

NOTE  
 REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007.

ZONING TABLE		
TOTAL ACREAGE	EXISTING ZONING	PROPOSED ZONING
30.13 ACRES	GB	R-2

4.99 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: NONE  
 PROPERTY ID: 61591  
 (DOC. # 16165)  
 OWNER: DAKE COLLEEN J  
 7208 GREEN VALLEY RD  
 CIBOLO, TX 78108

4.99 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: NONE  
 PROPERTY ID: 61628  
 (VOL. . PG.)  
 OWNER: GROVER E & BA WRIGHT  
 7260 GREEN VALLEY RD  
 CIBOLO, TX 78108

0.75 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: NONE  
 PROPERTY ID: 61626  
 (VOL. 477, PG. 698 O.P.R.)  
 OWNER: BARBARA ANN WRIGHT  
 7260 GREEN VALLEY RD  
 CIBOLO, TX 78108

23.63 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: NONE  
 PROPERTY ID: 61592  
 (VOL. 2780, PG. 1073 O.P.R.)  
 OWNER: BARBARA WRIGHT  
 7260 GREEN VALLEY RD  
 CIBOLO, TX 78108

11.682 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: NONE  
 PROPERTY ID: 61525  
 (VOL. 669, PG. 102 O.P.R.)  
 OWNER: HAROLD M  
 KLAERNER  
 7470 GREEN VALLEY RD  
 NEW BRAUNFELS, TX 78132

0.630 ACRE TRACT  
 LAND USE: SINGLE-FAMILY  
 RESIDENTIAL  
 ZONING: A1  
 PROPERTY ID: 61526  
 (VOL. 669, PG. 102 O.P.R.)  
 OWNER: HAROLD M KLAERNER  
 7470 GREEN VALLEY RD  
 NEW BRAUNFELS, TX 78123

1.50 ACRE TRACT  
 LAND USE: N/A  
 ZONING: NONE  
 PROPERTY ID: 153815  
 (VOL. 2955, PG. 1031)  
 OWNER: THERESA  
 JEANNE ACKERMANN  
 7263 GREEN VALLEY  
 RD  
 CIBOLO, TX 78108

44.332 ACRE TRACT  
 OWNER: THERESA JEANNE ACKERMAN  
 (VOL. 2955, PG. 1031 O.P.R.)

5.503 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: GB  
 PROPERTY ID: 63997  
 (VOL. 2416, PG. 26 O.P.R.)  
 OWNER: KATHY ADAMS AND  
 JASON LUND  
 4190 ECKHARDT ROAD  
 MARION, TX 78124

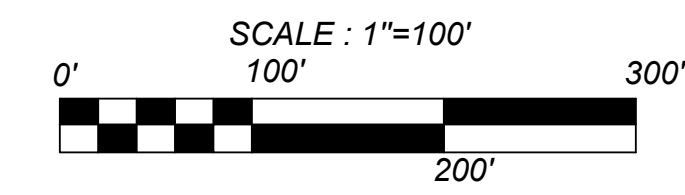
22.14 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: GB  
 PROPERTY ID: 64006  
 (VOL. 4176, PG. 767 O.P.R.)  
 OWNER: SCHWAB CREDIT TRUST  
 RUBY F SCHWAB - TRUSTEE  
 1288 N BUSINESS 35  
 NEW BRAUNFELS, TX 78130

42.79 ACRE TRACT  
 LAND USE:  
 ZONING: GB  
 PROPERTY ID: 63992  
 (DOC. # 202099005854)  
 OWNER: HESS HILLS DEVELOPMENT LLC  
 606 EAST 42ND ST,  
 AUSTIN, TX 78751

7.95 ACRE TRACT  
 LAND USE:  
 ZONING: GB  
 PROPERTY ID: 63993  
 (DOC. # 202099005854)  
 OWNER: HESS HILLS DEVELOPMENT LLC  
 606 EAST 42ND ST. AUSTIN, TX 78751

