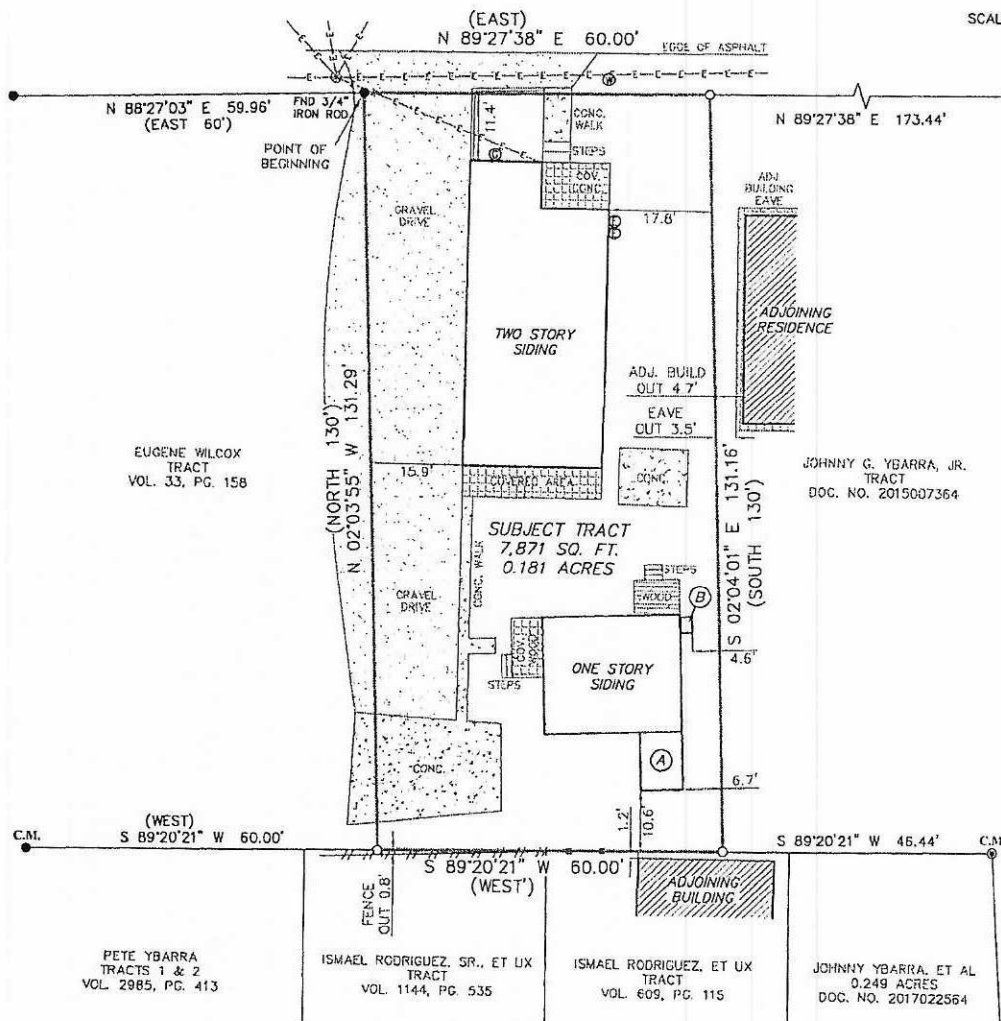


MITCHELL AVE.

SCALE: 1"=20'



EUGENE WILCOX TRACT VOL. 33, PG. 158

JOHNNY G. YBARRA, JR. TRACT DOC. NO. 2015007364

PETE YBARRA TRACTS 1 & 2 VOL. 2985, PG. 413

ISMAEL RODRIGUEZ, SR., ET UX TRACT VOL. 1144, PG. 535

ISMAEL RODRIGUEZ, ET UX TRACT VOL. 609, PG. 115

JOHNNY YBARRA, ET AL 0.249 ACRES DOC. NO. 2017022564

BUILDING LEGEND

- (A) = METAL BLDG. ON GROUND
- (B) = SIDING BLDG. ON WOOD (ADD-ON)

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS. TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



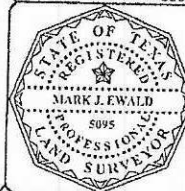
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48187C, Panel No. 0280.F, which is dated 11/02/2002. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mapcenter.gov/portal>.

Property Address:
515 MITCHELL AVE.
Property Description:
BEING 0.181 ACRES OF LAND, MORE OR LESS, OUT OF THE HUMPHREYS BRANCH SURVEY NO. 17, ABSTRACT 6, IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED AS TRACT 2 IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 701, PAGE 889, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 0.181 ACRES BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS ATTACHED HERETO.

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8500 FAX (210) 372-8999

- LEGEND**
- = FND. 1/2" IRON ROD
 - = FND. 2" METAL POST
 - = SET 1/2" IRON ROD CAPPED WALLS
 - C.M. = RECORD INFORMATION
 - () = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - E— = OVERHEAD ELECTRIC
 - ⊖ = ELECTRIC METER
 - ⊕ = GAS METER
 - ⊖ = WATER METER
 - W— = WOOD FENCE
 - M— = METAL FENCE



SEGUIN FIRST HOME LP

MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, encroachments or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 075722

DWG: LW RVD: MJE
JOB NO. 120042 TITLE COMPANY: FIVE STAR TITLE

DATE: 5/2/2023

EXHIBIT "A"

METES AND BOUNDS

Being 0.181 acres of land, more or less, out of the Humphreys Branch Survey No. 17, Abstract 6, in the City of Seguin, Guadalupe County, Texas, and being that same property described as Tract 2 in a Warranty Deed with Vendor's Lien recorded in Volume 701, Page 989, Official Public Records, Guadalupe County, Texas, said 0.181 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found for the northwest corner of this 0.181 acres, same being the northeast corner of the Eugene Wilcox tract (Volume 33, Page 158) and on the South Right-of-Way line of Mitchell Ave., same also being the **POINT OF BEGINNING**;

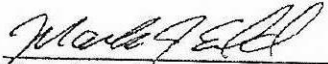
THENCE with the South Right-of-Way of Mitchell Ave., North 89 degrees 27 minutes 38 seconds East (called East), a distance of 60.00 feet to a 1/2 inch iron rod capped WALS set for the northeast corner of this 0.181 acres, same being the northwest corner of the Johnny G. Ybarra, Jr. tract (Document No. 2015007364);

THENCE along the line common to this 0.181 acres and said Ybarra tract, South 02 degrees 04 minutes 01 seconds East (called South), a distance of 131.16 feet (called 130 feet) to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.181 acres, same being on the North line of the Ismael Rodriguez, et ux tract (Volume 609, Page 115);

THENCE along the line common to this 0.181 acres and Rodriguez tract, South 89 degrees 20 minutes 21 seconds West (called West), a distance of 60.00 feet to a 1/2 inch iron rod capped WALS set for the southwest corner of this 0.181 acres, same being on the North line of the Ismael Rodriguez, Sr., et ux tract (Volume 1144, Page 535) and the southeast corner of said Wilcox tract;

THENCE along the line common to this 0.181 acres and said Wilcox tract, North 02 degrees 03 minutes 55 seconds West (called North), a distance of 131.29 feet (called 130 feet) to the **POINT OF BEGINNING** and containing 0.181 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 2, 2023

