



KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ASHLEY FARRIMOND

(726) 777-4170  
ashley@kgftx.com

September 23, 2022

City of Schertz  
Planning & Zoning Division  
1400 Schertz Parkway  
Schertz, TX 78154

RE: Comprehensive Plan Amendment Request for a 30.48-acre Property Located at 12535 Woman Hollering Road within the City of Schertz Extraterritorial Jurisdiction.

To Whom it May Concern:

Ocotillo Capital Partners LLC (“Ocotillo”) is under contract to purchase approximately 30.48 acres (“Property”) located at 12535 Woman Hollering Road in the City of Schertz (“City”) extraterritorial jurisdiction. Ocotillo intends to develop and construct a low-density townhome rental community consisting of 220 residential units (“Project”) on the Property. On behalf of the Property owner and Ocotillo, we are requesting that the City amend the Comprehensive Plan for the Property to Mixed-Use Neighborhood Center (*see* “Exhibit 1”).

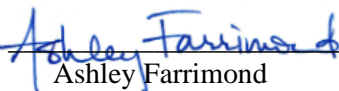
The City of Schertz Comprehensive Plan currently designates the future land use of the Property as Estate Neighborhood (*see* “Exhibit 2”). This land use designations may have been appropriate in the past, but the City continues to grow, causing an increased demand for more housing, including more affordable and diverse housing choices. We request that the Property’s current land use designations be amended to Mixed-Use Neighborhood Center to allow for the proposed low-density townhome rental community. As you are aware, the City of Schertz is currently in the process of updating the Comprehensive Land Use Plan and we believe the Property is better suited for Mixed-Use Neighborhood Center. The Mixed-Use Neighborhood Center designation would allow for the development of a diverse housing community that includes amenities, walkability, and easy access to FM 1518.

Please note a petition for annexation and request to zone the Property “R-4” has also been submitted. The annexation petition and zoning request application show in greater detail the diverse and creative housing choices that the proposed Project will create for future and current Schertz residents.

We believe the requested change in Land Use is appropriate, compatible, and beneficial for the City, and therefore ask for your support. If you have any questions regarding this matter, please do not hesitate to email me at [ashley@kgftx.com](mailto:ashley@kgftx.com), or call me at (210) 960-2750.

Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

BY:   
Ashley Farrimond

# Authorization

July 14, 2022

City of Schertz  
Planning Department  
1400 Schertz Pkwy  
Schertz, TX 78154

**Re: Voluntary Annexation Petition - 12535 Woman Hollering Road, Schertz, Texas  
78154**

To Whom It May Concern:

My name is Ras Ruhmann, Jr., and Holly Ruhmann and I jointly own approximately 30.48 acres located at 12535 Woman Hollering Road, Schertz, Texas 78154 ("Property"). ~~The Property, which is more particularly described in Exhibit "A".~~ The Property is currently under contract with Ocotillo Capital Partners LLC ("Contract") and is proposed for future development. The Property is located within the city of Schertz ("City") extraterritorial jurisdiction and is proposed for future development. The and the proposed development is seeking annexation of the Property to obtain City services and utilities. Please accept this letter as a petition for voluntary annexation of the Property. Notwithstanding the foregoing, if the Contract falls through for any reason, the petition for voluntary annexation shall be withdrawn and the Property shall remain within the City extraterritorial jurisdiction.

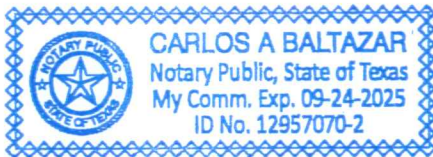
Sincerely,

By: Ras Ruhmann, Jr.  
Ras Ruhmann, Jr.

STATE OF TEXAS §  
§  
COUNTY OF Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Ras Ruhmann Jr., who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of July, 2022.



