

**BENCHMARK TABLE**

BM #100  
SET MAG NAIL IN A CONCRETE CURB LOCATED ON A CONCRETE ISLAND IN THE CENTER OF E. COURT STREET, 1/4 SECTION 14, T19N R10E WHO LIES IN A DISTANCE OF 18.18' FROM THE MOST NORTHERLY NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT.  
E.L. 523.52

BM #101  
SET MAG NAIL IN A CONCRETE CURB LOCATED ON THE EAST RIGHT-OF-WAY OF N. HWY 123 BYPASS, WHO LIES IN A DISTANCE OF 42.22' FROM THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT TRACT.  
E.L. 524.88

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH-CENTRAL ZONE (NAD 83 NORTH AMERICAN DATUM) OF 1983 SCALE FACTOR: 1.001181
2. REFERENCED PROPERTY LINES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 62% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD MAP 48102028P, COMMUNITY PANEL NO. 280 OF AN EFFECTIVE DATE: NOVEMBER 2, 2007.
3. METES AND BOUNDARIES WERE NOT PREPARED FOR THIS SURVEY AS THE SUBJECT TRACT IS PLATTED LOT.
4. UNDERGROUND UTILITIES WERE SCALD FROM UTILITY MAP RECEIVED FROM THE CITY OF SEGUIN AND ALSO USING PHYSICAL EVIDENCE OBSERVED IN THE FIELD.
5. VERTICAL DATUM SHOWN HEREON IS PER TRIMBLE VRS NETWORK & THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD 83), GEOID 12A.
6. THERE IS NO EVIDENCE OF CURRENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT TRACT.
7. THERE WERE NO BUILDINGS LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.
8. THERE WERE NO PARKING SPACES LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.

TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, OF NO.: 14234-21-04005, EFFECTIVE DATE: DECEMBER 05, 2021; ISSUED DATE: DECEMBER 14, 2021.

