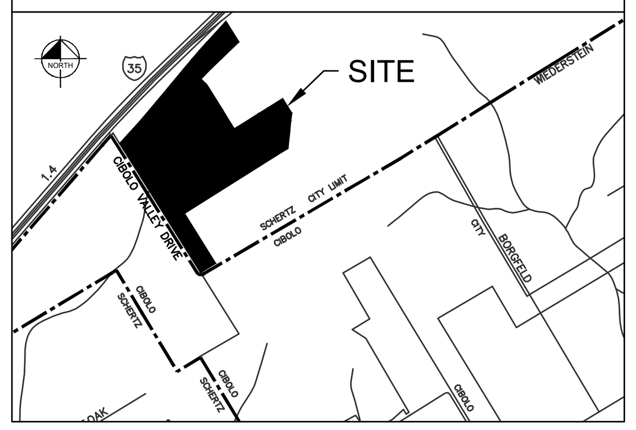
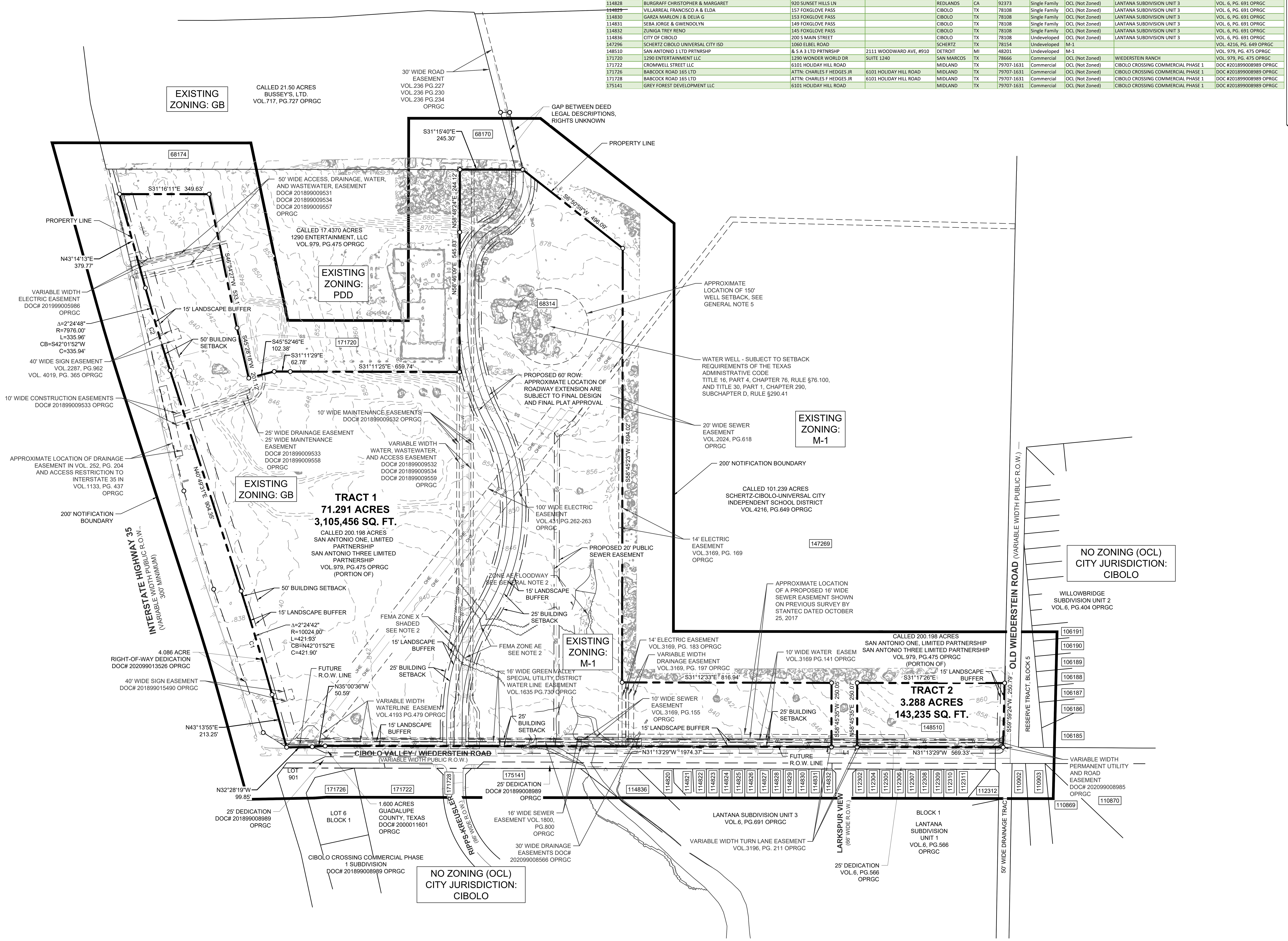
VICINITY MAP

