

Proposed Reinvestment Zone

Seguin Reinvestment Zone #5



Rio Nogales Dr



Huber Rd

105

W Martindale St

A. J. Malone Dr

Lincoln St

Sherman St

Louise St

Harper St

W Benbo St

Mesquite St

Chapman St

N Bowie St

N Camp St

123

8th St

Salisco St

Morelos St

Juarez St

Matamoros St

Allende St

78

7th St

N Sedillo St

N Austin St

W New Braunfels St

1000 ft

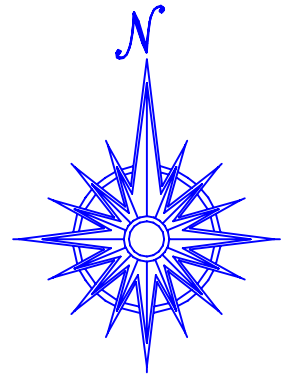
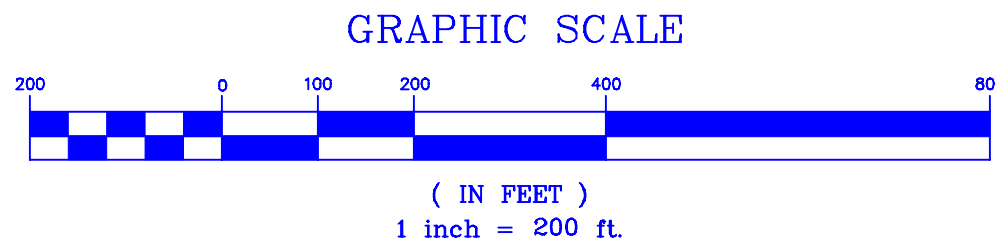
NOTES:

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".

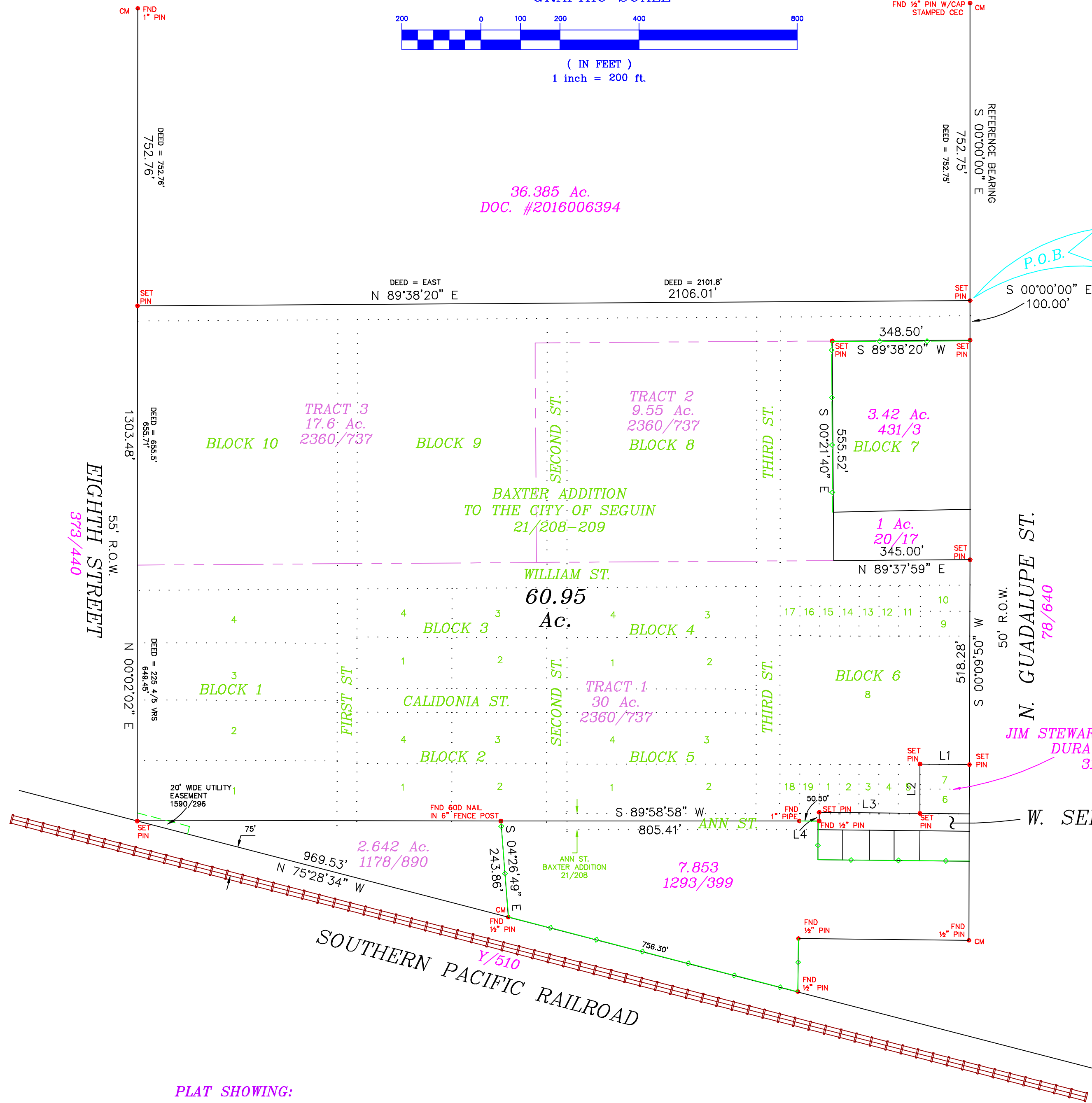
CORRESPONDING FIELD NOTES PREPARED.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:
DOC. #2015012533, O.R.



