

# DISCOVERY TRACT BE128

## STONE OAK PKWY TRACT

APPROX. 17 AC.

### VICINITY EXHIBIT

CITY OF SAN ANTONIO  
 NORTH EAST I.S.D.  
 SAN ANTONIO WATER SYSTEM SEWER CCN  
 SAN ANTONIO WATER SYSTEM WATER CCN

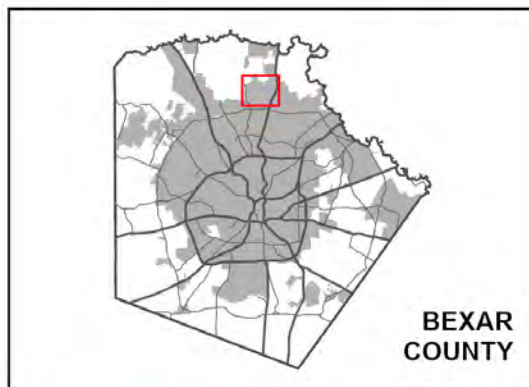
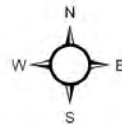
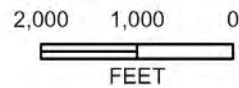
FEBRUARY 2024

### LEGEND

- |   |                         |   |                       |
|---|-------------------------|---|-----------------------|
|  | DISCOVERY TRACT         |  | KARST ZONE 2          |
|  | SCHOOL DISTRICTS        |  | KARST ZONE 3          |
|  | MAJOR THOROUGHFARE PLAN |  | CCN SEWER BOUNDARIES* |
|  | KARST ZONE 1            |  | CCN WATER BOUNDARIES* |

DATA SOURCE: SCHOOL DISTRICTS - TEA, MAJOR THOROUGHFARE PLAN - CITY OF SAN ANTONIO, KARST ZONES - TPWD, CCNS - PUC

\*DISTRICT BOUNDARIES FROM OFFICAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.

