

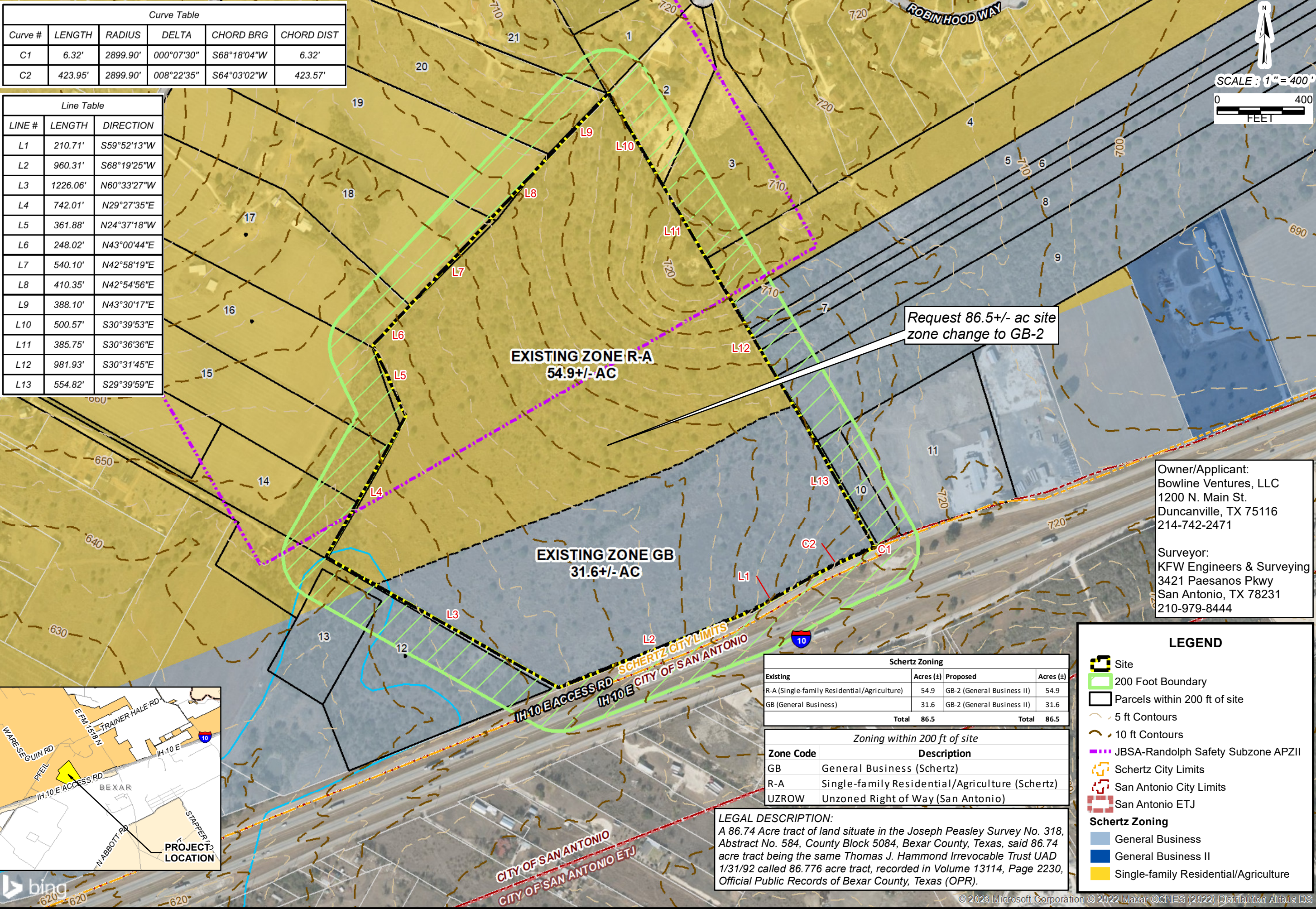
Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	6.32'	2899.90'	000°07'30"	S68°18'04"W	6.32'
C2	423.95'	2899.90'	008°22'35"	S64°03'02"W	423.57'

Line Table		
LINE #	LENGTH	DIRECTION
L1	210.71'	S59°52'13"W
L2	960.31'	S68°19'25"W
L3	1226.06'	N60°33'27"W
L4	742.01'	N29°27'35"E
L5	361.88'	N24°37'18"W
L6	248.02'	N43°00'44"E
L7	540.10'	N42°58'19"E
L8	410.35'	N42°54'56"E
L9	388.10'	N43°30'17"E
L10	500.57'	S30°39'53"E
L11	385.75'	S30°36'36"E
L12	981.93'	S30°31'45"E
L13	554.82'	S29°39'59"E

SCALE: 1" = 400'

0 400 FEET

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE (210) 979-8444
FAX (210) 979-8444



