

FORCE MAIN EASEMENT

BEING, a 0.25 acre (10,777 square feet) tract of land out of the J. D. Clements League Survey No. 18, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 1.432 acre tract described in General Warranty Deed dated 11/16/2021 to John Bradley Spahn recorded in Document No. 202199039587, Official Public Records, City of Seguin, Guadalupe County, Texas (O.P.R.COS.G.C.TX.) said 0.25 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the southeast right-of-way line of West Interstate 10 marking a northwest corner of said 1.432 acre tract, same being a north corner of a called 15.148 acre tract (Tract 2) described in deed to John R. Spahn and Marsha Jean Spahn recorded in Volume 2496, Page 279 Deed Records, Guadalupe County, Texas (D.R.G.C.TX.);

THENCE, South 41°10'03" East, a distance of 42.59 feet departing said southeast right-of-way line of West Interstate 10 along the common line of said 1.432 acre tract and said Tract 2 to a calculated point, said point being the south corner of a 10 foot wide sanitary sewer easement recorded in Volume 2895, Page 714, D.R.G.C.TX. for the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the common line of said 1.432 acre tract and said Tract 2, over and across said 1.432 acre tract along the southeast line of said 10 foot wide sanitary sewer easement the following two (2) courses and distances:

1. North 66°14'11" East, a distance of 42.76 feet to a calculated point; and
2. North 58°11'10" East, a distance of 9.19 feet to a calculated point on the common line of said 1.432 acre tract and a called 1.354 acre tract described in deed to Brooks Ball LLC recorded in Document No. 202299038479, O.P.R.G.C.TX.;

THENCE, leaving said 10 foot wide sanitary sewer easement with the common line of said 1.432 acre tract and said 1.354 acre tract the following two (2) courses and distances:

1. South 40°52'19" East, a distance of 109.35 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.354 acre tract, same being an interior corner on the north line of said 1.432 acre tract; and
2. North 69°25'10" East, a distance of 400.06 feet to a calculated point at the north corner of said 1.432 acre tract and the east corner of said 1.354 acre tract, being on the west line of a called 0.07 acre tract described in deed to Springs Hill Water Supply Corporation recorded in Volume 2831, Page 137, D.R.G.C.TX.;

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New Braunfels Branch Office
Texas Survey Firm 10194320
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/625.0337 (F) 830/626.3601

0.25 ACRE
J.D. CLEMENTS LEAGUE SURVEY NO. 18, ABSTRACT NO. 11
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

1 OF 3

FORCE MAIN EASEMENT

THENCE, South 08°41'50" East, a distance of 20.44 feet with the common line of said 0.07 acre tract and said 1.432 acre tract to a calculated point;

THENCE, departing the common line of said 1.432 acre tract and said 0.07 acre tract, over and across said 1.432 acre tract the following three (3) courses and distances:

1. South 69°25'10" West, a distance of 409.78 feet to a calculated point;
2. North 40°52'19" West, a distance of 117.62 feet to a calculated point; and
3. South 66°14'11" West, a distance of 31.27 feet to a calculated point on the common line of said 1.432 acre tract and said Tract 2;

THENCE, North 41°10'03" West, a distance of 10.48 feet to the **POINT OF BEGINNING**, and containing 0.25 acre (10,777 square feet).

Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204) NAD 83 (2011) Epoch 2018. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00015. Units are in U.S. Survey feet.

I, John Mark Hickman, a Registered Professional Land Surveyor, do hereby certify that this property description and accompanying plat of (04/24/2025) represent an actual survey performed on the ground under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards, and there are no visible easements, overlaps or encroachments except as shown.



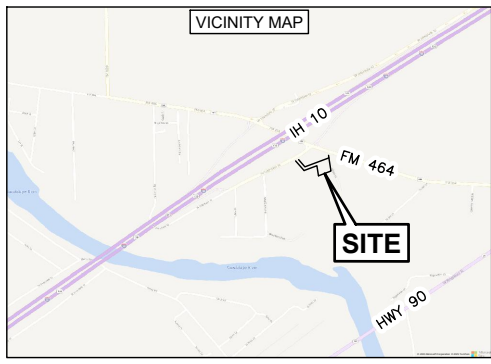
John Mark Hickman DATE 04/24/2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7001



