

ORDINANCE 25-S-022

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 20 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE), AGRICULTURAL DISTRICT (AD), AND SINGLE-FAMILY RESIDENTIAL/ AGRICULTURAL DISTRICT (R-A) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2), GENERALLY LOCATED 4,800 FEET EAST OF THE INTERSECTION FM 1518 AND LOWER SEGUIN ROAD, KNOWN AS 12816 LOWER SEGUIN ROAD AND 12746 LOWER SEGUIN ROAD, KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 310027, 310026, 310028, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 20 acres of land from Pre-Development District (PRE), Agricultural District (AD), and Single-Family Residential/ Agricultural District (R-A) to Single-Family Residential District (R-2), generally located approximately 4,800 feet east of the intersection of FM 1518 and Lower Seguin Road, known as 12816 Lower Seguin Rd and 12746 Lower Seguin Road, and more specifically known as Bexar County Property Identification Numbers 310027, 310026, and 310028, 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 May 7, 2025, 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 June 3, 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 Single-Family Residential District (R-2).

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 AND APPROVED this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Property Description: Legal Metes and Bounds



STATE OF TEXAS
COUNTY OF BEXAR

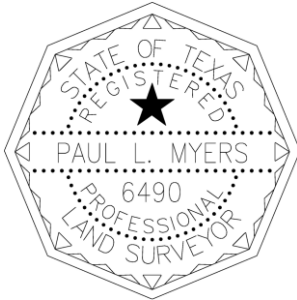
**FIELD NOTE DESCRIPTION
OF
15.973 ACRE TRACT**

Being a 15.973 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 15.973 acre tract being the same 15.977 acre tract of land as described in a Warranty Deed With Vendor's Lien to Janice S. Lindorfer and Robert C. Lindorfer, Jr., dated October 15, 1999, and recorded on October 21, 1999, in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas; said 15.973 acre tract being more particularly described as follows:

- BEGINNING:** at 1/2" iron rod found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way), for the north corner of the aforementioned 15.977 acre tract, the most northerly west corner of a 194.101 acre tract of land as described and recorded in Volume 5812, Page 450, Deed Records of Bexar County, Texas, and the north corner of the herein described 15.973 acre tract;
- THENCE:** leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 15.977 acre tract, a southwest line of the aforementioned 194.101 acre tract, S30°30'05"E, a distance of 1,261.35 feet (Record – S30°33'27"E ~ 1,261.41') to a 3/4" iron pipe found for the east corner of said 15.977 acre tract, an interior corner of said 194.101 acre tract, and the east corner of the herein described 15.973 acre tract;
- THENCE:** along the southeast line of the aforementioned 15.977 acre tract and a northwest line of the aforementioned 194.101 acre tract, S59°34'54"W, a distance of 550.95 feet (Record – S59°31'27"W ~ 551.14') to a 1/2" iron rod with plastic cap (not legible) found for the south corner of said 15.977 acre tract, the east corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the south corner of the herein described 15.973 acre tract;
- THENCE:** leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 15.977 acre tract, the northeast line of the aforementioned 2.003 acre tract, the northeast line of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas,, and the northeast line of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, N30°31'12"W, passing a 1/2" iron rod found, for the north corner of said 2.003 acre tract and the east corner of said 2.005 acre tract at a distance of 631.83 feet, a total distance of 1,263.42 feet (Record – N30°34'19"W ~ 1.263.42) to a 1/2" iron rod with plastic cap stamped "MMES PROP CORN" set in the southeast right-of-way line of the aforementioned Lower Seguin Road for the west corner of said 15.977 acre tract, the north corner of said 0.048 of an acre tract, and the west corner of the herein described 15.973 acre tract;

THENCE: along the southeast right-of-way line of the aforementioned Lower Seguin Road and the northwest line of the aforementioned 15.977 acre tract, N59°47'49"E, a distance of 551.36 feet (Record – N59°44'00"E ~ 551.46') to the **PLACE OF BEGINNING** and containing 15.973 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.



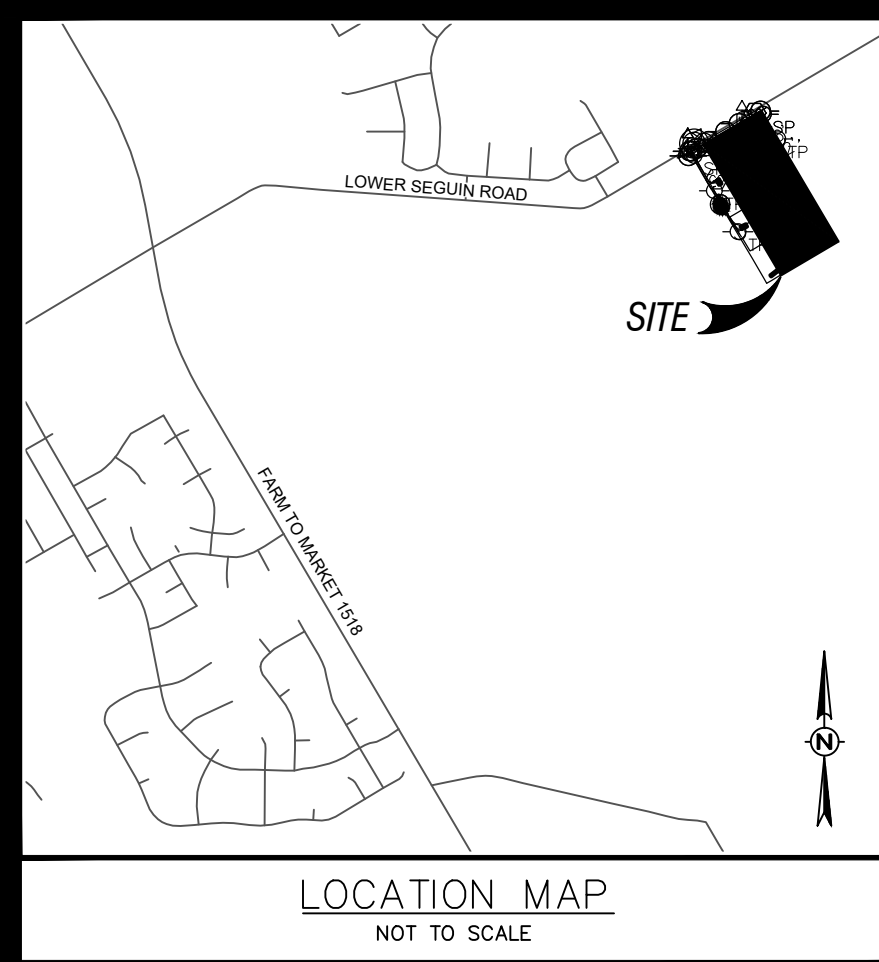
Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024

