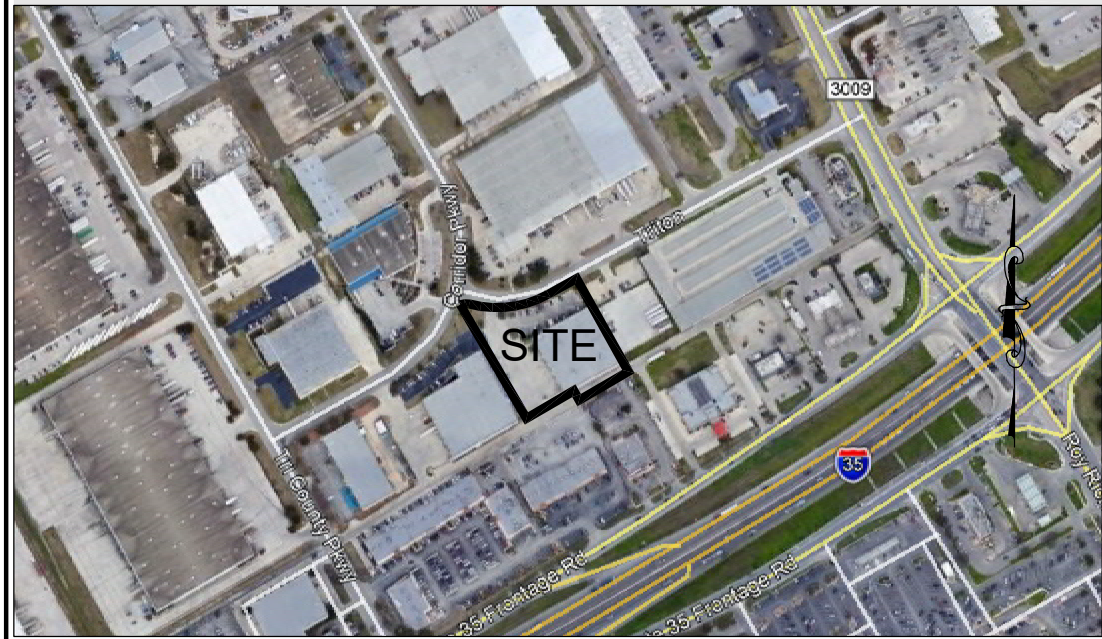
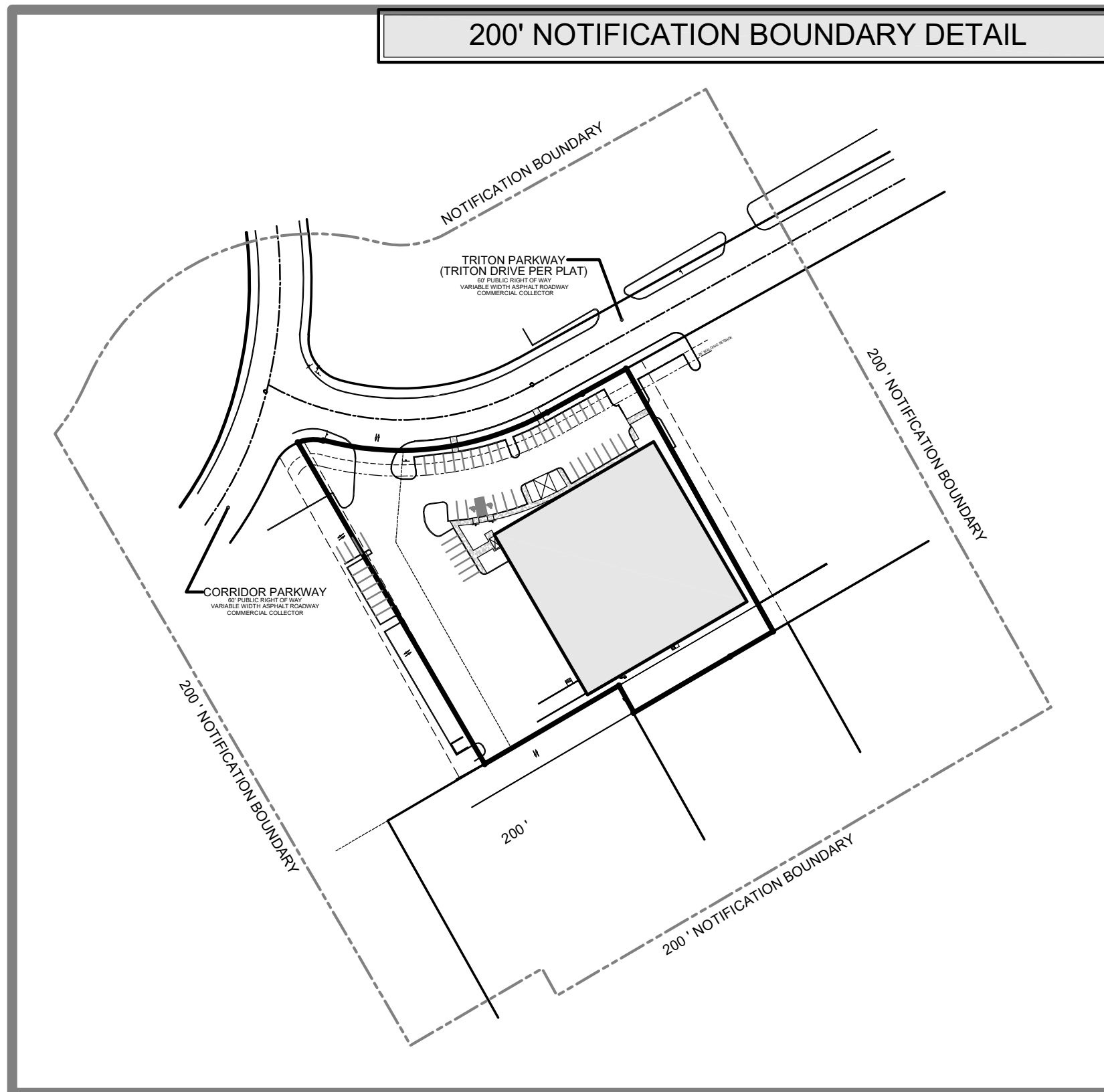


