



0.086 ACRE TRACT
18BGENG001 RUDELOFF ROAD.DWG

FN NO. 18BGENG001
AUGUST 27, 2020

**FIELDNOTE DESCRIPTION
0.086 ACRES
DRAINAGE EASEMENT**

BEING A 0.086 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; SAID 0.086 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND TXDOT TYPE 2 MONUMENT 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;

THENCE, N 89° 32' 29" E, ALONG THE COMMON LINE OF RUDELOFF ROAD AND SAID 71.53 ACRE TRACT, A DISTANCE OF 2299.12 FEET TO THE NORTHEASTERLY CORNER OF SAID 71.53 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THAT 70.147 ACRE TRACT CONVEYED TO THE ELLA MEIER LIVING TRUST BY DEED OF RECORD IN VOLUME 1908, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS;

THENCE, S 01° 36' 48" E, ALONG THE WESTERLY LINE OF SAID 70.147 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID 71.53 ACRE TRACT, A DISTANCE OF 48.43 FEET TO THE **POINT OF BEGINNING** (GRID COORDINATES N-13769670.57 E-2284749.18) AND NORTHEASTERLY CORNER HEREOF;

THENCE, S 01° 36' 48" E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 221.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, INTO AND ACROSS SAID 71.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 86° 10' 31" W, A DISTANCE OF 27.55 FEET TO THE SOUTHWESTERLY CORNER HEREOF;

N 03° 49' 29" E, A DISTANCE OF 220.00 FEET TO THE NORTHWESTERLY CORNER HEREOF;

S 86° 10' 31" E, A DISTANCE OF 6.60 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.086 ACRES OF LAND MORE OR LESS.



SHERWOOD SURVEYING & S.U.E.

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 8/27/2020

MELISSA T. HINTON DATE
R.P.L.S. #6521 STATE OF TEXAS



LEGAL DESCRIPTION

OF A 0.086 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

0 50 100 200

SCALE (FEET)

LEGEND

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



P.O.C.

TXDOT TYPE 2 MONUMENT (AT THE INTERSECTION OF RUDELOFF ROAD AND HIGHWAY 46)

RUDELOFF RD

L1

SURV

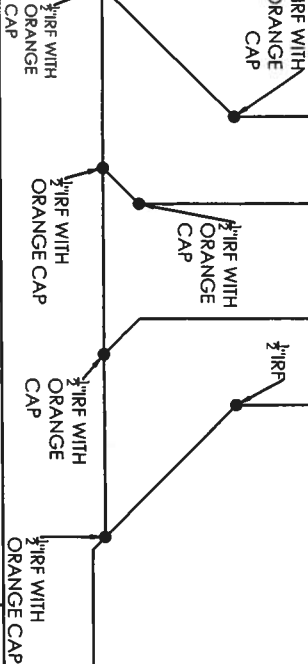
ANTONIO MARIA ESNAURIZAR SURVEY, A-20

CLAIRE GREGG & MARGARET GREGG DOC. 201899016793 (DESCRIBED IN VOL. 400, PG. 443)

LOT C CORAL SKY LOT D

MILL CREEK CROSSING, PHASE 8 VOL. 8, PGS. 170-171

CLAIRE GREGG & MARGARET GREGG DOC. 201899016793 (DESCRIBED IN VOL. 400, PG. 443)



J.D. CLEMENTS SURVEY NO. 18

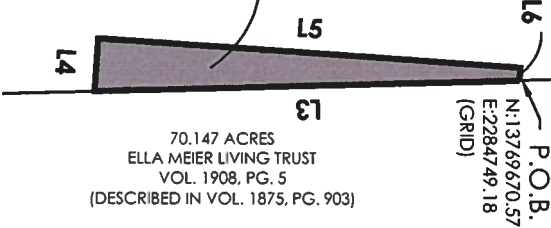
A-11

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'29" E	2299.12'
L2	S 01°36'48" E	48.43'
L3	S 01°36'48" E	221.00'
L4	N 86°10'31" W	27.55'
L5	N 03°49'29" E	220.00'
L6	S 86°10'31" E	6.60'

71.53 ACRES
AWK ENTERPRISES LLC
DOC. 2017001876
(DESCRIBED IN VOL. 1129, PG. 337)

DRAINAGE EASEMENT
0.086 ACRES
(3,757 SQ. FT.)



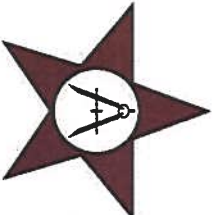
70.147 ACRES
ELLA MEIER LIVING TRUST
VOL. 1908, PG. 5
(DESCRIBED IN VOL. 1875, PG. 903)

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



SHERWOOD SURVEYING & S.U.E.

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992, TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 79070
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 08/27/2020

DRAWN BY: MH

PROJECT NO. 18SGENG001



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 8/27/2020
MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521