

**ORDINANCE NO. 24-S-167**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 100 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) AND AGRICULTURAL DISTRICT (AD) TO MANUFACTURING LIGHT DISTRICT (M-1) AND APARTMENT / MULTIFAMILY RESIDENTIAL DISTRICT (R-4), KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBERS 79017, 75463, 79018, AND 75468, GENERALLY LOCATED AT THE INTERSECTION OF SCHWAB ROAD AND IH 35, CITY OF SCHERTZ, COMAL COUNTY, TEXAS.**

**WHEREAS**, an application for a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily Residential District (R-4), known as Comal County property identification numbers 79017, 75463, 79018, and 75468, generally located at the intersection of Schwab Road and IH 35, City of Schertz, Comal County, Texas, 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 November 6, 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 December 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 Manufacturing Light District (M-1) and 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, APPROVED and ADOPTED on this \_\_\_\_ day of \_\_\_\_\_ 2024.

CITY OF SCHERTZ, TEXAS

\_\_\_\_\_  
Ralph Gutierrez, Mayor

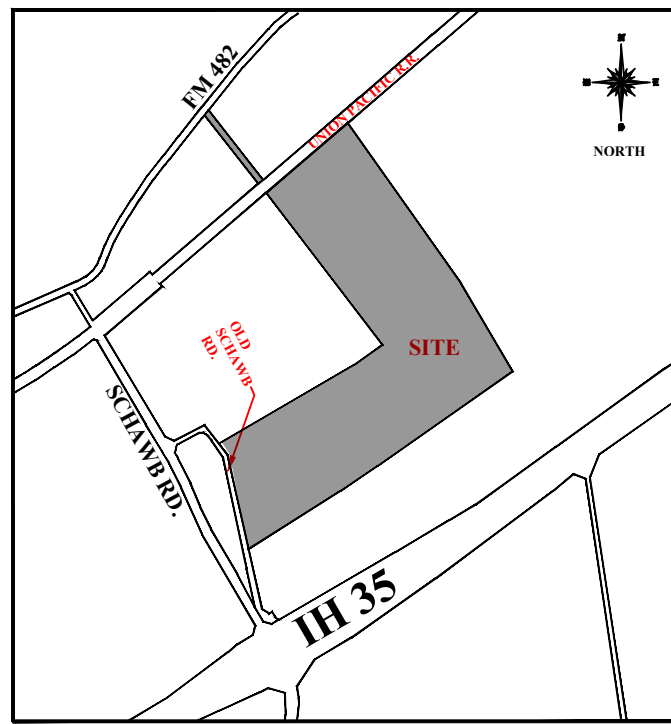
ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

(city seal)

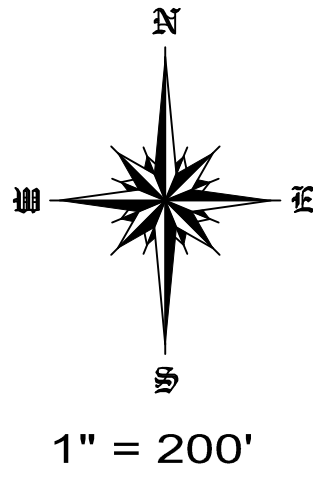
Exhibit "A"

Metes & Bounds



- LEGEND**
- X = WIRE FENCE
  - = CONCRETE
  - = ASPHALT EDGE
  - = POWER POLE
  - = OVERHEAD ELECTRIC
  - (R) = (RECORD)
  - (F) = (FIELD)
- NOTES:**
- IRF: FOUND PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
  - IRS: ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC." UNLESS OTHERWISE NOTED.
- DRCCCT = DEED RECORDS, COMAL COUNTY, TEXAS.  
OPRCCCT = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

# Exhibit "A" Metes and Bounds



**FLOOD NOTE:** A PORTION OF THE PROPERTY DEPICTED HEREON IS IN ZONE A. AREAS OF NO BASE ELEVATIONS DETERMINED, AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PER FIRM MAP No. 48010404R DATED SEPTEMBER 02, 2009 (REVISED TO REFLECT LOMR ON DATE: DECEMBER 22, 2009). FEMA WAS THE ONLY FLOOD INFORMATION SOURCE USED FOR THIS SURVEY.

PHELAN-BENNETT, LLC  
MISSION TITLE, LP  
FIDELITY NATIONAL TITLE COMPANY  
GF No. 2101065-18  
EFFECTIVE DATE: FEBRUARY 09, 2021.  
ISSUE DATE: MARCH 03, 2021.

SURVEY RELATED SCHEDULE B ITEMS FOR THIS SURVEY

- 10(a) ANY VISIBLE AND APPARENT ROADWAY OR EASEMENT OVER OR ACROSS THE SUBJECT PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD. (NONE FOUND DURING THE FIELD DATA COLLECTION)
- 10(f) ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY, WHETHER DEDICATED OR NOT. (PROPERTY BOUNDARY IS NOT ENCRANCHING PUBLIC OR PRIVATE ROADWAYS)
- 10(g) EASEMENT TO SOUTHWESTERN BELL DATED MAY 23, 1979 AND RECORDED IN VOLUME 282, PAGE 89 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. MODIFICATION RECORDED IN VOLUME 448, PAGE 10 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10(h) EASEMENT AGREEMENT TO THE CITY OF SCHERTZ DATED FEBRUARY 19, 1991 AND RECORDED IN VOLUME 784, PAGE 193 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT AS SHOWN)
- 10(i) DEED FOR CONTROLLED ACCESS HIGHWAY FACILITY TO THE STATE OF TEXAS DATED SEPTEMBER 9, 1998 AND RECORDED IN DOCUMENT NO. 9806027654 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10(j) SPECIAL WARRANTY DEED TO THE CITY OF SCHERTZ, DATED FEBRUARY 27, 2008 AND RECORDED IN DOCUMENT NO. 20080608016 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10(k) WATER LINE EASEMENT AGREEMENT BETWEEN SUSAN E. SEEKATZ, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ALICE SCHAEFER, DECEASED AND ADELHEID S. REEH, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF ALICE A. SCHAEFER, DECEASED AND CENTRAL TEXAS REGIONAL WATER SUPPLY CORPORATION DATED DECEMBER 19, 2016 AND RECORDED IN DOCUMENT NO. 201706001386 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT AS SHOWN)
- 10(l) CHANNEL EASEMENT TO THE STATE OF TEXAS DATED MAY 22, 1992 AND RECORDED IN VOLUME 100, PAGE 243 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10(m) ELECTRIC TRANSMISSION LINE EASEMENT AS SET OUT IN JUDGEMENT DATED FEBRUARY 22, 1984, CAUSE No. 498C, COMAL COUNTY, TEXAS, AND RECORDED IN VOLUME 395, PAGE 745 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS. (DOES AFFECT SUBJECT TRACT AS SHOWN)

**REPORT OF FINDINGS:**

- THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THERE IS NO OBSERVABLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY OR ACROSS THE SURVEYED PROPERTY, OR NO ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SURVEYED PROPERTY, NOT OTHERWISE SHOWN ON THE SURVEY.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO HAVE ANY DELINEATION OF WETLANDS AT THE TIME THE FIELD SURVEY WAS CONDUCTED.
- THE SUBJECT PROPERTY DOES NOT HAVE ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING THE BOUNDARY SHOWN.
- THE SUBJECT PROPERTY HAS NO EVIDENCE OF EARTH MOVING, BUILDING OR ANY OTHER CONSTRUCTION ACTIVITY AT THE TIME THE FIELD SURVEY WAS CONDUCTED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- THE UTILITIES SERVING THE SUBJECT PROPERTY APPEAR TO ENTER THE SUBJECT PROPERTY VIA A PUBLIC RIGHT OF WAY.
- THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT, INGRESS OR EGRESS.
- THE SUBJECT PROPERTY IS IN THE EDWARDS AQUIFER RECHARGE ZONE AS PER MAP ON EDWARDS AQUIFER WEB SITE, DATE SAVED 06-20-2016.
- THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY AT THE TIME THE FIELD SURVEY WAS CONDUCTED.
- THE SUBJECT PROPERTY APPEARS NOT TO BE WITHIN ANY ZONING CLASSIFICATION, BUT IS IN THE CITY OF SCHERTZ ETJ, ACCORDING TO THE CITY OF SCHERTZ, TEXAS.

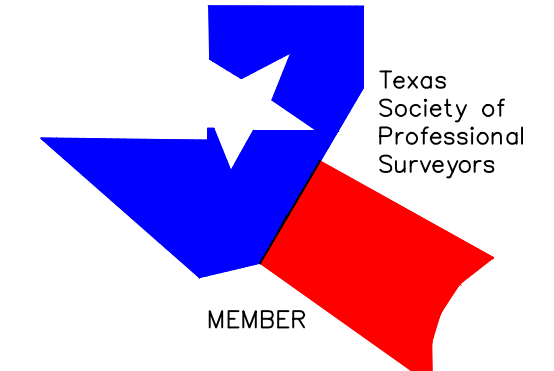
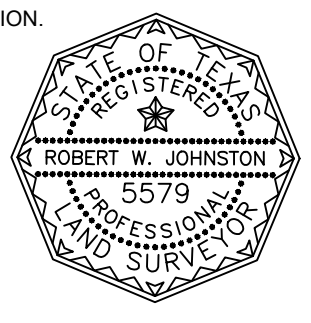
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.

SURVEYORS CERTIFICATE:  
TO: PHELAN-BENNETT, LLC, MISSION TITLE, LP, FIDELITY TITLE INSURANCE COMPANY.

