

**ORDINANCE NO. 23-S-14**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 25 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 2,200 FEET SOUTHEAST OF THE INTERSECTION OF COUNTRY CLUB BOULEVARD AND IH-35 ACCESS ROAD, ALSO KNOWN AS A PORTION OF COMAL COUNTY PROPERTY IDENTIFICATION 377261 AND GUADALUPE COUNTY PROPERTY IDENTIFICATION 63833, CITY OF SCHERTZ, COMAL AND GUADLAUPE COUNTY, TEXAS**

**WHEREAS**, an application to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, 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 June 14, 2023, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve with clarifications to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

**WHEREAS**, on July 18, 2023, 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.

**NOW THEREFORE, BE IT RESOLVED 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.

PASSED ON FIRST READING, the \_\_\_\_ day of \_\_\_\_\_ 2023.

PASSED, APPROVED and ADOPTED ON SECOND READING, the \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"  
Subject Property Metes and Bounds

# Exhibit "A" Subject Property Metes and Bounds

202206025013 05/27/2022 11:27:28 AM 1/8

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

## SPECIAL WARRANTY DEED

CHICAGO TITLE

GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

### **Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

### **Reservations from Conveyance:**

None.

### **Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

---

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

# Exhibit "A" Subject Property Metes and Bounds

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

# Exhibit "A" Subject Property Metes and Bounds

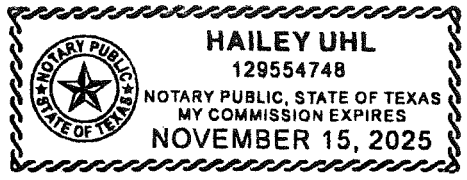
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
                                          §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

# Exhibit "A" Subject Property Metes and Bounds

## EXHIBIT "A" – PROPERTY

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

### METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

# Exhibit "A" Subject Property Metes and Bounds

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

# Exhibit "A" Subject Property Metes and Bounds

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

# Exhibit "A" Subject Property Metes and Bounds

## EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

# Exhibit "A" Subject Property Metes and Bounds

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/27/2022 11:27:28 AM  
TERRI 8 Pages(s)  
202206025013**



*Bobbie Koepf*

# Exhibit "A" Subject Property Metes and Bounds

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**SPECIAL WARRANTY DEED**

CHICAGO TITLE  
GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

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**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

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**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

## Exhibit "A" Subject Property Metes and Bounds

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Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

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When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

# Exhibit "A" Subject Property Metes and Bounds

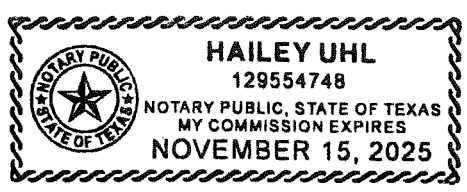
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Jay Holley  
Name: Ronald Jay Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**Exhibit "A" Subject Property Metes and Bounds****EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

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Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

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## Exhibit "A" Subject Property Metes and Bounds

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Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

## Exhibit "A" Subject Property Metes and Bounds

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

# Exhibit "A" Subject Property Metes and Bounds

## EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

# Exhibit "A" Subject Property Metes and Bounds

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 11:35:20 AM PAGES: 8 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

Exhibit "B"  
Subject Property Zoning Exhibit

**Exhibit "B" Subject Property Zoning Exhibit**

**ACREAGE SUMMARY**  
 EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING  
 PROPOSED: 24.1784 AC R3 PDD ZONING

**NOTE:**  
 NO 100-YR FLOODPLAIN EXISTS ON THE  
 PROPERTY AS DEFINED BY THE COMAL COUNTY,  
 TEXAS COMMUNITY PANEL NUMBER  
 48187C0090F, AS PREPARED BY THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY, EFFECTIVE  
 DATE NOVEMBER 2, 2007

