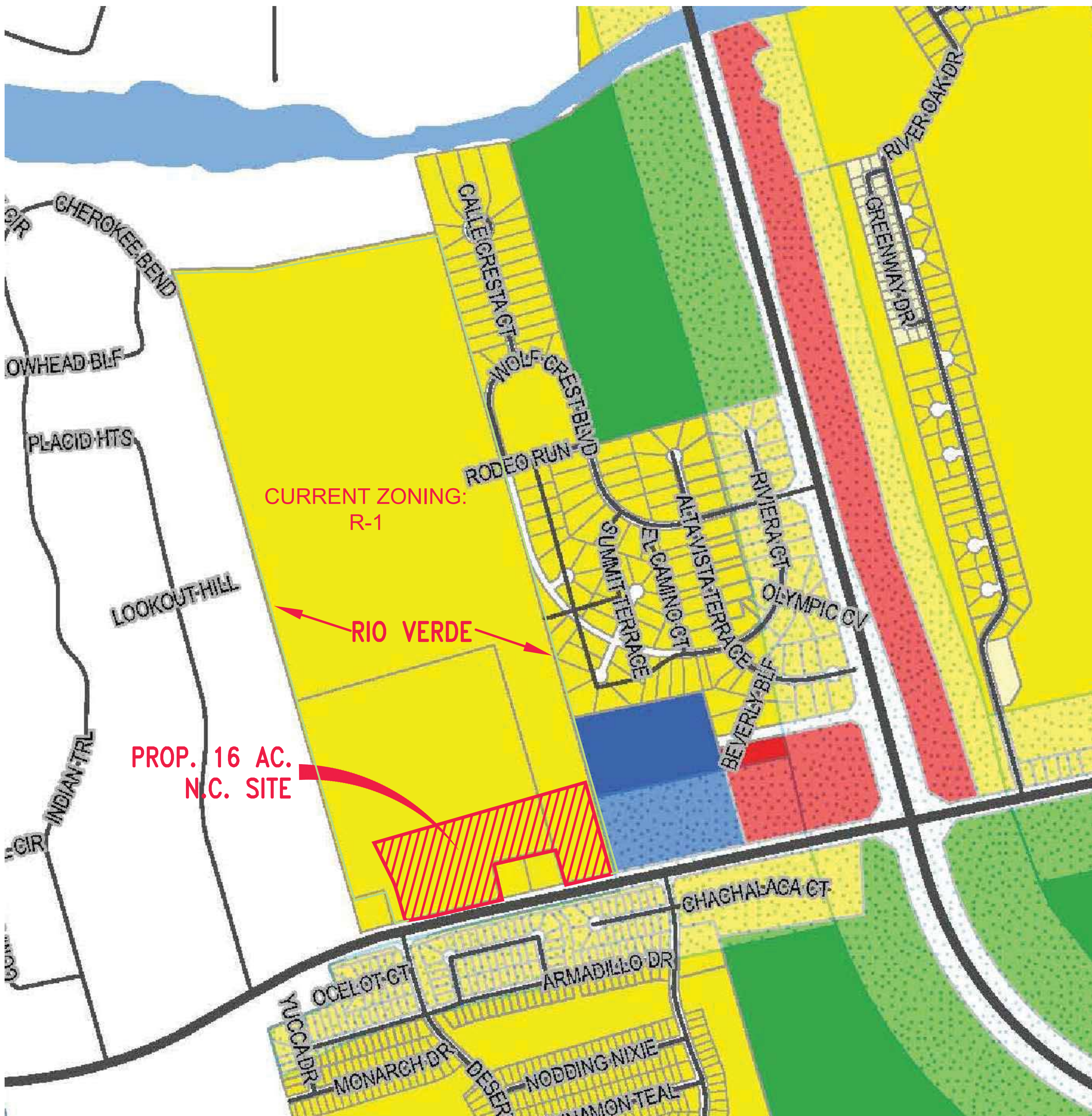


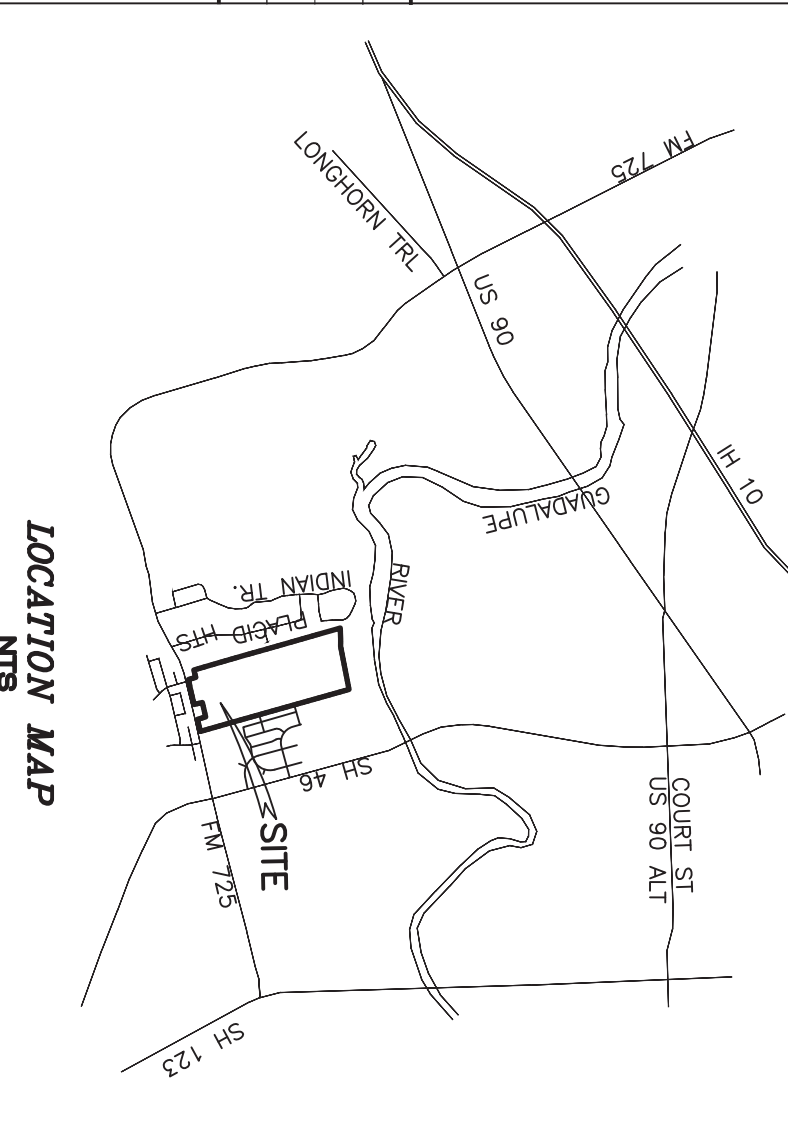
SCALE IN FEET



RIO VERDE SUBDIVISION

PROPOSED ZONING CHANGE LOCATION

(BACKGROUND MAP SOURCE: CITY OF SEGUIN ZONING MAP)



PROPOSED USES (within the proposed NC Zoning tract)
=====

25%	Buildings = 174,240 s.f.
45%	Parking & walks = 313,632 s.f.
30%	Landscaping = 209,088 s.f.

USES (Neighborhood Commercial (NC) Zoning):
 Retail (30%) = 52,272 s.f.
 Professional Office (30%) = 52,272 s.f.
 Medical Office (30%) = 52,272 s.f.
 Restaurant (10%) = 17,424 s.f.

BECING A 4.13 ACRE PARCEL OF LAND OUTPFE THE 118,069 ACRE TRACT RECORDED IN DOC. NO. 2017030427 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX. SITUATED IN THE A.O. MANOSOLA SURVEY, A-29, GUADALUPE COUNTY, TEXAS. SAID 118,069 ACRE TRACT IS THE RESUE OF A TRACT CALLED 132.58 ACRES IN CONVEANCE FROM EUGENIA R. CHAMBERS TO LEROY ELISK, ET UX IN VOLUME 1151, PAGE 297 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

BEGING A 11.870 ACRES PARCEL OF LAND OUT OF THE 44.354 ACRE TRACT RECORDED IN DOC. NO. 19,187-303/426 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS SITUATED IN THE A.O. MANSLDA SURVEY, -#29 GUADALUPE COUNTY, TEXAS SAID 44.354 ACRES TRACT IS COMPRISED OF THE RESIDUE OF A TRACT CALLED RESIDUE OF JAMES M. MOELLER IN VOLUME 741 PAGE 207 AND PART OF TRACT CALLED 20 ACRES IN CONVEANCE FROM MARTIN A. MOELLER, ET UX TO JAMES M. MOELLER, ET UX, IN VOLUME 741, PAGE 1205, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

OWNER:
MDG-Rio V Limited
340 E. FM 150
Bldg. 3, Suite 300
Kyle, Texas 78640
Tel: (512) 280-5353

ENGINEER:
Vigil & Associates
Firm Registration No.
F-4768
P.O. BOX 163314
Austin, Texas 78716

SURVEYOR:
To Be Determined

Date: _____

Nov 18, 2025