

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, THIS PROPERTY LIES IN ZONE "X"
(UNSHADED) ACCORDING TO THE OFFICIAL FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. COMMUNITY
PANEL NUMBER 48187C0270F, REVISED 11/02/2007.

BENCHMARKS
NAVD88 (2001 ADJ.)
FLOODPLAIN REFERENCE MARKS

NGS MONUMENT
DESIGNATION: K807
PID: AY0152
BRASS DISK IN CONC. HWALL.
CALLED ELEV. - 524.1'

SITE TBM
SET CUT "X" IN CENTERLINE OF 6" CONC. CURB LOCATED 345'
NE OF THE INTERSECTION OF FM 725 AND FRONTAGE ROAD OF
INTERSTATE 10, AT SW SIDE OF DRIVEWAY
ELEV. - 545.92'

PARKING SPACES
REGULAR 0
HANDICAP 0
TOTAL 0

1055040 Seguin, TX - Site Plan

Symbol Legend

- FIRE HYDRANT
- GRATE INLET
- LIGHT POLE
- MANHOLE
- POWER POLE
- GUY WIRE
- SIGN
- TREE
- TELEPHONE PEDESTAL
- ASPHALT
- ELECTRIC OVERHEAD

Site Plan Information:

- Specific Use: Truck Stop
- Number of Employees: ~30
- Hours of Operation: M-Su 24 hours
- Present zoning classification: C - Commercial
- Maximum building height: 30 feet
- Maximum lot coverage: 100%
- Landscape coverage: ~10%
- Location, type, & height of signs:
60' pylon at intersection of IH-10 and FM 725
Three 3' directional signs at each entrance
- Fencing: Construction fence around perimeter during construction phase only

D.R.G.C. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS
O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

4.00 ACRES TRACT
ED WOEHLE JR.
TRACT 1
DOC. NO. 2017023383 O.P.R.G.C.

LEGAL DESCRIPTION:

Being 3.007 acres of land situated in the William Leach Survey, Abstract 28, Guadalupe County, Texas, being all of that certain called 3.007 acres of land described in deed and record in Document Number 202099007476 of the Official Public Records of Guadalupe County, Texas, and more particularly described as follow (Bearings are based on the Texas Coordinate System of 1983, South Central Zone);

BEGINNING at a concrete monument found at the intersection of the Northeast right-of-way line of F.M. 725 with the Southeast right-of-way line of Interstate 10 (aka U.S. Highway 90), for the west corner of the herein described tract;

THENCE along Southeast right-of-way line of said Interstate 10, the following courses and distances:

North 27° 05' 14" East, a distance of 235.97 feet to a found broken concrete monument, from which a found 1 inch iron rod in concrete bears South 20° 29' 12" East - 2.71 feet;

North 43° 16' 09" East, a distance of 180.53 feet to a 1 inch iron pipe found in the southeast right-of-way line of Interstate 10, for the north corner of the herein described tract;

THENCE South 26° 23' 55" East, crossing the residue of a called 166.15 acres of land described in deed recorded in Volume 577, Page 426 of the Deed Records of Guadalupe County, a distance of 382.31 feet to a bend 1 inch iron pipe found for the east corner of the herein described tract;

THENCE South 42° 51' 29" West, continuing to cross the said residue of 166.15 acre tract, a distance of 382.25 feet to a 5/8 inch iron rod with cap stamped "PEAGROUP" set in the Northeast right-of-way line of said F.M. 725 for south corner of the herein described tract;

THENCE North 26° 39' 55" West, along the Northeast right-of-way line of said F.M. 725, a distance of 314.56 feet to the POINT OF BEGINNING and containing 3.007 acres of land.

2.00 ACRES TRACT
ED WOEHLE JR.
TRACT 2
G.C.D.R. F.C. NO. 2017023383

SCHEDULE B EXCEPTIONS:

Per First American Title Guaranty Company, GF Number 1-220432, Effective Date: April 22, 2022, Issued Date: May 10, 2022

- The following restrictive covenants of record itemized below:
This item is hereby intentionally deleted.

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

d. Easement: Electric Line
Recorded: March 6, 2012 in Volume 3099, Page 502, of the Official Public Records, Guadalupe County, Texas. (MAY APPLY, LEGAL DESCRIPTION IN EASEMENT HAS ERROR)

RESIDUE OF
166.15 ACRES TRACT
VERNON H. REILEY, ET. AL.
VOL. 577, PG. 426 D.R.G.C.



SURVEYOR'S NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FURTHER DESCRIBED HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE.
- VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
- SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO BUILDING WAS ON SITE AT TIME OF SURVEY.
- OIL AND GAS MATTERS SHOULD BE PURSUED BY AN EXPERT IN THAT FIELD

TO: INT'L LAND, INC., FIRST AMERICAN TITLE GUARANTEE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, and 14 of Table A thereof. The field work was completed on MAY 19, 2022.

Glen H. Freeland, RPLS (gfreeland@peagroup.com)
TX. R.P.L.S. No. 5758
Agent for PEA Group, Inc.

PEA GROUP

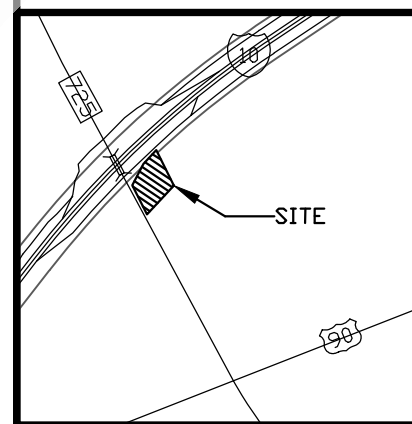
16060 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3630
T.B.P.E.L.S. FIRM
F-21237 & 1019479



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CREIGHTON DEVELOPMENT
2240 WEST FIRST STREET, SUITE 101
FORT MYERS, FLORIDA 33901

PROJECT TITLE

ALTA/NSPS LAND TITLE SURVEY 7-11

3099 I-10 FRONTAGE RD.
SEGUIN, TEXAS 78155

REVISIONS

ORIGINAL ISSUE DATE:
June 30, 2022

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY OF 3.007 ACRES SITUATED IN THE WILLIAM LEACH SURVEY, ABSTRACT NO. 28 IN GUADALUPE COUNTY, TEXAS

PEA JOB NO. 2022-0646

P.M. GHF

DN. FHT

DES. RA

DRAWING NUMBER:

1 OF 1