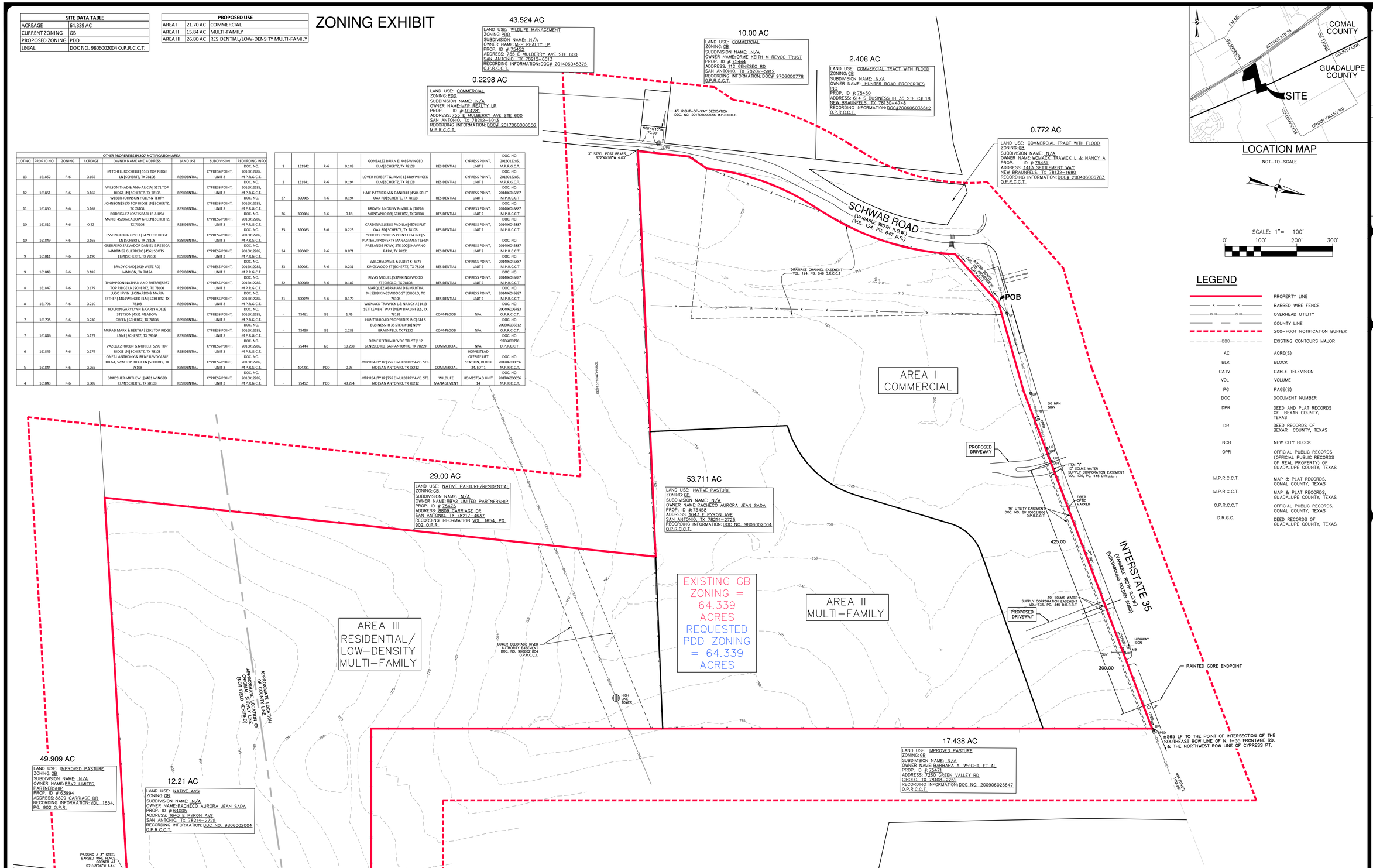
ZONING EXHIBIT

SITE DATA TABLE	
ACREAGE	64.339 AC
CURRENT ZONING	GB
PROPOSED ZONING	PDD
LEGAL	DOC NO. 9806002004 O.P.R.C.C.T.

PROPOSED USE		
AREA I	21.70 AC	COMMERCIAL
AREA II	15.84 AC	MULTI-FAMILY
AREA III	26.80 AC	RESIDENTIAL/LOW-DENSITY MULTI-FAMILY



