



**DESCRIPTION FOR
A 0.1656 OF AN ACRE TRACT
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.1656 of an acre** tract of land situated in the Humphreys Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, and being out of that called 4.724 acre tract of land as conveyed to Ramila Hospitality, LLC and described in Volume 2870, Page 216 in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.1656 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the southwesterly R.O.W. of State Highway 123 (a 220 foot wide R.O.W. at this point) for the southeast corner of said 4.724 acre tract and for the northeast corner of that tract of land as conveyed to Mark C. Carter and described in Volume 982, Page 529 in the O.P.R. and for the southeast corner of the tract described herein;

THENCE: S 89°26'59" W, along and with the southerly line of said 4.724 acre tract and the northerly line of said Carter tract, a distance of **16.92 feet** to the southwest corner of the tract described herein;

THENCE: over and across said 4.724 acre tract, the following two (2) courses:

1. **N 28°07'16" W**, a distance of **307.42 feet** to a calculated point for the beginning of a curve to the left;
2. Along and with the arc of said curve to the **left** having an arc of **173.86 feet**, a radius of **3698.80 feet**, a delta of **02°41'35"** and a chord bears **N 31°43'56" W**, a distance of **173.84 feet** to a calculated point in the northerly line of said 4.724 acre tract, and in the southerly line of that called 0.3865 acre tract as conveyed to Arvindbhai A. Patel and Dhruvi Patel and as described in Volume 3019, Page 776 in the O.P.R. for the northwest corner of the tract described herein;

THENCE: N 89°26'44" E, along and with the northerly line of said 4.724 acre tract, and the southerly line of said 0.3865 acre tract, a distance of **17.78 feet** to a ½" iron rod found in the southwesterly R.O.W. of State Highway 123 and for the northeast corner of said 4.724 acre tract and for the southeast corner of said 0.3865 acre tract, and for the beginning of a non-tangent curve to the right;

THENCE: along and with the southwesterly R.O.W. of State Highway 123, the following two (2) courses:

1. Along and with the arc of said non-tangent curve to the **right**, passing at a distance of 7.58 feet a found ½" iron rod, and having a total arc of **165.30 feet**, a radius of **3713.80 feet**, a delta of **02°33'01"** and a chord bears **S 31°39'22" E**, a distance of **165.29 feet** to a calculated point;

2. **S 28°07'16" E**, a distance of **315.55 feet** to the **POINT OF BEGINNING** and containing **0.1656 of an acre** or 7,215 square feet, more or less, in Guadalupe County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone

**TOGETHER WITH
A 0.3317 OF AN ACRE TRACT
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being thirty feet (30.00) in width, the southwesterly lines being thirty feet (30.00) southwesterly of and parallel with the southwesterly lines of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the northerly and southerly lines of said 4.724 acre tract. Containing 0.3317 of an acre, or 14,451 square feet, more or less.

Job No.: 18-140
Prepared by: KFW Surveying
Date: October 24, 2019
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File: S:\Draw 2018\18-140 Navarro Subdivision\DOCS\18-140 RAMILA HOSP DESC FIELD NOTES TCP 120919.doc

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