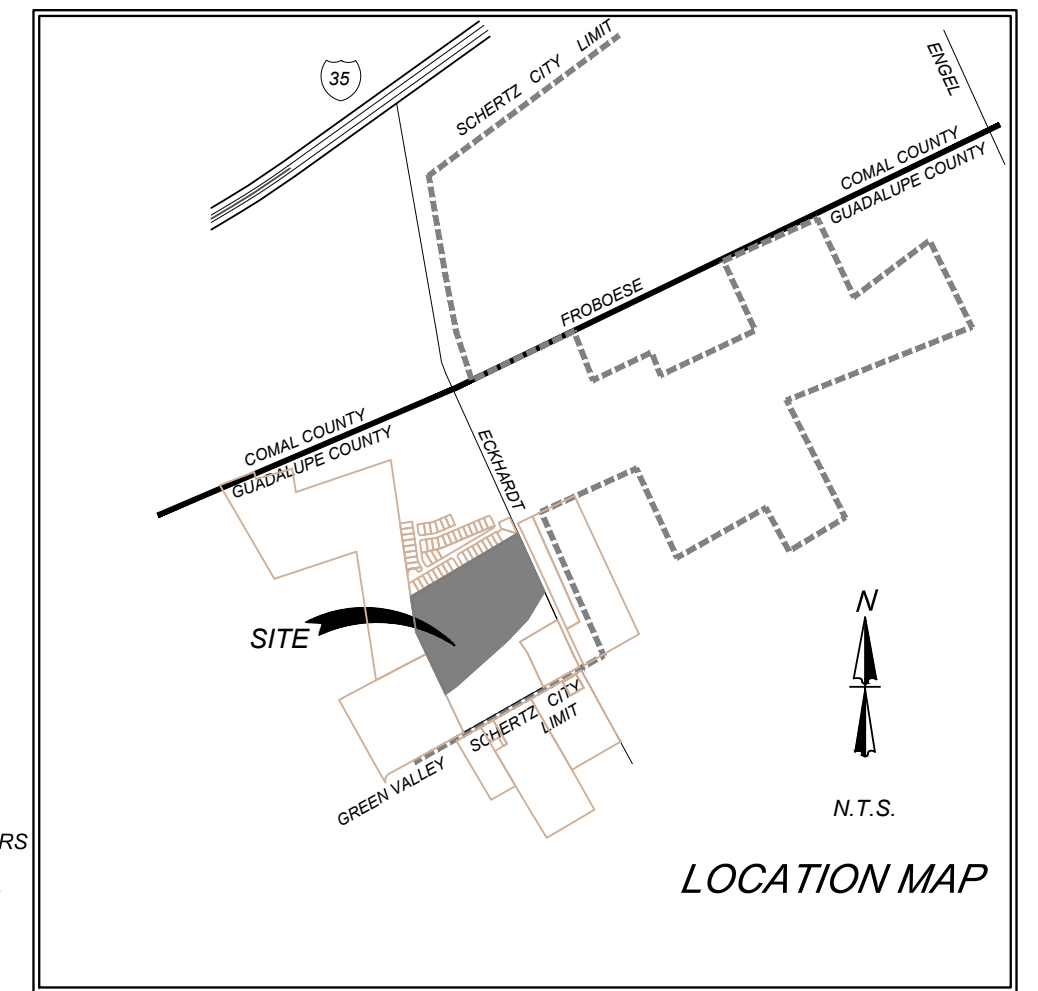
47.51 ACRE TACT  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 ZONING: R4  
 THE PARKLANDS SUBDIVISION UNIT 1  
 (VOL. 8, PGS. 739-744 M.P.R.)

95.34 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: GB  
 PROPERTY ID: 63994  
 (VOL. 1654, PG. 902 O.P.R.)  
 OWNER: RBV2 LIMITED PARTNERSHIP  
 8809 CARRIAGE DR  
 SAN ANTONIO, TX 78217



LEGEND

	= BOUNDARY
	= RIGHT-OF-WAY
	= EXISTING CONTOURS
	= 200' NOTIFICATION BOUNDARY



OWNER:  
 THERESA ACKERMANN  
 7263 GREEN VALLEY RD.  
 CIBOLO, TX 78108  
 (210) 415-0697

APPLICANT:  
 AWH CONSULTING, LLC.  
 4630 N LOOP 1604 W, SUITE 514  
 SAN ANTONIO, TX 78249  
 (210) 367-0445

ENGINEER:  
 KFW ENGINEERS & SURVEYING  
 162 W MILL ST., NEWBRAUNFELS, TX 78130  
 PHONE: (830) 220-6042  
 FAX: (830) 627-9097