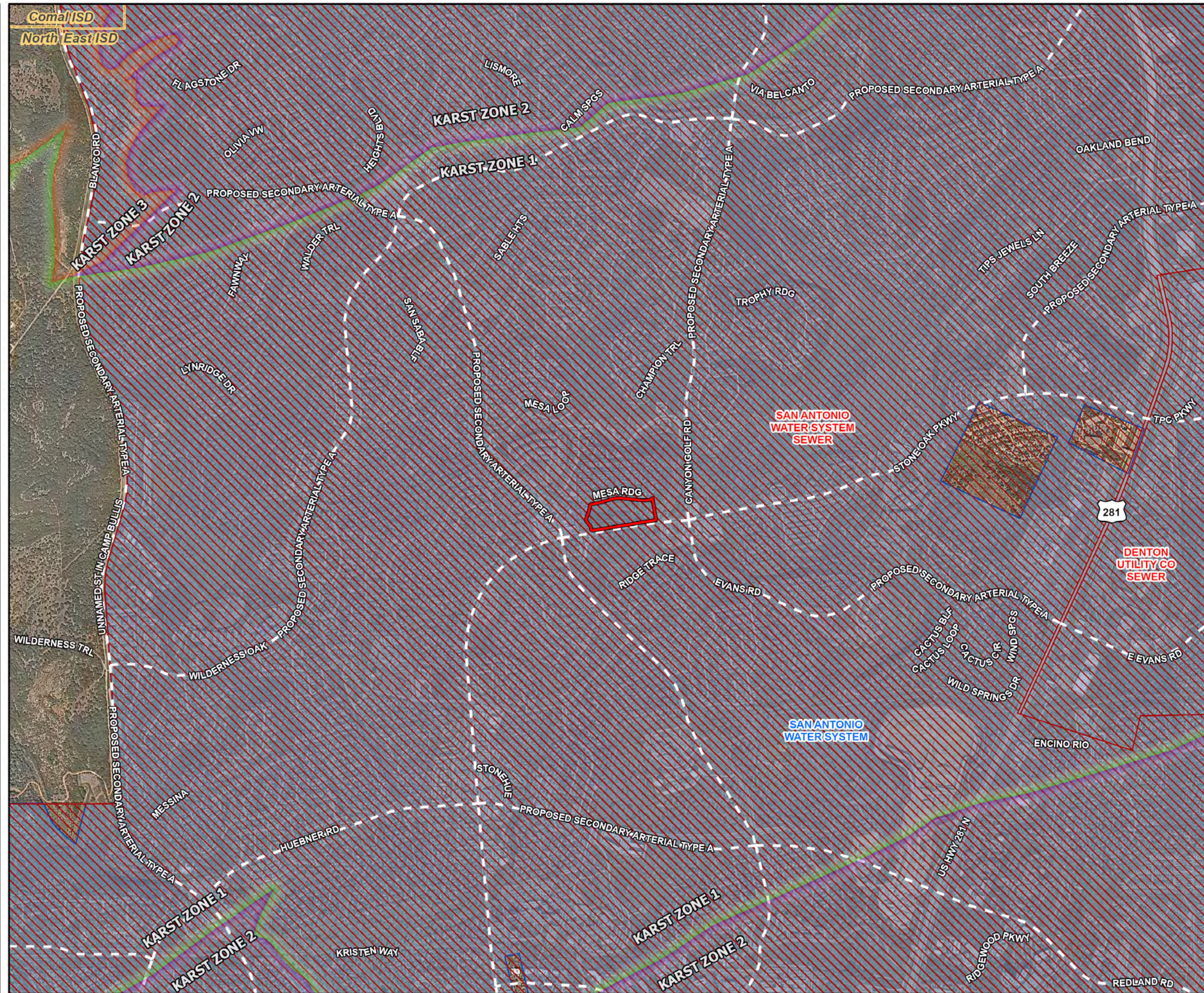


AERIAL PHOTOGRAPH DATE: NEARMAP 2023

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9830 Colonnade Boulevard, Suite 300  
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








APPROX. 17 AC.