LINE	DIRECTION	DISTANCE
L1	N 89°21'39" W	125.00'
L2	S 00°09'50" W	125.00'
L3	N 89°21'39" W	254.84'
L4	S 00°05'12" W	22.00'

- CM = CONTROLLING MONUMENT
- W = WIRE FENCE
- / = WOOD FENCE
- ◇ = CHAIN-LINK FENCE
- X = BARBED WIRE FENCE



PLAT SHOWING:

SURVEY OF A 60.95 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS BEING ALL THAT TRACT OF LAND CALLED TRACT 1, ALL THAT TRACT OF LAND CALLED TRACT 2 AND ALL THAT TRACT OF LAND CALLED TRACT 3, CONVEYED TO BLUMBERG FAMILY INVESTMENT PARTNERSHIP, L.P., BY DEED RECORDED IN VOLUME 2360, PAGE 737, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS AND ALL THAT TRACT OF AND CALLED 2,642 ACRES, CONVEYED TO BLUMBERG FAMILY INVESTMENT, L.P., BY DEED RECORDED IN VOLUME 1178, PAGE 890, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

PURPOSE OF SURVEY:
FOR: SEGUIN ECONOMIC DEVELOPMENT CORPORATION AS REQUIRED BY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT NO. 071308 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY

PRELIMINARY FOR REVIEW ONLY

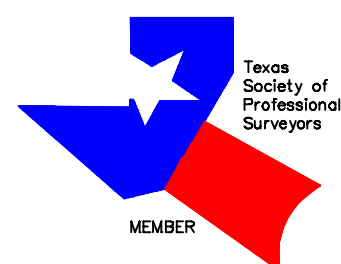
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

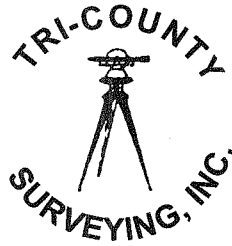
AUBREY C. HOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: JUNE 3, 2019
PROJECT NO.: 1808110 DWG No.: 1808110A

114 NORTH AUSTIN
SEGUIN, TEXAS 78155
PH: (830) 372-1001
FX: (830) 379-1155
FIRM No. 10042400

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Seguin, Texas 78155
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License Number 10042400

Field notes describing a 60.95 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being all that tract of land called Tract 1, all that tract of land called Tract 2 and all that tract of land called Tract 3, conveyed to Blumberg Family Investment Partnership, L.P., by deed recorded in Volume 2360, Page 737, Official Records, Guadalupe County, Texas, and all that tract of a called 2.642 acres, conveyed to Blumberg Family Investment, L.P., by deed recorded in Volume 1178, Page 890, Official Records, 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 an iron pin set in the west right-of-way line of Guadalupe Street, for the southeast corner of a tract of land called 36.385 acres, described in Document Number 2016006394, Official Records, Guadalupe County, Texas, the northeast corner of Tract 3 and the northernmost northeast corner of the herein described tract. Said pin bears S 00° 00' 00" E, 752.75 feet from a ½" diameter iron pin with a plastic cap stamped CEC, found for the northeast corner of the 36.385 acre tract.

Thence, S 00° 00' 00" E, 100.00 feet with the west right-of-way line of Guadalupe Street and the easternmost east line of Tract 3, to an iron pin set for the northeast corner of a tract of land called 3.42 acres, described in Volume 431, Page 3, Deed Records, Guadalupe County, Texas, the easternmost southeast corner of Tract 3 and the northernmost southeast corner of the herein described tract.