**Owner/ Developer:**  
 HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

**Applicant:**  
 Eugenio Murillo / HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

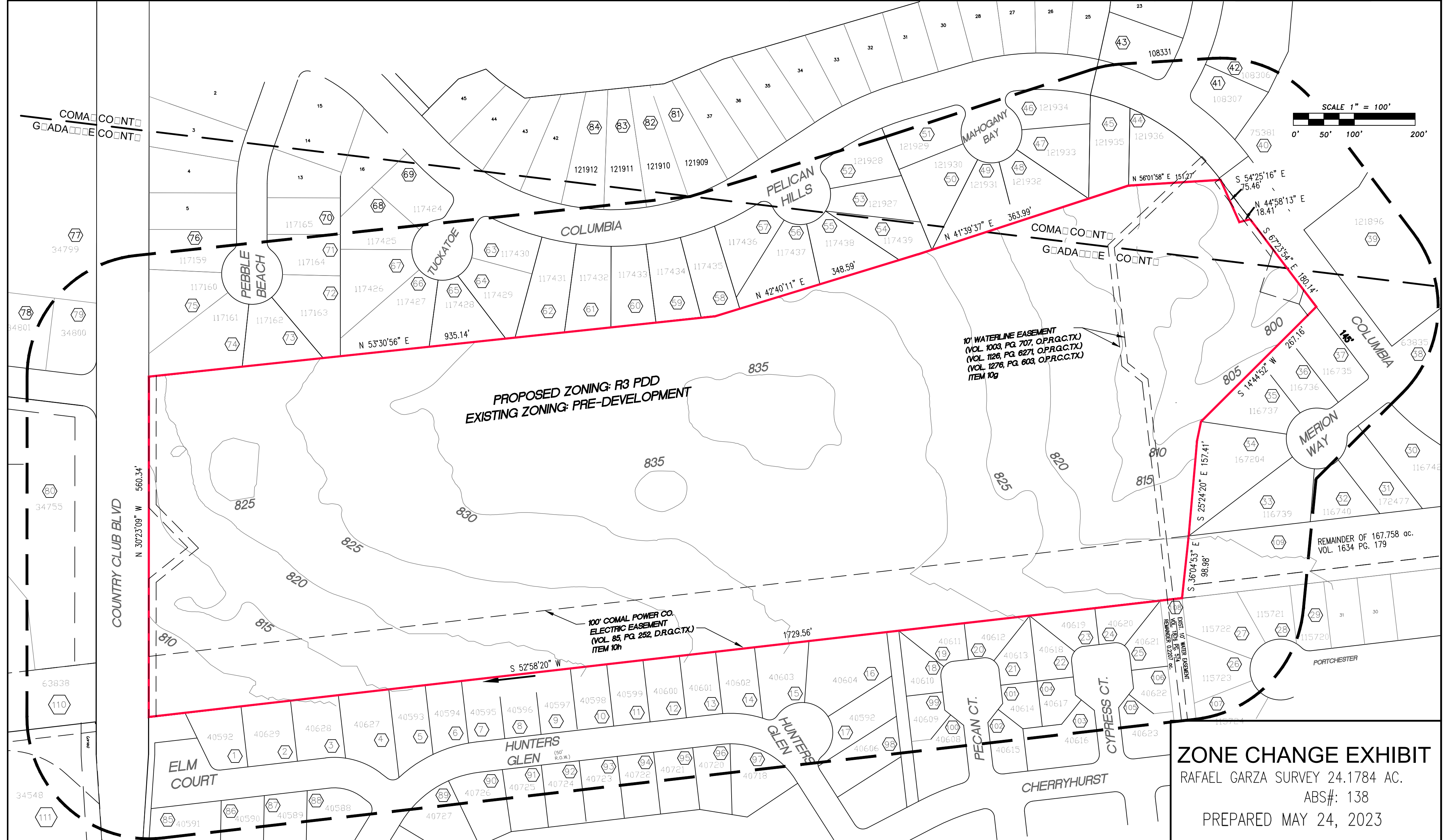
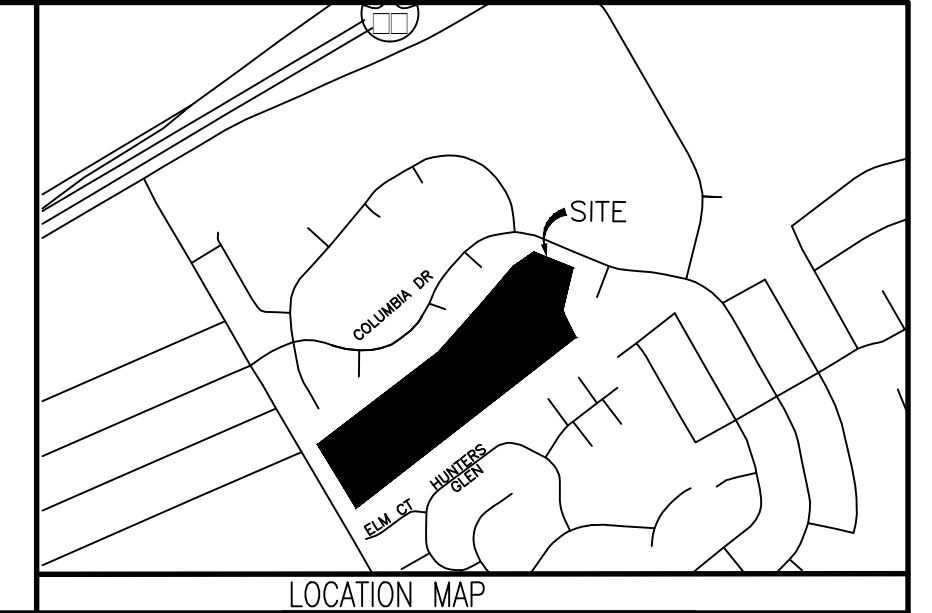
**Engineer:**  
 Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
 19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
 (210) 639-5193 TBPE #5362

