

L1 = 589° 05' 40" W 473.49' (MEAS)
 L1 = 589° 16' 00" W 473.13' (DEED PLAT)
 L2 = 501° 22' 01" E 489.02' (MEAS)
 L2 = 500° 44' 00" E 489.50' (PLAT)
 L3 = 588° 52' 23" W 214.70' (MEAS)
 L3 = 589° 16' 00" E 214.70' (PLAT)
 L4 = 500° 36' 01" E 214.70' (MEAS)
 L4 = 500° 44' 00" W 214.70' (PLAT)

NOTE
 ENSURE ALL UTILITY METERS AND ALL UTILITY LINES TO EXISTING BUILDINGS ON THE PROPERTY ARE CAREFULLY DISCONNECTED DURING DEMOLITION

Mapping Unit	Soil Name	Texture	Structure	Erodibility (R)	Permeability (K)
CKA	Claystone	Clay Loam, silty, 0% to 1% Slopes	Massive	0.20	0.57

J. FILIBERTO GARCIA, LLC
 20.649 ACRES
 PROPERTY ID: 18343
 K7808, BLOCK 6, LOT PT 9
 VOL. 6, PG. 885
 D.R.K.C.T.
 ZONING: II

J. FILIBERTO GARCIA, LLC
 50.77 ACRES
 PROPERTY ID: 14125
 TRACO, BLOCK 5, LOT PT 2 PT 3
 ZONING: II

COAST RECYCLING, LLC
 3.48 ACRES
 PROPERTY ID: 14155
 GARTEC, LOT 1
 VOL. 447, PG. 13
 D.R.K.C.T.
 ZONING: II

LOVES TRAVEL STOPS & COUNTRY STORES, INC.
 100 ACRES
 PROPERTY ID: 4005264
 LOVES TRAVEL STOP
 BLOCK 1, LOT 1
 ZONING: II



LOCATION MAP
 SCALE N.T.S.

PROJECT NOTES

DEVELOPER:
 Petroleum Distribution, LLC
 13105 Cowlight Street,
 Suite 101
 San Antonio, TX 78238
 Contact: Shannon Stewart
 Phone: (210) 824-3882

ENGINEER:
 Carter Engineering Consultants, Inc.
 1651 Mars Hill Road, Suite 2050
 Wylie, TX 75097
 Contact: Jeff Carter, P.E.
 Tel: (972) 725-1200
 jfc@carterengineering.net

Property located at: 2104 E Corral Ave., Kingsville, TX 78640

Property ID Nos.: 22615 and 16715

Current Zoning: IS - Light Industrial District

Front Yard: 30 ft.

Side Yard: 20 ft.

Rear Yard: 30 ft.

Proposed use: TravelCenters of America

Project Tract: 10.074 acres

Disturbed Area: 10.074 acres

Boundary, Site Survey and Contour Information obtained from field run survey by Buster Surveying, 4455 South Padre Island Drive Suite 51, Corpus Christi, TX 78411, (361) 850-1800 AND UGAR

Contour interval is 0.5 feet

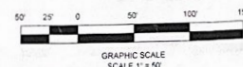
The Subject Property falls within Flood Zone "X" - "Areas outside 0.2% annual chance flood plain" according to the Federal Emergency Management Agency Flood Insurance Rate Map Number 482703115E dated March 17, 2014.

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer UNDERGROUND UTILITIES DISCLOSED.

Information regarding the required presence, size, character and location of existing underground utilities and structures related to underground utilities is shown herein. There is no certainty of the accuracy of the information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown herein may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.



SITE DEVELOPMENT PLAN for PETROLEUM DISTRIBUTION, LLC
 2104 E Corral Ave., Kingsville, Kleberg County, Texas

PROJECT NAME:
 FUEL AMERICA TRAVEL CENTER

SHEET TITLE:
 EXISTING CONDITIONS AND DEMO PLAN

SHEET NUMBER:
 2

PROJECT NUMBER:
 22052MRP

DATE:
 01/30/23