

**Metes and Bounds Description
of a 15' Permanent Easement
Guadalupe County, Texas**

Being a 15' Permanent Easement containing 0.4211 acres (18,343 square feet) of land situated in the John Sowell Survey No. 16, Abstract 35, Guadalupe County, Texas, out of 42.68 acres as described by deed recorded in Volume 3022, Page 691, Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "MAESTAS EASEMENT" set on the north boundary line of the remainder of a 104 acre tract as described by deed recorded in Volume 12, Page 7, Official Public Records of Guadalupe County, Texas, and the south boundary line of said 42.68 acre tract, for the southeast corner of the easement described herein, from which a 1/2-inch iron rod found at the southeast corner of said 42.68 acre tract bears North 88°43'27" East, a distance of 1,196.00 feet;

THENCE South 89°07'30" West, coincident with the north boundary line of said 104 acre tract and the south boundary line of said 42.68 acre tract, a distance of 15.02 feet to the southwest corner of an existing 50' Permanent Easement as described by deed recorded in Volume 826, Page 920, Official Public Records of Guadalupe County, Texas, for the southwest corner of the easement described herein;

THENCE coincident with the east line of said 50' Permanent Easement, over and across said 42.68 acre tract the following courses and distances:

North 04°08'47" West, a distance of 168.11 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 824.98 feet, a delta angle of 12°34'15", and an arc length of 181.00 feet, with a chord bearing of North 10°25'24" West, a distance of 180.64 feet to the point of tangency;

North 16°42'47" West, a distance of 829.12 feet to an angle point;

North 51°50'47" West, a distance of 47.00 feet to a point on the south boundary line of a 28.2 acre tract as described by deed recorded in Volume 473, Page 690, Official Public Records of Guadalupe County, Texas, and the north boundary line of said 42.68 acre tract, at the northeast corner of said 50' Permanent Easement, for the northwest corner of the easement described herein;

THENCE North 88°49'30" East, coincident with the south boundary line of said 28.2 acre tract and the north boundary line of said 42.68 acre tract, a distance of 23.67 feet to a 1/2-inch iron rod with cap stamped "MAESTAS EASEMENT" set at the northeast corner of the easement described herein, from which a 1/2-inch iron rod found at the northeast corner of said 42.68 acre tract bears North 88°44'19" East, a distance of 1,493.19 feet;

THENCE over and across said 42.68 acres the following courses and distances:

South 51°50'47" East, a distance of 33.44 feet to a 1/2-inch iron rod with cap stamped "MAESTAS EASEMENT" set at an angle point;

South 16°42'47" East, a distance of 833.87 feet to a 1/2-inch iron rod with cap stamped "MAESTAS EASEMENT" set at the point of curvature of a curve to the right;

Along said curve to the right having a radius of 839.97 feet, a delta angle of 12°34'15", and an arc length of 184.29 feet, with a chord bearing of South 10°25'24" East, a distance of 183.92 feet to a 1/2-inch iron rod with cap stamped "MAESTAS EASEMENT" set at the point of tangency;

South 04°08'47" East, a distance of 168.97 feet to the POINT OF BEGINNING and containing 0.4211 acres, or 18,343 square feet, of land.

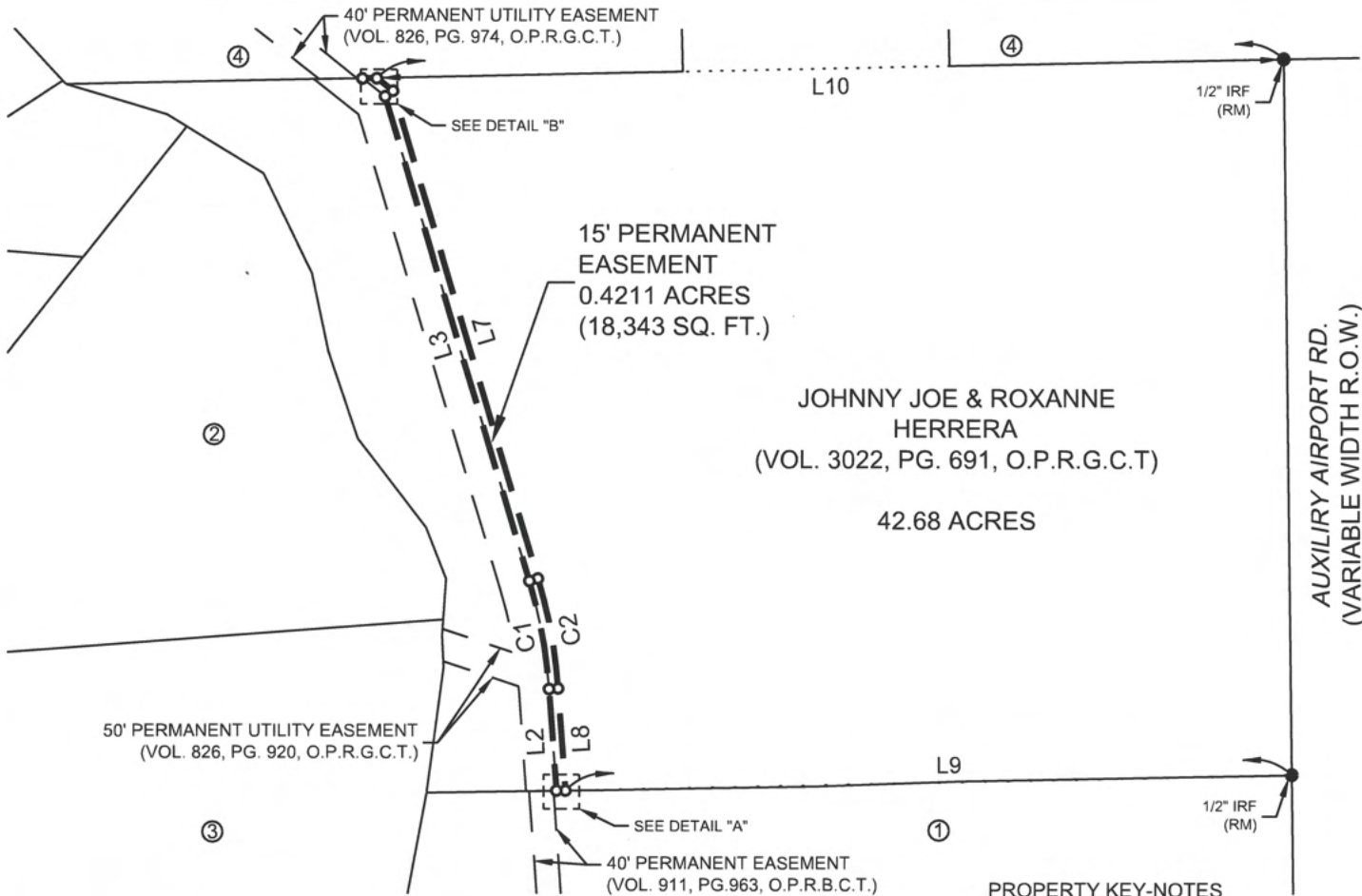
Basis of bearings is the Texas State Plane Coordinate System, NAD 83, South Central (4204). All distances referenced herein are surface values derived by using a surface adjustment factor of 1.00015. A survey plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on September 4, 2025, and substantially complies with the current Texas Society of Professional Surveyors standards and specifications.



