

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 3/7/25

GF No. 1G0990-0240-00000-0-00

Name of Affiant(s): Jason Lawson Howell

Address of Affiant: 216 E College St. Seguin TX 78155

Description of Property: LOT: ALL BLK: 240 ADDN: COLLEGE HEIGHTS

County Guadalupe, Texas

Date of Survey: November 9, 2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

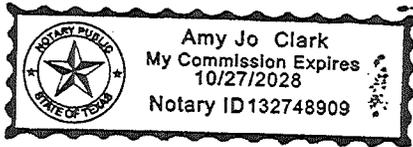
None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

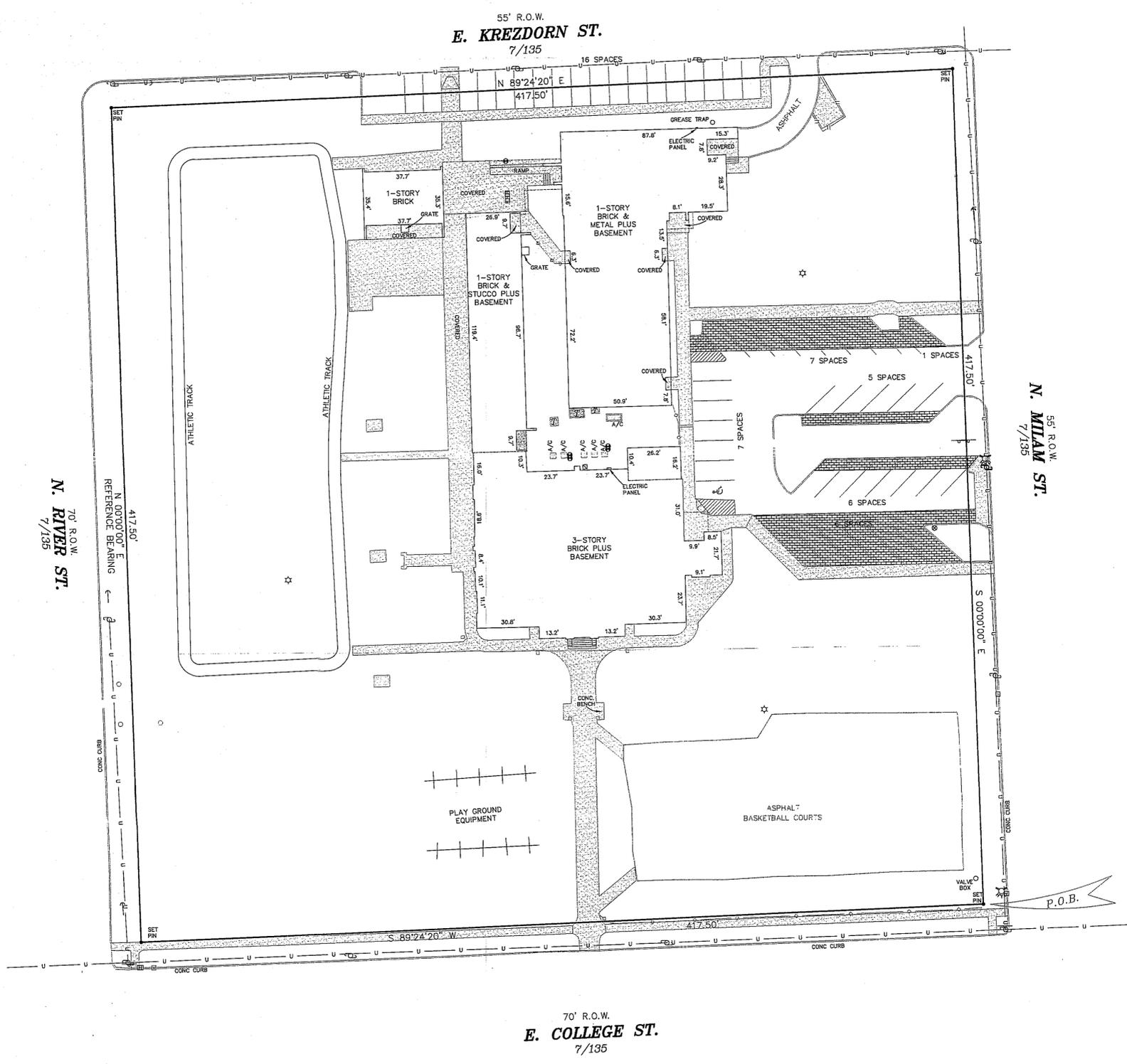
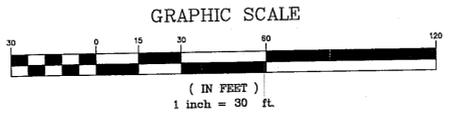
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 7 day of March, 2025



Notary Public

NOTES:
 BASIS OF BEARING IS ASSUMED ALONG THE EAST ROW LINE OF N. RIVER ST.
 TRI-COUNTY SURVEYING INC. HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.
 ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".
 CORRESPONDING FIELD NOTES PREPARED.



- WOOD FENCE
- CHAIN-LINK FENCE
- OVERHEAD UTILITY
- UTILITY POLE
- GUY
- LIGHT POLE
- WATER METER
- SIGN
- CLEAN OUT
- RISER
- GAS METER
- FIRE HYDRANT
- CONCRETE
- BRICK
- TRANSFORMER

PREPARED FOR:
 SEGUIN INDEPENDENT SCHOOL DISTRICT

216 E. COLLEGE ST.
 PLAT SHOWING:

SURVEY OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, BEING A PORTION OF LOT 4, BLOCK 2, FARMING LOTS OF THE TOWN OF SEGUIN, PLAT RECORDED IN VOLUME 4, PAGE 158, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN VOLUME 3077, PAGE 660, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS,
 COUNTY OF GUADALUPE:
 I, AUBREY C. HOLLAND, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUNDS HEREIN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
 AUBREY C. HOLLAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493
 SURVEYED: NOVEMBER 9, 2021
 PROJECT NO.: 1307104 DWG No.: 1307104A



THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED. COPYRIGHT 2013, TRI-COUNTY SURVEYING INC. ©



MEMBER

Tax Certificate Update

Remit certificate fee to :

Customer : CHICAGO TITLE - MAIN OFFICE
- HR (SA) (Branch 101308)

Certificate Number :
12592215

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

User : Generic Account

Print Date :
03/17/2025

GF Number : 4300112509131

Fee : \$44.00 (includes
sales tax)

Closer : Chicago Title of Texas, LLC

Buyer(s) : Guadalupe Appraisal District

Certificate Current Year Tax Summary		
Jurisdiction	Tax Year	Base Tax
GUADALUPE COUNTY	2024	\$3,945.74
SEGUIN ISD	2024	\$16,263.66
LATERAL ROADS	2024	\$811.08
SEGUIN CITY	2024	\$7,697.76
Current Year Total (as available)		\$28,718.24