OTHER PROPERTIES IN 200' NOTIFICATION AREA								
LOT NO.	PROP ID NO.	ZONING	ACREAGE	OWNER NAME AND ADDRESS	LAND USE	SUBDIVISION	RECORDING INFO
13	161852	R-6	0.165	MITCHELL ROCHELLE J 5167 TOP RIDGE LN SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
12	161851	R-6	0.165	WILSON THAD & ANA-ALICIA J 5171 TOP RIDGE LN SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
11	161850	R-6	0.165	WEBER-JOHNSON HOLLY & TERRY JOHNSON J 5175 TOP RIDGE LN SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
10	161812	R-6	0.22	RODRIGUEZ JOSE ISRAEL JR & LISA MARIE J 4528 MEADOW GREEN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
10	161849	R-6	0.165	ESSONGKONG GISELE J 5179 TOP RIDGE LN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
9	161811	R-6	0.190	GUERRERO SALVADOR DANIEL & REBECA MARTINEZ GUERRERO J 4561 SCOTS ELM J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
9	161848	R-6	0.185	BRADY CHAD J 3919 WETZ RD J MARION, TX 78124	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
8	161847	R-6	0.179	THOMPSON NATHAN AND SHERRI J 5287 TOP RIDGE LN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
8	161796	R-6	0.210	LUGO IRVIN LEONARDO & MARIA ESTHER J 4484 WINGED ELM J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
7	161795	R-6	0.230	HOLTON GARY LYNN & CARLY ADELE STETSON J 4531 MEADOW GREEN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
7	161846	R-6	0.179	MURAD MARK & BERTHA J 5291 TOP RIDGE LAN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
6	161845	R-6	0.179	VAZQUEZ RUBEN & NORIEL J 5295 TOP RIDGE LN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
5	161844	R-6	0.265	ONEAL ANTHONY & IRENE REVOCABLE TRUST, 5299 TOP RIDGE LN J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
4	161843	R-6	0.305	BRADSHER MATHEW L J 4481 WINGED ELM J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
3	161842	R-6	0.189	GONZALEZ BRIAN E J 4485 WINGED ELM J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
2	161841	R-6	0.194	LOVER HERBERT & JAMIE L J 4489 WINGED ELM J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 3	DOC. NO. 2016012285, M.P.R.G.C.T.
37	390085	R-6	0.194	HALE PATRICK M & DANIELLE J 4584 SPLIT OAK RD J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
36	390084	R-6	0.18	BROWN ANDREW & MARLA J 10226 MONTANIO DR J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
35	390083	R-6	0.225	CARDENAS JESUS PADILLA J 4576 SPLIT OAK RD J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
34	390082	R-6	0.871	SCHERTZ CYPRESS POINT HOA INC J 5 PLATEAU PROPERTY MANAGEMENT J 3424 PAESANOS PKWY, STE 100 J SHAVANO PARK, TX 78231	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
33	390081	R-6	0.231	WELCH ADAM L & JULIET K J 5375 KINGSWOOD ST J SCHERTZ, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
32	390080	R-6	0.187	RIVAS MIGUEL J 5379 KINGSWOOD ST J CIBOLO, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
31	390079	R-6	0.179	MARQUEZ ABRAHAM D & MARTHA M J 5383 KINGSWOOD ST J CIBOLO, TX 78108	RESIDENTIAL	CYPRESS POINT, UNIT 2	DOC. NO. 201406045887 M.P.R.C.C.T
-	75461	GB	1.45	WOMACK TRAWICK L & NANCY A J 1413 SETTLEMENT WAY J NEW BRAUNFELS, TX 78132	COM-FLOOD	N/A	DOC. NO. 200406006783 O.P.R.C.C.T.
-	75450	GB	2.283	HUNTER ROAD PROPERTIES INC J 614 S BUSINESS IH 35 STE C # 18 J NEW BRAUNFELS, TX 78130	COM-FLOOD	N/A	DOC. NO. 200606036612 O.P.R.C.C.T.
-	75444	GB	10.238	ORME KEITH M REVOC TRUST J 112 GENESEO RD J SAN ANTONIO, TX 78209	COMMERCIAL	N/A	DOC. NO. 9706000778 O.P.R.C.C.T.
-	404281	PDD	0.23	MFP REALTY LP J 755 E MULBERRY AVE. STE. 600 J SAN ANTONIO, TX 78212	COMMERCIAL	HOMESTEAD OFFSITE LIFT STATION, BLOCK 34, LOT 1	DOC. NO. 201706000656 M.P.R.C.C.T.
-	75452	PDD	43.294	MFP REALTY LP J 755 E MULBERRY AVE. STE. 600 J SAN ANTONIO, TX 78212	WILDLIFE MANAGEMENT	HOMESTEAD UNIT 14	DOC. NO. 201706000656 M.P.R.C.C.T.

LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	PROPERTY LINE
x x	BARBED WIRE FENCE
OHU OHU	OVERHEAD UTILITY
	COUNTY LINE
	200-FOOT NOTIFICATION BUFFER
880	EXISTING CONTOURS MAJOR
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 (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
M.P.R.C.C.T.	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
M.P.R.G.C.T.	MAP & PLAT RECORDS, GUADALUPE COUNTY, TEXAS
O.P.R.C.C.T	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
D.R.G.C.	DEED RECORDS OF GUADALUPE COUNTY, TEXAS

NOTE:
THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

OWNER/DEVELOPER:
MR. JOSHUA POLLOCK
OCOTILLO CAPITAL PARTNERS
606 W 12TH STREET
AUSTIN, TEXAS 78701
PHONE: (210)-355-1809

ENGINEER/DESIGNER
PAPE-DAWSON ENGINEERS , INC
TYLER KOZMA
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210)375-9000
FAX: (210)375-9010

NO.	REVISION	DATE

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

ZONING EXHIBIT OF 64.339 ACRE TRACT

SCHERTZ, TX

A 64.339 ACRE, OR 2,802,609 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THE REMAINING PORTION OF THE 64.5 ACRE TRACT DESCRIBED IN DOCUMENT NO. 9806002004 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE C.M. GAMAGAN SURVEY NO. 398, ABSTRACT 182, COMAL COUNTY, TEXAS, AND THE C.M. GAMAGAN SURVEY NO. 398, ABSTRACT 142, GUADALUPE COUNTY, TEXAS, IN THE CITY OF SCHERTZ, COMAL COUNTY AND GUADALUPE COUNTY, TEXAS.

PLAT NO.	-
JOB NO.	11063-02
DATE	OCTOBER 2023
DESIGNER	TK/GS
CHECKED	DRAWN ES
SHEET	1 OF 1

Date: Oct 26, 2023, 12:02pm User ID: jtaylor
File: P:\110\53\02\Design\Exhibits\231026 - ZONING EXHIBIT.dwg

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