**Surveyor:**  
 Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
 3411 Magic DR, San Antonio, TX 78229  
 (210) 341-4518 TBPLS #10089000

**GGA**  
**GOMEZ-GARCIA & ASSOCIATES, INC.**  
 19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
 (210) 832-9608  
 TBPE FIRM REGISTRATION #5362

**LEGEND**

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- - - NOTIFICATION BOUNDARY
- █ ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES



**ZONE CHANGE EXHIBIT**  
 RAFAEL GARZA SURVEY 24.1784 AC.  
 ABS#: 138  
 PREPARED MAY 24, 2023

Exhibit "B" Subject Property Zoning Exhibit

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	EDWARDS JAMES OWEN & LOIS KAREN ESGUERRA	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2023 PG. 99006848
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE I	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHAVN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHITATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY Y	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	AVERY TROY BRYSEN	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 2023 PG. 99000813
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	NELSON ODION JAMAAL & VICTORIA WILLIAMSON	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2023 PG. 99001089
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG. 690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	COLEMAN STACY C	6101 MERION WAY SCHERTZ, TX 78108	116738	VOL. 2019 PG. 99019633
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL. 2021 PG. 99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORRAINE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	O S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBY L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL. 201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL. 200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFER HIRSFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL. G2445 PG. 158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL. 200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG. 0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG. 0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULACKA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG. 99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL. 3151 PG. 0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG. 0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 2680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL. 2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL. 2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2844 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ORCHARD PROPERTY III LLC	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL. 2023 PG. 99001356
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL. 2015 PG. 003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL. 2419 PG. 0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL. 2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL. 3195 PG. 0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL. 2164 PG. 0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL. 2015 PG. 010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL. 2020 PG. 99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL. 2818 PG. 0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLETON DR SCHERTZ, TX 78154	34801	VOL. 2018 PG. 001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLETON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL. 2017 PG. 013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL. 201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL. 202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306005599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL. 2019 PG. 99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL. 2021 PG. 99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JIM PAPA TRUST	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL. 2023 PG. 99001051
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL. 2020 PG. 99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL. 2019 PG. 99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL. 2021 PG. 99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL. 2022 PG. 99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL. 1549 PG. 0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL. 2018 PG. 99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL. 2022 PG. 99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL. 3064 PG. 1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL. 2021 PG. 99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL. 2015 PG. 015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL. 2021 PG. 99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEBEE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL. 1695 PG. 0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL. 2021 PG. 99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	SCEN				

Exhibit "C"  
The Villas at Bluebonnet Ridge  
Planned Development District Design Standards

**The Villas at  
Bluebonnet Ridge  
A PLANNED DEVELOPMENT DISTRICT  
City of Schertz  
May 2023**

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**Exhibits**

- A. *Meets and Bounds Description*
- B. *The Villas at Bluebonnet Ridge*
- C. *Zoning Exhibit*
- D. *Amenities, Parks, Entry, Mail Station*
- E. *Parking Exhibit Per Unit*

**May 2023**

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**Habi Land, LLC.**

**Authored by: Eugenio Murillo**



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# The Villas at Bluebonnet Ridge

170 Unit Development on 24.1784 Acres

**Planned Development District.** Understanding there may be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, and Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

**PDD Purpose and Intent.** The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

**The Property.** The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills as described on *Exhibit A*. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

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Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which promote a safe and pedestrian friendly environment and overall livable community. Also, *Exhibit D* will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 170 units. These units will be spread across 85 duplexes. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, a covered back patio, a private yard, and a two-car garage. This proposed community will be managed and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.31 acres of green space and amenities. This includes multiple Private Parks public walking trail contingent upon approval with LCRA to develop within the easement. All of which are outlined in the overall site plan *Exhibit B and Exhibit D*.