Carlos A. Baltazar  
Notary Public, State of Texas  
Printed Name: Carlos Baltazar

# Survey



Bexar County  
Appraisal District  
Information



# Bexar CAD

## Property Search Results > 310128 RUHMANN RAS R JR & HOLLY for Year 2022

Tax Year:

### Property

#### Account

Property ID:	310128	Legal Description:	CB 5059A BLK LOT E 400.65FT OF 24 & 25
Geographic ID:	05059-100-0031	Zoning:	OCL
Type:	Real	Agent Code:	40701
Property Use Code:	002		
Property Use Description:	Rural		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154	Mapsc0:	556B8
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	

#### Owner

Name:	RUHMANN RAS R JR & HOLLY	Owner ID:	2920034
Mailing Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154-4500	% Ownership:	100.0000000000%
Exemptions:			

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$377,810	\$1,070
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$377,810	
(-) Ag or Timber Use Value Reduction:	-	\$376,740	
-----			
(=) Appraised Value:	=	\$1,070	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$1,070	

**Taxing Jurisdiction**

Owner: RUHMANN RAS R JR &amp; HOLLY

% Ownership: 100.0000000000%

Total Value: \$377,810

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,070	\$1,070	\$0.26
08	SA RIVER AUTH	0.018580	\$1,070	\$1,070	\$0.20
09	ALAMO COM COLLEGE	0.149150	\$1,070	\$1,070	\$1.59
10	UNIV HEALTH SYSTEM	0.276235	\$1,070	\$1,070	\$2.96
11	BEXAR COUNTY	0.276331	\$1,070	\$1,070	\$2.96
64	SCHERTZ-CIBOLO ISD	1.369500	\$1,070	\$1,070	\$14.65
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,070	\$1,070	\$0.00
Total Tax Rate:		2.113464			
Taxes w/Current Exemptions:					\$22.62
Taxes w/o Exemptions:					\$22.62

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RID	Range Improved Dryland	10.0000	435600.00	0.00	0.00	\$377,810	\$1,070

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$377,810	1,070	1,070	\$0	\$1,070
2021	\$0	\$217,050	1,070	1,070	\$0	\$1,070
2020	\$0	\$205,710	1,080	1,080	\$0	\$1,080
2019	\$0	\$165,830	1,080	1,080	\$0	\$1,080
2018	\$0	\$129,060	1,080	1,080	\$0	\$1,080

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/9/2014	WD	Warranty Deed	CARMACK CHRISTA S	RUHMANN RAS R JR & HOLLY	16859	2130	20140155607
2	1/6/2012	ED	EXECUTOR'S DEED	CARMACK CHRISTA S	CARMACK CHRISTA S	15302	0963	210120003495
3	8/27/2011	SWD	Special Warranty Deed	CARMACK ROBERT A ETAL	CARMACK CHRISTA S	15252	22198	20110216034

**2022 data current as of Jun 20 2022 1:09AM.**

# Bexar CAD

## Property Search Results > 310128 RUHMANN RAS R JR & HOLLY for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	310128	Legal Description:	CB 5059A BLK LOT E 400.65FT OF 24 & 25
Geographic ID:	05059-100-0031	Zoning:	OCL
Type:	Real	Agent Code:	40701
Property Use Code:	002		
Property Use Description:	Rural		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154	Mapsc0:	556B8
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	

#### Owner

Name:	RUHMANN RAS R JR & HOLLY	Owner ID:	2920034
Mailing Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154-4500	% Ownership:	100.0000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$377,810	\$1,070
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$377,810	
(-) Ag or Timber Use Value Reduction:	-	\$376,740	
-----			
(=) Appraised Value:	=	\$1,070	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$1,070	

## Taxing Jurisdiction

Owner: RUHMANN RAS R JR & HOLLY

% Ownership: 100.0000000000%

Total Value: \$377,810

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$1,070	\$1,070	\$0.26
08	SA RIVER AUTH	0.018580	\$1,070	\$1,070	\$0.20
09	ALAMO COM COLLEGE	0.149150	\$1,070	\$1,070	\$1.59
10	UNIV HEALTH SYSTEM	0.276235	\$1,070	\$1,070	\$2.96
11	BEXAR COUNTY	0.276331	\$1,070	\$1,070	\$2.96
64	SCHERTZ-CIBOLO ISD	1.369500	\$1,070	\$1,070	\$14.65
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,070	\$1,070	\$0.00
Total Tax Rate:		2.113464			
Taxes w/Current Exemptions:					\$22.62
Taxes w/o Exemptions:					\$22.62

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RID	Range Improved Dryland	10.0000	435600.00	0.00	0.00	\$377,810	\$1,070

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$377,810	1,070	1,070	\$0	\$1,070
2021	\$0	\$217,050	1,070	1,070	\$0	\$1,070
2020	\$0	\$205,710	1,080	1,080	\$0	\$1,080
2019	\$0	\$165,830	1,080	1,080	\$0	\$1,080
2018	\$0	\$129,060	1,080	1,080	\$0	\$1,080

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/9/2014	WD	Warranty Deed	CARMACK CHRISTA S	RUHMANN RAS R JR & HOLLY	16859	2130	20140155607
2	1/6/2012	ED	EXECUTOR'S DEED	CARMACK CHRISTA S	CARMACK CHRISTA S	15302	0963	210120003495
3	8/27/2011	SWD	Special Warranty Deed	CARMACK ROBERT A ETAL	CARMACK CHRISTA S	15252	22198	20110216034

**2022 data current as of Jun 20 2022 1:09AM.**

**2021 and prior year data current as of Jun 3 2022 6:28AM**  
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**  
**For website information, contact (210) 242-2500.**

**2021 and prior year data current as of Jun 3 2022 6:28AM**  
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**  
**For website information, contact (210) 242-2500.**



# Bexar CAD

## Property Search Results > 1150385 RUHMANN RAS R JR & HOLLY for Year 2022

Tax Year: 2022

### Property

#### Account

Property ID:	1150385	Legal Description:	CB 5059A BLK LOT 3 EXC SW IRR 21.21FT & LOT W 400.65 FT OF 24 & 25
Geographic ID:	05059-100-0032	Zoning:	OCL
Type:	Real	Agent Code:	40701
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154	Mapsc0:	556B8
Neighborhood:	SCUCISD/JUDSON Rural Development East	Map ID:	
Neighborhood CD:	22004	E-File Eligible	

#### Owner

Name:	RUHMANN RAS R JR & HOLLY	Owner ID:	2920034
Mailing Address:	12535 WOMAN HOLLERING RD SCHERTZ, TX 78154-4500	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

### Values

(+) Improvement Homesite Value:	+	\$666,980	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$33,060	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$731,160	\$2,070
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$1,431,200	
(-) Ag or Timber Use Value Reduction:	-	\$729,090	
-----			
(=) Appraised Value:	=	\$702,110	
(-) HS Cap:	-	\$215,391	
-----			
(=) Assessed Value:	=	\$486,719	

### Taxing Jurisdiction

Owner: RUHMANN RAS R JR &amp; HOLLY

% Ownership: 100.0000000000%

Total Value: \$1,431,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
06	BEXAR CO RD & FLOOD	0.023668	\$702,110	\$386,789	\$91.55	\$91.06
08	SA RIVER AUTH	0.018580	\$702,110	\$462,333	\$85.90	
09	ALAMO COM COLLEGE	0.149150	\$702,110	\$456,719	\$615.48	\$612.39
10	UNIV HEALTH SYSTEM	0.276235	\$702,110	\$456,719	\$1,261.62	
11	BEXAR COUNTY	0.276331	\$702,110	\$339,789	\$938.94	\$933.22
64	SCHERTZ-CIBOLO ISD	1.369500	\$702,110	\$436,719	\$5,582.91	\$5,554.56
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$702,110	\$486,719	\$0.00	
Total Tax Rate:		2.113464				
					Taxes w/Current Exemptions:	\$8,576.40
					Taxes w/o Exemptions:	\$14,838.84

### Improvement / Building

**Improvement #1:** Residential State Code: E1 Living Area: 5045.0 sqft Value: \$579,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB		1980	5045.0
AG	Attached Garage	G - SB		1980	866.0
OP	Attached Open Porch	G - NO		1980	1130.0
PA	Terrace (patio slab)	G - NO		1980	308.0

**Improvement #2:** Residential State Code: E1 Living Area: sqft Value: \$57,170

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	G - SB		1985	2176.0

**Improvement #3:** Residential State Code: E1 Living Area: sqft Value: \$25,840

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		2000	504.0

**Improvement #4:** Residential State Code: E1 Living Area: sqft Value: \$4,470

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PTO	Detached Patio	A - NO		1980	1100.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RHS	R/1 Family Homesite Single	1.0000	43560.00	0.00	0.00	\$33,060	\$0
2	RID	Range Improved Dryland	19.3501	842890.36	0.00	0.00	\$731,160	\$2,070

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$666,980	\$764,220	2,070	702,110	\$215,391	\$486,719
2021	\$418,880	\$441,860	2,070	442,660	\$0	\$442,660
2020	\$405,380	\$418,920	2,090	428,060	\$0	\$428,060
2019	\$399,010	\$342,940	2,100	421,010	\$0	\$421,010
2018	\$385,780	\$271,280	2,100	407,740	\$0	\$407,740

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/9/2014	WD	Warranty Deed	CARMACK CHRISTA S	RUHMANN RAS R JR & HOLLY	16859	2130	20140155607
2	1/6/2012	ED	EXECUTOR'S DEED	CARMACK CHRISTA S	CARMACK CHRISTA S	15302	0963	20120003495
3	1/6/2012	ED	EXECUTOR'S DEED	CARMACK DONALD L & CHRISTA S	CARMACK CHRISTA S	15302	0963	20120003495

**2022 data current as of Jun 20 2022 1:09AM.**

**2021 and prior year data current as of Jun 3 2022 6:28AM**

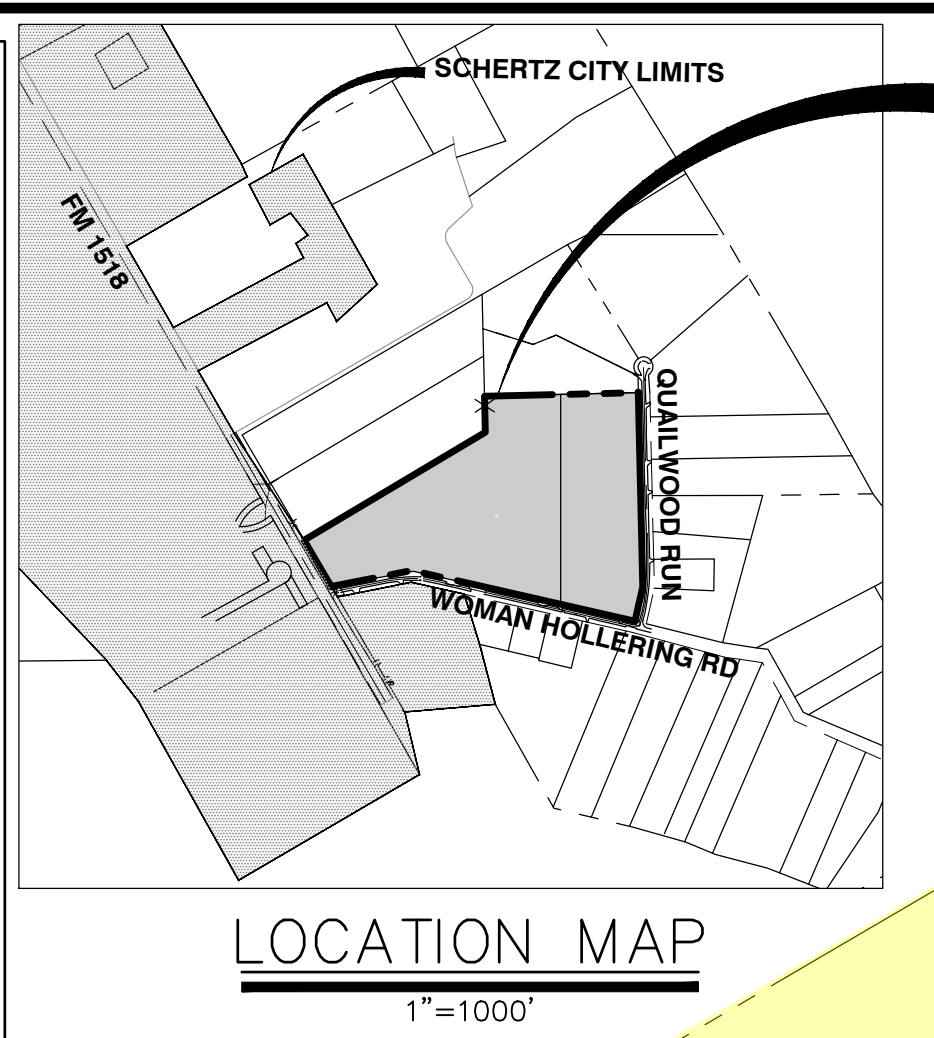
**For property information, contact (210) 242-2432 or (210) 224-8511  
or email.**

**For website information, contact (210) 242-2500.**

# Comprehensive Plan Exhibit

**LEGEND**

- 100 --- EX. CONTOUR
- EXISTING PAVEMENT SECTION
- PROPERTY BOUNDARY
- EASEMENT
- 200' NOTIFICATION BOUNDARY
- PARCEL SEPARATION
- ADJACENT PROPERTY BOUNDARY
- E --- ELECTRIC LINE
- X --- FENCE LINE
- OH --- OVERHEAD UTILITY LINE
- U --- UTILITY POLE
- U --- ELECTRIC GUYWIRE
- 1/2-INCH IRON ROD FOUND
- AREA WITHIN SCHERTZ CITY LIMITS



**PROJECT LOCATION**

**Existing Comprehensive Plan Designation: Estate Neighborhood**

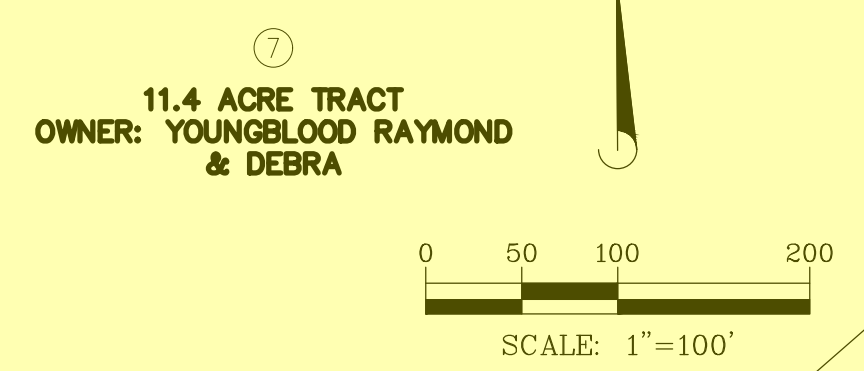
**Existing Comprehensive Plan Designation: Estate Neighborhood**

**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**

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



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

**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

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 983 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

DRAWN BY: [REDACTED]  
REVISIONS: [REDACTED]  
DATE: [REDACTED]

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PENDING