PROPERTY INFORMATION

ID#	OWNER	ADDRESS	DEED INFO
168220	SANDOVAL DUSTIN R	4486 PECOS POINT SCHERTZ, TX. 78108	201899019438
168219	VI JAE & KIMEO VI	4490 PECOS POINT SCHERTZ, TX. 78108	201999014105
168218	KURTZ TRACIELYNN MARIE	4494 PECOS POINT SCHERTZ, TX. 78108	202199014783
168217	STEWART KENNETH WAYNE JR & MICHELLE STEWART	4498 PECOS POINT SCHERTZ, TX. 78108	202099029079
168216	BERRYMAN KENDALL & JANET	4502 PECOS POINT SCHERTZ, TX. 78108	202099000893
168215	GARCIA JOSEPHINE EUGENIA & PEDRO A CRESPO	4506 PECOS POINT SCHERTZ, TX. 78108	202099026663
168214	GOCHENOUR CHASE MATTHEW & CHLOE SHEILA BROUILLARD	4510 PECOS POINT SCHERTZ, TX. 78108	201999022663
168213	PATTERSON AMY M & LINDSAY M BARRETT	4514 PECOS POINT SCHERTZ, TX. 78108	201999003589
168212	POLLANTIER DAWN M & THOMAS W CALDWELL	4518 PECOS POINT SCHERTZ, TX. 78108	202199005869
168211	SCHERTZ CYPRESS POINT HOMEOWNERS ASSOCIATION INC	3424 PAESANOS PARKWAY STE. 100 SHAVANO PARK, TX. 78108	201999018273
168201	MONTALVO ALEXANDRA LEE & ALFRED G MONTALVO JR	4622 PECOS POINT SCHERTZ, TX. 78108	201899027222
168200	MORENO ELISEO JR & REBECCA	4626 PECOS POINT SCHERTZ, TX. 78108	202099011053
168199	COIN HOLLY NIKOLE	4630 PECOS POINT SCHERTZ, TX. 78108	201999030064
168198	MURRAY ANTHONY & TIFFANI A	4634 PECOS POINT SCHERTZ, TX. 78108	202099023806
168197	WOOLRIDGE LENNY & JILL COBB	4638 PECOS POINT SCHERTZ, TX. 78108	201999011613
168196	LALONDE GERALD DOUGLAS	4642 PECOS POINT SCHERTZ, TX. 78108	201999024971
168195	THAI ANTHONY D & YUIRIRIA VERA	4646 PECOS POINT SCHERTZ, TX. 78108	202099003285
168194	GROSS LARRY & DEBRA	4650 PECOS POINT SCHERTZ, TX. 78108	201999015896
168193	SPARKS MATTHEW STEVEN & KELSEY RAY SPARKS	4654 PECOS POINT SCHERTZ, TX. 78108	201899023930
168192	SHIELDS KENNETH W JR & TAMARA	4804 FOREST OAK SCHERTZ, TX. 78108	201899023457
168191	SCOTT CHRISTOPHER JAMES & JENNIFER PATRICIA	4808 FOREST OAK SCHERTZ, TX. 78108	202099010419
168185	RODRIGUEZ ALENANDRO & LUZ M	4696 GREY SOTOL WAY SCHERTZ, TX. 78108	201899025788
168172	PEGINS ASHLEY C & SHENIKA	4503 PECOS POINT SCHERTZ, TX. 78108	20199902212
168171	SANDERS CARLOS & DONNA LYNN	4507 PECOS POINT SCHERTZ, TX. 78108	201999021733
168170	SWEDA BRIAN & LAURIE	4511 PECOS POINT SCHERTZ, TX. 78108	202099021747
168169	SCHERTZ CYPRESS POINT HOMEOWNERS ASSOCIATION INC	3424 PAESANOS PARKWAY STE. 100 SHAVANO PARK, TX. 78108	201999018273
168421	FRISBEY PERRY M II & WENDY L	4905 ARROW RIDGE SCHERTZ, TX. 78124	201999004122
168420	NELSON-LANG ALLAINA MARGUERITE & DONALD LANG	4901 ARROW RIDGE SCHERTZ, TX. 78124	202099004471
168435	PARKLANDS UNITS 1 & 2 LTD	11 LYNN BATTS LN STE. #100 SAN ANTONIO, TX. 78218	201620113115

18.461 ACRE TACT  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 ZONING: R4  
 CYPRESS POINT, UNIT 4  
 (VOL. 8, PGS. 729-730 M.P.R.)



