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25801-D-G

March 30, 2015

KEVIN L. REININGER, P.E. & R.P.L.S.

16.486 ACRE TRACT

Being a **16.486 ACRE TRACT** situated in the H. Branch Survey, A-6, Seguin, Guadalupe County, Texas. Said **16.486 ACRE TRACT** is part of a tract called 48.747 acres in conveyance from Fred W. Ewald, et al to Seguin Economic Development Corporation dated March 30, 2001 recorded in Volume 1586 at Page 423 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar found with cap (B&A) marking the northeast corner of the tract herein described, same being the northeast corner of the residue of said 48.747 acre tract, being the northwest corner of Lot 1 (10.000 acres) of Seguin High Tech Park recorded in Volume 7 at Page 784 of the Map Records, called Exhibit A (Lot 1) from Seguin Economic Development Corporation to Rave Gears, LLC dated March 22, 2012 recorded in Volume 3105 at Page 53, lying in the south line of called 0.991 acre right-of-way dedication in Volume 7, Page 784 of the Map Records, lying in the south line of Strempei Road, marking the approximate location of the common line of the H. Branch Survey, A-6 and the M. Cherino Survey, A-10.

THENCE with the east line of the tract herein described, same being the west line of said Lot 1, Seguin High Tech Park and Lot 4, Seguin High Tech Park, Unit 2 recorded in Volume 8, Page 286 of the Map Records, called 13.135 acres (aka Lot 4, Seguin High Tech Park) in conveyance from Seguin Economic Development Corporation to Tractor Supply Company of Texas, LP dated February 4, 2015 recorded in Document #2015002215 of the Official Records of said county as follows:

S 01° 30' 10" E, 645.33 feet (called N 01° 30' 08" W, 645.33 feet in Volume 7, Page 784 of the Map Records) to a 1/2 inch diameter rebar found with cap (B&A) marking the southwest corner of said Lot 1, northwest corner of said Lot 4.

S 07° 11' 29" W, 378.30 feet (called N 07° 10' 27" E, 378.30 feet in Volume 8, Page 286 of the Map Records) to a 1/2 inch diameter rebar found with cap (B&A), and

S 00° 27' 29" E, 199.19 feet (called N 00° 28' 31" W, 199.19 feet in Volume 8, Page 286 of the Map Records) to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, same being a re-entrant corner of said Lot 4.

THENCE with the south line of the tract herein described, same being a segment of the north line of said Lot 4 as follows:

S 74° 32' 59" W, 255.98 feet (called N 74° 31' 56" E, 255.98 feet in Volume 8, Page 286 of the Map Records) to a 1/2 inch diameter rebar set with cap (B&A), and

S 86° 08' 01" W at 231.46 feet a 1/2 inch diameter rebar found with cap (B&A) marking the west most northwest corner of said Lot 4, lying in the east line of State Highway 123 (aka Business 123) (aka North Austin Street) and at 261.48 feet (called N86°06'59"e in Volume 8 at Page 286 of the Map Records) a 1/2 inch diameter rebar found with cap (B&A) marking the southwest corner of the tract herein described, the southwest corner of said residue 48.747 acre tract, same being in the east line of a tract called Parcel A (0.880 acre) in conveyance from Dr. Hugh Davis to the State of Texas dated September 5, 1944 recorded in Volume 206 at Page 243 of the Deed Records.

THENCE with a segment of the west line of the tract herein described, same being a segment of the common line of said 48.747 acre tract with that of said 0.880 acre tract and a tract called 1.408 acre tract in conveyance from Harry Jackson to the State of Texas dated September 5, 1944 recorded in Volume 206 at Page 243 of the Deed Records along a segment of the east line of said State Highway 123 as follows:

along a circular curve to the left having a radius of 5789.60 feet and a long chord that bears N 09° 11' 21" W, 649.29 feet to a 1/2 inch diameter rebar found, and

N 12° 25' 35" W 228.61 feet (called N 11° 56' 00" W) to a 1/2 inch diameter rebar found marking a west corner of the tract herein described, same being a west corner of said residue 48.747 acre tract, being the south corner of Lot 2 (2.304 acres) of Seguin High Tech Park recorded in Volume 7 at Page 784 of the Map

Records.
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THENCE continuing with the west line of the tract herein described, same being the southeast and northeast line of said Lot 2, Seguin High Tech Park as follows:

N 77° 36' 05" E, 248.11 feet (called S 78° 03' 43" W, 248.00 feet in Volume 7, Page 784 of the Map Records) to a 1/2 inch diameter rebar found marking a re-entrant corner of the tract herein described, same being the southeast corner of said Lot 2, Seguin High Tech Park, and

N 12° 23' 55" W, 385.25 feet (called S 11° 56' 17" E, 385.25 feet in Volume 7, Page 784 of the Map Records) to a 1/2 inch diameter rebar found with cap (B&A) marking the northwest corner of the tract herein described, same being the northwest corner of said residue 48.747 acre tract, northeast corner of said Lot 2, lying in the south line of said 0.991 acre tract, further described as lying in the south line of Stempel Road and marking the approximate location of the common line of the H. Branch Survey, A-6 and the M. Cherino Survey, A-10.

THENCE with the north line of the tract herein described, same being the common line of said residue 48.747 acre tract and said 0.991 acre tract, along a segment of the south line of said Stempel Road and along said common survey line, N 88° 44' 05" E, 529.86 feet (called N 88° 11' 42" E) to the **PLACE OF BEGINNING** and containing **16.486 ACRES OF LAND**.

Basis of bearings is Grid North as per GPS observation dated March 12, 2015.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision in March 2015. Corresponding plat prepared this date.




KEN L. REINGER, R.P.L.S. 2633