

**Information Covering**

**SEGUIN CROSSING**

**155 Acre**

**Mixed Use Planned Development**

**Seguin, Texas**

**Presented by:**

**Seguin Crossing Joint Venture**

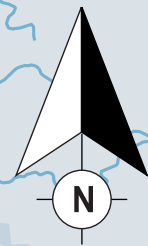
*This property statement, and the information it contains, is made subject to change, corrections, errors and omission, prior sale or withdrawal from the market without notice. The information, while not guaranteed, has been secured from sources we believe to be reliable, and Betz Company and Ryan Betz are acting in the capacity of a Broker in offering the subject property and are unfamiliar with the physical condition of the subject property. Betz Company and Ryan Betz make no representations or warranties with respect to the physical condition of the property and any improvements located thereon. Any prospective or actual purchaser or tenant shall NOT be entitled to rely upon any information relating to the property supplied by Betz Company and Ryan Betz, since Betz Company and Ryan Betz are merely a conduit of such information and are not the originator of same.*

# TABLE OF CONTENTS

<u>Section</u>	<u>Description</u>
1.	Executive Summary
2.	Location Map
3.	Zoning Exhibit & Conditions
4.	Seguin Demographics

## EXECUTIVE SUMMARY

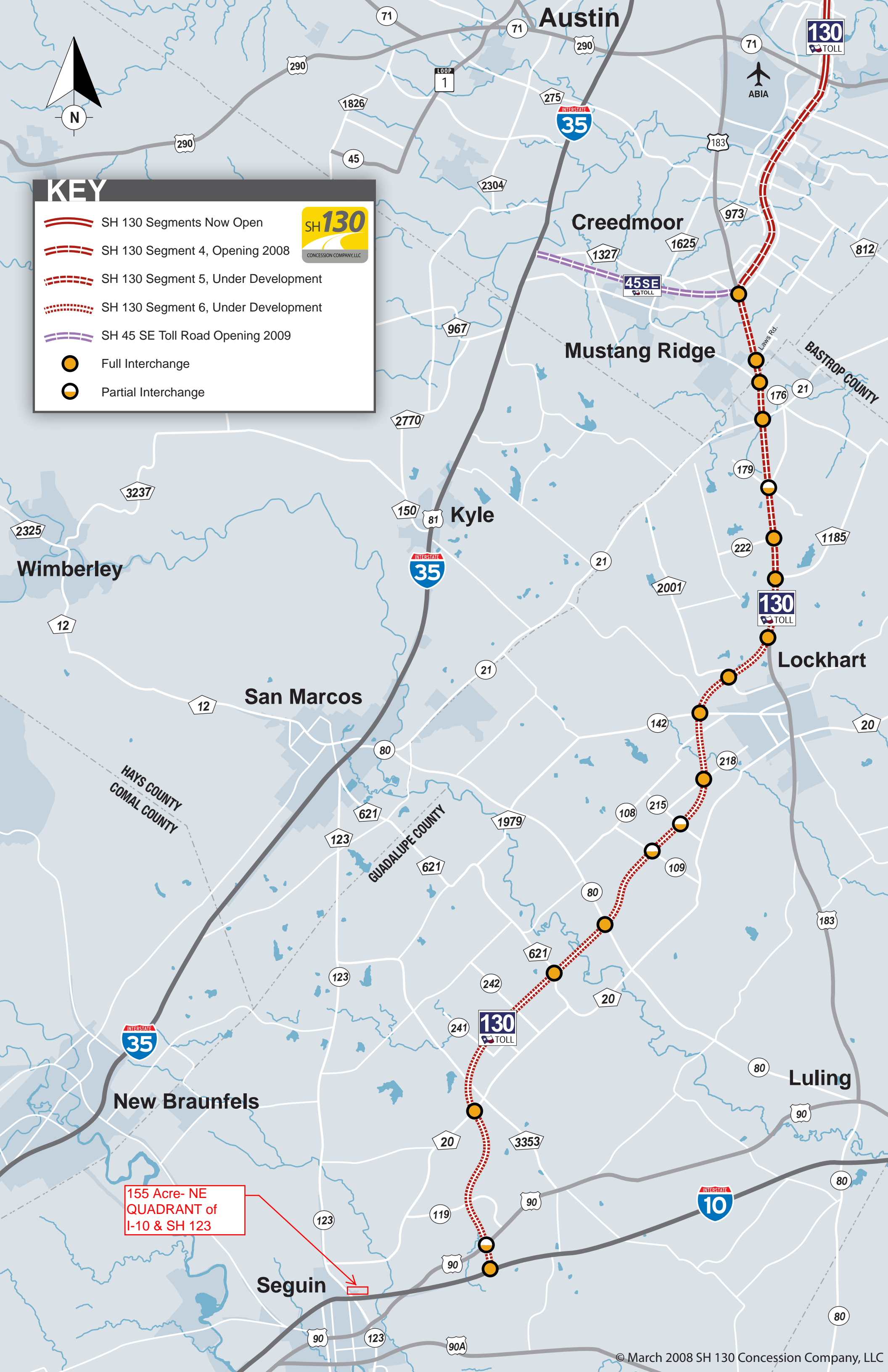
<b>Property:</b>	<b>155 gross acres</b>
<b>Property Location:</b>	<b>Located in the northeast quadrant of I-10 and SH 123 in Seguin, TX.</b>
	<b>The property has approximately 2300' of frontage along Interstate 10. (<i>see location map</i>)</b>
<b>Property Features:</b>	<b>The majority of the property is typical Hill Country with a mixture of Mesquite and Oak and is currently being used as a cattle ranch. Geronimo Creek runs along the eastern edge of the property.</b>
<b>Access:</b>	<b>The new SH 130 Tollroad project is planned to intersect I-10 less than two miles east of the property. The current access to the property is from Martindale Road on the northern edge of the property. Future access will come from extensions of the I-10 frontage roads and from Larkin Drive off of SH 123.</b>
<b>Zoning:</b>	<b>The City of Seguin Planning and Zoning Commission approved a P.U.D. on the property at their October 14, 2008 meeting. The City Council approved the zoning at their December meeting.</b>
<b>School District:</b>	<b>Seguin Independent School District.</b>



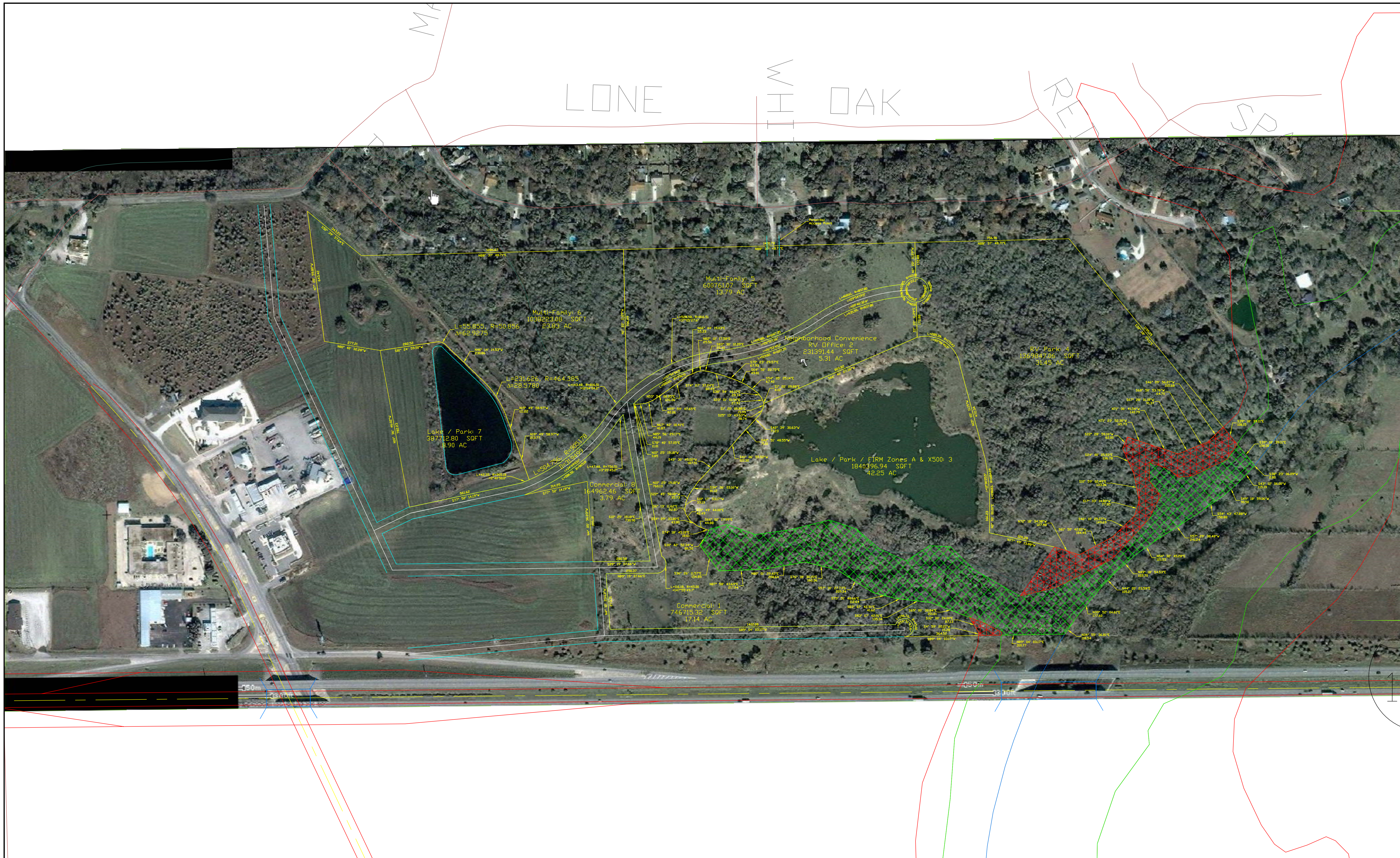
**KEY**

- SH 130 Segments Now Open
- SH 130 Segment 4, Opening 2008
- SH 130 Segment 5, Under Development
- SH 130 Segment 6, Under Development
- SH 45 SE Toll Road Opening 2009
- Full Interchange
- Partial Interchange

**SH 130**  
CONCESSION COMPANY, LLC



155 Acre- NE  
QUADRANT of  
I-10 & SH 123



ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES  
2801 CAPITAL, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
LOCATED IN ECD_LAP5	
DRAWN: DJW	DATE: 13-MAY-2008
CHECKED: -	DATE: -
PROJECT NO.: RYAN BETZ	
DWG FILE NAME: BASE-ZONING.DWG	

**PROPERTY EXHIBIT  
SEGUIN CROSSING**

CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

SHEET  
1  
OF  
1

SEGUIN CROSSING P.U.D CONDITIONS  
ZC 12-08

**GENERAL:** Seguin Crossing is a planned mixed use development on 155.189 acres near the intersection of I-10 and SH 123 (“Property”). The Property will include commercial, residential, and RV park development over the next 10 years.

**PURPOSE:** The Seguin Crossing P.U.D. Conditions (“Conditions”) will outline the conditions of development and process for subsequent City of Seguin approvals on the Property.

**ZONING:** The Property is zoned P.U.D. The Zoning Exhibit attached as Exhibit A designates six districts on the Property. They are:

	<u>SIZE</u>	<u>USE</u>
LOT 1	10.12 AC	MIXED USE & LAKE/PARK
LOT 2	27.33 AC	COMMERCIAL/RETAIL
LOT 3	23.65 AC	MULTI-FAMILY
LOT 4	12.98 AC	MULTI-FAMILY
LOT 5	4.21 AC	NEIGHBORHOOD CONVENIENCE & RV OFFICE
LOT 6	72.90 AC	RV PARK & LAKE/PARK

Each of the districts shall be closely related to an existing City of Seguin district. Any differences in the standard zoning category and the Conditions of this P.U.D. are listed below.

LOT 1 This district is intended to be a mix of commercial and residential uses with associated open space. Non residential uses shall be tied to the “C” Commercial District zoning category. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. This district allows vertical mixed use construction combining residential and non residential uses within the same building. The maximum building coverage in this district is 75%.

LOT 2 This district is intended as a commercial area. Non residential uses shall be tied to the “C” Commercial District zoning category. The maximum building coverage in this area is 60%.

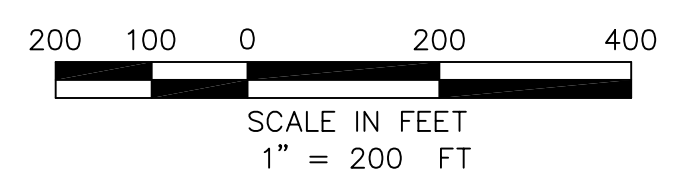
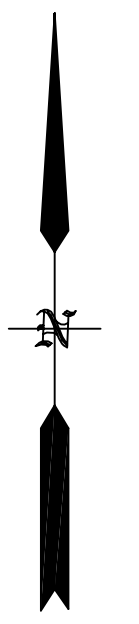
LOT 3 This district is intended as a residential area. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. A maximum of 475 residential units are allowed in this district. There is no minimum lot area requirement in this district. There will be a fifty foot (50’) minimum setback along the northern boundary of LOT 3 and the adjacent neighborhood in which no buildings may be constructed.

LOT 4 This district is intended as a residential area. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. A maximum of 360 residential units are allowed in this district. There is no minimum lot area requirement in this district. There will be a fifty foot (50') minimum setback along the northern boundary of LOT 4 and the adjacent neighbor hood in which no buildings may be constructed.

LOT 5 This district is intended to be a commercial area in support with the planned RV park in Lot 6. Non residential uses shall be tied to the "C" Commercial District zoning category. This district will allow an RV park without the need for a Specific Use Permit.

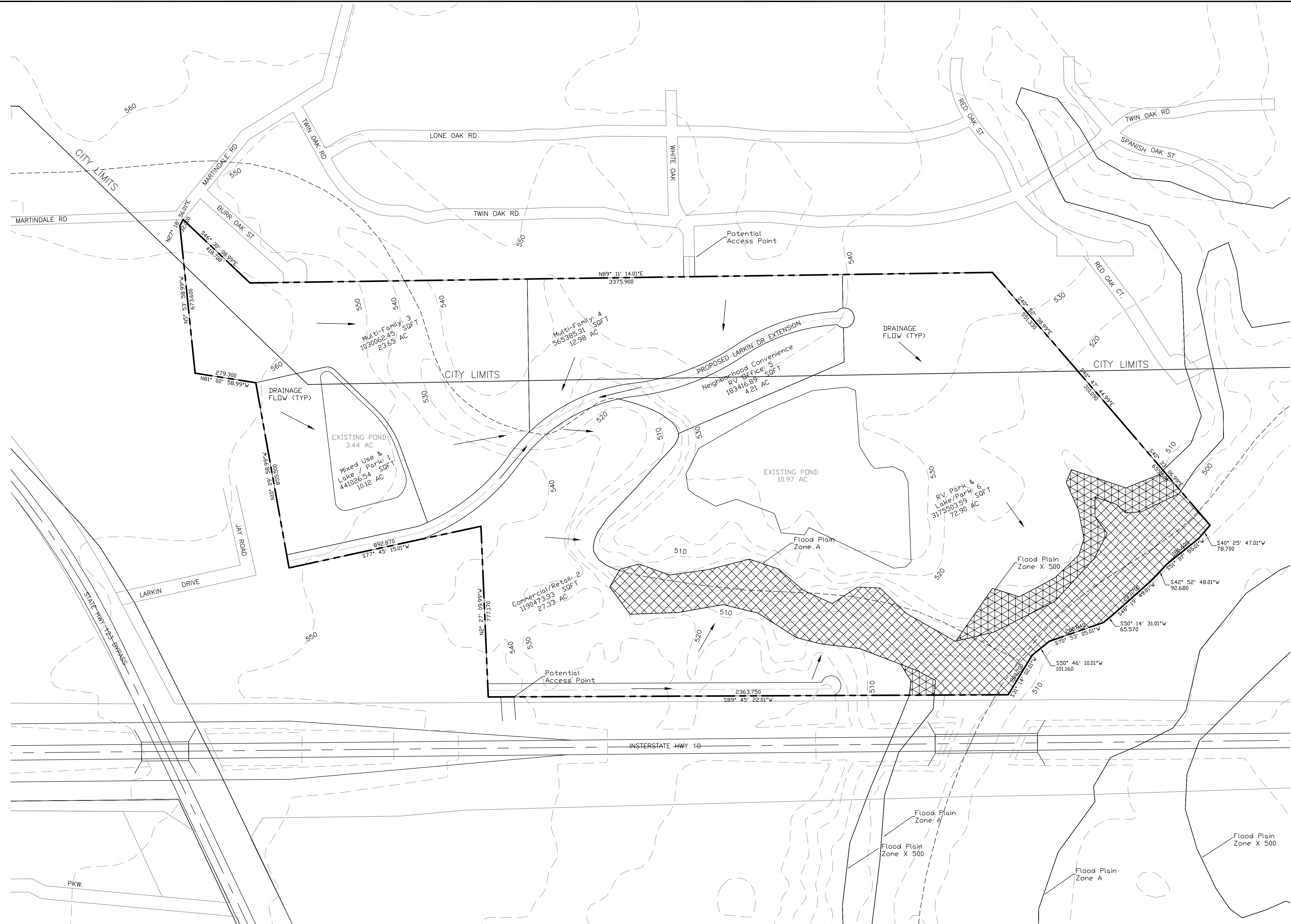
LOT 6 This district is intended to be a commercial area with a planned RV park. Non residential uses shall be tied to the "C" Commercial District zoning category. This district will allow an RV park without the need for a Specific Use Permit. There is no minimum lot area requirement in this district. There will be a fifty foot (50') minimum setback along the northern boundary of LOT 4 and the adjacent neighbor hood in which no buildings may be constructed. The maximum building coverage in this area is 65%.

**SUBSEQUENT APPROVALS:** A General Land Use Plan shall be submitted for each phase of the development at the time of Preliminary or Final Plat submittal. Each General Land Use Plan submittal shall satisfy the requirements of Section 35F(4.) of the City of Seguin Zoning Ordinance.



SEGUIN CROSSING LAND USE TABLE

LOT	SIZE	USE
LOT 1	10.12 AC	MIXED USE & LAKE/PARK
LOT 2	27.33 AC	COMMERCIAL/RETAIL
LOT 3	23.65 AC	MULTI-FAMILY
LOT 4	12.98 AC	MULTI-FAMILY
LOT 5	4.21 AC	NEIGHBORHOOD CONVENIENCE & RV OFFICE
LOT 6	72.90 AC	RV PARK & LAKE/PARK



**OWNER**  
 SEGUIN DEVELOPERS 4  
 P.O. BOX 249  
 LEANDER, TX 78646  
 NOEL LARSON

**DEVELOPER**  
 BETZ COMPANY  
 5707 WILLOW LN  
 DALLAS, TX 75230  
 RYAN BETZ  
 469-682-2212



**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES  
 2801 CAPITAL, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JK	DATE: 22 AUGUST 2008
CHECKED: TW	DATE: -
PROJECT NO: RYAN BETZ	
DWG FILE NAME: ZONING EXHIBIT.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTERS, P.E. 87085



**SEGUIN CROSSING**  
 ZONING EXHIBIT  
 ZONING CASE 12-08  
 CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS



## Pop-Facts: Demographic Snapshot Report

Prepared For: SEGUIN ECONOMIC DEVELOPMENT CORP  
 Project Code: 2142278 - ENTIRE CITY OF SEGUIN, TX

Order #: 963816201  
 Site: 01

Trade Area: PLA, (see appendix for geographies), aggregate

Description	Total PLA	%
<b>Population</b>		
2010 Projection	25,115	
2005 Estimate	23,422	
2000 Census	22,011	
1990 Census	20,666	
Growth 2005-2010	7.23%	
Growth 2000-2005	6.41%	
Growth 1990-2000	6.51%	
<b>2005 Est. Population by Single Race Classification</b>	<b>23,422</b>	
White Alone	15,783	67.39
Black or African American Alone	1,804	7.70
American Indian and Alaska Native Alone	145	0.62
Asian Alone	182	0.78
Native Hawaiian and Other Pacific Islander Alone	12	0.05
Some Other Race Alone	4,656	19.88
Two or More Races	840	3.59
<b>2005 Est. Population Hispanic or Latino by Origin*</b>	<b>23,422</b>	
Not Hispanic or Latino	10,485	44.77
Hispanic or Latino:	12,937	55.23
Mexican	9,040	69.88
Puerto Rican	39	0.30
Cuban	14	0.11
All Other Hispanic or Latino	3,844	29.71
<b>2005 Est. Hispanic or Latino by Single Race Class.</b>	<b>12,937</b>	
White Alone	7,452	57.60
Black or African American Alone	49	0.38
American Indian and Alaska Native Alone	83	0.64
Asian Alone	16	0.12
Native Hawaiian and Other Pacific Islander Alone	4	0.03
Some Other Race Alone	4,645	35.90
Two or More Races	688	5.32





**FROM THE OFFICES OF:**

**Gov. Rick Perry**

**Press Office:** 512-463-1826

Allison Castle:

allison.castle@governor.state.tx.us

Katherine Cesinger:

kcesinger@governor.state.tx.us

**Lt. Gov. David Dewhurst**

**Press Office:** 512-463-0715

Rich Parsons:

rich.parsons@ltgov.state.tx.us

**Speaker Tom Craddick**

**Press Office:** 512-463-0223

James Bernsen:

james.bernsen@speaker.state.tx.us

**For Immediate Distribution**

December 18, 2008

News Release

**Caterpillar Moving Primary Manufacturing Facility To Texas**

*Project will create 1,400 jobs in Seguin;*

*Second largest job creation project this biennium in Texas*

AUSTIN – Gov. Rick Perry, Lt. Gov. David Dewhurst and Speaker Tom Craddick today announced that Caterpillar Inc., a Fortune 50 company, will move one of its primary global assembly, test & paint facilities to Texas, creating more than 1,400 jobs. The state will invest \$10 million through the Texas Enterprise Fund (TEF) in the company as a deal-closing incentive for the consolidation and movement of its manufacturing and testing facilities to Seguin, which will generate \$169.7 million in capital investment. The project is the second largest in terms of job creation and investment this biennium. Texas was in competition with South Carolina and Mexico for this facility.

“In these uncertain economic times, companies across the country are looking to Texas as the place to grow their business thanks to a reasonable regulatory environment, educated workforce, and economic incentives that bolster Texas’ capital and competition in a global marketplace,” Gov. Perry said. “This investment in Caterpillar will not only create high paying jobs for Texans, but will strengthen our state’s overall economic situation and further diversify our state’s economic makeup.”

Caterpillar is a leading manufacturer of construction and mining equipment, diesel and natural gas engines, industrial gas turbines, and medium and high speed diesel engines. The company has several operating locations across the state, including Amarillo, Channelview, Coppell, Dallas, De Soto, El Paso, Fort Worth, Garland, Houston, Laredo, Mabank, McAllen, McKinney, Midland, Sherman, Waco, and Waskom.

“Caterpillar’s decision to invest and create jobs in Texas is proof that our efforts to attract businesses and grow our economy are working, even in the face of a troubled U.S. economy,” Lt. Governor Dewhurst said. “By keeping taxes low, removing roadblocks to growth and business, and maintaining a skilled workforce through our commitment to education, we will keep Texas moving forward as a national and global economic leader.”

“Companies around the nation are taking notice of the great climate for business we have in Texas,” Speaker Tom Craddick said. “By holding the line on taxes and promoting growth, we’ve created an economic climate that is the envy of America. Because of our strong economy, state government has a

budget surplus at a time when most other states have a shortfall. This did not happen overnight, and it did not happen by chance. I congratulate the people of Seguin and South Central Texas on this great news.”

With this investment, Caterpillar will consolidate and relocate its assembly, paint and testing operations from Illinois and South Carolina to Seguin. The facility will provide engines for Caterpillar machines and electric power generation, as well as petroleum, marine, and industrial customers.

“The incentive package assembled to recruit Caterpillar Inc. was by far the largest and most aggressive the community has ever developed,” said Seguin Mayor Betty Ann Matthies. “Given the capital investment and the number of jobs committed, Seguin, in coordination with the state, delivered the most attractive incentive package to complement the area’s strategic location and excellent workforce. Without our regional and state partners, we would not have been as competitive.”

At Gov. Perry’s request, the legislature created the TEF in 2003 and re-appropriated funding in 2005 and 2007 to help ensure the growth of Texas businesses and create more jobs throughout the state. The fund has since become one of the state’s most competitive tools to recruit and bolster business. To date, the TEF has invested more than \$365 million and closed the deal on projects generating over 52,000 new jobs and \$13.7 billion in capital investment in the state.

For more information on the Texas Enterprise Fund, please visit <http://www.governor.state.tx.us>.

###