Keith C. Keppler
Registered Professional Land Surveyor
Texas No. 6271





CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	181.00'	824.98'	12°34'15"	N10° 25' 24"W	180.64'
C2	184.29'	839.97'	12°34'15"	S10° 25' 24"E	183.92'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89° 07' 30"W	15.02'
L2	N04° 08' 47"W	168.11'
L3	N16° 42' 47"W	829.12'
L4	N51° 50' 47"W	47.00'
L5	N88° 49' 30"E	23.67'
L6	S51° 50' 47"E	33.44'
L7	S16° 42' 47"E	833.87'
L8	S04° 08' 47"E	168.97'
L9	N88° 43' 27"E	1196.00'
L10	N88° 44' 19"E	1493.19'

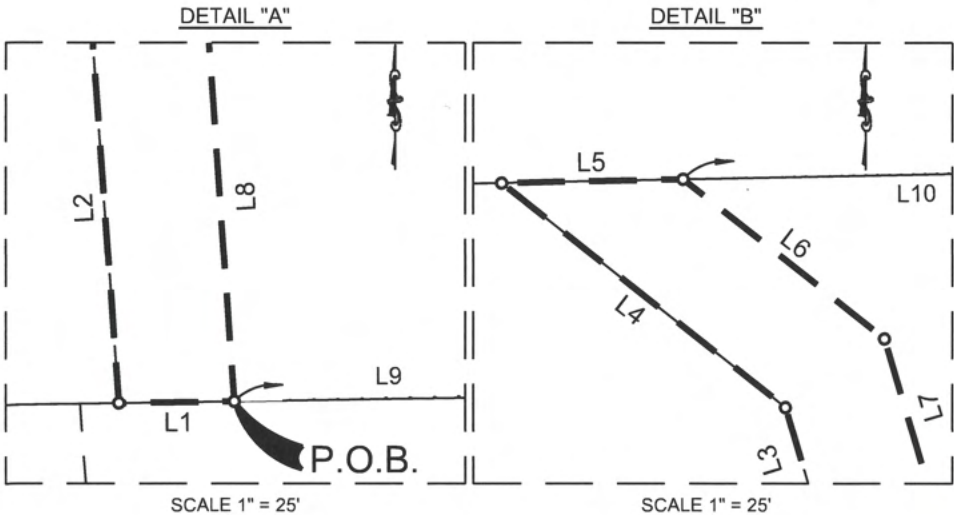
SCALE 1" = 300'

LEGEND

- IRF = IRON ROD FOUND
- IRSC = IRON ROD SET WITH CAP STAMPED "MAESTAS EASEMENT"
- RM = RECORD MONUMENT
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R.G.C.T. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING

GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
- SURVEY WAS COMPLETED ON SEPTEMBER 4, 2025.
- ALL CORNERS ARE 1/2-INCH IRON RODS WITH GREEN CAP STAMPED "MAESTAS EASEMENT" UNLESS SPECIFIED OTHERWISE



PROPERTY KEY-NOTES

- ① = WALKER C E EST (VOL. 12, PG. 7, O.P.R.G.C.T.) REMAINDER OF 104 ACRES
- ② = OAK CREEK PROPERTY OWNERS ASSOCIATION, INC. (VOL. 2890, PG. 483, O.P.R.G.C.T.) LOT 48A, OAK CREEK SUBDIVISION (VOL. 7, PG. 471, M.P.R.G.C.T.)
- ③ = DAVID W. DOUGHERTY FAMILY LIMITED PARTNERSHIP (DOC.NO. 2014019787, O.P.R.G.C.T.) 126.089 ACRES
- ④ = TREVINO JUAN G & JANIE ESTATE OF (VOL. 473, PG. 690, O.P.R.G.C.T.) 28.2 ACRES

