

COMMERCIAL ZONING

The Commercial District is an intensive classification in which the commingling of many retail, service and office use is permitted. General Uses include retail, gas stations, medical offices & restaurants.

CROSS ACCESS

Cross Access Easement Through McDonalds to Three Oaks Road

TXDOT IMPROVEMENTS

TxDOT Driveway Improvements Include Highway 46 Deceleration Lane and Right-In Right-Out Driveway

HIGHWAY 46

EXECUTIVE SUMMARY

±1.47-acre platted commercial tract situated at the future signalized hard corner of Highway 46 and Three Oaks Road. The generally level site is zoned Commercial and fully served by on-site water and sewer. With more than 200 feet of frontage along Highway 46, a fully constructed right-in right-out driveway onto Highway 46, along with cross-access through the adjacent McDonald's tract to Three Oaks Road, the Property offers excellent accessibility and visibility. An off-site stormwater detention basin has been constructed within the adjacent residential subdivision to serve the site, providing significant land and development cost savings. Additionally, an approved water service agreement with Springs Hill provides up to 10 reserved and immediately available EDUs, allowing for a broad range of commercial development opportunities.

PROPERTY DESCRIPTION



Property: Platted +/-1.468 acre tract



Zoning: Commercial



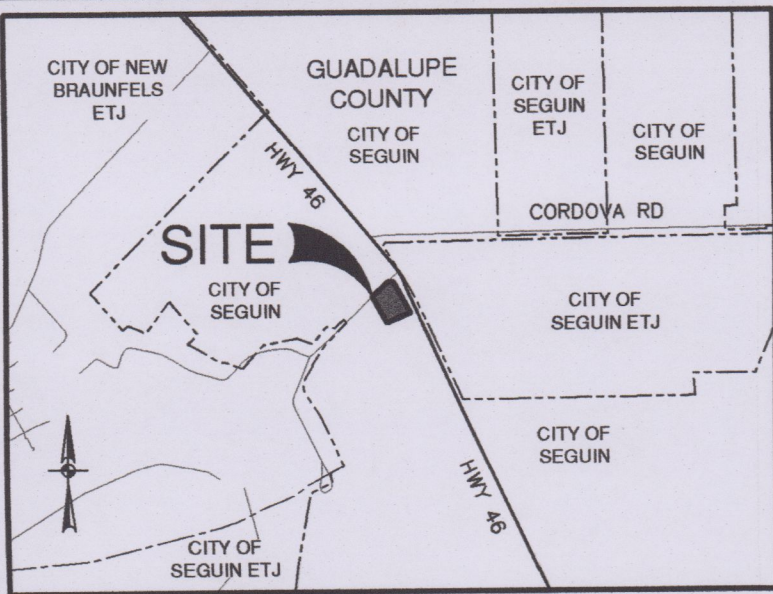
Location: Corner of Highway 46 & Three Oaks Rd in Seguin, TX



Access: Quick and Easy Access To and From Highway 46 (3 Miles North of I-10)

