

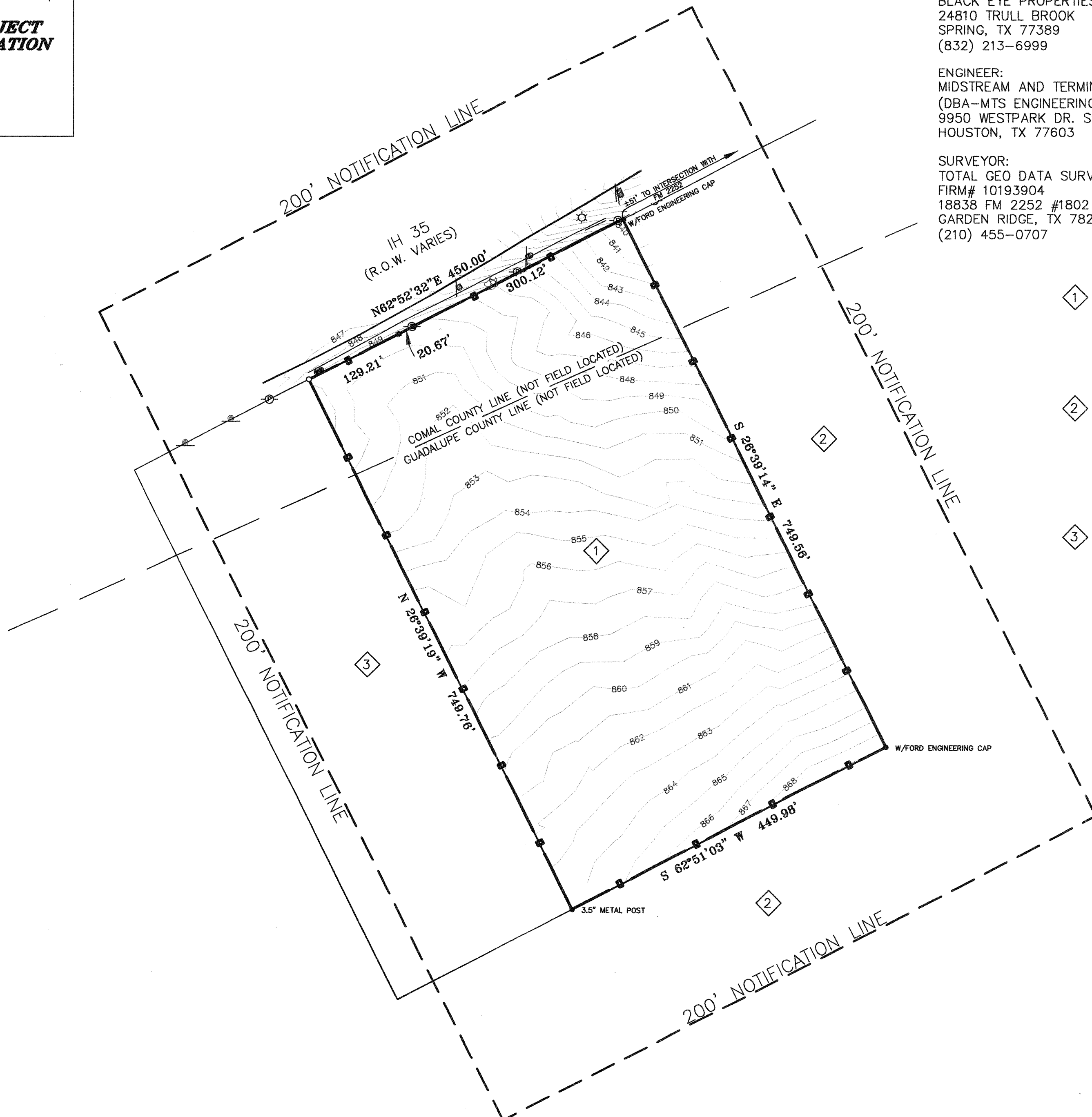
LOCATION MAP
(NOT TO SCALE)