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

Keith C. Keppler 1/7/2026
KEITH C. KEPPLER, RPLS TEXAS NO. 6271



MAESTAS 8122 DATAPoint DR., STE. 840
SAN ANTONIO, TX 78229
(210) 366-1988
TBPE No.: F-333 TBPLS No.: 10194506

15' PERMANENT EASEMENT
BEING 0.4211 ACRES
OUT OF 42.68 ACRES
VOLUME 3022, PAGE 691

OFFICIAL PUBLIC RECORDS OF GUADALUPE
COUNTY, TEXAS
AUXILIARY AIRPORT ROAD, SEGUIN, TX 78155

SCALE 1" = 300'	PROJECT NO.: M497	DATE: 2025-09-30
DRAWN BY: JCJ	CHECKED BY: KCK	SHEET NO.: 3 OF 3

Name: PERMANENT EASEMENT - 0.4211 ACRES

North: 13755510.29' East: 2311901.76'

Segment #1 : Line

Course: S89°07'30"W Length: 15.02'
North: 13755510.06' East: 2311886.74'

Segment #2 : Line

Course: N04°08'47"W Length: 168.11'
North: 13755677.73' East: 2311874.59'

Segment #3 : Curve

Length: 181.00' Radius: 824.98'
Delta: 012°34'15" Tangent: 90.87'
Chord: 180.64' Course: N10°25'24"W
Course In: S85°51'43"W Course Out: N73°17'28"E
RP North: 13755618.20' East: 2311051.76'
End North: 13755855.39' East: 2311841.91'

Segment #4 : Line

Course: N16°42'47"W Length: 829.12'
North: 13756649.48' East: 2311603.47'

Segment #5 : Line

Course: N51°50'47"W Length: 47.00'
North: 13756678.52' East: 2311566.51'

Segment #6 : Line

Course: N88°49'30"E Length: 23.67'
North: 13756679.00' East: 2311590.18'

Segment #7 : Line

Course: S51°50'47"E Length: 33.44'
North: 13756658.35' East: 2311616.47'

Segment #8 : Line

Course: S16°42'47"E Length: 833.87'
North: 13755859.70' East: 2311856.28'

Segment #9 : Curve

Length: 184.29' Radius: 839.97'
Delta: 012°34'15" Tangent: 92.52'
Chord: 183.92' Course: S10°25'24"E
Course In: S73°17'28"W Course Out: N85°51'43"E
RP North: 13755618.20' East: 2311051.77'
End North: 13755678.82' East: 2311889.55'

Segment #10 : Line

Course: S04°08'47"E Length: 168.97'
North: 13755510.29' East: 2311901.77'

Perimeter: 2484.49' Area: 0.4211 Acres
Error Closure: 0.01 Course: N89°40'47"E
Error North: 0.000 East: 0.005

Precision 1: 248376.00

**Metes and Bounds Description
of a Temporary Construction Easement
Guadalupe County, Texas**

Being a temporary construction easement containing 1.1401 acres (49,663 square feet) of land situated in the John Sowell Survey No. 16, Abstract 35, Guadalupe County, Texas, out of 42.68 acres as described by deed recorded in Volume 3022, Page 691, Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING at a point on the east Right-of-Way (R.O.W.) line of Auxiliary Airport Road (variable width R.O.W.) and the east boundary line of said 42.68 acre tract, being the beginning of a curve to the right, for the southmost east corner of the easement described herein, from which a 1/2-inch iron rod found at the southeast corner of said 42.68 acre tract bears South 00°42'30" East, a distance of 196.13 feet;

THENCE over and across said 42.68 acre tract the following courses and distances:

Along said curve to the right having a radius of 160.04 feet, a delta angle of 33°20'43", and an arc length of 93.14 feet, with a chord bearing of South 87°09'54" West a distance of 91.83 feet to the point of tangency;

North 74°29'50" West, a distance of 117.71 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 986.60 feet, a delta angle of 11°47'27", and an arc length of 203.03 feet, with a chord bearing of North 82°01'47" West a distance of 202.67 feet to a point of compound curvature;

Along said curve to the left having a radius of 71.62 feet, a delta angle of 61°42'25", and an arc length of 77.13 feet, with a chord bearing of South 62°44'14" West a distance of 73.46 feet to the point of tangency;

South 24°21'31" West, a distance of 41.69 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 128.33 feet, a delta angle of 55°45'57", and an arc length of 124.90 feet, with a chord bearing of South 60°05'46" West a distance of 120.03 feet to the point of tangency;

North 86°03'35" West, a distance of 97.07 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 146.12 feet, a delta angle of 15°13'35", and an arc length of 38.83 feet, with a chord bearing of South 85°47'51" West a distance of 38.72 feet to the point of tangency;

South 78°01'08" West, a distance of 180.77 feet to an angle point;

South 84°53'45" West, a distance of 79.31 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 65.00 feet, a delta angle of 39°10'54", and an arc length of 44.45 feet, with a chord bearing of North 75°30'49" West, a distance of 43.59 feet to the point tangency;

North 55°55'22" West, a distance of 46.99 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 25.00 feet, a delta angle of 34°33'21", and an arc length of 15.08 feet, with a chord bearing of North 73°12'02" West, a distance of 14.85 feet to the point of tangency;

