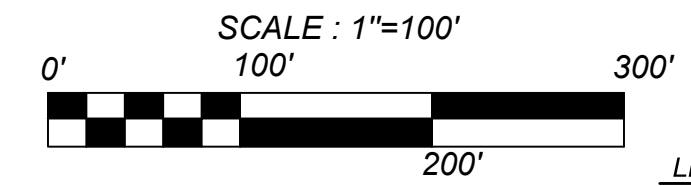


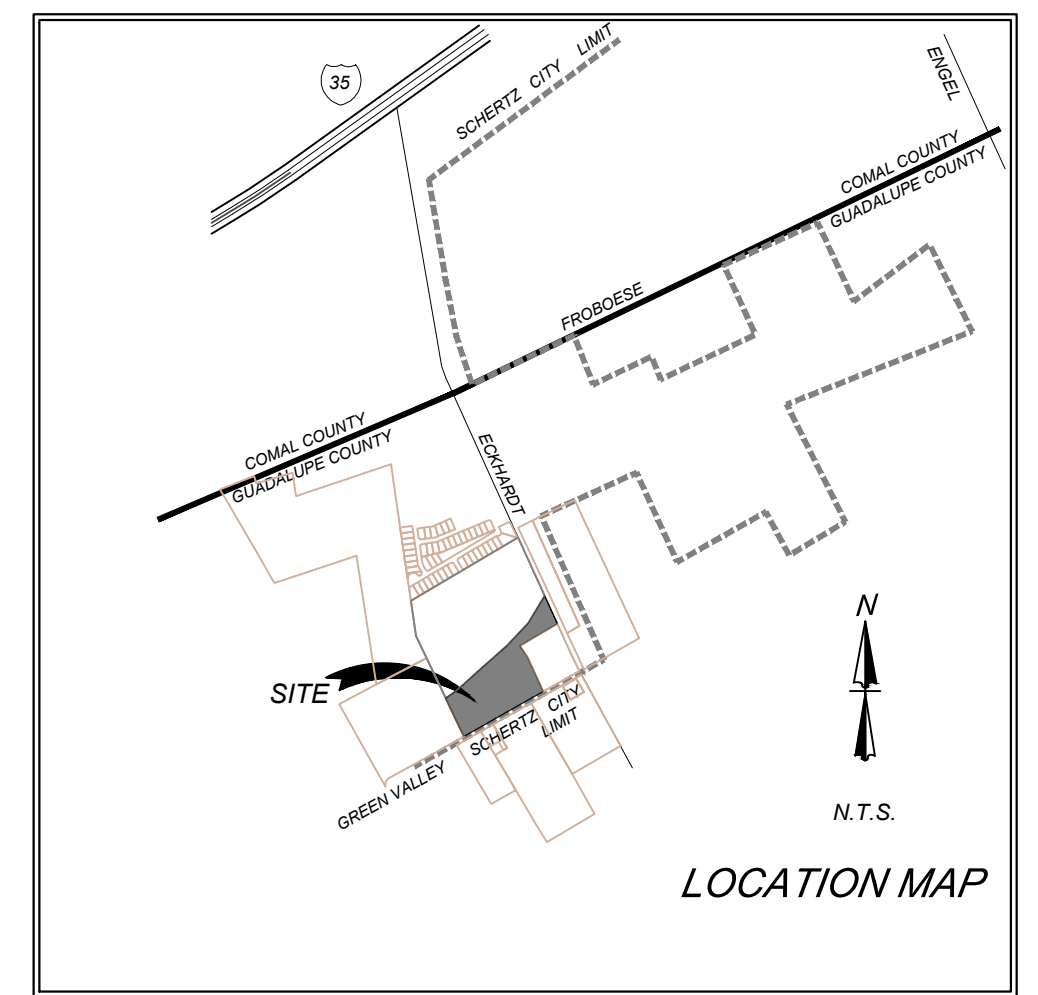
NOTE
 REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007.

| ZONING TABLE | | |
|---------------|-----------------|-----------------|
| TOTAL ACREAGE | EXISTING ZONING | PROPOSED ZONING |
| 14.23 ACRES | GB | R-2 |



LEGEND

| | |
|--------|------------------------------|
| GB | = GENERAL BUSINESS |
| R-2 | = SINGLE FAMILY - 2 |
| R-6 | = SINGLE FAMILY - 6 |
| R.O.W. | = RIGHT OF WAY |
| O.P.R. | = OFFICIAL PUBLIC RECORDS |
| --- | = SCHERTZ CITY LIMITS |
| --- | = BOUNDARY |
| --- | = EXISTING CONTOURS |
| --- | = 200' NOTIFICATION BOUNDARY |