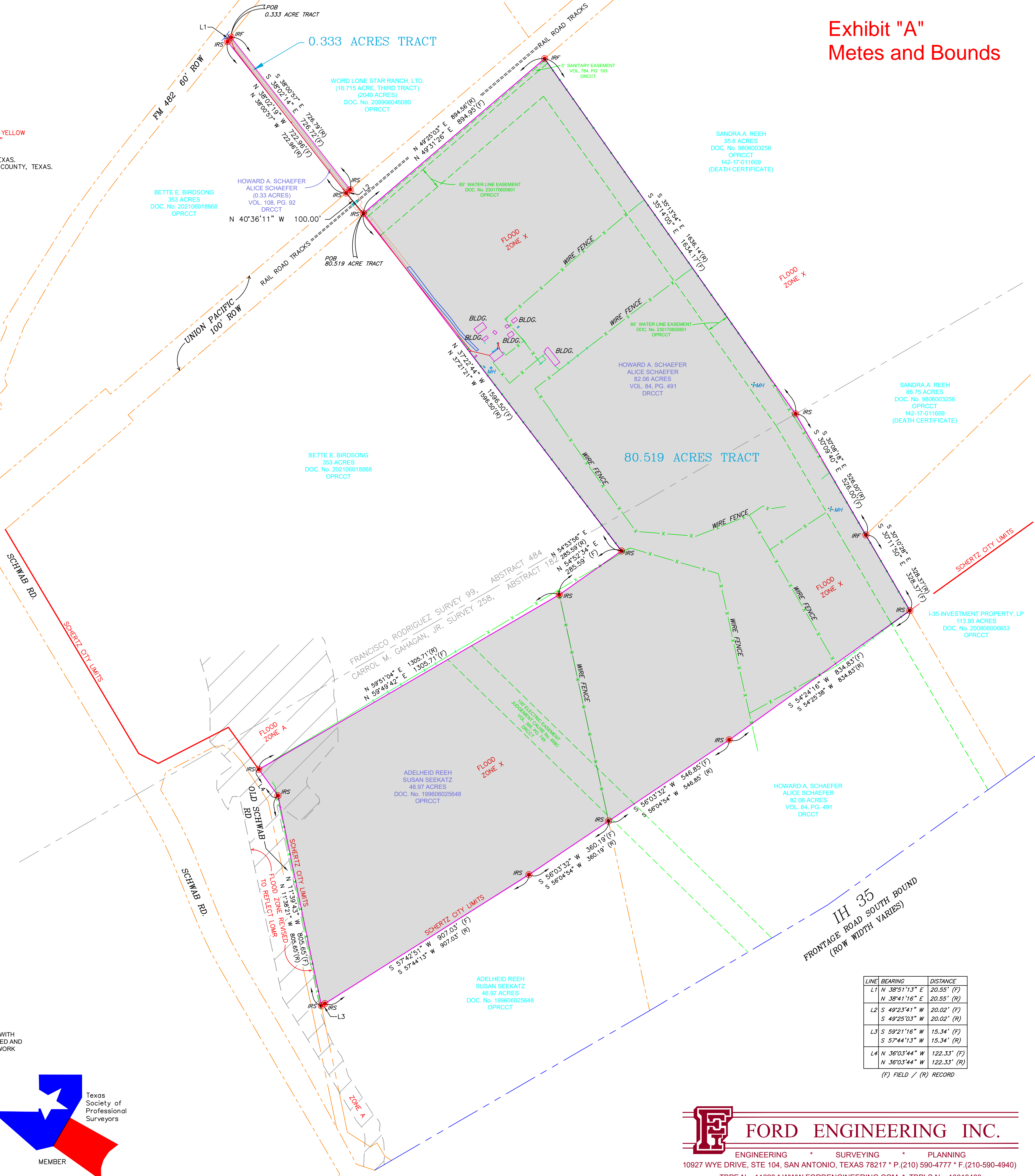
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11, 2021.

DATE OF PLAT: JUNE 16, 2021  
SURVEYED ON-THE-GROUND, UNDER MY DIRECT SUPERVISION.

Robert W. Johnston  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 5579  
DATE: 06-16-2021  
PROJECT NO. 8349.00  
ON GROUND SURVEY DATE: 06-11-2021



MEMBER



**METES AND BOUNDS DESCRIPTION**  
80.852 Acre Tract

Description of 80.852 acre tract of land, situated in the Francisco Rodriguez Survey No. 99, Abstract No. 484 and the Carrol M. Gahagan, Jr. Survey No. 258, Abstract No. 142, Comal County, Texas, being all of a called 0.33 acre tract described in a deed to Howard A. Schaefer and Alice Schaefer, recorded in Volume 108, Page 92, a portion of a called 82.06 acre tract described in a deed to Howard A. Schaefer and Alice Schaefer, recorded in Volume 84, Page 491, Deed Records of Comal County, Texas, and a portion of a called 46.97 acre tract described in a deed to Adelheid Reeh and Susan Seekatz, recorded in Document 9606025648, Official Public Records of Comal County, Texas, said 80.852 acre tract described by separate descriptions as follows:

**0.333 Acre Tract**  
**BEGINNING** at a 1/2 inch iron rod found in the northeast right-of-way line of Farm-to-Market Road No. 482 (60' ROW width) at the north corner of the Schaefer 0.33 acre tract, being also the west corner of a called 16.715 acre (Third Tract) part of the called 2040 acre tract described in a deed to Word Lone Star Ranch, LLC, recorded in Document No. 200906045080, Official Public Records of Comal County, Texas, for the north corner hereof;

**THENCE** South 38° 02' 14" East, along the northeast boundary line of the Schaefer 0.33 acre tract, being also the southwest boundary line of the Word Lone Star Ranch 2040 acre tract, a distance of 726.72 feet (record South 38° 00' 57" East, 726.79 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", in the northwest right-of-way line of the Union Pacific Railway (100' ROW width), at the east corner of the Schaefer 0.33 acre tract, being a southerly corner of the Word Lone Star Ranch 2040 acre tract, for the east corner hereof;

**THENCE** South 49° 23' 41" West, along the southeast boundary line of the Schaefer 0.33 acre tract, being also the northwest right-of-way line of the Union Pacific Railway, a distance of 20.02 feet (record South 49° 25' 03" West, 20.02 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the south corner of the Schaefer 0.33 acre tract, being also the south corner of the remainder of a called 353 acre tract described in a deed to Bette E. Birdsong, recorded in Document No. 202106018868, Official Public Records Comal County, Texas, for the south corner hereof;

**THENCE** North 38° 02' 19" West, along the southwest boundary line of the Schaefer 0.33 acre tract, being also the southeast boundary line of the Birdsong remainder of 353 acre tract, a distance of 722.96 feet (record North 38° 00' 57" West, 722.96 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", in the southeast right-of-way line of Farm-to-Market Road No. 482, at the west corner of the Schaefer 0.33 acre tract, being also the north corner of the Birdsong remainder of 353 acre tract, for the west corner hereof;

**THENCE** North 38° 01' 13" East, along the northwest boundary line of the Schaefer 0.33 acre tract, being also the southeast right-of-way line of Farm-to-Market Road No. 482, a distance of 20.55 feet (record North 38° 41' 16" East, 20.55 feet) to the POINT OF BEGINNING and containing 0.333 acres of land;

**80.519 Acre Tract**

**BEGINNING** at a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", in the southeast right-of-way line of the Union Pacific Railway (100' ROW width), at the most northerly west corner of the Schaefer 82.06 acre tract, being also the easterly corner of the remainder of a called 353 acre tract described in a deed to Bette E. Birdsong, recorded in Document No. 202106018868, Official Public Records Comal County, Texas, for the most northerly west corner hereof, from which a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", in the southeast right-of-way line of Farm-to-Market Road No. 482, at the west corner of the above described 0.333 acre tract, bears North 40° 36' 11" West, a distance of 100.00 feet, crossing the right-of-way of the Union Pacific Railway to the south corner of the above described 0.333 acre tract, and North 38° 02' 19" West, a distance of 726.72 feet;

**THENCE** North 49° 31' 26" East, along the upper northwest boundary line of the Schaefer 82.06 acre tract, being also the southeast right-of-way line of the Union Pacific Railway, to a 1/2 inch iron rod found at the north corner of the Schaefer 82.06 acre tract, being west corner of a called 35.6 acre tract, described in a deed to Sandra A. Reeh, recorded in Document No. 9806003256, Official Public Records Comal County, Texas, and in Death Certificate No. 142-17-011609, for the north corner hereof;

**THENCE** South 35° 14' 05" East, along the northeast boundary line of the Schaefer 82.06 acre tract, being also the southwest boundary line of the Reeh 35.6 acre tract, a distance of 1634.17 feet (record South 35° 13' 54" East, 1636.14 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the south corner of the Reeh 35.6 acre tract, being also the most southerly west corner of a called 86.75 acre tract described in a deed to Sandra A. Reeh, recorded in Document No. 9806003256, Official Public Records Comal County, Texas, and in Death Certificate No. 142-17-011609, for a corner hereof;

**THENCE** South 30° 09' 40" East, along the northeast boundary line of the Schaefer 82.06 acre tract, being also the southwest boundary line of the Reeh 86.75 acre tract, a distance of 526.00 feet (record South 30° 08' 18" East, 526.00 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the Schertz city limit established by City Ordinance No. 80-A-21, for the east corner hereof;

**THENCE** leaving the northeast boundary line and crossing through the Schaefer 82.06 acre tract, along the Schertz city limit line, the following two (2) courses and distances:

1. South 54° 24' 16" West, a distance of 834.83 feet (record South 54° 25' 38" West, 834.83 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", for a corner hereof;
2. South 88° 03' 32" West, a distance of 546.85 feet (record South 56° 04' 54" West, 546.85 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", on the lower southwest boundary line of the Schaefer 82.06 acre tract, being also the southeast boundary line of the Reeh 46.97 acre tract, for a corner hereof;

