

ORDINANCE NO. 25-S-002

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 85 ACRES OF LAND FROM AGRICULTURAL DISTRICT (AD) TO APPROXIMATELY 55 ACRES AS SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) AND APPROXIMATELY 30 ACRES AS SINGLE-FAMILY RESIDENTIAL DISTRICT (R-6), LOCATED APPROXIMATELY 2,000 NORTH OF THE INTERSECTION OF WEIR ROAD AND TRAINER HALE ROAD, CITY OF SCHERTZ, BEXAR COUNTY, BEXAR PROPERTY IDENTIFICATION NUMBERS 310048 AND 1190132, TEXAS.

WHEREAS, an application for a request to rezone approximately 85 acres of land from Agricultural District (AD) to approximately 55 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), located approximately 2,000 feet north of the intersection of Weir Road and Trainer Hale Road, also known as Bexar Property Identification Numbers 310048 and 1190132, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zoning (the “Criteria”); and

WHEREAS, on December 4, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zoning; and

WHEREAS, on January 7, 2025, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned to approximately 55 acres to Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and

the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, APPROVED and ADOPTED on this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"

Property Description: Legal Metes and Bounds

Field Notes for a Tract of Land
Containing 54.232 acre (2,362,354.68 square feet)

A 54.232 acre (2,362,354.68 square feet) tract of land situated in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5066, and the Francisco Rodriguez Survey Number 84, Abstract Number 609, County Block 5066, Bexar County, Texas, being all of a 42.116 acre tract designated as Exhibit "A", Tract "A", as conveyed to Melvin Alvin Krueger, by Trustee's Special Warranty Deed, and partially out of a 42.116 acre tract, designated as Exhibit "B", Tract "B", as conveyed to Ruth E. Martin, both as recorded in Document Number 20130066514, of the Official Public Records of Bexar County, Texas, said 54.232 acre (2,362,354.68 square feet) tract of land being more particularly described as follows:

Beginning: at the most northeasterly corner of said 42.116 acre tract, Exhibit "A", Tract "A", being on the west right of line of Weir Road, being a southeast corner of a 10.126 acre tract as conveyed to Krickhahn ETC Enterprises, LLC by Warranty Deed, as recorded in Volume 11319, Page 762, of the Official Public Records of Bexar County, Texas, and being the most northerly northeast corner of said Exhibit "A", Tract "A", and of the herein described tract;

Thence, with the west right of way line of said Weir Road, being the east boundary of said 42.116 acre tract Exhibit "A", Tract "A", the following six (6) courses;

South 15 degrees 03 minutes 44 seconds West, a distance of 77.20 feet to a point of a tangent curvature to the left;

Along the arc of said curve to the left, 434.15 feet, having a radius of 603.69 feet, a central angle of 41 degree 12 minute 17 seconds, and a chord bearing and distance of South 05 degrees 32 minutes 25 seconds East, 424.85 feet to a point of tangency;

South 26 degrees 08 minutes 16 seconds East, passing the northeast corner of said 42.116 acre tract, Exhibit "B", Tract "B", and continuing said course with the west right of way line of said Weir Road, being the east boundary of said 42.116 acre tract Exhibit "B", Tract "B" for a total distance of 858.27 feet to a point, and being an angle point in the herein described tract;

South 23 degrees 44 minutes 40 seconds East, a distance of 231.75 feet to a point, being an angle point in the herein described tract;

South 36 degrees 57 minutes 36 seconds East, a distance of 82.78 feet to a point, being an angle point in there herein described tract;

South 29 degrees 42 minutes 53 seconds East, a distance of 674.14 feet to a point, being the northeast corner of a 68.146 acre tract, as conveyed to Charles Otto Luensmann by Warranty Deed with Vendor's Lien, as recorded in Volume 7421, Page 1739, of the Official Public Records of Bexar County, Texas, and being the southeast corner of both said 42.116 acre tract, Exhibit "B", Tract "B", and of the herein described tract;

Exhibit "A" Property Description: Legal Metes and Bounds

Thence, leaving the west right of way line of said Weir Road, with the northwest boundary of said 68.146 acre tract, being the southeast boundary of said 42.116 acre tract, Exhibit "B", Tract "B", South 60 degrees 48 minutes 51 seconds West, a distance of 90.00 feet to a point, being a southwest corner of the herein described tract;

Thence, leaving the northwest boundary of said 68.146 acre tract, over and across said 42.116 acre tract, Exhibit "B", Tract "B", the following five (5) courses;

North 29 degrees 42 minutes 53 seconds West, a distance of 667.61 feet to a point, being an angle point in the herein described tract;

North 36 degrees 57 minutes 36 seconds West, a distance of 87.51 feet to a point, being an angle point in the herein described tract;

North 23 degrees 44 minutes 40 seconds West, a distance of 240.29 feet to a point, being an angle point in the herein described tract;

North 26 degrees 08 minutes 16 seconds West, a distance of 94.36 feet to a point, being an interior corner of the herein described tract;

