

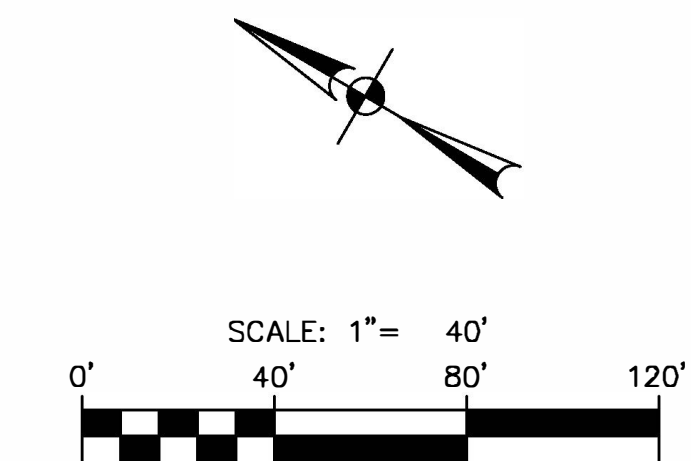
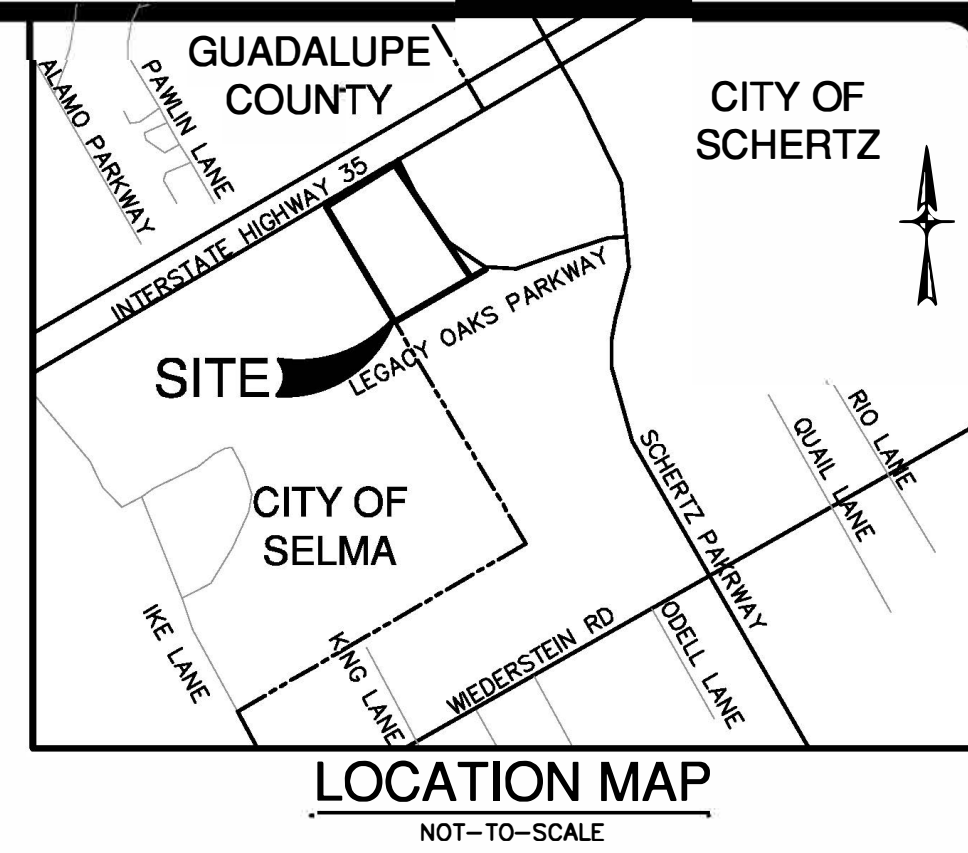
SITE DATA TABLE

ACREAGE	4.495 AC
CURRENT ZONING	GB
PROPOSED ZONING	GB-2
LEGAL	VOL. 2436 PG. 0388 O.P.R.

