

ORDINANCE NO. 24-S-146

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 38.8 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL DISTRICT (R-A) AND GENERAL BUSINESS DISTRICT (GB) TO APARTMENT/MULTI-FAMILY DISTRICT (R-4), KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 68294, 68295, 68296, 68302, 68303, 68315 68316, GENERALLY LOCATED 1,100 FEET TO THE WEST OF THE FM 2252 AND IH 35 INTERSECTION, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) and General Business District (GB) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zoning (the “Criteria”); and

WHEREAS, on July 3, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zoning; and

WHEREAS, on September 3, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned to Apartment / Multi-Family District (R-4)

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED ON FIRST READING, the ____ day of _____ 2024.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ____ day of _____ 2024.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"

Metes & Bounds

ROBERT WALKER AND JOHN FALLS WALKER SURVEY ABSTRACT NO. 414 COMAL COUNTY

NOTES:

- 1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT... 2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID... 3. ALL REFERENCES ARE REFERRED TO RECORDS OF GUADALUPE COUNTY, TEXAS UNLESS OTHERWISE NOTED...

Table with columns: LINE, BEARING, DISTANCE. Lists survey lines L1 through L29 with their respective bearings and distances.

LIST OF MONUMENTS:

- M1 - FOUND 3/8" IRON ROD
M2 - FOUND 1/2" IRON ROD
M3 - FOUND 1/2" IRON ROD WITH BLUE CAP MARKED "AMERICAN"
M4 - FOUND 5/8" IRON ROD WITH YELLOW CAP MARKED "RODS"
M5 - FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "FORD"
M6 - FOUND RAILROAD SPIKE
M7 - FOUND 5/8" IRON ROD
M8 - FOUND "MAG" NAIL IN ASPHALT
M9 - TxDOT BRASS CAPPED CONCRETE MONUMENT
M10 - FOUND 60D NAIL
M11 - FOUND 12" WOODEN FENCE CORNER POST

LIST OF FACILITIES:

- A - 1 STORY FRAME HOUSE ON CONC.
B - METAL BUILDING
C - FRAME SHED
D - METAL SHED
E - ELECTRIC METER
F - CONC. PORCH
G - CONC. CARPORT
H - 1 STORY FRAME HOUSE ON PIER & BEAM
I - FRAME CARPORT OVER ASPHALT
J - FRAME WATER WELL HOUSE
K - CONC. WALK
L - ASPHALT DRIVE
M - SEPTIC TANKS
N - WATER METER
O - WATER VALVE

LEGEND

- - IRON ROD FOUND (AS NOTED)
▲ - FENCE POST FOUND (AS NOTED)
P - OVERHEAD POWERLINE
X - BARBED WIRE FENCE
■ - CONCRETE MONUMENT FOUND (AS NOTED)
○ - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD SURVEYING RPLS 5952"

INTERSTATE HIGHWAY 35 (VARIABLE WIDTH RIGHT-OF-WAY)

M9 (SEE NOTE 11)

COUNTY LINE (APPROXIMATE LOCATION)