4.99 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: (GUADALUPE COUNTY)
 PROPERTY ID: 61591
 (DOC.# 16165)
 OWNER: DAKE COLLEEN J
 7208 GREEN VALLEY RD
 CIBOLO, TX 78108

4.99 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: (GUADALUPE COUNTY)
 PROPERTY ID: 61628
 (VOL. , PG.)
 OWNER: GROVER E & BA WRIGHT
 7260 GREEN VALLEY RD
 CIBOLO, TX 78108

0.75 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: (GUADALUPE COUNTY)
 PROPERTY ID: 61626
 (VOL. 477, PG. 698 O.P.R.)
 OWNER: BARBARA ANN WRIGHT
 7260 GREEN VALLEY RD
 CIBOLO, TX 78108

23.63 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: (GUADALUPE COUNTY)
 PROPERTY ID: 61592
 (VOL. 2780, PG. 1073 O.P.R.)
 OWNER: BARBARA WRIGHT
 7260 GREEN VALLEY RD
 CIBOLO, TX 78108

11.682 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: (GUADALUPE COUNTY)
 PROPERTY ID: 61525
 (VOL. 669, PG. 102 O.P.R.)
 OWNER: HAROLD M KLAERNER
 7470 GREEN VALLEY RD
 NEW BRAUNFELS, TX 78132

0.630 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 PROPERTY ID: 61526
 ZONING: (GUADALUPE COUNTY)
 (VOL. 669, PG. 102 O.P.R.)
 OWNER: HAROLD M KLAERNER 7470
 GREEN VALLEY RD
 NEW BRAUNFELS, TX 78123

1.50 ACRE TRACT
 LAND USE: N/A
 ZONING: NONE
 PROPERTY ID: 153815
 (DOC.# 20399000734)
 OWNER: MUSTANG OAKS LLC
 4630 N LOOP 1604
 WEST STE 514
 SAN ANTONIO, TX 78249

15' WATER LINE EASEMENT
 (VOL. 679, PG. 742 O.P.R.)

5.503 ACRE TRACT
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: GB
 PROPERTY ID: 63997
 (VOL. 2416, PG. 26 O.P.R.)
 OWNER: KATHY ADAMS AND JASON LUND
 4190 ECKHARDT ROAD
 MARION, TX 78124

42.79 ACRE TRACT
 LAND USE: AGRICULTURAL
 ZONING: GB
 PROPERTY ID: 63992
 (DOC.# 202099005854)
 OWNER: HESS HILLS DEVELOPMENT LLC
 606 EAST 42ND ST.
 AUSTIN, TX 78751

22.14 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: GB
 PROPERTY ID: 64006
 (VOL. 4176, PG 767 O.P.R.)
 OWNER: SCHWAB CREDIT TRUST
 RUBY F SCHWAB - TRUSTEE
 1288 N BUSINESS 35
 NEW BRAUNFELS, TX 78130

95.34 ACRE TRACT
 LAND USE: AGRICULTURE
 ZONING: GB
 PROPERTY ID: 63994
 (VOL. 1654, PG. 902 O.P.R.)
 OWNER: RBV2 LIMITED PARTNERSHIP
 8809 CARRIAGE DR
 SAN ANTONIO, TX 78217

43.50 ACRE TRACT
 OWNER: MUSTANG OAKS LLC
 (DOC.# 202399000734 O.P.R.)

30.13 ACRES
 LAND USE: SINGLE FAMILY-RESIDENTIAL
 ZONING: R-2
 PROPERTY ID: 63998
 (DOC.# 202399000734 O.P.R.)
 OWNER: MUSTANG OAKS LLC
 4630 N LOOP 1604 WEST STE 514
 SAN ANTONIO, TX 78249

18.461 ACRE TACT
 LAND USE: SINGLE-FAMILY RESIDENTIAL
 ZONING: R6
 CYPRESS POINT, UNIT 4
 (VOL. 8, PGS. 729-730 M.P.R.)

WHITE ELM



**ACKERMANN SUBDIVISION
 ZONING EXHIBIT**
 SCHERTZ, TEXAS
 GUADALUPE COUNTY

LEGAL DESCRIPTION:
 A 14.23 ACRE TRACT OF LAND, OUT OF THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY ABSTRACT NO. 93 BEING OUT OF THE 44.36 ACRE TRACT OF LAND AS CONVEYED TO MUSTANG OAKS, LLC OF RECORD IN DOCUMENT NUMBER 202399000734 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PREPARED : JULY, 2023