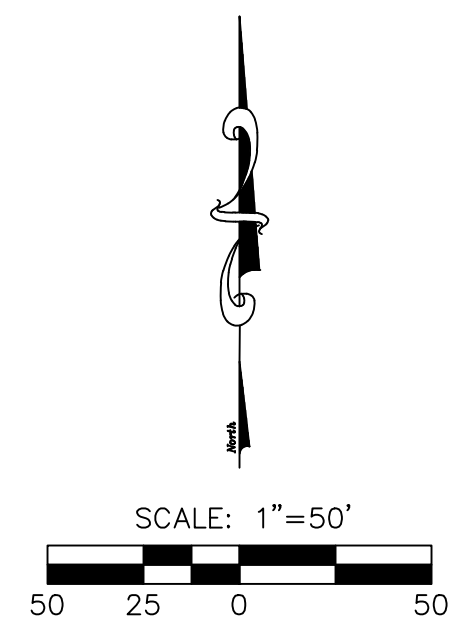




LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY RECORD INFORMATION
	WASTEWATER LINE
	WATER LINE
	MINOR CONTOUR
	MAJOR CONTOUR
	200' NOTIFICATION BOUNDARY

RECORD OWNERS/DEVELOPERS

TEG SCHERTZ VENTURES, LLC
BCAD NO. 1396038
SCHAEFER RD
SCHERTZ, TX 78154
BLOCK 6, LOT 20, CB 5058C
J. LEAL SURVEY NO. 79, ABS 424
(VOL. 20002, PG. 2141 OPR)

**11786 SCHAEFER RD
SPECIFIC USE PERMIT TRACT 1**

LOT 20, BLOCK 6, C.B. 5058C OF THE WILLOW GROVE
ESTATES COMMERCIAL RECORDED IN VOLUME 20002, PAGE
2141 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
OF BEXAR COUNTY, TEXAS

ACCORDING TO FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

ACCORDING TO FLOOD INSURANCE MAP, PANEL
48029C0295F, DATED 9/29/2010, IS LOCATED IN
ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

<u>TRACT</u>	<u>ACREAGE</u>	<u>EXIST. ZONING</u>	<u>PROP. ZONING</u>
1	1.61	GB	GB

Klove
ENGINEERING
Site Development/Engineering Services
Firm No. 111042
www.kloveengineering.com (210) 485-5683

[illegible]

OWNER:

SCHAEFER TRUST CENTER
WILLOW GROVE ESTATES, COMMERCIAL
11796 SCHAEFER RD
SCHERTZ, TEXAS 76154

BEING 1.597 ACRES OF THE J. L. LEAL SURVEY NO. 79, ABSTRACT 424,
WILLOW GROVE ESTATES, COMMERCIAL, COUNTY OF DALLAS, TEXAS, AND THE
ESTATES COMMERCIAL RECORDS IN VOLUME 20002, PAGE 244, OF THE
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

SPECIFIC USE PERMIT EXHIBIT

DESIGNED BY:	AJB
DRAWN BY:	CT
SCALE:	1"=50"
DATE:	10/3/23
SHEET NO.	

EX1