*REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE) ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.

UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.

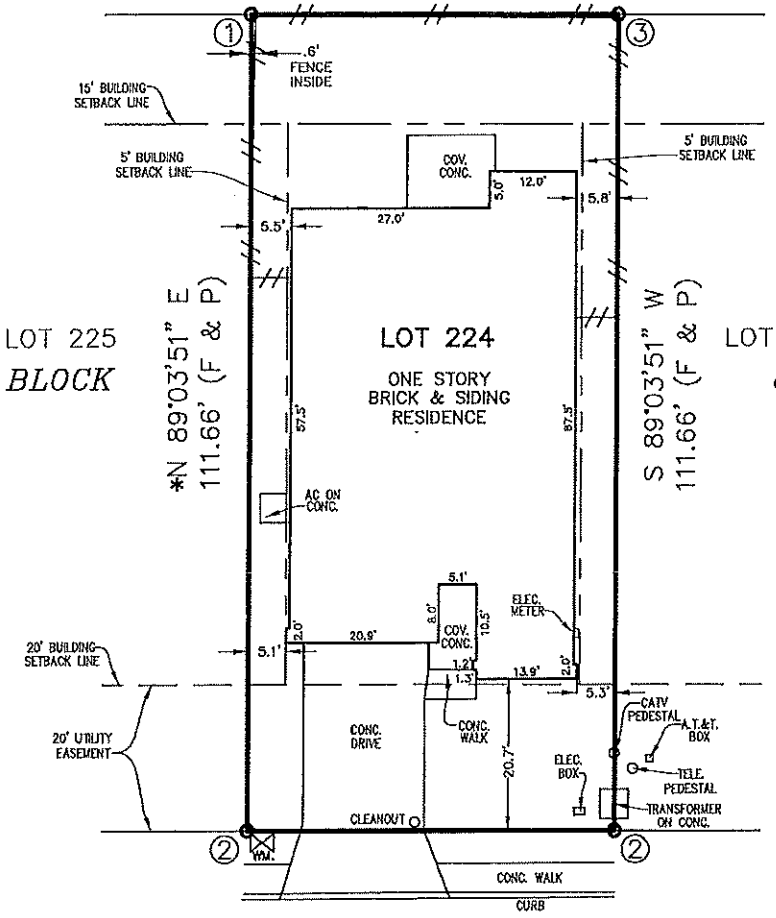
SINCLAIR LAND SURVEYING, INC. LOCATED THE ORIGINAL MONUMENTS OF THIS SUBDIVISION. ALL SET MONUMENTS ARE BASED OFF OF THOSE ORIGINAL MONUMENTS.

NORTH
SCALE: 1" = 20'

LEGEND:
① = FOUND 1/2" IRON BAR WITHOUT A CAP
② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142"
③ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "HMT" FOUND SET IN THE GROUND
(F) = FIELD BEARING
(P) = PLAT BEARING
\\ = WOOD FENCE
R.O.W. = RIGHT-OF-WAY
COV. = COVERED
CONC. = CONCRETE
TELE. = TELEPHONE
ELEC. = ELECTRIC
CATV = CABLE TELEVISION
AC = AIR CONDITIONER
WM. = WATER METER

CALLED 123.78 ACRES
(DOCUMENT NUMBER: 2017019001)

S 0°56'09" E 50.34' (F & P)



N 0°56'09" W 50.34' (F & P)

HIDDENBROOKE TRACE
(60' R.O.W.)

X Cullen Harris

X Katie N. Gann

SURVEY OF
LOT 224, BLOCK 8
HIDDENBROOKE SUBDIVISION, UNIT 1
CITY OF SEGUIN
GUADALUPE COUNTY, TEXAS

VOL. 9, PG. 31-34, MAP AND PLAT RECORDS

AREA: 0.129 ACRES
(5,621 SQUARE FEET)

STATE OF TEXAS
COUNTY OF GUADALUPE

WE, SINCLAIR LAND SURVEYING, INC. HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY AND WE CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
DATE: MARCH 31, 2021
REVISED: MAY 24, 2021

G.F. NO.: TX-21050011-SA
BUYER: CULLEN CHARLES HARRIS AND KATIE NICOLE GANN
TITLE INFORMATION PROVIDED BY: FIRST AMERICAN TITLE
ADDRESS: 2437 HIDDENBROOKE TRACE
DRAWN BY: I.C. CREW CHIEF: J.C.

SINCLAIR LAND SURVEYING, INC.
5000 NW INDUSTRIAL
LEON VALLEY, TEXAS 78238
210-341-4518
TBPELS FIRM NO.10089000
JOB NUMBER: S-202051892