



EXHIBIT " _____ " _____

Waterline Easement
0.214 Acres (9,340 sq. ft.)

20-Foot WATERLINE EASEMENT
LEGAL DESCRIPTION

BEING a 0.214-acre (9,340 sq. ft.) tract situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; being a portion of the remainder of a called 3.63-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to QPL, Inc in Document No. 202299003514 in the Official Public Records of Guadalupe County, Texas; said 0.214 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING: at a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found on the southwestern line of Preston Drive (Right of Way Varies), the northeastern line of the remainder of the said 3.63-acre tract, for the northernmost corner of that certain tract of land called to contain 0.3180-acres in a Deed to State of Texas in Document No. 202499002619 of the Official Public Records of Guadalupe County, Texas, for the northeastern corner of this herein described tract;

THENCE: South 26°10'02" East a distance of 105.20 feet along and eastern line of the remainder of the said 3.63-acre tract, a southwestern line of the said 0.3180-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found for a corner of the remainder of the said 3.63-acre tract, a corner of the said 0.3180-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a southeastern line of the remainder of the said, a northwestern line of the said 0.3180-acre tract with a non-tangent curve to the right having a Delta angle of 87°56'30", a Radius of 55.00 feet, an Arc length of 84.42 feet having a Chord bearing of South 17°46'17" West a distance of 76.37 feet to a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found for a corner of the remainder of the said 3.63-acre tract, a corner of the said 0.3180-acre tract, for a corner of this herein described tract;

THENCE: South 61°48'57" West a distance of 71.64 feet along a southeastern line of the remainder of the said 3.63-acre tract a northwestern line of the said 0.3180-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found for a corner of the remainder of the said 3.63-acre tract, a corner of the said 0.3180-acre tract, for a corner of this herein described tract;

THENCE: South 03°07'37" East a distance of 15.27 feet along a line of the remainder of the said 3.63-acre tract, a line of the said 0.3180-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found on the northern line of Farm to Market Road 466 (Right-of-Way Varies), the southern line of the remainder of the said 3.63-acre tract, for a corner of the remainder of the said 3.63-acre tract, a corner of the said 0.3180-acre tract, for a corner of this herein described tract;

THENCE: South $85^{\circ}24'06''$ West a distance of 188.96 feet along the northern line of said Farm to Market Road 466, the southern line of the remainder of the said 3.63-acre tract to a calculated point for the westernmost southwestern corner of this herein described tract;

THENCE: North $04^{\circ}31'22''$ West a distance of 20.00 feet across the remainder of the said 3.63-acre tract to a calculated point for the westernmost northwestern corner of this herein described tract;

THENCE: North $85^{\circ}28'38''$ East a distance of 149.73 feet continuing across the remainder of the said 3.63-acre tract to a calculated point for a corner of this herein described tract;

THENCE: North $61^{\circ}48'57''$ East a distance of 106.10 feet continuing across the remainder of the said 3.63-acre tract to a calculated point for a corner of this herein described tract;

THENCE: Continuing across the remainder of the said 3.63-acre tract with a non-tangent curve to the left having a Delta angle of $87^{\circ}55'22''$, a Radius of 35.00 feet, an Arc length of 53.71 feet having a Chord bearing of North $17^{\circ}45'43''$ East a distance of 48.59 feet to a calculated point for a corner of this herein described tract;

THENCE: North $26^{\circ}10'02''$ West a distance of 145.81 feet continuing across the remainder of the said 3.63-acre tract to a calculated point on the southwestern line of said Preston Drive, the northeastern line of the remainder of the said 3.63-acre tract, for the northernmost northwestern corner of this herein described tract, from which a 1/2-inch iron rod found for the northeastern corner of the said 3.63-acre tract bears North $52^{\circ}23'31''$ West a distance of 82.12 feet;

THENCE: South $52^{\circ}23'31''$ East a distance of 45.26 feet along the southwestern line of said Preston Drive, the northeastern line of the remainder of the said 3.63-acre tract to the **POINT OF BEGINNING** and **CONTAINING** an area of 0.214 acres (9,340 sq. ft.) of land.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83. All distances are surface values and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00015, scaled from 0,0,0,; Units U.S. Survey Feet.

