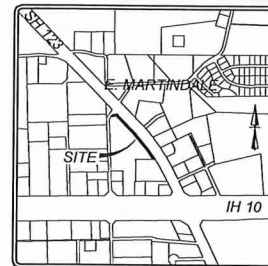


NOTES

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"
- ⊠ TXDOT MON TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
- M.P.R.G.C. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING



LOCATION MAP NOT-TO-SCALE



SCALE : 1"=100'



YSMAEL & CHARLOTTE RAMOS
CALLED 2.50 ACRES
VOL. 2427, PG. 412, O.P.R.
RECORDED 01/22/2007

ARMANDO AVALOS JR.
CALLED 0.513 ACRES
DOC. NO. 22016008940, O.P.R.
RECORDED 05/02/2016

STREMPER STREET

MARGARITA CHIRENO
SURVEY NO. 20
ABSTRACT NO. 10

HUMPHREY BRANCH
SURVEY NO. 17
ABSTRACT NO. 6

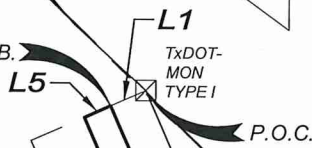
W. T. FUNDERBURG
AND WIFE PATRICIA FUNDERBURG
CALLED 5.73 ACRES
DOC. NO. 2015001341, O.P.R.
RECORDED 01/23/2015

20' UTILITY EASEMENT
CITY OF SEGUIN
VOL. 4272, PAGE 604, O.P.R.

0.9992 OF AN ACRE
(43,523 SQ. FT.)
30' TEMPORARY CONSTRUCTION EASEMENT

0.4934 OF AN ACRE
(21,493 SQ. FT.)
15' SANITARY SEWER EASEMENT

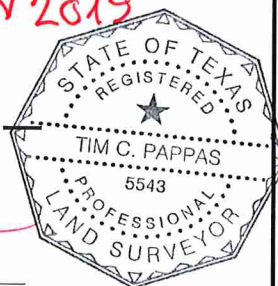
Line Table		
LINE #	LENGTH	DIRECTION
L1	20.00'	S21°50'17"W
L2	178.98'	S68°09'43"E
L3	23.62'	S04°53'07"E
L4	175.81'	N68°09'43"W
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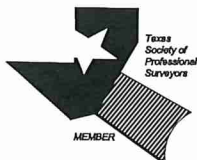
STATE HIGHWAY 123
(VARIABLE WIDTH RIGHT-OF-WAY)
OSTENSIBLE LOCATION OF SURVEY LINE

MATCHLINE
SEE SHEET 2 OF 3

14 NOV 2019



TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 10/10/19
PROJECT NO.: 18-140



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

EXHIBIT OF

A 0.4934 OF AN ACRE TRACT OF LAND OUT OF THE HUMPHREYS BRANCH SURVEY ABSTRACT 6, GUADALUPE COUNTY, AND BEING OUT OF A CALLED 0.246 ACRE TRACT, A CALLED 8.609 ACRE TRACT, A CALLED 14.85 ACRE TRACT, AND A CALLED 5.73 ACRE TRACT OF LAND AS CONVEYED TO W. T. FUNDERBURG AND WIFE PATRICIA FUNDERBURG

