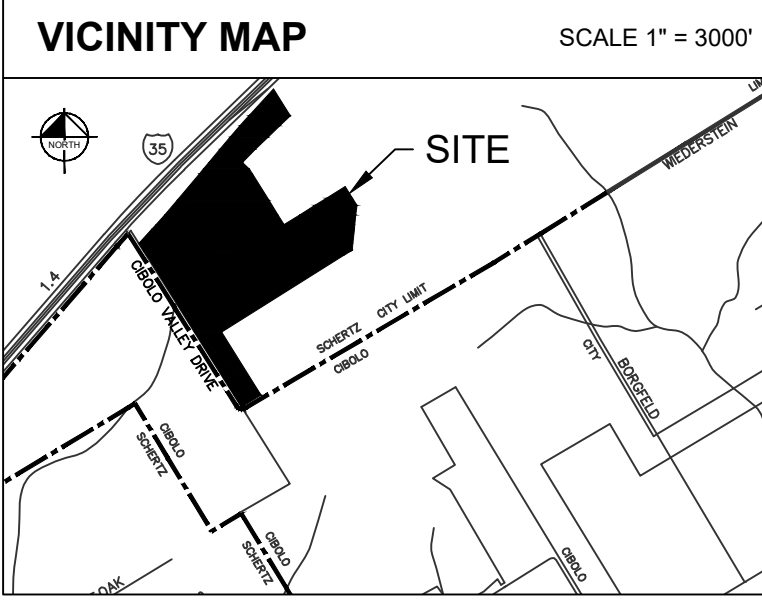
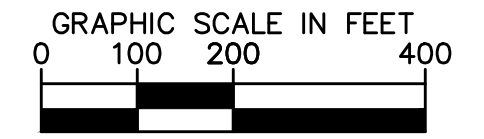
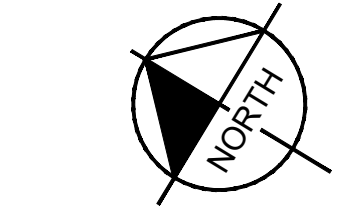


Prepared by: [Name], [Title], [Date]



NAME	ACREAGE (AC.)	FUTURE USE
AREA 1	18.6	COMMERCIAL/ RETAIL
AREA 2	19.2	COMMERCIAL/ RETAIL
AREA 3	33.5	MULTI-FAMILY
AREA 4	3.3	COMMERCIAL/ RETAIL