**THENCE** leaving the southeast boundary line and crossing through the Reeh 46.97 acre tract, along the Schertz city limit line, the following three (3) courses and distances:

1. South 56° 03' 32" West, a distance of 360.19 feet (record South 54° 25' 38" West, 360.19 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the northwest corner of City Ordinance No. 80-A-21, being also the northeast corner of City Ordinance No. 80-A-25, for a corner hereof;
2. South 57° 42' 51" West, a distance of 907.03 feet (record South 57° 44' 13" West, 907.03 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", for a corner hereof;
3. South 59° 21' 18" West, a distance of 15.34 feet (record South 59° 22' 38" West, 15.34 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", on the west boundary line of the Reeh 46.97 acre tract, being also the east right-of-way of Old Schwab Road, for southwest corner hereof;

**THENCE** along the west boundary line of the Reeh 46.97 acre tract, being also the east right-of-way of Old Schwab Road, the following two (2) courses and distances:

1. North 11° 39' 43" West, a distance of 805.65 feet (record North 11° 38' 21" West, 805.65 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", for a corner hereof;
2. North 88° 03' 44" West, a distance of 122.33 feet (record North 38° 02' 22" West, 122.33 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the northwest corner of the Reeh 46.97 acre tract, being also the southwest corner of the remainder of the Birdsong 353 acre tract, for the southerly west corner hereof;

**THENCE** North 59° 49' 42" East, along the northwest boundary line of the Reeh 46.97 acre tract, being also the southeast boundary line of the remainder of the Birdsong 353 acre tract, a distance of 1305.71 feet (record North 59° 51' 04" East, 1305.71 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at the northeast corner of the Reeh 46.97 acre tract, being also the most southerly west corner of the Schaefer 82.06 acre tract, for a corner hereof;

**THENCE** North 54° 52' 34" East, along the northwest boundary line of the Schaefer 82.06 acre tract, being also the southeast boundary line of the remainder of the Birdsong 353 acre tract, a distance of 285.59 feet (record North 54° 53' 56" East, 285.59 feet) to a 1/2 inch iron rod set, with yellow plastic cap marked "Ford Eng Inc.", at an interior corner of the Schaefer 82.06 acre tract, being also the east corner of the remainder of the Birdsong 353 acre tract, for an interior corner hereof;

**THENCE** North 37° 22' 43" West, along the upper southwest boundary line of the Schaefer 82.06 acre tract, being also the northeast boundary line of the remainder of the Birdsong 353 acre tract, a distance of 1596.50 feet (record North 37° 21' 21" West, 1596.50 feet) to the POINT OF BEGINNING and containing 80.519 acres of land. Having a total combined acreage of 80.852 acres in both tracts;

BEARINGS ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93.

LINE	BEARING	DISTANCE
L1	N 38°51'13" E	20.55' (F)
	N 38°41'16" E	20.55' (R)
L2	S 49°23'41" W	20.02' (F)
	S 49°23'03" W	20.02' (R)
L3	S 59°21'16" W	15.34' (F)
	S 57°44'13" W	15.34' (R)
L4	N 36°03'44" W	122.33' (F)
	N 36°03'44" W	122.33' (R)

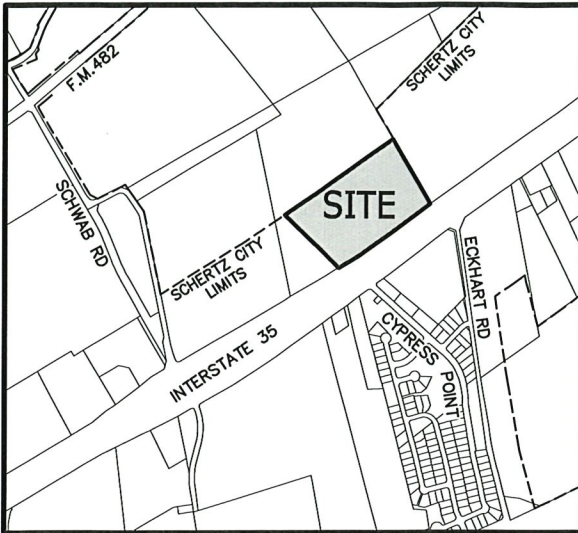
(F) FIELD / (R) RECORD

**FORD ENGINEERING INC.**  
ENGINEERING SURVEYING PLANNING  
10927 WYE DRIVE, STE 104, SAN ANTONIO, TEXAS 78217 \* P.(210) 590-4777 \* F.(210) 590-4940  
TBPE No. 11623 \* WWW.FORDENGINEERING.COM \* TBPLS No. 10018400

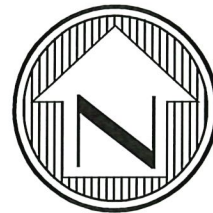
**SURVEY EXHIBIT PLAT**  
**OF A**  
**80.852 ACRE TRACT**