REVISIONS: UPDATED PER COMMENTS	ISSUE DATE: 11/14/19
JOB NO. 18-140	DESIGNER:
DATE: 10/10/2019	CHECKED: TCP
DRAWN: RM	

SHEET: 1 OF 3



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.
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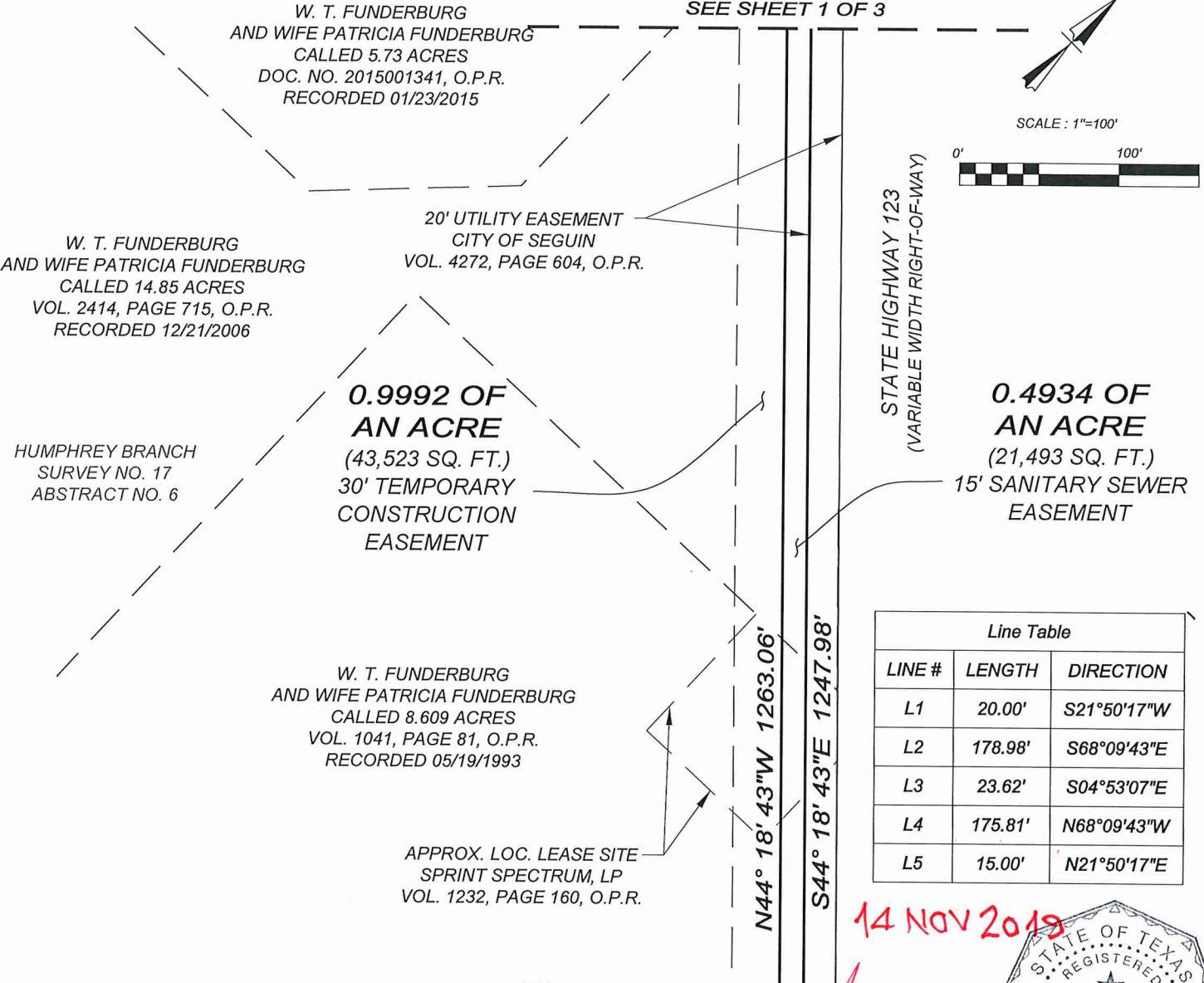
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- P.O.B. POINT OF BEGINNING



LOCATION MAP NOT-TO-SCALE

MATCHLINE
SEE SHEET 1 OF 3



SCALE : 1"=100'

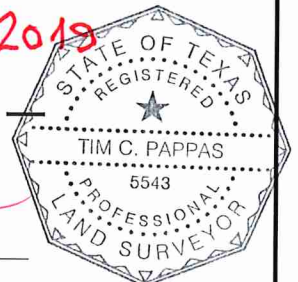


STATE HIGHWAY 123
(VARIABLE WIDTH RIGHT-OF-WAY)

Line Table		
LINE #	LENGTH	DIRECTION
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MATCHLINE
SEE SHEET 3 OF 3

14 NOV 2019



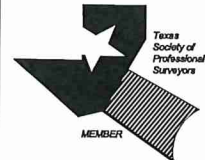
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 10/10/19
PROJECT NO.: 18-140

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REVISIONS: UPDATED PER COMMENTS	ISSUE DATE: 11/14/19
JOB NO. 18-140	DESIGNER:
DATE: 10/10/2019	CHECKED: TCP
DRAWN: RM	

SHEET: 2 OF 3



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12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253



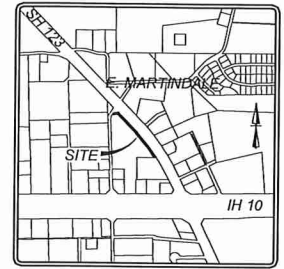
3421 Parasarao Pkwy, Suite 101, San Antonio, TX 78201
Phone # (210) 979-8444 • Fax # (210) 979-8441
TEPLS Firm # 1012200

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LOCATION MAP NOT-TO-SCALE

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MATCHLINE
SEE SHEET 2 OF 3



SCALE: 1"=100'



20' UTILITY EASEMENT
CITY OF SEGUIN
VOL. 4272, PAGE 604, O.P.R.