VICINITY MAP - NOT TO SCALE



200' NOTIFICATION BOUNDARY DETAIL



AS SURVEYED DESCRIPTION

Lot 18, Block 2, Titan Tri-County Business Park II, in the City of Schertz, Guadalupe County, Texas, according to the plat thereof, recorded in Volume 7, Page 311, Plat Records, Guadalupe County, Texas, being more particularly described below:

Beginning at 1/2" iron rod found on the south right of way of Triton Parkway;
 Thence leaving said right of way, S29°11'31"E, a distance of 292.73' to a point;
 Thence S59°43'43"W, a distance of 156.70' to a mag nail found;
 Thence N29°17'39"W, a distance of 30.00' to a point;
 Thence S59°43'43"W, a distance of 151.12' to a point;
 Thence N30°11'31"W, a distance of 361.97' to a 1/2" iron rod found on Triton Parkway right of way and point on a curve to the right, having a radius of 41.00', a delta angle of 35°34'17", a chord bearing of N85°52'38"E, a chord distance of 25.05';
 Thence along said curve and right of way, a distance of 25.45' to a point and beginning of a reverse curve to the left, having a radius of 291.37', a delta angle of 44°19'55", a chord bearing of N82°56'17"E, a chord distance of 219.86';
 Thence along said curve and right of way, a distance of 225.44' to a 1/2" iron rod found;
 Thence N60°56'05"W, a distance of 87.78' to the point of beginning

Containing 2.17± acres

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- TRAFFIC SIGNAL BOX
- SANITARY MANHOLE
- LIGHT POLE
- SIGNAL LIGHT POLE
- CLEAN OUT
- GUY WIRE
- SIGNAL LIGHT
- GAS MANHOLE
- ELECTRIC MANHOLE
- VAULT
- GAS VALVE
- ELECTRIC METER
- SIGN (AS NOTED)
- GAS METER
- ELECTRIC VAULT
- TOWER
- HANDICAPPED PARKING
- TRANSFORMER
- MONITORING WELL
- MITERED END SECTION
- AIR CONDITIONER UNIT
- FLAG POLE
- BENCHMARK
- TELEPHONE MANHOLE
- WATER VALVE
- (R) RECORD
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- (M) MEASURED
- CABLE BOX
- SIAMESE FIRE HYDRANT
- (C) CALCULATED
- STORM DRAIN MANHOLE
- WATER MANHOLE
- VOL VOLUME
- STORM DRAIN INLET
- BACKFLOW PREVENTER
- PG PAGE
- STORM PIPE
- WATER METER
- O.R. OFFICIAL RECORDS
- GREASE TRAP
- WELL HEAD
- P.B. PLAT BOOK
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- POINT OF ACCESS
- CMP CORRUGATED METAL PIPE
- CONCRETE HATCH
- OH OVERHEAD WIRES
- E UNDERGROUND ELECTRIC LINE
- GAS GAS GAS LINE
- W WATER LINE
- SD STORM DRAIN LINE
- S SEWER LINE
- RAILROAD TRACKS
- 1' EXISTING CONTOURS
- 5' EXISTING CONTOURS
- 200' NOTIFICATION BOUNDARY
- ZONING LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(R & M)	25.45	41.00	35° 34' 17"	N85° 52' 38"E	25.05
C2(R & M)	225.44	291.37	44° 19' 55"	N82° 56' 17"E	219.86