SURVEY EXHIBIT SHOWING A 80.852 ACRE TRACT OF LAND, SITUATED IN THE FRANCISCO RODRIGUEZ SURVEY NO. 99, ABSTRACT NO. 484 AND THE CARROL M. GAHAGAN, JR. SURVEY NO. 258, ABSTRACT NO. 182, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 0.33 ACRE TRACT DESCRIBED IN A DEED TO HOWARD A. SCHAEFER AND ALICE SCHAEFER, RECORDED IN VOLUME 108, PAGE 92, A PORTION OF A CALLED 82.06 ACRE TRACT DESCRIBED IN A DEED TO HOWARD A. SCHAEFER AND ALICE SCHAEFER, RECORDED IN VOLUME 84, PAGE 491, DEED RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF A CALLED 46.97 ACRE TRACT DESCRIBED IN A DEED TO ADELHEID REEH AND SUSAN SEEKATZ, RECORDED IN DOCUMENT 9606025648, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

# Exhibit "A" Metes and Bounds



**LOCATION MAP** NOT TO SCALE

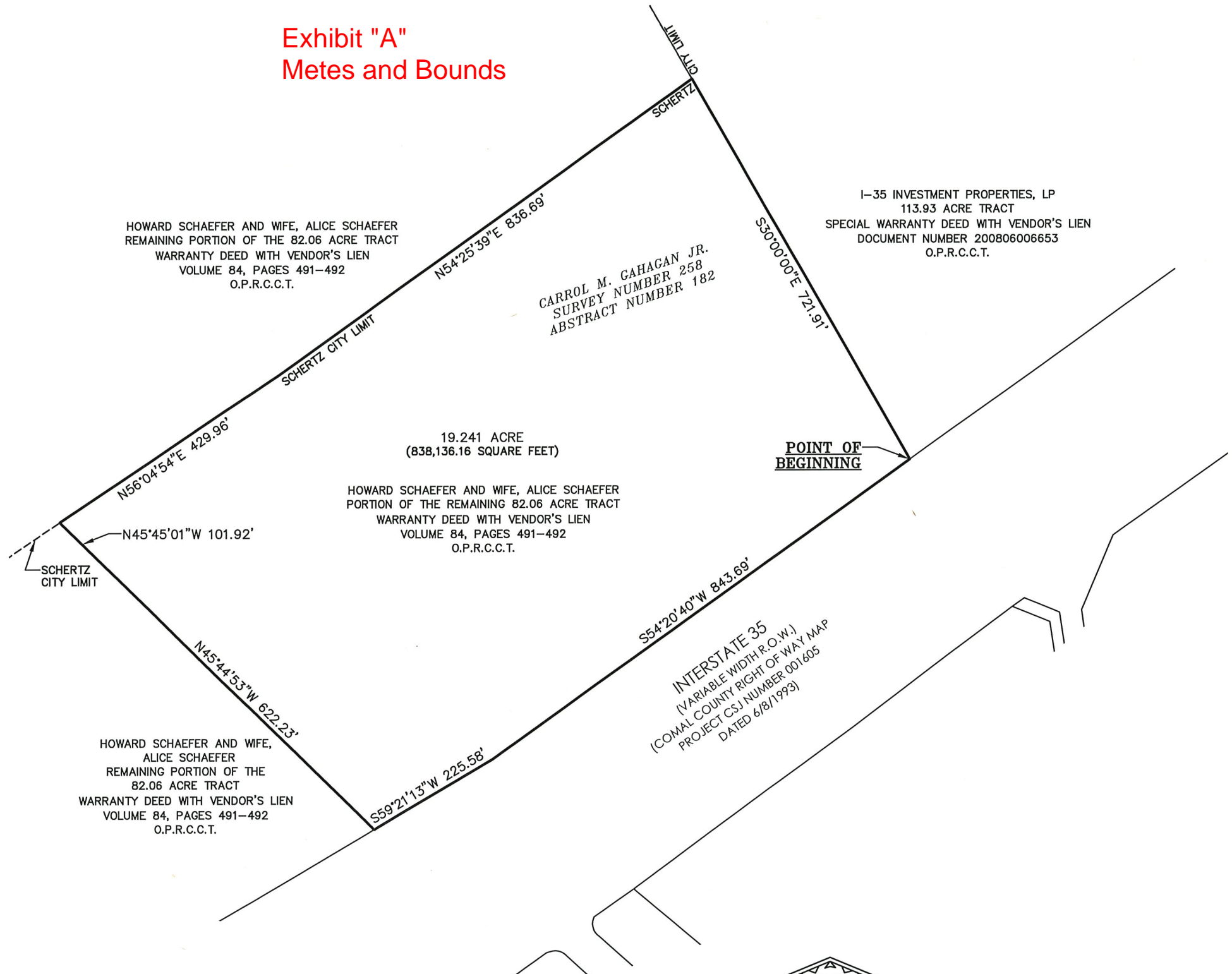


SCALE: 1"=200'