Certificate Totals of Taxes Due by Collector			
PAYABLE TO:	Balance Due w/o Penalties	Amount Due 03/2025	Amount Due 04/2025
GUADALUPE COUNTY	\$0.00	\$0.00	\$0.00

CAD Account Number(s)
1G0990024000000000

Assessment Information			
Account Number:	1G0990024000000000 (Parcel 1 of 1)	2024 Assessed Values	
Owner Name(s):	HOWELL, JASON L	Land:	277,641
Mailing Address:	562 S STATE HWY 123 BYPASS UNIT 270 SEGUIN, TX 78155	Imprv:	473,359
Property Address:	216 E COLLEGE ST	Total:	751,000
Legal Description:	LOT: ALL BLK: 240 ADDN: COLLEGE HEIGHTS		
Geo Id:	000000022695		

Property Class: REAL COMMERCIAL

Land Use: F1

2024 Exemptions: None

Total Est. Taxes w/o Exempt: \$14,359.12

Total Tax Rate: 1.912000

Tax Information Detail - CAD Account 1G0990024000000000

SEGUIN CITY
COLLECTED BY
GUADALUPE COUNTY
(830) 303-3421

Payments as of 03/12/2025 Current Year
: Taxes
03/12/2025 Prior Year Taxes

2024 Tax Rate: 0.512500
Est. Taxes w/o Exempt: \$3,848.88

Bill Ref: R5552

Tax Year	Base Tax	Amount Due 03/2025	Amount Due 04/2025
2024	\$3,848.88	Paid	Paid
2024	\$3,848.88	Paid	Paid
SUBTOTAL	\$7,697.76	\$0.00	\$0.00

Tax Information Detail - CAD Account 1G0990024000000000

GUADALUPE COUNTY
PO DRAWER 70
SEGUIN, TX 78155
(830) 303-3421

Payments as of 03/12/2025 Current Year
: Taxes
03/12/2025 Prior Year Taxes

2024 Tax Rate: 0.262700
Est. Taxes w/o Exempt: \$1,972.88

Bill Ref: R5552

Tax Year	Base Tax	Amount Due 03/2025	Amount Due 04/2025
2024	\$1,972.87	Paid	Paid
2024	\$1,972.87	Paid	Paid
SUBTOTAL	\$3,945.74	\$0.00	\$0.00

Tax Information Detail - CAD Account 1G0990024000000000

LATERAL ROADS
COLLECTED BY
GUADALUPE COUNTY
(830) 303-3421

Payments as of 03/12/2025 Current Year
: Taxes
03/12/2025 Prior Year Taxes

2024 Tax Rate: 0.054000
Est. Taxes w/o Exempt: \$405.54

Bill Ref: 1G0990-0240-00000-0-00

Tax Year	Base Tax	Amount Due 03/2025	Amount Due 04/2025
2024	\$405.54	Paid	Paid
2024	\$405.54	Paid	Paid

SUBTOTAL	\$811.08	\$0.00	\$0.00
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Tax Information Detail - CAD Account 1G0990024000000000

SEGUIN ISD COLLECTED BY GUADALUPE COUNTY (830) 303-3421 2024 Tax Rate: 1.082800 Est. Taxes w/o Exempt: \$8,131.83 Bill Ref: R5552	Payments as of 03/12/2025 Current Year : Taxes 03/12/2025 Prior Year Taxes		
	Tax Year	Base Tax	Amount Due 03/2025
	2024	\$8,131.83	Paid
	2024	\$8,131.83	Paid
	SUBTOTAL	\$16,263.66	\$0.00

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 03/2025	Amount Due 04/2025
GUADALUPE COUNTY	\$0.00	\$0.00	\$0.00

Exclusions and Conditions of Tax Certificates

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

- a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
- b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
 - 1. MINERAL TAXES
 - 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
 - 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information

- Texas taxes are usually billed for the calendar year on or around October 1st
- Taxes are delinquent on February 1st
- Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : CHICAGO TITLE - MAIN OFFICE - **Certificate Number :**
HR (SA) (Branch 101308) 12592215

Print Date :
03/17/2025

User : Generic Account

GF Number : 4300112509131

Closer : Chicago Title of Texas, LLC

Buyer(s) : Guadalupe Appraisal District

PROPERTY INFORMATION

Owner Name(s): HOWELL, JASON L
Legal Description: LOT: ALL BLK: 240 ADDN: COLLEGE HEIGHTS
Situs Address: 216 E COLLEGE ST
CAD Account: GUADALUPE, #1G0990024000000000

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: RESEARCH INCONCLUSIVE
Collection Cycle: Unknown
Collector: RESEARCH INCONCLUSIVE
Phone:
Fax:
Contact:

Comments: HOA/POA HAS NOT BEEN IDENTIFIED AT THIS TIME. PLEASE PROVIDE AN HOA ADDENDUM TO CHRISTOPHER.THEALL@ICE.COM IF YOU BELIEVE AN HOA/POA EXISTS. NATIONAL TAXNET MAY NOT BE HELD LIABLE FOR ANY UNPAID HOA FEES OR DUES IF HOA ADDENDUM IS NOT PROVIDED.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00

Comments:

HOA Bill Status: Ready

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Commitment Number:



Chicago Title Insurance Company

4300112509131

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued By:

Chicago Title of Texas, LLC

Handwritten signature of Erica Tomblin in black ink.

Erica Tomblin



Chicago Title Insurance Company

By:

Handwritten signature of Michael J. Nolan in black ink.

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura in black ink.

Marjorie Nemzura, Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date: March 9, 2025 at 8:00 AM
Commitment No.: 4300112509131

GF No.: SCT-48-4300112509131-DB
Issued: March 17, 2025 at 8:00 AM

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$1,895,000.00
PROPOSED INSURED: Guadalupe Appraisal District
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount:
PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount: TBD
PROPOSED INSURED:
Proposed Borrower: Guadalupe Appraisal District
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - f. OTHER

Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:

Fee Simple
3. Record title to the land on the Effective Date appears to be vested in:

[Jason Lawson Howell](#)

SCHEDULE A

(continued)

4. Legal description of land:

Field notes describing a 4.00 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being a portion of Lot 4, Block 2, Farming Lots of the town of Seguin, plat recorded in Volume A, Page 158, Deed Records, Guadalupe County, Texas and being that tract of land conveyed to Board of Trustees of Seguin Independent School District, by deed recorded in [Volume 3077, Page 660](#), Official Records, Guadalupe County, Texas, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are 1/2" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set at the intersection of the west right-of-way line of N. Milam St. and the north right-of-way line of E. College St. for the southeast corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, S 89° 24' 20" W, 417.50 feet with the north right-of-way line of E. College St. and the south line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the east right-of-way line of N. River St. and the north right-of-way line of E. College St. for the southwest corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, N 00° 00' 00" E, 417.50 feet with the east right-of-way line of N. River St. and the west line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the south right-of-way line of E. Krezdorn St. and the east right-of-way line of N. River St. for the northwest corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, N 89° 24' 20" E, 417.50 feet with the south right-of-way line of E. Krezdorn St. and the north line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the west right-of-way line of N. Milam St. and the south right-of-way line of E. Krezdorn St. for the northeast corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, S 00° 00' 00" E, 417.50 feet with the west right-of-way line of N. Milam St. and the east line of the Board of Trustees of Seguin Independent School District tract to the Place of Beginning and containing 4.00 acre of land according to a survey made on the ground on November 9, 2021, by Tri-County Surveying Inc.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Commitment No.: 4300112509131

GF No.: SCT-48-4300112509131-DB

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Document Number [202299017473](#), Official Public Records, Guadalupe County, Texas.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

(Applies to the Owner Policy only.)
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2025 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2025 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.