South 60 degrees 26 minutes 49 seconds West, a distance of 1,434.33 feet to a point, being on the northeast boundary of a 188.68 acre tract, as conveyed to Rebecca Robertson, David Wiederstein, Diane Hunter and Vickie McDaniel by Probate Will, by Open Will Case Number 2021PC03810, of Bexar County, Texas, being the same property conveyed to Richard H. Wiederstein as described in Warranty Deed with Vendor's Lien, as recorded in Volume 2043, Pages 460-463, of the Official Public Records of Bexar County, Texas, being on the southwest boundary of said 42.116 acre tract, Exhibit "B", Tract "B", and being a southwest corner of the herein described tract;

Thence, with the northeast boundary of said 188.68 acre tract, being the southwest boundary of said 42.116 acre tract, Exhibit "B", Tract "B", North 50 degrees 56 minutes 13 seconds West, passing the west corner of said 42.116 acre tract, Exhibit "B", Tract "B", being the south corner of said 42.116 acre tract, Exhibit "A", Tract "A", and continuing said course with the southwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", for a total distance of 309.88 feet to a point, being an angle point in the herein described tract;

Thence, continuing with the southwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", being the northeast boundary of said 188.68 acre tract, North 66 degrees 51 minutes 03 seconds West, passing an east corner of a 5.767 acre tract, as conveyed to Rebecca Robertson, David Wiederstein, Diane Hunter and Vickie McDaniel by Probate Will, by Open Will Case Number 2021PC03810, of Bexar County, Texas, being the same property conveyed to Ray Joy Wiederstein as described in Warranty Deed, as recorded in Volume 5261, Page 231, of the Official Public Records of Bexar County, Texas, and continuing said course with the southwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", being the northeast boundary of said 5.767 acre tract, for a total distance of 581.41 feet to a point, being an angle point in the herein described tract;

Exhibit "A" Property Description: Legal Metes and Bounds

Thence, continuing with the northeast boundary of said 5.767 acre tract, being the southwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", North 34 degrees 31 minutes 23 seconds West, a distance of 448.98 feet to a point, being on the southeast boundary of a 176.439 acre tract, as conveyed to Ancient KK Endeavors LLC, by General Warranty Deed, as recorded in Document Number 20230019542, of the Official Public Records of Bexar County, Texas, being the north corner of said 5.767 acre tract, and being the northwest corner of the herein described tract;

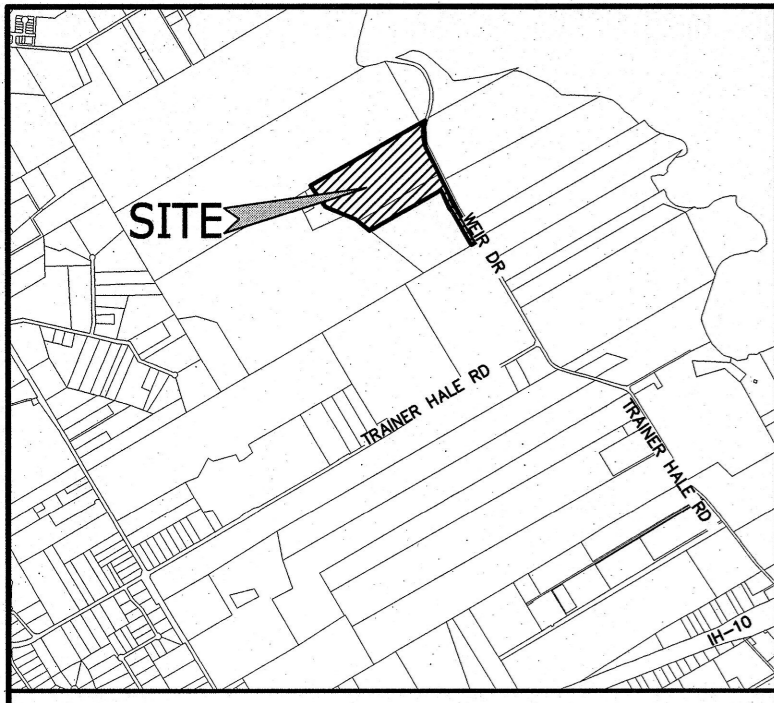
Thence, with the southeast boundary of said 176.439 acre tract, being the northwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", North 60 degrees 26 minutes 49 seconds East, passing the east corner of said 176.439 acre tract, being the south corner of said 10.126 acre tract, and continuing said course with the northwest boundary of said 42.116 acre tract, Exhibit "A", Tract "A", being the southeast boundary of said 10.126 acre tract, for a total distance of 2,300.87 feet to the **Point of Beginning**, containing a 54.232 acres (2,362,354.68 square feet) of land.

Note: This description is based on the instrument recorded as Trustee's Special Warranty Deed, recorded in Document Number 20130066514, of the Official Public Records of Bexar County, Texas. An on the ground survey was not performed by Moy Tarin Ramirez Engineers, LLC. An exhibit of even date was prepared for this description.

