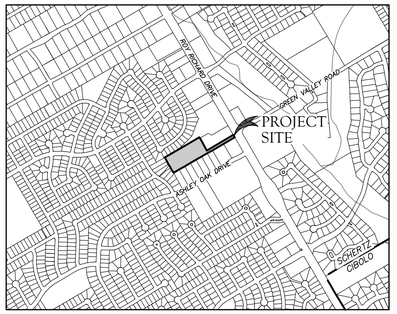


LOCATION MAP

1000 0 1000 2000

SCALE : 1" = 1000'

MISCELLANEOUS NOTES:

1. ACCORDING TO FLOOD INSURANCE RATE MAP 210 OF 480, COMMUNITY PANEL NO. 48187C0210F, DATED NOVEMBER 2, 2007, PROPERTY IS LOCATED IN ZONE X, AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

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

SITE DATA SUMMARY TABLE

PROPOSED USE	MEDICAL
EXISTING ZONING DISTRICT	SINGLE FAMILY RESIDENTIAL (R-1)
PROPOSED ZONING DISTRICT	NEIGHBORHOOD SERVICES (NS)
LOT AREA (ACREAGE/SQ.FT.)	3.56 AC

EXISTING EASEMENTS

1. 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
2. 5' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, VOLUME 5, PAGE 164B, D.P.R.
3. 14' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, VOLUME 5, PAGE 164B, D.P.R.
4. 14' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, VOLUME 5, PAGE 164B, D.P.R.
5. 30' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
6. 16' SANITARY SEWER EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
7. 16' WATER EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
8. 12' ELECTRICAL EASEMENT, GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., VOLUME 776, PAGE 1087, O.P.R.
9. 1' VEHICULAR NON-ACCESS EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
10. 25' ACCESS EASEMENT, CAL STONE SUBDIVISION, VOLUME 9, PAGE 385, D.P.R.
11. 6' PEDESTRIAN EASEMENT,VOLUME 9, PAGE 385, D.P.R.
12. DRAINAGE EASEMENT, VOLUME 5, PAGE 164B, D.P.R.
13. 20' BUILDING SETBACK LINE, VOLUME 5, PAGE 164B, D.P.R.
14. 5' ELECTRIC EASEMENT, VOLUME 4, PAGES 333-334, M.P.R.
15. 5' CABLE TELEVISION EASEMENT, VOLUME 4, PAGE 333, M.P.R.
16. 12' ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT, VOLUME 4, PAGES 333-334, M.P.R.
17. 10' BUILDING SETBACK LINE, VOLUME 4, PAGES 333-334 M.P.R.
18. 50' INGRESS AND EGRESS EASEMENT, VOLUME 638, PAGE 907, M.P.R.
19. VARIABLE WIDTH DRAINAGE EASEMENT, VOLUME 10, PAGES 165, O.P.R.
20. VARIABLE WIDTH WATER EASEMENT, VOLUME 10, PAGE 165, O.P.R.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
M.P.R.	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
PG.	PAGE
DR.	DRIVE
SQ.FT.	SQUARE FEET
AC	ACRES
DOC	DOCUMENT
ZONING BOUNDARY	
200-FT NOTIFICATION BOUNDARY	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
MAJOR CONTOUR	800
MINOR CONTOUR	790

