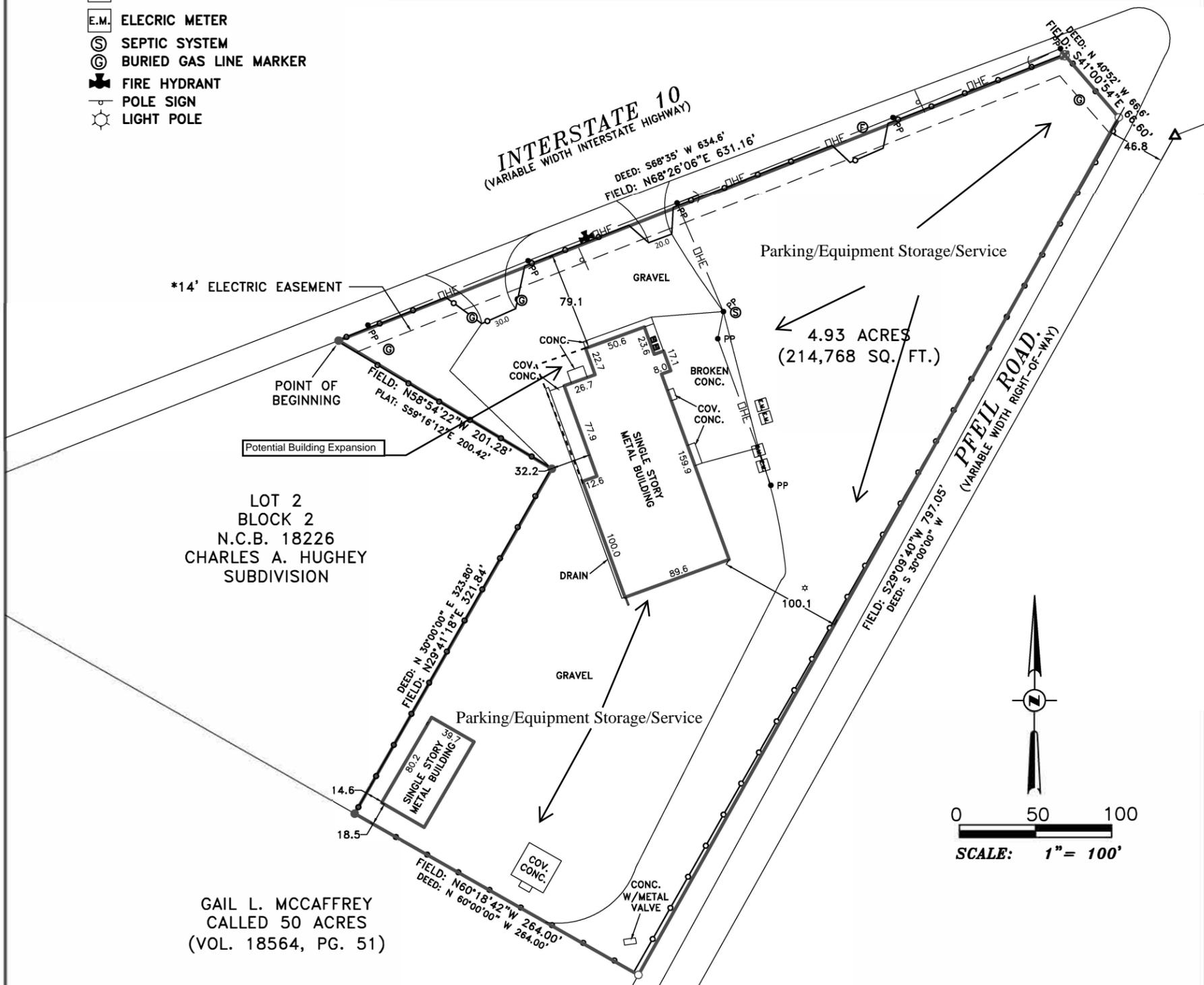


11670 INTERSTATE HIGHWAY 10 EAST

Zoning Case: Z-2025-10700096 CD
Property Description: 4.93 Acres out of NCB 18226
Address: 11670 IH 10 E
Ingress/Egress: As permitted on IH 10 E Frontage and Pfeil Road
Current Zoning: C-2 CD AHOD with Conditional Use for Truck Sales, Service, Maintenance and Storage
Proposed Zoning: C-2 CD AHOD with a Conditional Use for Machinery, Tools & Construction Equipment Sales & Service
Fencing: Up to 8' in height as permitted by UDC Sect. 35-514(c). Fencing materials shall be in conformance with UDC Sec. 35-510 and 35-511
Impervious Cover: +/- 214,768 SF.
Parking: As required; Typical Space sizings: 9'x18' and 14'x75'.
Existing Buildings: 3300 SF & 8000 SF
Proposed Buildable Area: 214,768 SF
Note: Property will have a Wash Bay as part of Servicing Operations
Owner Statement: I, 11670 Interstate Holding, Corp., the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

PLAT LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊗ BURIED AXLE FOUND
- △ HWY. R.O.W. MONUMENT
- CHAIN-LINK FENCE LINE
- DHE- OVER HEAD ELECTRIC LINE
- PP POWER POLE
- GUY WIRE
- AC AIR CONDITION UNIT
- E.M. ELECRIC METER
- ⊙ SEPTIC SYSTEM
- ⊙ BURIED GAS LINE MARKER
- ⊕ FIRE HYDRANT
- POLE SIGN
- ⊙ LIGHT POLE



NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, G.F. NO. FT-131-9001312101264, BEARING AN EFFECTIVE DATE OF AUGUST 22, 2021, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

NOTE: ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

- *SCHEDULE B EXCEPTIONS**
- VOLUME 7941, PAGE 545 15' WIDE WATER EASEMENT CENTERED ON LINE AS INSTALLED
 - VOLUME 2177, PAGE 413
 - VOLUME 2961, PAGE 472
 - VOLUME 3511, PAGE 311
 - VOLUME 4053, PAGE 584
 - VOLUME 7989, PAGE 799
 - DEED RECORDS
 - VOLUME 8059, PAGE 1193 10' ELECTRIC EASEMENT - COULD NOT LOCATE BY DESCRIPTION
 - VOLUME 15109, PAGE 1593 14' ELECTRIC EASEMENT - AS SHOWN HEREON
- REAL PROPERTY RECORDS

CROSS BRANCH SURVEYING
 2379 N.E. LOOP 410, NO. 108
 SAN ANTONIO, TEXAS 78217
 (210) 828-1102
 T.B.P.L.S. FIRM REG. NO. 10180700
 CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
 COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 28th day of OCTOBER, 2021 A.D.

SURVEY PLAT OF

A 4.93 ACRE TRACT OF LAND OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND CALLED 9.38 ACRES DESCRIBED IN VOLUME 2191, PAGE 309 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND CALLED 4.209 ACRES CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 4185, PAGE 206 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. (SEE ATTACHED DESCRIPTION)

BUYER: PGED HOLDING, CORP
 TITLE INFORMATION PROVIDED BY: FIDELITY NATIONAL TITLE
 (G.F.) REFERENCE: FT-131-9001312101264
 ADDRESS: 11670 INTERSTATE 10 E
 CITY OF CONVERSE, BEXAR COUNTY, TEXAS.
 D.B. _____ D.M. _____ S.B. _____ C.G./D.M. _____



CAESAR A. GARCIA
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5904

WORK ORDER No. 21-9-16C