

3.42 ACRE TRACT

Field notes describing 3.42 acre tract situated in and being part of Lots 1 and 2, Acre Block 25, N.C.B. 458, all of Lots 1 and 2, Acre Block 9, N.C.B. 468, and abandoned Center Street, H. Branch Survey, A-6, Guadalupe County, Texas. Said 3.42 acre tract is that tract called 3.42 acre tract in conveyance from Nora Atzger, et ux, et vir, to J.C. Trainer, et al, recorded in volume 755 at page 428 of the Official Records of said county and being described by metes and bounds, as follows:

BEGINNING at an iron stake found marking the southwest corner of the tract herein described, same being the southwest corner of said J.C. Trainer 3.42 acre tract further described as being the intersection of the east line of Bauer Street and the north line of abandoned Nolte Street.

THENCE with the common line of the tract herein described and said east line of Bauer Street, N 00°20'00" W, 347.85 feet to an iron stake set marking the northwest corner of the tract herein described, same being the northwest corner of said J.C. Trainer 3.42 acre tract.

THENCE with the north line of the tract herein described, as follows: N 88°36'18" E, 74.91 feet to an iron stake set; S 89°41'49" E, 160.00 feet to an iron stake found and N 89°00'40" E, 87.31 feet to an iron stake found in the centerline of creek marking the northeast corner of the tract herein described.

THENCE with the centerline of said creek, as follows:

S 48°30'00" E, 56.30 feet;
N 17°17'00" W, 38.50 feet;
S 20°15'00" E, 41.60 feet;
S 71°17'00" E, 38.12 feet;
S 45°39'45" E, 28.38 feet and;
S 29°26'53" W, 8.99 feet to a re-entrant corner of the tract herein described.

THENCE S 89°38'30" E, 50.87 feet to an iron stake found marking a northeasterly corner of the tract herein described.

THENCE with the east line of the tract herein described, same being the east line of said Block 9 of the Acre Blocks, S 00°22'03" E, 199.78 feet to an iron stake found marking the southeast corner of the tract herein described, same being the southeast corner of said Acre Block 9.

THENCE with the south line of the tract herein described N 89°39'47" W, 469.43 feet to the place of beginning and containing 3.42 acres of land.

DEVELOPER:

J.C. TRAINER
701 E. NOLTE
SEGUIN, TEXAS 78155

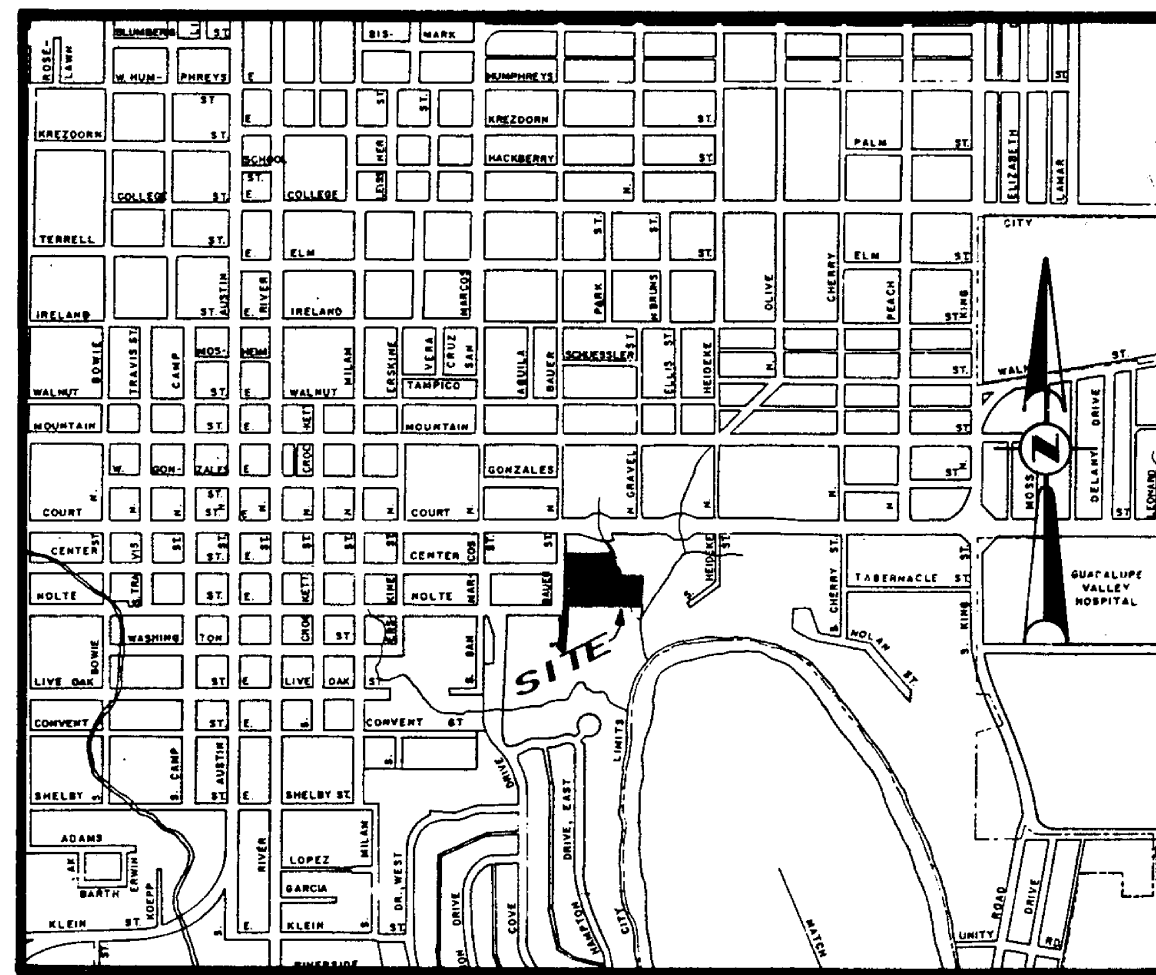
DAVID HAGLER
524 ELMWOOD
SEGUIN, TEXAS 78155