**Parks & Amenities.** The development's interior private park and amenities as shown on 0.50 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.29 acres. In addition to the previously mentioned improvements, the development will also feature a 0.56 acre fenced in private dog park, a 1.95-acre private Picnic/Trail/Community Garden area, and a 4.01 Acre public walking trail contingent upon approval with LCRA to develop within the easement. All the above is shown on *Exhibit B and Exhibit D*

**Two-Family Residential District.** The intent of the development is to conform with the Two-Family Residential District (R-3) zoning district but to modify the lot width, depth, lot area, and setbacks as follows. Each lot is comprised of at least 5,655 sf with a minimum depth of 87-feet. Each lot will have a width of at least 65 feet. There will be 85 lots in total. Each area, as shown and identified on *Exhibit B*.

Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side (the 6 corner lots within the development will maintain 15-foot side setback). Each lot will have a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-3 Per UDC	Two-Family Residential District	9000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-3 (PDD)	Two-Family Residential District (PDD)	5655	65	87	25	10, 0	20	2	35	60%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. → (Not to be used for The Villas at Bluebonnet Ridge)										

**Homeowners Association & Maintenance.** City of Schertz UDC Article 8 Section 21.8.1.B.1 stipulates that a Gated Community shall be a minimum of seventy – five (75) acres. The Villas at Bluebonnet Ridge is modifying this UDC requirement to allow the development of a gated community a minimum of 24 acres. This development will be

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gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. The HOA's maintenance crew will have access to all back yards via side gates. The HOA will have master keyed locks to allow for access to maintain each unit's backyard. A 6-foot wood fence will be installed along the boundary with The Fairways at Scenic Hills neighborhood. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

**Architectural Review Committee.** The Developer will establish an Architectural Review Committee (ARC) which will be responsible for reviewing and approving construction plans for all residential construction within The Villas at Bluebonnet Ridge. The ARC will consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions, and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

**Site Design Standards.** With the exception of lot sizes, lot area, setbacks, and gated community minimum acreage, this proposed development conforms to the UDC for orderly and unified development of streets, utilities, neighborhood design, public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

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**Fire Walls.** Due to the reduced side yard setbacks, each Duplex within The Villas at Bluebonnet Ridge, will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated. No structures, including sheds, will be permitted within the side yard setbacks. Fencing shall be in line with rear wall of the home. The fire rating shall extend the full length of both side walls and include any projections, it will be the acceptable fire rated standard per code.

**Parking.** According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2 off street parking spaces. As noted, and shown in Exhibit E, each 3 -bedroom unit has two driveway parking spaces in addition to two garage parking space for a total of 4 spaces per unit. In addition to the 680 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on street to use as overflow and guest parking. Total parking spaces available are 772.

**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.

# Exhibit A

## Meets and Bounds Description

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

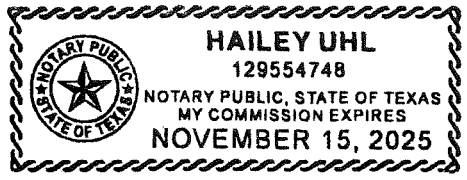
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/27/2022 11:27:28 AM  
TERRI 8 Pages(s)  
202206025013**



*Bobbie Koepf*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE  
GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

---

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

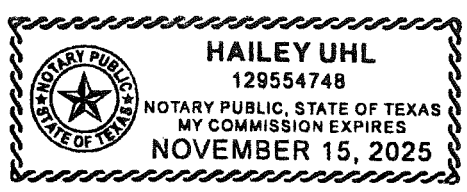
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: *Ronald Ray Holley*  
Name: *Ronald Ray Holley*  
Its: *V.P.*

STATE OF *Texas*        §  
                                         §  
COUNTY OF *Harris*      §

This instrument was acknowledged before me on the *25* day of May, 2022, by *Ron Holley*,  
the *VP* of Nolley Caribbean Properties, LLC, on behalf of said company.



*Hailey Uhl*  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½” iron bar with an orange cap marked “SLS RPLS 5142” set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½” iron bar with an orange cap marked “SLS RPLS 5142” set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½” iron bar with an orange cap marked “SLS RPLS 5142” set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½” iron bar with an orange cap marked “C&B” found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½” iron bar with an orange cap marked “SLS RPLS 5142” set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½” iron bar with a yellow cap marked “Baker” found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½” iron bar with an orange cap marked “C&B” found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 11:35:20 AM PAGES: 8 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

# Exhibit B

## The Villas at Bluebonnet Ridge

# The Villas

## AT BLUEBONNET RIDGE

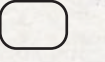

### MASTER PLAN



#### PROJECT AREAS & UNITS:

-  Duplex / **85 Lots -170 Units**
-  Park & Amenities / **0.50 Acres**
-  Picnic Trail Area / **1.95 Acres**
-  Mail Center Area / **0.29 Acres**
-  Dog Park Area / **0.56 Acres**