Thence, S 89° 38' 20" W, 348.50 feet with the north line of the 3.42 acre tract and the easternmost south line of tract 3, to an iron pin set for the northwest corner of the 3.42 acre tract, the northeast corner of Tract 2, being an interior corner of the herein described tract.

Thence, S 00° 21' 40" E, 555.52 feet with the west line of the 3.42 acre tract, the west line of a tract of land called 1 acre, described in Volume 20, Page 17, Deed Records, Guadalupe County, Texas and the east line of Tract 2, to a point in the north line of Tract 1, for the southwest corner of the 1 acre tract, the southeast corner of Tract 2, being an interior corner of the herein described tract.

Thence, N 89° 37' 59" E, 345.00 feet with the south line of the 1 acre tract and the north line of Tract 1, to an iron pin set in the west right-of-way line of Guadalupe Street, for the southeast corner of the 1 acre tract, the northeast corner of Tract 1, being the southernmost northeast corner of the herein described tract.

Page 2 of 3
60.95 acres.

Thence, S 00° 09' 50" W, 518.28 feet with the west right-of-way line of Guadalupe Street and the easternmost east line of Tract 1, to an iron pin set for the northeast corner of a tract of land called 125 foot x 125 foot, and also referred to as Lots 6 and 7, Block 6, Baxter Addition to the City of Seguin, plat recorded in Volume 21, Page 208-209, Deed Records, Guadalupe County, Texas, conveyed to Jim Stewart President of Dura Deck LTD, by deed recorded in Volume 3138, Page 219, Official Records, Guadalupe County, Texas, for the easternmost southeast corner of Tract 1, and the herein described tract.

Thence, N 89° 21' 39" W, 125.00 feet with the north line of the 125 foot X 125 foot tract and the easternmost south line of the Tract 1, to an iron pin set for the northwest corner of the 125 foot X 125 foot tract, being an interior corner of Tract 1 and the herein described tract.

Thence, S 00° 09' 50" W, 125.00 feet with the west line of the 125 foot X 125 foot tract and an east line of Tract 1, to an iron pin set in the north right-of-way line of W. Seideman Street, also being the north line of Ann Street as shown on said plat of Baxter Addition, for the southwest corner of the 125 foot x 125 foot tract, a southeast corner of Tract 1 and the herein described tract.

Thence, N 89° 21' 39" W, 254.84 feet with the north right-of-way line of W. Seideman Street and a south line of Tract 1, to an iron pin set for the northwest corner of Seideman Street, being an interior corner of Tract 1 and the herein described tract.

Thence, S 00° 05' 12" W, 22.00 feet with the west right-of-way line of Seideman Street and an east line of Tract 1, to an iron pin set for the westernmost northwest corner of a tract of land called 7.853 acres, described in Volume 1293, Page 399, Official Records, Guadalupe County, Texas, a southeast corner of Tract 1 and the herein described tract.

Thence, S 89° 58' 58" W, with the westernmost north line of the 7.853 acre tract and a south line of Tract 1, at 50.50 feet a 1" diameter pipe found, continuing for a total distance of 805.41 feet, to a 60d nail found in a 6" diameter fence post for the northeast corner of the 2.642 acre tract, the northwest corner of the 7.853 acre tract and being an interior corner of the herein described tract.

Thence, S 04° 26' 49" E, 243.86 feet with the west line of the 7.853 acre tract and the east line of the 2.642 acre tract, to a ½" diameter iron pin found in the northeast line of the Southern Pacific Railroad, for the southwest corner of the 7.853 acre tract, the southeast corner of the 2.642 acre tract and the southernmost southeast corner of the herein described tract.

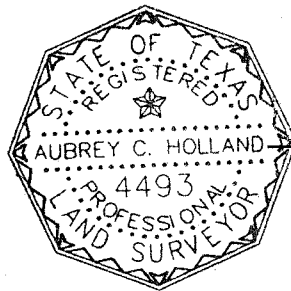
Thence, N 75° 28' 34" W, 969.53 feet with the northeast line of the Southern Pacific Railroad and the southwest line of the 2.642 acre tract, to an iron pin set in the east right-of-way line of Eighth Street for the southwest corner of the 2.642 acre tract and the herein described tract.

Page 3 of 2
60.95 acres.

Thence, N 00° 02' 02" E, 1303.48 feet with the east right-of-way line of Eighth Street, the west line of Tract 1 and the west line of Tract 3, to an iron pin set for the southwest corner of the 36.385 acre tract, the northwest corner of Tract 3 and the herein described tract.

Thence, N 89° 38' 20" E, 2106.01 feet with the south line of the 36.385 acre tract to the **Place of Beginning** and containing 60.95 acre of land according to a survey made on the ground on June 3, 2019, by Tri-County Surveying Inc.

Corresponding plat prepared.
Project No. 1808110




Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493