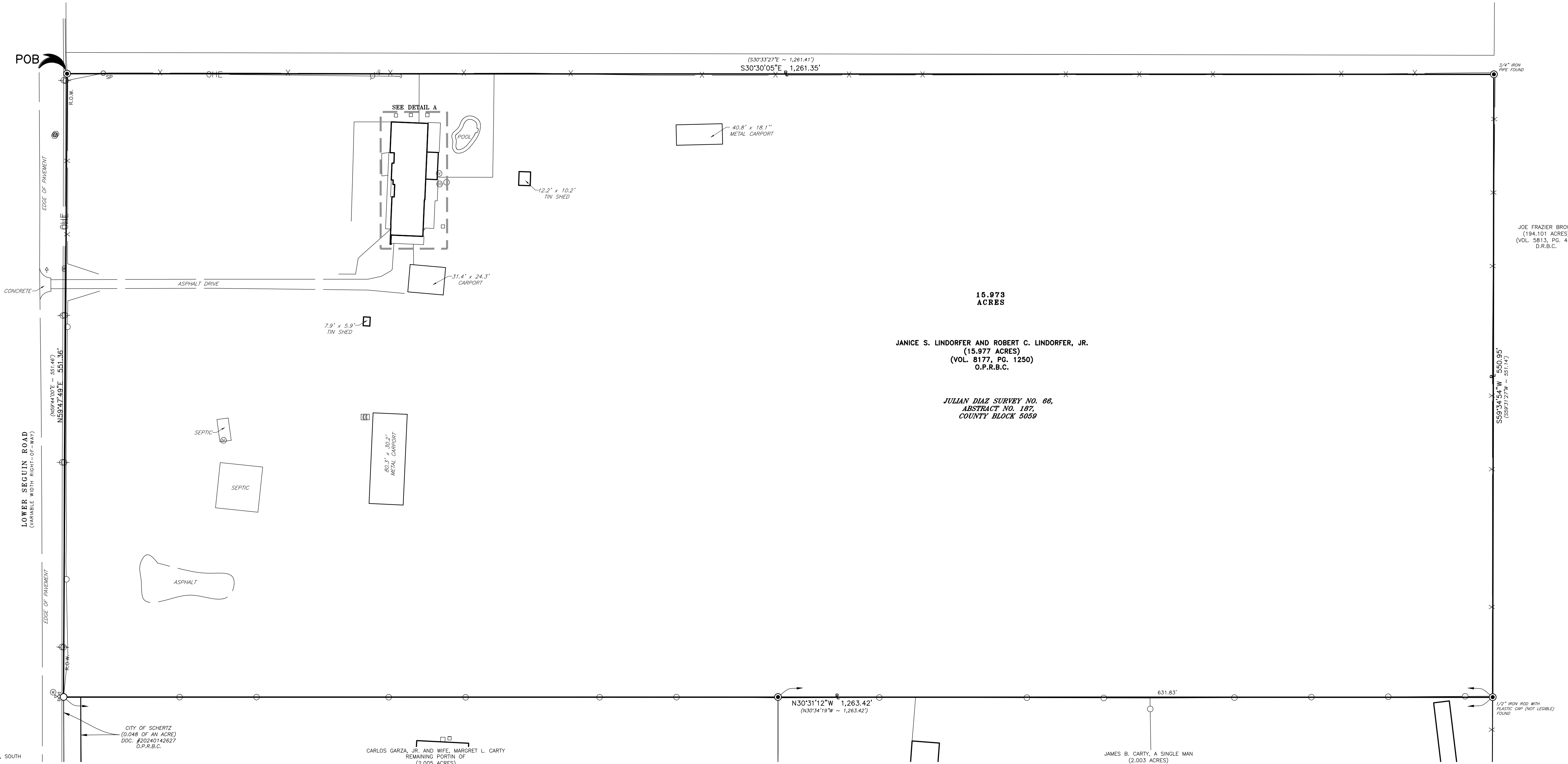
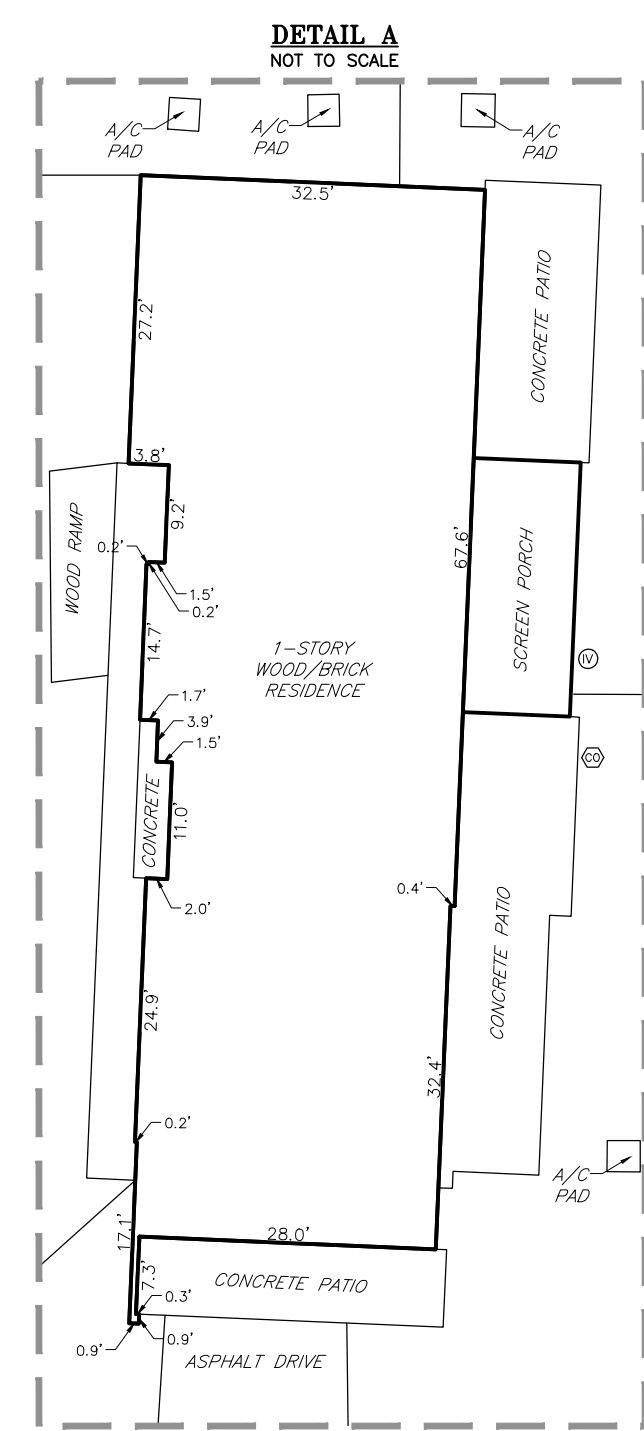
Exhibit "A" Property Description: Legal Metes and Bounds