**TOTAL: 3.30 ac.**

-  Detention Ponds / **0.66 Acres**
-  Public Trail System / **4.01 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

# Exhibit C

## Zoning Exhibit

**ACREAGE SUMMARY**  
 EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING  
 PROPOSED: 24.1784 AC R3 PDD ZONING

**NOTE:**  
 NO 100-YR FLOODPLAIN EXISTS ON THE  
 PROPERTY AS DEFINED BY THE COMAL COUNTY,  
 TEXAS COMMUNITY PANEL NUMBER  
 48187C0090F, AS PREPARED BY THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY, EFFECTIVE  
 DATE NOVEMBER 2, 2007

**Owner/ Developer:**  
 HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

**Applicant:**  
 Eugenio Murillo / HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

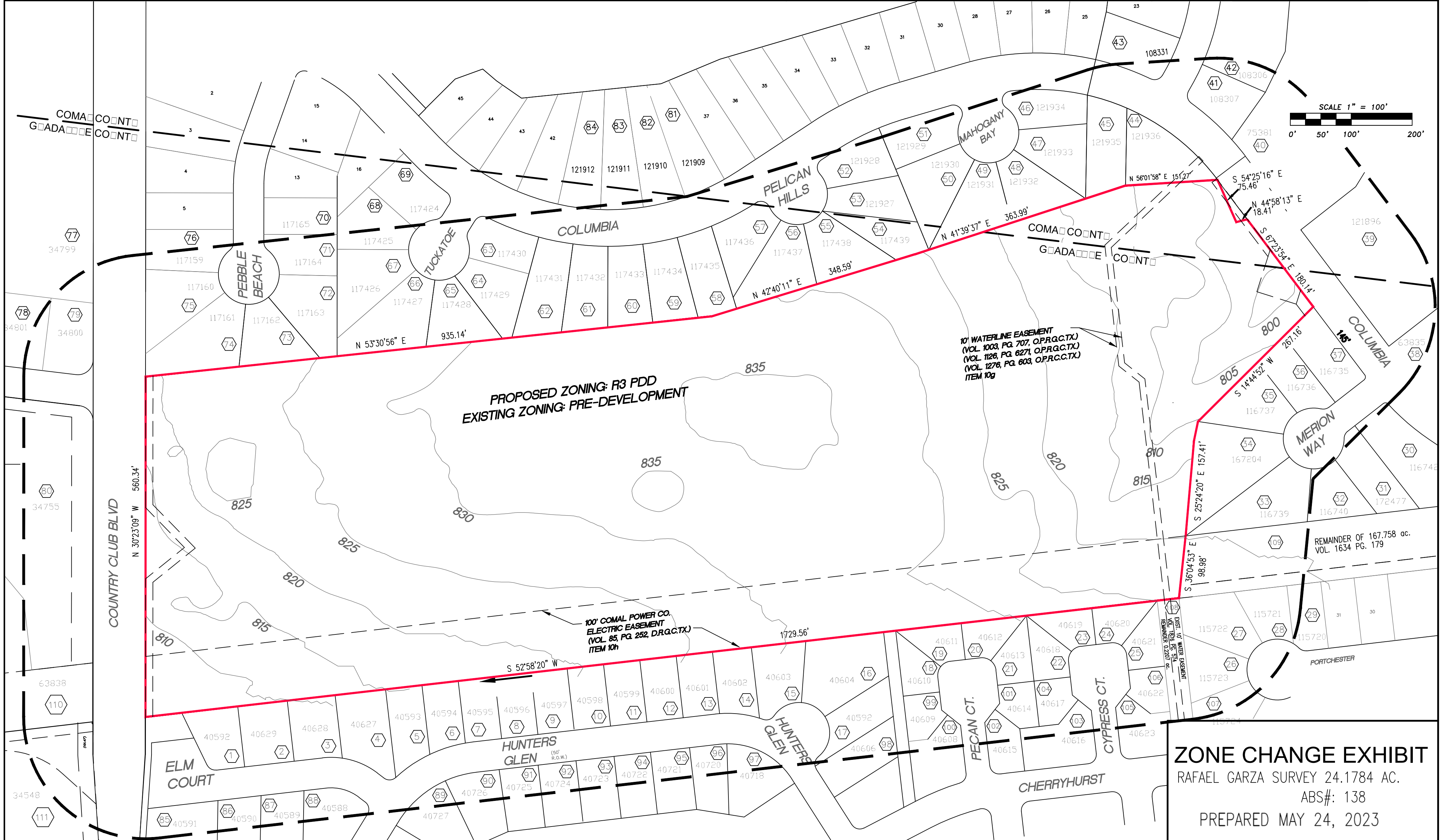
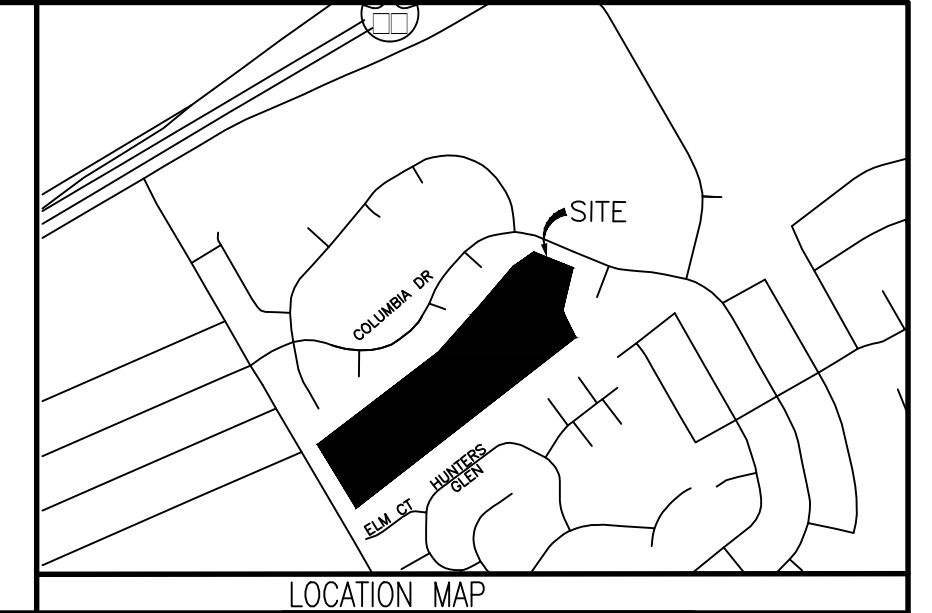
**Engineer:**  
 Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
 19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
 (210) 639-5193 TBPE #5362