N

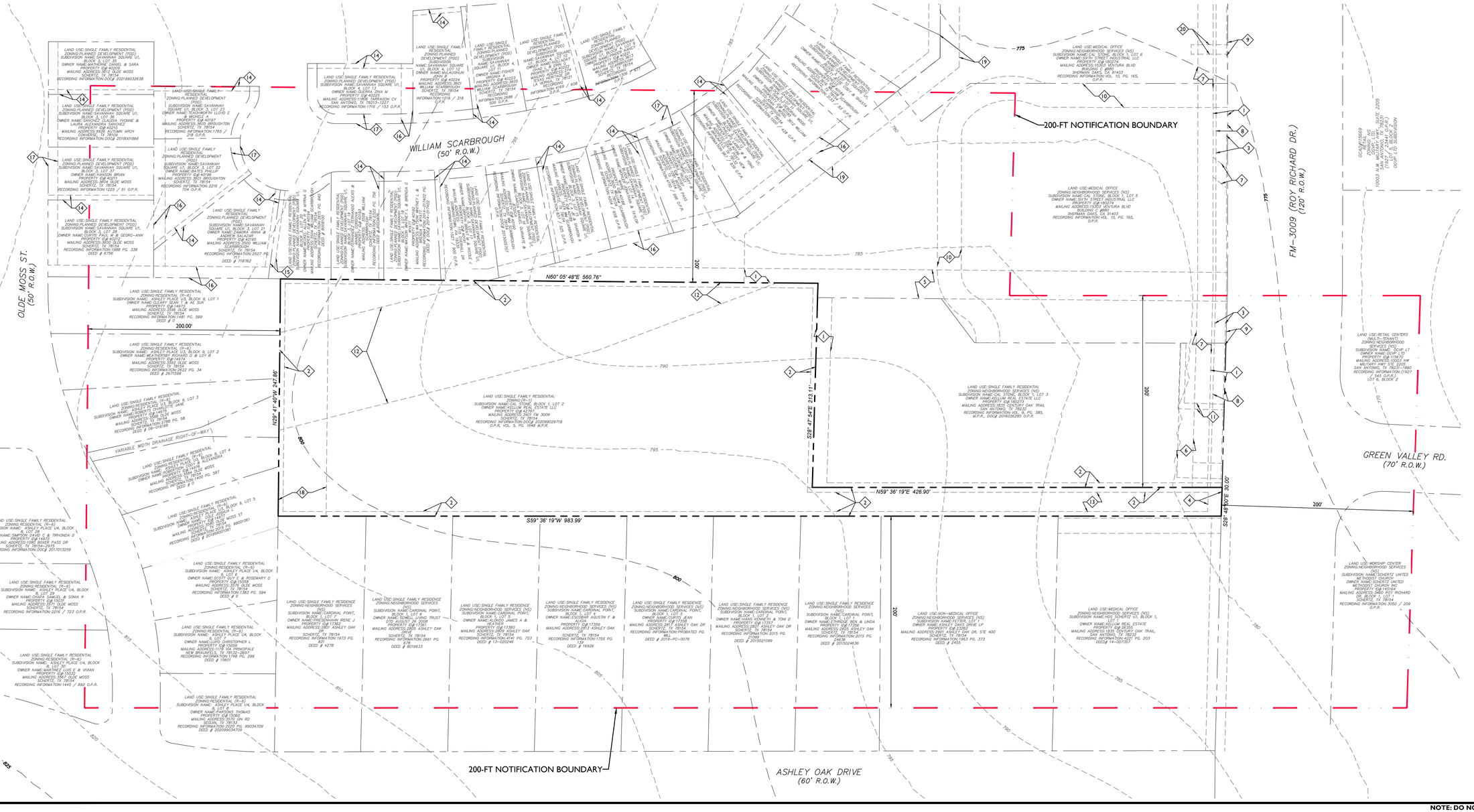
W E

S

50 0 50 100

SCALE : 1" = 50'

SELECT LINEAR UNIT OF MEASURE



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www.colliersengineering.com

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KELLUM PHASE III

FOR

KELLUM REAL ESTATE, LLC

1835 CENTURY OAK TRAIL

SAN ANTONIO , TX 78205

210.317.9024

3517 ROY RICHARD DR

LOT 2, BLOCK 1

CAL STONE

SUBDIVISION

SCHERTZ, GUADALUPE COUNTY, TEXAS

Colliers Engineering & Design

SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/15/24	JP	JW
PROJECT NUMBER:	DRAWING NAME:		
23001131A	LOT 2 REZONING		

SHEET TITLE:

ZONING EXHIBIT

SHEET NUMBER:

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

H:\Work\CAD\LOT 2 REZONING.dwg(PSW)(03-LOT 2 By: JWARREN