DOROTHY MARIE MCCORMICK, ET AL TO HAROLD J. DENSBERGER 0.982 ACRES OCTOBER 31, 2013 DOC. #2014021154

RON CARRILLO, ET UX 7.40 ACRES 1471/671

ROBERT WALKER AND JOHN FALLS WALKER SURVEY ABSTRACT NO. 244 GUADALUPE COUNTY

BUSSEY'S, LTD. 21.5 ACRES (RESIDUE) 717/727

DONNA OTT DENSBERGER, ET AL 143.2 ACRES (RESIDUE) DOC. #202099012670

30' ACCESS EASEMENT 236/230 236/234

30' ACCESS EASEMENT 236/230 236/234

30' ACCESS EASEMENT 236/230 236/234

19.831 ACRES GF NO. RATX-43045

DONNA OTT DENSBERGER, ET AL 143.2 ACRES (RESIDUE) DOC. #202099012670

BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT 101.239 ACRES 4216/649

DOROTHY M. CHARTIER TO HAROLD J. DENSBERGER 6.385 ACRES MAY 4, 2007 VOL. 2482, PG. 277

JOHN A. GREIN, ET UX TO HAROLD J. DENSBERGER 6.385 ACRES MAY 4, 2007 VOL. 2482, PG. 270

DOROTHY MARIE MCCORMICK, ET AL TO HAROLD J. DENSBERGER 6.082 ACRES OCTOBER 21, 2013 VOL. 4156, PG. 584

CITY OF SCHERTZ 1.00 ACRE 730/799

J.B. TUDYK REVOCABLE LIVING TRUST TRACT 3 - 5.73 ACRES DOC. #2017018511

BOBBY WENZEL JASEK TO DOUGLAS E. JASEK, ET AL TRACT I - 12 ACRES TRACT II - 6.97 ACRES MAY 13, 2022 DOC. #202299015476

FICUS PROPERTIES, LLC 12.22 ACRES DOC. #202199037331

J.B. TUDYK REVOCABLE LIVING TRUST TRACT 4 - 12 ACRES DOC. #2017018511

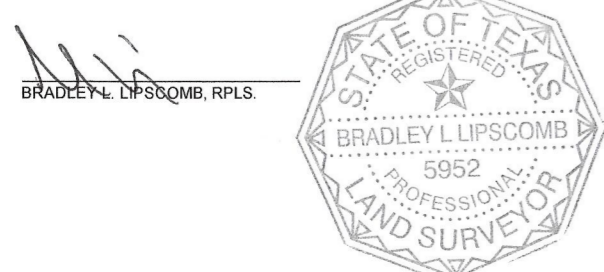
18.933 ACRES GF NO. RATX-50023 TRACT I

FREEWAY MANOR SUBDIVISION VOL. 2, PG. 98 PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

TODD M. BUSCH 6.0336 ACRES 2503/172

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY...

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JUNE, 2023.



SANITARY SEWER MANHOLE - RIM ELEV = 822.36' EAST INVERT (APPROX 24" PIPE) ELEV = 798.74' SOUTH INVERT (APPROX 24" PIPE) ELEV = 798.51'

TRAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567. 19.831 ACRES 18.933 ACRES. ROBERT WALKER AND JOHN FALLS WALKER SURVEY ABSTRACT NO. 244 (GUADALUPE COUNTY) ABSTRACT NO. 414 (COMAL COUNTY) GUADALUPE & COMAL COUNTIES, TEXAS. Completion Date: 6/2/23 Drawn by: BL Scale: 1"=200' Surveyed by: LS/RP PROJECT NO. S23-124 Checked by: BL



In Re: 19.831 Acres
All of a called 0.982 Acre tract
All of a called 6.385 Acre tract
All of a called 6.385 Acre tract
All of a called 6.082 Acre tract
Robert Walker and John Falls Walker Survey
Abstract No. 244 (Guadalupe County)
Abstract No. 414 (Comal County)
City of Schertz
Guadalupe and Comal Counties, Texas

All that certain tract or parcel of land situated in the City of Schertz, Guadalupe and Comal Counties, Texas, being a part of the Robert Walker and John Falls Walker Survey, Abstract No. 244 (Guadalupe County) Abstract No. 414 (Comal County), being all of a called 0.982 Acre tract conveyed from Dorothy Marie McCormick, et al to Harold J. Densberger by Deed dated October 31, 2013 recorded in Document No. 2014021154 of the Official Records of Guadalupe County, all of a called 6.385 Acre tract conveyed from Dorothy M. Cartier to Harold J. Densberger by Deed dated May 4, 2007 recorded in Volume 2482, Page 277 of the Official Records of Guadalupe County, all of a called 6.385 Acre tract conveyed from John A. Grein, et ux by Deed dated May 4, 2007 recorded in Volume 2482, Page 270 of the Official Records of Guadalupe County and all of a called 6.082 Acre tract conveyed from Dorothy Marie McCormick, et al to Harold J. Densberger by Deed dated October 21, 2013 recorded in Volume 4156, Page 584 of the said Official Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows to wit:

****All references refer to records of Guadalupe County, Texas.****

BEGINNING at a found concrete monument with TXDOT Brass Cap on the south Right-of-Way line of Interstate Highway 35, at the northeast corner of the residue of a called 21.5 Acre tract conveyed to Bussey's Ltd. In Volume 717, Page 727, for the common northwest corner of the said 0.982 Acre tract and of this tract;

THENCE N53°00'38"E - 30.32' along the common line between the said south Right-of-Way line of Interstate Highway 35 and the said 0.982 Acre tract to a found "Mag" nail in asphalt at the northwest corner of the residue of a called 143.2 Acre tract conveyed to Donna Ott Densberger, et al in Document No. 202099012670, at the northeast corner of the said 0.982 Acre tract, for the most northerly northeast corner of this tract;

Triad Surveying, Inc.
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P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

Project No. S23-124

Exhibit A: Metes and Bounds

THENCE along the common line between the said 0.982 Acre tract and the said residue of the 143.2 Acre tract for the following courses and distances:

S31°23'55"E - 980.13' to a found "Mag" nail in asphalt for an interior ell corner of this tract;

S36°20'41"E - 400.24' to a found 1/2" iron rod for an exterior ell corner of this tract;

S29°26'40"E - 137.71' to a found 1/2" iron rod on the north line of the said 6.385 Acre tract (2482/277), at the most northerly southwest corner of the said residue of the 143.2 Acre tract, at the southeast corner of the said 0.982 Acre tract, for an interior ell corner of this tract;

THENCE along the common line between the said residue of the 143.2 Acre tract, a called 0.911 Acre tract conveyed to James Ott, et ux in Volume 1076, Page 654, again the said residue of the 143.2 Acre tract, a called 0.4322 Acre tract conveyed to Harold J. Desenberger, et ux in Volume 764, Page 476, a called 1.000 Acre tract conveyed to Nichole Desenberger in Volume 2216, Page 70 and a called 0.500 Acre tract conveyed to Sandra Ott in Document No. 201999012670, respectively, and the said 6.385 Acre tract (2482/277), the said 6.385 Acre tract (2482/270) and the said 6.082 Acre tract, respectively, for the following courses and distances:

N69°17'04"E - 441.88' to a found Railroad Spike for a common interior ell corner of the said 6.385 Acre tract (2482/270) and of this tract;

N61°28'50"E - 190.97' to a found 1/2" iron rod at the southeast corner of the said 0.4322 Acre tract, at the southwest corner of the said 1.000 Acre tract (2216/70), for an exterior ell corner of this tract;

N61°34'53"E - 53.26' to a found 1/2" iron rod at the northeast corner of the said 6.385 Acre tract (2482/270), at the northwest corner of the said 6.082 Acre tract, for an exterior ell corner of this tract;

N61°40'27"E - 51.73' to a found 1/2" iron rod at the southeast corner of the said 1.000 Acre tract (2216/70), at the southwest corner of the said 1.000 Acre tract (2243/745), for an interior ell corner of this tract;

N61°21'32"E - 34.01' to a found 1/2" iron rod with yellow plastic cap marked "FORD" at the southeast corner of the said 1.000 Acre tract (2243/745, at the southwest corner of the said 0.500 Acre tract, for an exterior ell corner of this tract;

N62°42'39"E - 208.05' to a found 12" wooden fence corner post at an exterior ell corner of the said residue of the 143.2 Acre tract, at the northeast corner of the said 6.082 Acre tract, for the most southerly northeast corner of this tract;

THENCE S32°56'33"E - 642.59' along the common line between the said residue of the 143.2 Acre tract and the said 6.082 Acre tract to a found 3/8" iron rod at the most southerly southwest corner of the said residue of the 143.2 Acre tract, at the northwest corner of a called 6.97 Acre tract (Tract II) conveyed to Douglas E. Jasek, et al in Document No. 202299015476, for an interior ell corner of this tract;

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THENCE S34°18'24"E - 157.55' along the common line between the said 6.97 Acre tract and the said 6.082 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the northeast corner of a called 1.967 Acre tract (Tract 2) conveyed to the J.B. Tudyk Revocable Living Trust in Document No. 2017018511, for the common southeast corner of the said 6.082 Acre tract and of this tract;

THENCE S62°04'24"W - 36.85' along the common line between the said 1.967 Acre tract and the said 6.082 Acre tract to a found 3/8" iron rod at the northeast corner of a called 5.73 Acre tract (Tract 3) conveyed to the J.B. Tudyk Revocable Living Trust in Document No. 2017018511, for an interior ell corner of this tract;

THENCE S61°52'07"W - 534.08' along the common line between the said 6.082 Acre tract and the said 6.385 Acre tract (2482/270), respectively, and the said 5.73 Acre tract to a found 3/8" iron rod at the northwest corner of the said 5.73 Acre tract, at the northeast corner of a called 12.22 Acre tract conveyed to Ficus Properties, LLC in Document No. 202199037331, for an interior ell corner of this tract;

