

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: SEPTEMBER 25, 2022, G.F. No.: 22-3101-S, ISSUED: OCTOBER 4, 2022.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS, AND UNINCORPORATED AREAS, MAP NUMBER 48187C0130F, DATED NOVEMBER 02, 2007. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.

LEGAL DESCRIPTION:
 BEING A SURVEYED 5.992 ACRE TRACT (261,025 SQUARE FEET) SITUATED IN THE WILLIAM J. RAGSDALE SURVEY, ABSTRACT NUMBER 268, AND THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS A CALLED 6.00 ACRE TRACT, AS RECORDED IN DOCUMENT NUMBER 202299017114, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (OPRGCT); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SAID 5.992 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD (CONTROLLING MONUMENT) FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH STATE HIGHWAY 123, SAME BEING AT THE SOUTHEAST CORNER OF A CALLED 11.90 ACRE TRACT, AS DESCRIBED IN VOLUME 2522, PAGE 180, OPRGCT, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF SAID 11.90 ACRE TRACT, BEARS NORTH 01°13'23" WEST, 297.72 FEET;
 THENCE SOUTH 01°28'56" EAST, 299.44 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 123, TO A BENT 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 16.77 ACRE TRACT, AS DESCRIBED IN VOLUME 1461, PAGE 63, OPRGCT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 89°26'46" WEST, 871.20 FEET, WITH THE NORTH LINE OF SAID 16.77 ACRE TRACT, TO A 1/2 INCH IRON ROD (CONTROLLING MONUMENT) FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 11.90 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD, AND THE SOUTHWEST CORNER OF SAID CALLED 16.77 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID CALLED 11.90 ACRE TRACT, BEARS SOUTH 89°27'28" WEST, 437.54 FEET;
 THENCE NORTH 01°18'54" WEST, 300.16 FEET, WITH THE SOUTHERLY EAST LINE OF SAID CALLED 11.90 ACRE TRACT, TO A WOOD FENCE POST FOUND AT AN INTERIOR CORNER OF SAID CALLED 11.90 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 89°29'40" EAST, 870.33 FEET, WITH THE SOUTHEAST LINE OF SAID CALLED 11.90 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 5.992 ACRES OF LAND (261,025 SQUARE FEET).

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO THE SUBJECT TRACT ONLY:
 ITEM 1. SUBJECT TO RESTRICTIONS.
 10.e. MAY AFFECT. UNABLE TO LOCATE WITH SUPPLIED INFORMATION.
 10.f. AFFECTS AS SHOWN.
 10.g. AFFECTS. BLANKET IN NATURE.
 10.h. AFFECTS. BLANKET IN NATURE.
- © 2022, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

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TITLE SURVEY OF:
 9274 N. ST. HWY. 123,
 SEGUIN, TX 78155

**GUADALUPE COUNTY,
 TEXAS**

2204 TIMBERLOCH PLACE, SUITE 180
 THE WOODLANDS, TX 77380
 832.415.3869
 TBPFLS FIRM LICENSE NO. 10194261
 WWW.TABLEROCKSURVEY.COM

DATE 10/10/2022 CHK | RWI
 DRWN | PMP APPR | PH



SURVEYOR'S CERTIFICATE
 I, PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 10/10/2022, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Phil Hammons
 PHIL HAMMONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5840
 10/14/2022
 DATE SIGNED



NO.	REVISIONS	BY	DATE
1	TITLE INFORMATION ADDED	R. NIEMAN	10/14/22



ABBREVIATIONS & SYMBOLS LEGEND

●	FOUND AS DESCRIBED	●	ELECTRIC METER
IR	IRON ROD	↑	GUY ANCHOR MARKER
(R)	RECORD CALLS	⊖	POWER POLE
(M)	FIELD MEASURED	⊕	WATER METER
(C.M)	CONTROLLING MONUMENT	⊖	HOGWIRE FENCE
OPRGCT	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS	—	OVERHEAD POWER LINE
DOC	DOCUMENT	▨	GRAVEL
PG	PAGE	▨	ASPHALT
VOL	VOLUME	▨	WOOD
AC	AIR CONDITIONER	▨	COVERED STRUCTURE