ZONING EXHIBIT

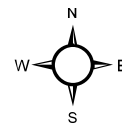
C-2 - COMMERCIAL

FEBRUARY 2024

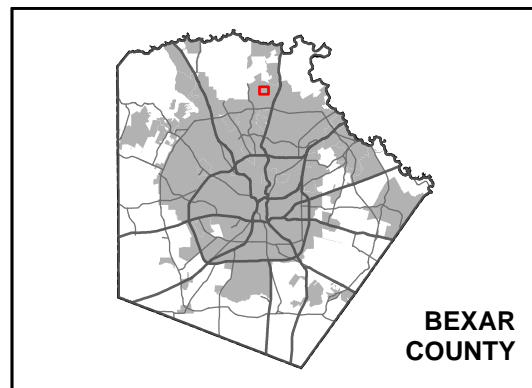
### LEGEND

-  DISCOVERY TRACT
-  CITY LIMITS
-  C-2, COMMERCIAL
-  R-6 PUD
-  R-6
-  R-5
-  MF-33
-  C-2 S
-  C-2NA S

DATA SOURCE: ZONING - CITY OF SAN ANTONIO, CITY OF SAN ANTONIO LIMITS - CITY OF SAN ANTONIO



0 250 500 1,000 FEET



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### UTILITY EXHIBIT

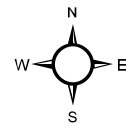
CITY OF SAN ANTONIO

FEBRUARY 2024

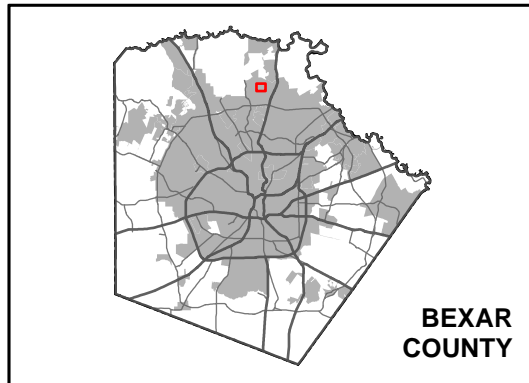
### LEGEND

-  DISCOVERY TRACT
-  CITY AND ETJ LIMITS
-  SANITARY LINE
-  WATER LINE

DATA SOURCE: UTILITY - CITY OF SAN ANTONIO, CITY OF SAN ANTONIO LIMITS - CITY OF SAN ANTONIO



0 250 500 1,000 FEET

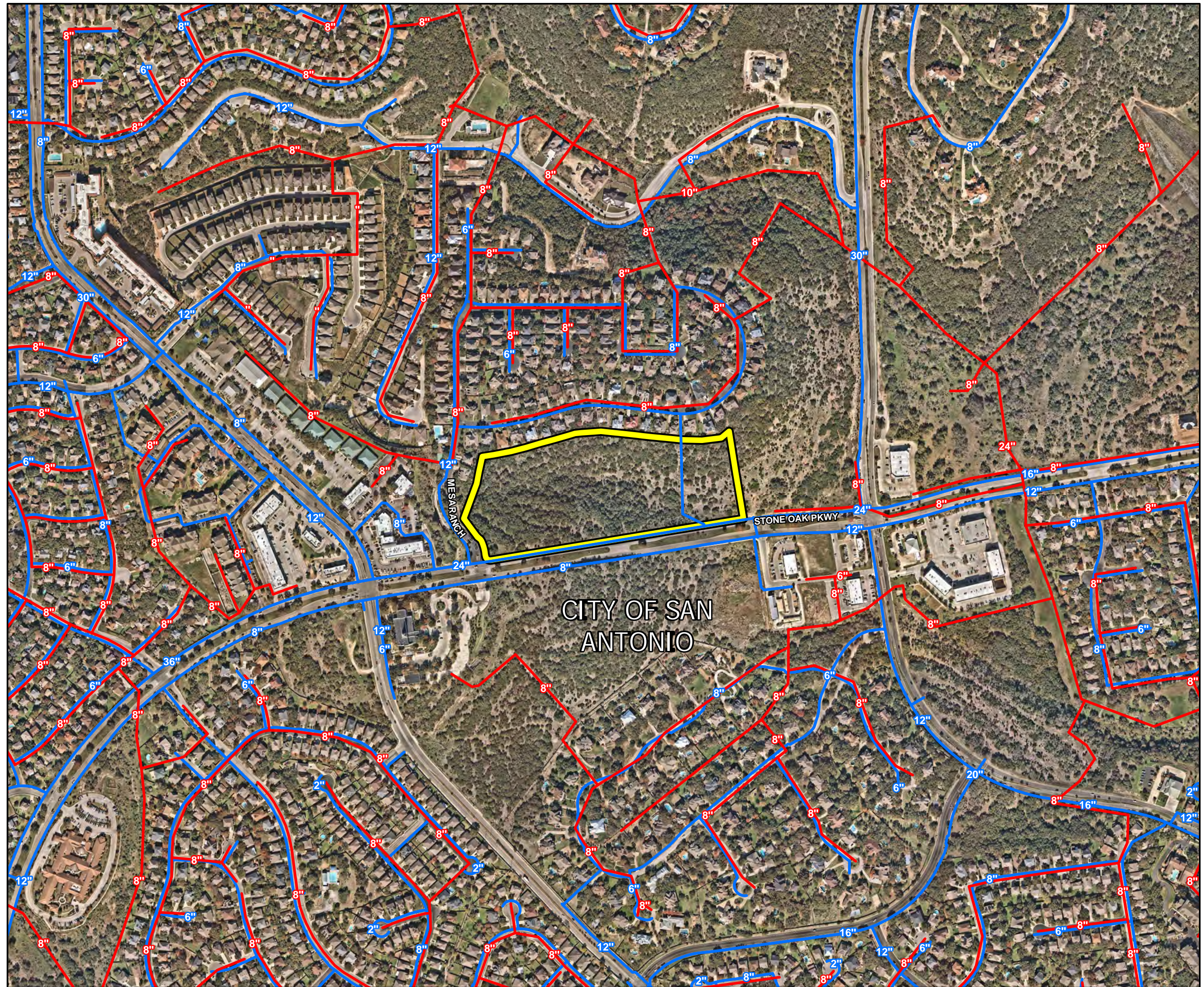


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




APPROX. 17 AC.