(Applies to Mortgagee Policy (T-2) only.)

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. Those liens created at closing, if any, pursuant to lender instructions.
- b. Rights of parties in possession.
- c. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
- d. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

- e. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

SCHEDULE C

Commitment No.: 4300112509131

GF No.: SCT-48-4300112509131-DB

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:
 - Confirmation prior to closing that the County Clerk of GUADALUPE County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.
 - Electronic recordation of the instruments to be insured in the Official Public Records of GUADALUPE County, Texas.
 - Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.
 - Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.
6. Note –Important Notice

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of \$50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

SCHEDULE C

(continued)

As an example, the amount of interest you can earn on a deposit of \$1000.00 for a thirty-day period at an interest rate of 4% is \$3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

7. The Company must be furnished with a properly executed Affidavit of Debts and Liens from the owner(s).
8. The Company must be furnished with a properly executed Waiver of Inspection from the purchaser(s).
9. This file must be updated prior to closing.
10. Vendor's Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

Dated: June 1, 2022
 Grantor: Board of Trustees of Seguin Independent School District
 Grantee: Jason Lawson Howell
 Note Amount: \$525,000.00
 Payable to: Sage Capital Bank
 Recording Date: June 2, 2022
 Recording No.: Document Number [202299017473](#), Official Public Records, Guadalupe County, Texas.

Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

To: J.M. Rankin, III, Trustee
 Recording Date: June 2, 2022
 Recording No.: Document Number [202299017474](#), Official Public Records, Guadalupe County, Texas.

11. The Company must be furnished with a marital affidavit from each record owner from the date of his/her acquisition of subject property to the present time. The spouse of each record owner must join in any conveyance of subject property.
12. This company requires sufficient evidence, acceptable to this company of who is authorized to execute on behalf of Guadalupe Appraisal District. Depending on information provided additional requirements may be made.
13. The following note is for informational purposes only:

The following deed(s) affecting said land were recorded within twenty-four (24) months of the date of this report:

None.

Title appears vested by the following described conveyance:

Grantor: Board of Trustees of Seguin Independent School District

SCHEDULE C

(continued)

Grantee: Jason Lawson Howell
Recording Date: June 2, 2022
Recording No: [202299017473](#), Official Public Records, Guadalupe County, Texas.

SCHEDULE D

Commitment No.: 4300112509131

GF No.: SCT-48-4300112509131-DB

Pursuant to the requirements of Procedural Rule P-21 in the Basic Manual of Rules, Rates and Forms for the Writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, **Chicago Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

Shareholders: Fidelity National Title Group, Inc., which is owned 100% by FNTG Holdings, LLC, which is owned 100% by Fidelity National Financial, Inc., a publicly held company.

Directors: Joseph W. Grealish, Roger S. Jewkes, Marjorie Nemzura, Michael J. Nolan, Anthony J. Park

Officers: Michael J. Nolan (President, Chief Executive Officer, and Chairman of the Board), Anthony J. Park (Treasurer, Chief Financial Officer, and Executive Vice President), Marjorie Nemzura (Corporate Secretary and Vice President)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

Chicago Title of Texas, LLC

(a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of **Chicago Title of Texas, LLC**

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

Officers: Michael J. Nolan (President), Brian K. Baize (President), Gayle Brand (President), Jennifer Clarke (President), Michael J. DeBault (President), John Tannous (President), Anthony John Park (Executive Vice President and Chief Financial Officer), Joseph William Grealish (Executive Vice President), John Ernst (Executive Vice President), Todd Rasco (Executive Vice President), Jeffrey Colby (Senior Vice President), Winford Dubose (Vice President), Brewer Gregory (Vice President), Marjorie Nemzura (Vice President and Secretary)

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. NONE.

(e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this Commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$	9,450.00
Loan Policy	\$	100.00
Endorsement Charges	\$	2,437.50
Total	\$	11,987.50

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services
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*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

TEXAS TITLE INSURANCE INFORMATION

(Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:

Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Seguin Title Co
034251STC DR

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GUADALUPE §

THAT the **BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT**, a political subdivision of the State of Texas ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, including that one certain Note (the "**Note**") in the principal amount of Five Hundred Twenty-Five Thousand and 0/100 Dollars (\$525,000.00), payable to the order of Sage Capital Bank ("**Lender**"), secured by a first and superior vendor's lien and superior title retained in this Special Warranty Deed in favor of Lender, and by a Deed of Trust of even date herewith (the "**Deed of Trust**") from Grantee (as defined below) to J.M. Rankin, III, Trustee, whose address is P.O. Box 1940, Gonzales, Texas 78629, the receipt and sufficiency of which are hereby acknowledged, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto **JASON LAWSON HOWELL**, a single individual ("**Grantee**") all that certain real property situated in Guadalupe County, at 216 E. College Street, Seguin, Texas 78155, and described on Attachment 1 to Special Warranty Deed, which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's rights and interests, if any, in the appurtenances, transferable rights, and privileges belonging in or in any way pertaining to the land, including the right to sue for damages that occurred to the land before purchase by the Bidder, and all buildings, structures, fixtures and improvements located thereon (said land, improvements, and appurtenances being herein together referred to as the "Property"). This conveyance is made subject to the Exclusions to Warranty and Exceptions to Title set forth in Attachment 2 to Special Warranty Deed hereto.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, by through and under Grantor but not otherwise, and except for the Exclusions to Warranty and Exceptions to Title set forth in Attachment 2, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender, its successors, and assigns, and the same are hereby TRANSFERRED and ASSIGNED to Lender, without recourse against Grantor.

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KR Reininger
EXECUTED on ~~May~~ 1st, 2022, but to be effective for any and all purposes on June 1, 2022.

