

ORDINANCE NO. 19-S-20

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 64 ACRES OF LAND FROM PRE-DEVELOPMT DISTRICT, (PRE), PLANNED DEVELOPMENT DISTRICT (PDD), AND DELAYED ANNEXATION (DVL) TO PLANNED DEVELOPMENT DISTRICT (PDD).

WHEREAS, an application to rezone approximately 64 acres of land located approximately 1000 feet west of the intersection of Engel Road and the private street, Big John Lane, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on July 10, 2019, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

WHEREAS, on August 13, 2019 and August 27, 2019 the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:
THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned Planned Development District (PDD).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.


Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 27th day of August, 2019.

PASSED, APPROVED AND ADOPTED on final reading the 3rd day of September, 2019.



Michael R. Carpenter, Mayor

ATTEST:



Brenda Dennis, City Secretary
(SEAL OF THE CITY)





**FIELD NOTES
FOR ZONING OF
A 2.6685 ACRE TRACT**

A **2.6685 acre tract** of land, out of the John Noyes Survey No. 259, Abstract No. 253, Guadalupe County, Texas and being out of a 194.56 acre tract of land conveyed to Rolling Hills Ranch Development, Ltd. of record in Volume 2260 Page 355 of the Official Public Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract and the southwest corner of a 60.80 acre tract of land as conveyed to Scrappy Development, LLC of record in Document No. 201899009779 of the Official Public Records of Guadalupe County, Texas and the tract described herein;

THENCE: N 25°21'43" W, Along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of 950.31 feet to a point, for the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

THENCE: Over and across the 194.56 acre tract, the following twelve (12) courses:

1. **S 18°50'00" W**, a distance of **271.27 feet** to a point, for an interior corner of the tract described herein,
2. **S 28°14'10" E**, a distance of **33.87 feet** to a point, for an exterior corner of the tract described herein,
3. with a non-tangent curve to the **left** having an arc of **32.27 feet**, a radius of **50.00 feet**, a delta of 36°58'42" and a chord bears **S 43°16'29"W**, a distance of **31.71 feet** to a point, for a point of reverse curvature of the tract described herein,
4. with a curve to the **right** having an arc of **10.43 feet**, a radius of **15.00 feet**, a delta of 39°51'08" and a chord bears **S 44°42'42"W**, a distance of **10.22 feet** to a point, for a point of tangency of the tract described herein,
5. **S 64°38'16" W**, a distance of **152.27 feet** to a point, for a southwest corner of the tract described herein,
6. **N 25°21'44" W**, a distance of **50.00 feet** to a point, for a northwest corner of the tract described herein,
7. **N 64°38'16" E**, a distance of **37.40 feet** to a point, for an interior corner of the tract described herein,
8. **N 18°50'00" E**, a distance of **162.36 feet** to a point, for a point of curvature to the left of the tract described herein,
9. with a curve to the **left** having an arc of **104.09 feet**, a radius of **135.00 feet**, a delta of 44°10'33" and a chord bears **N 03°15'17"W**, a distance of **101.53 feet** to a point, for a point of tangency of the tract described herein,
10. **N 25°20'33" W**, a distance of **340.13 feet** to a point, for a northwest corner of the tract described herein,

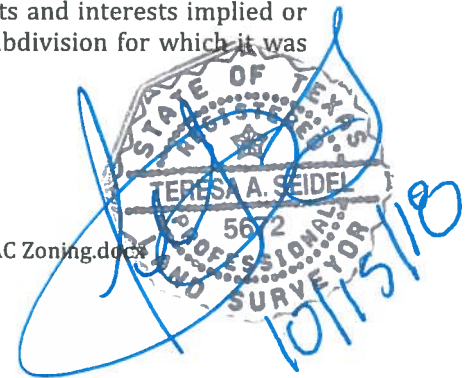
11. with a non-tangent curve to the **left** having an arc of **207.84 feet**, a radius of **2083.00 feet**, a delta of **05°43'01"** and a chord bears **N 38°35'14"E**, a distance of **207.75 feet** to a point, for a northerly corner of the tract described herein, and

12. **S 54°16'16" E**, a distance of **6.76 feet** to a found ½" iron rod, for an interior corner of the 194.56 acre tract, the northwest corner of the 60.80 acre tract and the northeast corner of the tract described herein;

THENCE: S 25°21'43" E, along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of **442.57 feet** to a point, for the **POINT OF BEGINNING** and containing **2.6685 acres** or 116,238 square feet more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-132
Prepared by: KFW Surveying
Date: October 15, 2018
File: S:\Draw 2017\17-132 Pinder Tract (Parklands II)\DOCS\FN 2.6684AC Zoning.docx