ENGINEER/SURVEYOR:

BETTERS WORTH & ASSOCIATES, INC.
315 S. CROCKETT STREET
SEGUIN, TEXAS 78155

PROPOSED USEAGE:

RESIDENTIAL



VICINITY MAP
SCALE: 1" = 1200'

AMENDED PLAT

CHANGING LOTS 15 & 16 TO 19 & 20 RESPECTIVELY.

CEDAR PARK

SUBDIVISION OF 3.42 ACRE TRACT PART OF LOTS 1 AND 2 ACRE BLOCK 25 (NCB 458) ALL OF LOTS 1 AND 2 ACRE BLOCK 9 (NCB 468) AND ABANDONED CENTER STREET, H. BRANCH SURVEY, A-6, SEGUIN, GUADALUPE COUNTY, TEXAS.

STREET R.O.W. 0.530 ACRE
DRAIN R.O.W. 0.035 ACRE
TOTAL 0.565 ACRE

HS BETTERS WORTH & ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
315 S. CROCKETT STREET
SEGUIN, TEXAS 78155
(512) 379-5552

STATE OF TEXAS
COUNTY OF GUADALUPE

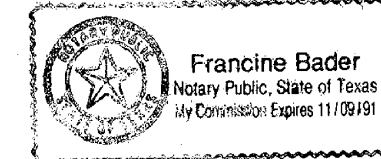
THE OWNERS OF THE LAND SHOWN ON THIS PLAT J.C. TRAINER AND DAVID HAGLER IN PERSON OF THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

J.C. Trainer
J.C. TRAINER

David Hagler
DAVID HAGLER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.C. TRAINER AND DAVID HAGLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

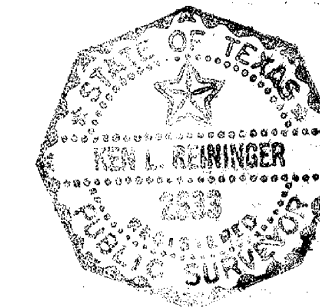
GIVEN UNDER MY HAND AND SEAL OF THE 29th DAY OF JUNE, A.D. 1989.



Francine Bader
NOTARY PUBLIC, STATE OF TEXAS

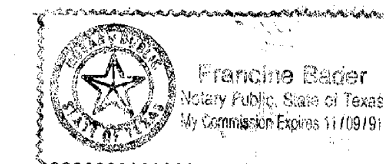
STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON-THE-GROUND AND UNDER MY SUPERVISION.



Ken L. Reiningger
KEN L. REININGER, R.P.S. 263

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF AUGUST, A.D. 1989.



Francine Bader
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE
CITY OF SEGUIN

THIS AMENDED PLAT OF CEDAR PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY STAFF, CITY OF SEGUIN, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE CITY SUBDIVISION REGULATIONS AND IS HEREBY APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION, CITY OF SEGUIN, TEXAS.

Bill Polasek Jr.
BILL POLASEK, JR., P.E.
DIRECTOR OF UTIL. & PWS

Linnette Habermann
LINNETTE HABERMANN
CITY SECRETARY

Jake Krauskopf
JAKE KRAUSKOPF, CITY PLANNER

APPROVED BY THE CITY OF SEGUIN THIS 13 DAY OF JUNE, A.D. 1989.

STATE OF TEXAS
COUNTY OF GUADALUPE
CITY OF SEGUIN

THIS AMENDED PLAT OF CEDAR PARK IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEGUIN, TEXAS. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF SAID COMMISSION.

Henry Auer
HENRY AUER, CHAIRMAN

Jesus M. Trinitad Jr.
JESUS M. TRINITAD, JR., RECORDER

APPROVED BY THE PLANNING COMMISSION THIS 13 DAY OF JUNE, A.D. 1989.

STATE OF TEXAS
COUNTY OF GUADALUPE

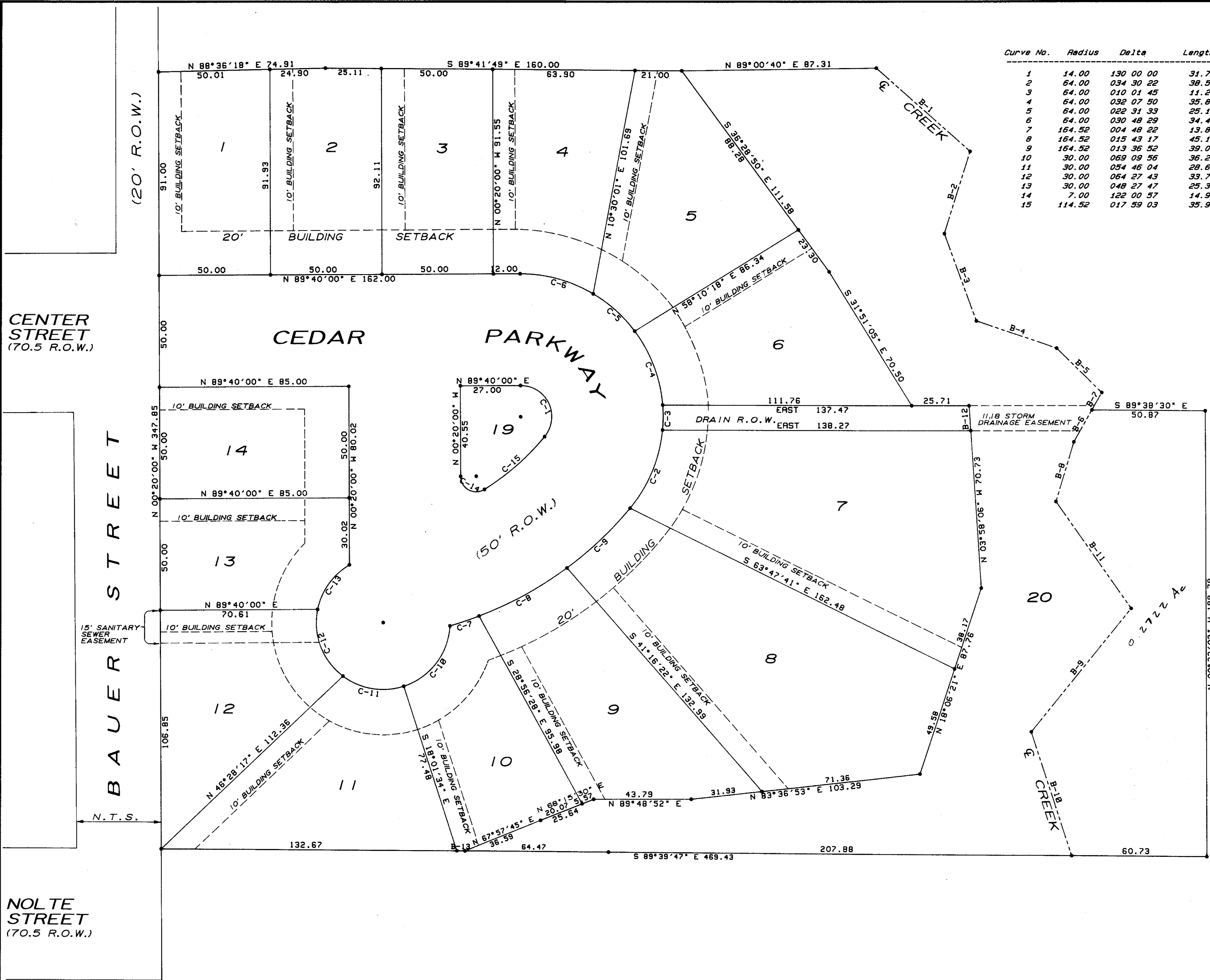
I, LIZZIE LORENZ, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF A.D. 1989 AT .M. AND DULY RECORDED THE DAY OF A.D. AT .M. IN THE RECORDS OF SAID COUNTY AND IN BOOK VOLUME 5 AT PAGE 185A-B.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 1989.

LIZZIE LORENZ, COUNTY CLERK
GUADALUPE COUNTY, TEXAS

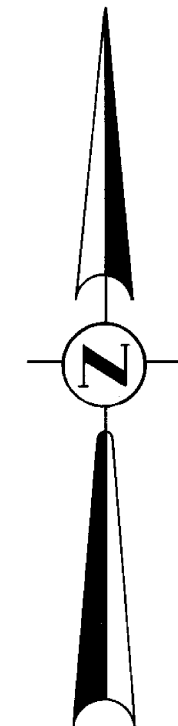
SHEET 1 OF 2

1866-5-G



Curve No.	Radius	Delta	Length	Tangent	Chord
1	14.00	130 00 00	31.76	30.02	N 25 20 00 W 25.38
2	64.00	034 30 22	38.54	19.88	N 22 24 49 E 37.96
3	64.00	010 01 45	11.20	5.62	N 0 08 45 E 11.19
4	64.00	032 07 50	35.89	18.43	N 20 56 02 W 35.42
5	64.00	022 31 33	25.16	12.75	N 48 15 44 W 25.00
6	64.00	030 48 29	34.41	17.63	N 74 55 45 W 34.00
7	164.52	004 48 22	13.80	6.90	N 71 24 20 E 13.80
8	164.52	015 43 17	45.14	22.71	N 61 08 30 E 45.00
9	164.52	013 36 52	39.09	19.64	N 46 28 28 E 39.00
10	30.00	069 09 56	36.22	20.68	N 37 23 28 E 34.06
11	30.00	054 46 04	28.68	15.54	S 80 38 32 E 27.60
12	30.00	064 27 43	33.75	18.91	S 21 01 39 E 32.00
13	30.00	048 27 47	25.38	13.50	S 35 26 06 W 24.63
14	7.00	122 00 57	14.91	12.63	S 61 20 29 E 12.25
15	114.52	017 59 03	35.94	18.12	N 48 39 33 E 35.80

BAG#	1	S 48 30'00" E 56.30
BAG#	2	N 17 17'00" E 38.50
BAG#	3	S 20 15'00" E 41.60
BAG#	4	S 71 17'00" E 38.12
BAG#	5	S 45 39'45" E 28.38
BAG#	6	N 29 26'53" E 16.49
BAG#	7	N 29 26'53" E 8.99
BAG#	8	S 16 36'26" W 27.89
BAG#	9	N 38 55'31" E 71.22
BAG#	10	S 18 17'34" E 58.30
BAG#	11	S 35 20'10" E 58.69
BAG#	12	N 03 58'10" W 11.22
BAG#	13	S 89 39'47" E 3.66



SCALE: 1" = 30'

AMENDED PLAT
CHANGING LOTS 15 & 16 TO 19 & 20 RESPECTIVELY.
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