**Surveyor:**  
 Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
 3411 Magic DR, San Antonio, TX 78229  
 (210) 341-4518 TBPLS #10089000

**GGA**  
**GOMEZ-GARCIA & ASSOCIATES, INC.**  
 19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
 (210) 832-9608  
 TBPE FIRM REGISTRATION #5362

**LEGEND**

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- - - NOTIFICATION BOUNDARY
- █ ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES



**ZONE CHANGE EXHIBIT**  
 RAFAEL GARZA SURVEY 24.1784 AC.  
 ABS#: 138  
 PREPARED MAY 24, 2023



GOMEZ-GARCIA & ASSOCIATES, INC.

19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
(210) 832-9608

TBPE FIRM REGISTRATION #5362

Table with 8 columns: PROPERTY #, COUNTY, LAND USE, ZONING, SUBDIVISION NAME, OWNER NAME, PROPERTY ADDRESS, PROPERTY ID#, RECORDING INFO. Contains 111 rows of property data.

Owner/ Developer:

HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

Applicant:

Eugenio Murillo / HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

Engineer:

Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
(210) 639-5193 TBPE #5362

Surveyor:

Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
3411 Magic DR, San Antonio, TX 78229  
(210) 341-4518 TBPLS #10089000

ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.

ABS#: 138

PREPARED MAY 24, 2023

# Exhibit D

## Amenities, Parks, Entry, Mail Station

MEP	CIVIL
STRUCTURAL	LANDSCAPE

**The Villas**  
**AT BLUBONNET RIDGE**  
Northcliffe  
Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S  
DATE: 04/05/2023  
DRAWN: JPV  
CHECKED BY: OAV

**L0.0**

SHEET #

OF SHTS.



**KEY:**

- 1. PRIMARY GATED ACCESS
- 2. SECONDARY GATED ACCESS (RESIDENTS ONLY)
- 3. DOG PARK
- 4. AMENITIES
- 5. PRIVATE TRAIL & PICNIC AREA
- 6. PUBLIC TRAIL SYSTEM (DESIGN TBD)
- 7. POND
- 8. MAILBOX PAVILION

