

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

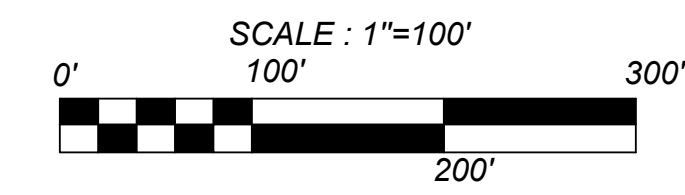
22.14 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: GB
 PROPERTY ID: 64006
 (VOL. 4176, PG. 767 O.P.R.)
 OWNER: SCHWAB CREDIT TRUST
 RUBY F SCHWAB - TRUSTEE
 1288 N BUSINESS 35
 NEW BRAUNFELS, TX 78130

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

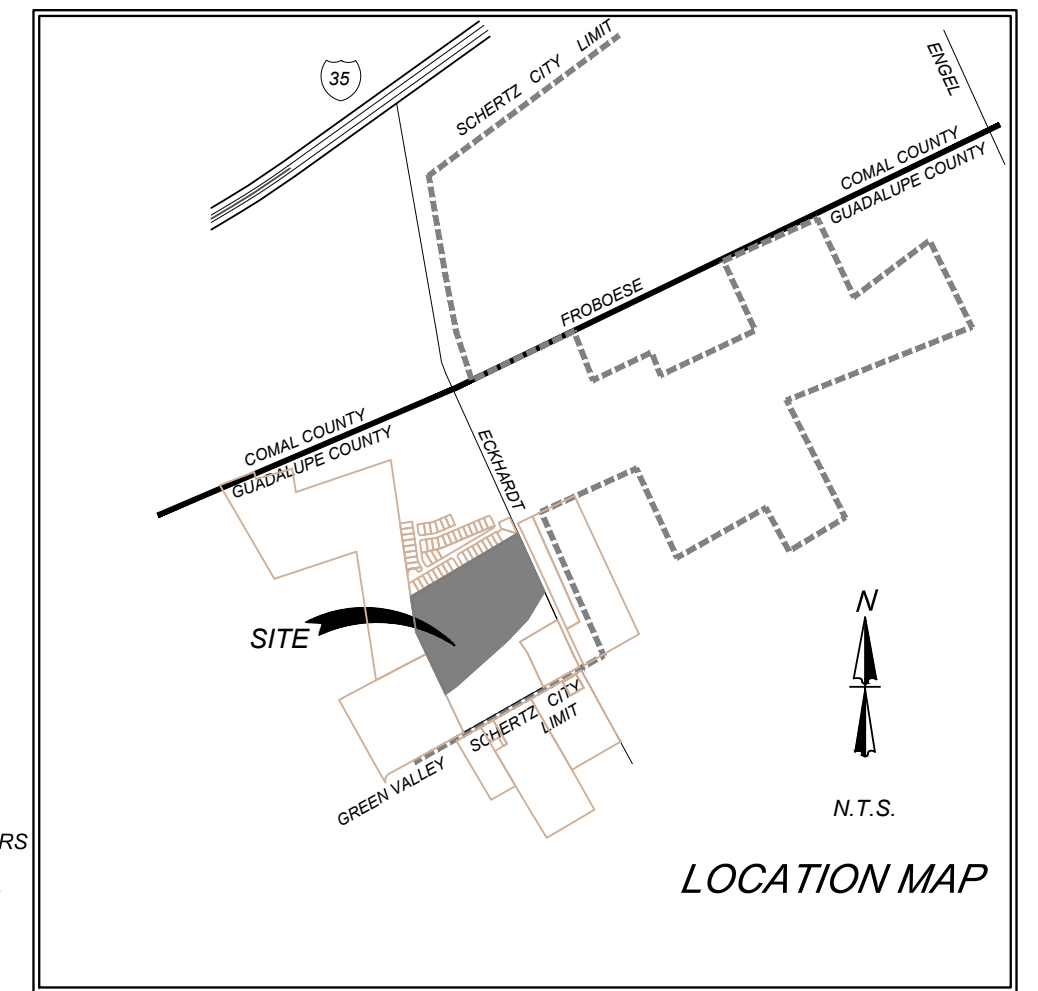
95.34 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: GB
 PROPERTY ID: 63994
 (VOL. 1654, PG. 902 O.P.R.)
 OWNER: RBV2 LIMITED PARTNERSHIP
 8809 CARRIAGE DR
 SAN ANTONIO, TX 78217

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



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: rwalder File: U:\Projects\772\05\01\Design\Exhibits\CAD\EX_Eckhardt_Rd_Zoning.dwg