### FLOODPLAIN EXHIBIT

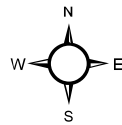
HEADWATERS SALADO CREEK WATERSHED  
MUD CREEK SUBWATERSHED

FEBRUARY 2024

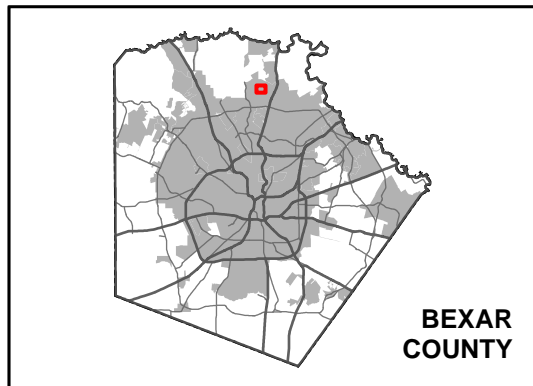
#### LEGEND

- |   |                       |   |   |
|---|-----------------------|---|---|
|  | DISCOVERY TRACT       |  | FLOODWAY                                  |
|  | SUBWATERSHED BOUNDARY |  | 100 YEAR                                  |
|  | CHANNELS              |  | 500 YEAR                                  |
|  | CONTOURS              |  | ZONE AO                                   |
|   |                       |  | ZONE A                                    |
|   |                       |  | AREA WITH REDUCED FLOOD RISK DUE TO LEVEE |

DATA SOURCE: EFFECTIVE: FLOODPLAIN DATA AND CHANNELS - FEMA, FIRM PANELS: 48029C0140G - 9/29/2010, CONTOURS (10 FT) - USGS, WATERSHED AND SUBWATERSHED LINE - TNRS



