

**PROJECT LOCATION**

**LOCATION MAP**  
1"=1000'

CB 5059A BLK LOT 3  
PREPARED 09/14/22

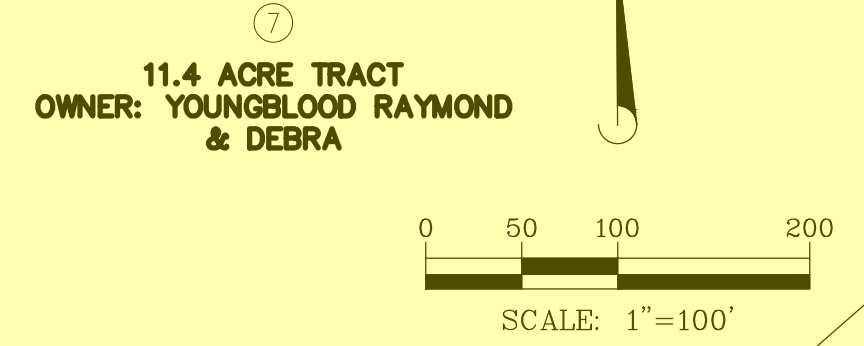
**Existing Comprehensive Plan Designation: Estate Neighborhood**

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**Existing Comprehensive Plan Designation: Estate Neighborhood**

**Existing Comprehensive Plan Designation: Estate Neighborhood**  
**Proposed Comprehensive Plan Designation: Mixed Use Neighborhood**

**Existing Comprehensive Plan Designation: Estate Neighborhood**



PROPERTIES IN 200' NOTIFICATION AREA				
PROPERTY ID NO.	OWNER NAME + ADDRESS	LAND USE	CITY JURISDICTION + ZONING	SUBDIVISION AND/OR LEGAL DESCRIPTION
1	RUHMANN RAS R JR & HOLLY 12535 WOMAN HOLLERING RD SCHERTZ, TX 78154-4500	RESIDENTIAL	SCHERTZ ETJ PROPOSED: R-4	CB 5059A BLK LOT 3 EXC SW IRR 21.21FT & LOT W 400.65 FT OF 24 & 25
2	RUHMANN RAS R JR & HOLLY 12535 WOMAN HOLLERING RD SCHERTZ, TX 78154-4500	RESIDENTIAL	SCHERTZ ETJ PROPOSED: R-4	CB 5059A BLK LOT E 400.65FT OF 24 & 25
3	LUNDQUIST JOHN E & REVOCABLE LIVING TRUST 8630 E FM 1518 N SCHERTZ, TX 78154-6075	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT 1 EXC SW IRR 20FT REFER TO: 05059-100-0010
4	KAMOLSRI PRAPAPAN T & CHOB 7475 E FM 1518 N SCHERTZ, TX 78154-6067	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT 2 EXC SW IRR 20FT
5	SPRULL CROSBY L REV L/TR 8815 QUAILWOOD RUN SCHERTZ, TX 78154-4512	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT N IRR 83.2 FT OF 23
6	TORGERSON RAYMOND B & CATHERINE C 8795 QUAILWOOD RUN SCHERTZ, TX 78154-4511	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT 23A & S IRR 88.2 FT OF 23 ARB 23B
7	YOUNGBLOOD RAYMOND & DEBRA 8825 QUAILWOOD RUN SCHERTZ, TX 78154-4512	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT 22
8	KRAWETZ HARRY A FAMILY TRUST 8770 QUAILWOOD RUN SCHERTZ, TX 78154-4511	RESIDENTIAL	SCHERTZ ETJ	CB: 5059A LOT: 21 REFER TO: 05059-100-0210
9	CARDENAS JESUS PADILLA & TRUJILLO MARIANA 8730 QUAILWOOD RUN SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ ETJ	CB: 5059A LOT: 20
10	ESCOBEDO RACHAEL 8730 QUAILWOOD RUN SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ ETJ	CB: 5059A BLK LOT 20A, 20B & 20C
11	SLATE MICHELLE & STEPHEN 8600 QUAILWOOD RUN SCHERTZ, TX 78154-4510	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT N IRR 187.7 FT OF 26
12	PIERCE JOYCE R 8540 QUAILWOOD RUN SCHERTZ, TX 78154-4509	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT S IRR 190.4 FT OF 26
13	PIERCE JOYCE R 8540 QUAILWOOD RUN SCHERTZ, TX 78154-4509	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT 26A
14	TURNER DAREN K & ROLANDA M 12700 WOMAN HOLLERING RD SCHERTZ, TX 78154-4508	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT E 207.50FT OF 12
15	STANFIELD ROBERT EDWARD & MARIA DEL ROSARIO 12654 WOMAN HOLLERING RD SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT W 207.50FT OF 12
16	MCCALL GARY W & BRENDA 12612 WOMAN HOLLERING RD SCHERTZ, TX 78154-4501	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT E IRR 222 FT OF 11
17	ERVINE DANG VICHIT 12570 WOMAN HOLLERING RD SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT W 176.4 FT OF E 398.4 FT OF 11
18	WILEY DELOREAN 12566 WOMAN HOLLERING RD SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT E 186.9 FT OF W 456.6 FT OF 11
19	SPRULL CROSBY L REV L/TR 8815 QUAILWOOD RUN SCHERTZ, TX 78154-4512	RESIDENTIAL	SCHERTZ ETJ	CB 5059A BLK LOT W IRR 269.3' OF TR 11
20	RESPONSIVE EDUCATION SOLUTIONS 1301 WATERS RIDGE DR LEWISVILLE, TX 75057-6022	EDUCATIONAL	CITY OF SCHERTZ PRE	CB 5059A BLK LOT TR-4A (3.42 AC), TR-4B (3.0 AC) & TR-4C (3.0 AC)
21	RESPONSIVE EDUCATION SOLUTIONS 1301 WATERS RIDGE DR LEWISVILLE, TX 75057-6022	EDUCATIONAL	CITY OF SCHERTZ R-A	CB 5059J BLK 1 LOT 1 (WASHINGTON TYRANNUS SCHOOL OF THE ARTS)
22	SCHERTZ 1518 LTD % PRICE COMPANIES 314 E COMMERCE ST SAN ANTONIO, TX 78205-2957	RESIDENTIAL	CITY OF SCHERTZ PDD	CB 5059P (THE CROSSVINE MOD-1 UT-3 - PH-B), BLOCK 5 LOT 19 \\LANDSCAPE LOT//
23	BASSETT ALLAN & BRITNEY MARIE 11121 HOLLERING PASS SCHERTZ, TX 78154	RESIDENTIAL	CITY OF SCHERTZ PDD	CB 5059P (THE CROSSVINE MOD-1 UT-3 - PH-B), BLOCK 5 LOT 18
24	SCOTT FELDER HOMES LLC 6414 RIVER PLACE BLVD STE 100 AUSTIN, TX 78730-1158	RESIDENTIAL	CITY OF SCHERTZ PDD	CB 5059P (THE CROSSVINE MOD-1 UT-3 - PH-B), BLOCK 5 LOT 20

**SURVEYOR**  
KFW SURVEYING  
3421 PAESANOS PKWY  
SUITE 101  
SAN ANTONIO, TX 78231  
210.979.8444

**ENGINEER**  
MANHARD CONSULTING  
1120 S CAPITAL OF TEXAS HWY  
BUILDING 1, SUITE 210  
AUSTIN, TX 78746  
737.295.3401  
ZACH STEELE, P.E.

**DEVELOPER**  
OCTOLLO CAPITAL PARTNERS  
4900 WESTFIELD DR  
AUSTIN, TX 78731-5545  
JOSH@OCTOLLOCAP.COM  
210.355.1809  
JOSH POLLOCK

**PROPERTY OWNER**  
RUHMANN RAS R JR & HOLLY  
4900 WESTFIELD DR  
AUSTIN, TX 78731-5545

**TITLE SURVEY OF**  
A 30.48 ACRE TRACT OF  
LAND, BEING ALL OF A 30.48  
ACRE TRACT OUT OF THE  
JULIAN DIAZ SURVEY NO. 66,  
ABSTRACT NO. 187, COUNTY  
BLOCK 5059, SITUATED IN THE  
CITY OF SCHERTZ CONVEYED  
TO CHRISTA S. CARBACK OF  
RECORD IN VOLUME 15302  
PAGE 963 OF THE OFFICIAL  
PUBLIC RECORDS OF REAL  
PROPERTY OF BEAR COUNTY,  
TEXAS.

**PROJ. MGR.:** ZRS  
**PROJ. ASSOC.:** AMP  
**DRAWN BY:** SEJ  
**DATE:** 09/14/22

**SHEET**  
**EX**  
615.031

**Manhard CONSULTING**  
1120 S Capital of Texas Hwy Bldg. 1, Ste. 210, Austin, TX 78746, ph: 737.295.3401, manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

**SCHERTZ MULTIFAMILY DEVELOPMENT**  
CITY OF SCHERTZ, TEXAS  
**COMPREHENSIVE PLAN EXHIBIT**

**PENDING**