

**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 = 2

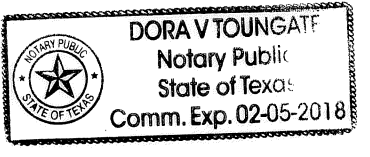
STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS AMENDING PLAT OF 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 E. Faseler*  
 DOUGLAS FASELER, CITY MANAGER

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 ON THIS 4th DAY OF June 2015.  
 BY Douglas E. Faseler



*Dora V. Tountate*  
 NOTARY PUBLIC, STATE OF TEXAS

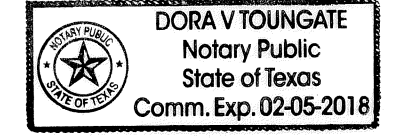
STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

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*Terry M. Treviño*  
 TERRY M. TREVINO, EXECUTIVE DIRECTOR  
 SEGUIN ECONOMIC DEVELOPMENT CORPORATION

STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 ON THIS 4th DAY OF June 2015.  
 BY Terry M. Treviño



*Dora V. Tountate*  
 NOTARY PUBLIC, STATE OF TEXAS

**NOTES:**

- BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY OF IH 10, AS FOUND MONUMENTED ON THE GROUND.
- ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".
- BY GRAPHICAL PLOTTING ONLY THIS SITE IS IN ZONES AE & X, AS PER F.I.R.M. MAP 48187C0280F, DATED AUGUST 1, 2012.
- IMPROVEMENTS NOT SHOWN.
- 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.
- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". LOTS 1, 2A, AND 3A ARE ELIGIBLE FOR ACCESS POINTS AT THE LOCATIONS SPECIFICALLY IDENTIFIED ON THIS PLAT. ACCESS TO LOT 4 IS CONTINGENT UPON A TIA TO BE APPROVED BY TXDOT.
- 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.
- 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.
- 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.
- SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS AT TIME OF CONSTRUCTION.
- 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.
- BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
- THE 30' EASEMENT ON LOT 2A IS CREATED TO ALLOW STORMWATER RUNOFF FROM LOT 1 TO BE CONVEYED TO THE DETENTION POND IN LOT 3A. PRESENT AND FUTURE OWNERS OF LOT 2A SHALL NOT BLOCK OR RESTRICT ACCESS TO THE DRAINAGE EASEMENT.

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

ESTABLISHING LOTS 2A AND 3A RIO NOGALES UNIT 1, SUBDIVISION SITUATED IN THE HUMPHRIES BRANCH SURVEY, NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS. PREVIOUSLY RECORDED IN VOLUME 8, PAGE 336-337, PLAT RECORDS, 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.

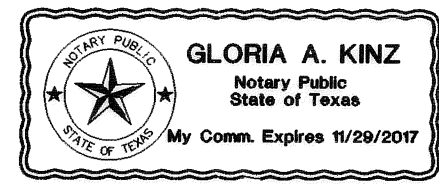


*Aubrey C. Holland*  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4493

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 4 DAY OF June 2015, AD.