SCALE 1" = 3000'



Property ID	Owner Name	Owner Address	OWNER ADDRESS 2	CITY	STATE	ZIP CODE	Land Use	Schertz Zoning	Subdivision	Record Document
68170	BUSSEY'S LTD	C/O HAROLD J SMITH	18738 IH 35 N	SCHERTZ	TX	78154	Single Family	GB		VOL. 717, PG. 727 OPRGC
68174	BUSSEY'S LTD	C/O HAROLD J SMITH	18738 IH 35 N	SCHERTZ	TX	78154	Commercial	GB		VOL. 717, PG. 727 OPRGC
68314	SAN ANTONIO 1 LTD PRTNRSHP	& S A 3 LTD PRTNRSHP	2111 WOODWARD AVE, #910	DETROIT	MI	48201	Undeveloped	M-1		VOL. 979, PG. 475 OPRGC
106185	WILLIAMS STEVEN W JR	100 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106186	HARRISON JASON & DEANNA	104 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106187	MADRIGAL AARON & ELYSE COPADO	108 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106188	TALAMANTEZ ERIC	112 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106189	GANGSEI JOSHUA W	116 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106190	DEL RASO JENNIFER	5327 MISSOURI BEND		SAN ANTONIO	TX	78247-5805	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
106191	JOHNSON MARK	124 HANGING MOSS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 2	VOL. 6, PG. 404 OPRGC
110869	SCHMIDT KEVIN	164 SPRING WILLOW		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 3	
110870	SERENO RYAN C	100 STREAM XING		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	WILLOWBRIDGE UNIT 3	
110902	THE ENCLAVE AT WILLOW POINTE HOMEOWNERS ASSOC INC	17319 SAN PEDRO STE 318		SAN ANTONIO	TX	78232	Undeveloped	OCL (Not Zoned)	WILLOWBRIDGE UNIT 3	
110903	THE ENCLAVE AT WILLOW POINTE HOMEOWNERS ASSOC INC	17319 SAN PEDRO STE 318		SAN ANTONIO	TX	78232	Undeveloped	OCL (Not Zoned)	WILLOWBRIDGE UNIT 3	
112302	BAKER TAYLOR & DEVON	133 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112304	PICCONI MICHAEL & CATHY	455 RUSTIC WILLOW		SCHERTZ	TX	78154-3550	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112305	JUAREZ FRANK	125 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112306	CAVALLARO JOHN T	121 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112307	THIRD EYE PROPERTIES LLC	487 COVERED BRIDGE		SCHERTZ	TX	78154	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112308	MARROQUIN MELISSA KAY & LEONDRO JR	12741 TRE MAXIMILLIANO AVE		EL PASO	TX	79938-8266	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112309	CLUMPNER GRAHAM	109 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112310	DENIS OSLIDIA PUENTES & OSMANY JUNCO MARTINEZ	105 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112311	HIGHBERG JENNIFER A	101 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
112312	YOUNG KYLE J & MONICA Y	100 VERBENA GAP		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 1	VOL. 6, PG. 566 OPRGC
114820	ROBERTS EDWARD & REBECCA	193 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114821	PERRY-LINDESAY WILLETTE & CURTIS LINDESAY	189 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114822	PONCE PABLO MANUEL	185 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114823	FISHER ANTHONY J & ROBBIE L	181 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114824	HEIDEMAN SHERRY	177 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114825	LUCKY BRADLEY & CHARLOTTE M	173 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114826	IRONSIDE TATIANA & REGINALD F WHALEY JR	169 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114827	RAMOS SELENA KATRI	165 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114828	BURGRAFF CHRISTOPHER & MARGARET	920 SUNSET HILLS LN		REDLANDS	CA	92373	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114829	VILLARREAL FRANCISCO A & ELDA	157 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114830	GARZA MARLON J & DELIA G	153 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114831	SEBA JORGE & GWENDOLYN	149 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114832	ZUNIGA TREY RENO	145 FOXGLOVE PASS		CIBOLO	TX	78108	Single Family	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
114836	CITY OF CIBOLO	200 S MAIN STREET		CIBOLO	TX	78108	Undeveloped	OCL (Not Zoned)	LANTANA SUBDIVISION UNIT 3	VOL. 6, PG. 691 OPRGC
147296	SCHERTZ CIBOLO UNIVERSAL CITY ISD	1060 ELBEL ROAD		SCHERTZ	TX	78154	Undeveloped	M-1		VOL. 4216, PG. 649 OPRGC
148510	SAN ANTONIO 1 LTD PRTNRSHP	& S A 3 LTD PRTNRSHP	2111 WOODWARD AVE, #910	DETROIT	MI	48201	Undeveloped	M-1		VOL. 979, PG. 475 OPRGC
171720	1290 ENTERTAINMENT LLC	1290 WONDER WORLD DR	SUITE 1240	SAN MARCOS	TX	78666	Commercial	OCL (Not Zoned)	WIEDERSTEIN RANCH	VOL. 979, PG. 475 OPRGC
171722	CROMWELL STREET LLC	6101 HOLIDAY HILL ROAD		MIDLAND	TX	79707-1631	Commercial	OCL (Not Zoned)	CIBOLO CROSSING COMMERCIAL PHASE 1	DOC #201899008989 OPRGC
171726	BABCOCK ROAD 165 LTD	ATTN: CHARLES F HEDGES JR	6101 HOLIDAY HILL ROAD	MIDLAND	TX	79707-1631	Commercial	OCL (Not Zoned)	CIBOLO CROSSING COMMERCIAL PHASE 1	DOC #201899008989 OPRGC
171728	BABCOCK ROAD 165 LTD	ATTN: CHARLES F HEDGES JR	6101 HOLIDAY HILL ROAD	MIDLAND	TX	79707-1631	Commercial	OCL (Not Zoned)	CIBOLO CROSSING COMMERCIAL PHASE 1	DOC #201899008989 OPRGC
175141	GREY FOREST DEVELOPMENT LLC	6101 HOLIDAY HILL ROAD		MIDLAND	TX	79707-1631	Commercial	OCL (Not Zoned)	CIBOLO CROSSING COMMERCIAL PHASE 1	DOC #201899008989 OPRGC