I, Rex L. Hackett, A Registered Professional Land Surveyor, do hereby certify that this property description and accompanying exhibit of April 1, 2025 represent an actual survey performed on the ground under my supervision and conforms in all ways to the Texas Board of Professional Engineers and Land Surveyors Standards, and there are no visible easements, overlaps or encroachments except as shown.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

04-09-2025

Date:



EXHIBIT OF

WATERLINE EASEMENT
JOHN SOWELL SUR. NO. 16
ABSTRACT NO. 35
CITY OF SEGUIN,
GUADALUPE COUNTY, TX.
SCALE 1" = 40'

LINE	BEARING	DISTANCE
L1	S 03°07'37" E	15.27'
L2	N 04°31'22" W	20.00'
L3	S 52°23'31" E	45.26'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°56'30"	55.00'	84.42'	S 17°46'17" W	76.37'
C2	87°55'22"	35.00'	53.71'	N 17°45'43" E	48.59'

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
- △ "QUIDDITY ENG" CALCULATED POINT
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS

QPL, INC.
SPECIAL WARRANTY DEED
W/VENDOR'S LIEN
REMAINDER OF CALLED 3.63 ACRES
DOC. NO. 202299003514
O.P.R.G.C.T.
GAD PARCEL #59546

WATERLINE EASEMENT
0.214 ACRES
(9,340 SQ. FT.)

MATCHLINE

SHEET 2

BEARINGS SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00015 SCALED FROM 0,0,0; UNITS U.S. SURVEY FEET.



