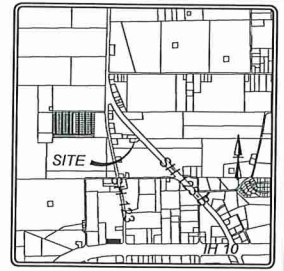


NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
5. ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING



LOCATION MAP NOT-TO-SCALE



SCALE: 1"=20'



LOT 2
BYPASS NORTH SUBDIVISION
VOL. 9, PAGES 15-16, M.P.R.

TRAUT HOLDINGS, LP
DOC. NO. 201899021094, O.P.R.
RECORDED 09/11/2018

JOSE SAMUEL ABREU SANCHEZ
CALLED 0.637 ACRE
DOC. NO. 2015009784, O.P.R.
RECORDED 05/20/2015

0.0109 OF AN ACRE
(476 SQ. FT.)
30' TEMPORARY
CONSTRUCTION EASEMENT

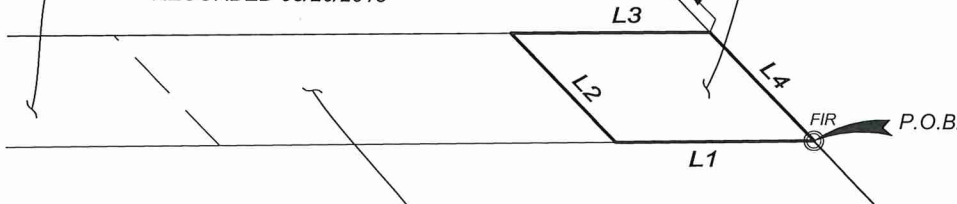
LEO AVILA
CALLED 1.37 ACRES
(VOL. 4165, PAGE 896, O.P.R.)
RECORDED 11/20/2013

MARGARITA CHIRENO
SURVEY NO. 20
ABSTRACT 10

FIR "B&A"
RPLS 2633"

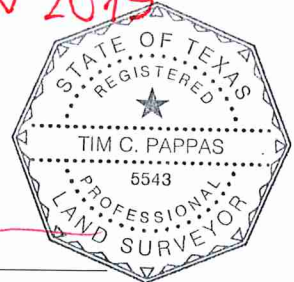
STATE HIGHWAY 123
(VARIABLE WIDTH
RIGHT-OF-WAY)
S44° 17' 18"E
705.14'

0.0054 OF AN ACRE
(236 SQ. FT.)
15' SANITARY SEWER
EASEMENT



Line Table		
LINE #	LENGTH	DIRECTION
L1	20.70'	S88°59'59"W
L2	15.79'	N44°34'03"W
L3	20.76'	N89°09'32"E
L4	15.71'	S44°34'03"E

15 NOV 2019



TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 11/15/19
PROJECT NO.: 18-140

EXHIBIT OF

A 0.0054 OF AN ACRE TRACT OF LAND OUT OF THE MARGARITA CHIRENO SURVEY NO 20, ABSTRACT 10, GUADALUPE COUNTY, AND BEING OUT OF A CALLED 0.0637 OF ACRE TRACT OF LAND AS CONVEYED TO JOSE SAMUEL ABREU SANCHEZ AND RECORDED IN DOC. NO. 2015009784 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 18-140	
DATE: 11/15/2019	DESIGNER:
DRAWN: RM	CHECKED: TCP

SHEET: 1 OF 1



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253



**DESCRIPTION FOR
A 0.0054 OF AN ACRE TRACT
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.0054 of an acre** tract of land situated in the Margarita Cherino Survey No. 20, Abstract 10, and being out of a 0.637 acre tract of land as conveyed to Jose Samuel Abreu Sanchez and recorded in Document No. 2015009784 in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.0054 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the southwesterly right-of-way (R.O.W.) of State Highway 123 Bypass (variable width R.O.W. at this point) for the most easterly corner of said Sanchez tract and the tract described herein, and the northeast corner of that called 1.37 acre tract of land as conveyed to Leo Avila and recorded in Volume 4165, Page 896 in the O.P.R.;

THENCE: S 88°59'59" W, along and with the south line of said Sanchez tract and the north line of said Avila tract, a distance of **20.70 feet** to a calculated point;