**ECKHARDT ROAD SUBDIVISION  
 ZONING EXHIBIT**  
 SCHERTZ, TEXAS  
 GUADALUPE COUNTY

LEGAL DESCRIPTION:  
 A 30.13 ACRE TRACT OF LAND, OUT OF THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY ABSTRACT NO. TATE2 BEING OUT OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA JEANNE ACKERMAN OF RECORD IN VOLUME 2955, PAGE 1031 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PREPARED : JULY, 2022

Date: Sep 14, 2022, 10:13am User ID: rwallden  
 File: U:\Projects\772\05\01\Design\Exhibits\CAD\EX\_Eckhardt\_Rd\_Zoning.dwg



**FIELD NOTES  
FOR  
44.36 ACRES**

A **44.36 acre** tract of land, out of the Carrol M. Gahagan Jr. Survey No. 258, Abstract No. 142, the Emanuela De Los Santos Coy Survey Abstract No. Tate2 and all of the 44.332 acre tract of land as conveyed to Theresa Jeanne Acherman of record in Volume 2955, Page 1031 of the Official Public Records of Guadalupe County, Texas and situated in the City of Schertz, Guadalupe County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the southwest right-of-way line of Eckhardt Road, a variable width right-of-way, for the northeast corner of the 44.332 acre tract and of the tract described herein;

**THENCE: S 24°28'50" E**, along and with the southwest right-of-way line of Eckhardt Road and the northeast line of the 44.332 acre tract, a distance of **1011.26 feet** to a found  $\frac{1}{2}$ " iron rod, for the northeast corner of the 5.503 acre tract of land as conveyed to Kathy Adams and Jason Lund of record in Volume 2416, Page 26 of the Official Public Records of Guadalupe County, Texas and the east corner of the 44.332 acre tract and the tract described herein;

**THENCE:** Along and with the common lines between a 5.503 acre tract and the 44.332 acre tract, the following three (3) courses:

1. **S 59°25'28" W**, a distance of **461.11 feet** to a found  $\frac{1}{2}$ " iron rod, for the northwest corner of the 5.503 acre tract and an interior corner of the tract described herein,
2. **S 34°06'14" E**, a distance of **141.77 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein, and
3. **S 24°57'12" E**, a distance of **399.72 feet** to a found  $\frac{1}{2}$ " iron rod in the northwest right-of-way line of Green Valley Road, for the southwest corner of the 5.503 acre tract and the southeast corner of the 44.332 acre tract and the tract described herein;

**THENCE: S 60°17'00" W**, along and with the common line between the 44.332 acre tract and the northwest right-of-way line of Green Valley Road, a distance of **973.47 feet** to a found post, for the southeast corner of Tract One as conveyed to Schwab Credit Trust of record in Volume 4176, Page 767 of the Official Public Records of Guadalupe County, Texas, the southwest corner of the 44.332 acre tract and the tract described herein;

**THENCE:** Along and with the common line between Tract One, a 95.34 acre tract of land as conveyed to RBV2 Limited Partnership of record in Volume 1654, Page 902 of the Official Public Records of Guadalupe County, Texas, and the 44.332 acre tract, the following two (2) courses:

1. **N 25°24'38" W**, at a distance of 922.56 feet passing a found  $\frac{1}{2}$ " iron rod for the northeast corner of Tract One and the southeast corner of the 95.34 acre tract and continuing for a total distance of **1183.63 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein, and
2. **N 08°29'34" W**, a distance of **379.51 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the southwest corner of Lot 9, Block 14 of Cypress Point, Unit 4, a plat of record in

Volume 8, Pages 729-730 of the Map and Plat Records of Guadalupe County, Texas, and the northwest corner of the tract described herein;

**THENCE: N 59°26'06" E**, along and with the common line between Cypress Point, Unit 4 and the 44.332 acre tract, at a distance of 594.81 feet to a found ½" iron rod with a cap stamped "FORD ENG INC", for the south corner of White Elm, a 50' right-of-way of the Cypress Point, Unit 4, a plat of record in Volume 8 Pages 729-730 of the Map and Plat Records of Guadalupe County, Texas and continuing for a distance of 50 feet to a found ½" iron rod with a cap stamped "FORD ENG INC", for the east corner of White Elm and continuing for a total distance of **1323.05 feet** to the **POINT OF BEGINNING** and containing **44.36 acres** more or less, in the City of Schertz, Guadalupe County, Texas and being described in accordance with a survey prepared by KFW Surveying.

Job No.: 21-232  
Prepared by: KFW Surveying  
Date: January 19, 2022  
File: S:\Draw 2021\21-232 Eckhardt Rd\DOCS\FN 44.36AC.docx