PROPOSED USE

AREA	USE
4.495 ACRES	CAR DEALERSHIP

CONCEPTUAL SITE PLAN



LEGEND

	PROPERTY LINE
	200-FOOT NOTIFICATION BUFFER
	LOT LINE
	PROPOSED CURB
	EXISTING CURB
AC	ACRE(S)
BLK	BLOCK
CATV	CABLE TELEVISION
VOL	VOLUME
PG	PAGE(S)
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
GB	General Business District
GB-2	General Business District - 2

APPLICANT:
BROWN AND MCDONALD
100 NE LOOP 410 STE 1385
SAN ANTONIO, TX, 78216
(210) 429-7931

OWNER:
TWC ASSOCIATES PROFIT SHARING PLAN & TRUST
16607 BLANCO ROAD STE 201
SAN ANTONIO, TX 78212 Phone: 210-240-9947

ENGINEER:
ANDREW BELTON, P.E.
PAPE-DAWSON CONSULTING ENGINEERS, LLC
2000 NW LOOP 410 I SAN ANTONIO, TX 78213
(210) 375-9000

LOT 1, BLOCK 2
LEGACY OAKS APARTMENTS
(VOLUME 6, PAGE 671 M.P.R.)
LEGACY OAKS APARTMENTS
(VOLUME 2334, PAGE 155 O.P.R.)

LAND USE: APARTMENT/MULTI-FAMILY
ZONING: R-4
SUBDIVISION NAME: LEGACY OAKS APARTMENTS
OWNER NAME: EM LIMITED PARTNERSHIP
PROP. ID #: 115850
ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659
RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

2.970 ACRES

LOT 3, BLOCK 2
LEGACY OAKS APARTMENTS
(VOLUME 6, PAGE 671 M.P.R.)
LEGACY OAKS APARTMENTS
(VOLUME 2334, PAGE 155 O.P.R.)

Land Use: General Business
Zoning: GB
Subdivision Name: PIC-N-PAC
Owner Name: Wuest Real Estate LP
Prop. ID: #128131
Address: 9318 FM 725, McQueeney, TX, 78123
Recording Information: Vol. 6 PG 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

2.293 ACRES

LOT 2, BLOCK 2
LEGACY OAKS APARTMENTS
(VOLUME 6, PAGE 671 M.P.R.)
LEGACY OAKS APARTMENTS
(VOLUME 2334, PAGE 155 O.P.R.)

LAND USE: APARTMENT/MULTI-FAMILY
ZONING: R-4
SUBDIVISION NAME: LEGACY OAKS APARTMENTS
OWNER NAME: EM LIMITED PARTNERSHIP
PROP. ID #: 115850
ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659
RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