**PARKING:**

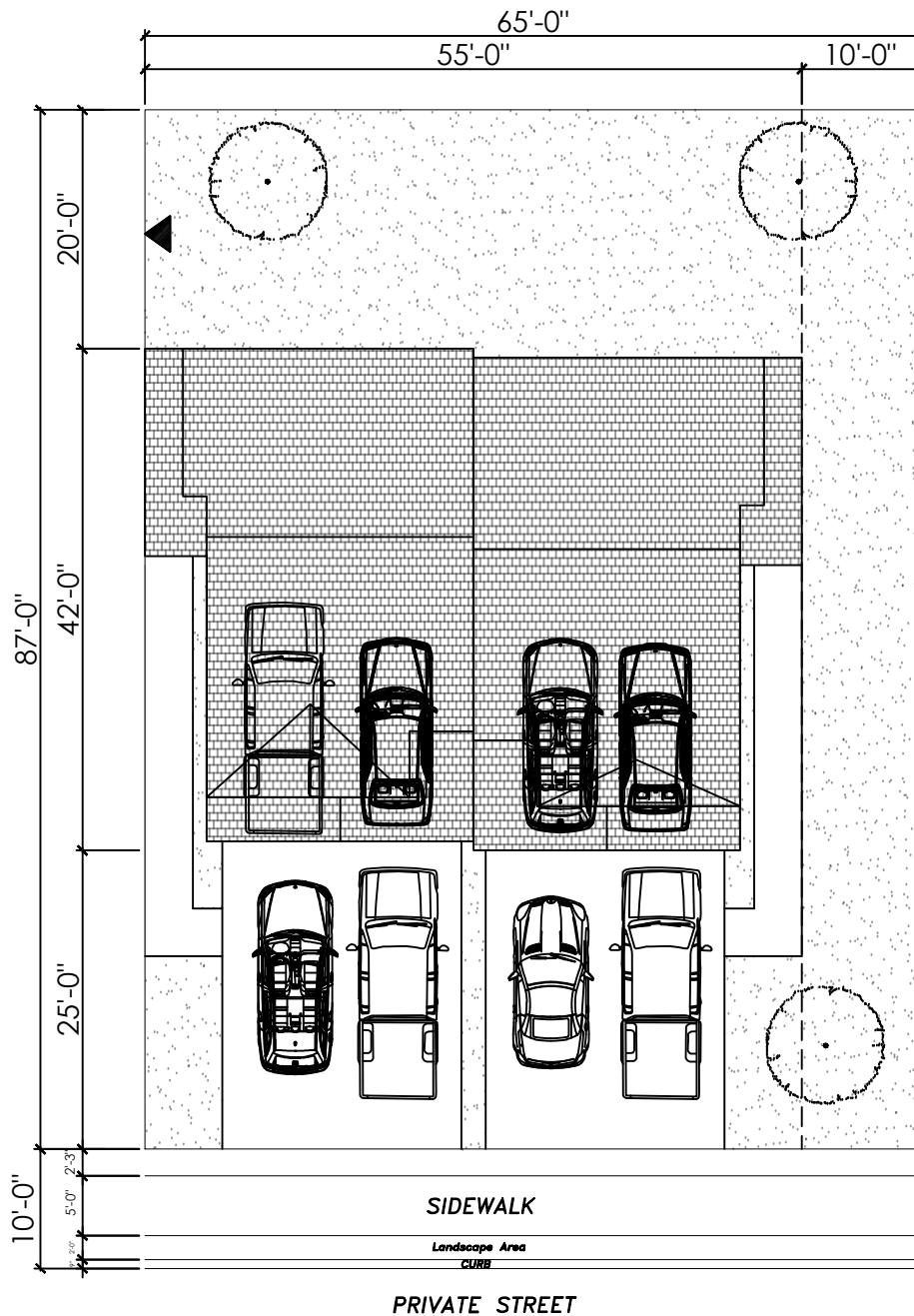
- 76 STREET PARKING
- 680 OFF STREET PARKING
- 16 AMENITY PARKING
- 772 TOTAL PARKING SPOTS

**1 GENERAL SITE PLAN**  
SCALE: 1"=80'-0"

**NOT FOR CONSTRUCTION**  
NOTE: THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY PERMIT, OR CONSTRUCTION

# Exhibit E

## Parking Exhibit Per Unit



## EXHIBIT "E"

### ARTICLE 10. PARKING STANDARDS

#### Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. *Residential curb cuts.*
  1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

#### Sec. 21.10.3. Size of space.

- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.