**LAND TITLE SURVEY
OF**

A 15.973 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 15.973 ACRE TRACT BEING THE SAME 15.977 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., DATED OCTOBER 15, 1999, AND RECORDED ON OCTOBER 21, 1999, IN VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED
 - "NAMES PROP CORN" UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - — TRANSFORMER POLE
 - — POWER POLE
 - — SERVICE POWER POLE
 - — GUY WIRE
 - — MAILBOX
 - — ELECTRIC BOX
 - — FIRE HYDRANT
 - — WATER VALVE
 - — IRRIGATION VALVE
 - — WATER METER
 - — CLEAN OUT
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE
 - BOX WIRE FENCE
 - X — BARBED WIRE FENCE
 - D.R.B.C. — DEED RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

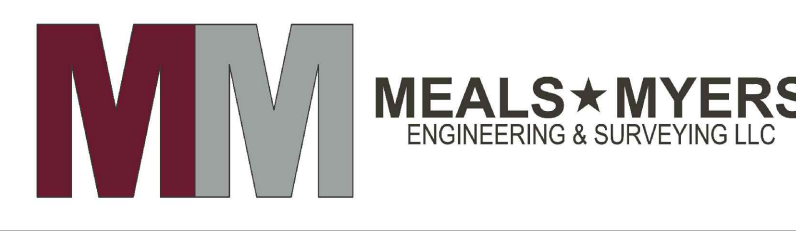
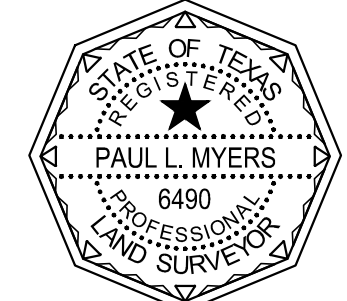


SCHEDULE B, ITEM 10:
 1. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, RECORDED IN VOLUME 6107, PAGE 411, DEED RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

- SURVEYORS' NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 841-48-4300112408675-RJ, EFFECTIVE DATE: AUGUST 15, 2024, ISSUED: SEPTEMBER 20, 2024.
 3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0315F, DATED SEPTEMBER 29, 2010.
 4. ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 6. RECORD CALLS TAKEN FROM VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 7. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 8. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUIN ROAD.
 9. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
 10. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

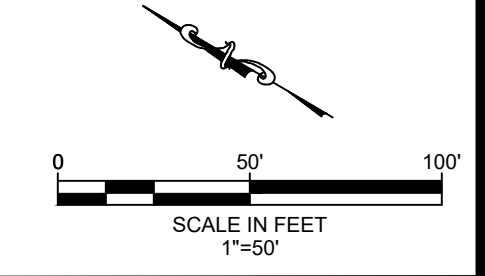
TO: JM YANTIS JR HOLDINGS, LLC, JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., AND CHICAGO TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.



10906 LAUREATE DR., STE. 101
 SAN ANTONIO, TX 78249
 PHONE: (830) 931-1269
 PHONE: (210) 740-2483
 TBPE #18576
 TBPLS #10194291

JOB #24095
 DECEMBER 26, 2024



C:\Users\Owner\Documents\Projects\2024\24095_1261E_Lower_Seguin_Road\Drawings\Survey\24095_BND01-113-15.973.dwg



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF
2.002 ACRE TRACT**

Being a 2.002 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 2.002 acre tract being the same 2.003 acre tract of land described in a Warranty Deed to James B. Carty, A Single Man, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 812, Official Public Records of Bexar County, Texas; said 2.002 acre tract being more particularly described as follows:

BEGINNING: at 1/2" iron rod found lying in a northwest line of a 194.101 acre tract of land as described and recorded in Volume 5813, Page 450, Deed Records of Bexar County, Texas, for the south corner of the aforementioned 2.003 acre tract, the east corner of Lot 901, Block 5 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the south corner of the herein described 2.002 acre tract;