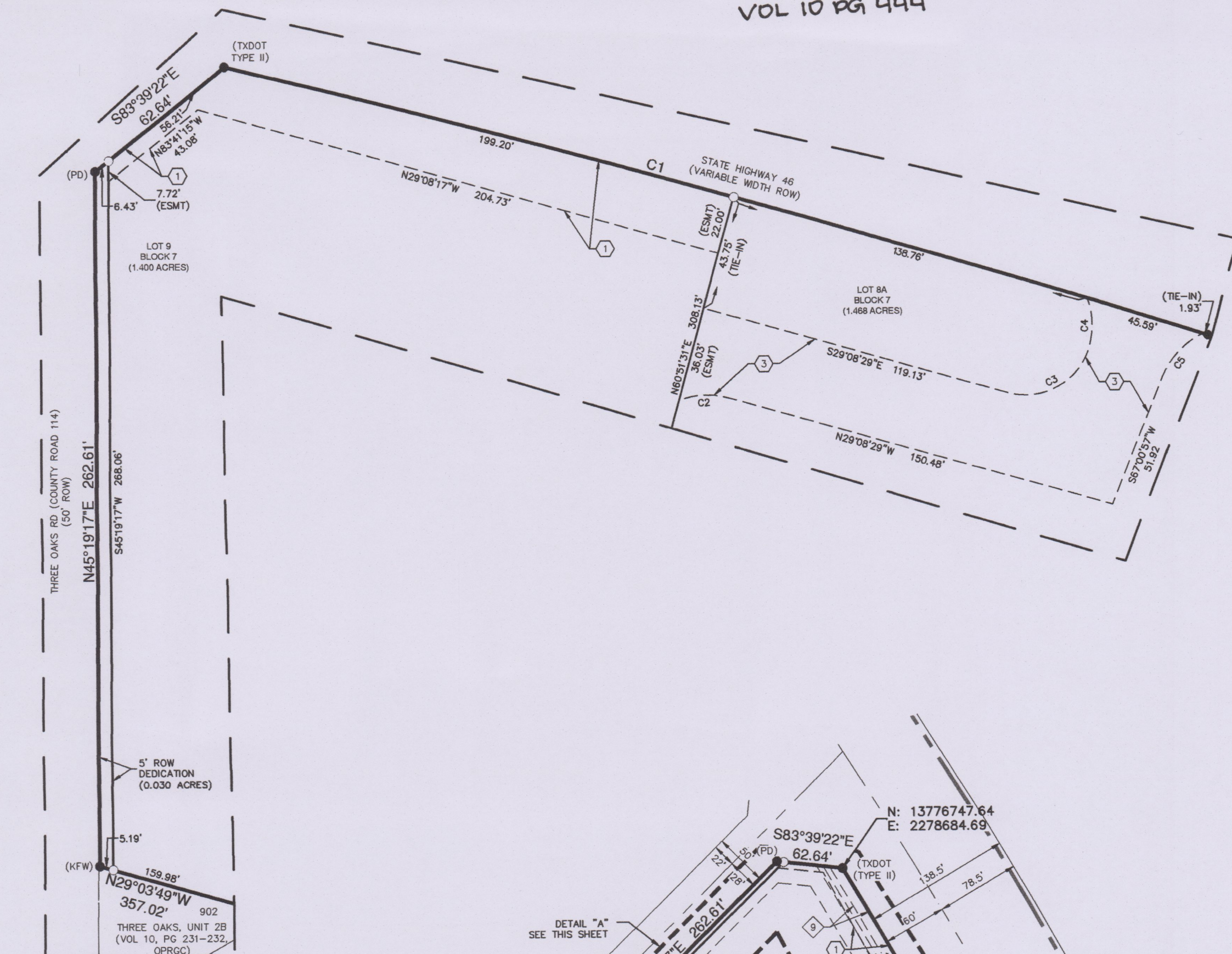


Nearby: McDonalds Adjacent | Numerous master planned subdivisions



LOCATION MAP
NOT-TO-SCALE

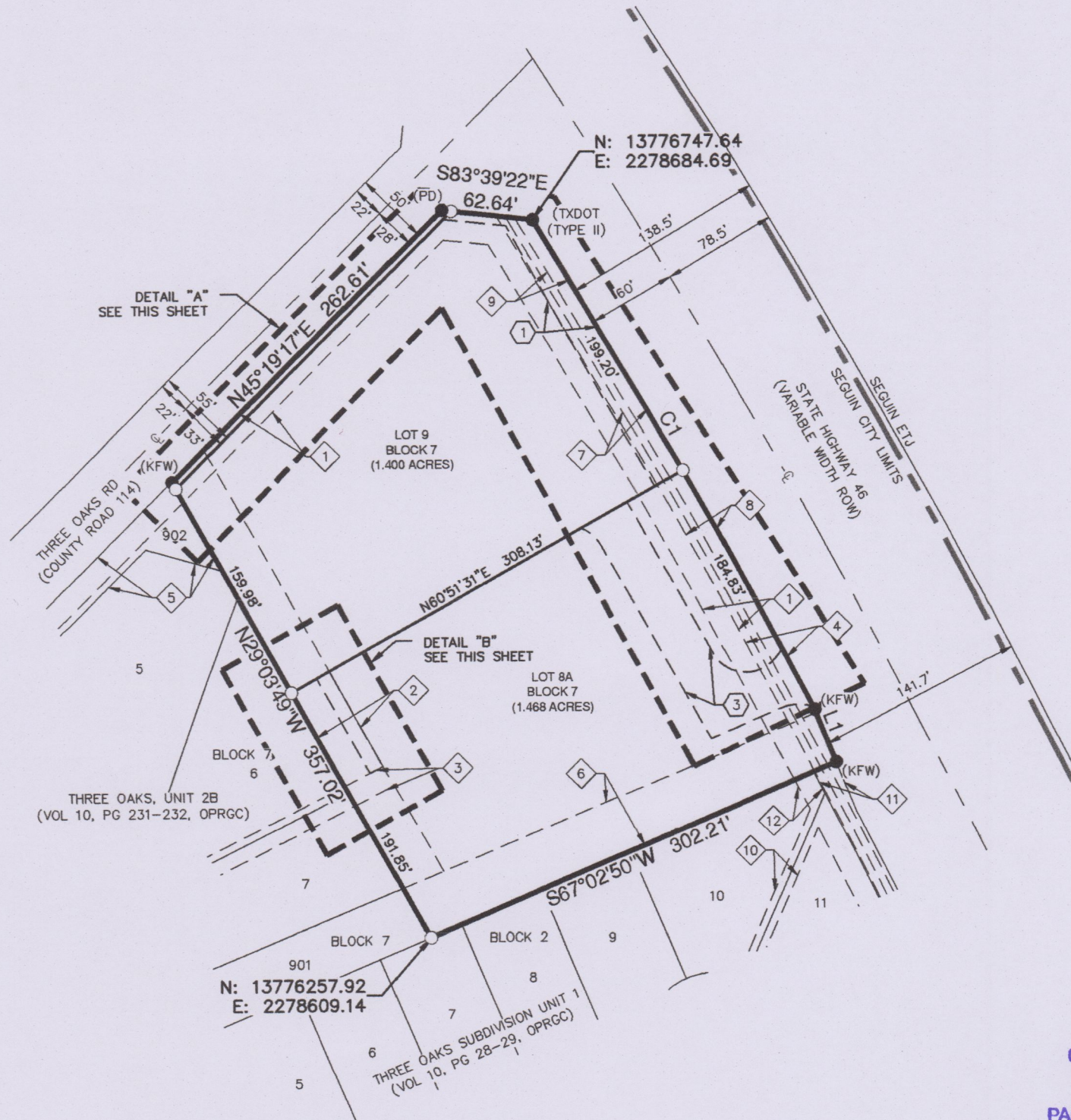
- LEGEND**
- ETJ EXTRATERRITORIAL JURISDICTION
OPRGC OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
C CENTERLINE
CITY OF SEGUIN CITY LIMITS
- DRGC DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ROW RIGHT-OF-WAY
- 1 VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
2 10' SANITARY SEWER EASEMENT
3 VARIABLE WIDTH CROSS ACCESS EASEMENT
4 15' PUBLIC UTILITY EASEMENT (VOL 10, PG 231-232, OPRGC)
5 30' DRAINAGE EASEMENT (VOL 10, PG 231-232, OPRGC)
6 15' SEWER EASEMENT (VOL 10, PG 231-232, OPRGC)
7 20' ROW RESERVATION & SURFACE ONLY ACCESS EASEMENT (VOL 10, PG 231-232, OPRGC)
8 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 10, PG 231-232, OPRGC)
9 PIPE LINE EASEMENT (VOL 346, PG 328, DRGC)
10 15' WATER LINE EASEMENT (VOL 586, PG 544, DRGC)
11 20' WATER LINE EASEMENT (VOL 1354, PG 13, OPRGC)
12 10' ELECTRIC EASEMENT (VOL 1349, PG 320, OPRGC)
13 10' PUBLIC UTILITY EASEMENT (VOL 10, PG 28-29, OPRGC)
14 VARIABLE WIDTH TXDOT RESERVATION & UTILITY SURFACE ONLY ACCESS EASEMENT (VOL 10, PG 28-29, OPRGC)
15 15' PUBLIC UTILITY EASEMENT (VOL 10, PG 28-29, OPRGC)