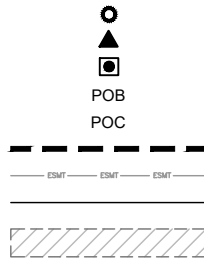
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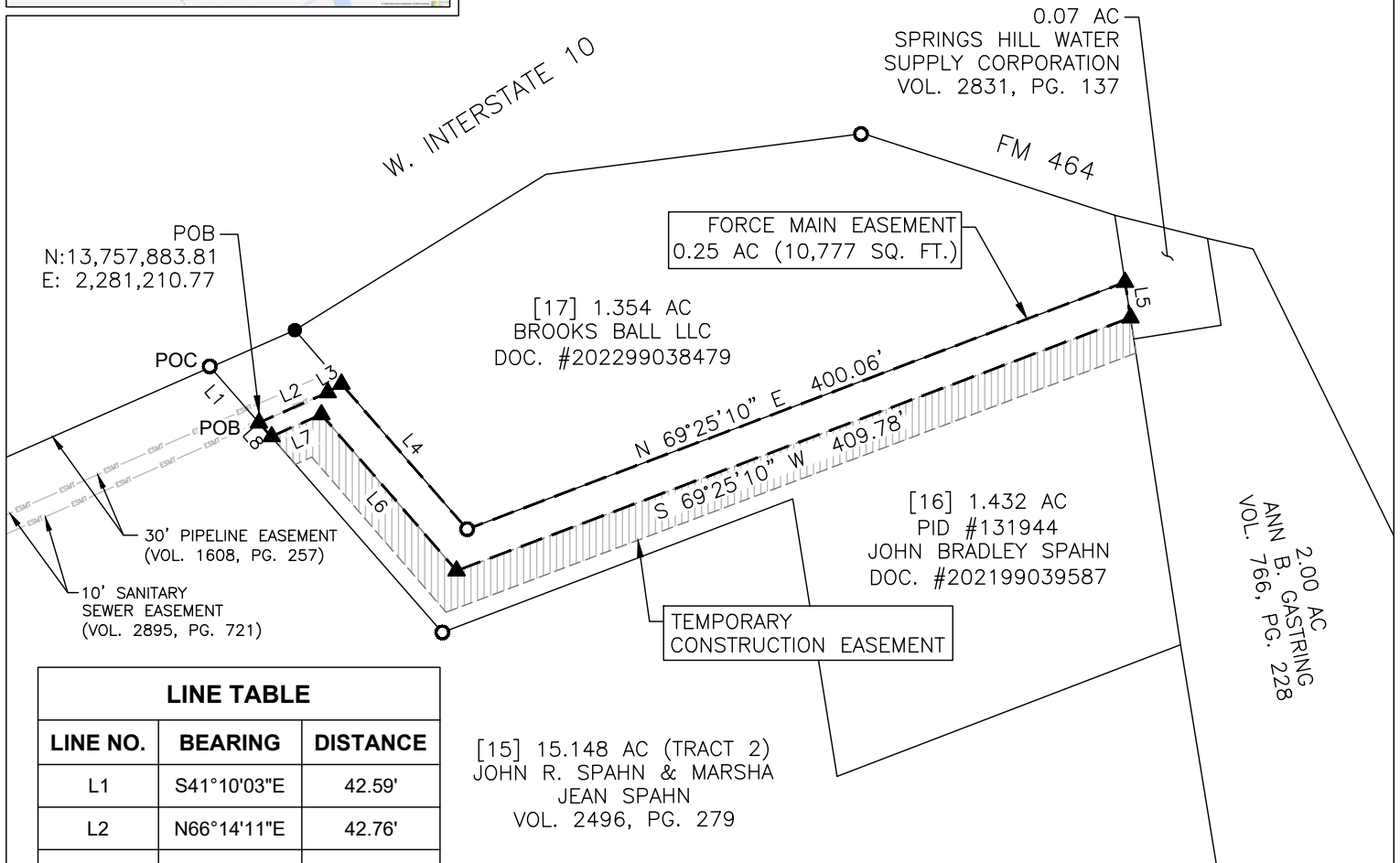
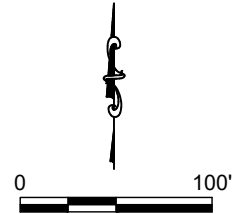
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LEGEND:



1/2" IRON ROD FOUND
CALCULATED POINT
MONUMENT FOUND
POINT OF BEGINNING
POINT OF COMMENCING
FORCE MAIN EASEMENT
EXISTING EASEMENT
PROPERTY LINE
TEMPORARY CONSTRUCTION
EASEMENT