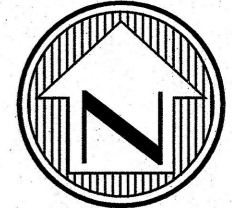


Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2024-10-15 Job No. 24231
SL

Exhibit "A" Property Description: Legal Metes and Bounds



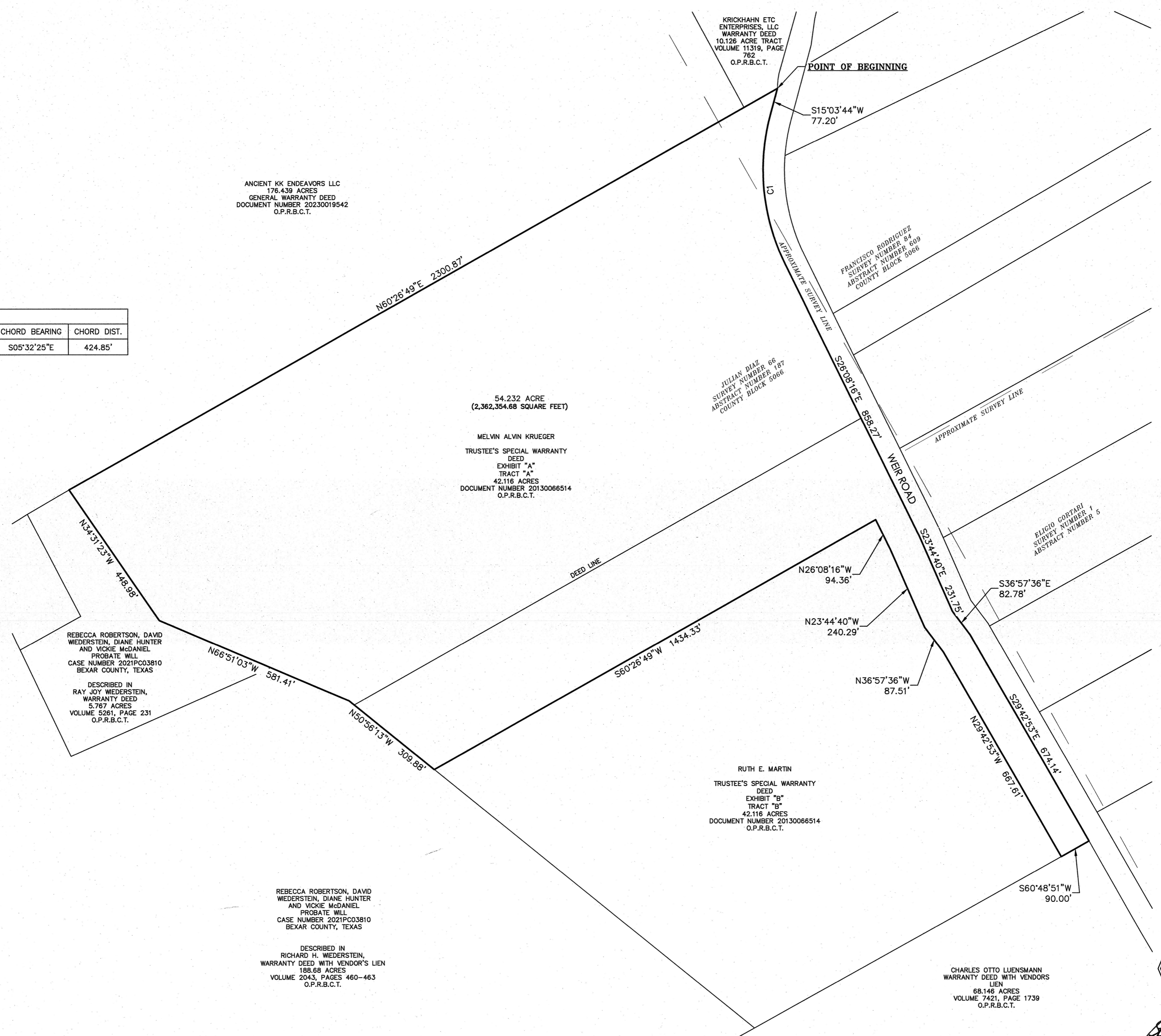
VICINITY MAP NOT TO SCALE



SCALE: 1"=200'
0 200 400

LEGEND:
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	41°12'17"	434.15'	603.69'	S05°32'25"E	424.85'



- GENERAL NOTES:**
- 1) THIS EXHIBIT IS BASED ON THE INSTRUMENT RECORDED AS TRUSTEE'S SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 20130066514, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 - 2) AN ON THE GROUND SURVEY WAS NOT PERFORMED BY MOY TARIN RAMIREZ ENGINEERS, LLC.
 - 3) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC, WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
 - 4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
 - 5) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Stephanie L. James
EXHIBIT OF

A 54.232 ACRE (2,362,354.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NUMBER 66, ABSTRACT NUMBER 187, COUNTY BLOCK 5066, AND THE FRANCISCO RODRIGUEZ SURVEY NUMBER 84, ABSTRACT NUMBER 609, COUNTY BLOCK 5066, BEXAR COUNTY, TEXAS, BEING ALL OF A 42.116 ACRE TRACT DESIGNATED AS EXHIBIT "A", TRACT "A", AS CONVEYED TO MELVIN ALVIN KRUEGER, BY TRUSTEE'S SPECIAL WARRANTY DEED, AND PARTIALLY OUT OF A 42.116 ACRE TRACT, DESIGNATED AS EXHIBIT "B", TRACT "B", AS CONVEYED TO RUTH E. MARTIN, BOTH AS RECORDED IN DOCUMENT NUMBER 20130066514, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers
• Surveyors
• Planners

