

LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY RECORD INFORMATION
- WASTEWATER LINE
- WATER LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- 200' NOTIFICATION BOUNDARY

RECORD OWNERS/DEVELOPERS:

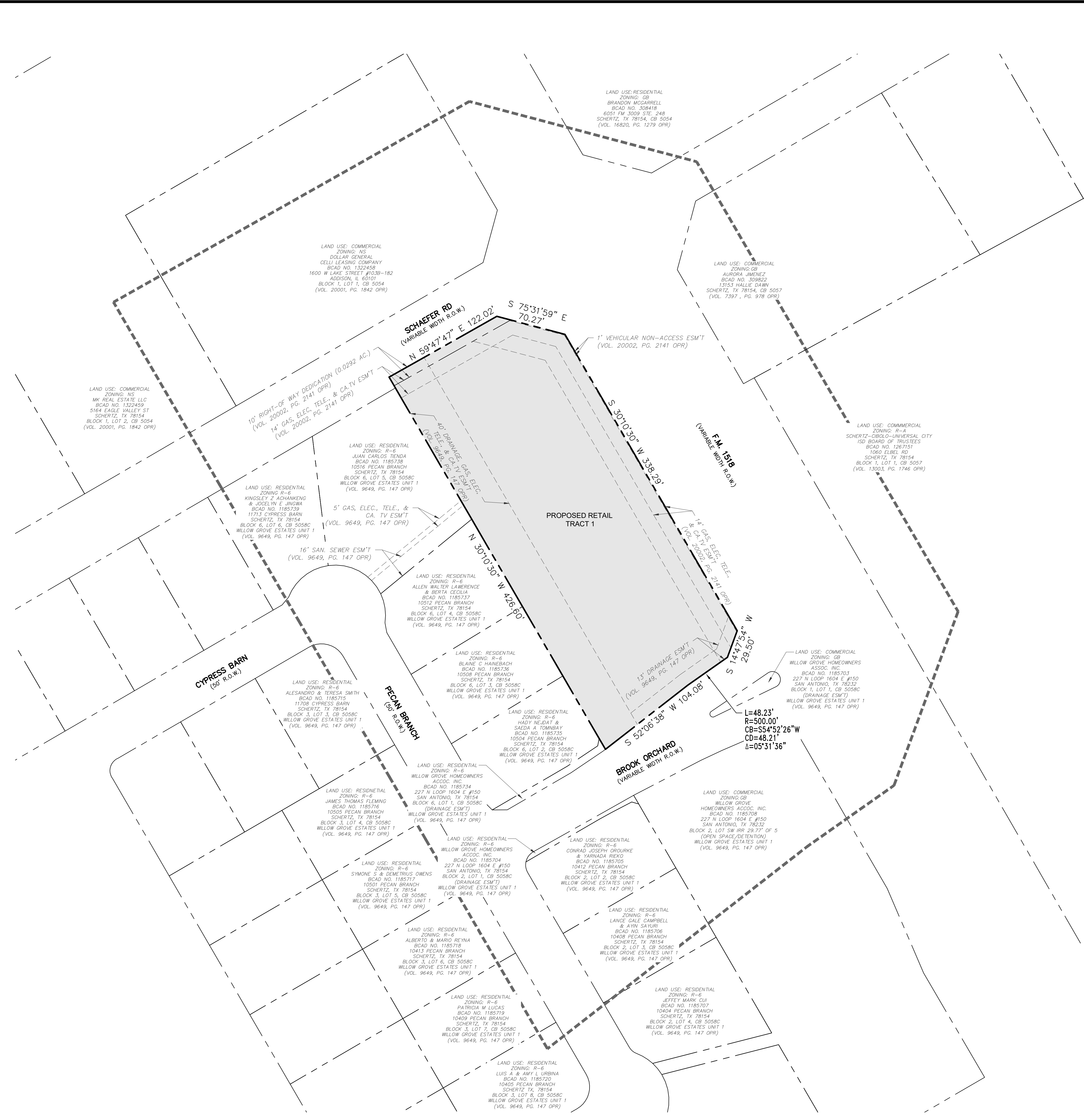
TEG SCHERTZ VENTURES, LLC
 BCAD NO. 1396038
 SCHAEFER RD
 SCHERTZ, TX 78154
 BLOCK 6, LOT 20, CB 5058C
 J. LEAL SURVEY NO. 79, ABS 424
 (VOL. 20002, PG. 2141 OPR)

**11786 SCHAEFER RD
 SPECIFIC USE PERMIT TRACT 1**

LOT 20, BLOCK 6, C.B. 5058C OF THE WILLOW GROVE ESTATES COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ACCORDING TO FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

TRACT	ACREAGE	EXIST. ZONING	PROP. ZONING
1	1.61	GB	GB



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
 TEG SCHERTZ VENTURE, LLC
 7801 N LAMAR, STE. B168
 AUSTIN, TX 78752

SCHAEFER RD STRIP CENTER
 WILLOW GROVE ESTATES COMMERCIAL
 11786 SCHAEFER RD
 SCHERTZ, TEXAS 78154
 BEING 1.597 ACRES OF THE J. LEAL SURVEY NO. 79, ABSTRACT 424, BEXAR COUNTY, TEXAS, AS SHOWN ON THE ATTACHED FLOOD INSURANCE MAP, PANEL 48029C0295F, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN. THE ESTATE COMMERCIAL RECORDED IN VOLUME 20002, PAGE 2141 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

SPECIFIC USE PERMIT EXHIBIT

DESIGNED BY: AJB
 DRAWN BY: CT
 SCALE: 1"=50'
 DATE: 10/3/23
 SHEET NO:

EX1