DETAIL "A"
SEE THIS SHEET
SCALE: 1"= 40'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S21°33'13"E	39.97'
L2	S60°51'31"W	10.00'
L3	N63°25'22"E	10.01'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5669.60'	3°52'51"	S29°19'24"E	383.96'
C2	30.00'	36°57'13"	N47°37'05"W	19.02'
C3	25.00'	83°53'12"	S71°05'05"E	33.42'
C4	29.98'	40°17'56"	N46°09'44"E	20.66'
C5	30.02'	43°01'24"	S88°33'17"W	22.01'



CERTIFIED TO BE A TRUE
AND CORRECT COPY.
Guadalupe County Clerk
PAGE 2 OF 2 MT

STATE OF TEXAS
COUNTY OF GUADALUPE
I do hereby certify that the foregoing is a true
and correct copy as the same appears on FILE
AND RECORDED in the Official Public Record
of Guadalupe County, Texas, on the date and
time stamped thereon.
Teresa Kiel
TERESA KIEL
Guadalupe County Clerk
By *Wendy Luna* Deputy



JUN 3 0 2025

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE THIS SHEET FOR
LINE AND CURVE TABLES

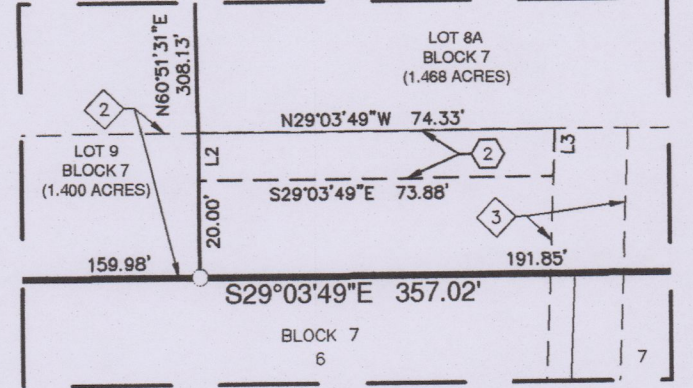
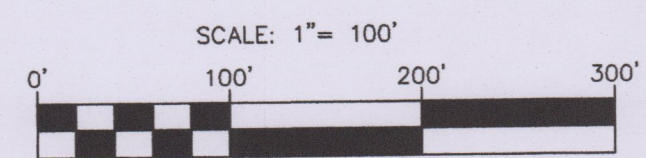
SHEET 2 OF 2

REPLAT OF
THREE OAKS, UNIT 2B,
BLOCK 7, LOT 8

BEING A TOTAL OF 2.898 ACRES, INCLUSIVE OF A 0.030 OF AN ACRES
RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 8A-9, BLOCK 7, IN THE
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING LOT 8, BLOCK 7,
RECORDED IN VOLUME 10, PAGE 231-232 OF THE OFFICIAL PUBLIC
RECORDS OF GUADALUPE COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: June 25, 2025



DETAIL "B"
SEE THIS SHEET
SCALE: 1"= 40'

PARCEL ID: 175347

PARCEL ID: 153946

46
TEXAS

CULVERT 2
PROP: 2-30"
CONC PIPE

BEGIN CORDOVA RD
PROJECT
STA 111+93.51

3281 CORDOVA RD

THREE OAKS RD

46
TEXAS

SCALE:

MATCH LINE STA 110+00

MATCH LINE STA 165+00

MATCH LINE STA 165+00

