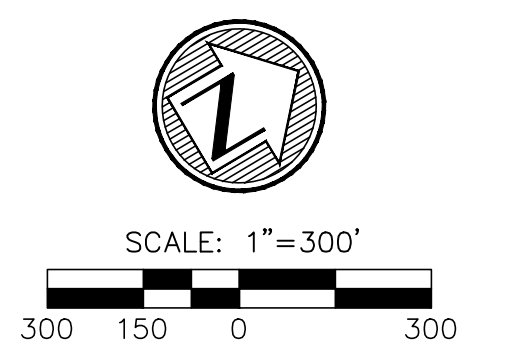
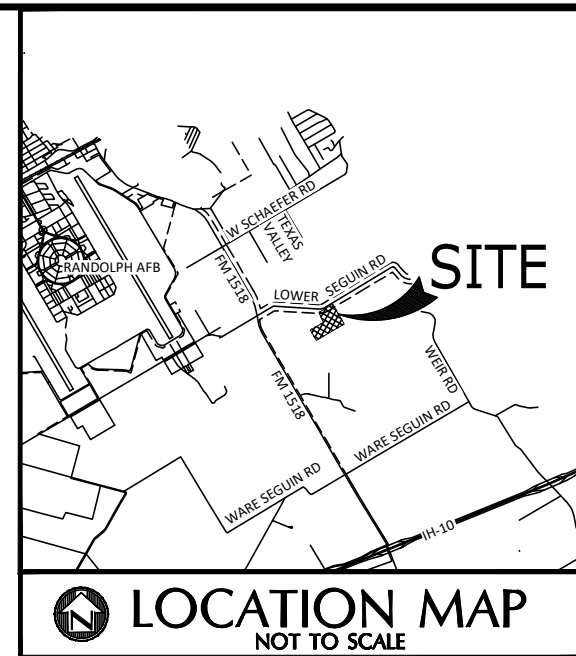


PROPERTY INFORMATION

- ① 12610 LOWER SEGUIN RD SCHERTZ, TX 78154
SALVADOR P. ALVAREZ
DOC. NUMBER 20060070306, O.P.R.B.C.T.
2.00 ACRES
PROPERTY ID# 1091215
- ② 12746 LOWER SEGUIN RD SCHERTZ, TX 78154
CARLOS GARZA, JR. AND WIFE,
MARGRETT L. CARTY
VOLUME 6541, PAGES 807-811 O.P.R.B.C.T.
2.005 ACRES
PROPERTY ID# 310027
- ③ 12746 LOWER SEGUIN RD SCHERTZ, TX 78154
JAMES B. CARTY
VOLUME 6541, PAGE 812, O.P.R.B.C.T.
2.003 ACRES
PROPERTY ID# 310030
- ④ 12840 LOWER SEGUIN RD SCHERTZ, TX 78154
KAREN MARK FISCHER
VOLUME 1819 PAGES 1418-1423
O.P.R.B.C.T.
8.132 ACRES
PROPERTY ID# 310019
- ⑤ 12870 LOWER SEGUIN RD SCHERTZ, TX 78154
GUILLERMO J. & MARTHA C. GUAJARDO
VOLUME 18819 PAGES 406-405
O.P.R.B.C.T.
5.500 ACRES
PROPERTY ID# 310021
- ⑥ LOWER SEGUIN RD SCHERTZ, TX 78154
FISCHER KAREN MARK
VOLUME 18819 PAGES 1418
O.P.R.B.C.T.
1.00 ACRES
PROPERTY ID# 1139530



LEGEND

- SUBJECT PROPERTY BOUNDARY
- - - 200' NOTIFICATION BOUNDARY
- PROPERTY BOUNDARY
- - - EXISTING CONTOUR
- - - SCHERTZ CITY LIMITS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- ▨ AREA TO BE ANNEXED INTO THE CITY OF SCHERTZ
- AREA WITHIN THE SCHERTZ CITY LIMITS

LAND USE TABLE

OBJECT ID	LAND USE DESCRIPTION
①	Single-Family Residential
②	Range Improved Dryland
③	Tillable Dry (Farm)
④	Range Improved Dryland
⑤	Base Rate Lot
⑥	Tillable Dry (Farm)
⑦	Base Rate Lot
⑧	Base Rate Lot
⑨	Range Improved Dryland
⑩	Tillable Dry (Farm)
⑪	Range Improved Dryland
⑫	Family Homesite Single/Range Improved Dryland
⑬	Family Homesite Single
⑭	Family Homesite Single
⑮	Single-Family Residential
⑯	Single-Family Residential
⑰	Base Rate Lot

NOTE:

- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

OWNERS INFORMATION	APPLICANT	SURVEYOR
ALFRED L. FLUITT 528 APPALOOSA RUN ROUND MTN, TX 78663 PH: (817) 565-8482	PAUL LANDA, JR., PE, CFM MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051	STEPHANIE L. JAMES, RPLS MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5051

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPELS:ENGINEERING F-5297 / SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

DRAWING NAME: ANNEXATION EXHIBIT	PROJECT NAME: FLUITT TRACT - CARMEL RANCH SUBDIVISION ±35.407 AC. TO BE ANNEXED INTO THE CITY OF SCHERTZ
PROJECT No.: 20210	
DATE: MARCH 24, 2021	SCALE: 1"=300'

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18218, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.