



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

Field notes describing a 27.28 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being a portion of a tract of land called 60.95 acres, conveyed to Seguin Economic Development Corporation, by deed recorded in Document Number 201999014434, 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 N. 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 northernmost northeast corner of the 60.95 acre tract and the herein described tract.

**Thence**, S 00° 00' 00" E, 100.00 feet with the west right-of-way line of N. Guadalupe Street and the northernmost east line of the 60.95 acre tract, 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 northernmost southeast corner of the 60.95 acre tract and 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 northernmost south line of the 60.95 acre tract, to an iron pin set for the northwest corner of the 3.42 acre tract, being an interior corner of the 60.95 acre tract and 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, to an iron pin set for the southwest corner of the 1 acre tract, being an interior corner of the 60.95 acre tract and the southernmost southeast corner of the herein described tract.

**Thence**, S 89° 37' 59" W, 1761.40 feet crossing the 60.95 acre tract to an iron pin set in the east right-of-way line of Eighth Street and the west line of the 60.95 acre tract for the southwest corner of the herein described tract.

**Thence**, N 00° 02' 02" E, 655.72 feet with the east right-of-way line of Eighth Street and the west line of the 60.95 acre tract, to an iron pin set for the southwest corner of the 36.385 acre tract, the northwest corner of the 60.95 acre tract and the herein described tract.

**Thence**, N 89° 38' 20" E, 2106.01 feet with the south line of the 36.385 acre tract and the north line of the 60.95 acre tract, to the **Place of Beginning** and containing 27.28 acres of land according to a survey made on the ground on November 4, 2019, by Tri-County Surveying Inc.

Corresponding plat prepared.  
Project No. 1808110B



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

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.

- CM = CONTROLLING MONUMENT
- ◇— = CHAIN-LINK FENCE
- U— = OVERHEAD UTILITY
- P— = UTILITY POLE
- G— = GUY
- ⊗ = WATER METER



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

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GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



FND 1/2" PIN W/CAP  
STAMPED CEC

REFERENCE BEARING  
S 00°00'00" E  
DEED = 752.75'

P.O.B.  
S 00°00'00" E  
100.00'

N. GUADALUPE ST.  
W.O.R. .05  
78/640

FND 1/2" PIN  
DEED = 752.76'

SET PIN

N 00°02'02" E  
655.72'

55' R.O.W.  
EIGHTH STREET  
373/440

N 89°38'20" E

2106.01'

27.28  
Ac.

TRACT 3  
17.6 Ac.  
2360/737

BLOCK 10

BLOCK 9

TRACT 2  
9.55 Ac.  
2360/737

BLOCK 8

BAXTER ADDITION  
TO THE CITY OF SEGUIN  
21/208-209

1761.40'  
S 89°37'59" W

WILLIAM ST.

BLOCK 3 REMAINDER OF BLOCK 4

60.95 Ac.  
DOC. #201999014434

348.50'  
S 89°38'20" W  
3.42 Ac.  
431/3  
BLOCK 7

S 00°21'40" E  
555.52'

1 Ac.  
20/17  
345.00'

N 89°37'59" E

PREPARED FOR:

SEGUIN ECONOMIC DEVELOPMENT CORPORATION

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: NOVEMBER 4, 2019  
PROJECT NO.: 1808110 DWG No.: 1808110B

PLAT SHOWING:

SURVEY OF A 27.28 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 60.95 ACRES, CONVEYED TO SEGUIN ECONOMIC DEVELOPMENT CORPORATION, BY DEED RECORDED IN DOCUMENT NUMBER 201999014434, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.