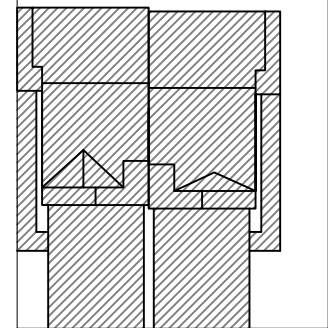


Xero Escape



Zero Lot Line

SqFt Lot	5655
Impervious Cover	3320.58
% Impervious Cover	58.72%



# EXHIBIT "E"

## ARTICLE 10. PARKING STANDARDS

### Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. *Residential curb cuts.*
  1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

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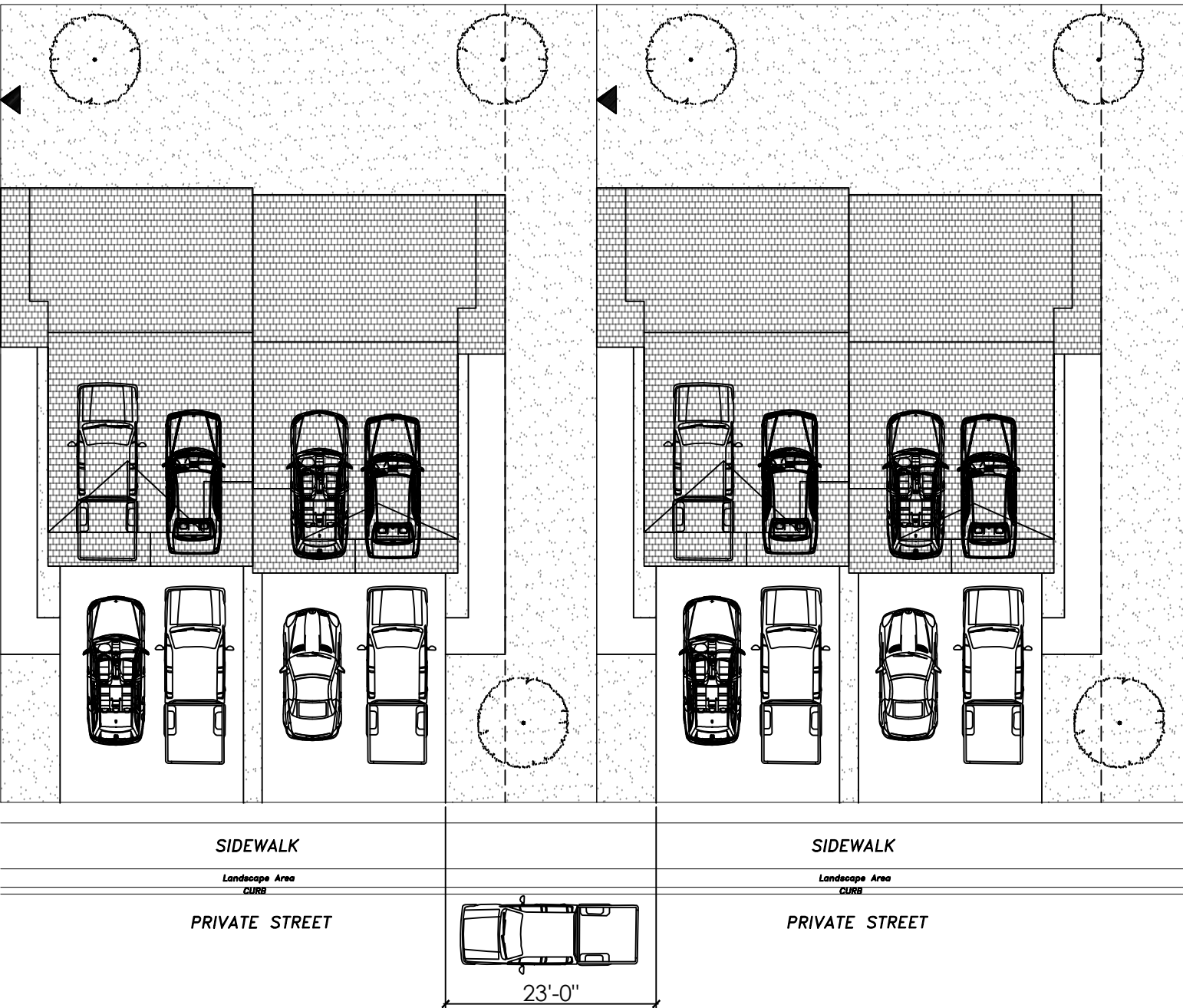
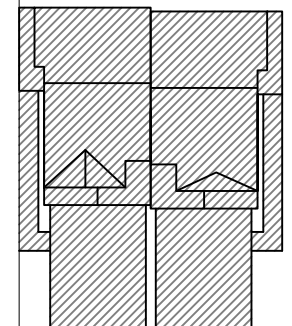


Xero Escape



Zero Lot Line

SqFt Lot	5655
Impervious Cover	3320.58
% Impervious Cover	58.72%



SIDEWALK

SIDEWALK

Landscape Area  
CURB

Landscape Area  
CURB

PRIVATE STREET

PRIVATE STREET

