

**OWNER OR DEVELOPER**  
 CITY OF SEGUIN  
 SEGUIN ECONOMIC DEVELOPMENT CORPORATION  
 205 N. RIVER STREET  
 SEGUIN, TEXAS 78155

SURVEY DATE:  
 PROPOSED USE: LIGHT INDUSTRIAL  
 TOTAL LOTS = 4

**LOCATION MAP**  
 (N.T.S.)

NOTES:

1. BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY OF IH 10, AS FOUND MONUMENTED ON THE GROUND.
2. ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".
3. BY GRAPHICAL PLOTTING ONLY THIS SITE IS IN ZONES AE & X, AS PER F.I.R.M. MAP 48187CO280F, DATED AUGUST 1, 2012.
4. IMPROVEMENTS NOT SHOWN.
5. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
6. AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL" OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
7. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". LOTS AND ARE ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF FEET.
8. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
9. ANY TRAFFIC CONTROL MEASURES (RIGHT-TURN LANE, LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
10. STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE AND OPERATION OF ALL ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.
11. 4 FOOT SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS AT TIME OF CONSTRUCTION.
12. STORMWATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SITE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
13. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS RIO NOGALES UNIT 1 SUBDIVISION, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
 DOUGLAS FASELER, CITY MANAGER

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 BY \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS RIO NOGALES UNIT 1 SUBDIVISION, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
 TERRY M. TREVINO, EXECUTIVE DIRECTOR  
 SEGUIN ECONOMIC DEVELOPMENT CORPORATION

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 BY \_\_\_\_\_

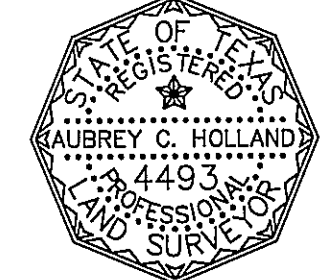
\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

PLAT OF  
**RIO NOGALES UNIT 1**  
**SUBDIVISION**

ESTABLISHING LOT 1-4, RIO NOGALES UNIT 1 SUBDIVISION, SITUATED IN THE HUMPHRIES BRANCH SURVEY, NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

I, THE UNDERSIGNED, AUBREY C. HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

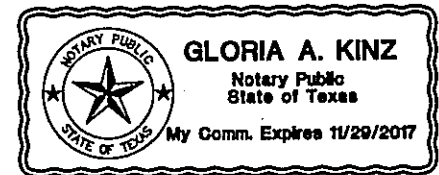


\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4493

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AUBREY C. HOLLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING CERTIFICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27<sup>th</sup> DAY OF February 2015, AD.



\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

I, TERESA KIEL COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

2015, AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015.

\_\_\_\_\_  
 TERESA KIEL  
 COUNTY CLERK, GUADALUPE COUNTY, TEXAS

Being a 141.732 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, comprised of all that tract of land conveyed to the City of Seguin, by Cause No. 07-1281-CV, District Court Records, Guadalupe County, Texas, all that tract of land called 51.66 acres, conveyed to Seguin Economic Development Corporation, by deed recorded in Volume 2011, Page 453, Official Records, Guadalupe County, Texas, all that tract of land called 17.796 acres, conveyed to Seguin Economic Development Corporation, by deed recorded in Volume 4154, Page 932, Official Records, Guadalupe County, Texas and all that tract of land called 19.451 acres, conveyed to the City of Seguin, by deed recorded in Volume 4154, Page 928, Official Records, Guadalupe County, Texas and being more particularly described as follows:

Beginning at a Texas Department of Transportation (TXDOT) Type II monument found at the intersection of the east right-of-way line of Huber Road (County Road 105) and the southeast right-of-way line of Interstate Highway 10, for the northwest corner of the City of Seguin tract and the herein described tract.

Thence, N 49° 08' 57" E, 1353.41 feet with the southeast right-of-way line of Interstate Highway 10 and the northwest line of the City of Seguin tract, to a TXDOT Type II monument found for an angle point.

Thence, N 51° 45' 00" E, 2310.75 feet with the southeast right-of-way line of Interstate Highway 10 the northwest line of the City of Seguin tract, to an iron pin set for the northwest corner of a tract of land called 2.476 acres, described in Volume 1518, Page 1000, Official Records, Guadalupe County, Texas, the northernmost northeast corner of the 51.66 acre tract, the City of Seguin tract and the herein described tract.

Thence, S 00° 22' 45" W, 279.57 feet with the west line of the 2.476 acre tract, the northernmost east line of the 51.66 acre tract and the City of Seguin tract, to a 2" diameter pipe found for the southwest corner of the 2.476 acre tract, being an interior corner of the 51.66 acre tract, the City of Seguin tract and the herein described tract.