South 89°31'17" West, a distance of 104.86 feet to a corner of the easement described herein;

South 04°08'47" East, a distance of 146.22 feet to a point on the north boundary line of a remainder of 104 acres as described by deed recorded in Volume 12, Page 7, Official Public Records of Guadalupe County, Texas, and the south boundary line of said 42.68 acre tract, for the southeast corner of the easement described herein;

THENCE South 89°07'30" West, coincident with north boundary line of said 104 acre tract and the south boundary line of said 42.68 acre tract, a distance of 20.03 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at the southeast corner of a proposed 15' Permanent Easement, surveyed this same date, for the southwest corner of the easement described herein;

THENCE coincident with the east line of said proposed permanent easement, over and across said 42.68 acre tract the following courses and distances:

North 04°08'47" West, a distance of 168.97 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at the point of curvature of a curve to the left;

Along said curve to the left having a radius of 839.97 feet, a delta angle of 12°34'15", and an arc length of 184.29 feet, with a chord bearing of North 10°25'24" West, a distance of 183.92 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at the point of tangency;

North 16°42'47" West, a distance of 833.87 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at an angle point;

North 51°50'47" West, a distance of 33.44 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at on the south boundary line of a 28.2 acre tract as described by deed recorded in Volume 473, Page 690, Official Public Records of Guadalupe County, Texas, and the north boundary line of said 42.68 acre tract, being the northeast corner of said proposed permanent easement, for the northwest corner of the easement described herein;

THENCE North 88°49'30" East, coincident with south boundary line of said 28.2 acre tract and the north boundary line of said 42.68 acre tract, a distance of 31.56 feet to the northeast corner of the easement described herein;

THENCE over and across said 42.68 acre tract the following courses and distances:

South 51°50'47" East, a distance of 15.36 feet to an angle point;

South 16°42'47" East, a distance of 840.20 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 859.96 feet, a delta angle of 12°34'15", and an arc length of 188.68 feet, with a chord bearing of South 10°25'25" East a distance of 188.30 feet to the point of tangency;

South 04°08'47" East, a distance of 3.85 feet to a corner of the easement described herein;

North 89°31'17" East, a distance of 106.14 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 45.00 feet, a delta angle of 34°33'21", and an arc length of 27.14 feet, with a chord bearing of South 73°12'02" East, a distance of 26.73 feet to the point of tangency;

South 55°55'22" East, a distance of 46.99 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 45.00 feet, a delta angle of 39°10'54", and an arc length of 30.77 feet, with a chord bearing of South 75°30'49" East, a distance of 30.18 feet to the point of tangency;

North 84°53'45" East, a distance of 78.11 feet to an angle point;

North 78°01'08" East, a distance of 179.59 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 166.12 feet, a delta angle of 15°16'10", and an arc length of 44.27 feet, with a chord bearing of North 85°48'31" East a distance of 44.14 feet to the point of tangency;

South 86°03'35" East, a distance of 96.07 feet to the point of curvature of a curve to the left;

Along said curve to the left having a radius of 108.33 feet, a delta angle of 54°32'34", and an arc length of 103.13 feet, with a chord bearing of North 60°10'48" East a distance of 99.28 feet to the point of tangency;

North 24°21'31" East, a distance of 41.49 feet to the point of curvature of a curve to the right;

Along said curve to the right having a radius of 91.62 feet, a delta angle of 62°24'19", and an arc length of 99.79 feet, with a chord bearing of North 62°12'48" East a distance of 94.93 feet to a point of compound curvature;

Along said curve to the right having a radius of 1,006.60 feet, a delta angle of $11^{\circ}47'34''$, and an arc length of 207.18 feet, with a chord bearing of South $82^{\circ}00'52''$ East, a distance of 206.82 feet to the point of tangency;

South $74^{\circ}29'50''$ East, a distance of 117.69 feet to the point of curvature of a curve to the left;

Along said curve to the left, having a radius of 140.04 feet, a delta angle of $36^{\circ}02'26''$, and an arc length of 88.09 feet, with a chord bearing of North $85^{\circ}42'09''$ East, a distance of 86.64 feet to the point of tangency on the west R.O.W. line of Auxiliary Airport Road and the east boundary line of said 42.68 acres, for the northmost east corner of the easement described herein, from which a 1/2-inch iron rod found at an exterior corner of said 42.68 acre tract bears North $00^{\circ}42'30''$ West, a distance of 957.66 feet;

THENCE South $00^{\circ}42'30''$ East, coincident with the west R.O.W. line of Auxiliary Airport Road and the east boundary line of said 42.68 acres, a distance of 21.30 feet to the POINT OF BEGINNING and containing 1.1401 acres, or 49,663 square feet, of land.

