIGHT OF WAY LINE OF EAST F.M. 1518 NORTH, AN 80-FOOT WIDE RIGHT OF WAY, BEING THE WEST CORNER OF A 0.7227 OF AN ACRE TRACT AS CONVEYED TO JOE PAWLAK, JR. AND WIFE BEVERLY L. PAWLAK BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 7461, PAGE 84, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTLY RIGHT OF WAY LINE OF SAID EAST F.M. 1518 NORTH, BEING A SOUTHWESTERLY BOUNDARY OF THE REMAINDER OF SAID 5.095 ACRE TRACT AND SAID 10,000 ACRE TRACT, NORTH 30 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 872.37 FEET TO A FOUND 5/8" IRON ROD, BEING THE SOUTH CORNER OF LOT 1, AS SHOWN ON PLAT OF FEY SUBDIVISION AS RECORDED IN VOLUME 833, PAGE 43, AS CONVEYED TO HECTOR PETERSON BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20170091718, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING BOTH THE WEST CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHEASTLY RIGHT OF WAY LINE OF SAID EAST F.M. 1518 NORTH, WITH THE SOUTHWESTERLY BOUNDARY OF SAID 5.095 ACRE TRACT AND SAID 10,000 ACRE TRACT, NORTH 30 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 872.37 FEET TO A FOUND 5/8" IRON ROD, BEING THE SOUTH CORNER OF LOT 1, AS SHOWN ON PLAT OF FEY SUBDIVISION AS RECORDED IN VOLUME 833, PAGE 43, AS CONVEYED TO HECTOR PETERSON BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20170091718, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING THE EAST CORNER OF SAID LOT 1, BEING BOTH THE NORTH CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHEASTLY RIGHT OF WAY LINE OF SAID EAST F.M. 1518 NORTH, WITH THE SOUTHWESTERLY BOUNDARY OF SAID 5.095 ACRE TRACT, WITH THE NORTHEASTLY AND NORTHWESTERLY BOUNDARY OF SAID 0.7227 OF AN ACRE TRACT, BEING A SOUTHWESTERLY AND SOUTHEASTLY BOUNDARY OF SAID 5.095 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

SOUTH 30 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 68.89 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 30 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 636.61 FEET TO A SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING THE NORTH CORNER OF A 3.245 ACRE TRACT AS CONVEYED TO BRANDON MCGARRELL, A MARRIED MAN, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20180079657 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING BOTH THE EAST CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID 40.556 ACRE TRACT, WITH THE NORTHWESTERLY BOUNDARY OF SAID 3.245 ACRE TRACT, SOUTH 61 DEGREES 57 MINUTES 43 SECONDS WEST, PASSING THE MOST SOUTHERLY SOUTH CORNER OF SAID 10,000 ACRE TRACT, BEING THE EAST CORNER OF SAID 5.095 ACRE TRACT, AND CONTINUING SAID COURSE FOR A TOTAL DISTANCE OF 415.77 FEET TO A FOUND 5/8" IRON ROD, BEING THE EAST CORNER OF SAID 0.7227 ACRE TRACT, BEING BOTH THE MOST SOUTHERLY SOUTH CORNER OF SAID 5.095 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHWESTERLY BOUNDARY OF SAID 3.245 ACRE TRACT, WITH THE NORTHEASTLY AND NORTHWESTERLY BOUNDARY OF SAID 0.7227 ACRE TRACT, BEING A SOUTHWESTERLY AND A SOUTHEASTLY BOUNDARY OF SAID 5.095 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

NORTH 31 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 115.42 FEET TO A FOUND 3/8" IRON ROD, BEING THE NORTH CORNER OF SAID 0.7227 ACRE TRACT, BEING BOTH AN INTERIOR CORNER OF SAID 5.095 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

SOUTH 61 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 253.39 FEET TO THE POINT OF BEGINNING, CONTAINING 14.687 ACRES (639,766.78 SQUARE FEET) OF LAND.



**GENERAL NOTES:**

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, L.L.C., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2021-12-15), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 4802600315F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) ALL BOUNDARY CORNERS ARE A SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- 5) EXCEPT AS SHOWN HEREON, THERE IS NO EVIDENCE OF APPARENT EASEMENTS, INTRUSIONS, OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY.
- 6) NO MARKED PARKING SPACES ON PROPERTY.

**TITLE COMMITMENT**

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 2100230034, EFFECTIVE DATE: APRIL 21, 2021, ISSUED APRIL 30, 2021 AND IS SUBJECT ONLY TO THE STATEMENT OF FACTS CONTAINED THEREIN AND RELATED BELOW.

**RESTRICTIVE COVENANTS:**

ITEM 1, SCHEDULE B IS HEREBY DELETED.

