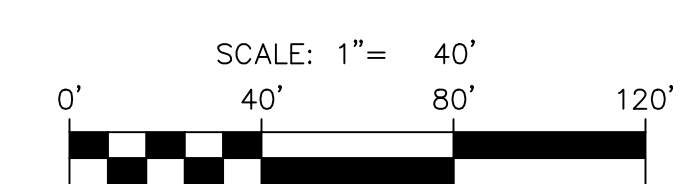
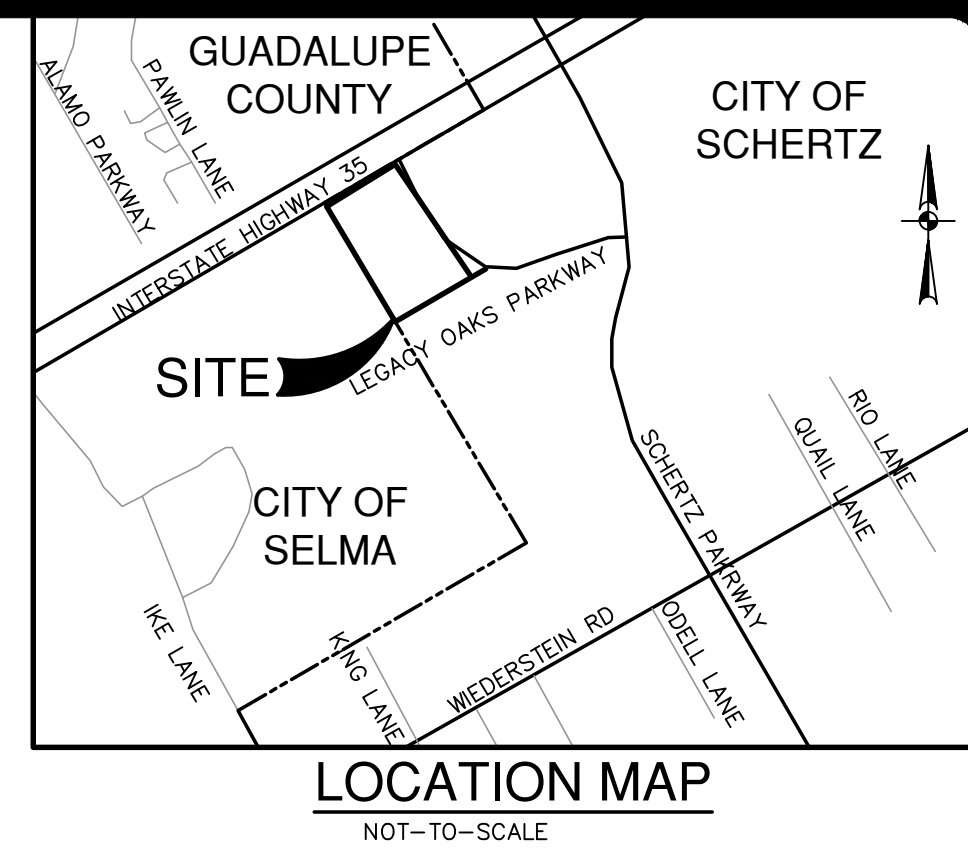


**SITE DATA TABLE**

ACREAGE	4.495 AC
CURRENT ZONING	GB
PROPOSED ZONING	GB-2
LEGAL	VOL. 2436 PG. 0388 O.P.R.

PROPOSED USE	
AREA	USE
4.495 ACRES	CAR DEALERSHIP

**SUP EXHIBIT**



**LEGEND**

	PROPERTY LINE
	200-FOOT NOTIFICATION BUFFER
	LOT LINE
	EXISTING CURB
	EXISTING CONTOURS MAJOR
880	ACRE(S)
AC	BLOCK
BLK	BLOCK
CATV	CABLE TELEVISION
VOL	VOLUME
PG	PAGE(S)
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
GB	General Business District
GB-2	General Business District-2

**FLOODPLAIN NOTE:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

**APPLICANT:**  
 BROWN AND McDONALD, PLLC  
 100 NE LOOP 410 STE 1385  
 SAN ANTONIO, TX, 78216  
 (210) 429-7931

**OWNER:**  
 TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
 16607 BLANCO ROAD STE 201  
 SAN ANTONIO, TX 78212  
 Phone: (210)240-9947