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S41°10'03"E	42.59'
L2	N66°14'11"E	42.76'
L3	N58°11'10"E	9.19'
L4	S40°52'19"E	109.35'
L5	S08°41'50"E	20.44'
L6	N40°52'19"W	117.62'
L7	S66°14'11"W	31.27'
L8	N41°10'03"W	10.48'

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) NAD 83 (2011) EPOCH 2018 AS LOCATED USING THE STATEWIDE LEICA G4 NETWORK. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00015. UNITS ARE IN U.S. SURVEY FEET.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

John Mark Hickman

JOHN MARK HICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR

7001

TEXAS REGISTRATION NO.

JOB # [16]-SPAHN REV-1
DATE: 4/24/25



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CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

BEING, a 0.25 acre (11,050 square feet) tract of land out of the J. D. Clements League Survey No. 18, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 1.432 acre tract described in General Warranty Deed dated 11/16/2021 to John Bradley Spahn recorded in Document No. 202199039587, Official Public Records, City of Seguin, Guadalupe County, Texas (O.P.R.COS.G.C.TX.) said 0.25 acre tract being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the southeast right-of-way line of West Interstate 10 marking a northwest corner of said 1.432 acre tract, same being a north corner of a called 15.148 acre tract (Tract 2) described in deed to John R. Spahn and Marsha Jean Spahn recorded in Volume 2496, Page 279 Deed Records, Guadalupe County, Texas (D.R.G.C.TX.);

THENCE, South $41^{\circ}10'03''$ East, a distance of 53.07 feet departing said southeast right-of-way line of West Interstate 10 along the common line of said 1.432 acre tract and said Tract 2 to a calculated point for the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the common line of said 1.432 acre tract and said Tract 2, over and across said 1.432 acre tract the following three (3) courses and distances:

1. North $66^{\circ}14'11''$ East, a distance of 31.27 feet to a calculated point;
2. South $40^{\circ}52'19''$ East, a distance of 117.62 feet to a calculated point; and
3. North $69^{\circ}25'10''$ East, a distance of 409.78 feet to a calculated point on the common line of said 1.432 acre tract and a called 0.07 acre tract described in deed to Springs Hill Water Supply Corporation recorded in Volume 2831, Page 137, D.R.G.C.TX.;

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TEMPORARY CONSTRUCTION EASEMENT

THENCE, South 08°41'50" East, a distance of 20.44 feet along the common line of said 1.432 acre tract and said 0.07 acre tract to a calculated point on the common line of said 1.432 acre tract and a called 2.00 acre tract described in deed to Ann B. Gastring recorded in Volume 766, Page 228, D.R.G.C.TX.;

THENCE, departing the common line of said 1.432 acre tract and said 2.00 acre tract, over and across said 1.432 acre tract the following three (3) courses and distances:

1. South 69°25'10" West, a distance of 419.50 feet to a calculated point;
2. North 40°52'19" West, a distance of 116.78 feet to a calculated point; and
3. South 66°14'11" West, a distance of 10.23 feet to a calculated point on the common line of said 1.432 acre tract and said Tract 2;

THENCE, North 41°10'03" West, a distance of 20.96 feet the **POINT OF BEGINNING**, and containing 0.25 acre (11,050 square feet).

Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204) NAD 83 (2011) Epoch 2018. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.00015. Units are in U.S. Survey feet.