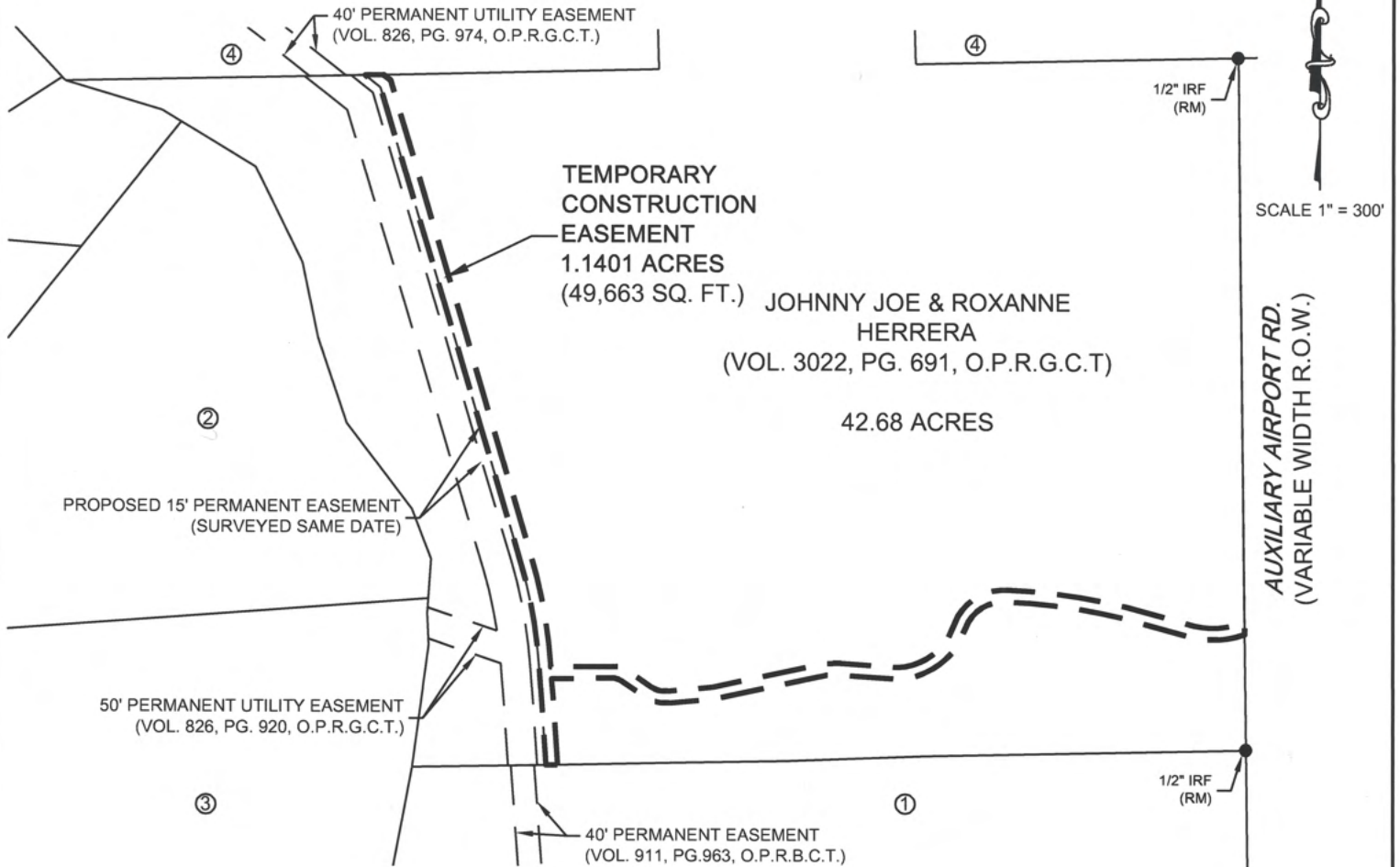
Basis of bearings is the Texas State Plane Coordinate System, NAD 83, South Central (4204). All distances referenced herein are surface values derived by using a surface adjustment factor of 1.00015. A survey plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on October 1, 2025, and substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

 11/7/2026

Keith C. Keppler
Registered Professional Land Surveyor
Texas No. 6271





LEGEND

● IRF = IRON ROD FOUND
 RM = RECORD MONUMENT
 O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
 M.P.R.G.C.T. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING

PROPERTY KEY-NOTES

- ① = WALKER C E EST
 (VOL. 12, PG. 7, O.P.R.G.C.T.)
 REMAINDER OF 104 ACRES
- ② = OAK CREEK PROPERTY OWNERS ASSOCIATION, INC.
 (VOL. 2890, PG. 483, O.P.R.G.C.T.)
 LOT 48A, OAK CREEK SUBDIVISION
 (VOL. 7, PG. 471, M.P.R.G.C.T.)
- ③ = DAVID W. DOUGHERTY FAMILY LIMITED PARTNERSHIP
 (DOC. NO. 2014019787, O.P.R.G.C.T.)
 126.089 ACRES
- ④ = TREVINO JOHNNY G & JANIE ESTATE OF
 (VOL. 473, PG. 690, O.P.R.G.C.T.)
 28.2 ACRES

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
4. SURVEY WAS COMPLETED ON OCTOBER 1, 2025.