W. T. FUNDERBURG
AND WIFE PATRICIA FUNDERBURG
CALLED 8.609 ACRES
VOL. 1041, PAGE 81, O.P.R.
RECORDED 05/19/1993

HUMPHREY BRANCH
SURVEY NO. 17
ABSTRACT NO. 6

0.9992 OF
AN ACRE
(43,523 SQ. FT.)
30' TEMPORARY
CONSTRUCTION
EASEMENT

STATE HIGHWAY 123
(VARIABLE WIDTH RIGHT-OF-WAY)

0.4934 OF
AN ACRE
(21,493 SQ. FT.)
15' SANITARY SEWER
EASEMENT

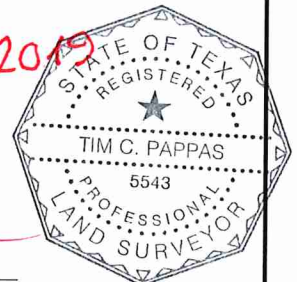
W. T. FUNDERBURG
AND WIFE PATRICIA FUNDERBURG
CALLED 0.246 ACRE - TRACT 3
VOL. 4225, PAGE 764, O.P.R.
RECORDED 05/14/2015

NORTH HEIDEKE STREET
(VARIABLE WIDTH R.O.W.)

FIR
31.58'
L3
60.93'

1263.060
N44° 18' 43"W
S44° 18' 43"E
1247.98

14 NOV 2019



TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 10/10/19
PROJECT NO.: 18-140

EXHIBIT OF

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REVISIONS:
UPDATED PER COMMENTS
ISSUE DATE:
11/14/19

JOB NO. 18-140
DATE: 10/10/2019
DRAWN: RM
DESIGNER:
CHECKED: TCP

SHEET: 3 OF 3



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12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253

Date: Nov 14, 2019, 3:25pm User: ID: rmcartin File: S:\Draw 2018\18-140 Navarro Subdivision\B518-140 Navarro Subdivision SS ESMTS SOUTH.dwg



**DESCRIPTION FOR
A 0.4934 OF AN ACRE TRACT
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.4934 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 those tracts of land as conveyed to W. T. Funderburg and wife Patricia Funderburg, including that called 5.73 acre tract of land as described in Document Number 2015001341, that called 14.85 acre tract of land as described in Volume 2414, Page 715, that called 8.609 acre tract as described in Volume 1041, Page 81, and that called 0.246 acre tract (Tract 3) all as recorded in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.4934 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT Type I monument found for the northwesterly end of a cutback line at the intersection of the southwesterly R.O.W. of State Highway 123 (a 220 foot wide R.O.W. at this point) with the southerly R.O.W. of Strempel Street (a variable width R.O.W.);

THENCE: S 21°50'17" W, into and across said 5.73 acre tract, a distance of 20.00 feet to the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE: over and across said 5.73 acre tract, said 14.85 acre tract, said 8.609 acre tract, and said 0.246 acre tract, the following two (2) courses:

1. **S 68°09'43" E**, a distance of **178.98 feet** to a calculated point;
2. **S 44°18'43" E**, a distance of **1247.98 feet** to a calculated point in a cutback line at the intersection of the southwesterly R.O.W. of State Highway 123 with the westerly R.O.W. of North Heideke Street (a variable width R.O.W.) for the southeast corner of the tract described herein, and from which point a ½" iron rod found for the northeasterly end of said cutback line bears N 04°53'07" W, a distance of 31.58 feet;

THENCE: S 04°53'07" E, along and with said cutback line, a distance of 23.62 feet to a calculated point for the southwest corner of the tract, from which point a ½" iron rod found for the southwesterly end of said cutback line bears S 04°53'07" E, a distance of 60.93 feet;

THENCE: over and across said 5.73 acre tract, said 14.85 acre tract, said 8.609 acre tract, and said 0.246 acre tract, the following three (3) courses:

1. **N 44°18'43" W**, a distance of **1263.06 feet** to a calculated point;
2. **N 68°09'43" W**, a distance of **175.81 feet** to a calculated point;
3. **N 21°50'17" E**, a distance of **15.00 feet** to the **POINT OF BEGINNING** and containing **0.4934 of an acre** or 21,493 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 0.9992 OF AN ACRE TRACT
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being twenty feet (30.00) in width, the westerly lines being thirty feet (30.00) westerly of and parallel with the westerly lines of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the southerly line of said 0.246 acre tract. Containing 0.9992 of an acre, or 43,523 square feet, more or less.

24 OCT 2019

Job No.: 18-140
Prepared by: KFW Surveying
Date: October 24, 2019
File: S:\Draw 2018\18-140 Navarro Subdivision\DOCS\18-140 FUNDERBURG DESC TCP 102419.dwg