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 • 512.441.9493

SHEET 1 OF 2

EXHIBIT OF

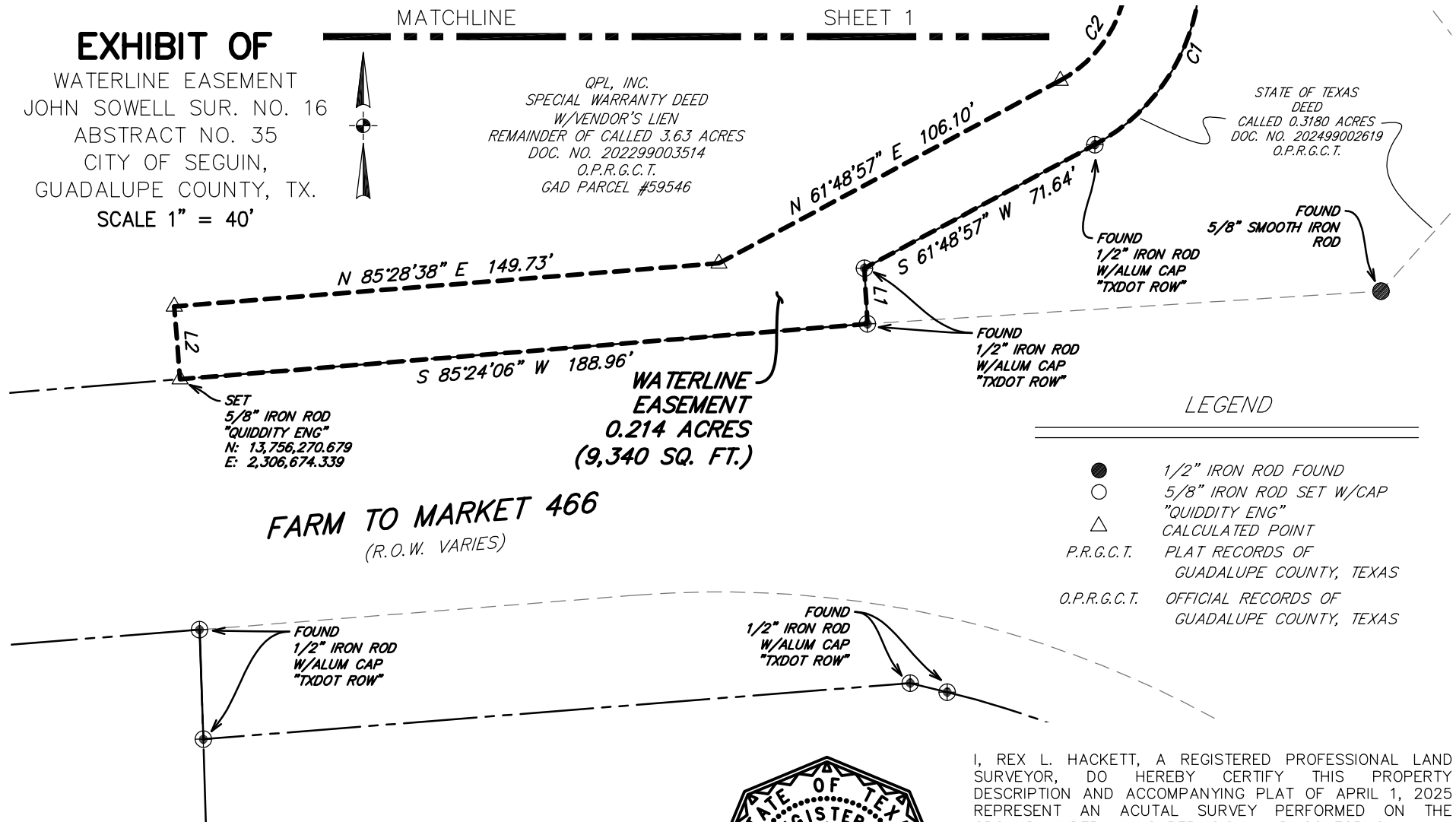
WATERLINE EASEMENT
JOHN SOWELL SUR. NO. 16
ABSTRACT NO. 35
CITY OF SEGUIN,
GUADALUPE COUNTY, TX.
SCALE 1" = 40'

MATCHLINE

SHEET 1

QPL, INC.
SPECIAL WARRANTY DEED
W/VENDOR'S LIEN
REMAINDER OF CALLED 3.63 ACRES
DOC. NO. 202299003514
O.P.R.G.C.T.
GAD PARCEL #59546

STATE OF TEXAS
DEED
CALLED 0.3180 ACRES
DOC. NO. 202499002619
O.P.R.G.C.T.



FARM TO MARKET 466
(R.O.W. VARIES)

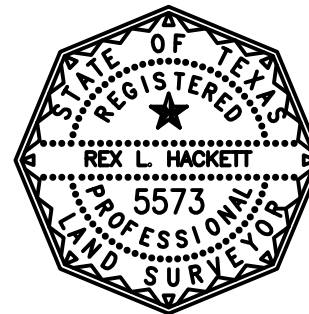
LEGEND

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- 5/8" IRON ROD SET W/CAP
- △ "QUIDDITY ENG"
- △ CALCULATED POINT
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
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LINE	BEARING	DISTANCE
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°56'30"	55.00'	84.42'	S 17°46'17" W	76.37'
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I, REX L. HACKETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PROPERTY DESCRIPTION AND ACCOMPANYING PLAT OF APRIL 1, 2025 REPRESENT AN ACUTAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND CONFORMS IN ALL WAYS TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS STANDARDS AND THERE ARE NO VISIBLE EASEMENTS, OVERLAPS OR ENCROACHMENTS EXCEPT AS SHOWN.

Drawing Date: **04-09-2025**

Rex L. Hackett
Registered Professional Land Surveyor
Texas Registration No. 5573



SHEET 2 OF 2