



114 North Austin Street
 Seguin, Texas 78155
 Phone (830) 372-1001 Fax (830) 379-1155
 License Number 10042400

Field notes describing a strip of land, being a portion of Three Oaks Road (County Road 114), situated in Subdivision 84 of the A.M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at a Texas Department of Transportation Type II monument found at the east end of the cutback line of Three Oaks Road into State Highway 46, for the north corner of a tract of land called 46 acres, in deed recorded in Volume 1493, Page 960, Official Records, Guadalupe County, Texas, for the southeast corner of the herein described tract.

Thence, N 82° 52' 16" W, 62.70 feet along said cutback line to a Texas Department of Transportation Type II monument found for the north corner of the 46 acre tract, being an interior corner of the herein described tract.

Thence, S 46° 01' 58" W, 771.77 feet with the northwest line of the 46 acre tract and the southeast right-of-way line of Three Oaks Road to an iron pin set for the south corner of the herein described tract.

Thence, N 43° 48' 00" W, 52.51 feet crossing Three Oaks Road to an iron pin set in the southeast line of the remainder of a tract of land called 122.7 acres, described in Volume 2013, Page 877, Official Records, Guadalupe County, Texas and the northwest right-of-way line of Three Oaks Road, for the west corner of the herein described tract.

Thence, N 46° 12' 21" E, 783.04 feet with the southeast line of the remainder of the 122.7 acre tract, the southeast line of River Oaks Commercial Subdivision, plat recorded in Volume 7, Page 720 and replatted in Volume 8, Page 204, Plat Records, Guadalupe County, Texas and the northwest right-of-way line of Three Oaks Road, to a Texas Department of Transportation Type II monument found at the south end of the cutback line of the of Three Oaks Road for the southeast corner of River Oaks Commercial Subdivision, being an interior corner of the herein described tract.

Thence, N 07° 28' 24" E, 76.53 feet along said cutback line and the east line of River Oaks Commercial Subdivision, to a ½" diameter iron pin with a plastic cap stamped MBC found in the southwest right-of-way line of State Highway 46, for the north corner of the herein described tract.

Thence, in a southerly direction with the southwest right-of-way line of State Highway 46, along the arc of a curve to the right having a radius of 5729.57 feet a central angle of 01° 30' 03", a distance of 150.07 feet (chord bears S 31° 41' 49" E, 150.07 feet), to the **Place of Beginning** and containing 1.030 of an acre of land according to a survey made on the ground on March 4, 2019, by Tri-County Surveying Inc.

Corresponding plat prepared.
 Project No. 1903101



Aubrey C. Holland
Aubrey C. Holland
 Registered Professional
 Land Surveyor No. 4493

NOTES:

BASIS OF BEARING IS THE SOUTHEAST LINE OF RIVER OAKS COMMERCIAL SUBDIVISION AS FOUND MONUMENTED ON THE GROUND.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

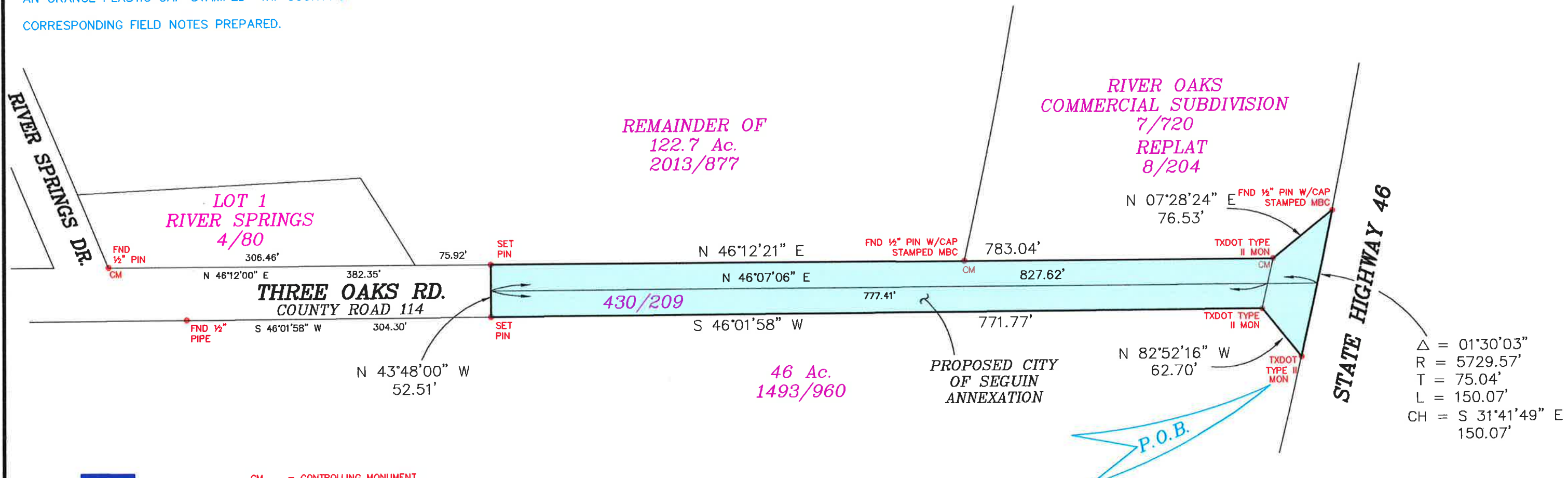
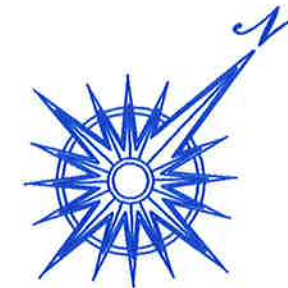
ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

CORRESPONDING FIELD NOTES PREPARED.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



CM = CONTROLLING MONUMENT



PREPARED FOR:
CITY OF SEGUIN

STATE OF TEXAS:
COUNTY OF GUADALUPE:

I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

Aubrey C. Holland
AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: MARCH 4, 2019
PROJECT NO.: 1903101 DWG No.: 1903101-1

PLAT SHOWING:

SURVEY OF A STRIP OF LAND BEING A PORTION OF THREE OAKS ROAD, (COUNTY ROAD 114), SITUATED IN SUBDIVISION 84 OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS.



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