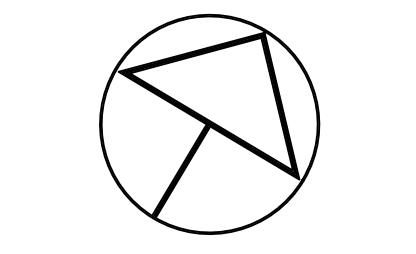


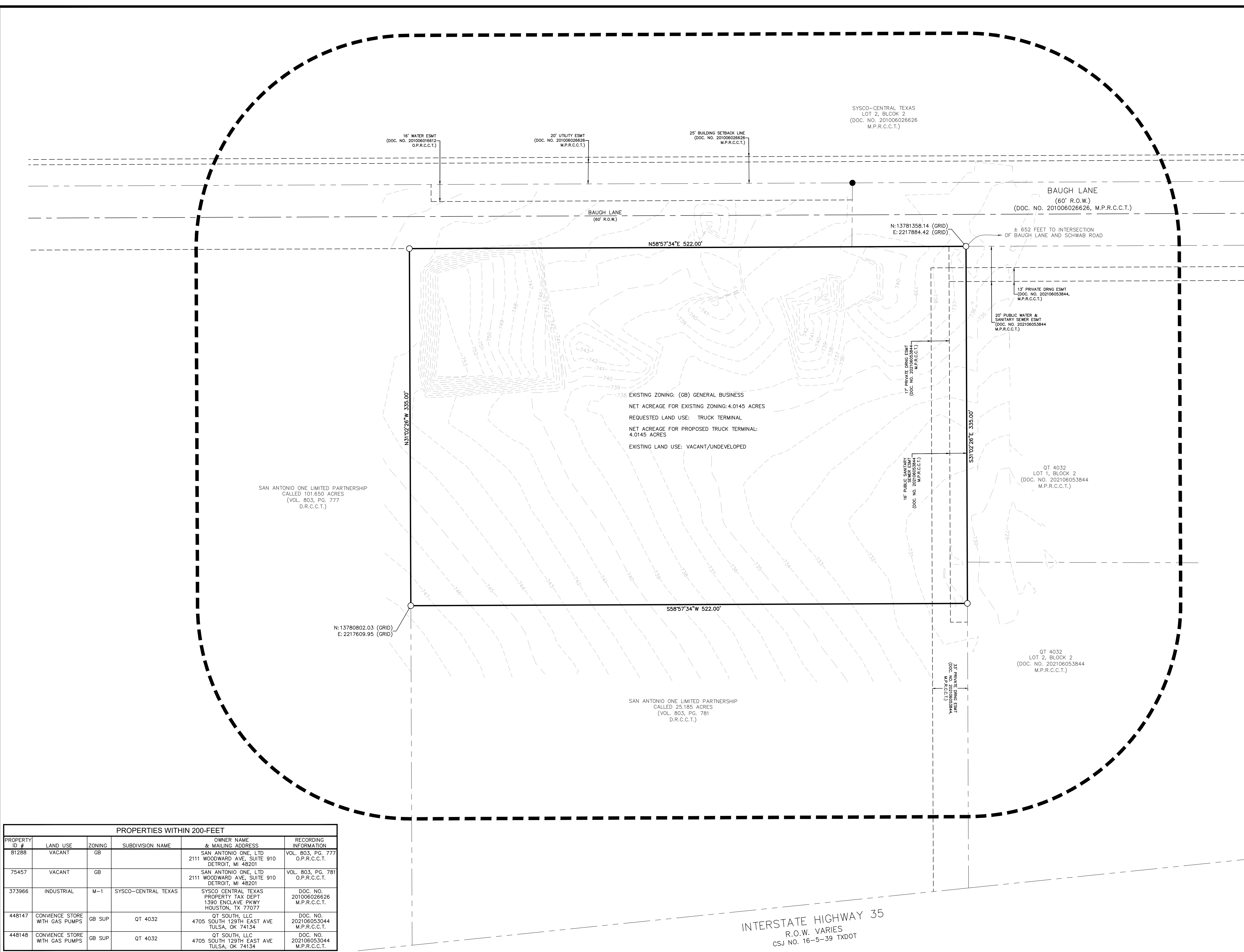
LOCATION MAP
SCALE: 1"=2000'



HORIZONTAL SCALE: 1"=40'