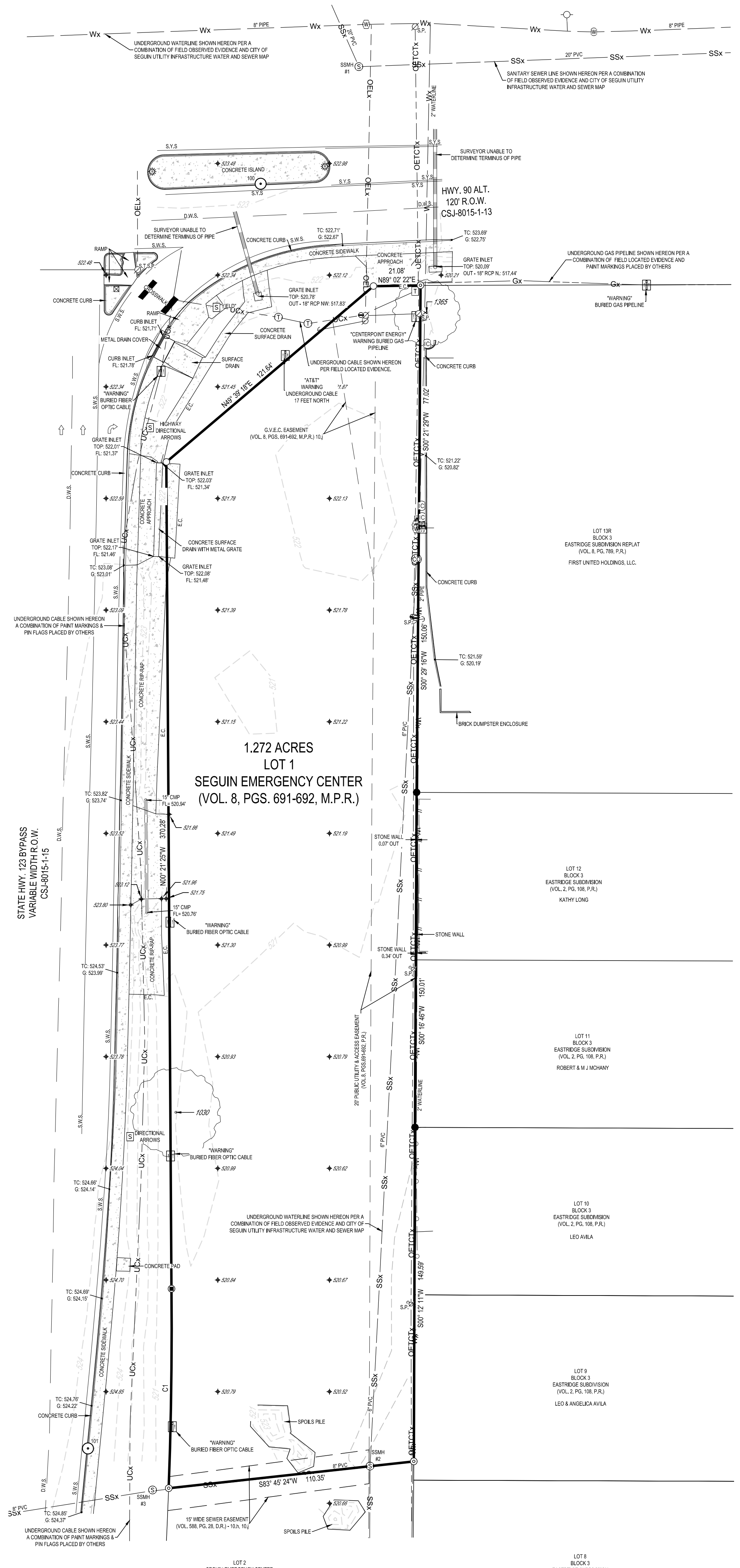
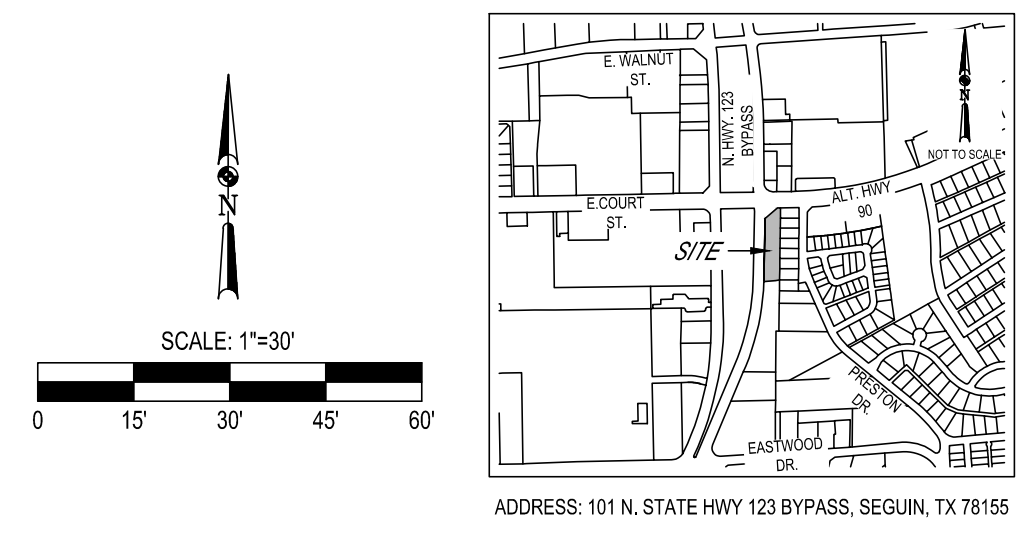
**LEGAL DESCRIPTION OF LAND**

LOT 1, SEGUIN EMERGENCY CENTER, AN ADDITION TO THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 691, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

**SCHEDULE B:**

1. RESTRICTIVE COVENANTS OF RECORD:
  - VOLUME 8, PAGE 691, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS - PLAT
2. VOLUME 217, PAGE 69 - MAY APPLY, CANNOT BE SHOWN, EASEMENT TO NOT LOCATABLE AS DESCRIBED (BLANKET TYPE EASEMENT)
  - RIGHT OF WAY EASEMENT IN FAVOR OF SINGLAR RECREATION COMPANY
3. VOLUME 298, PAGE 46 - MAY APPLY, CANNOT BE SHOWN, EASEMENT TO NOT LOCATABLE AS DESCRIBED (BLANKET TYPE EASEMENT)
  - RIGHT OF WAY EASEMENT IN FAVOR OF GUADALUPE VALLEY ELECTRIC COOPERATIVE
4. VOLUME 588, PAGE 26, D.A. - APPLIES
  - EASEMENT IN FAVOR OF CITY OF SEGUIN - SHOWN
5. VOLUME 8, PAGE 691, M.P.A. - APPLIES
  - V.E.C. EASEMENT ALONG EASTERLY PROPERTY LINE - SHOWN
  - 12" SANITARY SEWER EASEMENT ALONG SOUTHERN PROPERTY LINE - SHOWN

ALTA / NSPS LAND TITLE SURVEY OF:  
BEING A 1.272 ACRE TRACT OF LAND OUT OF THE JOHN SOWELL SURVEY, ABSTRACT NO. 35, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF LOT 1, SEGUIN EMERGENCY CENTER, AN ADDITION TO THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 691, OF THE MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.