THENCE S61°48'42"W - 121.81' along the common line between the said 6.385 Acre tract (2482/270) and the said 12.22 Acre tract to a found 1/2" iron rod at the southwest corner of the said 6.385 Acre tract (2482/270), at the southeast corner of the said 6.385 Acre tract (2482/277), for an exterior ell corner of this tract;

THENCE S61°54'16"W - 319.99' along the common line between the said 6.385 Acre tract (2482/277) and the said 12.22 Acre tract to a found 60D nail on the east line of a called 101.239 Acre tract conveyed to the Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Volume 4216, Page 649, at the northwest corner of the said 12.22 Acre tract, for the common southwest corner of the said 6.385 Acre tract (2482/277) and of this tract;

THENCE N33°10'49"W - 809.56' along the common line between the said 6.385 Acre tract (2482/277) and the said 101.239 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the northwest corner of the said 6.385 Acre tract (2482/277), at the southwest corner of the said 0.982 Acre tract, for an exterior ell corner of this tract;

THENCE N30°27'31"W - 28.82' along the common line between the said 0.982 Acre tract and the said 101.239 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the south line of the said residue of the 21.5 Acre tract, at the northeast corner of the said 101.239 Acre tract, for an exterior ell corner of this tract;

THENCE along the common line between the said 0.982 Acre tract and the said residue of the 21.5 Acre tract for the following courses and distances:

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Exhibit A: Metes and Bounds

N42°33'21"E - 7.60' to a found Railroad Spike at the southeast corner of the said residue of the 21.5 Acre tract, for an interior ell corner of this tract;

N29°46'02"W - 180.13' to a found 3/8" iron rod for an interior ell corner of this tract;

N34°14'00"W - 100.09' to a found 5/8" iron rod for an interior ell corner of this tract;

N35°11'51"W - 279.39' to a found 3/8" iron rod for an exterior ell corner of this tract;

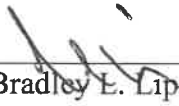
N32°52'27"W - 456.63' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;

N31°10'44"W - 513.55' to the **POINT OF BEGINNING** containing within these metes and bounds 19.831 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas South Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 2nd day of June, 2023.


Bradley E. Lipscomb, RPLS



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Firm Registration No. 10007900
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Project No. S23-124

Exhibit A: Metes and Bounds



In Re: 18.933 Acres
All of a called 12 Acre tract
All of a called 6.97 Acre tract
Robert Walker and John Falls Walker Survey
Abstract No. 244
City of Schertz
Guadalupe County, Texas

All that certain tract or parcel of land situated in the City of Schertz, Guadalupe County, Texas, being a part of the Robert Walker and John Falls Walker Survey, Abstract No. 244, being all of a called 12 Acre tract (Tract I) and all of a called 6.97 Acre tract (Tract II) conveyed from Bobby Wenzel Jasek to Douglas E. Jasek, et al by Deed dated May 13, 2022 recorded in Document No. 202299015476 of the Official Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 3/8" iron rod on the east line of a called 6.082 Acre tract conveyed to Harold J. Densberger in Volume 4156, Page 584, at the most southerly southwest corner of the residue of a called 143.2 Acre tract conveyed to Donna Ott Densberger, et al in Document No. 202099012670, for the common northwest corner of the said 6.97 Acre tract and of this tract;

THENCE N61°02'41"E - 329.26' along the common line between the said residue of the 143.2 Acre tract and a called 1.00 Acre tract conveyed to the City of Schertz in Volume 730, Page 799, respectively, and the said 6.97 Acre tract to a found 3/8" iron rod at the southeast corner of the said 1.00 Acre tract, at the southwest corner of Lot 1, Block 11 of the Freeway Manor Subdivision recorded in Volume 2, Page 98 of the Plat Records of Guadalupe County, Texas, for an exterior ell corner of this tract;

THENCE along the common line between the said Lot 1 and Lots 2, 3, 5, 6, 7, 8, 9, 10, 11 and 12 of the said Block 11 of the Freeway Manor Subdivision, respectively, and the said 6.97 Acre tract for the following courses and distances:

N61°36'06"E - 77.47' to a found 1/2" iron rod at the southeast corner of the said Lot 1, at the southwest corner of the said Lot 2, for an interior ell corner of this tract;

N61°14'51"E - 149.48' to a found 1/2" iron rod on the west line of the said Lot 5, at the southeast corner of the said Lot 3, for the common northeast corner of the said 6.97 Acre tract and of this tract;

S25°35'13"E - 1.34' to a found 5/8" iron rod with yellow plastic cap marked "RODS" at the southwest corner of the said Lot 5, at the northwest corner of the said Lot 6, for an interior ell corner of this tract;

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Exhibit A: Metes and Bounds

S29°57'09"E - 80.04' to a found 5/8" iron rod with yellow plastic cap marked "RODS" at the southwest corner of the said Lot 6, at the northwest corner of the said Lot 7, for an interior ell corner of this tract;

S30°18'46"E - 159.97' to a found 1/2" iron rod with blue plastic cap marked "AMERICAN" at the southwest corner of the said Lot 8, at the northwest corner of the said Lot 9, for an exterior ell corner of this tract;

S29°39'51"E - 79.98' to a found 1/2" iron rod with blue plastic cap marked "AMERICAN" at the southwest corner of the said Lot 9, at the northwest corner of the said Lot 10, for an interior ell corner of this tract;

S29°43'13"E - 159.95' to a found 1/2" iron rod at the southwest corner of the said Lot 11, at the northwest corner of the said Lot 12, for corner of this tract;

S29°43'13"E - 79.55' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the north line of the said 12 Acre tract, at the southwest corner of the said Lot 12, at the southeast corner of the said 6.97 Acre tract, for an interior ell corner of this tract;

THENCE N60°16'48"E - 120.28' along the common line between the said Lot 12 and the said 12 Acre tract to a found 3/8" iron rod at the southeast corner of the said Lot 12, at the southwest corner of the end of Hope Lane (Unimproved), for corner of this tract;

THENCE N60°16'48"E - 125.49' along the common line between the south Right-of-Way line of Hope Lane and Lot 1, Block 10 of the said Freeway Manor Subdivision to a found 1/2" iron rod at the northwest corner of a called 6.0336 Acre tract conveyed to Todd M. Busch in Volume 2503, Page 172, at the northeast corner of the said 12 Acre tract, for an exterior ell corner of this tract;

THENCE S30°47'00"E - 834.29' along the common line between the said 6.0336 Acre tract and the said 12 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the north Right-of-Way line of Old Wiederstein Road (Variable Width Right-of-Way), at the southwest corner of the said 6.0336 Acre tract, for the common southeast corner of the said 12 Acre tract and of this tract;

THENCE S59°48'02"W - 627.61' along the common line between the said north Right-of-Way line of Old Wiederstein Road and the said 12 Acre tract to a found 3/8" iron rod at the southeast corner of a called 1.967 Acre tract (Tract 2) conveyed to the J.B. Tudyk Revocable Living Trust in Document No. 2017018511, for the common southwest corner of the said 12 Acre tract and of this tract;

THENCE along the common line between the said 12 Acre tract and the said 6.97 Acre tract, respectively, and the said 1.967 Acre tract for the following courses and distances:

N30°46'58"W - 365.40' to a found 1/2" iron rod at the southwest corner of the said 6.97 Acre tract, for an interior ell corner of this tract;

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Exhibit A: Metes and Bounds

N38°07'19"W - 741.08' to a found 3/8" iron rod for an interior ell corner of this tract;
N72°31'22"W - 83.20' to a found 3/8" iron rod for an exterior ell corner of this tract;
N34°18'24"W - 92.65' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the northeast corner of the said 1.967 Acre tract, at the southeast corner of the said 6.082 Acre tract, for corner of this tract;

THENCE N34°18'24"W - 157.55' along the common line between the said 6.082 Acre tract and the said 6.97 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 18.933 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas South Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 2nd day of June, 2023.