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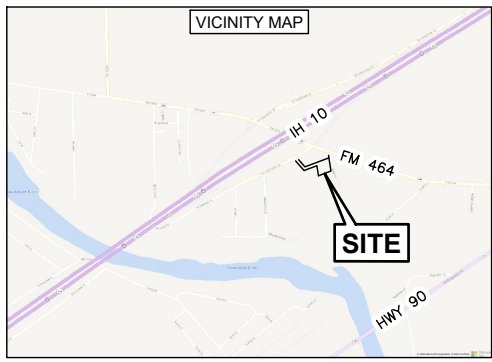
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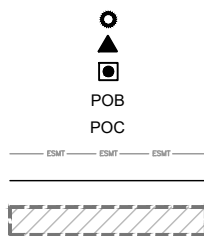
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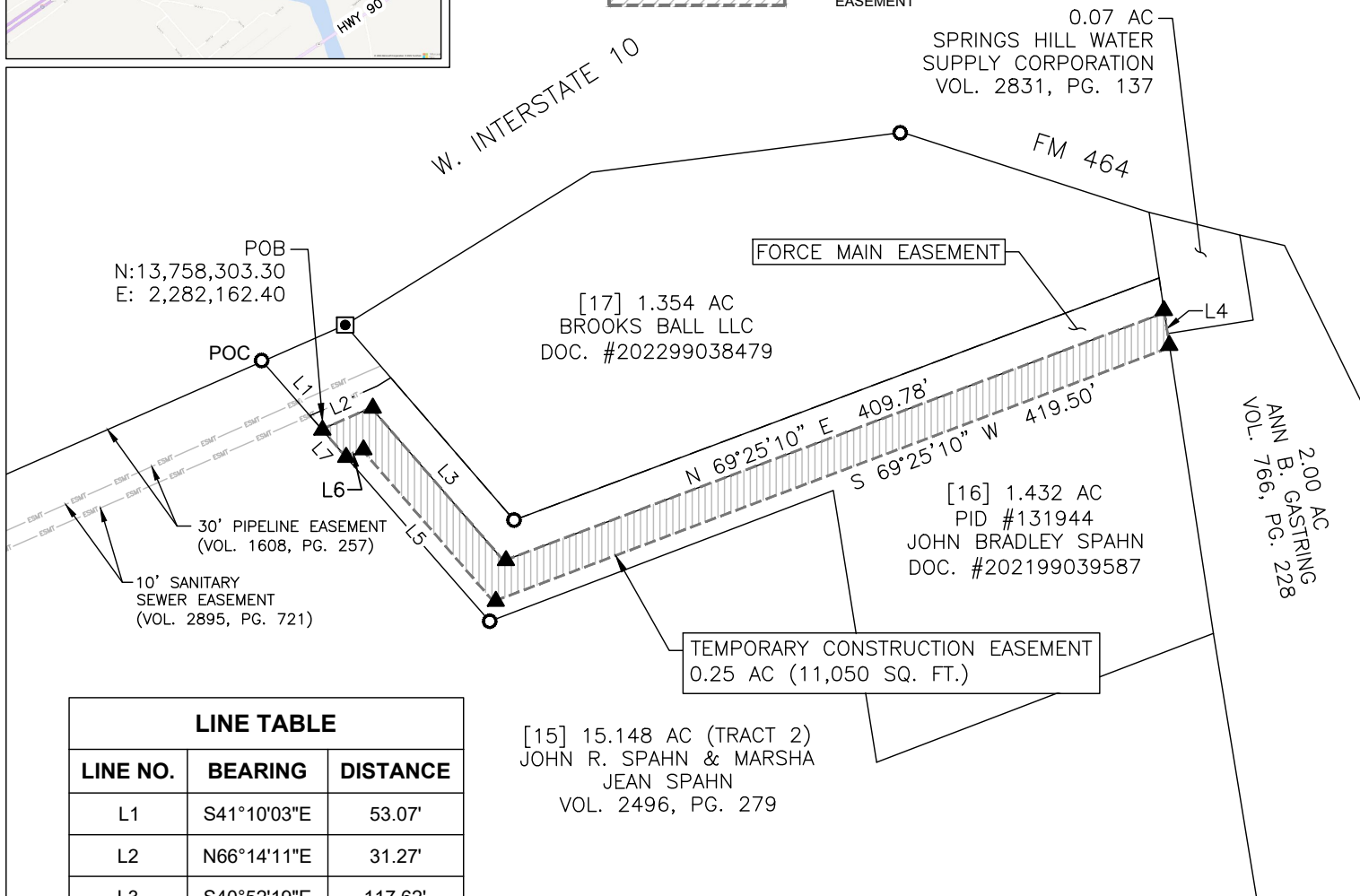
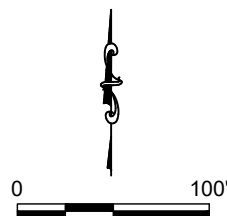
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1/2" IRON ROD FOUND
 CALCULATED POINT
 MONUMENT FOUND
 POINT OF BEGINNING
 POINT OF COMMENCING
 EXISTING EASEMENT
 PROPERTY LINE
 TEMPORARY CONSTRUCTION
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LINE TABLE

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L2	N66°14'11"E	31.27'
L3	S40°52'19"E	117.62'
L4	S08°41'50"E	20.44'
L5	N40°52'19"W	116.78'
L6	S66°14'11"W	10.23'
L7	N41°10'03"W	20.96'



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