MAESTAS 8122 DATAPOINT DR., STE. 840
 SAN ANTONIO, TX 78229
 (210) 366-1988
 TBPE No.: F-333 TBPLS No.: 10194506

TEMPORARY CONSTRUCTION EASEMENT OVERALL

BEING 1.1401 ACRES
 OUT OF 42.68 ACRES
 VOLUME 3022, PAGE 691

OFFICIAL PUBLIC RECORDS OF GUADALUPE
 COUNTY, TEXAS
 AUXILIARY AIRPORT ROAD, SEGUIN, TX 78155

SCALE 1" = 300'	PROJECT NO.: M497	DATE: 2025-12-04
DRAWN BY: JCJ	CHECKED BY: KCK	SHEET NO.: 5 OF 7

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	93.14'	160.04'	33°20'43"	S87° 09' 54"W	91.83'
C2	203.03'	986.60'	11°47'27"	N82° 01' 47"W	202.67'
C3	77.13'	71.62'	61°42'25"	S62° 44' 14"W	73.46'
C4	124.90'	128.33'	55°45'57"	S60° 05' 46"W	120.03'
C5	38.83'	146.12'	15°13'35"	S85° 47' 51"W	38.72'
C12	44.27'	166.12'	15°16'10"	N85° 48' 31"E	44.14'
C13	103.13'	108.33'	54°32'34"	N60° 10' 48"E	99.28'
C14	99.79'	91.62'	62°24'19"	N62° 12' 48"E	94.93'
C15	207.18'	1006.60'	11°47'34"	S82° 00' 52"E	206.82'
C16	88.09'	140.04'	36°02'26"	N85° 42' 09"E	86.64'

JOHNNY JOE & ROXANNE
HERRERA
(VOL. 3022, PG. 691, O.P.R.G.C.T.)

42.68 ACRES

TEMPORARY
CONSTRUCTION
EASEMENT
1.1401 ACRES
(49,663 SQ. FT.)

MATCH LINE A - SEE PG. 7 OF 7

AUXILIARY AIRPORT RD.
(VARIABLE WIDTH R.O.W.)

SCALE 1" = 150'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N74° 29' 50"W	117.71'
L2	S24° 21' 31"W	41.69'
L3	N86° 03' 35"W	97.07'
L4	S78° 01' 08"W	180.77'
L5	S84° 53' 45"W	79.31'
L19	N84° 53' 45"E	78.11'
L20	N78° 01' 08"E	179.59'
L21	S86° 03' 35"E	96.07'
L22	N24° 21' 31"E	41.49'
L23	S74° 29' 50"E	117.69'
L24	S00° 42' 30"E	21.30'
L25	S00° 42' 30"E	196.13'
L26	N00° 42' 30"W	957.66'

LEGEND
● IRF = IRON ROD FOUND
□ CLPT = CALCULATED POINT
RM = RECORD MONUMENT
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
M.P.R.G.C.T. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING

PROPERTY KEY-NOTES
① = WALKER C E EST
(VOL. 12, PG. 7, O.P.R.G.C.T.)
REMAINDER OF 104 ACRES
④ = TREVINO JOHNNY G & JANIE ESTATE OF
(VOL. 473, PG. 690, O.P.R.G.C.T.)
28.2 ACRES

GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
- SURVEY WAS COMPLETED ON OCTOBER 1, 2025.



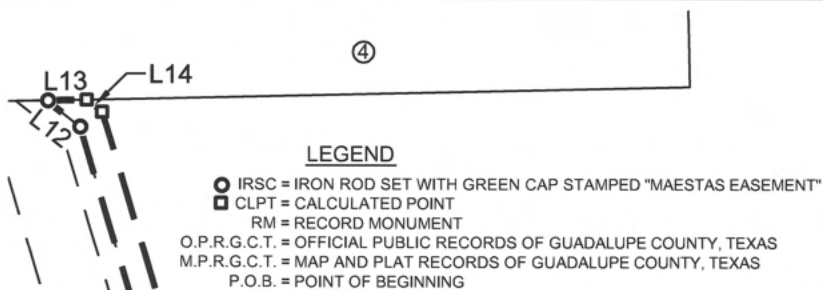
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

Keith C. Keppler 1/7/2026
KEITH C. KEPPLER, RPLS TEXAS NO. 6271

MAESTAS 8122 DATAPOINT DR., STE. 840
SAN ANTONIO, TX 78229
(210) 366-1988
TBPE No.: F-333 TBPLS No.: 10194506

TEMPORARY CONSTRUCTION EASEMENT
BEING 1.1401 ACRES
OUT OF 42.68 ACRES
VOLUME 3022, PAGE 691
OFFICIAL PUBLIC RECORDS OF GUADALUPE
COUNTY, TEXAS
AUXILIARY AIRPORT ROAD, SEGUIN, TX 78155

SCALE 1" = 150'	PROJECT NO.: M497	DATE: 2025-12-04
DRAWN BY: KRA	CHECKED BY: KCK	SHEET NO.: 6 OF 7



SCALE 1" = 150'

JOHNNY JOE & ROXANNE
HERRERA
(VOL. 3022, PG. 691, O.P.R.G.C.T.)

42.68 ACRES

PROPERTY KEY-NOTES

- ① = WALKER C E EST
(VOL. 12, PG. 7, O.P.R.G.C.T.)
REMAINDER OF 104 ACRES
- ② = OAK CREEK PROPERTY OWNERS ASSOCIATION, INC.
(VOL. 2890, PG. 483, O.P.R.G.C.T.)
LOT 48A, OAK CREEK SUBDIVISION
(VOL. 7, PG. 471, M.P.R.G.C.T.)
- ③ = DAVID W. DOUGHERTY FAMILY LIMITED PARTNERSHIP
(DOC.NO. 2014019787, O.P.R.G.C.T.)
126.089 ACRES
- ④ = TREVINO JOHNNY G & JANIE ESTATE OF
(VOL. 473, PG. 690, O.P.R.G.C.T.)
28.2 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L5	S84° 53' 45"W	79.31'
L6	N55° 55' 22"W	46.99'
L7	S89° 31' 17"W	104.86'
L8	S04° 08' 47"E	146.22'
L9	S89° 07' 30"W	20.03'
L10	N04° 08' 47"W	168.97'
L11	N16° 42' 47"W	833.87'
L12	N51° 50' 47"W	33.44'
L13	N88° 49' 30"E	31.56'
L14	S51° 50' 47"E	15.36'
L15	S16° 42' 47"E	840.20'
L16	S04° 08' 47"E	3.85'
L17	N89° 31' 17"E	106.14'
L18	S55° 55' 22"E	46.99'
L19	N84° 53' 45"E	78.11'

