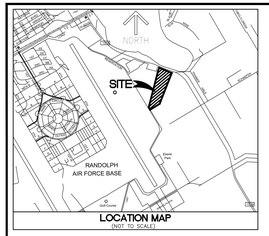
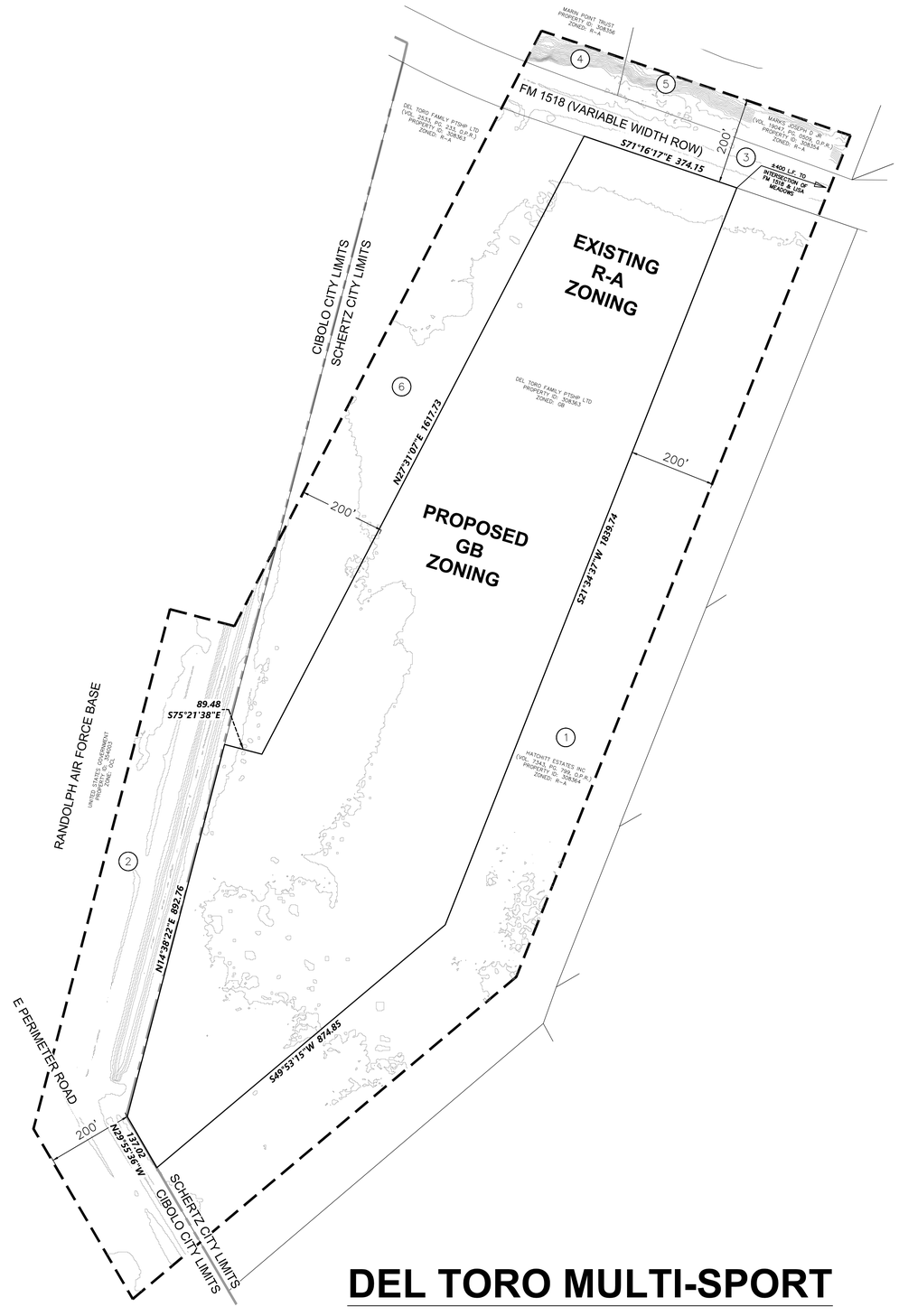
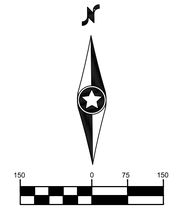


LOCATION MAP
(NOT TO SCALE)



DEL TORO MULTI-SPORT

26.09 ACRES



LEGEND

	PROJECT BOUNDARY
	200' NOTIFICATION BOUNDARY
	CITY LIMITS LINE
-724-	EXISTING CONTOURS
GB	GENERAL BUSINESS
R-A	SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
(3)	ADJACENT PROPERTY OWNERSHIP

GENERAL NOTES

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
2. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0295F DATED SEP. 29, 2010, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

ADJACENT PROPERTY OWNERSHIP

1. HATCHITT ESTATES INC
   11207 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308364
   VOL. 7343, PG. 799, O.P.R.
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
2. UNITED STATES GOVERNMENT
   FM 78, CIBOLO, TX 78108
   PROPERTY ID: 354003
   ZONED: OCL
3. TEXAS STATE HIGHWAY DEPARTMENT
   FM 1518, SELMA TO SCHERTZ, TX
4. MARIN POINT TRUST
   11312 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308358
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
5. MARKS JOSEPH D JR.
   11170 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308354
   VOL. 19047, PG. 0509, O.P.R
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
6. DEL TORO FAMILY PTSHP LTD
   816 MAIN ST, SCHERTZ, TX 78154-2151
   PROPERTY ID: 308363
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL

ZONING TABLE		
CONDITION	**ZONING**	**AREA (AC.)**
EXISTING	**R-A**	**26.09**
PROPOSED	**GB**	**26.09**

ENGINEER / APPLICANT:
WESTWOOD PROFESSIONAL SERVICES
211 N LOOP 1604 E, STE 205
SAN ANTONIO, TEXAS 78232
TEL: (210) 265-8300

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
211 N LOOP 1604 E, STE 205
SAN ANTONIO, TEXAS 78232
TEL: (210) 265-8300

OWNER / DEVELOPER
JOHN DEL TORO
11207 E FM 1518 N
SCHERTZ, TEXAS 78154
TEL: (406) 868-2528

LEGAL DESCRIPTION:
A 26.090 ACRE TRACT OF LAND SITUATED WITHIN THE GENOVERA MALPAZ SURVEY NO. 67, ABSTRACT NO. 464, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS BEING A PORTION OF A CALLED 36.89 ACRE TRACT DESCRIBED IN DEED TO DEL TORO FAMILY PARTNERSHIP LTD RECORDED IN VOLUME 7500, PAGE 421, BEXAR COUNTY OFFICIAL RECORDS, BEXAR COUNTY, TEXAS

NO.	DATE	REVISIONS	BY

Westwood
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194004 - TBPE FIRM NO. F-11756

DEL TORO MULTI-SPORT
ZONING EXHIBIT
SCHERTZ, TEXAS

JOB NO.:	45328.00
DATE:	AUGUST 2023
DESIGN:	
DRAWN:	SIG
CHECKED:	

SHEET
ZE-1

File: N:\045328.00\06 CAD\DWG\Site Design\ CIVZoning\DEL TORO ZONING EXHIBIT.dwg