THENCE: leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 2.003 acre tract and the northeast line of the aforementioned Lot 901, Block 5, N30°31'57"W, a distance of 631.12 feet (Record – N30°01'28"W ~ 631.07') to a 1/2" iron rod found for the west corner of said 2.003 acre tract, the south corner of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas, and the west corner of the herein described 2.002 acre tract;

THENCE: leaving the northeast line of the aforementioned Lot 901, Block 5, along the northwest line of the aforementioned 2.003 acre tract and the southeast line of the aforementioned 2.005 acre tract, N59°26'00"E, a distance of 138.16 feet (Record – N59°56'44"E ~ 138.27') to a 1/2" iron rod found in the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the north corner of said 2.003 acre tract, the east corner of said 2.005 acre tract, and the north corner of the herein described 2.002 acre tract;

THENCE: along the northeast line of the aforementioned 2.003 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31'12"E, a distance of 631.83 feet (Record – S30°00'49"E ~ 631.70') to a 1/2" iron rod with plastic cap (not legible) found in a northwest line of the aforementioned 194.101 acre tract for the east corner of said 2.003 acre tract, the south corner of said 15.977 acer tract, and the east corner of the herein described 2.002 acre tract;

Exhibit "A" Property Description: Legal Metes and Bounds

THENCE: along the southeast line of the aforementioned 2.003 acre tract a northwest line of the aforementioned 194.101 acre tract, S59°43'37"W, a distance of 138.02 feet (Record – S60°12'25"W ~ 138.16') to the **PLACE OF BEGINNING** and containing 2.002 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.



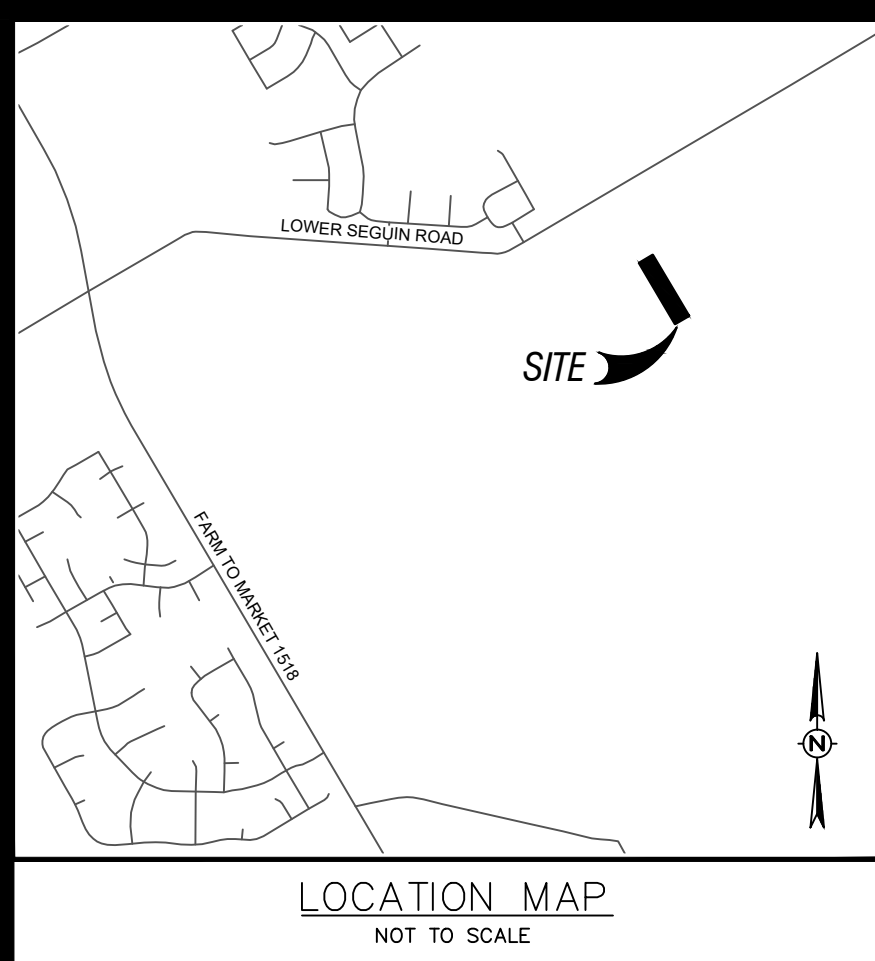
Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024

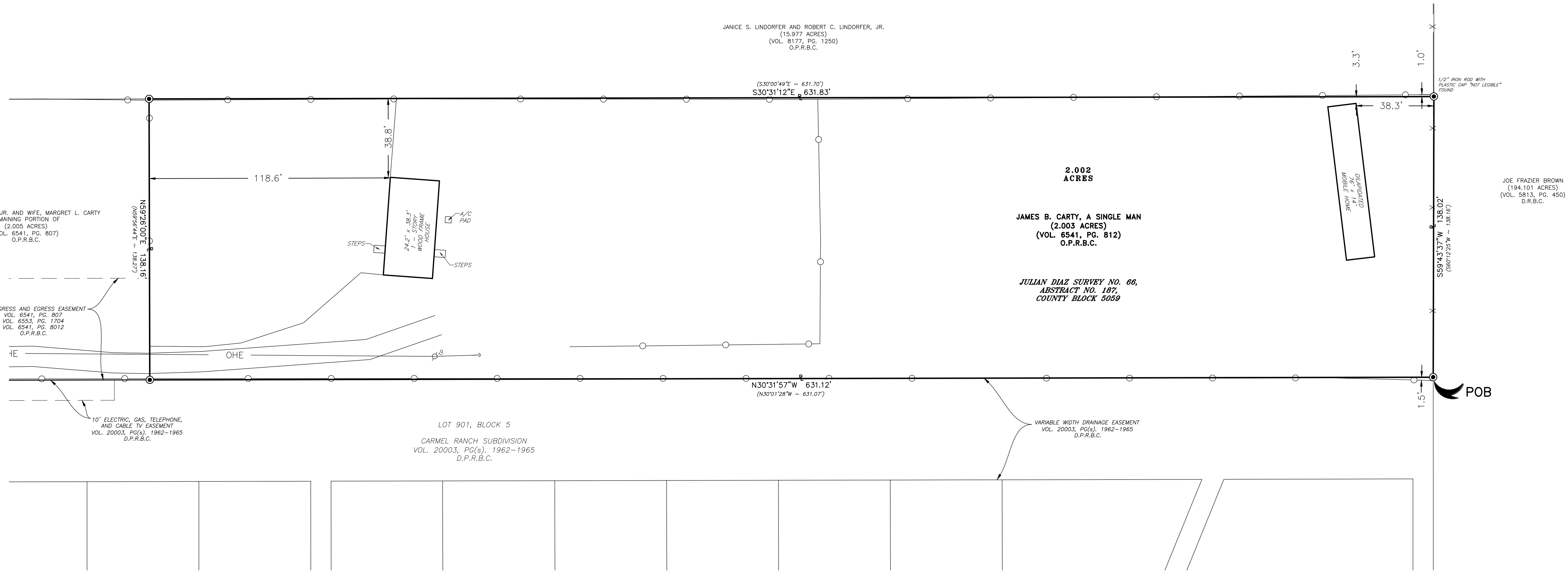
Exhibit "A" Property Description: Legal Metes and Bounds