SPECIFIC USE EXHIBIT

DEVELOPER:
BLACK EYE PROPERTIES
24810 TRULL BROOK
SPRING, TX 77389
(832) 213-6999

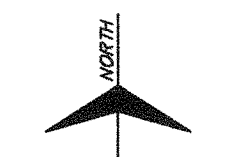
ENGINEER:
MIDSTREAM AND TERMINAL SERVICES LLC.
(DBA-MTS ENGINEERING AND DESIGN)
9950 WESTPARK DR. SUITE 426
HOUSTON, TX 77603

SURVEYOR:
TOTAL GEO DATA SURVEYING LLC
FIRM# 10193904
18838 FM 2252 #1802
GARDEN RIDGE, TX 78266
(210) 455-0707



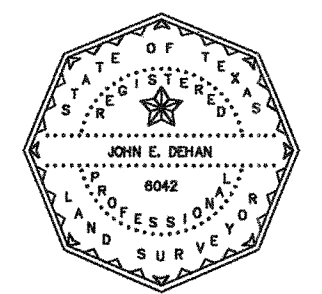
- 1 TRAWICK & NANCY A WOMACK
1413 SETTLEMENT WAY
NEW BRAUNFELS, TX 78132
GCAD PROPERTY ID: 114083
CCAD PROPERTY ID: 119021
ZONE: (GB) GENERAL BUSINESS
- 2 DIANA DENSBERGER OTT ET AL
P O BOX 18155
CORPUS CHRISTI, TX 78480
GCAD PROPERTY ID: 68319
GCAD PROPERTY ID: 68323
CCAD PROPERTY ID: 78058
ZONE: (GB) GENERAL BUSINESS
- 3 RONALDO & CLARE M CARRILLO
P O BOX 690843
SAN ANTONIO, TX 78269
GCAD PROPERTY ID: 114080
GCAD PROPERTY ID: 114082
CCAD PROPERTY ID: 116266
ZONE: (GB) GENERAL BUSINESS

PREPARED: 08/30/2023
REVISED 10/12/2023
REVISED 10/25/2023
IH 35
SCHERTZ GUADALUPE
TEXAS
JOB NO.: 2023-074
ZONING EXHIBIT FOR:
DESIGNED REALTY GROUP



SCALE: 1" = 100'

- LEGEND**
- D.R. - DEED RECORD
 - O.P.R. - OFFICIAL PUBLIC RECORD
 - M.P.R. - MAP & PLAT RECORDS
 - P.O.B. - POINT OF BEGINNING
 - FOC - FIBER OPTIC CABLE
 - - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - - SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
 - - ZONING AND BOUNDARY LINE



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.
FIELD WORK COMPLETED ON: 07/18/23

John E. Dehan
10/25/23

JOHN E. DEHAN DATE 10/25/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6042

TOTAL GEO DATA SURVEYING LLC.

FIRM # 10193904
18838 FM 2252 #1802
GARDEN RIDGE, TX. 78266
(210) 455-0707
JOHNDEHAN@TOTALGEODATA.COM

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OWNER
TRAWICK & NANCY A WOMAK
1413 SETTLEMENT WAY
NEW BRAUNFELS, TX 78132
(210) 240-2077

APPLICANT
DESIGNED REALTY GROUP
25419 FM 2100
HUFFMAN, TX 77336
(210) 324-1300

GUADALUPE COUNTY
PROPERTY ID:
114083
COMAL COUNTY
PROPERTY ID:
119021
ZONING EXHIBIT
PROPERTY IS GENERALLY
LOCATED ON IH-35 TO
THE NORTHEAST OF OF
CIBOLO VALLEY DRIVE,
SCHERTZ, COMAL &
GUADALUPE COUNTIES,
TEXAS.
PREPARED:
OCTOBER 25TH, 2023

- NOTES**
1. BASIS OF BEARING: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON VRS RTKNet SOLUTION.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE OTHER MATTERS OF RECORD DO EFFECT THIS PROPERTY.
 3. SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48187C0210F, EFFECTIVE DATE: NOVEMBER 2, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GUADALUPE COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)
 4. THIS EXHIBIT IS NOT A BOUNDARY SURVEY.

EXISTING ZONING: GENERAL BUSINESS DISTRICT (GB) - 7.744 AC.
PROPOSED ZONING: GENERAL BUSINESS DISTRICT (GB) - 7.744 AC.