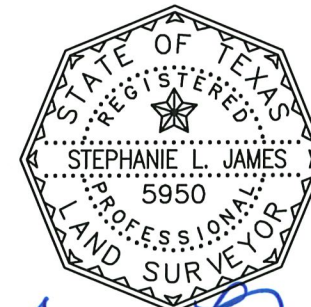
**LEGEND:**

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS  
COMAL COUNTY, TEXAS  
R.O.W. RIGHT OF WAY



**GENERAL NOTES:**

- 1) BASIS OF BEARINGS IS FROM WARRANTY DEED WITH VENDOR'S LIEN, CONVEYING AN 82.06 ACRE TRACT OF LAND TO HOWARD SCHAEFER AND WIFE, ALICE SCHAEFER, AS RECORDED IN VOLUME 84, PAGES 491-492, AND BY DEED, CONVEYING A 4.262 ACRE TRACT OF LAND TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 126, PAGES 212-214, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 2) AN ON THE GROUND SURVEY WAS NOT PERFORMED BY MOY TARIN RAMIREZ ENGINEERS, LLC.
- 3) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 5) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



*Stephanie L. James*

**EXHIBIT OF**

A 19.241 ACRE (838,136.16 SQUARE FEET) TRACT OF LAND, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY 258, ABSTRACT NUMBER 182, COMAL COUNTY, SCHERTZ, TEXAS, BEING OUT OF THE REMAINDER OF AN 82.06 ACRE TRACT AS CONVEYED TO HOWARD SCHAEFER AND WIFE, ALICE SCHAEFER, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 84, PAGES 491-492, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE: 2024-10-03