**LAND TITLE SURVEY
OF**

A 2.002 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 2.002 ACRE TRACT BEING THE SAME 2.003 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO JAMES B. CARTY, A SINGLE MAN, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995, IN VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - — TRANSFORMER POLE
 - — POWER POLE
 - — SERVICE POWER POLE
 - GUY WIRE
 - ⊕ — MAILBOX
 - ⊕ — FIRE HYDRANT
 - ⊕ — WATER VALVE
 - ⊕ — TELEPHONE PEDESTAL
 - ⊕ — SANITARY SEWER MANHOLE
 - O.H.E. — OVERHEAD ELECTRIC
 - BOX WIRE FENCE
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



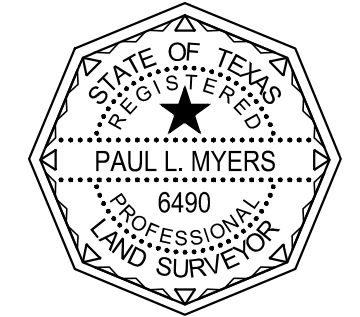
SCHEDULE B, ITEM 10:
NONE LISTED ON TITLE COMMITMENT.

- SURVEYORS NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO: set-48-4300112408865-RJ, EFFECTIVE DATE: NOVEMBER 10, 2024, ISSUED: NOVEMBER 21, 2024.
 3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER: 480200310F, DATED: SEPTEMBER 29, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 4. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 5. RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 6. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 7. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY SCHERTZ.
 8. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JIM YANTIS JR HOLDINGS, LLC, TANYA L. CARTY, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR TO THE ESTATE OF JAMES B. CARTY, DECEASED, AND CHICAGO TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

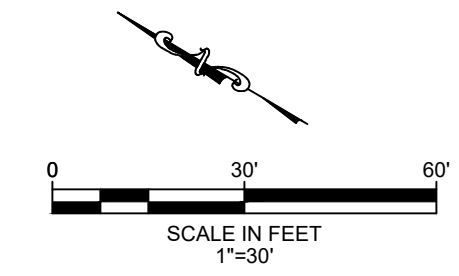
Paul L. Myers
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



MM MEALS★MYERS
ENGINEERING & SURVEYING LLC

10906 LAUREATE DR., STE. 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291

JOB #24095
DECEMBER 26, 2024



G:\Users\lmyers\OneDrive\mealsmyers.com\lmyers-1 — Documents\WMS\Jobs\2024\24095 1216 LOWER SEGGIN ROAD\Cont 30.dwg\lmyers\24095 BLDY — LTS — 2.002.dwg



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF
1.956 ACRE TRACT**

Being an 1.956 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 1.956 acre tract being all of a remaining portion of a 2.005 acre tract of land described in a Warranty Deed to Carlos Garza, Jr. and wife, Margret L. Carty, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 807, Official Public Records of Bexar County, Texas; said 1.956 acre tract being more particularly described as follows:

BEGINNING: at mag nail with washer stamped "MTR Engineering" found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way) and the southwest line of the aforementioned 2.005 acre tract for the south corner of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, the north corner of Lot 901, Block 2 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the west corner of the herein described 1.956 acre tract;

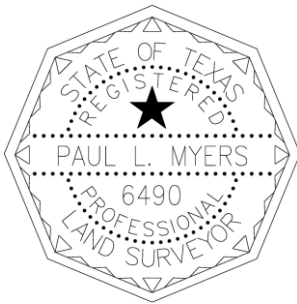
THENCE: leaving the southwest line of the aforementioned 2.005 acre tract, along the southeast right-of-way line of the aforementioned Lower Seguin Road and the southeast line of the aforementioned 0.048 of an acre tract, over and across said 2.005 acre tract, N59°18'02"E, a distance of 138.30 feet (Record – N59°41'29"E ~ 138.40') to a 1/2" iron rod with plastic cap stamped "MTR Engineering" found in the northeast line of said 2.005 acre tract and the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the east corner of said 0.048 of an acre tract and the north corner of the herein described 1.956 acre tract;

THENCE: leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 2.005 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31'12"E, a distance of 616.42 feet (Record – S30°00'49"E) to a 1/2" iron rod found for the east corner of said 2.005 acre tract, the north corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the east corner of the herein described 1.956 acre tract;

THENCE: leaving the southwest line of the aforementioned 15.977 acre tract, along the southeast line of the aforementioned 2.005 acre tract and the northwest line of the aforementioned 2.003 acre tract, S59°26'00"W, a distance of 138.16 feet (Record – S59°56'44"W ~ 138.27') to a 1/2" iron rod found in the northeast line of Lot 901, Block 5 of the aforementioned Carmel Ranch Subdivision, for the south corner of said 2.005 acre tract, the west corner of said 2.003 acre tract, and the south corner of the herein described 1.956 acre tract;

THENCE: along the southwest line of the aforementioned 2.005 acre tract, the northeast line of the aforementioned Lot 901, Block 5, the northeast line of Lot 902, Block 2 of the aforementioned Carmel Ranch Subdivision, and the northeast line of the aforementioned Lot 901, Block 2, N30°31'57"W, a distance of 616.10 feet (Record – N30°01'28"W) to the **PLACE OF BEGINNING** and containing 1.956 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
 2. A survey exhibit of even date accompanies this Field Note Description.



