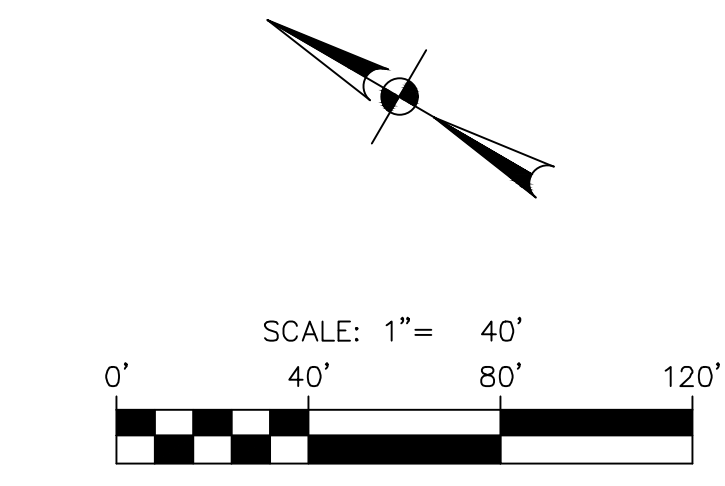
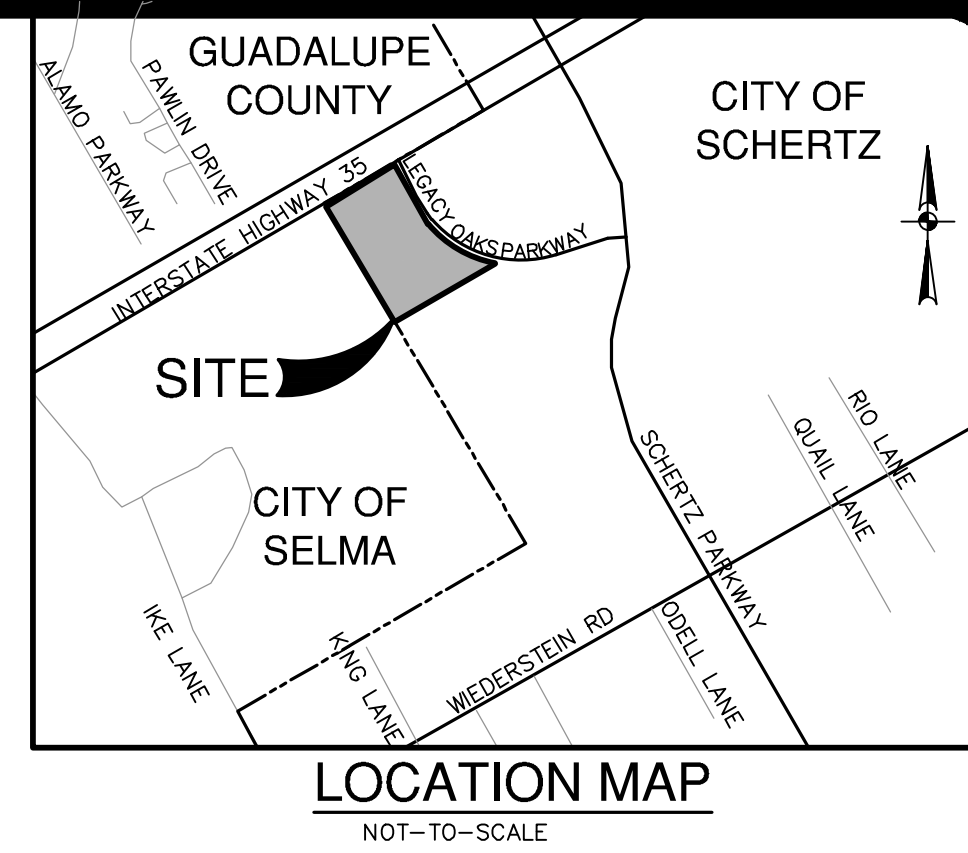
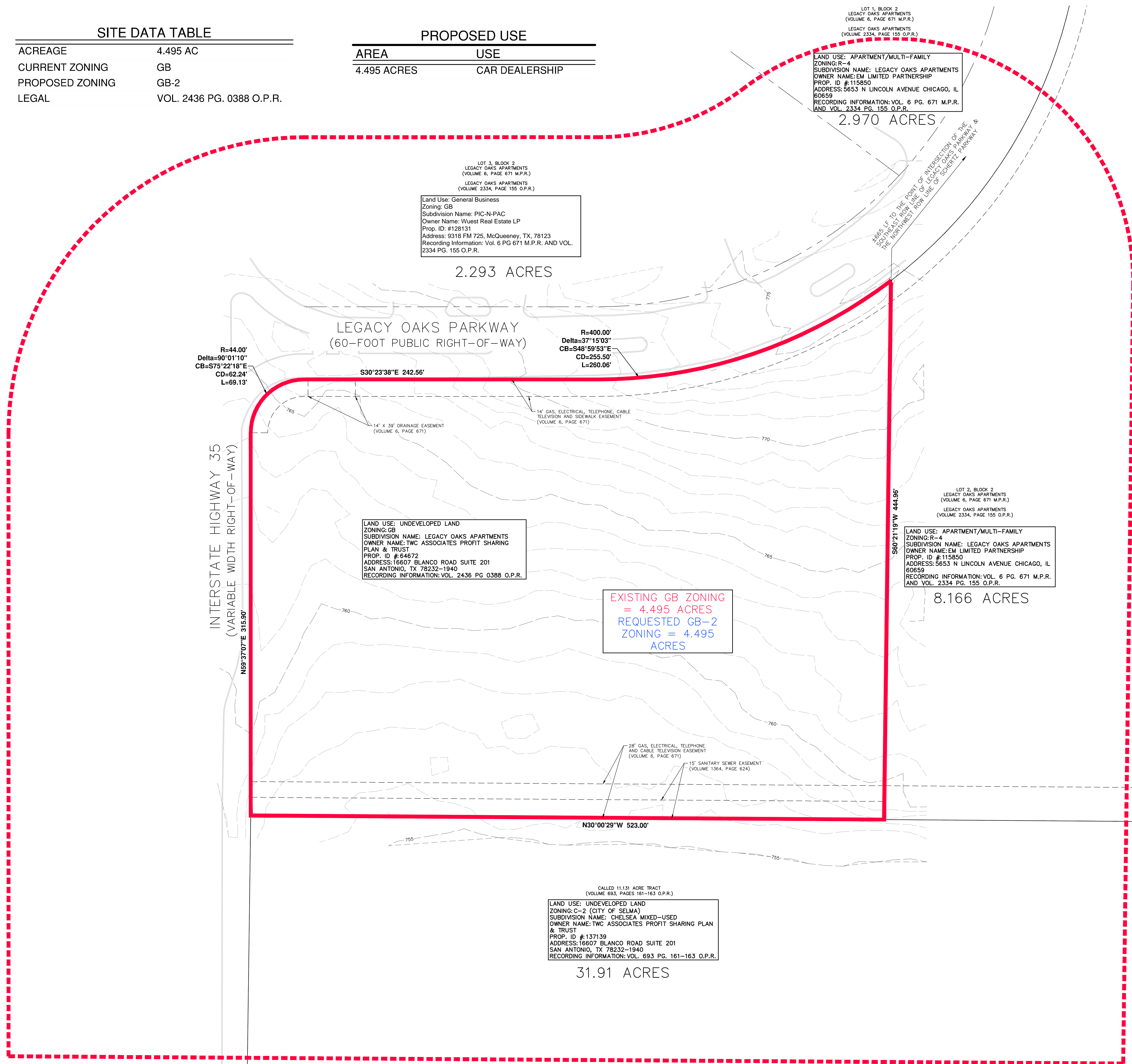