**FIELD NOTES
FOR
A 60.80 ACRE TRACT**

A **60.80 acre tract** of land, being all of a 10.0 acre tract, called Tract 1, the remaining portion of a 50.800 acre tract, called Tract 2 conveyed to Nancy Pinder of Record in Volume 1306 Page 477 of the Official Public Records of Guadalupe County, Texas, a 10.01 acre tract conveyed to Thomas Jordan of record in Volume 3068 Page 400 of the Official Public Records of Guadalupe County, Texas, a 3.00 acre tract conveyed to Patrick Lynn Pinder of record in Volume 2338 Page 732 of the Official Public Records of Guadalupe County, Texas, a 2.00 acre tract conveyed to Nancy Pinder of record in Volume 3062 Page 852 of the Official Public Records of Guadalupe County, Texas and a 1.00 acre tract conveyed to Nancy Pinder of Record in Volume 2550 Page 244 of the Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract conveyed to Rolling Hills Ranch Development LTD. of record in Volume 2260 Page 335 of the Official Public Records of Guadalupe County, Texas and the southwest corner of the remaining portion of the 50.800 acre tract and tract described herein;

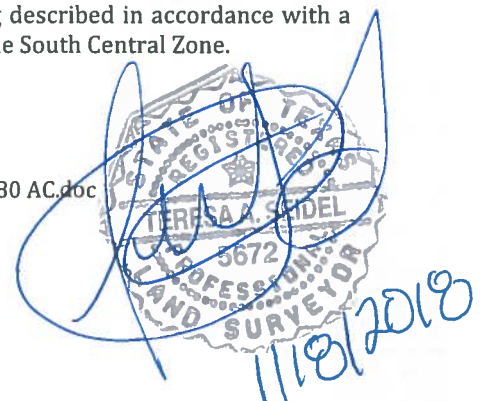
THENCE: Along and with the common lines of the 194.56 acre tract, the remaining portion of the 50.800 acre tract and the 10.01 acre tract, the following two (2) courses:

1. **N 25°21'43" W**, a distance of **1392.89 feet** to a found $\frac{1}{2}$ " iron rod, for an interior corner of the 194.56 acre tract, the northeast corner of the 10.01 acre tract and the tract described herein, and
2. **N 66°50'31" E**, a distance of **2092.08 feet** to a found $\frac{1}{2}$ " iron rod in a southwest line of a 80.00 acre tract as conveyed to Roland K. and Suzanne L. Schott of record in Volume 2944 Page 640 of the Official Public Records of Guadalupe County, Texas, for an easterly southeast corner of the 194.56 acre tract, the northeast corner of the remaining portion of the 50.800 acre tract and the tract described herein;

THENCE: **S 24°36'55" E**, along and with a southwest line of the 80.00 acre tract, the northeast line of the remaining portion of the 50.800 acre tract and the 10.0 acre tract, at a distance of 487.85 feet passing a found $\frac{1}{2}$ " iron rod for the northeast corner of the 10.0 acre tract and an easterly exterior corner of the remaining portion of the 50.80 acre tract and continuing for a total distance of **1150.18 feet** to a found $\frac{1}{2}$ " iron rod in the northwest line of a 40.00 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Public Records of Guadalupe County, Texas as described in Volume 589 Page 776 of the Official Public Records of Guadalupe County, Texas, for the southeast corner of the 80.00 acre tract, the southeast corner of the 10.0 acre tract and the tract described herein;

THENCE: **S 60°09'56" W**, along and with the northwest line of the 40.00 acre tract and a 167.89 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Publics Records of Guadalupe County, Texas and the southeast line of the 10.0 acre tract, the remaining portion of the 50.800 acre tract, the 1.00 acre tract, the 2.00 acre tract and the 3.00 acre tract, at a distance of 852.65 feet to a found $\frac{1}{2}$ " iron rod (bent) for the southeast corner of the 1.00 acre tract and continuing for a total distance of **2081.88 feet** to the **POINT OF BEGINNING** and containing 60.80 acres more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 17-132
Prepared by: KFW Surveying
Date: January 12, 2018
File: S:\Draw 2017\17-132 6670 Pinder Tract\DOCS\ Field Notes 60.80 AC.doc



Parklands II Planned Development District

Overview:

This property will develop in accordance with the provisions of the City of Schertz Unified Development Code (UDC) as amended. This property will develop in accordance with the base zoning district of Single Family Residential (R1) with the following modifications to the UDC relating to lot dimension requirements, fencing, and landscaping.

The Property:

The property known as Parklands II is comprised of 60.80 acres total and planned for 214 single family residential lots (see Exhibit A). The property is contiguous to the existing Parklands community, which is an approximately 194-acre tract of land zoned Planned Development District (PDD) by Ordinance NO. 13-S-36. Parklands II will be an independent PDD but will function as an addition to the existing Parklands community with adjoining common roadways and common homeowners' association (HOA) and Architectural Review Committee (ARC) and the joint incorporation and augmentation of amenities and open space.

Single Family Residential District per the PDD (Section 21.5.5):

As shown on the attached Master Development Plan (see Exhibit A), Parklands II is comprised of single family detached residential dwellings with minimum standard lot widths of 60', 65' & 70'. The mean dimensions for all lot widths shall not be less than 67 ft and the median dimensions for lot width shall not be less than 65 ft. The lot area shall not be less than a mean of 8,568 sq. ft and a median of 8,088 sq. ft. Each final approved plat for Parklands II must meet these mean and median dimensional requirements.

4.32 acres in Parklands II are open space. 2.67 acres in Parklands have been designated as public park land dedication for Parklands II, which is located contiguous to the Parklands 5-acre park space, to create an overall park area of nearly 8 acres (see Exhibit B & C). Also, Parklands II will contribute additional improvements to the park to allow for a multifaceted park for all ages for the residents of both Parklands I and II, as well as the citizens of the City of Schertz. These additional improvements will include interactive musical instruments, picnic tables/ benches, four pickleball courts, a second playscape/ playground, a baseball diamond, and additional sidewalk (see Exhibit C).

Dimensional & Development Standards (Section 21.5.7):

Table One, as shown below, reflects those residential changes proposed by the PDD development:

TABLE 1		Min. Lot Size			Min. Yard Setback				Misc. Requirements	
Code	Classification	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Parking	Max. Height	Max. Cover
SF 7200	Single Family	7,200	60	120, *	25, 30 (2)	10	20	2	35	65%
SF 8200	Single Family	8,200	65 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%
SF 9000	Single Family	9,000	70 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%

- 1) Irregular lots (i.e., lots along curves in street geometry, knuckle-sac & cul-de-sac lots) may vary in width and length provided that the average of two side lot lines shall not be less than one hundred feet and the width shall not be less than sixty feet.
- 2) A 30-foot front yard setback will be required for certain lots as stipulated in the Landscaping portion of this PDD.

Fencing and Screening (Section 21.9.8):

Fencing on the rear of lots adjacent to 20' buffer open space (known as Lot 900, Block 5; Lot 900, Block 10) will be a 6 ft high wood fence with masonry columns.

Landscaping (Section 21.9.7):

This project will meet the landscaping requirements of UDC Section 21.9.7 for residential single family lots with additional requirements as stipulated below:

- 1) There will be one additional tree planted within the 30' building setback line and outside of any proposed easements on each lot within Lots 1-18, block 1; Lots 1-4, block 11; and Lots 1-8, block 2. The lots stipulated will have a planting ratio of 4 trees per lot with a minimum of 2 trees in the front yard.
- 2) There are planned 20' open space lots oriented along the southern boundary of the entrance road and abutting Lots 8 & 9, block 3. Within these open space lots will be additional trees planted at minimum 50' intervals along the public road ROW.

All trees planted to meet requirements of this section will meet Schertz standards for approved shade trees per UDC Table 21.9.7A.

Pedestrian Improvements:

Within Lot 900, block 2; Lot 900, block 3; Lot 903, block 3 and within the aforementioned open space lots along the southern boundary of the entrance road, an 8' concrete public walkway will be installed that will meander through the landscaping planned within those lots.

Private Park Improvements:

Within Lot 900, block 3, the developer will provide a pocket park concept that will incorporate internal trails, gazebo, park benches and several landscape features all of which will function as a centerpiece to the community's pedestrian access and walkability concepts. These improvements will be incorporated into the development of Unit 1.

Amendments to the Planned Development District (PDD):

Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.

Attachments Included on Following Pages:

- Exhibit A: Master Development Plan
- Exhibit B: PDD Zoning Exhibit
- Exhibits C1 & C2: Overall Open Space & Park Plan
- Exhibit D: Private Park Improvements
- Exhibit E: Roadway Corridor Exhibit

NOTES:

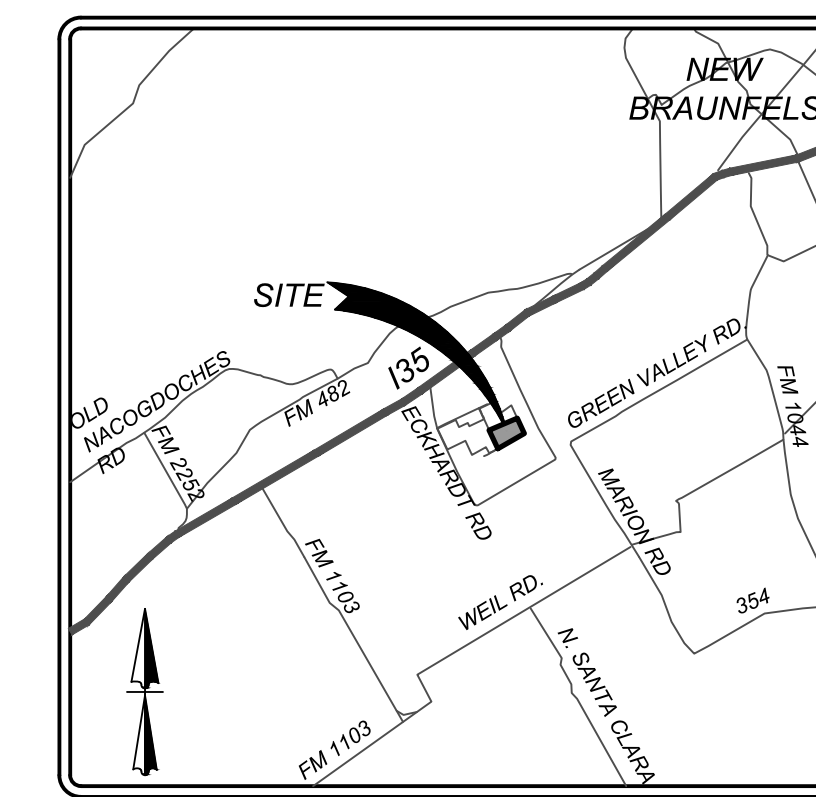
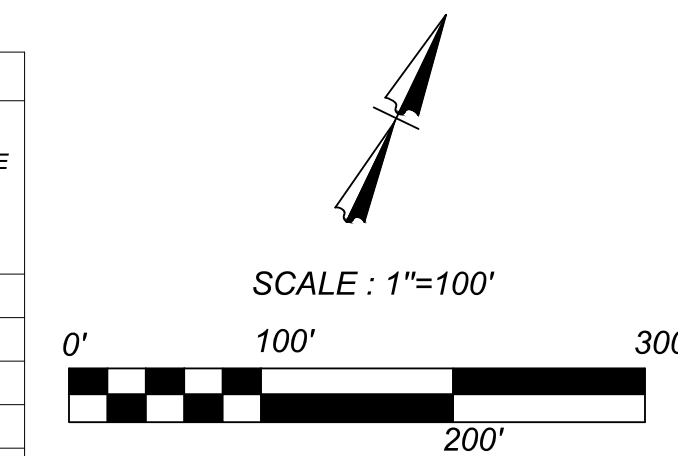
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
 WATER SERVICE CITY OF SCHERTZ
 SEWER SERVICE CITY OF SCHERTZ/CIBOLO CREEK MUNICIPAL AUTHORITY
 TELEPHONE SERVICE AT&T
 CABLE TELEVISION TIME WARNER CABLE
 ELECTRIC GVEC
 GAS CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE PROPOSED PLANNED DEVELOPMENT DISTRICT (PDD).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP-90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND / OR ASSIGNS.

LAND USE DENSITY TABLE												
UNIT	TOTAL ACREAGE	DRAINAGE/ OPEN SPACE	R.O.W. DEDICATION	RESIDENTIAL ACREAGE	SF 7200	SF 8200	SF 9000	TYPICAL LOT DIMENSIONS	DWELLING UNITS	DENSITY (DWELLING UNITS/ACRES)	EXISTING ZONING	APPROXIMATE UNIT SCHEDULE
1	22.28	2.94	0.49	18.85	34	15	23	60' x 120'	72	3.23	OCL	2019
2	9.74	0.32	0.14	9.28	20	5	8	60' x 120'	33	3.39	PRE/OCL	2020
3	12.00	0.44	0.48	11.08	28	14	4	60' x 120'	46	3.83	OCL	2021
4	16.78	0.62	0.57	15.59	40	13	10	60' x 120'	63	3.75	OCL	2022
TOTAL	60.80	4.32	1.68	54.80	122	47	45		214	3.52		

* PARK REQUIREMENTS = 1 ACRE/100 RESIDENTIAL LOTS
 PARK REQUIREMENTS = 228 LOTS X 1 ACRE/100 LOTS = 2.28 ACRES
 OCL = OUTSIDE CITY LIMITS

UTILITY AND STORM WATER NOTES:

- CITY OF SCHERTZ WATER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- AS THIS SUBDIVISION IS UPSTREAM OF PARKLANDS, CITY OF SCHERTZ SANITARY SEWER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- STORM WATER FROM THIS SUBDIVISION WILL FLOW THROUGH THE PARKLANDS DEVELOPMENT.



