

**Survey Associates
2544 Boardwalk
San Antonio, Texas 78217
(210) 828-1102**

STATE OF TEXAS
COUNTY OF GUADALUPE

870 BUERGER LANE

All that certain tract or parcel of land containing 0.41 acres in Guadalupe County, Texas, out of the John Sowell Survey, Abstract 35, being a part of Lot 13, of the Lana Buerger Subdivision, an unrecorded subdivision, and being the same tract of land described in Volume 1782, Page 341, Official Records of Guadalupe County, Texas.

Said 0.41 acre tract, being more particularly described by metes and bounds as follows;

- BEGINNING: at a 1" iron pipe found on the West right-of-way line of County Road No. 422 (Buerger Lane) at the Southeast corner of Clarence Little Jr. tract, of record in Volume 533, Page 667, Deed Records of Guadalupe County, Texas, for the Northeast corner of this herein described tract;

- THENCE: South 07 deg. 41 min. 10 sec. West, a distance of 65.85 feet along with the West right-of-way line of said County Road No. 422 (Buerger Lane) to a 1" iron pipe found at the Northeast corner of John H. & M. E. Albers tract, of record in Volume 576, Page 614, Deed Records of Guadalupe County, Texas, for the Southeast corner of this herein described tract;

- THENCE: North 81 deg. 15 min. 00 sec. West, a distance of 285.76 feet to a 1/2" iron pin set on the East line of Texas Power Corp. right-of-way, for the Southwest corner of this herein described tract;

- THENCE: along with the East line of said Texas Power Corp. right-of-way, the following courses and distances:
 North 10 deg. 32 min. 00 sec. East, 1.50 feet to a 1/2" iron pin set;
 North 31 deg. 25 min. 00 sec. East, 69.05 feet to a 1/2" iron pin set, for the Northwest corner of this herein described tract;

- THENCE: South 81 deg. 23 min. 17 sec. East, a distance of 257.88 feet to the POINT OF BEGINNING.

Bearing Basis - North 81 deg. 15 min. 00 sec. West - from the South boundary line of this herein described tract of record in Volume 576, Page 614, Deed Records of Guadalupe County, Texas.

ELIMINARY, this document shall not be recorded for any purpose.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
MAY 27, 2003
JOB No. 03-05-32D
(SEE ATTACHED SURVEY PLAT)