

STATE OF TEXAS §
COUNTY OF BEXAR §



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

A 0.339 ACRE TRACT OF LAND, BEING LOT 6, BLOCK 321, IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, CALLED A 60 BY 248 FOOT TRACT OF LAND IN AN ASSUMPTION WARRANTY DEED TO ALWAYS HOME, INC. OF RECORD IN DOCUMENT NUMBER 202499002881, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing north right-of-way of W. Seidemann Street (a public right-of-way), at the southeast corner of 0.362 acres to Revecca Eanes of record in Document Number 202399021315, Official Public Records, Guadalupe County, Texas, having Texas State Plane coordinates of N=13,761,689.48 and E=2,296,254.65, South Central Zone 4204, Grid, for the southwest corner of this 0.339 acre tract, from which a mag nail found stamped "WALS" at the southwest corner of 0.356 acres to Tanya Eanes of record in Document Number 201999009705, Official Public Records, Guadalupe County, Texas, and the southeast corner of Tract 3: 0.454 acres to Maria Reyna Ochoa Briones of record in Document Number 201999002181, Official Public Records, Guadalupe County, Texas, bears: South 88°59'30" West 127.31 feet;

THENCE: **North 01°20'45" West 246.46 feet** departing the existing north right-of-way of W. Seidemann Street, with the east line of said 0.362 acres and the west line of this 0.339 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the south line of 0.997 acres to Elida M. Gutierrez, et al of record in Volume 2010, Page 593, Official Public Records, Guadalupe County, Texas, at the northeast corner of said 0.362 acres, for the northwest corner of this 0.339 acre tract;

THENCE: **North 88°59'30" East 60.00 feet** with the south line of said 0.997 acres and the north line of this 0.339 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said 0.997 acres, the southwest corner of Lot 14, Block 321, at the northwest corner of 0.429 acres to Joel Rodriguez of record in Volume 1224, Page 21, Official Public Records, Guadalupe County, Texas, for the northeast corner of this 0.339 acre tract;

THENCE: **South 01°20'45" East 246.46 feet** with the west line of said 0.429 acres and the east line of this 0.339 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing north right-of-way of W. Seidemann Street, at the southwest corner of said 0.429 acres, for the southeast corner of this 0.339 acre tract;

THENCE: **South 88°59'30" West 60.00 feet** with the existing north right-of-way of W. Seidemann Street and the south line of this 0.339 acre tract to the **POINT OF BEGINNING** of this 0.339 acre (14,788 square feet) tract of land in Guadalupe County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons
RPLS No. 4716
April 12, 2024
Job No. 240416756