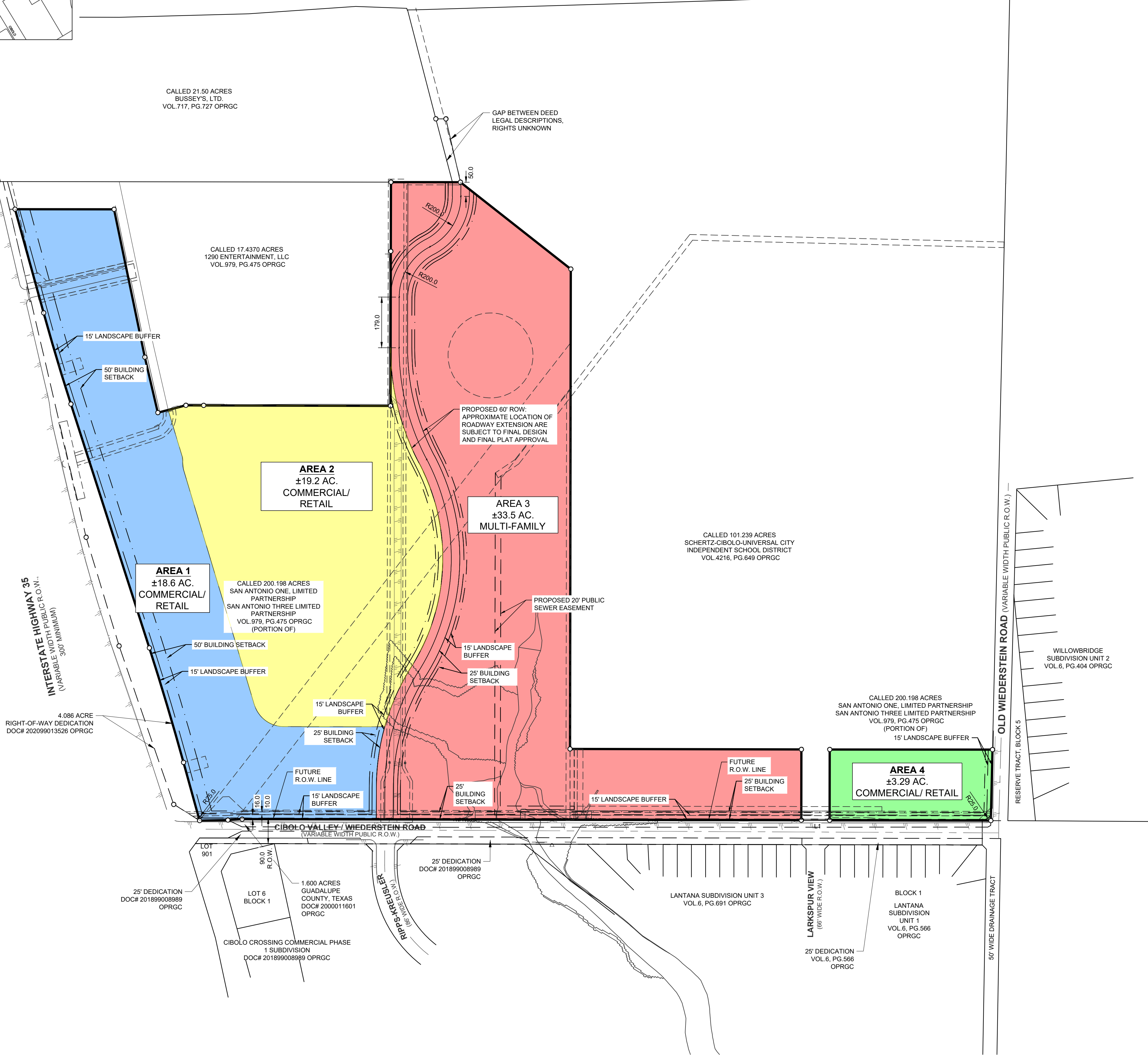
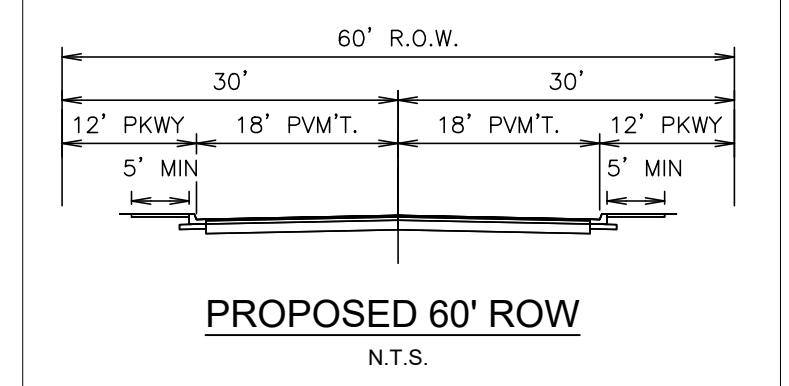
LEGEND	
	PROPERTY BOUNDARY
	EXISTING EDGE OF ASPHALT
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	BENCHMARK

- NOTES**
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48187C0210F, DATED 11/2/2007, A PORTION OF THE SITE IS LOCATED IN ZONE A AND IS LOCATED IN THE 100-YR FLOODPLAIN. THE REMAINING SITE IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YR FLOODPLAIN.
  - THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

SITE DATA TABLE	
<b>GENERAL SITE DATA</b>	
LEGAL DESCRIPTION	74.579 ACRES, J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS
CURRENT ZONING	GENERAL BUSINESS (GB) & MANUFACTURING (LIGHT) (M-1)
REQUESTED ZONING	PLANNED DEVELOPMENT DISTRICT (74.579 AC.)
PROPOSED LAND USE	COMMERCIAL/RETAIL AND MULTI-FAMILY
SITE ACREAGE	74.5790
ADDRESS	NEC OF IH-35 & CIBOLO VALLEY DR., CITY OF SCHERTZ, TX

**PROJECT CONTACT LIST:**

<p><b>SURVEYOR OF RECORD</b>          KIMLEY-HORN          10101 REUNION PLACE, STE 400          SAN ANTONIO, TEXAS 78216          PHONE: 210-541-9166          CONTACT: JOHN GREGORY MOSIER, R.P.L.S.</p>	<p><b>CIVIL ENGINEER</b>          KIMLEY-HORN          10101 REUNION PLACE, STE 400          SAN ANTONIO, TEXAS 78216          PHONE: 210-541-9166          CONTACT: AARON PARENICA, P.E.</p>
<p><b>PROPERTY OWNER</b>          SAN ANTONIO ONE, LTD PARTNERSHIP          277 N LOOP 1604 E, STE 150          SAN ANTONIO, TEXAS 78232          PHONE: 313-961-6451          CONTACT: CHARLES FORBES</p>	<p><b>DEVELOPER</b>          EMBREY          1020 NE LOOP 410, STE 700          SAN ANTONIO, TEXAS 78209          PHONE: 210-824-6044          CONTACT: OMAR RIVERA</p>



**FOR REVIEW ONLY**

**CONCEPTUAL & DEVELOPMENT PLAN**

**SCHERTZ STATION**  
 PREPARED FOR  
**EMBREY**

EMBREY: NEC IH-35 & CIBOLO VALLEY DR.

SHEET NUMBER

TEXAS