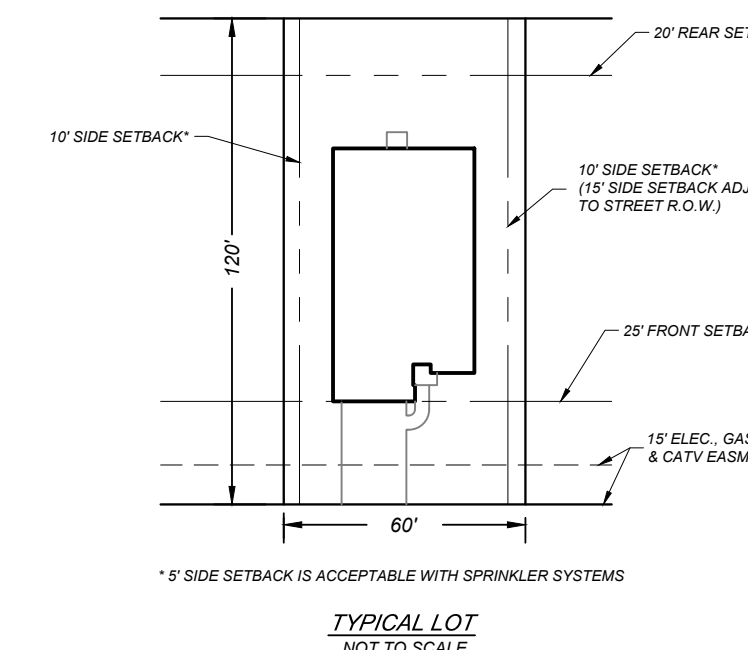
LOCATION MAP
N.T.S.

LEGEND

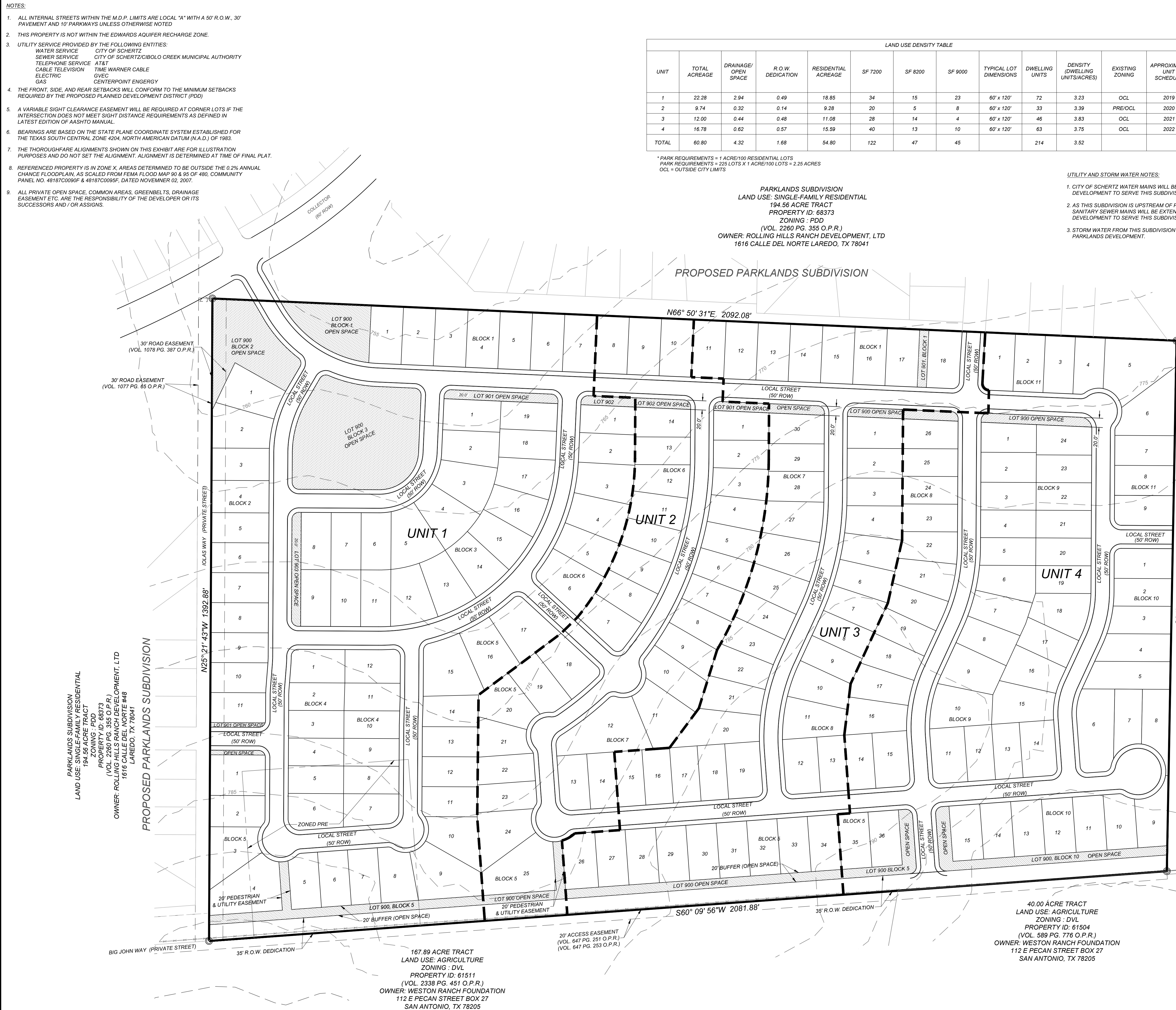
- = BOUNDARY
- = RIGHT-OF-WAY
- = PHASING LIMITS
- = 5' CONTOURS
- = OVERHEAD ELECTRIC TRANSMISSION LINES
- = OPEN SPACE / DRAINAGE EASEMENT