SITE DATA TABLE

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



LEGEND

	PROPERTY LINE
	200-FOOT NOTIFICATION BUFFER
	LOT LINE
	EXISTING CURB
	EXISTING CONTOURS MAJOR
	880
	AC
	BLK
	CATV
	VOL
	PG
	DOC
	DPR
	DR
	NCB
	OPR
	GB
	GB-2
	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
	NEW CITY BLOCK
	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
	GENERAL BUSINESS DISTRICT
	GENERAL BUSINESS DISTRICT - 2

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 45187C0210F, DATED 11/2/2007, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

APPLICANT:
BROWN AND McDONALD, PLLC
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
(210) 240-9947

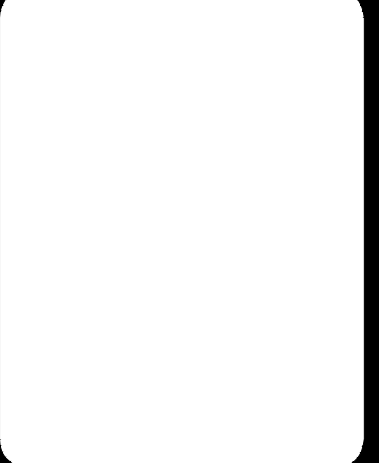
ENGINEER:
ANDREW BELTON, P.E.
PAPE-DAWSON CONSULTING ENGINEERS, LLC
2000 NW LOOP 410 I SAN ANTONIO, TX 78213
(210) 375-9000

SURVEYOR:
JON COOPER, RPLS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
2000 NW LOOP 410 I SAN ANTONIO, TX 78213
(210) 375-9000

ZONING EXHIBIT OF 4.495 ACRE TRACT

DATE OF PREPARATION: JULY 26, 2023
TORIBIO HERRERA SURVEY NO. 66, ABSTRACT NO. 153, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

NO.	REVISION	DATE



ZONING EXHIBIT OF 4.495 ACRE 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 NO. 66, ABSTRACT NO. 153, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PLAT NO.	---
JOB NO.	13035-01
DATE	JULY 2023
DESIGNER	JV
CHECKED	DRAWN JV/ES
SHEET	1 OF 1

Date: May 30, 2023, 4:45 PM - User ID: Esonlilian
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