THENCE: S 44°34'03" E, over and across said Sanchez tract, a distance of **15.79 feet** to a calculated point in the south line of that called Lot 2 of Bypass North Subdivision, a plat of record in Volume 9, Pages 15-16 of the Map and Plat Records of Guadalupe County, Texas as conveyed to Traut Holdings, LP of record in Document No. 201899021094 in the O.P.R. and the north line of said Sanchez tract;

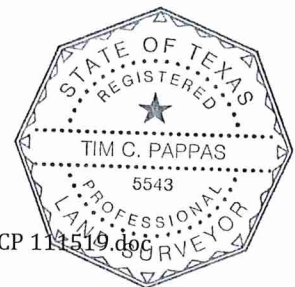
THENCE: N 89°09'32" E, along and with the south line of that said Lot 2 and the north line of said Sanchez tract, a distance of **20.76 feet** to a calculated point, whence a found ½" iron rod stamped "B & A RPLS 2633" bears N 44°17'18" W, a distance of 705.14 feet;

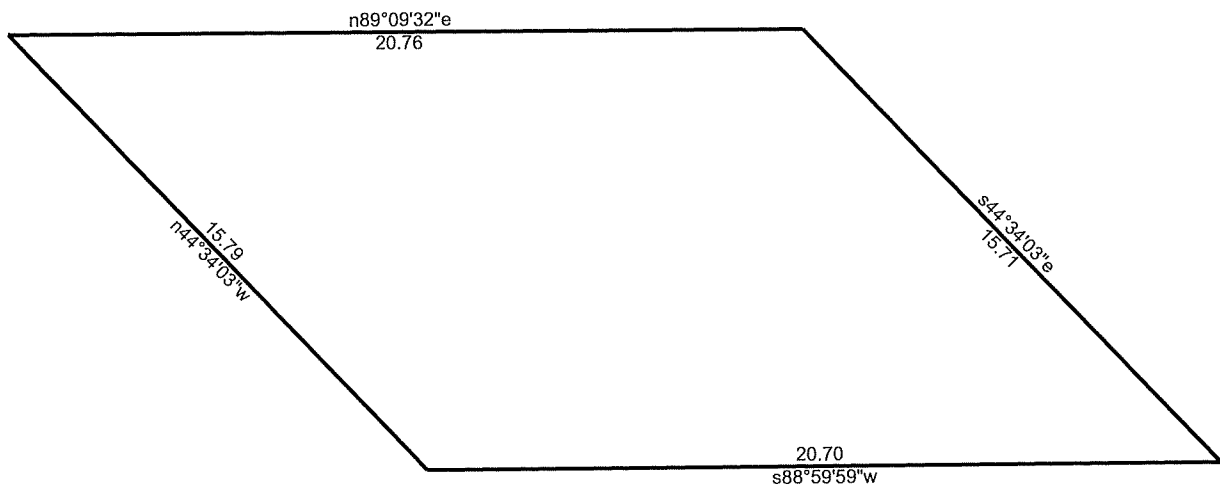
THENCE: S 44°34'03" E, along and with the westerly R.O.W. line of State Highway 123 Bypass, a distance of **15.71 feet** to the **POINT OF BEGINNING** and containing **0.0054 of an acre** or 236 square feet, more or less, in Guadalupe County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

**TOGETHER WITH
A 0.0109 OF AN ACRE TRACT
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being thirty feet (30.00) in width, the southwesterly line being thirty feet (30.00) southwesterly of and parallel with the southwesterly line of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the northerly and southerly lines of said Sanchez tract. Containing 0.0109 of an acre, or 476 square feet, more or less.

Job No.: 18-140
Prepared by: KFW Surveying
Date: November 11, 2019
File: S:\Draw 2018\18-140 Navarro Subdivision\DOCS\18-140 SANCHEZ DESC TCP 111519.dwg





11/15/2019

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0054 Acres (236 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/15220), Perimeter=73 ft.

- 01 s88.5959w 20.70
- 02 n44.3403w 15.79
- 03 n89.0932e 20.76
- 04 s44.3403e 15.71