0 250 500 1,000 FEET



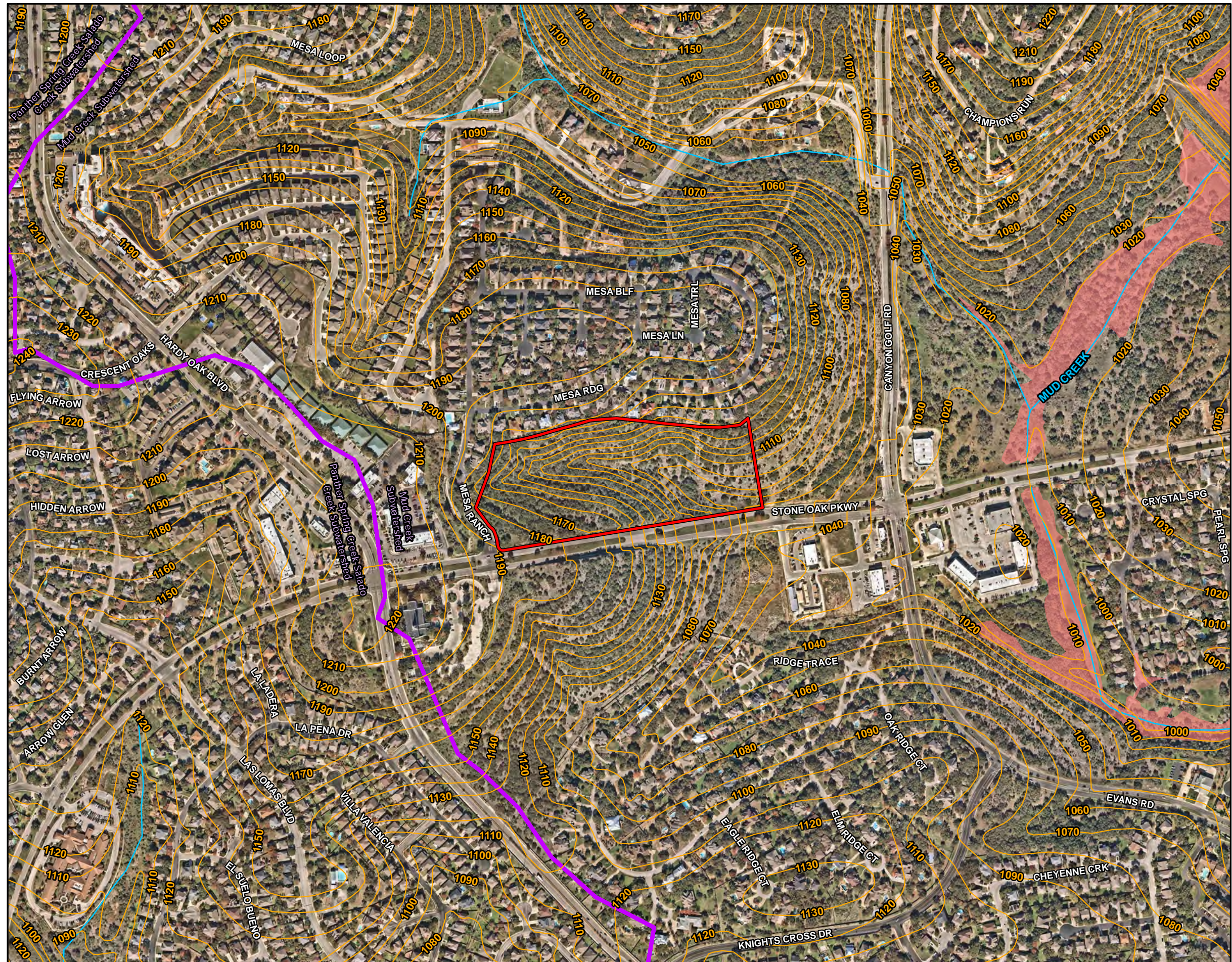
BEXAR COUNTY

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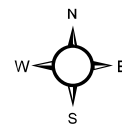
### POTENTIAL WETLANDS EXHIBIT

FEBRUARY 2024

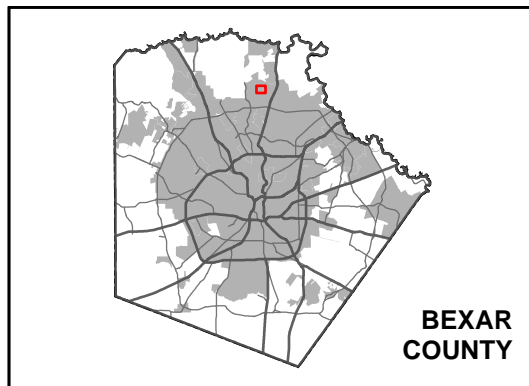
#### LEGEND

-  DISCOVERY TRACT
-  POTENTIAL WETLANDS

DATA SOURCE: POTENTIAL WETLANDS - U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY (NWI)



0 250 500 1,000 FEET



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THE POTENTIAL WETLAND AREA FEATURES ON THIS MAP WERE IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE FOR THE NATIONAL WETLANDS INVENTORY PROGRAM. THESE MAPS ARE ONLY TO BE USED TO IDENTIFY POTENTIAL WETLANDS AND SHOULD NOT BE USED TO MAKE JURISDICTIONAL DETERMINATIONS TO DETERMINE THE PRESENCE OF JURISDICTIONAL WETLANDS OR STREAMS. ADDITIONAL WETLAND AREAS MAY EXIST THAT ARE NOT MAPPED. FOR AREAS THAT ARE MAPPED, A CERTAIN MARGIN OF ERROR WILL EXIST FOR BOUNDARIES OR LOCATIONS OF POTENTIAL WETLANDS. A WETLAND DELINEATION WAS CONDUCTED ACCORDING TO THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (V.2), THE USACE AND THE EPA ARE THE FINAL AUTHORITY OVER THE JURISDICTIONAL STATUS OF BOTH WETLANDS AND WATERS OF THE U.S. PER SECTION 404 OF THE CLEAN WATER ACT. THIS MAP SHOULD NOT BE USED FOR ANY PLANNING OR ENGINEERING PURPOSES. LJA RECOMMENDS CONDUCTING SITE RECONNAISSANCE FOR A WETLAND DUE DILIGENCE STUDY OR WETLAND DELINEATION PRIOR TO LAND PLANNING OR ENGINEERING.

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

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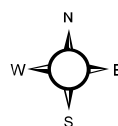
### EDWARDS AQUIFER ZONE EXHIBIT

FEBRUARY 2024

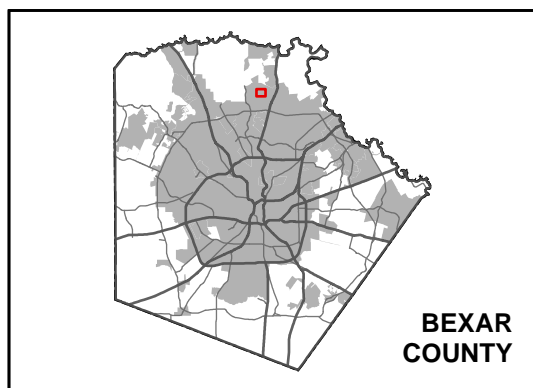
#### LEGEND

-  DISCOVERY TRACT
-  EDWARDS AQUIFER RECHARGE ZONE

DATA SOURCE: EDWARDS AQUIFER ZONES - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)