**ENGINEER:**  
 ANDREW BELTON, P.E.  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC  
 2000 NW LOOP 410 I SAN ANTONIO, TX 78213  
 (210) 375-9000

**SURVEYOR:**  
 JON COOPER, RPLS  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC  
 2000 NW LOOP 410 I SAN ANTONIO, TX 78213  
 (210) 375-9000

INTERSTATE HIGHWAY 35  
 (VARIABLE WIDTH RIGHT-OF-WAY)

LAND USE: UNDEVELOPED LAND  
 ZONING: GB  
 SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
 OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
 PROP. ID # 644672  
 ADDRESS: 16607 BLANCO ROAD SUITE 201  
 SAN ANTONIO, TX 78232-1940  
 RECORDING INFORMATION: VOL. 2436 PG. 0388 O.P.R.

EXISTING GB ZONING  
 = 4.495 ACRES  
 REQUESTED GB-2  
 ZONING = 4.495  
 ACRES

LAND USE: UNDEVELOPED LAND  
 ZONING: C-2 (CITY OF SELMA)  
 SUBDIVISION NAME: CHELSEA MIXED-USED  
 OWNER NAME: TWC ASSOCIATES PROFIT SHARING PLAN & TRUST  
 PROP. ID # 137139  
 ADDRESS: 16607 BLANCO ROAD SUITE 201  
 SAN ANTONIO, TX 78232-1940  
 RECORDING INFORMATION: VOL. 693 PG. 161-163 O.P.R.

LOT 1, BLOCK 2  
 LEGACY OAKS APARTMENTS  
 (VOLUME 6, PAGE 671 M.P.R.)  
 LEGACY OAKS APARTMENTS  
 (VOLUME 2334, PAGE 155 O.P.R.)  
 LAND USE: APARTMENT/MULTI-FAMILY  
 ZONING: R-4  
 SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
 OWNER NAME: EM LIMITED PARTNERSHIP  
 PROP. ID # 115850  
 ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659  
 RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

LOT 3, BLOCK 2  
 LEGACY OAKS APARTMENTS  
 (VOLUME 6, PAGE 671 M.P.R.)  
 LEGACY OAKS APARTMENTS  
 (VOLUME 2334, PAGE 155 O.P.R.)  
 Land Use: General Business  
 Zoning: GB  
 Subdivision Name: PIC-N-PAC  
 Owner Name: Wuest Real Estate LP  
 Prop. ID: #128131  
 Address: 9318 FM 725, McQueeney, TX, 78123  
 Recording Information: Vol. 6 PG 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

LOT 2, BLOCK 2  
 LEGACY OAKS APARTMENTS  
 (VOLUME 6, PAGE 671 M.P.R.)  
 LEGACY OAKS APARTMENTS  
 (VOLUME 2334, PAGE 155 O.P.R.)  
 LAND USE: APARTMENT/MULTI-FAMILY  
 ZONING: R-4  
 SUBDIVISION NAME: LEGACY OAKS APARTMENTS  
 OWNER NAME: EM LIMITED PARTNERSHIP  
 PROP. ID # 115850  
 ADDRESS: 5653 N LINCOLN AVENUE CHICAGO, IL 60659  
 RECORDING INFORMATION: VOL. 6 PG. 671 M.P.R. AND VOL. 2334 PG. 155 O.P.R.

DATE	
NO.	REVISION
<b>PAPE-DAWSON ENGINEERS</b>	
2000 NW LOOP 410 I SAN ANTONIO, TX 78213   210.375.9000 TEXAS ENGINEERING FIRM #470   TEXAS SURVEYING FIRM #1008800	
<b>SUP EXHIBIT OF 4.495 AC TRACT SCHERTZ, TEXAS</b>	
A 4.495 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.495 ACRE TRACT DESCRIBED IN DEED TO TWC ASSOCIATES PROFIT SHARING PLAN AND TRUST, RECORDED IN VOLUME 2436, PAGES 382-388, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS OUT OF THE TORIBIO HERRERA SURVEY, COUNTY, TEXAS.	
PLAT NO.	---
JOB NO.	13035-01
DATE	JUNE 2023
DESIGNER	JV
CHECKED	DRAWN JV/ES
SHEET	1 OF 1