Bradley L. Lipscomb, RPLS

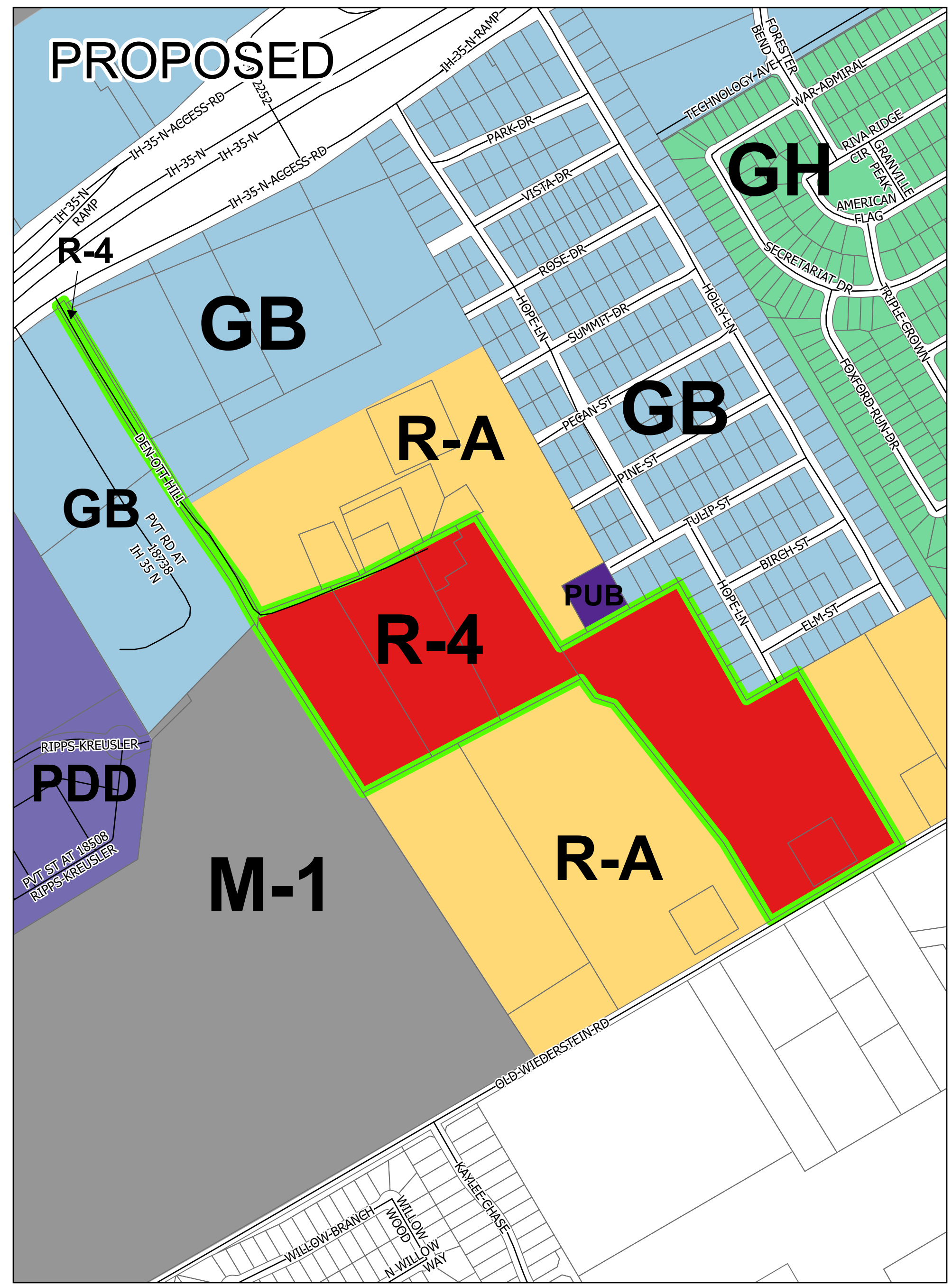
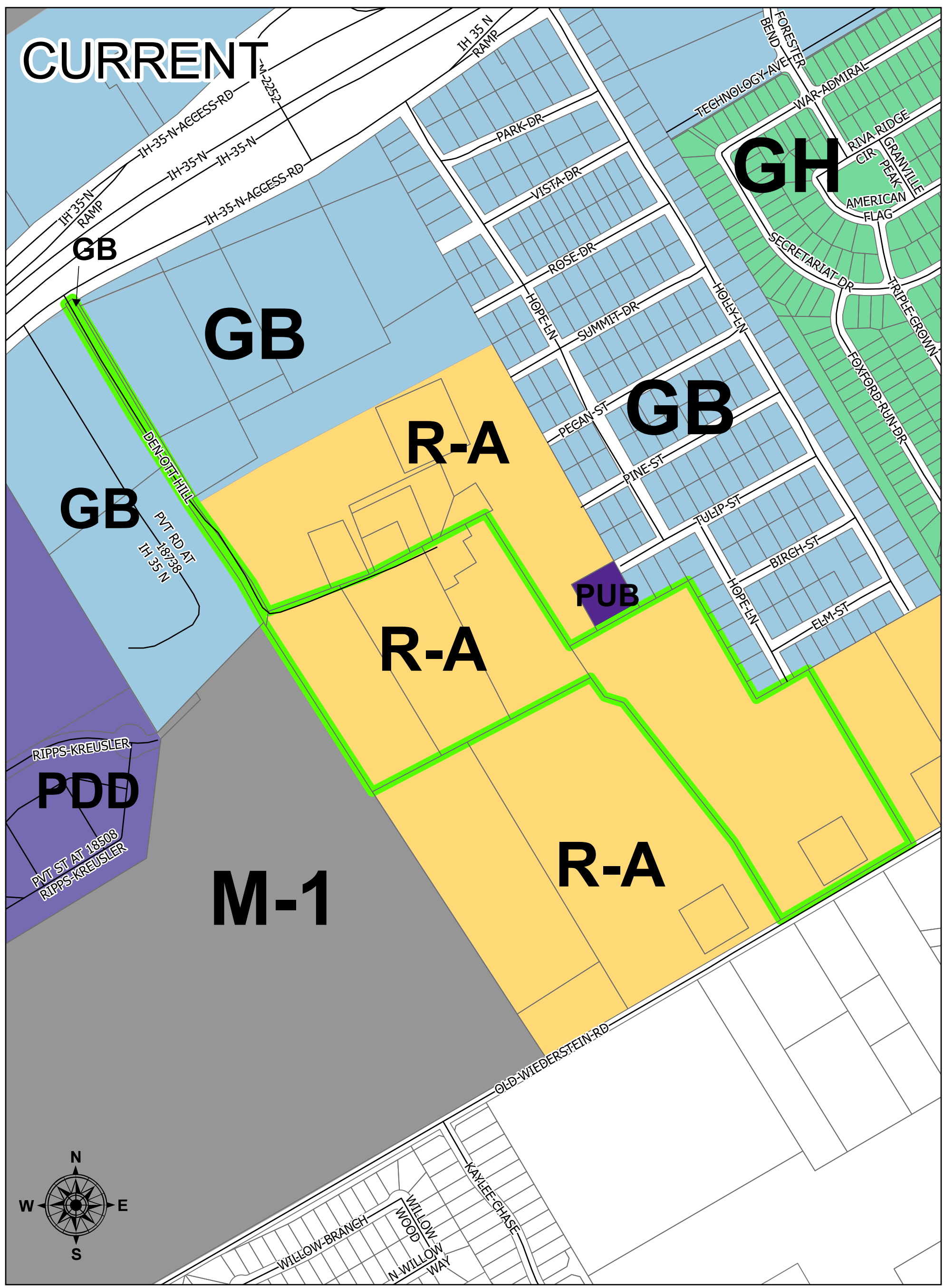


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Project No. S23-124

Exhibit "B"

Zoning Exhibit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: June 21, 2024
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
68315, 68316, 68296,
68295, 68294, 68302, 68303

Classification	
(PRE) Pre-Development	(GB-2) General Business II
(PDD) Planned Development	(NS) Neighborhood Services
(PUB) Public Use	(OP) Office and Professional
(R-A) Single-Family Residential/Agricultural	(MSMU) Main Street Mixed Use
(R-1) Single-Family Residential	(MSMU-ND) Main Street Mixed Use New Development
(R-2) Single-Family Residential	(M-1) Manufacturing (Light)
(R-3) Two-Family Residential	(M-2) Manufacturing (Heavy)
(R-4) Apartment/Multi-Family Residential	(DVL) Development Agreement (Delayed Annexation)
(R-6) Single-family Residential	
(R-7) Single-family Residential	
(AD) Agricultural District	
(GH) Garden Home/Single-Family Residential (Zero Lot Line)	
(TH) Townhome	
(MHS) Manufactured Home Subdivision	
(MHP) Manufactured Home Parks	
(GB) General Business	