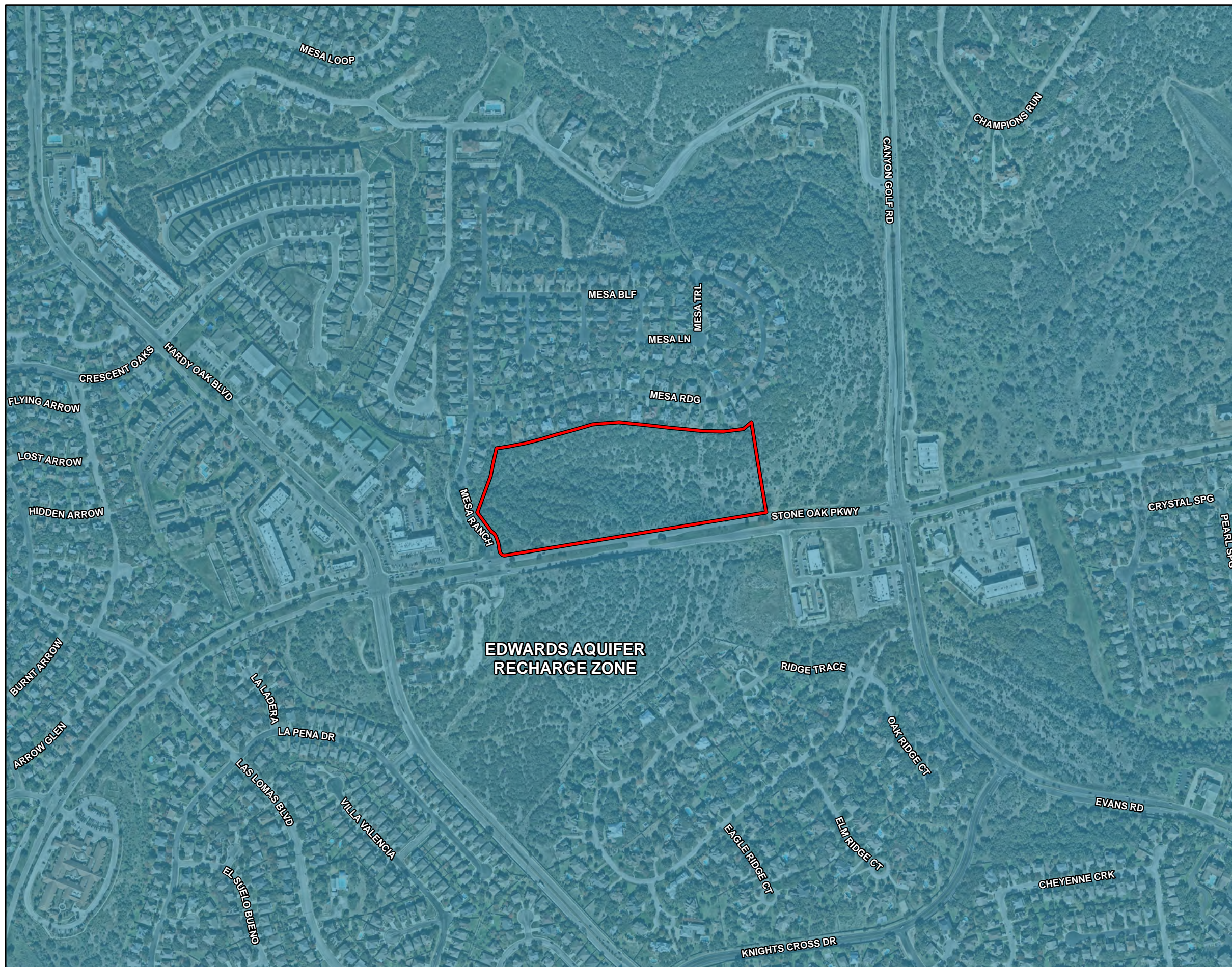
0 250 500 1,000 FEET



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