**SCHEDULE "B"**

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

- a. RIGHT OF WAY EASEMENT GRANTED TO GRAYBURG PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 787, PAGE 606, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: VAGUE DESCRIPTION, UNABLE TO PLOT.)
- b. EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 4697, PAGE 14, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PROPERTY.)
- c. AN OIL, GAS AND MINERAL LEASE DATED MARCH 17, 1984, EXECUTED BY GILBERT FEY AND WIFE, VERNELL FEY, LESSOR, IN FAVOR OF EDGAR A. ROGERS, JR., LESSEE, RECORDED IN VOLUME 5147, PAGE 261, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- d. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)

**REVISIONS**

| NO. | DATE     | DESCRIPTION       | BY |
|-----|----------|-------------------|----|
| 0   | 12/20/21 | ISSUED FOR REVIEW | VB |

PROJ. # 21213 DWN. BY: VB CHKD. BY: SLJ DATE: 12/16/21

**LOT 2**  
FEY SUBDIVISION  
VOLUME 833, PAGE 43  
O.P.R.B.C.T.

FRANCISCO DIAZ, JR.,  
A MARRIED PERSON, ET AL  
3.00 ACRE TRACT  
SPECIAL WARRANTY DEED  
DOCUMENT NUMBER 2020087460  
O.P.R.B.C.T.

**LOT 1**  
FEY SUBDIVISION  
VOLUME 833, PAGE 43  
O.P.R.B.C.T.

HECTOR PETERSON  
GENERAL WARRANTY DEED  
DOCUMENT NUMBER 20170091718  
O.P.R.B.C.T.

20' COMMON DRIVEWAY EASEMENT  
VOLUME 9539, PAGE 43  
O.P.R.B.C.T.

30' BUILDING SETBACK LINE  
VOLUME 9539, PAGE 43  
O.P.R.B.C.T.

1' NON-ACCESS EASEMENT  
VOLUME 9539, PAGE 43  
O.P.R.B.C.T.

14' GAS AND ELECTRIC EASEMENT  
VOLUME 9539, PAGE 43  
O.P.R.B.C.T.

10' GAS AND ELECTRIC EASEMENT  
VOLUME 9539, PAGE 43  
O.P.R.B.C.T.

KAREN L. DAHLE AND SPOUSE,  
MICHAEL H. DAHLE  
REMAINDER OF A  
10,000 ACRE TRACT  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 10257, PAGE 210  
O.P.R.B.C.T.

14.687 ACRE TRACT  
(639,766.78 SQUARE FEET)

JULIAN DIAZ  
SURVEY NO. 66  
ABSTRACT 187  
COUNTY BLOCK NO. 5059

JOE PAWLAK, JR. AND WIFE, BEVERLY L. PAWLAK  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 7461, PAGE 84  
O.P.R.B.C.T.

BRANDON MCGARRELL, A MARRIED MAN  
3.245 ACRE TRACT  
GENERAL WARRANTY DEED  
DOCUMENT NUMBER 20180079657  
O.P.R.B.C.T.

KAREN L. DAHLE AND SPOUSE,  
MICHAEL H. DAHLE  
REMAINDER OF A  
10,000 ACRE TRACT  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 10257, PAGE 210  
O.P.R.B.C.T.

LLOYD R. FARLEY  
40.556 ACRE TRACT  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 8666 PAGE 492  
O.P.R.B.C.T.

GAL PEGGY FEY  
5.095 ACRE TRACT  
WARRANTY DEED  
VOLUME 1153, PAGE 655  
O.P.R.B.C.T.

**SURVEYORS CERTIFICATE**

TO: KAREN L. DAHLE AND MICHAEL H. DAHLE, NRP PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, AND OR ASSIGNS AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 11, (VISIBLE EVIDENCE ONLY) AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 06, 2021.

DATE OF MAP: DECEMBER 15, 2021

*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, L.L.C.  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
sjames@mtrengineers.com

**SHEET**

**1**

**ALT/NSPS LAND TITLE SURVEY**

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. 5059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL H. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5.095 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.