PROPOSED 15'
PERMANENT EASEMENT
(SURVEYED SAME DATE)

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	44.45'	65.00'	39°10'54"	N75° 30' 49"W	43.59'
C7	15.08'	25.00'	34°33'21"	N73° 12' 02"W	14.85'
C8	184.29'	839.97'	12°34'15"	N10° 25' 24"W	183.92'
C9	188.68'	859.96'	12°34'15"	S10° 25' 25"E	188.30'
C10	27.14'	45.00'	34°33'21"	S73° 12' 02"E	26.73'
C11	30.77'	45.00'	39°10'54"	S75° 30' 49"E	30.18'

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00015.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
4. SURVEY WAS COMPLETED ON OCTOBER 1, 2025.

MATCH LINE A
SEE PG. 6 OF 7

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



KEITH C. KEPPLER, RPLS

TEXAS NO. 6271

MAESTAS 8122 DATAPOINT DR., STE. 840
SAN ANTONIO, TX 78229
(210) 366-1988
TBPE No.: F-333 TBPLS No.: 10194506

TEMPORARY CONSTRUCTION EASEMENT

BEING 1.1401 ACRES
OUT OF 42.68 ACRES
VOLUME 3022, PAGE 691
OFFICIAL PUBLIC RECORDS OF GUADALUPE
COUNTY, TEXAS
AUXILIARY AIRPORT ROAD, SEGUIN, TX 78155

SCALE 1" = 150'

PROJECT NO.: M497

DATE: 2025-12-04

DRAWN BY: KRA

CHECKED BY: KCK

SHEET NO.: 7 OF 7

Name: 59549 TCE - 1.1401 ACRES

End North: 13755732.97' East: 2313095.09'

Segment #1 : Curve

Length: 93.14' Radius: 160.04'
Delta: 033°20'43" Tangent: 47.93'
Chord: 91.83' Course: S87°09'54"W
Course In: N19°30'27"W Course Out: S13°50'16"W
RP North: 13755883.83' East: 2313041.65'
End North: 13755728.43' East: 2313003.38'

Segment #2 : Line

Course: N74°29'50"W Length: 117.71'
North: 13755759.89' East: 2312889.95'

Segment #3 : Curve

Length: 203.03' Radius: 986.60'
Delta: 011°47'27" Tangent: 101.87'
Chord: 202.67' Course: N82°01'47"W
Course In: S13°51'57"W Course Out: N02°04'30"E
RP North: 13754802.04' East: 2312653.51'
End North: 13755788.00' East: 2312689.24'

Segment #4 : Curve

Length: 77.13' Radius: 71.62'
Delta: 061°42'25" Tangent: 42.78'
Chord: 73.46' Course: S62°44'14"W
Course In: S03°35'27"W Course Out: N58°06'58"W
RP North: 13755716.52' East: 2312684.75'
End North: 13755754.35' East: 2312623.94'

Segment #5 : Line

Course: S24°21'31"W Length: 41.69'
North: 13755716.37' East: 2312606.74'

Segment #6 : Curve

Length: 124.90' Radius: 128.33'
Delta: 055°45'57" Tangent: 67.90'

Chord: 120.03' Course: S60°05'46"W
Course In: N57°47'13"W Course Out: S02°01'15"E
RP North: 13755784.78' East: 2312498.17'
End North: 13755656.53' East: 2312502.69'

Segment #7 : Line

Course: N86°03'35"W Length: 97.07'
North: 13755663.20' East: 2312405.85'

Segment #8 : Curve

Length: 38.83' Radius: 146.12'
Delta: 015°13'35" Tangent: 19.53'
Chord: 38.72' Course: S85°47'51"W
Course In: S03°24'38"W Course Out: N11°48'57"W
RP North: 13755517.34' East: 2312397.16'
End North: 13755660.36' East: 2312367.24'

Segment #9 : Line

Course: S78°01'08"W Length: 180.77'
North: 13755622.83' East: 2312190.40'

Segment #10 : Line

Course: S84°53'45"W Length: 79.31'
North: 13755615.78' East: 2312111.41'

Segment #11 : Curve

Length: 44.45' Radius: 65.00'
Delta: 039°10'54" Tangent: 23.13'
Chord: 43.59' Course: N75°30'49"W
Course In: N05°06'15"W Course Out: S34°04'38"W
RP North: 13755680.52' East: 2312105.63'
End North: 13755626.68' East: 2312069.20'

Segment #12 : Line

Course: N55°55'22"W Length: 46.99'
North: 13755653.01' East: 2312030.28'

Segment #13 : Curve

Length: 15.08' Radius: 25.00'
Delta: 034°33'21" Tangent: 7.78'
Chord: 14.85' Course: N73°12'02"W
Course In: S34°04'38"W Course Out: N00°28'43"W
RP North: 13755632.30' East: 2312016.28'
End North: 13755657.30' East: 2312016.07'

Segment #14 : Line

Course: S89°31'17"W Length: 104.86'
North: 13755656.43' East: 2311911.21'