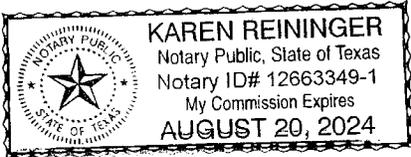
GRANTOR:

SEGUIN INDEPENDENT SCHOOL DISTRICT,
an independent school district and political subdivision of
the State of Texas

By: *Matthew Gutierrez*
Dr. Matthew Gutierrez, Superintendent

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on June 1, 2022, 2022, by Dr. Matthew Gutierrez, Superintendent, of the Seguin Independent School District, an independent school district and political subdivision of the State of Texas.



Karen Reininger
Notary Public in and for the State of Texas
My Commission Expires: 8/20/2024

AFTER RECORDING RETURN TO:

Schulman, Lopez, Hoffer & Adelstein, LLP
Attention: Jason Adelstein
845 Proton Road
San Antonio, Texas 78258

ATTACHMENT 1

PROPERTY LEGAL DESCRIPTION

That certain 4.00 acre tract of land, more or less, situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, being a portion of Lot 4, Block 2, Farming Lots of the town of Seguin, Plat recorded in Volume A, Page 158, Deed Records, Guadalupe County, Texas, and being that tract of land conveyed to Board of Trustees of Seguin Independent School District, by Deed recorded in Volume 3077, Page 660, Official Records, Guadalupe County, Texas.

ATTACHMENT 2

EXCLUSIONS TO WARRANTY AND EXCEPTIONS

NO WARRANTIES OR REPRESENTATIONS MADE BY THE GRANTOR

1. It is a material term and condition of the sale that the Property is sold "AS IS, WHERE IS, WITH ALL FAULTS".

2. THE GRANTOR DISCLAIMS ANY AND ALL WARRANTIES, CONDITIONS, OR REPRESENTATIONS (EXPRESS OR IMPLIED, ORAL OR WRITTEN) WITH RESPECT TO THE PROPERTY OR ANY PART THEREOF, EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH ABOVE.

3. IT IS UNDERSTOOD AND AGREED THAT THE GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, ORAL OR WRITTEN, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE, OTHER THAN THOSE SET FORTH ABOVE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS (SPECIFICALLY MAKING NO WARRANTY OF COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED), INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY INCLUDING, WITHOUT LIMITATION: (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (ii) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (iii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; AND (iv) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. BY ACCEPTING THIS DEED GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF THE GRANTOR OR ANY AGENT OF THE GRANTOR. BY ACCEPTING THIS DEED GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE BIDDER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS, AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF INCLUDING THE POSSIBLE PRESENCE OF ENVIRONMENTAL CONTAMINATION, AND SHALL RELY UPON SAME, AND ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. THERE ARE NO ORAL AGREEMENTS, WARRANTIES, OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY THE GRANTOR, ANY AGENT OF THE GRANTOR, OR ANY THIRD PARTY. THE GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR

WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY THE GRANTOR, ANY AGENT, EMPLOYEE, OR SERVANT OF THE GRANTOR, OR ANY OTHER PERSON, PREVIOUSLY, NOW, OR IN THE FUTURE, EXCEPT FOR THE WARRANTIES FOUND ABOVE. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTY.

4. THE GRANTOR EXPRESSLY DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY, COMPLETENESS, OR CORRECTNESS OF ANY INFORMATION PROVIDED BY THE GRANTOR, ITS AGENTS, ANY TITLE COMPANY, GOVERNMENTAL ENTITY, SURVEYOR, OR ANY OTHER SOURCE, WHICH MAY BE PROVIDED AS A PART OF THE BID DOCUMENTS OR IN CONNECTION WITH THE BID PROCESS. BY ACCEPTING THIS DEED GRANTEE AGREES THAT IT CONDUCTED ITS OWN INDEPENDENT DETERMINATION OF THE CONDITION, MERCHANTABILITY, FITNESS, AND USABILITY OF THE PROPERTY FOR THE GRANTEE'S PURPOSES, INCLUDING ENVIRONMENTAL, TITLE, AND ACCESS MATTERS, AND THAT THE GRANTEE RELIED SOLELY ON SUCH DETERMINATION IN ACQUIRING THE PROPERTY.

COVENANT AGAINST DISCRIMINATORY SCHOOLING

Grantor imposes a covenant running with the land that forever forbids the use of the property to create an institution of learning that discriminates against any person because of his/her race, color, or national origin, or which tends to create a dual school system.

EXCEPTIONS TO TITLE AND WARRANTIES TO TITLE

There is a further exception to the title conveyed, and to the Warranties of Title made by Grantor, as to each of the following matters:

1. Easements, rights-of-way, and prescriptive rights, whether of record or not; all recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters of record with Guadalupe County, Texas; and taxes for the year 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
2. Any and all leases, recorded or unrecorded, with rights of tenants, in possession.
3. Easements, or claims of easements, which are not recorded in the public records.
4. Rights of parties in possession.
5. Volume 5, Page 270, Deed Records, Guadalupe County, Texas; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

6. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

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I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
06/02/2022 01:09:20 PM PAGES: 6 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: December 29, 2011

→ Grantor: CITY OF SEGUIN

Grantor's Mailing Address (including County): 205 N. River Street, Seguin, Guadalupe County, Texas 78155

Grantee: BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including County): 1221 E. Kingsbury Street, Seguin, Guadalupe County, Texas 78155

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including improvements):

All of Block 240 ADDN: FARM, of the property records of Guadalupe County, Texas, as reflected in the Deed attached hereto as Exhibit A and incorporated herein, with an address of 216 E. College Street, Seguin, Guadalupe County, Texas, commonly known as the "Mary B. Erskine School Property" (hereinafter "the Property").

Reservations from and Exceptions to Conveyance:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any Guadalupe County water or utility district; and taxes for 2011, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

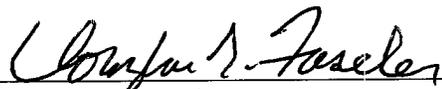
THE PROPERTY IS SOLD AND CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, OTHER THAN THE LIMITED SPECIAL WARRANTY OF TITLE INCLUDED HEREIN, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT THE SALES PRICE REFLECTS SUCH CONDITION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EXCEPT FOR THE LIMITED SPECIAL WARRANTY OF TITLE INCLUDED HEREIN AND THE LIMITED WARRANTIES AND REPRESENTATIONS CONTAINED IN THE CONTRACT OF SALE AND PURCHASE BY AND BETWEEN GRANTOR AND GRANTEE, THE SALE OF THE PROPERTY IS WITHOUT ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, AGREEMENT, STATEMENT OR EXPRESSION OF OPINION (OR LACK THEREOF) OF OR WITH RESPECT TO: (I) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (II) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (III) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ARCHEOLOGICAL OR HISTORIC SITE, CEMETERY, BURIAL GROUND, ENDANGERED SPECIES HABITAT, OR OTHER SUCH CONDITION WHICH MAY AFFECT THE PROPERTY; (IV) AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION OR COMPOSITION OF THE PROPERTY; (V) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (IV) ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES BY GRANTOR WHATSOEVER. GRANTEE HAS MADE ITS OWN PHYSICAL INSPECTION OF THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY FOR GRANTEE'S INTENDED USE. GRANTOR MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE NATURE OR QUANTITY OF THE INTERESTS THEY OWN IN ANY OIL, GAS AND OTHER MINERALS. AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. **TO THE EXTENT PERMITTED BY TEXAS LAW, GRANTEE INDEMNIFIES, HOLDS**

HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVES. TO THE EXTENT PERMITTED BY TEXAS LAW, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. TO THE EXTENT PERMITTED BY TEXAS LAW, GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs, beneficiaries, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

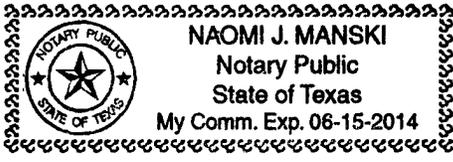
CITY OF SEGUIN, TEXAS

By: 
Douglas G. Faseler
Title: City Manager
Authorized Representative of the City of Seguin

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF GUADALUPE §

BEFORE ME, a Notary Public, on this day personally appeared Douglas G. Faseler, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the City Manager of the City of Seguin; that he was authorized to execute such instrument pursuant to a resolution of the City Council adopted on December 20, 2011; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th
day of December, 2011.



Naomi J. Manski
Notary Public, State of Texas

Return to Grantee's Address:
BOARD OF TRUSTEES OF THE SEGUIN INDEPENDENT SCHOOL DISTRICT
Attn: Superintendent of Schools
1221 E. Kingsbury Street
Seguin, Texas 78155

EXHIBIT "A"

5/27/92 275

Attest the City of Seguin

Know all men by these presents that we the undersigned of the County of Guadalupe State of Texas for and in consideration of the sum of Two Thousand (\$2000) Dollars paid to us by the City of Seguin, the receipt whereof is hereby acknowledged, have granted, sold and conveyed unto the said City of Seguin of the County of Guadalupe and State of Texas to be used as a Building site for a Public Free School building, all that certain lot or parcel of land described as follows: to-wit: situated in Guadalupe County Texas, being four (4) acres of land in lot No. 4 (four) on Block No. 2 (two) of the Farming and Livestock Co. Lots of said Town of Seguin, said lot (4) is a square lot laid off on a square, and the South West corner of said four acres to be at a point 270 (two hundred and seventy) feet East of Austin Street and thirty five (35) feet of the South line of said lot 4 - the line of the four acres herein conveyed to be parallel with the line of said lot - that is the Farming lot of which said four acres are a part.

Also the streets marked on the plot here attached of the subdivision of lot 3 & 4 of the Farming or Twelve acre lots of said town for the use of the Public as Public thoroughfares said streets to be opened on or before the first day of January 1892, except the City of Seguin shall have access to the four acres of land herein conveyed at once for the purpose of erecting a college building, etc and for the purpose of placing dirt from the excavation on Hartweg Street South of the College site.

To have and to hold, the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Seguin forever and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and defend, all and singular, the said premises unto the said City of Seguin, against any person or persons who may lawfully claim or to claim the same or any part thereof.

Witness our hands at Seguin this 15th day of June A.D. 1892

J B DeBull
 L E Tipp
 P D Bowell
 J I Harris
 P J Burger
 C F Schulte
 H Wenzel

The State of Texas, Guadalupe County
 Before me A. E. Wilson County Clerk of Guadalupe County, on this
 day personally appeared J. B. Daboll, J. J. Harris, J. J. Burgoon, C. D. Dehelly, H.
 Kingdom, C. E. Lips, P. H. Baywill known to me to be the persons whose names
 are subscribed to the foregoing instrument, and acknowledge to me that
 they executed the same for the purposes and consideration therein expressed
 Given under my hand and Seal of Office
 This 15th day of June A. D. 1892.