*Gloria A. Kinz*  
 NOTARY PUBLIC, STATE OF TEXAS

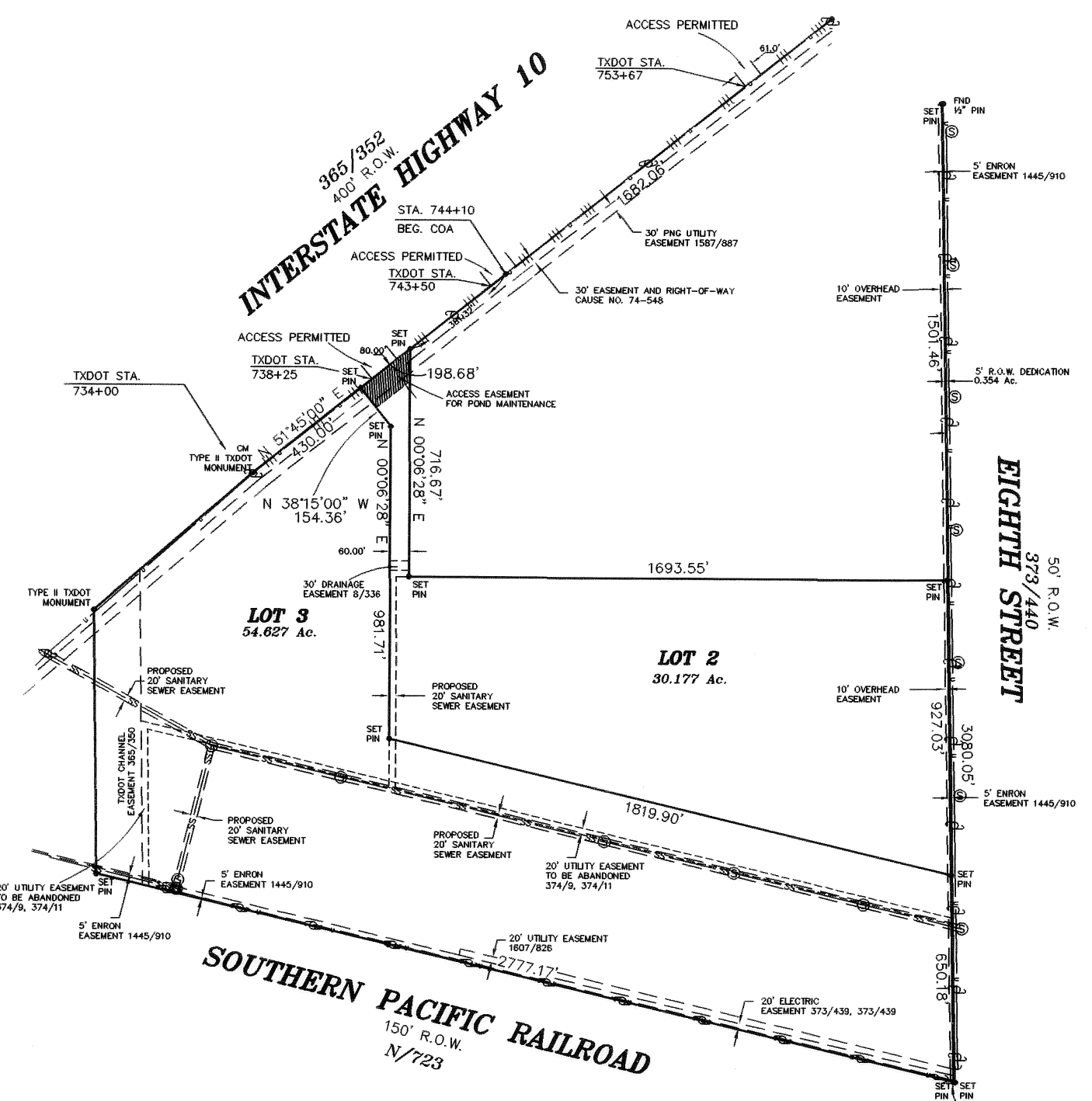
STATE OF TEXAS:  
 COUNTY OF GUADALUPE:

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 5 DAY OF June A.D.,

2015, AT 3:51 P.M. IN VOLUME 8 AT PAGE 351-352 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 5 DAY OF June A.D. 2015.

TERESA KIEL  
 COUNTY CLERK, GUADALUPE COUNTY, TEXAS



NOT TO SCALE  
**AREA BEING AMENDED**

PURPOSE OF THE AMENDING PLAT IS TO CHANGE THE COMMON LINE OF LOT 2 AND LOT 3 AND TO IDENTIFY ADDITIONAL DRAINAGE EASEMENTS.

**UTILITIES**

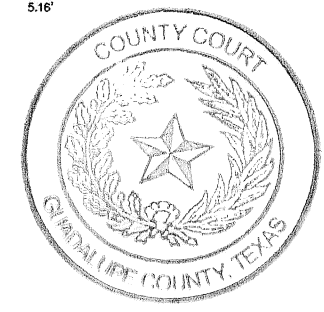
WATER: CITY OF SEGUIN  
 ELECTRIC: CITY OF SEGUIN  
 TELEPHONE: A.T.&T.  
 SAN. SEWER: CITY OF SEGUIN  
 C.A.T.V. TIME WARNER  
 SEGUIN INDEPENDENT SCHOOL DISTRICT

APPROVED AS AN AMENDING PLAT THIS THE 4th DAY OF June, 2015  
 BY THE DIRECTOR OF PLANNING AND CODES, CITY OF SEGUIN, TEXAS.

*Pamela Centeno*  
 PAMELA CENTENO  
 DIRECTOR OF PLANNING  
 DATE: 06/04/15

*Joe Ramos, P.E.*  
 JOE RAMOS, P.E.  
 CITY ENGINEER  
 DATE: 06/05/2015

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





# Interstate 10 and Rio Nogales Drive (50 Acres)

Interstate 10 and Rio Nogales



Interstate 10 and Rio Nogales