- LEGEND**
- S.Y.S. SOLID YELLOW STRIPE
  - D.W.S. DASHED WHITE STRIPE
  - S.W.S. SOLID WHITE STRIPE
  - S.P. STEEL POLE
  - S.T.S.P. STEEL TRAFFIC SIGNAL POLE
  - C.M.P. CORRUGATED METAL PIPE
  - R.C.P. REINFORCED CONCRETE PIPE
  - B.O.B. BOTTOM OF BOX
  - F.L. FLOWLINE
  - E.C. EDGE OF CONCRETE
  - SSMH SANITARY SEWER MANHOLE
  - VOL. VOLUME
  - PG(S) PAGES
  - TC TOP OF CURB SPOT ELEVATION
  - G. GUTTER SPOT ELEVATION
  - VERTICAL CONTROL POINT
  - FOUND 1x D.O.T. RIGHT-OF-WAY MONUMENT
  - FOUND 1/2" IRON ROD
  - FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "D&M P.R.S. 2333"
  - SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
  - UTILITY POLE
  - UTILITY POLE WITH GUY WIRE
  - UTILITY POLE WITH ELECTRIC TRANSFORMER
  - CROSSWALK POLE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - IRRIGATION CONTROL VALVE
  - BACK-FLOW PREVENTER
  - UTILITY STUBOUT
  - TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - UTILITY MARKERPOST
  - REFLECTOR
  - PAINTED DIRECTIONAL ARROWS
  - TREE
  - || WOOD FENCE
  - CHAIN-LINK FENCE
  - OELx ELECTRIC (OVERHEAD)
  - OETCtX ELECTRIC/TELEPHONE/CABLE (OVERHEAD)
  - OTx TELEPHONE (OVERHEAD)
  - UCK COMMUNICATION LINES (UNDERGROUND)
  - Wx WATER
  - Ssx SANITARY SEWER
  - Gx GAS

**SANITARY SEWER MANHOLE TABLE**

SSMH #1 (POINT #102)  
R/W ELEVATION: 527.52  
IN - 24" PVC W/F L= 508.30  
OUT - 24" PVC E.L= 502.54

SSMH #2 (POINT #107)  
R/W ELEVATION: 520.47  
IN - 18" PVC L= 511.57  
IN - 18" PVC W/F L= 511.96  
OUT - 18" PVC W/F L= 511.27

SSMH #3 (POINT #108)  
R/W ELEVATION: 527.22  
IN - 18" PVC L= 510.89  
OUT - 18" PVC W/F L= 505.89

| CURVE TABLE |          |        |          |               |              |
|-------------|----------|--------|----------|---------------|--------------|
| CURVE       | RADIUS   | LENGTH | DELTA    | CHORD BEARING | CHORD LENGTH |
| C1          | 1910.10' | 88.32' | 2°42'40" | N67°47'31"W   | 88.31'       |

| TREE TABLE   |         |               |             |                     |  |
|--------------|---------|---------------|-------------|---------------------|--|
| POINT NUMBER | SPECIES | TRUNK DN (IN) | SPREAD (FT) | MULTI/TRUNK DN (IN) |  |
| 1020         | PECAN   | 20            | 40          | N/A                 |  |
| 1365         | PECAN   | 10            | 30          | N/A                 |  |

| SITE CONTROL |             |            |           |   |
|--------------|-------------|------------|-----------|---|
| POINT #      | NORTHING    | EASTING    | ELEVATION | RAW DESCRIPTION   |
| 100          | 13759003.82 | 2395479.84 | 523.52    | SET PK NAIL WITH A METAL WASHER STAMPED "MATKIN-HOOVER ENG & SURV" IN CONCRETE CURB |
| 101          | 1375437.47  | 2395402.62 | 524.88    | SET PK NAIL WITH A METAL WASHER STAMPED "MATKIN-HOOVER ENG & SURV" IN CONCRETE CURB |

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING

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SEGUIN, TEXAS 78155  
PHONE: (817) 294-1111  
FAX: (817) 294-1111  
WWW.MATKIN-HOOVER.COM

HEREBY CERTIFY TO MEDWISE, LLC, STEWART TITLE COMPANY, AND SEGUIN ASSETS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TANGIBLE LAND TITLE SURVEYS, CANTY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 12.3.3 THROUGH 12.6 OF TABLE THEREOF.

FIELD WORK PERFORMED: DECEMBER 08, 2021

**KYLE L. PRESSLER**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 1639  
KYLE.PRESSLER@MATKIN-HOOVER.COM  
JOB NO. 21-159 - LOT 1, SEGUIN EMERGENCY CENTER

DATE: DECEMBER 17, 2021