LINE TABLE

LINE #	LENGTH	DIRECTION
L1(R & M)	87.78'	N60° 56' 05"E
L2(R & M)	30.00'	N29° 17' 39"W
L3(R & M)	151.12'	S59° 43' 43"W
L4(R & M)	361.97'	N30° 11' 31"W

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480187C-0210-F, WHICH BEARS AN EFFECTIVE DATE OF 11/02/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE ([HTTP://MSC.FEMA.GOV](http://msc.fema.gov)) BY FIRMETTE CREATED ON AUGUST 15, 2019 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
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 THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

MISCELLANEOUS NOTES

(MNT) ELEVATIONS SHOWN HEREON AS BASED ON BENCHMARK AY1547, WITH AN ELEVATION OF 746.20 FEET N.A.V.D. 1988. TEXAS SOUTH CENTRAL ZONE FIPZONE: 4204 ADSZONE: 5401 UTM ZONES: 13 & 14 & 15

OWNER - APPLICANT

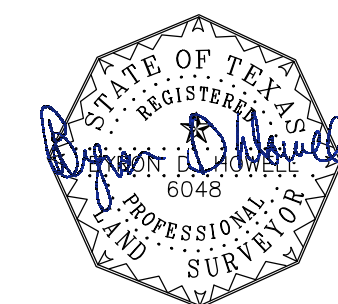
OWNER: 414 PARTNERSHIP LTD., 70 NE LOOP 410, SUITE 880, SAN ANTONIO, 78216
 APPLICANT: BLACK CREEK GROUP/BETSY KENNETT/VICE PRESIDENT, 518 17TH STREET, 17TH FL., DENVER, CO 80202, 303-869-4600

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/09/2019	FIRST DRAFT		
FIELD WORK: JM	DRAFTED: TD	CHECKED BY: BH	FB & PG:

ZONING EXHIBIT

for
Titan Tri County Business Park II
 17401 Triton Parkway, Schertz, TX



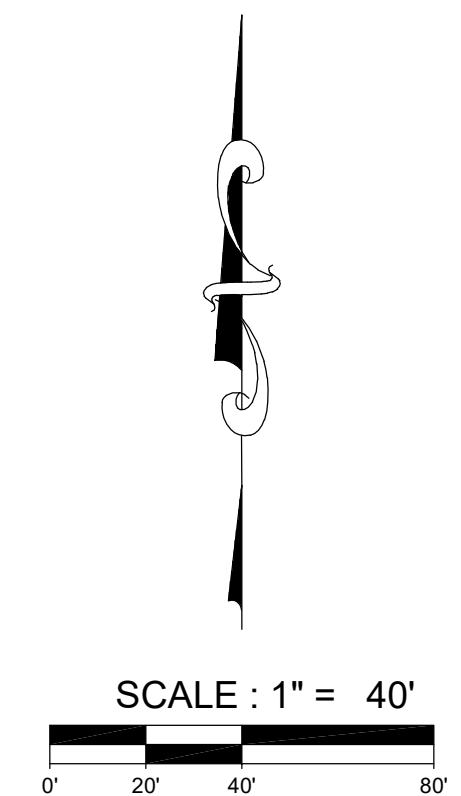
BYRON D. HOWELL
 REGISTRATION NO. 6048
 IN THE STATE OF TEXAS
 EXPIRATION DATE: 12-31-2020
 FIRM REGISTRATION NUMBER 10116902
 DATE OF FIELD SURVEY: AUGUST 13, 2019
 DATE OF LAST REVISION: NOVEMBER 13, 2019
 NETWORK PROJECT NO. 201903569-001 CAS

Bock & Clark Corporation
 an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

**TRITON PARKWAY
(TRITON DRIVE PER PLAT)**
60' PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT ROADWAY
COMMERCIAL COLLECTOR



N/F AER MANUFACTURING INC
PID# 44557
LAND USE: OFFICE-WAREHOUSE
ZONING: INDUSTRIAL
TITAN TRI-COUNTY BUS. & IND. PARK 3
PROPERTY ADDRESS: 5915 CORRIDOR PARKWAY
SCHERTZ, TX 78154
MAILING ADDRESS: 1605 SURVEYOR BLVD
CARROLLTON, TX 75006-5103
119010685