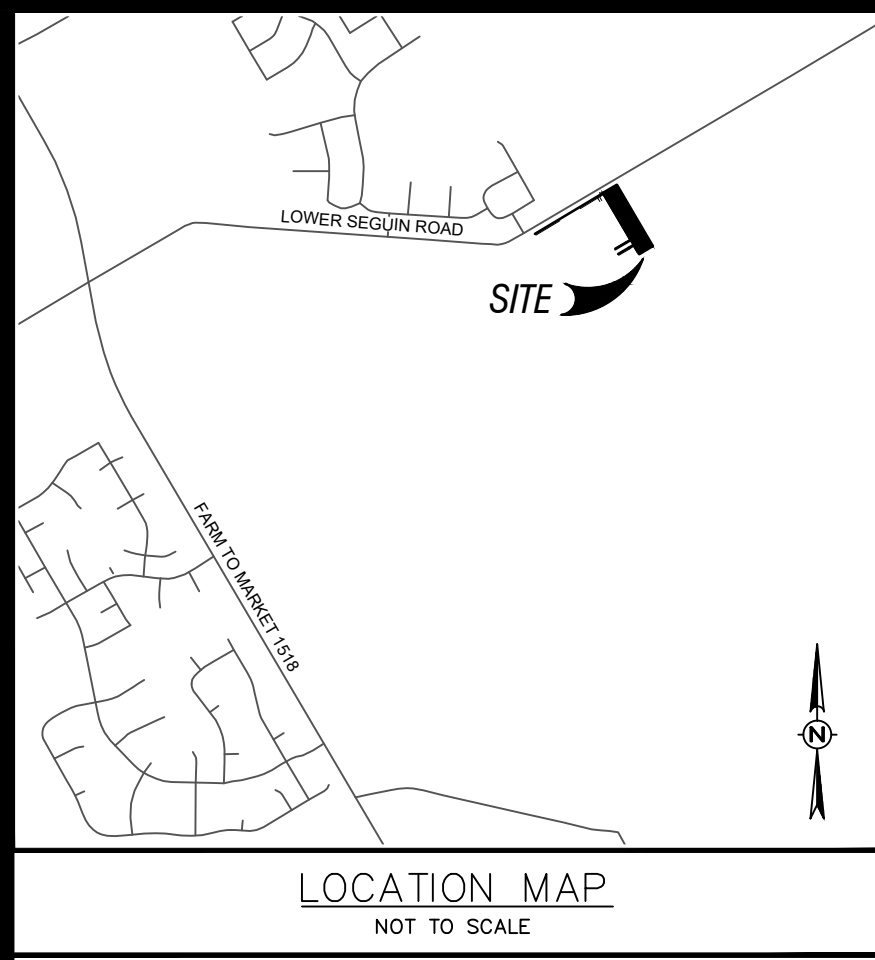
Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #24095
December 26, 2024

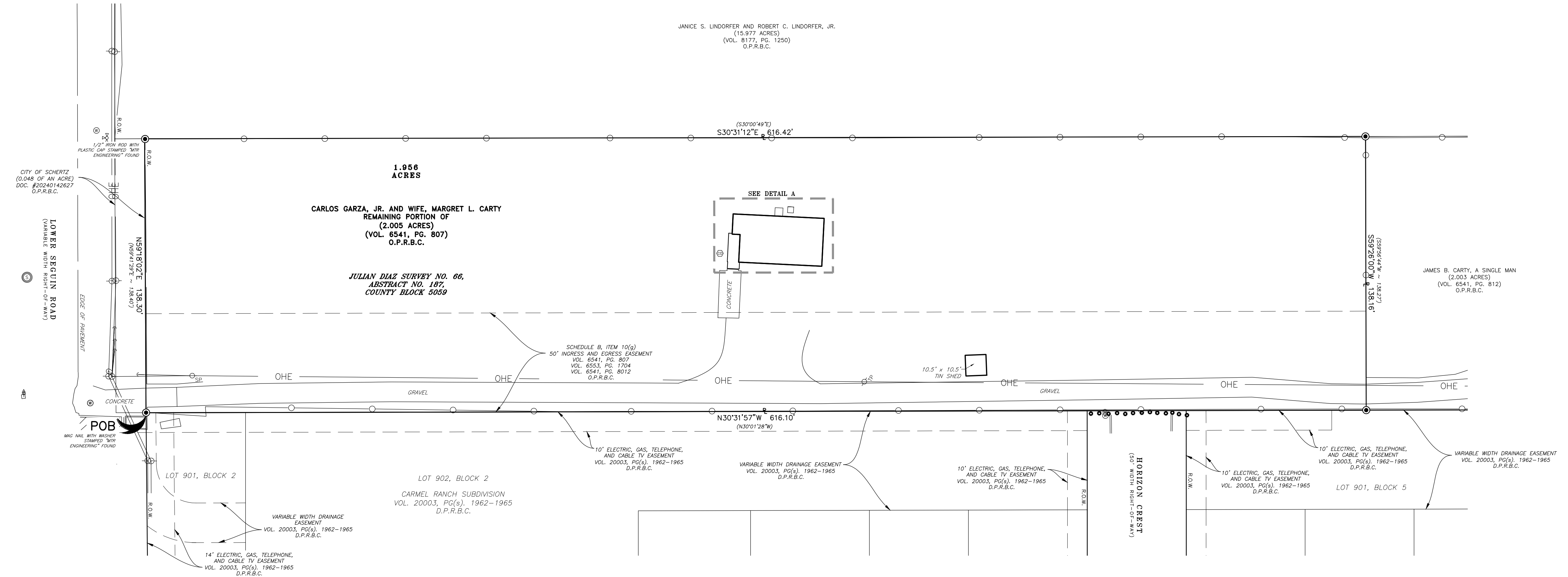
Exhibit "A" Property Description: Legal Metes and Bounds