Segment #15 : Line

Course: S04°08'47"E Length: 146.22'
North: 13755510.59' East: 2311921.78'

Segment #16 : Line

Course: S89°07'30"W Length: 20.03'
North: 13755510.28' East: 2311901.76'

Segment #17 : Line

Course: N04°08'47"W Length: 168.97'
North: 13755678.81' East: 2311889.54'

Segment #18 : Curve

Length: 184.29' Radius: 839.97'
Delta: 012°34'15" Tangent: 92.52'
Chord: 183.92' Course: N10°25'24"W
Course In: S85°51'43"W Course Out: N73°17'28"E
RP North: 13755618.20' East: 2311051.76'
End North: 13755859.70' East: 2311856.26'

Segment #19 : Line

Course: N16°42'47"W Length: 833.87'
North: 13756658.34' East: 2311616.46'

Segment #20 : Line

Course: N51°50'47"W Length: 33.44'
North: 13756679.00' East: 2311590.16'

Segment #21 : Line

Course: N88°49'30"E Length: 31.56'
North: 13756679.65' East: 2311621.72'

Segment #22 : Line

Course: S51°50'47"E Length: 15.36'
North: 13756670.16' East: 2311633.80'

Segment #23 : Line

Course: S16°42'47"E Length: 840.20'
North: 13755865.45' East: 2311875.42'

Segment #24 : Curve

Length: 188.68' Radius: 859.96'
Delta: 012°34'15" Tangent: 94.72'
Chord: 188.30' Course: S10°25'25"E
Course In: S73°17'28"W Course Out: N85°51'43"E
RP North: 13755618.20' East: 2311051.77'
End North: 13755680.26' East: 2311909.49'

Segment #25 : Line

Course: S04°08'47"E Length: 3.85'
North: 13755676.42' East: 2311909.77'

Segment #26 : Line

Course: N89°31'17"E Length: 106.14'
North: 13755677.30' East: 2312015.90'

Segment #27 : Curve

Length: 27.14' Radius: 45.00'
Delta: 034°33'21" Tangent: 14.00'

Chord: 26.73' Course: S73°12'02"E
Course In: S00°28'43"E Course Out: N34°04'38"E
RP North: 13755632.31' East: 2312016.28'
End North: 13755669.58' East: 2312041.49'

Segment #28 : Line

Course: S55°55'22"E Length: 46.99'
North: 13755643.25' East: 2312080.41'

Segment #29 : Curve

Length: 30.77' Radius: 45.00'
Delta: 039°10'54" Tangent: 16.02'
Chord: 30.18' Course: S75°30'49"E
Course In: N34°04'38"E Course Out: S05°06'15"E
RP North: 13755680.52' East: 2312105.63'
End North: 13755635.70' East: 2312109.63'

Segment #30 : Line

Course: N84°53'45"E Length: 78.11'
North: 13755642.65' East: 2312187.43'

Segment #31 : Line

Course: N78°01'08"E Length: 179.59'
North: 13755679.93' East: 2312363.11'

Segment #32 : Curve

Length: 44.27' Radius: 166.12'
Delta: 015°16'10" Tangent: 22.27'
Chord: 44.14' Course: N85°48'31"E
Course In: S11°49'34"E Course Out: N03°26'36"E
RP North: 13755517.34' East: 2312397.16'
End North: 13755683.16' East: 2312407.13'

Segment #33 : Line

Course: S86°03'35"E Length: 96.07'
North: 13755676.56' East: 2312502.98'

Segment #34 : Curve

Length: 103.12' Radius: 108.33'
Delta: 054°32'34" Tangent: 55.85'
Chord: 99.28' Course: N60°10'48"E
Course In: N02°32'55"W Course Out: S57°05'29"E
RP North: 13755784.78' East: 2312498.16'
End North: 13755725.93' East: 2312589.11'

Segment #35 : Line

Course: N24°21'31"E Length: 41.49'
North: 13755763.72' East: 2312606.22'

Segment #36 : Curve

Length: 99.79' Radius: 91.62'
Delta: 062°24'19" Tangent: 55.49'
Chord: 94.93' Course: N62°12'48"E
Course In: S58°59'21"E Course Out: N03°24'58"E
RP North: 13755716.52' East: 2312684.75'
End North: 13755807.98' East: 2312690.21'

Segment #37 : Curve

Length: 207.18' Radius: 1006.60'
Delta: 011°47'34" Tangent: 103.96'
Chord: 206.82' Course: S82°00'52"E
Course In: S02°05'21"W Course Out: N13°52'56"E
RP North: 13754802.05' East: 2312653.51'
End North: 13755779.24' East: 2312895.02'

Segment #38 : Line

Course: S74°29'50"E Length: 117.69'
North: 13755747.79' East: 2313008.43'

Segment #39 : Curve

Length: 88.09' Radius: 140.04'
Delta: 036°02'26" Tangent: 45.56'
Chord: 86.64' Course: N85°42'09"E
Course In: N13°43'22"E Course Out: S22°19'04"E
RP North: 13755883.83' East: 2313041.65'
End North: 13755754.28' East: 2313094.83'

Segment #40 : Line

Course: S00°42'30"E Length: 21.30'
North: 13755732.98' East: 2313095.09'

Perimeter: 5019.19' Area: 1.1401 Acres
Error Closure: 0.01 Course: N34°25'27"W
Error North: 0.007 East: -0.005

Precision 1: 499537.00