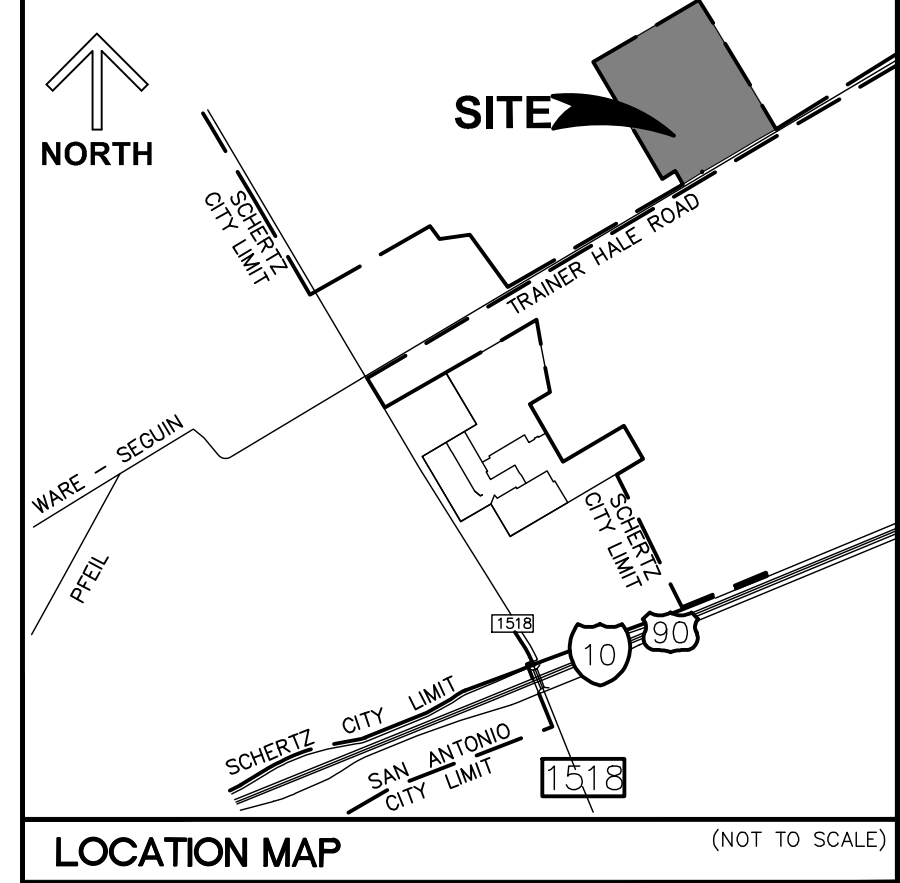


ZONING LEGEND

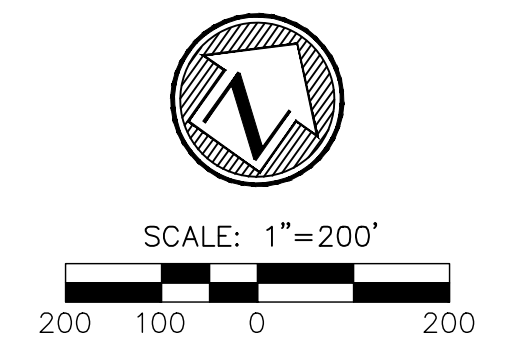
- (DVL) Development Agreement (Delayed Annexation)
- (PDD) Planned Development
- (PRE) Pre-Development
- (R-4) Apartment/Multi-Family Residential
- (GB) General Business

NOTES:
 ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48029C0455G, DATES SEPTEMBER 29, 2010, IS LOCATED IN ZONE(S) A/E AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE ILLUSTRATION PURPOSED AND DO NOT SET ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.



PROPERTY INFORMATION AND LAND USE

- | | |
|--|--|
| <p>1 Owner Name and Address:
 PROPERTY ID: 310056
 WRIGHT ROBERT L & DEBORAH K.
 8712 TRAINER HALE RD.
 SCHERTZ, TX 7815440
 DEED NUMBER: 20150155533
 Land Use:</p> | <p>6 Owner Name and Address:
 PROPERTY ID: 310061
 BRYCAP COMM L PROPERTIES LLC
 7820 E FM 1518 N
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> |
| <p>2 Owner Name and Address:
 PROPERTY ID: 1013797
 BRYSON KNUEPFER PROPERTIES
 8724 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> | <p>7 Owner Name and Address:
 PROPERTY ID: 310053
 ROBERTSON REBECCA,
 WIEDERSTEIN DAVID, MCDANIEL
 VICKIE & HUNTER DIANE
 9275 WEIR AVE
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> |
| <p>3 Owner Name and Address:
 PROPERTY ID: 1013798
 BARR JAMES W JR & SHARON
 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> | <p>8 Owner Name and Address:
 PROPERTY ID: 310059
 LUENSMANN CHARLES O
 8602 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> |
| <p>4 Owner Name and Address:
 PROPERTY ID: 310222
 BARR JAMES W JR & SHARON
 8758 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> | <p>9 Owner Name and Address:
 PROPERTY ID: 339274
 LUENSMANN HENRY W FAMILY TR &
 8841 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> |
| <p>5 Owner Name and Address:
 PROPERTY ID: 310225
 VRANA GERALD WAYNE
 8770 TRAINER HALE RD.
 SCHERTZ, TX 78154
 DEED NUMBER:
 Land Use:</p> | |



LEGEND

- REQUESTED ZONING BOUNDARY
- EXISTING CONTOUR
- 200' NOTIFICATION LINE
- SCHERTZ CITY LIMITS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 100-YR FEMA FLOODPLAIN
- PROPERTY BOUNDARY

NOTE:

1. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
2. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

OWNERS INFORMATION	APPLICANT	SURVEYOR
HARRY HAUSMAN 1A BABY, LLC 13438 BANDERA RD. HELOTES, TEXAS 78249 PH: (210) 695-5051	PAUL LANDA, JR., PE, CFM MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051	STEPHANIE L. JAMES, RPLS MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

DRAWING NAME: ZONING EXHIBIT		
PROJECT NAME: HARTMANN TRACT - POPPY HILLS SUBDIVISION		
±78.96 AC. TO BE ANNEXED INTO THE CITY OF SCHERTZ		
PROJECT No.: XXXXX	DATE: June 13, 2024	SCALE: 1" = 200'
<small>A 78.294 ACRE TRACT, 3,410,508 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF ALL OF THAT CALLED 78.146 ACRE TRACT CONVEYED TO VALERIE HARTMANN & BRIAN BEUTNAGEL IN DOCUMENT NO. 20180200199 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, OF BEXAR COUNTY, TEXAS, SAID 78.294 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.</small>		