Thence, N 88° 05' 04" E, 355.27 feet with the south line of the 2.476 acre tract, the north line of the 51.66 acre tract and the City of Seguin tract, to a 1/2" diameter iron pin found in the west right-of-way line of Eighth Street for the southeast corner of the 2.476 acre tract, the easternmost north corner of the 51.66 acre tract, the City of Seguin tract and the herein described tract.

Thence, S 00° 52' 39" E, 3080.05 feet with the west right-of-way line of Eighth Street, the easternmost east line of the 51.66 acre tract, the 19.451 acre tract and the City of Seguin tract, to an iron pin set at the intersection of the west right-of-way line of Eighth Street and the northeast right-of-way line of Southern Pacific Railroad for the southeast corner of the 51.66 acre tract, the 19.66 acre tract, the City of Seguin tract and the herein described tract.

Thence, N 76° 23' 40" W, 3329.44 feet with the northeast right-of-way line of the Southern Pacific Railroad, the southwest line of the 19.451 acre tract and the City of Seguin tract, to a TXDOT Type II monument found at the intersection of the northeast right-of-way line of the Southern Pacific Railroad and the east right-of-way line of Huber Road, for the southwest corner of the City of Seguin tract and the herein described tract.

Thence, N 00° 38' 23" W, 248.35 feet with the east right-of-way line of Huber Road and the west line of the City of Seguin tract, to the Place of Beginning and containing 141.732 acre of land.

**UTILITIES**

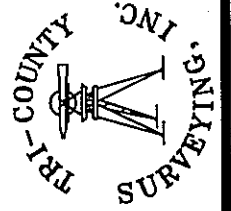
WATER: CITY OF SEGUIN  
 ELECTRIC: CITY OF SEGUIN  
 TELEPHONE: A.T.&T.  
 SAN. SEWER: CITY OF SEGUIN  
 C.A.T.V. TIME WARNER  
 SEGUIN INDEPENDENT SCHOOL DISTRICT

APPROVED AS A MINOR PLAT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 BY THE DIRECTOR OF PLANNING AND CODES, CITY OF SEGUIN, TEXAS.

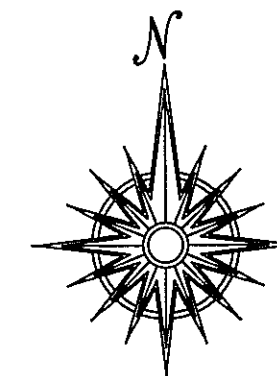
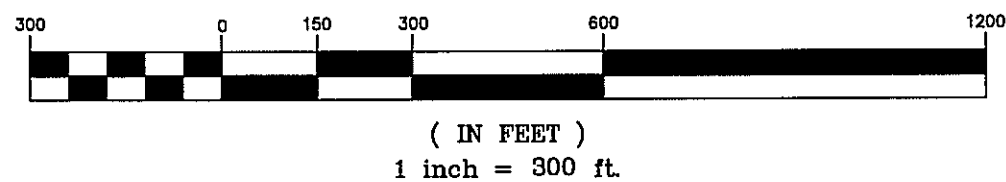
\_\_\_\_\_  
 PAMELA CENTENO  
 DIRECTOR OF PLANNING

\_\_\_\_\_  
 JOE RAMOS, P.E.  
 CITY ENGINEER

114 NORTH AUSTIN  
 SEGUIN, TEXAS 78155  
 PH: (830) 372-1001  
 FX: (830) 379-1155  
 FIRM No. 10042400



GRAPHIC SCALE



60' ROW AS PER  
TXDOT ROW MAP  
COUNTY ROAD 105  
HUBER ROAD

P.O.B.

INTERSTATE HIGHWAY 10  
365/352  
400' R.O.W.

SOUTHERN PACIFIC RAILROAD  
150' R.O.W.  
N/723

EIGHTH STREET  
373/440  
50' R.O.W.

LOT 4  
6.575 Ac.

LOT 3  
54.627 Ac.

LOT 1  
50.000 Ac.

LOT 2  
30.177 Ac.

PLAT OF  
RIO NOGALES UNIT 1  
SUBDIVISION

ESTABLISHING LOT 1-4, RIO NOGALES UNIT 1 SUBDIVISION,  
SITUATED IN THE HUMPHRIES BRANCH SURVEY, NO. 17,  
ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS.

- CM = CONTROLLING MONUMENT
- U = OVERHEAD UTILITY
- ⊕ = UTILITY POLE
- ⊙ = WATER METER
- ⊗ = SANITARY SEWER MANHOLE
- SS = SANITARY SEWER LINE
- = RISER

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