**LAND TITLE SURVEY
OF**

A 1.956 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 1.956 ACRE TRACT BEING ALL OF A REMAINING PORTION OF A 2.005 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO CARLOS GARZA, JR. AND WIFE MARGRET L. CARTY, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995 IN VOLUME 6541, PAGE 807, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - POB — PLACE OF BEGINNING
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - — TRANSFORMER POLE
 - — POWER POLE
 - — SERVICE POWER POLE
 - GUY WIRE
 - ⊕ — MAILBOX
 - ⊕ — FIRE HYDRANT
 - ⊕ — WATER VALVE
 - ⊕ — TELEPHONE PEDESTAL
 - ⊕ — SANITARY SEWER MANHOLE
 - OVERHEAD ELECTRIC
 - BOX WIRE FENCE
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



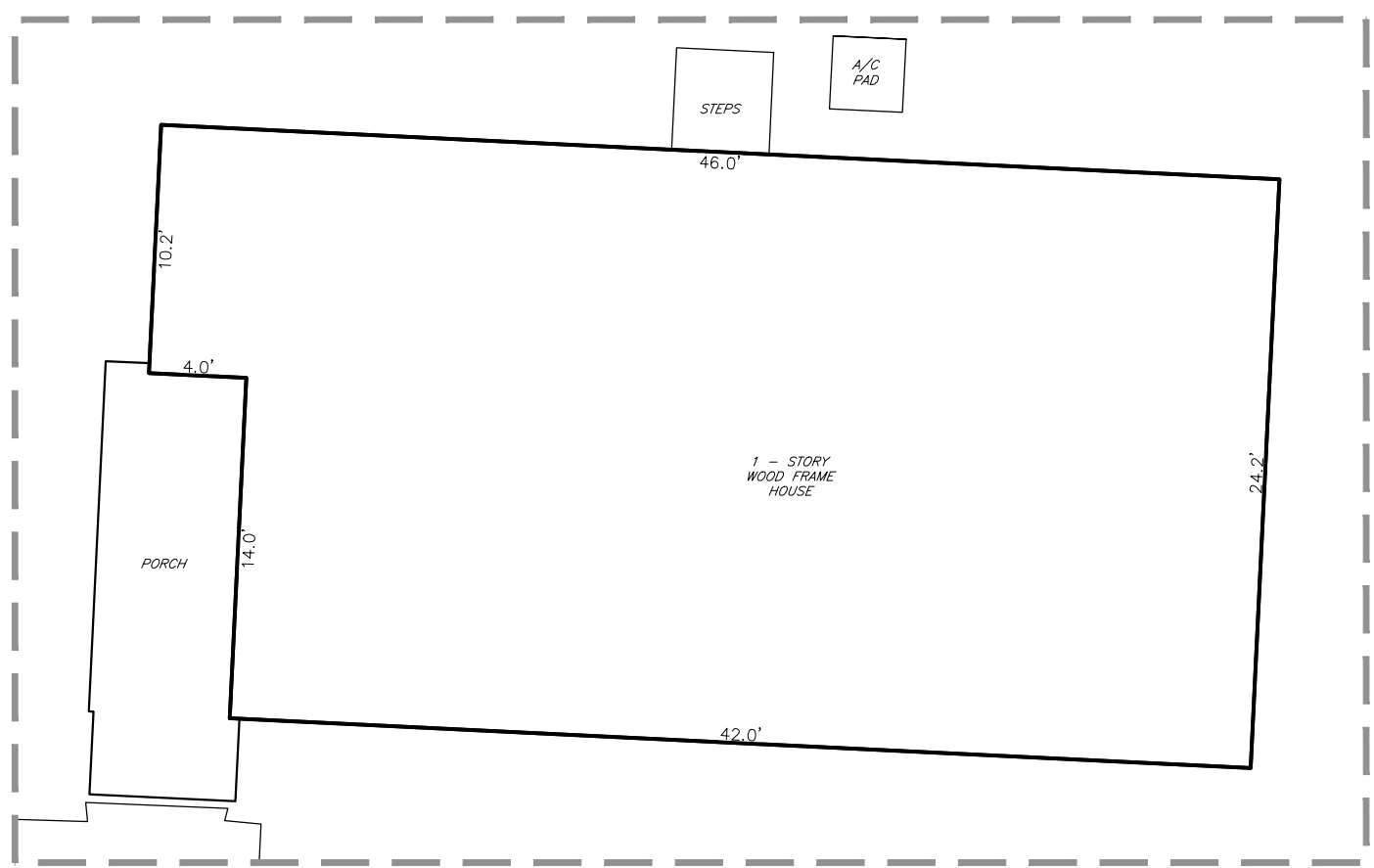
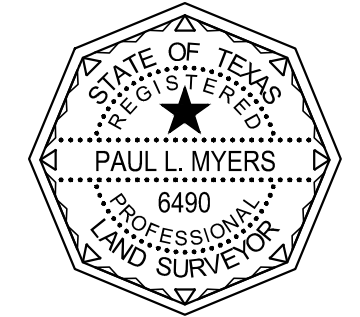
SCHEDULE B, ITEM 10:
 9. 50' WIDE INGRESS AND EGRESS EASEMENT, RECORDED IN VOLUME 6541, PAGE 807, VOLUME 6553, PAGE 1704, AND VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS - (AFFECTS SUBJECT TRACT - SHOWN HEREON)