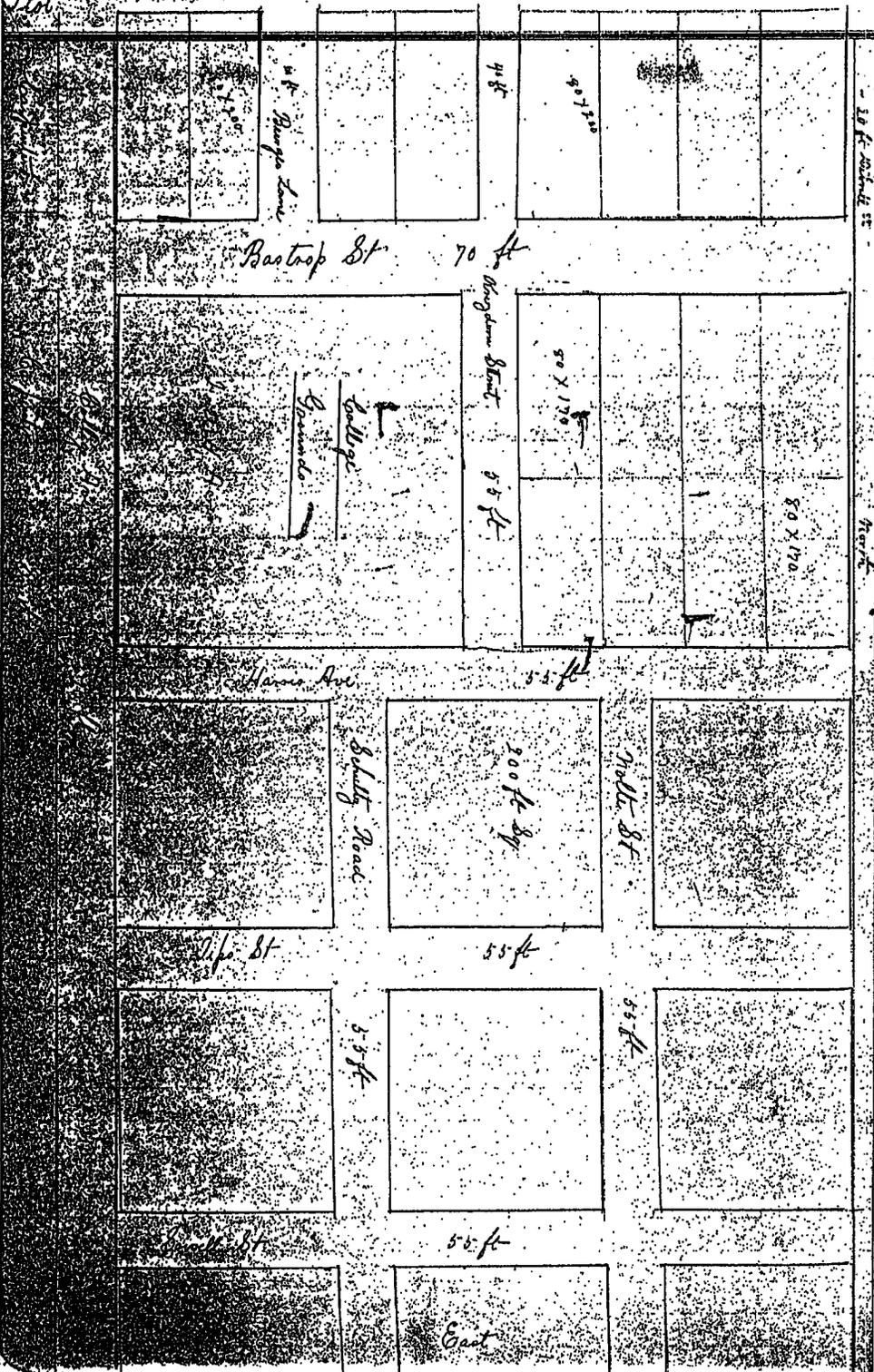


A. E. Wilson
 Clerk of Guadalupe County

Filed for Record at 11 o'clock A. M. on the 17 day of June 1892
 Recorded on the 24 day of June 1892
 A. E. Wilson
 C. C. G. C.

{Over}

Plot



Bartrap St 70 ft

Harmon Ave 55 ft

Dipe St 55 ft

East 50 ft

Belt Road

North St

55 ft

55 ft

East

Belt Road

90 ft

90 ft

Madison Street 55 ft

50 x 170

50 x 170

College

Granade

North St

North

Filed for Record at 11 o'clock A.M. on the 17th day of June 1892
Recorded on the 24 day of June 1892

A. E. Wilson
C. C. G. Co.

J. B. Oibrell
et. al.
Contract to
City of Seguin
The State of Texas
County of Guadalupe
We the undersigned do hereby obligate
ourselves to cure the defect in the title to the four acres this day sold
to the City of Seguin for a site for a public Free school, which is thought
to exist in the chain of title from Wm Graves and Ireland Grant
to John Ireland and Ireland to ourselves and to secure a release
from John Ireland to the streets mentioned in our deed, and cure
all other defects which might be found in the title to the city and
marked on the plot as well as the two streets extending South of
Bastrop Street. And We obligate ourselves to the specified per-
formance of this contract under penalty of full consequent damages
resulting to the city by a failure thereof on our part.
Witness our hands this 15th day of June A.D. 1892

- J. B. Oibrell
- J. F. Harris
- J. H. Kingdon
- P. J. Bungie
- C. F. Schultz
- P. S. Sewell

The State of Texas
County of Guadalupe
Before me A. E. Wilson C. C. G. Co.
agent for Guadalupe County Texas on this day personally
appeared J. B. Oibrell, J. F. Harris, P. J. Bungie, C. F. Schultz, J. H. Kingdon
and P. S. Sewell known to me to be the persons whose names
are subscribed to the foregoing instrument and acknowledged to me
that they executed the same for the purposes and consideration
therein expressed.



Given under my hand and seal of office
at Seguin this 15th day of June 1892

A. E. Wilson C. C. G. Co.

Guadalupe County Texas

Filed for Record on the 17 day of June 1892
Recorded on the 24 day of June 1892

A. E. Wilson C. C. G. Co.

5/274

M. J. Carpenter
& Wife
Died by
City of

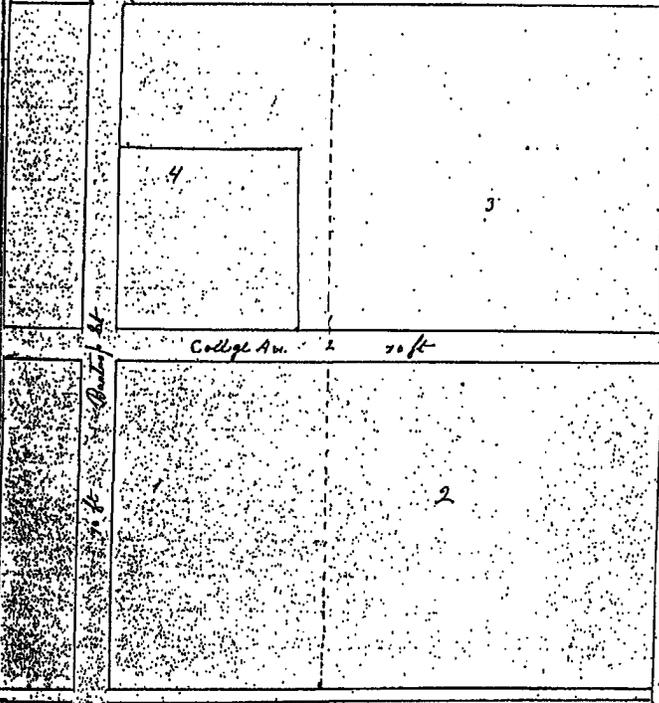
State of Texas
Guadalupe County
Know all men by these presents - that I
Matilda J. Carpenter, joined by my husband, E. S. Carpenter, owners of lots
One (1) and (2) Sec. 2, Block (2) City of the farming or timber acre lots
of the Town of Seguin, (hereby dedicate, give, grant and convey to the
City of Seguin) the Street delineated on the annexed plat, known
as and marked Bastrop Street, to be used for a street or public
through fare for the public forever, and we hereby authorize the said
plot to be recorded as evidence of our intentions and of the width
specified on said plot, conditioned only that said Corporation of
Seguin shall cause to be placed on said Bastrop Street all the
obstacles between the street marked College Avenue on said plot & the
Alley running East & West directly in front of the Methodist
Church, also on the Alley between Austin Street & Bastrop Street
on the South side of said lot (2) B 2 - all the dirt, gravel
etc. abated on or extending for the Public School Building
except what may be necessary to be used on the grounds or
in the march of said dirt, gravel etc as the Street Commissioners
of Seguin may deem necessary to put said Street in good
condition

Witness our hands this 15th day of June A.D. 1892
M. J. Carpenter
E. S. Carpenter

State of Texas
County of Guadalupe
Before me J. E. Wilson Clerk of the
County Court of Guadalupe County on this day personally appeared
M. J. Carpenter to me well known to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that
she executed the same for the purpose and consideration therein
expressed, also on this day personally appeared M. J. Carpenter
the wife of E. S. Carpenter known to me to be the person whose name
is subscribed to the foregoing instrument and having been examined
separately and apart from her husband and having then
freely explained to my ear, the said M. J. Carpenter acknowledges
the instrument to be her act and deed, and declares that she had
voluntarily signed the same for the purpose and consideration therein
expressed and that she did not wish to retract it

Given under my hand and seal of office
this 15th day of June A.D. 1892
J. E. Wilson County Clerk Guadalupe
County Texas

Map of Farming lots 1-2-3-4 Block 2 -
City of Beguin
Black marks show lines between the lots



Filed for Record at 11 o'clock a.m. on the 17th day of June 1892
Recorded on the 24 day of June 1892
A. E. Wilcox
C. C. G. Co.