Parcel Map Check Report

Job No. 24231 (54.232 ac) tract of land

Point of Beginning: North: 13737749.9968' East: 2218011.0128'

Segment #1 : Line

Course: S15° 03' 44"W Length: 77.20'

North: 13737675.4491' East: 2217990.9510'

Segment #2 : Curve

Length: 434.15' Radius: 603.69'

Delta: 041°12'17" Tangent: 226.94'

Chord: 424.85' Course: S05° 32' 25"E

Course In: S74° 56' 16"E Course Out: S63° 51' 27"W

RP North: 13737518.5695' East: 2218573.9008'

End North: 13737252.5805' East: 2218031.9677'

Segment #3 : Line

Course: S26° 08' 16"E Length: 485.20'

North: 13736816.9984' East: 2218245.7134'

Segment #4 : Line

Course: S26° 08' 16"E Length: 373.07'

North: 13736482.0795' East: 2218410.0624'

Segment #5 : Line

Course: S23° 44' 40"E Length: 231.75'

North: 13736269.9470' East: 2218503.3783'

Exhibit "A" Property Description: Legal Metes and Bounds

Segment #6 : Line

Course: S36° 57' 36"E Length: 82.78'
North: 13736203.8012' East: 2218553.1504'

Segment #7 : Line

Course: S29° 42' 53"E Length: 674.14'
North: 13735618.3078' East: 2218887.3094'

Segment #8 : Line

Course: S60° 48' 51"W Length: 90.00'
North: 13735574.4199' East: 2218808.7355'

Segment #9 : Line

Course: N29° 42' 53"W Length: 667.61'
North: 13736154.2419' East: 2218477.8134'

Segment #10 : Line

Course: N36° 57' 36"W Length: 87.51'
North: 13736224.1673' East: 2218425.1974'

Segment #11 : Line

Course: N23° 44' 40"W Length: 240.29'
North: 13736444.1169' East: 2218328.4427'

Segment #12 : Line

Course: N26° 08' 16"W Length: 94.36'
North: 13736528.8274' East: 2218286.8742'

Segment #13 : Line

Course: S60° 26' 49"W Length: 1434.33'
North: 13735821.3738' East: 2217039.1514'

Exhibit "A" Property Description: Legal Metes and Bounds

Segment #14 : Line

Course: N50° 56' 13"W Length: 291.01'

North: 13736004.7611' East: 2216813.1959'

Segment #15 : Line

Course: N50° 56' 13"W Length: 18.87'

North: 13736016.6525' East: 2216798.5442'

Segment #16 : Line

Course: N66° 51' 03"W Length: 581.41'

North: 13736245.2201' East: 2216263.9467'

Segment #17 : Line

Course: N34° 31' 23"W Length: 448.98'

North: 13736615.1339' East: 2216009.4928'

Segment #18 : Line

Course: N60° 26' 49"E Length: 2300.87'

North: 13737749.9904' East: 2218011.0181'

Perimeter: 8613.52' Area: 2362354.68 Sq. Ft.

Error Closure: 0.0083 Course: S39° 04' 07"E

Error North: -0.00646 East: 0.00525

Precision 1: 1037774.70

Field Notes for a Tract of Land
Containing 30.000 acres (1,306,811.14 square feet)

A 30.000 acre (1,306,811.14 square feet) tract of land situated in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5066, Bexar County, Texas being out of a 42.116 acre tract designated as Exhibit "B", Tract "B", as conveyed to Ruth E. Martin, by Trustee's Special Warranty Deed, as recorded in Document Number 20130066514, of the Official Public Records of Bexar County, Texas, said 30.000 acre (1,306,811.14 square feet) tract of land being more particularly described as follows:

Beginning: at an east corner of a 188.68 acre tract, as conveyed to Rebecca Robertson, David Wiederstein, Diane Hunter and Vickie McDaniel by Probate Will, by Open Will Case Number 2021PC03810, of Bexar County, Texas, being the same property conveyed to Richard H. Wiederstein as described in Warranty Deed with Vendor's Lien, as recorded in Volume 2043, Pages 460-463, being on the northwest boundary of a 68.146 acre tract, as conveyed to Charles Otto Luensmann by Warranty Deed with Vendor's Lien, as recorded in Volume 7421, Page 1739, both of the Official Public Records of Bexar County, Texas, and being the south corner of both said 42.116 acre tract, Exhibit "B", Tract "B", and of the herein described tract;

Thence, leaving the northwest boundary of said 68.146 acre tract, with the northeast boundary of said 188.68 acre tract, being the southwest boundary of said 42.116 acre tract, Exhibit "B", Tract "B", North 50 degrees 56 minutes 13 seconds West, a distance of 1,161.20 feet to a point, being the west corner of the herein described tract,

Thence, leaving the northeast boundary of said 188.68 acre tract, over and across said 42.116 acre tract, Exhibit "B", Tract "B", the following five (5) course;

North 60 degrees 26 minutes 49 seconds East, a distance of 1,434.33 feet to a point, being the north corner of the herein described tract,