DEVELOPER/APPLICANT/OWNER:
 SCRAPPY DEVELOPMENT, LLC
 1202 W. BITTERS RD BLDG. 1 SUITE 1200
 SAN ANTONIO, TX 78216
 PHONE: (210) 493-2811

SURVEYOR:
 KFW SURVEYING
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TX 78231
 PHONE: (210) 979-8444
 FAX: (210) 979-8441



80.00 ACRE TRACT OF AGRICULTURE LAND ZONING: DVL
 PROPERTY ID: 66382
 (VOL. 2944 PG. 640 O.P.R.)
 OWNER: RONALD K. & SUZANNE L. SCHOTT
 1300 ENGEL RD
 NEW BRAUNFELS, TX 78132



PARKLANDS SUBDIVISION
 LAND USE: SINGLE-FAMILY RESIDENTIAL
 194.56 ACRE TRACT
 PROPERTY ID: 68373
 ZONING: PDD
 (VOL. 2260 PG. 355 O.P.R.)
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD
 1616 CALLE DEL NORTE LAREDO, TX 78041

PROPOSED PARKLANDS SUBDIVISION

PARKLANDS SUBDIVISION
 LAND USE: SINGLE-FAMILY RESIDENTIAL
 194.56 ACRE TRACT
 ZONING: PDD
 PROPERTY ID: 68373
 (VOL. 2260 PG. 355 O.P.R.)
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD
 1616 CALLE DEL NORTE #48
 LAREDO, TX 78041

PROPOSED PARKLANDS SUBDIVISION

167.89 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: DVL
 PROPERTY ID: 61511
 (VOL. 2338 PG. 451 O.P.R.)
 OWNER: WESTON RANCH FOUNDATION
 112 E PECAN STREET BOX 27
 SAN ANTONIO, TX 78205

40.00 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: DVL
 PROPERTY ID: 61504
 (VOL. 589 PG. 776 O.P.R.)
 OWNER: WESTON RANCH FOUNDATION
 112 E PECAN STREET BOX 27
 SAN ANTONIO, TX 78205

**THE PARKLANDS II SUBDIVISION
 MASTER DEVELOPMENT PLAN**
 SCHERTZ, TEXAS
 GUADALUPE COUNTY

LEGAL DESCRIPTION:
 A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



PREPARED : JUNE 07, 2019

EXHIBIT A

NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.

ZONING TABLE		
TOTAL ACREAGE	EXISTING ZONING	PROPOSED ZONING
60.8 ACRES	PRE / OCL	PDD
2.67 ACRES	PDD	PDD

NOTE: THE PROPOSED ZONING BOUNDARY ENCOMPASSES THE ENTIRE 60.8 ACRE PROPERTY AND A 2.67 PORTION OF THE PARKLANDS SUBDIVISION

OCL=OUTSIDE CITY LIMITS

THE PARKLANDS II SUBDIVISION PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT

SCHERTZ, TEXAS
GUADALUPE COUNTY

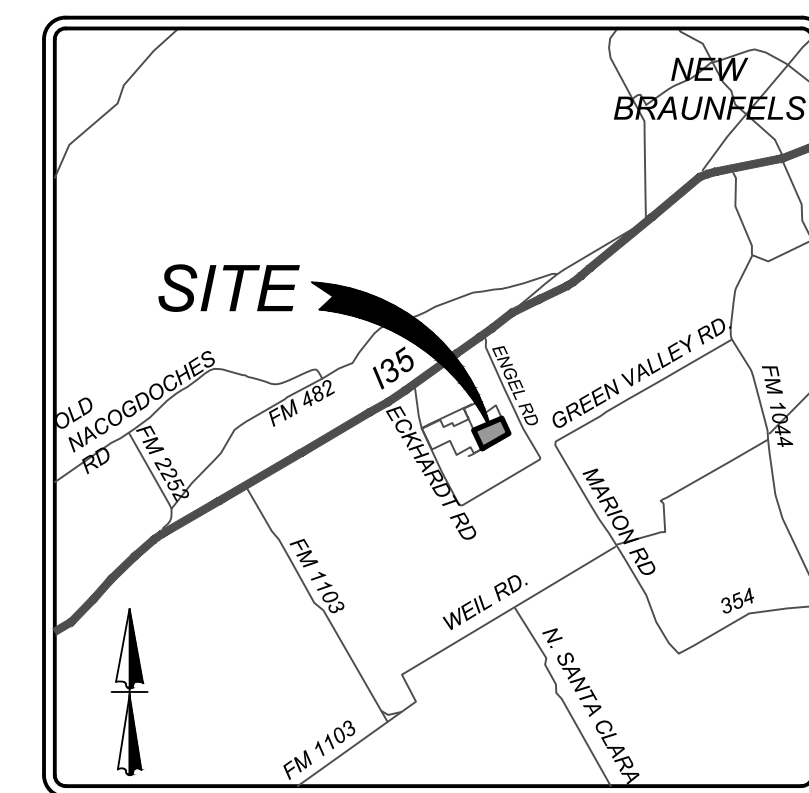
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	207.44'	2083.00'	104.00'	5°43'01"	207.75' N08°31'41"E
C2	32.27'	60.00'	16.72'	30°58'42"	31.71' S43°16'29"W
C3	10.47'	15.00'	5.44'	39°51'08"	10.22' S44°42'47"W
C4	104.09'	135.00'	54.78'	44°10'33"	101.53' N0°15'17"W

LEGAL DESCRIPTION:

A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

A 2.67 ACRE TRACT OF LAND BEING OUT OF A 194.56 ACRE TRACT CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. IN VOL. 2260, PG. 355 O.P.R.










PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



Bitterblue, Inc.



LEGEND

-  Open Space Buffers & Greenbelts
-  Multi-Purpose Recreational Open Space
-  PARK
-  Bench/Picnic Table
-  Private Recreational Facility with Pool
-  Musical Instruments
-  Pickleball Court
-  Double Playground/ playscape for two age groups (2 to 5 yrs & 5 to 12 yrs)
-  Baseball Diamond

PARKLAND RECREATION CONCEPT PLAN

EXHIBIT C-1



ECKHART ROAD

Bitterblue, Inc.



BASKETBALL COURT

SCHOOL

LOCAL STREET
(50' ROW)

SOCCER FIELD

PARK

BASEBALL FIELD

PARKLANDS II
LAND DEDICATION

PICKLEBALL COURT

(2.83 AC.)

IOLAS WAY (PRIVATE STREET)

DRAINAGE ESM/T

PICNIC TABLE

PLAYGROUND

MUSICAL INSTRUMENTS

PARKLAND RECREATION
PARK PLAN

EXHIBIT C-2



SCALE: 1"=80'-0"