- LEGEND:
- = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
 - = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
 - AC = ACRE
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING LINE SETBACK
 - ESMT = EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - DOC. NO. = DOCUMENT NUMBER
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
 - = 200-FOOT NOTIFICATION BOUNDARY
 - - - = SPECIFIC USE PERMIT BOUNDARY LINE

- SUP NOTES:
1. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C440F, DATED SEPTEMBER 2, 2009, IS LOCATED IN UNSHADED ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 2. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



EXISTING ZONING: (GB) GENERAL BUSINESS
NET ACREAGE FOR EXISTING ZONING: 4.0145 ACRES
REQUESTED LAND USE: TRUCK TERMINAL
NET ACREAGE FOR PROPOSED TRUCK TERMINAL: 4.0145 ACRES
EXISTING LAND USE: VACANT/UNDEVELOPED

SAN ANTONIO ONE LIMITED PARTNERSHIP
CALLED 101.650 ACRES
(VOL. 803, PG. 777
D.R.C.C.T.)

SAN ANTONIO ONE LIMITED PARTNERSHIP
CALLED 25.185 ACRES
(VOL. 803, PG. 781
D.R.C.C.T.)

QT 4032
LOT 1, BLOCK 2
(DOC. NO. 202106053844
M.P.R.C.C.T.)

QT 4032
LOT 2, BLOCK 2
(DOC. NO. 202106053844
M.P.R.C.C.T.)

PROPERTIES WITHIN 200-FEET					
PROPERTY ID #	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME & MAILING ADDRESS	RECORDING INFORMATION
81288	VACANT	GB		SAN ANTONIO ONE, LTD 2111 WOODWARD AVE, SUITE 910 DETROIT, MI 48201	VOL. 803, PG. 777 O.P.R.C.C.T.
75457	VACANT	GB		SAN ANTONIO ONE, LTD 2111 WOODWARD AVE, SUITE 910 DETROIT, MI 48201	VOL. 803, PG. 781 O.P.R.C.C.T.
373966	INDUSTRIAL	M-1	SYSCO-CENTRAL TEXAS	SYSCO CENTRAL TEXAS PROPERTY TAX DEPT 1390 ENCLAVE PKWY HOUSTON, TX 77077	DOC. NO. 201006026626 M.P.R.C.C.T.
448147	CONVENIENCE STORE WITH GAS PUMPS	GB SUP	QT 4032	QT SOUTH, LLC 4705 SOUTH 129TH EAST AVE TULSA, OK 74134	DOC. NO. 202106053044 M.P.R.C.C.T.
448148	CONVENIENCE STORE WITH GAS PUMPS	GB SUP	QT 4032	QT SOUTH, LLC 4705 SOUTH 129TH EAST AVE TULSA, OK 74134	DOC. NO. 202106053044 M.P.R.C.C.T.

OWNER:
SYSCO USA I, INC
1260 SCHWAB ROAD
NEW BRAUNFELS, TEXAS 78132
(830) 730-1000

ENGINEER:
HMT ENGINEERING & SURVEYING
201 S. CASTELL AVE, SUITE 100
NEW BRAUNFELS, TEXAS 78132
(830) 625-8555

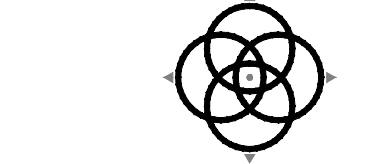
APPLICANT/SURVEYOR:
WINDROSE LAND SURVEYING & PLATTING
9360 CORPORATE DRIVE
SELMA, TEXAS 78154
(210) 634-1565

INTERSTATE HIGHWAY 35
R.O.W. VARIES
CSJ NO. 16-5-39 TXDOT

SPECIFIC USE PERMIT EXHIBIT FOR TRUCK TERMINAL

SYSCO ANNEX LOT
A SUBDIVISION OF
4.0145 AC. / 174,870 SQ. FT. OF LAND,
SITUATED IN THE CARROL M. GAHAGAN JR.
SURVEY NO. 258, ABSTRACT NO. 182 AND THE
JUAN FRANCISCO ZEPEDA SURVEY NO. 257,
ABSTRACT NO. 658, COMAL COUNTY, TEXAS.

PREPARED OCTOBER 9, 2023



WINDROSE
LAND SURVEYING | PLATTING
9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM