

NOTE: THIS PROPERTY IS SUBJECT TO PERPETUAL TELECOMMUNICATION SYSTEM EASEMENT RECORDED IN PUBLIC RECORDS, GADSDALE COUNTY, TEXAS (SPECIFIC LOCATION NOT DEFINED).

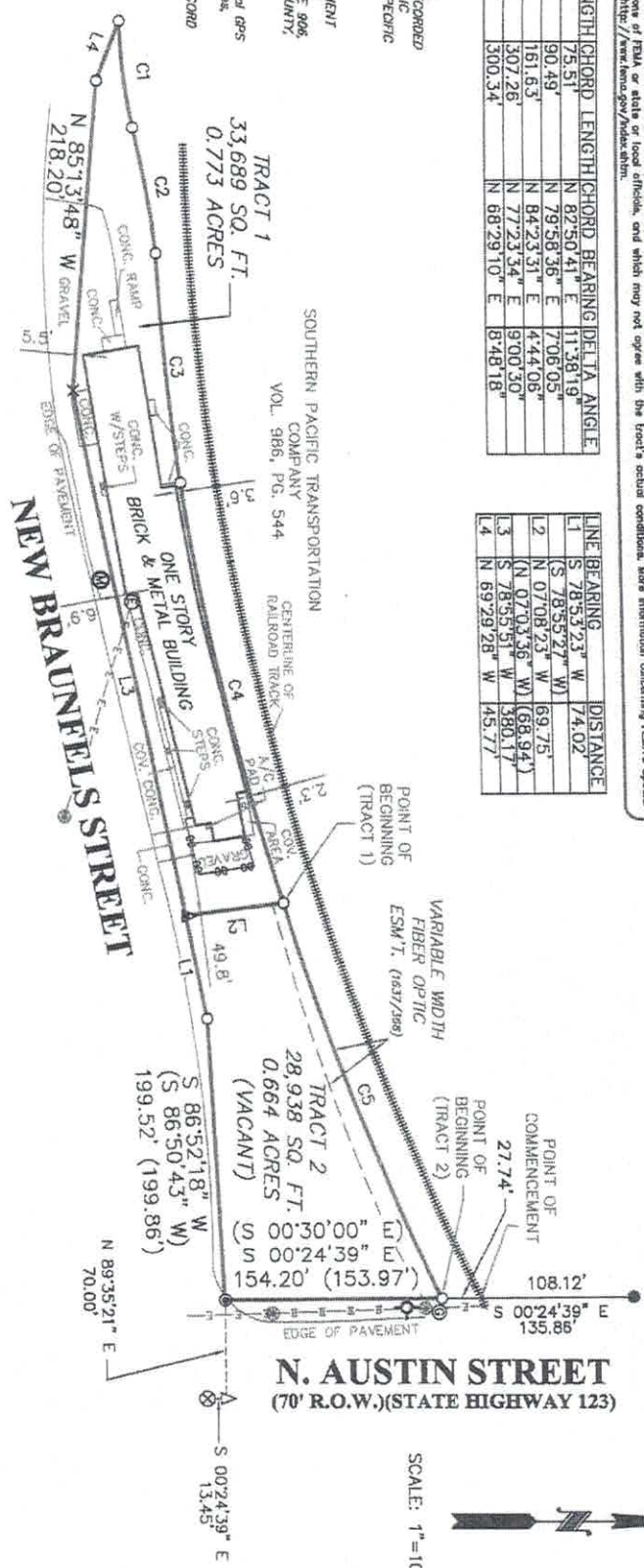
NOTE: THIS PROPERTY IS NOT SUBJECT TO EASEMENT FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED IN VOLUME 953, PAGE 906, OFFICIAL PUBLIC RECORDS, GADSDALE COUNTY, TEXAS.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, GDA.

NOTE: NO RESTRICTIVE COVENANTS OR RECORD WERE FOUND.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	372.37	75.64	75.51	N 82°50'41" E	113°58'19"
C2	730.55	90.55	90.49	N 79°58'36" E	7°08'05"
C3	1956.32	161.68	161.63	N 84°23'31" E	4°44'06"
C4	1956.32	307.58	307.26	N 77°23'34" E	9°00'30"
C5	1956.32	300.64	300.34	N 68°29'10" E	8°48'18"

LINE	BEARING	DISTANCE
L1	S 78°53'23" W	74.02
L2	S 78°55'27" W	706.05
L3	N 07°08'23" W	69.75
L4	N 07°03'36" W	(68.94)
L5	S 78°55'51" W	380.17
L6	N 69°29'28" W	45.77



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

SCALE: 1"=100'

Westar
Alamo
LAND SURVEYORS, L.L.C.

P.O. BOX 1030 HILTONS, TEXAS 78023-1030
PHONE: (210) 372-9200 FAX: (210) 372-9999

G.F. NO. 03121151TC

LEGEND

- SET MAG NAIL
- SCRIBED "X" ON CONCRETE
- SET 800 NAIL
- 1/2" IRON ROD SET
- FIN. "X" ON CONCRETE

FROM REGISTRATION NO. 1011180

LEGEND

- CALCULATED POINT
- NAIL 1/2" IRON ROD
- BUILDING INTERSECTION
- B.S. BUILDING SKETCH
- R.O.D. RECORDED DEEDITY MONUMENT
- PRIMER PALE
- ELECTRIC METER
- OGA MARKER
- SEWER MANHOLE
- CHAIN LINK FENCE
- FILE HYDRANT
- OVERHEAD ELECTRIC

DRAWN BY: BILE

JOB NO. 82889

Property Description:

TRACT 1 - Being 0.773 acres of land, more or less, out of the Hunglitzes Branch Survey No. 17, Abstract 6, City of Seguin, Grandbluffs County, Texas and being that same tract of land described in a Special Warranty Deed recorded in Volume 986, Page 544, Official Public Records, Gadsdale County, Texas.

TRACT 2 - Being 0.664 acres of land, more or less, out of Lot 3, Block 9 of the Fanning or Twelve Acre Lake, in the Hunglitzes Branch Survey No. 17, Abstract 6, in the City of Seguin, Grandbluffs County, Texas, and being that same property described in a Deed without Warranty recorded in Volume 1637, Page 366, Official Public Records, Gadsdale County, Texas.

Said Tracts 1 and 2 being more particularly described by notes and bounds attached hereto.

Owner: HDR TRUCKING USA, INC.

TITLE COMPANY: SEGUIN TITLE

STATE OF TEXAS
REGISTERED
MARK J. EWALD
8995
LAND SURVEYOR

DATE: 05/21/2018

MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of interests, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

METES AND BOUNDS

TRACT 1

Being 0.773 acres of land, more or less, out of the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas and being that same tract of land described in a Special Warranty Deed recorded in Volume 986, Page 544, Official Public Records, Guadalupe County, Texas, said 0.773 acres being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of the Union Pacific Railroad Company main line track and the West Right-of-Way line of N. Austin Street (State Highway 123) for the **POINT OF COMMENCEMENT**;

THENCE along the West Right-of-Way line of said N. Austin Street, South 00 degrees 24 minutes 39 seconds East, a distance of 27.74 feet to a 1/2 inch iron rod set for the northeast corner Tract 2 surveyed this same date, same being 25.00 feet southeast of the centerline of said main line track measured radially;

THENCE along the North line of said Tract 2 along a non-tangent curve to the right having a radius of 1956.32 feet, an arc length of 300.64 feet, a chord length of 300.34 feet, a chord bearing of South 68 degrees 29 minutes 10 seconds West, and a delta angle of 8 degrees 48 minutes 18 seconds to a 1/2 inch iron rod set for the northeast corner of this 0.773 acres, same being the northwest corner of said Tract 2 and being the southeast of the centerline of said main line track measured radially and being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.773 acres and said Tract 2, South 07 degrees 08 minutes 23 seconds East (called South 07 degrees 03 minutes 36 seconds East), a distance of 69.75 feet (called 68.94 feet) to a 60d nail set for the southeast corner of this 0.773 acres, same being the southwest corner of said Tract 2 and on the North Right-of-Way line of New Braunfels Street;

THENCE along the North Right-of-Way line of said New Braunfels Street the following courses and distance:

South 78 degrees 55 minutes 51 seconds West, a distance of 380.17 feet to an X scribed on concrete for an angle corner;

North 85 degrees 13 minutes 48 seconds West, a distance of 218.20 feet to a 1/2 inch iron rod set for an angle corner;

North 69 degrees 29 minutes 28 seconds West, a distance of 45.77 feet to a 1/2 inch iron rod set for the West corner of this 0.773 acres;

THENCE along the North line of this 0.773 acres the following courses and distance:

Along a non-tangent curve to the left having a radius of 373.37 feet, an arc length of 73.64 feet, a chord length of 75.51 feet, a chord bearing of North 82 degrees 50 minutes 41 seconds East, and a delta angle of 11 degrees 38 minutes 19 seconds to a 1/2 inch iron rod set for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 730.55 feet, an arc length of 90.55 feet, a chord length of 90.49 feet, a chord bearing of North 79 degrees 58 minutes 36 seconds East, and a delta angle of 7 degrees 06 minutes 05 seconds to a 1/2 inch iron rod set for an angle corner, same being 25.00 feet southeast of said main line track measured radially;

Along a non-tangent curve to the left having a radius of 1956.32 feet, an arc length of 161.68 feet, a chord length of 161.63 feet, a chord bearing of North 84 degrees 23 minutes 34 seconds East, and a delta angle of 4 degrees 44 minutes 06 seconds to a 1/2 inch iron rod set for a reference point;

Continuing along said curve to the left having a radius of 1956.32 feet, an arc length of 307.58 feet, a chord length of 307.26 feet, a chord bearing of North 77 degrees 23 minutes 10 seconds East, and a delta angle of 9 degrees 00 minutes 30 seconds to the POINT OF BEGINNING, and containing 0.226 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald
 Mark J. Ewald
 Registered Professional Land Surveyor
 Texas Registration No. 5095
 May 21, 2018



METES AND BOUNDS

TRACT 2

Being 0.664 acres of land, more or less, out of Lot 3, Block 9 of the Farming or Twelve Acre Lots, in the Humphries Branch Survey No. 17, Abstract 6, in the City of Seguin, Guadalupe County, Texas, and being that same property described in a Deed without Warranty recorded in Volume 1637, Page 366, Official Public Records, Guadalupe County, Texas, said 0.664 acres being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the centerline of the Union Pacific Railroad Company main line track and the West Right-of-Way line of N. Austin Street (State Highway 123) for the POINT OF COMMENCEMENT;

THENCE along the West Right-of-Way line of said N. Austin Street, South 00 degrees 24 minutes 39 seconds East, a distance of 27.74 feet to a 1/2 inch iron rod set for the northeast corner of this 0.664 acres, same being 25.00 feet southeast of the centerline of said main line track measured radially and being the POINT OF BEGINNING;

THENCE along the West Right-of-Way line of said N. Austin Street, South 00 degrees 24 minutes 39 seconds East (called South 00 degrees 30 minutes 00 seconds East), a distance of 154.20 feet to a "Mag" nail set in asphalt for the southwest corner of this 0.664 acres, same being at the intersection of the West Right-of-Way line of said N. Austin Street and the North Right-of-Way line of New Braunfels Street;

THENCE along the North Right-of-Way line of said New Braunfels Street the following courses and distance:

South 86 degrees 52 minutes 18 seconds West (called South 86 degrees 50 minutes 43 seconds West), a distance of 199.52 feet (called 199.86 feet) to a 1/2 inch iron rod set for an angle corner;

South 78 degrees 53 minutes 23 seconds West (called South 78 degrees 55 minutes 27 seconds West), a distance of 74.02 feet to a 60d nail set for the southwest corner of this 0.664 acres, same being the southeast corner of Tract 1 surveyed this same date;

THENCE along the line common to this 0.664 acres and said Tract 1, North 07 degrees 08 minutes 23 seconds West (called North 07 degrees 03 minutes 36 seconds West), a distance of 69.75 feet (called 68.94 feet) to a 1/2 inch iron rod set for the northwest corner of this 0.664 acres, same being the northeast corner of said Tract 1 and 25.00 feet southeast of the centerline of said main track measured radially;

THENCE along the North line of this 0.664 acres along a non-tangent curve to the left having a radius of 1956.32 feet, an arc length of 300.64 feet, a chord length of 300.34 feet, a chord bearing of North 68 degrees 29 minutes 10 seconds East, and a delta angle of 8 degrees 48 minutes 18 seconds to the POINT OF BEGINNING, and containing 0.226 acres of land, more or less.

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