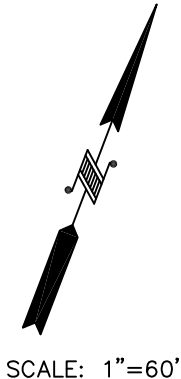


NOTE:  
BEARINGS SHOWN HEREON ARE BASED  
ON ACTUAL GPS OBSERVATIONS, TEXAS  
STATE PLANE COORDINATES, SOUTH  
CENTRAL ZONE, GRID.

LINE	BEARING	DISTANCE
L1	N 69°21'50" W	89.82'



SCALE: 1"=60'

SEGUIN HERMAN SONS LODGE NO. 37  
2.01 ACRES  
VOL. 559, PG. 78

PROPERTY  
CORNER BEARS  
N 83°07'42" E, 0.11'  
FROM CENTER OF  
2" METAL FENCE POST

(N 70° E 275.6')  
N 68°56'05" E 277.17'

FENCE  
IN 0.9'

FENCE  
IN 1.3'

SECOND TRACT

FOUND 1"  
IRON SHAFT  
OUT 0.78'

142.33'

FOUND 5/8"  
IRON ROD  
IN 0.66'

F.M. 725

EDGE OF ASPHALT

W. LEACH SURVEY, A-28  
I. BAKER SURVEY, A-3

APPROXIMATE SURVEY LINE

FIRST TRACT

(N 27° W)  
N 27°49'33" W 371.24'  
291.37'

(S 34°32' E 435.2')  
S 35°27'54" E 443.12'

SEGUIN HERMAN SONS  
LODGE NO. 37  
0.5 ACRES  
VOL. 416, PG. 310

SUBJECT TRACT  
129,741 SQ. FT.  
2.978 ACRES

SEGUIN HERMAN SONS  
LODGE NO. 37  
0.5 ACRES  
VOL. 416, PG. 301

S 69°05'53" W 247.19'

SAVE & EXCEPT  
0.041 ACRES  
VOL. 468, PG. 501

S 69°05'53" W 276.60'  
(S 70° W)

EDGE OF ASPHALT

U.S. HIGHWAY 90  
(AKA W. KINGSBURY ST.)

POINT OF  
BEGINNING

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT  
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,  
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD  
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT  
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO A 15-FOOT  
WIDE WATER PIPELINE EASEMENT RECORDED IN  
VOLUME 414, PAGE 4, DEED RECORDS, GUADALUPE  
COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS SUBJECT TO A 15-FOOT WIDE  
WATER PIPELINE EASEMENT RECORDED IN VOLUME  
414, PAGE 2, DEED RECORDS, GUADALUPE  
COUNTY, TEXAS. (LOCATION NOT DEFINED).

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO A  
RIGHT-OF-WAY EASEMENT RECORDED IN  
VOLUME 353, PAGE 607, DEED RECORDS,  
GUADALUPE COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO A CHANNEL  
EASEMENT RECORDED IN VOLUME 353, PAGE 605,  
DEED RECORDS, GUADALUPE COUNTY, TEXAS.

NOTE:  
THIS PROPERTY IS NOT SUBJECT TO AN  
EASEMENT FOR HIGHWAY PURPOSES RECORDED  
IN VOLUME 358, PAGE 503, DEED RECORDS,  
GUADALUPE COUNTY, TEXAS.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

**LEGEND CONT.**

- = UNDERGROUND CABLE SIGN
- = BURIED TELEPHONE SIGN
- = FIRE HYDRANT
- = WATER VALVE



FLOOD ZONE INTERPRETATION: IT IS THE  
RESPONSIBILITY OF ANY INTERESTED PERSONS TO  
VERIFY THE ACCURACY OF FEMA FLOOD ZONE  
DESIGNATION OF THIS PROPERTY WITH FEMA AND  
STATE AND LOCAL OFFICIALS, AND TO DETERMINE  
THE EFFECT THAT SUCH DESIGNATION MAY HAVE  
REGARDING THE INTENDED USE OF THE  
PROPERTY. The property made the subject of  
this survey appears to be included in a FEMA  
Flood Insurance Rate Map (FIRM), identified as  
Community No. 48187C, Panel No. 0270 G,  
which is Dated 03/27/2024. By scaling from  
that FIRM, it appears that all or a portion of  
the property may be in Flood Zone(s) X.  
Because this is a boundary survey, the surveyor  
did not take any actions to determine the Flood  
Zone status of the surveyed property other than  
to interpret the information set out on FEMA's  
FIRM, as described above. THIS SURVEYOR DOES  
NOT CERTIFY THE ACCURACY OF THIS  
INTERPRETATION OF THE FLOOD ZONES, which  
may not agree with the interpretations of FEMA  
or State or 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  
<https://msc.fema.gov/portal>.

**Property Address:**  
0 FM 725 & US HWY. 90  
**Property Description:**

Being 2.978 acres of land, more or less, out of the William Leach Survey No. 19, Abstract 28, and the Isaac Baker Survey, Abstract 3, Guadalupe County, Texas, and being that same property described as First Tract and Second Tract in Gift Deed recorded in Document No. 202499007589, Official Public Records, Guadalupe County, Texas, SAVE AND EXCEPT that 0.041 acres conveyed to the State of Texas described in Deed recorded in Volume 468, Page 501, Deed Records, Guadalupe County, Texas; said 2.978 acres being more particularly described by metes and bounds attached hereto.

**Owner:**  
T.B.D.

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- = CALCULATED POINT
- = FOUND 1" IRON SHAFT
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD CAPPED WALS
- = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- = ELECTRIC METER POLE
- = OVERHEAD ELECTRIC
- = LIGHT POST
- = GUY WIRE
- = TELEPHONE PEDESTAL
- = CHAIN LINK FENCE

DWG: **AJS** RVD: **RJP**

I, RUDOLF J. PATA, JR., Registered Professional  
Land Surveyor, State of Texas, certify that the  
above plat represents an actual survey made on  
the ground under my supervision, and that my  
professional opinion is that there are no  
discrepancies, conflicts, shortages in area or  
boundary lines, or any encroachment or overlapping  
of improvements, except as may appear herein, to  
the best of my knowledge and belief.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388