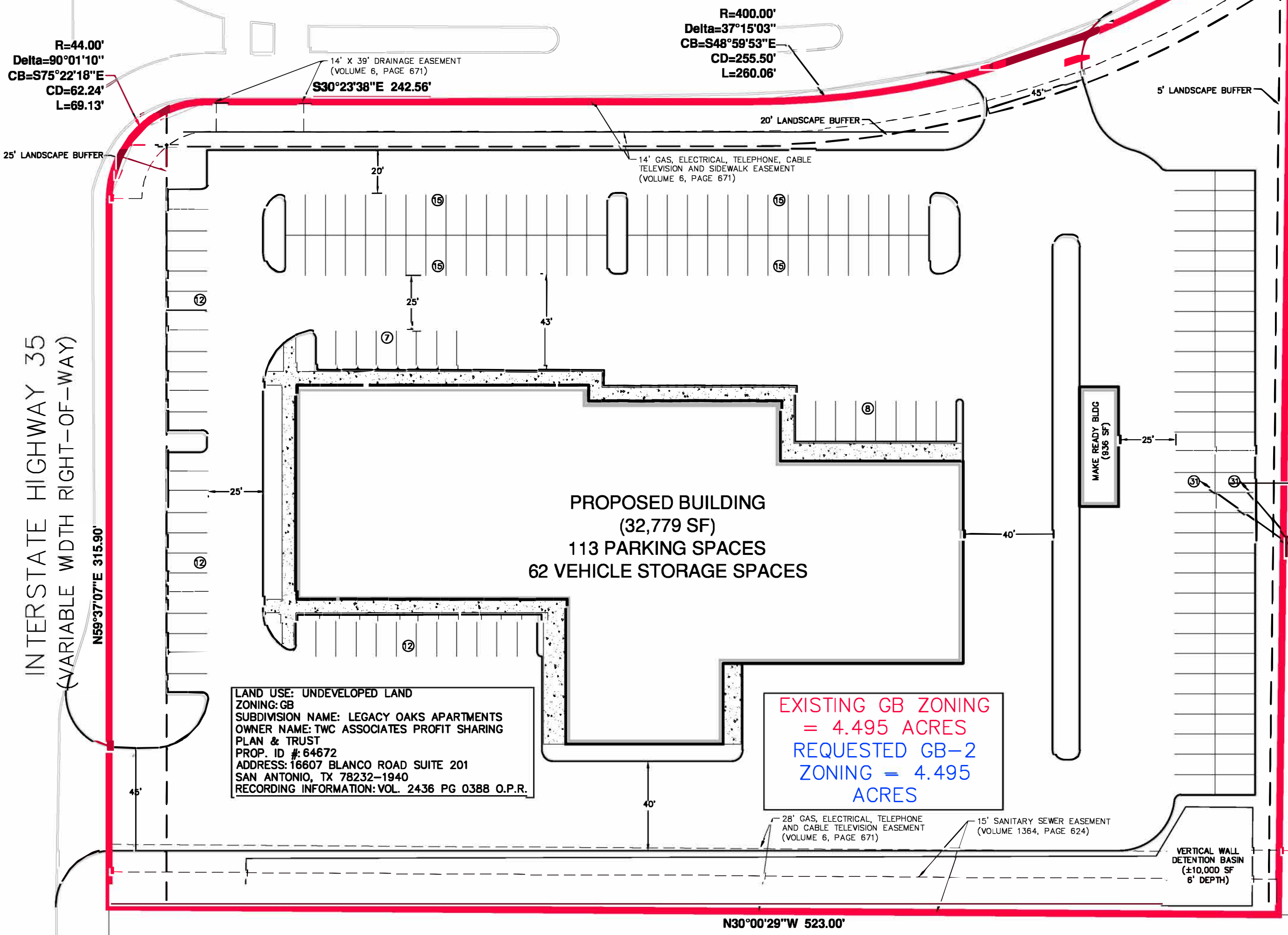
8.166 ACRES

LAND USE: UNDEVELOPED LAND
ZONING: GB
SUBDIVISION NAME: LEGACY OAKS APARTMENTS
OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST
PROP. ID #: 646372
ADDRESS: 16607 BLANCO ROAD SUITE 201
SAN ANTONIO, TX 78232-1940
RECORDING INFORMATION: VOL. 2436 PG. 0388 O.P.R.

EXISTING GB ZONING = 4.495 ACRES
REQUESTED GB-2 ZONING = 4.495 ACRES

LAND USE: UNDEVELOPED LAND
ZONING: C-2 (CITY OF SELMA)
SUBDIVISION NAME: CHELSEA MIXED-USED
OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST
PROP. ID #: 137139
ADDRESS: 16607 BLANCO ROAD SUITE 201
SAN ANTONIO, TX 78232-1940
RECORDING INFORMATION: VOL. 693 PG. 161-163 O.P.R.

31.91 ACRES



INTERSTATE HIGHWAY 35
VARIABLE WIDTH RIGHT-OF-WAY

LEGACY OAKS PARKWAY
(60-FOOT PUBLIC RIGHT-OF-WAY)

DATE	
NO.	REVISION
PAPE-DAWSON ENGINEERS	
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 210.375.9000 TEXAS ENGINEERING FIRM #470 TEXAS SURVEYING FIRM #1088800	
CONCEPTUAL SITE PLAN OF 4.495 AC TRACT SCHERTZ, TEXAS	
A 4.495 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.495 ACRE TRACT DESCRIBED IN DEED TO TWC ASSOCIATES PROFIT SHARING PLAN AND TRUST, RECORDED IN VOLUME 2436, PAGES 382-388, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS OUT OF THE TORIBIO HERRERA SURVEY TRACT NO. 15, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.	
PLAT NO.	---
JOB NO.	13035-01
DATE	JUNE 2023
DESIGNER	JV
CHECKED	DRAWN JV/ES
SHEET	1 OF 1