

📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
📍 TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
0.428 ACRES
ROW ACQUISITION

BEING A 0.428 ACRE TRACT SITUATED IN THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 71.53 ACRE TRACT CONVEYED TO AWK ENTERPRISES LLC BY DEED OF RECORD IN DOCUMENT NO. 2017001876 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND DESCRIBED IN VOLUME 1129, PAGE 337 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 0.428 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TXDOT TYPE 2 MONUMENT (GRID COORDINATES N-13769700.58 E-2282448.77) IN THE NORTHERLY LINE OF SAID 71.53 ACRE TRACT, COMMON WITH THE SOUTHEASTERLY RIGHT OF WAY RETURN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD AND THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 46, FOR THE NORTHWESTERLY CORNER OF SAID 71.53 ACRE TRACT AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, N 89° 32' 29" E, ALONG THE COMMON LINE OF RUDELOFF ROAD AND SAID 71.53 ACRE TRACT, A DISTANCE OF 480.25 FEET TO THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, INTO AND ACROSS SAID 71.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 37° 44' 16" E, A DISTANCE OF 51.53 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, FOR THE SOUTHEASTERLY CORNER HEREOF;

S 89° 32' 29" W, A DISTANCE OF 428.20 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, SITUATED IN THE WESTERLY LINE OF SAID 71.53 ACRE TRACT, COMMON WITH THE SOUTHEASTERLY RIGHT OF WAY RETURN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD AND THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 46, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N 26° 29' 02" E, ALONG THE COMMON LINE OF SAID 71.53 ACRE TRACT AND SAID SOUTHEASTERLY RIGHT OF WAY RETURN AT THE INTERSECTION OF RUDELOFF ROAD AND HIGHWAY 46, A DISTANCE OF 45.99 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.428 ACRES OF LAND MORE OR LESS.



I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPELS FIRM NO. 10044200

Melissa T. Hinton 10/2/2020
MELISSA T. HINTON DATE
R.P.L.S. #6521 STATE OF TEXAS



LEGAL DESCRIPTION

OF A 0.428 ACRE TRACT SITUATED IN THE J.D.
CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
71.53 ACRE TRACT CONVEYED TO AWK ENTERPRISES
LLC BY DEED OF RECORD IN DOCUMENT NO.
2017001876 OF THE OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS AND DESCRIBED IN
VOLUME 1129, PAGE 337 OF THE DEED RECORDS OF
GUADALUPE COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- CM CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- 1/2" IRON ROD SET WITH YELLOW
CAP "SHERWOOD SURVEYING"



SCALE (FEET)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'29" E	480.25'
L2	S 37°44'16" E	51.53'
L3	S 89°32'29" W	428.20'
L4	N 26°29'02" E	45.99'



GUADALUPE COUNTY PARCEL LINES
PER TNRIS -GIS DATA

P.O.B.
N:13769700.58
E:2282448.77
(GRID)

RUDELOFF RD

TXDOT TYPE 2
MONUMENT

L3

L2

TXDOT
TYPE 2
MONUMENT

ROW ACQUISITION
0.428 ACRES
(18,623 SQ. FT.)

J.D. CLEMENTS SURVEY NO. 18

A-11

GUADALUPE COUNTY PARCEL LINES
PER TNRIS -GIS DATA

HIGHWAY 46

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT
ADDITIONAL RESEARCH TO DETERMINE IF OTHER
MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS
PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR
OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 02/20/2018

REV. 10-2-2020 MTH
REV. 8-27-2020 MTH



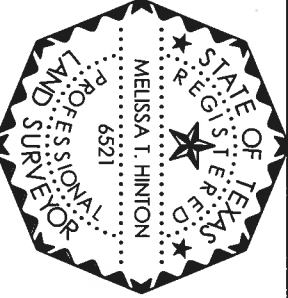
**SHERWOOD
SURVEYING & S.U.E.**

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 982 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 07/31/2020

DRAWN BY: MH

PROJECT NO. 188GENG001



SURVEYORS CERTIFICATE

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION
NUMBER 6521, HEREBY STATE THAT DURING THE MONTH
OF FEBRUARY, 2018, A SURVEY OF THE REAL PROPERTY
SHOWN HEREON WAS MADE UPON THE GROUND
UNDER MY DIRECTION AND SUPERVISION.

Melissa T. Hinton 10/2/2020
MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521