- SURVEYORS NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
 2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO: set-48-4300112408864-RJ, EFFECTIVE DATE: NOVEMBER 10, 2024, ISSUED: NOVEMBER 20, 2024.
 3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0315F, DATED SEPTEMBER 29, 2010.
 4. ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 5. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 6. RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 807, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 7. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
 8. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
 9. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUIN ROAD.
 10. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JIM YANTIS JR HOLDINGS, LLC, CARLOS GARZA, JR. AND WIFE, MARGRET L. CARTY, AND CHICAGO TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

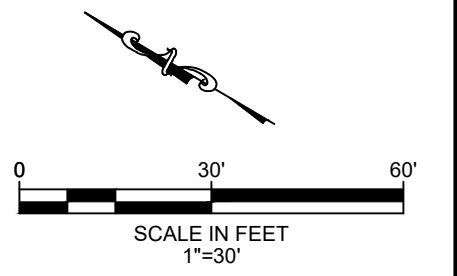
PAUL L. MYERS
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



MM MEALS MYERS
 ENGINEERING & SURVEYING LLC

10906 LAUREATE DR., STE. 101
 SAN ANTONIO, TX 78249
 PHONE: (830) 931-1269
 PHONE: (210) 740-2483
 TBPE #F-18576
 TBPLS #10194291

JOB #24095
 DECEMBER 26, 2024



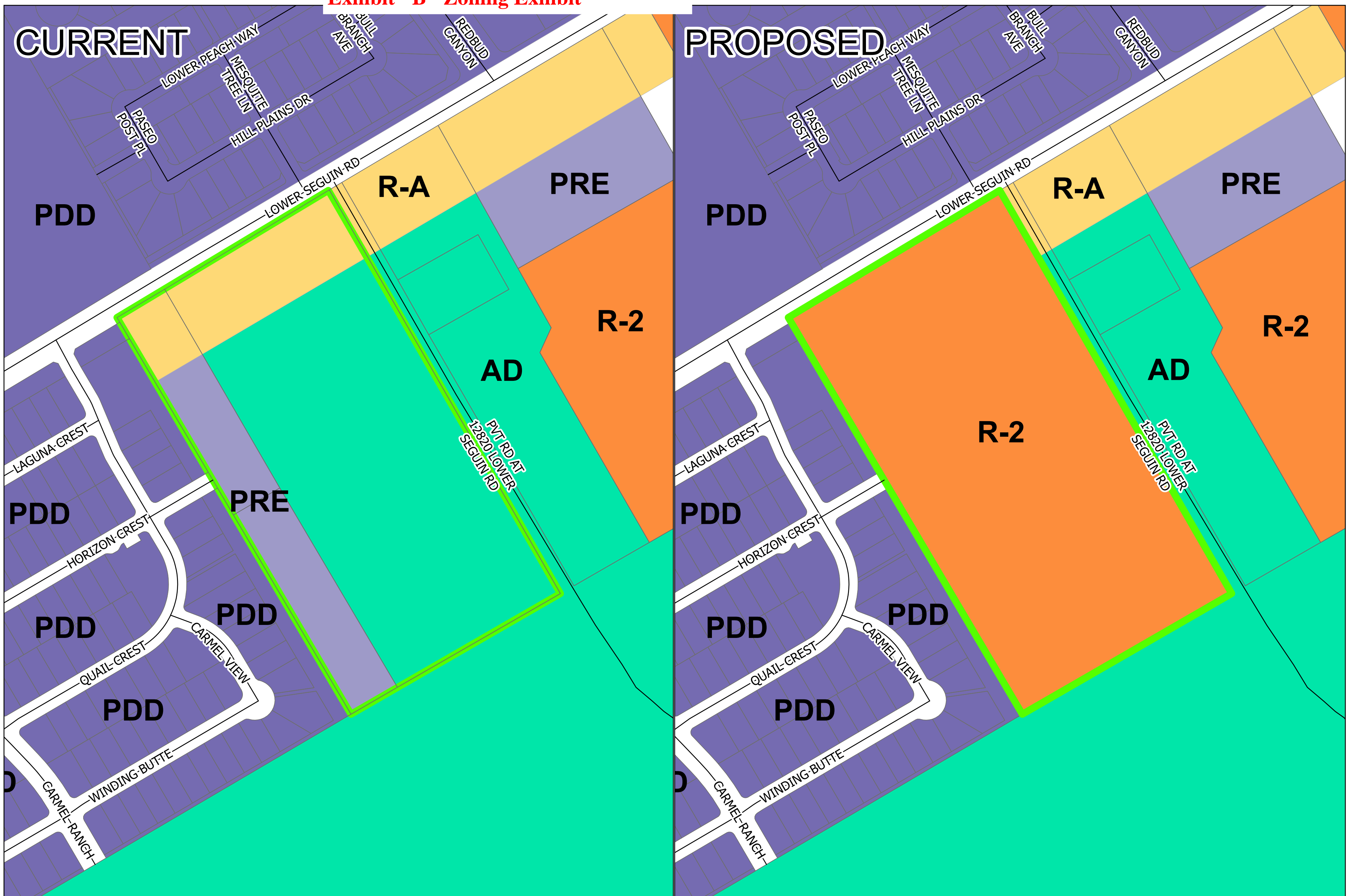
C:\Users\Owner\OneDrive\mealsmyers.com\Survey\1 - Documents\WMS\Jobs\2024\24095\24095_BNDY - LTS - 1.956.dwg

Exhibit "B"
Zoning Exhibit

Exhibit "B" Zoning Exhibit

CURRENT

PROPOSED



City of Schertz, GIS Specialist: Bill Gardner,
gis@schertz.com (210) 619-1185

The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

**Proposed
Zoning Change
BCAD Property IDs
310026, 310027, 310028
(PLZC20250080)**

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (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)
- (DVL) Development Agreement (Delayed Annexation)