Know all Men by these Presents
I, *[Signature]* of the County of Guadalupe, in the
State of Texas, for and in consideration of the sum of One
Hundred (\$100) Dollars, to me paid by *[Signature]* the
receipt of which is hereby acknowledged, have granted, sold
conveyed and by these presents do grant, sell
convey and confirm unto the said *[Signature]* of the County
of Guadalupe, all that certain *[Signature]*

FILED FOR RECORD

12 JAN -4 PM 2:59

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

[Signature]

STATE OF TEXAS
COUNTY OF GUADALUPE
I certify this instrument was FILED on the
date and at the time stamped thereon and
was duly recorded in the Official Public
Records of Guadalupe County, Texas.



Teresa Kiel
TERESA KIEL
Guadalupe County Clerk

Seguin Title Co
034251STC DR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Deed of Trust

Date: June 1, 2022

Grantor: JASON LAWSON HOWELL, a single person

Grantor's Mailing Address:

JASON LAWSON HOWELL
562 S. Highway 123 Bypass #270
Seguin, Texas 78155

Trustee: J.M. RANKIN, III

Trustee's Mailing Address:

P.O. Box 1940
Gonzales, Texas 78629

Lender: SAGE CAPITAL BANK

Lender's Mailing Address:

P.O. Box 1940
Gonzales, Texas 78629

Obligation

Note:

Date: June 1, 2022

Original principal amount: \$525,000.00

Borrower: JASON LAWSON HOWELL

Lender: SAGE CAPITAL BANK

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Other Exceptions to Conveyance and Warranty:

All reservations, restrictions, rights-of-way, easements and other matters of record.

A. Granting Clause

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

B. Grantor's Obligations

B.1. Grantor agrees to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and as to property loss, that are payable to Lender under policies containing standard mortgage clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and again at least ten days before the expiration of the Required Insurance Coverages.

B.2 Grantor agrees to-

- a. keep the Property in good repair and condition;
- b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;
- c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
- d. obey all laws, ordinances, and restrictive covenants applicable to the Property;
- e. keep any buildings occupied as required by the Required Insurance Coverages;
- f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
- g. notify Lender of any change of address.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

C.6. COLLATERAL PROTECTION INSURANCE NOTICE

In accordance with the provisions of Section 307.052(a) of the Texas Finance Code, the Beneficiary hereby notifies the Grantor as follows:

(A) the Grantor is required to:

- (i) keep the collateral insured against damage in the amount the Lender specifies;**
- (ii) purchase the insurance from an insurer that is authorized to do business in the state of Texas or an eligible surplus lines insurer; and**
- (iii) name the Lender as the persons to be paid under the policy in the event of a loss;**

(B) the Grantor must, if required by the Lender, deliver to the Lender a copy of the policy and proof of the payment of premiums; and

(C) if the Grantor fails to meet any requirement listed in Paragraph (A) or (B), the Lender may obtain collateral protection insurance on behalf of the Grantor at the Grantor's expense.

C.7. If a default exists in payment of the Obligation or performance of Grantor obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may-

- a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
- b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;
- c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
- d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.8. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order-

- a. expenses of foreclosure, including a reasonable commission to Trustee;
- b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

E. General Provisions

E.1. Grantor agrees to (a) keep at Grantor's address, or such other place as Lender may approve, accounts and records reflecting the operation of the Property and copies of all written contracts, leases, and other instruments that affect the Property; (b) prepare financial accounting records in compliance with generally accepted accounting principles consistently applied; and (c), at Lender's request from time to time, permit Lender to examine and make copies of such books, records, contracts, leases, and other instruments at any reasonable time.

E.2. Grantor agrees to deliver to Lender, at Lender's request from time to time, internally prepared financial statements of Grantor and each guarantor of the Note prepared in accordance with generally accepted accounting principles consistently applied, in detail reasonably satisfactory to Lender and certified to be true and correct by Grantor.

E.3. If Lender orders an appraisal of the Property while a default exists or to comply with legal requirements affecting Lender, Grantor, at Lender's request, agrees to reimburse Lender for the cost of any such appraisal. If Grantor fails to reimburse Lender for any such appraisal within ten days of Lender's request, that failure is a default under this deed of trust.

E.4. Grantor agrees to execute, acknowledge, and deliver to Lender any document requested by Lender, at Lender's request from time to time, to (a) correct any defect, error, omission, or ambiguity in this deed of trust or in any other document executed in connection with the Note or this deed of trust; (b) comply with Grantor's obligations under this deed of trust and other documents; (c) subject to and perfect the liens and security interests of this deed of trust and other documents any property intended to be covered thereby; and (d) protect, perfect, or preserve the liens and the security interests of this deed of trust and other documents against third persons or make any recordings, file any notices, or obtain any consents requested by Lender in connection therewith. Grantor agrees to pay all costs of the foregoing.

E.5. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor does not, Grantor will be a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

E.6. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.7. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.8. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

E.9. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

E.10. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

E.11. Grantor collaterally assigns to Lender all present and future rent from the Property and its proceeds. Grantor warrants the validity and enforceability of the assignment. Grantor will apply all rent to payment of the Obligation and performance of this deed of trust, but if the rent exceeds the amount due with respect to the Obligation and the deed of trust, Grantor may retain the excess. If a default exists in payment of the Obligation or performance of this deed of trust, Lender may exercise Lender's rights with respect to rent under the Texas Property Code as then in effect. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent collected under this paragraph as required by the Texas Property Code as then in effect. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies.

E.12. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

E.13. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

E.14. When the context requires, singular nouns and pronouns include the plural.

E.15. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

E.16. Grantor warrants to Lender and agrees that the proceeds of the Note will be used primarily for business or commercial purposes and not primarily for personal, family, or household purposes.

E.17. Grantor will furnish to Lender or other holder of the Note annually, before taxes become delinquent, copies of tax receipts showing that all taxes on the Property have been paid. Grantor will annually furnish to Lender or other holder of the Note evidence of current paid-up insurance naming Lender or other holder of the Note as an insured.

E.18. If the Property is transferred by foreclosure, the transferee will acquire title to all insurance policies on the Property, including all paid but unearned premiums.

E.19. Grantor agrees to allow Lender or Lender's agents to enter the Property at reasonable times and inspect it and any personal property in which Lender is granted a security interest by this deed of trust.