JOB NO. 24185



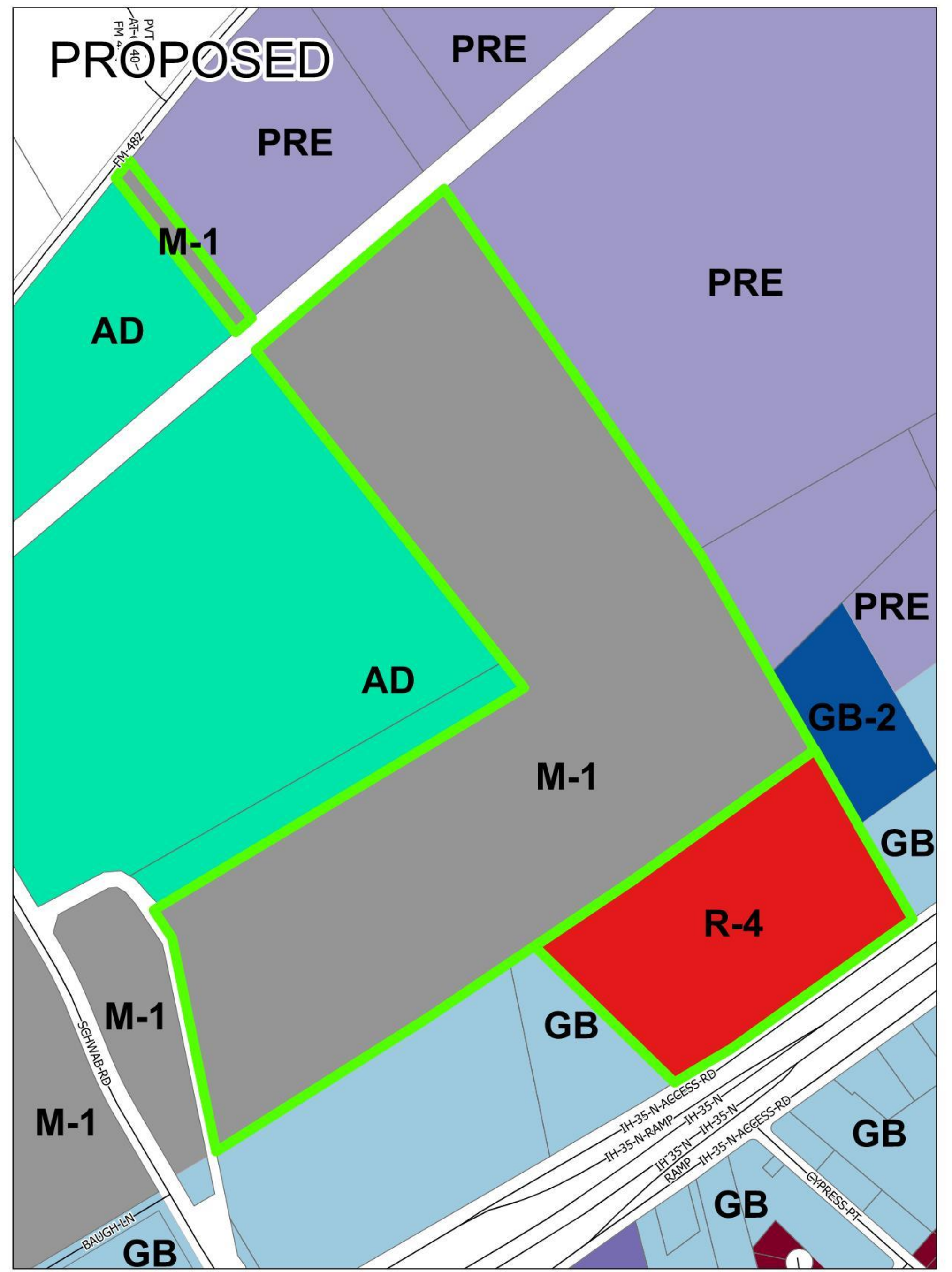
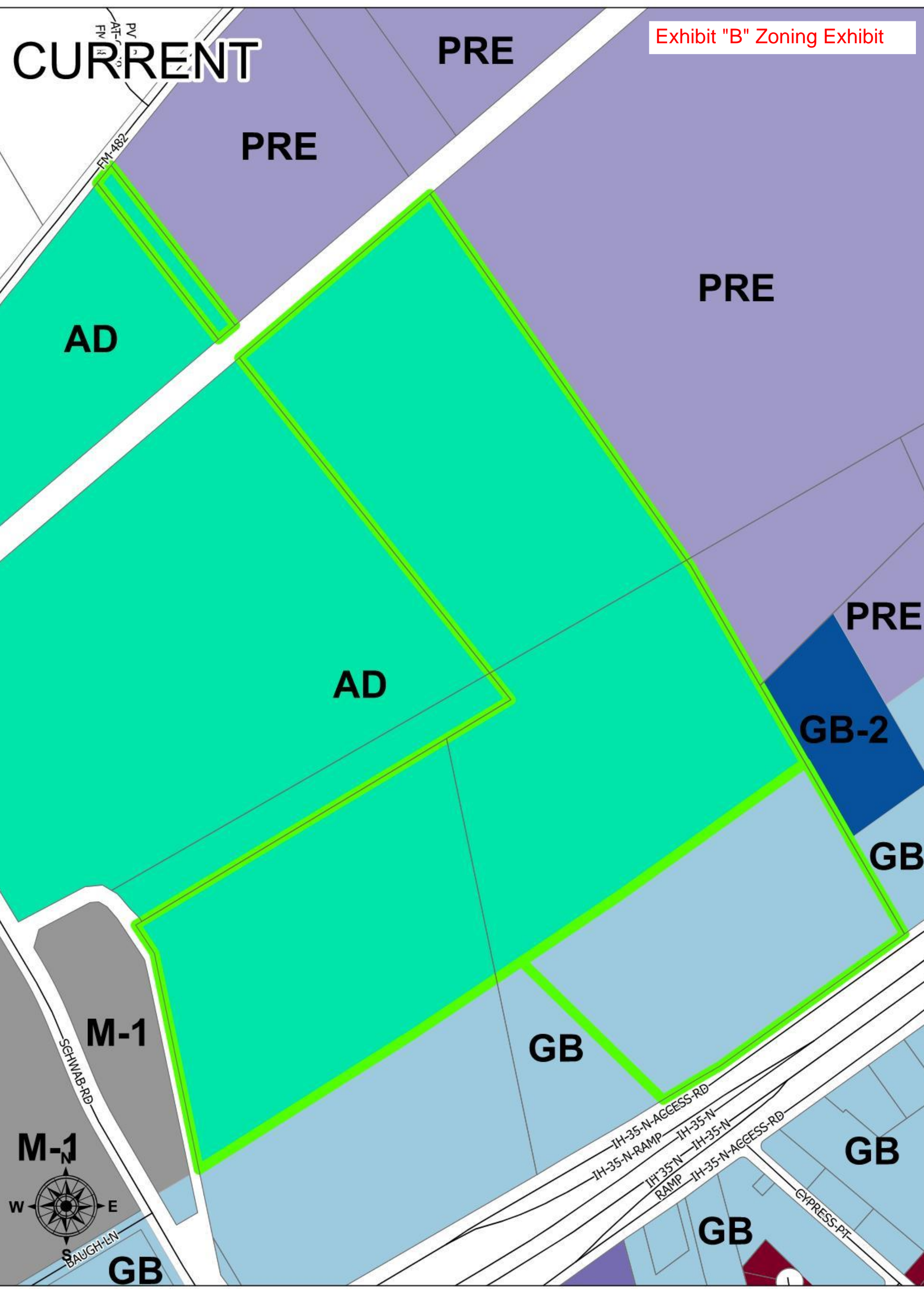
**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

Exhibit "B"

Zoning Exhibit



**PROPOSED ZONING CHANGE**

**COMAL COUNTY  
HAUSMAN SQUARE  
PLZC2024024 9**

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	



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