NORTH

GRAPHIC SCALE IN FEET

0 100 200 400

LEGEND

▬ ▬ ▬	PROPERTY BOUNDARY
	EXISTING EDGE OF ASPHALT
OHE	EXISTING OVERHEAD ELECTRIC
SS	EXISTING SANITARY LINE
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
	BENCHMARK
	PROPERTY CORNER
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CABLE PEDESTAL
	EXISTING GUY WIRE
	EXISTING POWER POLE

NOTES

1. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48187C0210F, DATED 11/2/2007, A PORTION OF THE SITE IS LOCATE 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.
2. THE THOROUGHFARE 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

GENERAL SITE DATA	
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:

SURVEYOR OF RECORD

KIMLEY–HORN
601 NW LOOP 410, STE 350
SAN ANTONIO, TEXAS 78216
PHONE: 210–541–9166
CONTACT: JOHN GREGORY MOSIER, R.P.L.S

CIVIL ENGINEER

KIMLEY–HORN
601 NW LOOP 410, STE 350
SAN ANTONIO, TEXAS 78216
PHONE: 210–541–9166
CONTACT: AARON PARENICA, P.E.

PROPERTY OWNER

SAN ANTONIO ONE, LTD PARTNERSHIP
277 N LOOP 1604 E, STE. 150
SAN ANTONIO, TX, 78232
PHONE: 313–961–6451
CONTACT: CHARLES FORBES

DEVELOPER

EMBREY
1020 NE LOOP 410, STE 700
SAN ANTONIO, TEXAS 78209
PHONE: 210–824–6044
CONTACT: OMAR RIVERA

EMBREY: NEC IH–35 & CIBOLO VALLEY DR.

No.	REVISIONS	DATE	BY

Kimley»Horn

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601 NW LOOP 410, SUITE 350, SAN ANTONIO, TX 78216
PHONE: 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928

FOR REVIEW ONLY

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064362018	10/13/2022	AS SHOWN	AEN	AEN	AKP

200' NOTIFICATION BOUNDARY EXHIBIT

SCHERTZ STATION

PREPARED FOR

EMBREY

SCHERTZ TEXAS

SHEET NUMBER

Plotted By: Noble, Amy (McIntyre) October 13, 2022 05:31:14pm K:\SNA_Civil\064362018_Embrey_Schertz\CAD\PlanSheets\C-PDD_NOTIFICATION EXH.dwg
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