EXISTING ZONE R-A
54.9+/- AC

EXISTING ZONE GB
31.6+/- AC

Request 86.5+/- ac site zone change to GB-2

Owner/Applicant:
Bowline Ventures, LLC
1200 N. Main St.
Duncanville, TX 75116
214-742-2471

Surveyor:
KFW Engineers & Surveying
3421 Paesanos Pkwy
San Antonio, TX 78231
210-979-8444

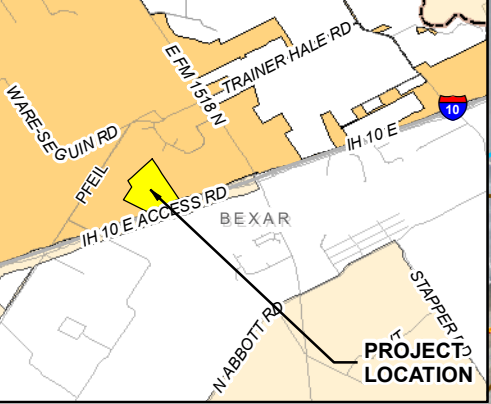
Schertz Zoning			
Existing	Acres (±)	Proposed	Acres (±)
R-A (Single-family Residential/Agriculture)	54.9	GB-2 (General Business II)	54.9
GB (General Business)	31.6	GB-2 (General Business II)	31.6
Total	86.5	Total	86.5

Zoning within 200 ft of site	
Zone Code	Description
GB	General Business (Schertz)
R-A	Single-family Residential/Agriculture (Schertz)
UZROW	Unzoned Right of Way (San Antonio)

LEGAL DESCRIPTION:
A 86.74 Acre tract of land situate in the Joseph Peasley Survey No. 318, Abstract No. 584, County Block 5084, Bexar County, Texas, said 86.74 acre tract being the same Thomas J. Hammond Irrevocable Trust UAD 1/31/92 called 86.776 acre tract, recorded in Volume 13114, Page 2230, Official Public Records of Bexar County, Texas (OPR).

LEGEND

- Site
- 200 Foot Boundary
- Parcels within 200 ft of site
- 5 ft Contours
- 10 ft Contours
- JBSA-Randolph Safety Subzone APZII
- Schertz City Limits
- San Antonio City Limits
- San Antonio ETJ
- Schertz Zoning**
 - General Business
 - General Business II
 - Single-family Residential/Agriculture



ISSUE DATE

REVISIONS

12625 E IH 10 (86.5± AC SITE)
ZONE CHANGE REQUEST FROM R-A AND GB TO GB-2
SCHERTZ, BEXAR COUNTY, TEXAS

JOB NO. 841-02-01
DATE: January 2023
DRAWN: KL CHECKED: BC

SHEET NUMBER:
1 OF 1

200 FT BUFFER PROPERTY OWNER INFORMATION

Label	Property ID	Owner	Owner Mailing Address			Zone	Subdivision	Land Use	Recording Information	
1	1120890	CHEVALIER EDWARD J	12505 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
2	1120889	JOHNSON BARNEY & SHARITA	12501 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
3	1120888	RUDD NAKIA DEWAYNE & ROSE MARY T	12500 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
4	339780	NAJDS PROPERTY INVESTMENTS INC	13183 INTERSTATE 10 E	SCHERTZ	TX	78154	R-A	GD APPR GEO #30 RUR AC (SC)	Single-family Residential	Unplatted (Doc #20190188301, O.P.R.)
5	339310	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
6	339311	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
7	339312	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
8	339313	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
9	339314	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
10	339377	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	GD APPR GEO #30 RUR AC (SC)	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
11	339371	IAM PROPERTIES WALLER LLC	1500 HAMILTON RD	BOSSIER CITY	LA	71111	GB		General Business	Unplatted (Doc #20200120669, O.P.R.)
12	619269	RAPPMUND IRENE	12405 INTERSTATE 10 E	SCHERTZ	TX	78154	GB/R-A	WEICHOLD RD N. (JD/EC)	Single-family Residential	Unplatted (Vol. 4253, PG. 78, D.R.)
13	619272	RAPPMUND RANDY L	12405 INTERSTATE 10 E	SCHERTZ	TX	78154	GB/R-A	WEICHOLD RD N. (JD/EC)	General Business/Single-family Residential	Unplatted (Vol. 8775, Page 1425, O.P.R.)
14	648705	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	GB/R-A	Hilltop Ventures	Undeveloped	Vol. 6843, Page 1406, O.P.R.
15	648706	HUGHES JANICE L	170 CLEAR OAK	UNIVERSAL CITY	TX	78148	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
16	648708	ISBERG DOLORES M L/E JO ANN BARGER	1635 ROCKY TOP CT	STAYTON	OR	97383	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
17	648710	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
18	648711	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
19	648712	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
20	648713	HUDSON ALFONSO	775 CRESTWAY RD	SAN ANTONIO	TX	78239	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
21	648714	BURCH DOUGLAS E & BERTHA T	PO BOX 2295	UNIVERSAL CITY	TX	78148	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.