

SITE DATA TABLE	
ACREAGE:	11.723
CURRENT ZONING:	GB
PROPOSED ZONING:	GB-2
LEGAL:	VOL. 1471, PG. 671 & VOL. 1972, PG. 62

EXISTING LAND USE	
AREA:	11.723 ACRES
EXISTING USE:	PORTABLE BUILDING SALES

PROPOSED LAND USE	
AREA:	11.723 ACRES
PROPOSED USE:	PORTABLE BUILDING SALES & RETAIL SHOPPING

**EXISTING ZONING: GB (11.723 ACRES)**  
**PROPOSED ZONING: GB-2 (11.723 ACRES)**

LEGEND	
200' NOTIFICATION BUFFER	---
PROPERTY LINE / EXISTING & REQUESTED ZONING LINE	---
COUNTY LINE	---
EXISTING CONTOUR	---
PROPERTY MEASUREMENT	N45°00'00"E 100.00'

ABBREVIATIONS	
AC.	ACRE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
PG.	PAGE
POB	POINT OF BEGINNING
RD.	ROAD
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

**FLOODPLAIN NOTE:**  
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN

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

**APPLICANT & OWNER:**  
 RON CARRILLO  
 110 SUNRISE DRIVE  
 SAN ANTONIO, TX 78228  
 210-432-0000

**ENGINEER & SURVEYOR:**  
 STEPHEN G. COOK ENGINEERING, INC.  
 13302 THORNTRIDGE LANE  
 SAN ANTONIO, TX 78232  
 210-481-2533



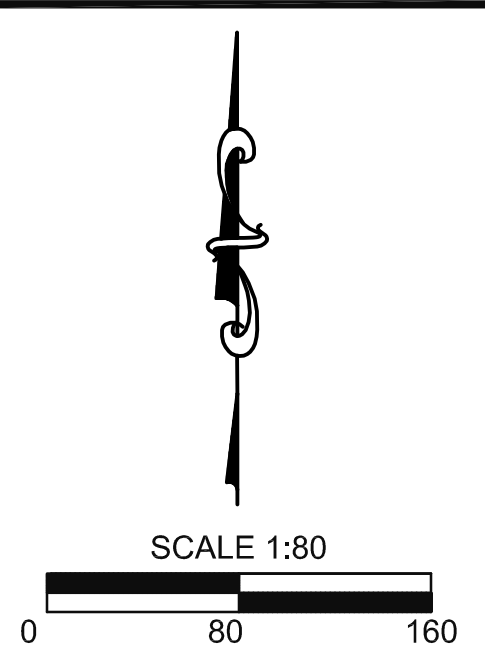
**TBPE FIRM NO. F-184**  
 13302 Thornridge Lane  
 San Antonio, TX 78232  
 (210) 481-2533  
 www.sgce.net



*Stephen G. Cook*  
 STEPHEN G. COOK, P.E. 01-29-2024

(PLANS APPROVED IF SIGNED & SEALED)

**ZONING EXHIBIT OF 11.723 ACRE TRACT  
 SCHERTZ, TX**  
 BEING 11.723 ACRES OF LAND OUT OF THE ROBERT MARTIN & JOHN F. WALKER  
 SURVEY NO. 113, ABSTRACT NO. 414, COMAL COUNTY & ABSTRACT NO. 244,  
 GUADALUPE COUNTY, SCHERTZ, TEXAS.



DRAWING DATE: 01-29-2024

PREPARED BY: J.A.R.

SGCE JOB #: 21993

**ZONING EXHIBIT**

SHEET # 01