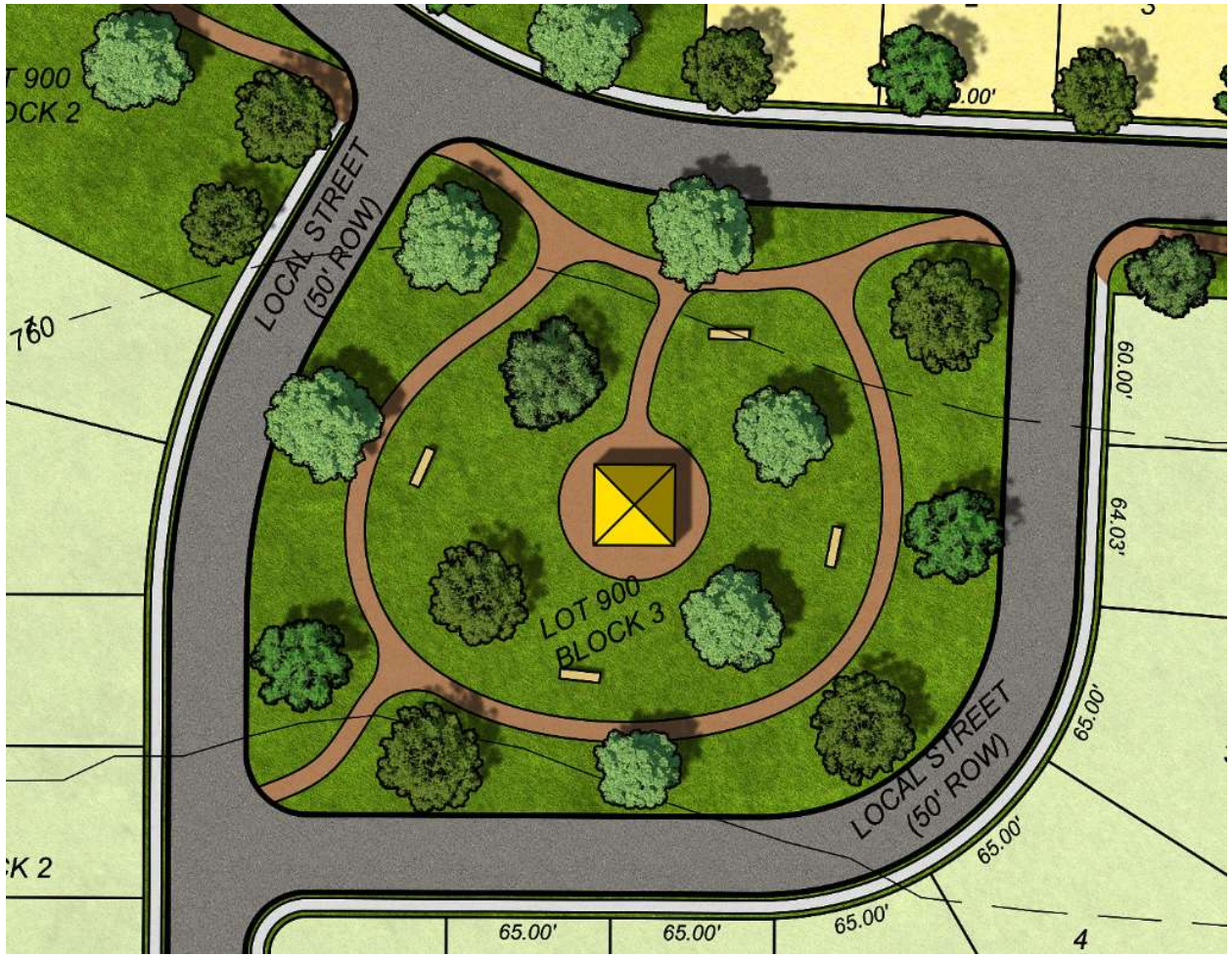


EXHIBIT D

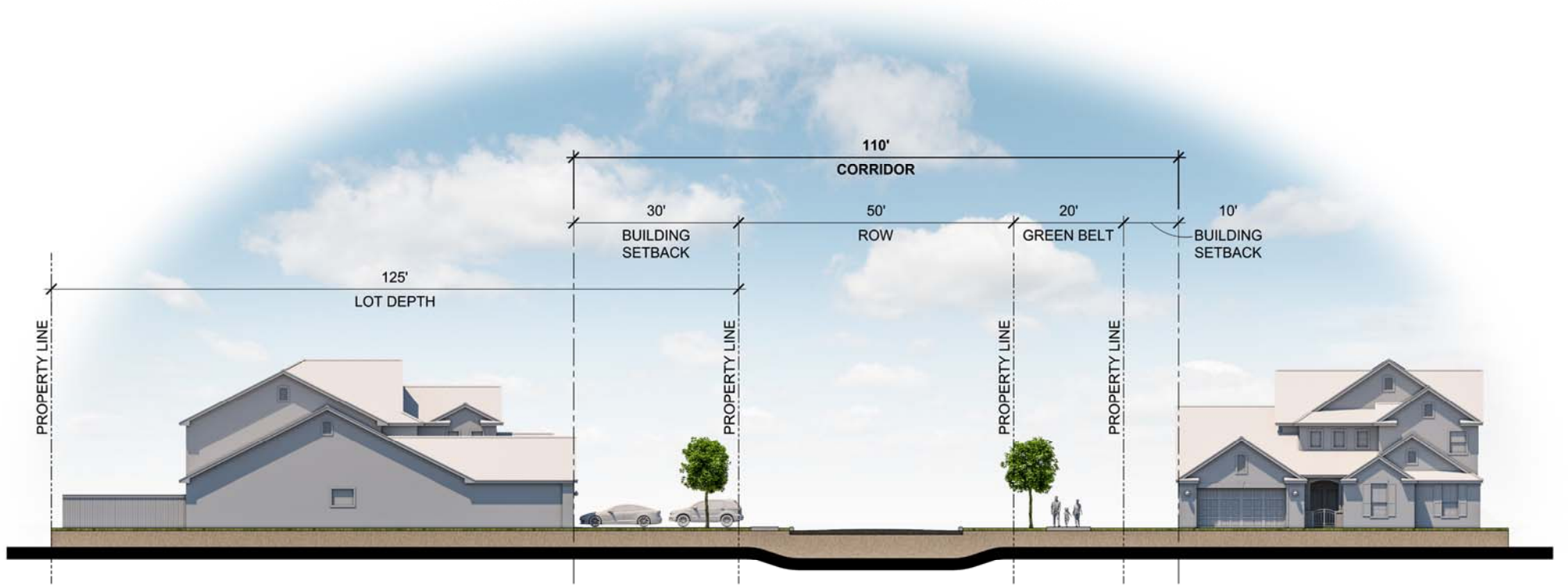


EXHIBIT E