South 26 degrees 08 minutes 16 seconds East, a distance of 94.36 feet to a point, being an angle point in the herein described tract;

South 23 degrees 44 minutes 40 seconds East, a distance of 240.29 feet to a point, being an angle point in the herein described tract;

South 36 degrees 57 minutes 36 seconds East, a distance of 87.51 feet to a point, being an angle point in the herein described tract;

South 29 degrees 42 minutes 53 seconds East, a distance of 667.61 feet to a point on the northwest boundary of said 68.146 acre tract, being on the southeast boundary of said 42.116 acre tract, Exhibit "B", Tract "B", being the east corner of the herein described tract;

Exhibit "A" Property Description: Legal Metes and Bounds

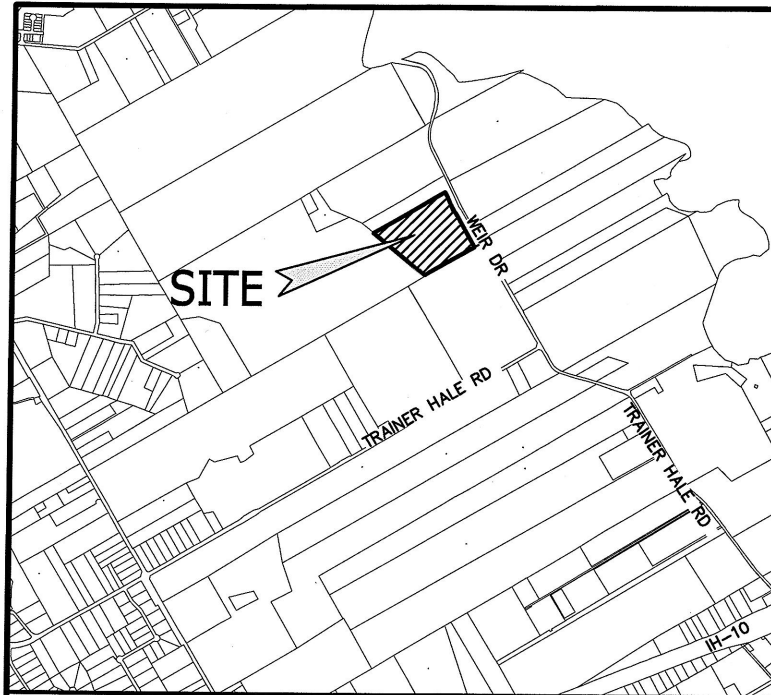
Thence, with the northwest boundary of said 68.146 acre tract, being the southeast boundary of said 42.116 acre tract, Exhibit "B", Tract "B", South 60 degrees 48 minutes 51 seconds West, a distance of 994.19 feet to the **Point of Beginning**, containing a 30.000 acres (1,306,811.14 square feet) of land.

Note: This description is based on the instrument recorded as Trustee's Special Warranty Deed, recorded in Document Number 20130066514, of the Official Public Records of Bexar County, Texas. An on the ground survey was not performed by Moy Tarin Ramirez Engineers, LLC. An exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2024-10-16 Job No. 24231
SL

Exhibit "A" Property Description: Legal Metes and Bounds

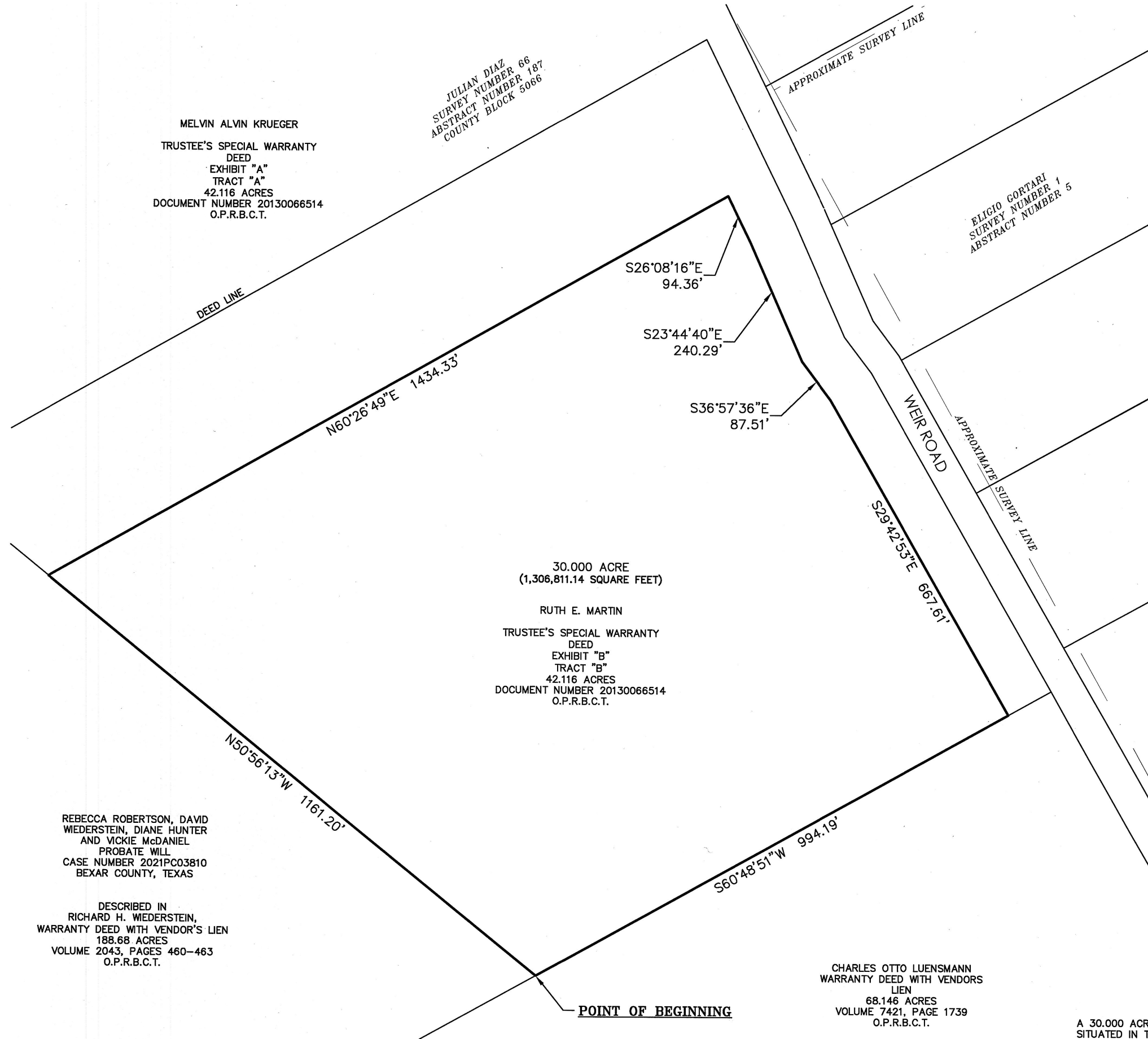


VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- 1) THIS EXHIBIT IS BASED ON THE INSTRUMENT RECORDED AS TRUSTEE'S SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 20130066514, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 2) AN ON THE GROUND SURVEY WAS NOT PERFORMED BY MOY TARIN RAMIREZ ENGINEERS, LLC.
- 3) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 5) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



MELVIN ALVIN KRUEGER
TRUSTEE'S SPECIAL WARRANTY DEED
EXHIBIT "A"
TRACT "A"
42.116 ACRES
DOCUMENT NUMBER 20130066514
O.P.R.B.C.T.

JULIAN DIAZ
SURVEY NUMBER 66
ABSTRACT NUMBER 187
COUNTY BLOCK 5066

ELIGIO CORTARI
SURVEY NUMBER 1
ABSTRACT NUMBER 5

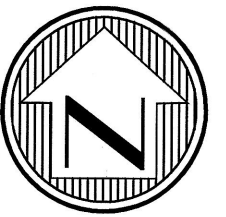
30.000 ACRE
(1,306,811.14 SQUARE FEET)

RUTH E. MARTIN
TRUSTEE'S SPECIAL WARRANTY DEED
EXHIBIT "B"
TRACT "B"
42.116 ACRES
DOCUMENT NUMBER 20130066514
O.P.R.B.C.T.

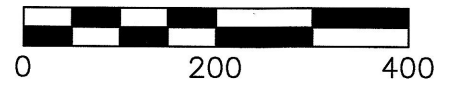
REBECCA ROBERTSON, DAVID WIEDERSTEIN, DIANE HUNTER AND VICKIE McDANIEL
PROBATE WILL
CASE NUMBER 2021PC03810
BEXAR COUNTY, TEXAS

DESCRIBED IN
RICHARD H. WIEDERSTEIN,
WARRANTY DEED WITH VENDOR'S LIEN
188.68 ACRES
VOLUME 2043, PAGES 460-463
O.P.R.B.C.T.

CHARLES OTTO LUENSMANN
WARRANTY DEED WITH VENDORS LIEN
68.146 ACRES
VOLUME 7421, PAGE 1739
O.P.R.B.C.T.

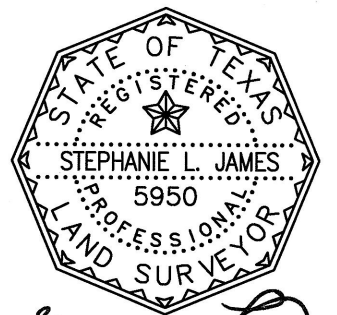


SCALE: 1"=200'



LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS



Stephanie L. James

EXHIBIT OF

A 30.000 ACRE (1,306,811.14 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NUMBER 66, ABSTRACT NUMBER 187, COUNTY BLOCK 5066, BEXAR COUNTY, TEXAS BEING OUT OF A 42.116 ACRE TRACT DESIGNATED AS EXHIBIT "B", TRACT "B", AS CONVEYED TO RUTH E. MARTIN, BY TRUSTEE'S SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 20130066514, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE: 2024-10-16

JOB NO. 24231



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

V:\24231_Krueger_Martin_Facility\Drawings\24231_Krueger_Martin (30,000 ac) zoning exhibit.dwg 2024/10/16 8:04am bopse

Parcel Map Check Report

Job No. 24231 (30.000 ac) tract of land

Point of Beginning: North: 13735089.6207' East: 2217940.7633'