**MTR**

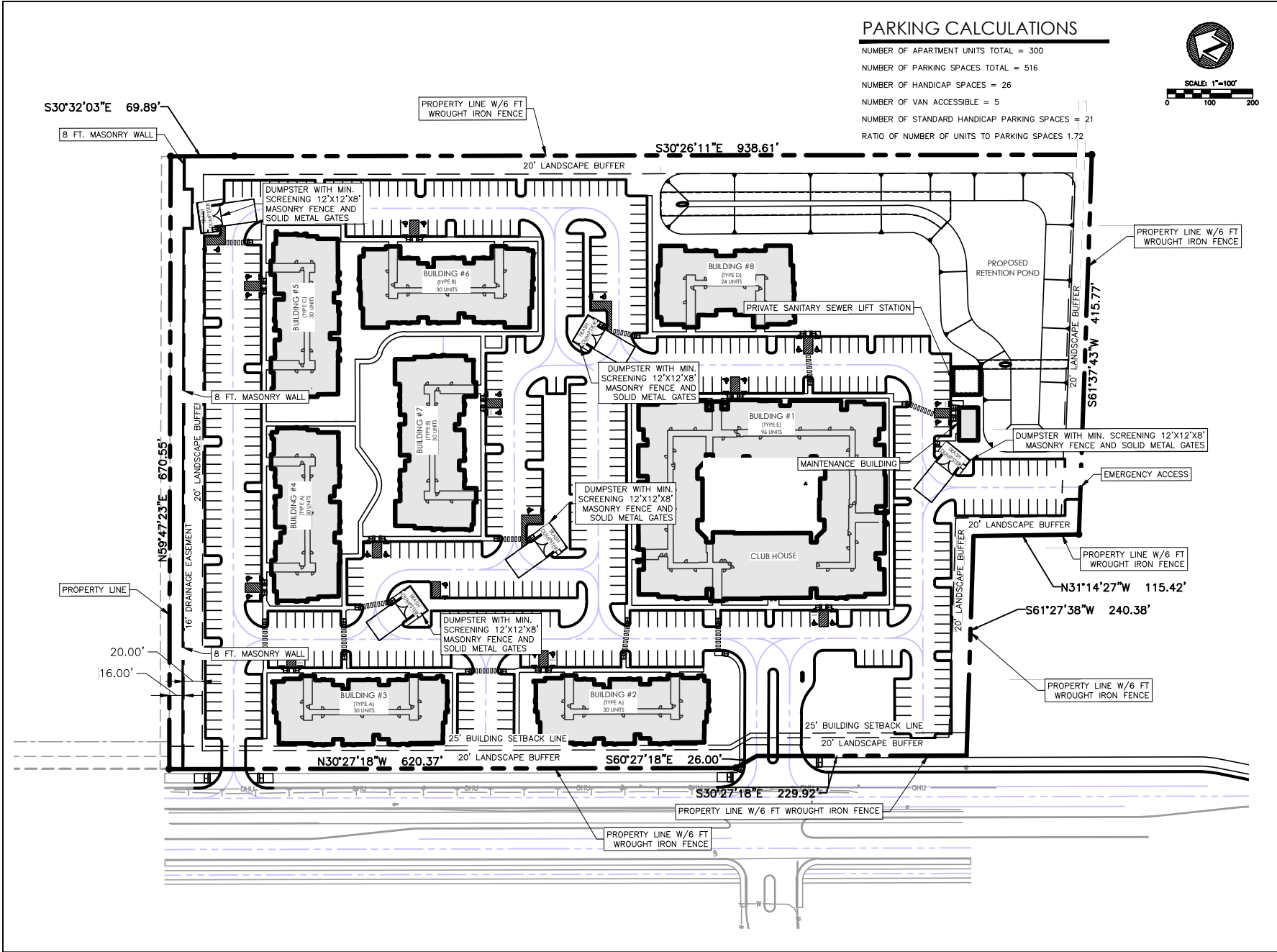
**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

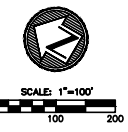
Engineers  
Surveyors  
Planners

# Exhibit B: PDD Plan



## PARKING CALCULATIONS

NUMBER OF APARTMENT UNITS TOTAL = 300  
 NUMBER OF PARKING SPACES TOTAL = 516  
 NUMBER OF HANDICAP SPACES = 26  
 NUMBER OF VAN ACCESSIBLE = 5  
 NUMBER OF STANDARD HANDICAP PARKING SPACES = 21  
 RATIO OF NUMBER OF UNITS TO PARKING SPACES 1.72



ALTA ARCHITECTS  
 723 SOUTH FLORES STREET  
 SAN ANTONIO, TEXAS  
 210.349.1163



Moy Tarin Ramirez Engineers, LLC  
 4000 S. UNIVERSITY PARKWAY, SUITE 100  
 SAN ANTONIO, TEXAS 78229  
 Tel: (210) 488-8888  
 Fax: (210) 488-8888



1518 APARTMENTS  
 SCHERTZ, TEXAS

CONCEPTUAL SITE PLAN

| # | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |

Sheet Title

Date: AUGUST 30, 2022

Project Number: 21213  
 Drawn By: AR  
 Checked By: RT

Sheet Number

CSP-1