N/F 414 PARTNERSHIP LTD
PID# 32472
LAND USE: OFFICE-WAREHOUSE
ZONING: INDUSTRIAL
LONE STAR PET SUPPLY SUBDIVISION
PROPERTY ADDRESS: 17414 TRITON DRIVE
SCHERTZ, TX 78154
MAILING ADDRESS: 70 NORTH EAST LOOP 410 SUITE 880
SAN ANTONIO, TX 78216
DEED 201999022474

N/F 414 PARTNERSHIP LTD
PID# 129929
LAND USE: PARKING
ZONING: INDUSTRIAL
TITAN TRI-COUNTY BUSINESS PARK II
PROPERTY ADDRESS: TRITON PARKWAY (PARKING AREA)
SCHERTZ, TX 78154
MAILING ADDRESS: 70 NORTH EAST LOOP 410 SUITE 880
SAN ANTONIO, TX 78216
DEED 201999022474

N/F UPADHYAYA INC
PID# 44522
LAND USE: HOTEL
ZONING: GENERAL BUSINESS
TITAN TRI-COUNTY BUSINESS PARK I
PROPERTY ADDRESS: 17401 N. IH. 35
SCHERTZ, TX 78154
MAILING ADDRESS: 17401 N. IH. 35
SCHERTZ, TX 78154
11460311

N/F BREAKIE HOLDINGS LLC
PID# 43312
LAND USE: RESTAURANT
ZONING: COMMERCIAL
TACO BELL SUBDIVISION
PROPERTY ADDRESS: 17397 N. IH. 35
SCHERTZ, TX 78154
MAILING ADDRESS: 1133 AUSTIN HWY
SAN ANTONIO, TX 78209-4806
3011/0935

N/F GD BAR FAMILY LTD PARTNERSHIP
PID# 111906
LAND USE: RETAIL
ZONING: COMMERCIAL
GD BAR SUBDIVISION
PROPERTY ADDRESS: 17331 N. IH. 35
SCHERTZ, TX 78154
MAILING ADDRESS: 224 MARKET AVENUE
BOERNE, TX 78006
1755/0389

N/F GD BAR FAMILY LTD PARTNERSHIP
PID# 114942
LAND USE: RETAIL
ZONING: COMMERCIAL
GD BAR SUBDIVISION #2
PROPERTY ADDRESS: 17323 N. IH. 35
SCHERTZ, TX 78154
MAILING ADDRESS: 224 MARKET AVENUE
BOERNE, TX 78006
10199/0258

N/F TRI COUNTY 2 LLC
PID# 130002
LAND USE: OFFICE-WAREHOUSE
ZONING: INDUSTRIAL
TITAN TRI-COUNTY BUSINESS PARK II
PROPERTY ADDRESS: 5850 CORRIDOR PARKWAY
SCHERTZ, TX 78154
MAILING ADDRESS: P O BOX 1563
5850 CORRIDOR PARKWAY
AUSTIN, TX 78767
DEED 2017-020083

CORRIDOR PARKWAY
60' PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT ROADWAY
COMMERCIAL COLLECTOR

EXISTING ZONING
M-1, MANUFACTURING LIGHT
EXISTING ZONING
GB, GENERAL BUSINESS

1 STORY STRUCTURE
32,387± SQ. FT.
BUILDING HEIGHT = 27.2±'
F.F. EL. = 838.2±'
#17401 POSTED
EXISTING ZONING: GB, GENERAL BUSINESS
PROPOSED ZONING: M-1, MANUFACTURING (LIGHT)
AREA OF REQUEST: 2.17 ACRES

LOT 18, BLOCK 2,
TITAN TRI-COUNTY
BUSINESS PARK II
2.17± ACRES

SITE BENCHMARK
ELEV. = 835.9

CONTACT INFORMATION

OWNER: 414 PARTNERSHIP LTD., 70 NE LOOP 410, SUITE 880, SAN ANTONIO, 78216
APPLICANT: BLACK CREEK GROUP/BETSY KENNETH/VICE PRESIDENT, 518 17TH STREET, 17TH FL., DENVER, CO 80202, 303-869-4600
SURVEYOR: NV5/BYRON HOWELL/SURVEYOR, 3550 W MARKET ST, SUITE 200, AKRON OH, 44333

NV5

ZONING EXHIBIT
PREPARED FOR
Titan Tri County Business Park II
DATE OF FIELD SURVEY: AUGUST 13, 2019
NETWORK PROJECT NUMBER: 201903569-001 CAS
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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