Segment #1 : Line

Course: N50° 56' 13"W Length: 1161.20'

North: 13735821.3802' East: 2217039.1462'

Segment #2 : Line

Course: N60° 26' 49"E Length: 1434.33'

North: 13736528.8338' East: 2218286.8689'

Segment #3 : Line

Course: S26° 08' 16"E Length: 94.36'

North: 13736444.1233' East: 2218328.4374'

Segment #4 : Line

Course: S23° 44' 40"E Length: 240.29'

North: 13736224.1737' East: 2218425.1921'

Segment #5 : Line

Course: S36° 57' 36"E Length: 87.51'

North: 13736154.2484' East: 2218477.8081'

Segment #6 : Line

Course: S29° 42' 53"E Length: 667.61'

North: 13735574.4263' East: 2218808.7303'

Exhibit "A" Property Description: Legal Metes and Bounds

Segment #7 : Line

Course: S60° 48' 51"W Length: 994.19'

North: 13735089.6157' East: 2217940.7600'

Perimeter: 4679.48' Area: 1306811.14 Sq. Ft.

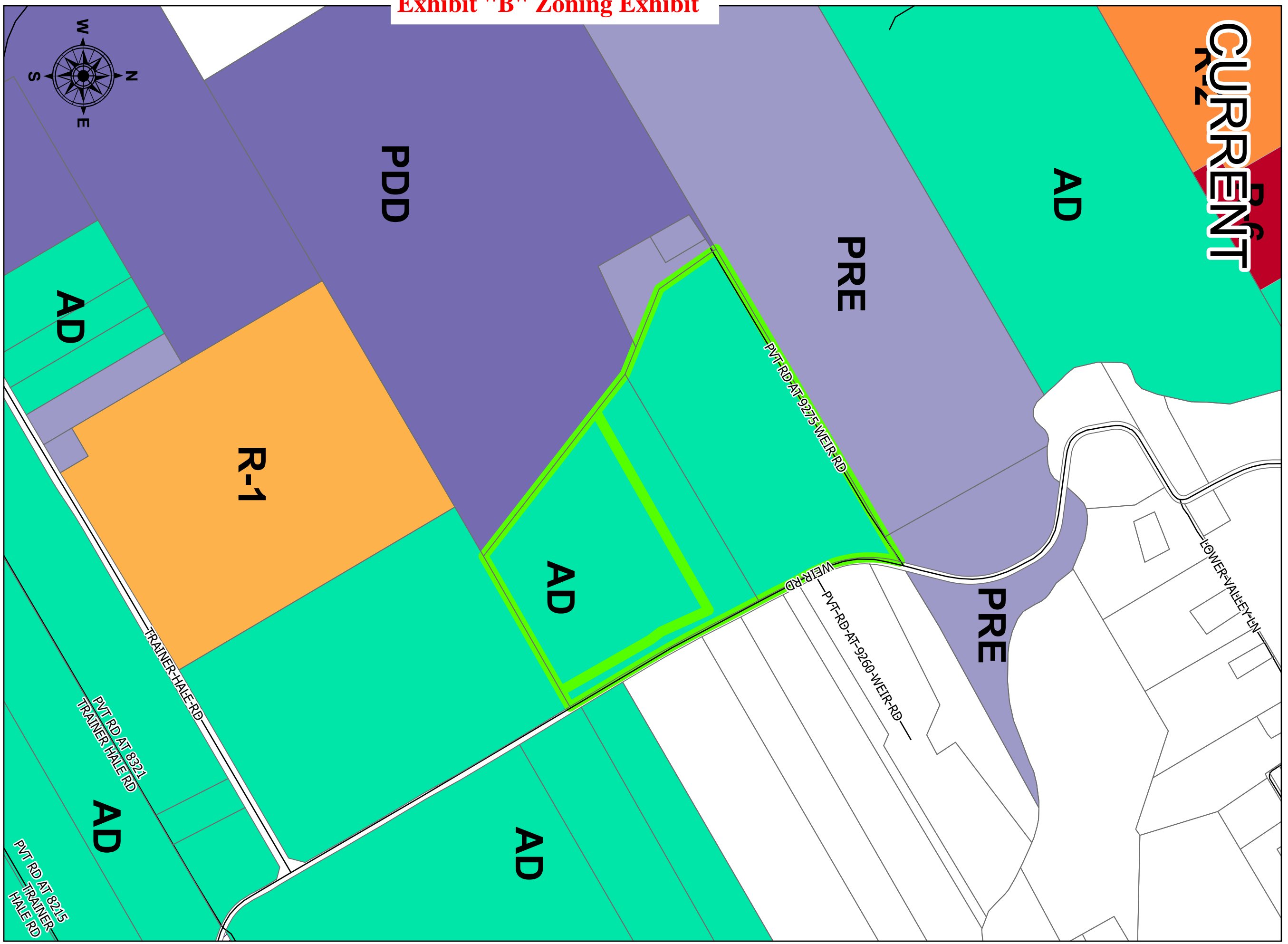
Error Closure: 0.0060 Course: S33° 34' 47"W

Error North: -0.00498 East: -0.00331

Precision 1: 779915.00

Exhibit "B"
Zoning Exhibit

CURRENT



PROPOSED

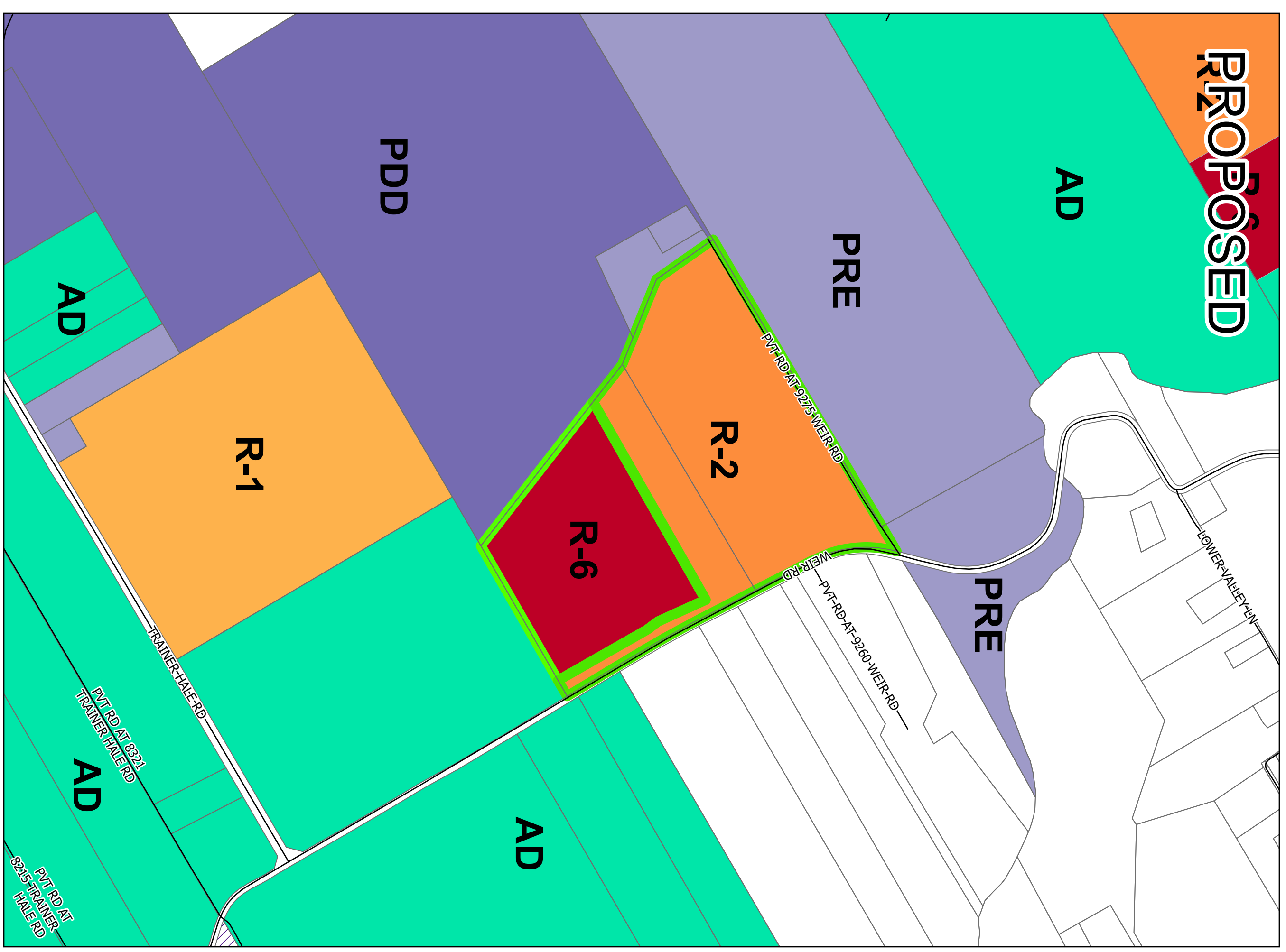


Exhibit "B" Zoning Exhibit

SCHIEPITZ
COMMUNITY * SERVICE * OPPORTUNITY

City of Schertz, GIS Specialist: Alexa Venezia, alexa@schertz.com (210) 619-1174
Last update: November 7th, 2024

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PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL IDS:
310048 & 1190132

Classification	
(PRE) Pre-Development	(R-4) Apartment/Multi-Family Residential
(R2D) Planned Development	(R-5) Single-Family Residential
(PUB) Public Use	(R-7) Single-Family Residential
(R-4) Single-Family Residential/Agricultural	(AD) Agricultural District
(R-1) Single-Family Residential	(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(R-2) Single-Family Residential	(TH) Townhome
(R-3) Two-Family Residential	(MHS) Manufactured Home Subdivision
	(MHP) Manufactured Home Parks
	(GB) General Business
	(GB-2) General Business II
	(NS) Neighborhood Services
	(OP) Office and Professional
	(MSMU) Main Street Mixed Use
	(MSMU-ND) Main Street Mixed Use New Development
	(M-1) Manufacturing (Light)
	(M-2) Manufacturing (Heavy)
	(DVA) Development Agreement (Delayed Annexation)