E.20. If all or any part of the Property is sold, transferred, or conveyed without the prior written consent of Lender or other holder of the Note, Lender or other holder of the Note may, at its sole option, declare the outstanding principal balance of the Note plus accrued interest immediately due and payable. Lender or other holder of the Note has no obligation to consent to any such sale or conveyance of the Property, and Lender or other holder

of the Note is entitled to condition any consent on a change in the interest rate that will thereafter apply to the Note and any other change in the terms of the Note or Deed of Trust that Lender or other holder of the Note in its sole discretion deems appropriate. A lease for a period longer than three years, a lease with an option to purchase, or a contract for deed will be deemed to be a sale, transfer, or conveyance of the Property for purposes of this provision. Any deed under threat or order of condemnation, any conveyance solely between makers, and the passage of title by reason of death of a maker or by operation of law will not be construed as a sale or conveyance of the Property. The creation of a subordinate lien without the consent of Lender or other holder of the Note will be construed as a sale or conveyance of the Property, but any subsequent sale under a subordinate lien to which Lender or other holder of the Note has consented will not be construed as a sale or conveyance of the Property.

E.21. Grantor agrees not to grant any lien or security interest in the Property or to permit any junior encumbrance to be recorded or any claim to otherwise become an encumbrance against the Property. If an involuntary encumbrance is filed against the Property, Grantor agrees, within thirty days, to either remove the involuntary encumbrance or provide a bond acceptable to Lender against the involuntary encumbrance.

E.22. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

E.23. If Grantor and Borrower are not the same person, the term *Grantor* includes Borrower.

E.24. Grantor and each surety, endorser, and guarantor of the Obligation waive, to the extent permitted by law, all (a) demand for payment, (b) presentation for payment, (c) notice of intention to accelerate maturity, (d) notice of acceleration of maturity, (e) protest, and (f) notice of protest.

E.25. Grantor will have full recourse liability for repayment of the principal and interest of the Note and the performance of all covenants and agreements of Grantor in this Deed of Trust.

E.26. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if an attorney is retained for its enforcement.

E.27. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

E.28. The term Lender includes any mortgage servicer for Lender.

E.29. Grantor hereby grants Lender a right of first refusal with respect to Grantor's power to authorize any third party (other than Lender pursuant to its rights as set forth in this instrument) to pay ad valorem taxes on the Property and authorize a taxing entity to transfer its tax lien on the Property to that third party. Grantor's authorization to any third party (other than Lender) to pay the ad valorem taxes and receive transfer of a taxing entity's lien for ad valorem taxes shall be null and void and of no force and effect unless Lender, within ten days after receiving written notice from Grantor, fails to pay the ad valorem taxes pursuant to Lender's rights as set forth in this instrument.

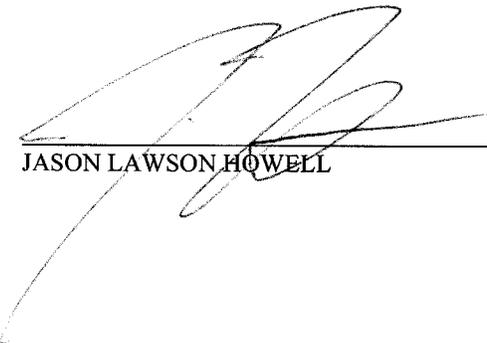
E.30. Grantor releases and discharges Lender from any and all claims and causes of action (including without limitation, claims of fraud, duress, mistake, tortious interference, usury, violation of the Texas Deceptive Trade Practices Act or control), whether known or unknown now existing or hereafter arising, including without limitation any usury claims, that have at any time been owned or that are hereafter owned, by Maker (other than claims for funds, if any, now on deposit with Lender) and that arise out of any one or more circumstances or events that occurred prior to the Effective Date or that date on which this Agreement is signed by Grantor, whichever is later, and arise from, are related to, or are connected with, directly or indirectly, the Loan.

E.31. Grantor covenants and agrees to deliver to Lender financial information in a form and substances approved by Beneficiary, on the date or dates signed by Beneficiary.

E.32. The Deed of Trust shall also secure all extensions, amendments, modifications, or alterations of the secured obligation including amendments, modifications or alterations that increase the amount of the secured obligation or the interest rate on the secured obligation.

E.33. Grantor represents that this deed of trust and the Note are given for the following purposes:

The debt evidenced by the Note is in part payment of the purchase price of the Property; the debt is secured by this deed of trust and by a vendor's lien on the Property, which is expressly retained in a deed to Grantor of even date. The vendor's lien is transferred to Lender by the deed. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose either of the liens without waiving the other or may foreclose both.



JASON LAWSON HOWELL

STATE OF TEXAS)
COUNTY OF Guadalupe

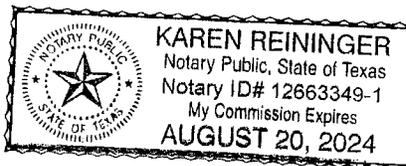
This instrument was acknowledged before me on June 1st, 2022, by JASON LAWSON HOWELL.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

NORMAN L BURNS
P.O. Box 827
Gonzales, Texas 8629
Tel: (830) 672-9511
Fax: (830) 672-7638



AFTER RECORDING RETURN TO:

SAGE CAPITAL BANK
P.O. Box 1940
Gonzales, Texas 78629

EXHIBIT "A"

Page 1 of 1

Field notes describing a 4.00 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being a portion of Lot 4, Block 2, Farming Lots of the town of Seguin, plat recorded in Volume A, Page 158, Deed Records, Guadalupe County, Texas and being that tract of land conveyed to Board of Trustees of Seguin Independent School District, by deed recorded in Volume 3077, Page 660, Official Records, Guadalupe County, Texas, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set at the intersection of the west right-of-way line of N. Milam St. and the north right-of-way line of E. College St. for the southeast corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, S 89° 24' 20" W, 417.50 feet with the north right-of-way line of E. College St. and the south line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the east right-of-way line of N. River St. and the north right-of-way line of E. College St. for the southwest corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, N 00° 00' 00" E, 417.50 feet with the east right-of-way line of N. River St. and the west line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the south right-of-way line of E. Krezdorn St. and the east right-of-way line of N. River St. for the northwest corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, N 89° 24' 20" E, 417.50 feet with the south right-of-way line of E. Krezdorn St. and the north line of the Board of Trustees of Seguin Independent School District tract, to an iron pin set at the intersection of the west right-of-way line of N. Milam St. and the south right-of-way line of E. Krezdorn St. for the northeast corner of the Board of Trustees of Seguin Independent School District tract and the herein described tract.

Thence, S 00° 00' 00" E, 417.50 feet with the west right-of-way line of N. Milam St. and the east line of the Board of Trustees of Seguin Independent School District tract to the **Place of Beginning** and containing 4.00 acre of land according to a survey made on the ground on November 9, 2021, by Tri-County Surveying Inc.

202299017474

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
06/02/2022 01:09:21 PM PAGES: 8 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel