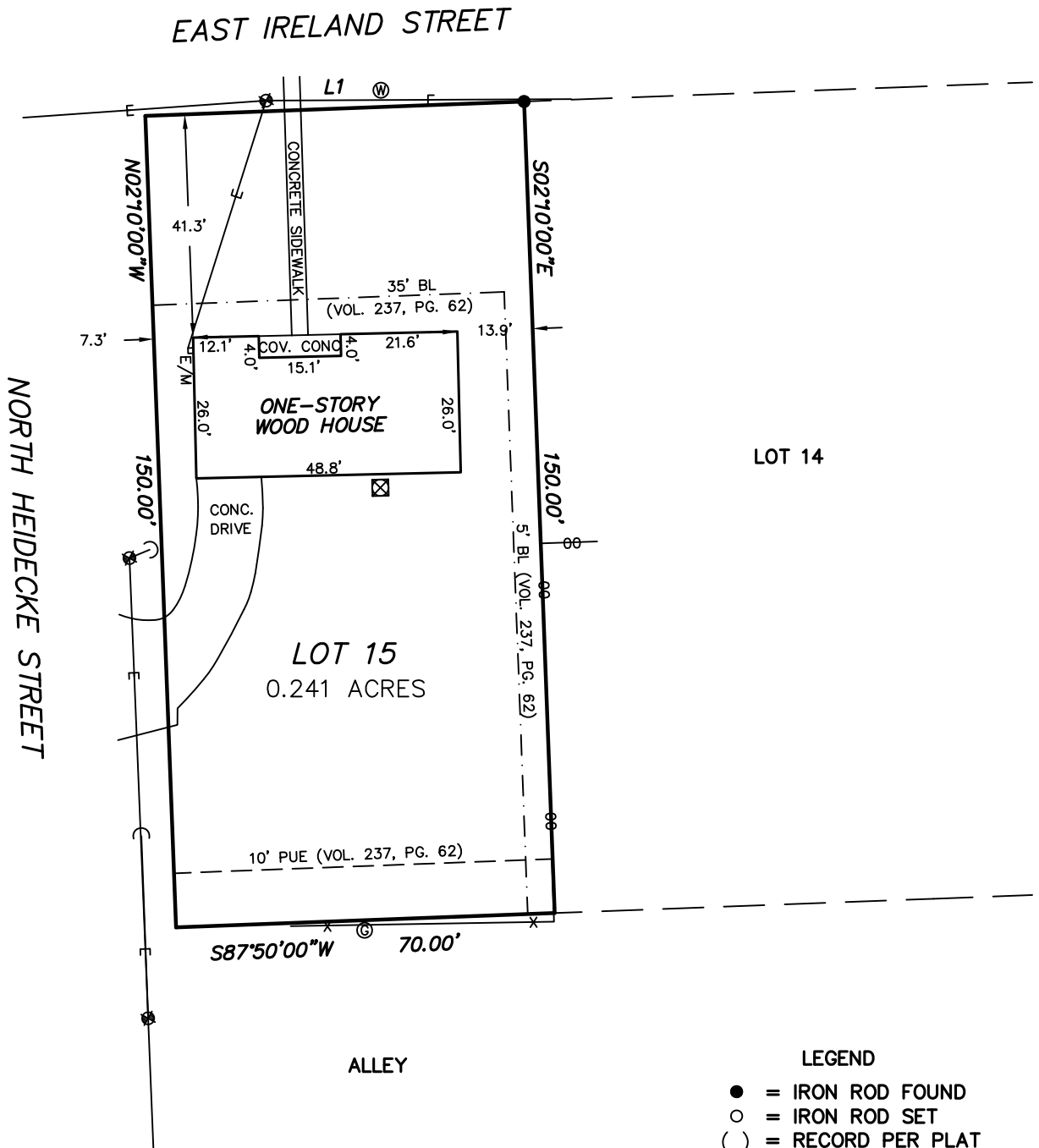


SCALE
 1" = 30'



RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 225, PAGE 232 AND VOLUME 237, PAGE 62, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

BUILDING SETBACK LINES ARE DETERMINED BY CITY CODE AND SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

BEARING BASIS DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 DATUM.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°50'00"E	70.00

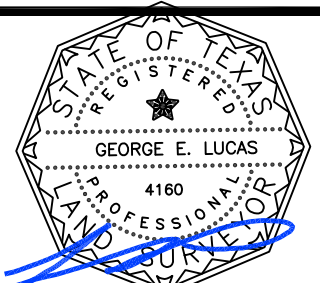
- LEGEND**
- = IRON ROD FOUND
 - = IRON ROD SET
 - () = RECORD PER PLAT
 - PUE = PUBLIC UTILITY EASEMENT
 - BL = BUILDING LINE
 - E/M = ELECTRIC METER
 - ⊗ = AIR CONDITIONER
 - ⊙ = WATER METER
 - ⊙ = GAS METER
 - ⊙ = POWER POLE
 - E- = O/H POWERLINE
 - () = GUY WIRE ANCHOR
 - * = WIRE FENCE
 - o— = CHAIN LINK FENCE

ADDRESS: 903 EAST IRELAND STREET, SEGUIN, TEXAS

LEGAL DESCRIPTION: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED WITHIN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, KNOWN AND DESIGNATED AS LOT 15, BLOCK 450, MORNINGSIDE ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 142, AND REVISED PLAT RECORDED IN VOLUME 1, PAGE 158, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.



BUYER: GABRIEL MIRANDA & TIARRA MIRANDA
TITLE CO: FIVE STAR TITLE
G.F.#: 076594

LENDER: AMERITRUST FINANCIAL

PLAN No.: 2024-4299

SURVEY DATE: MAY 24, 2024

GEORGE E. LUCAS R.P.L.S. 4160