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25552 Proposed Annexation

Mill Creek Book

25552-C-G

June 18, 2015

KEN L. REININGER, P.E. & R.P.L.S.

135.595 ACRE TRACT

Being a **135.595 ACRE TRACT** situated in the A.M. Esnaurizar Survey, A-20, Guadalupe County Texas. Said **135.595 ACRE TRACT** is comprised of part of the residue of a tract called Tract 4 (231.73 acres) in conveyance from Margaret Ann Gregg, Independent Executrix of the Estate of Charles S. Gregg to Bruce P. Gregg, Jr., et al dated December 11, 2001 recorded in Volume 1660 at Page 380 (no description – see Volume 303 at Page 299 for description) and part of a tract called 99.91 acres in conveyance from Nellie Schuenemann Ray to Bruce P. Gregg, Jr. and Charles S. Gregg dated April 27, 1973 recorded in Volume 467 at Page 374 of the Deed Records of said county and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar set with cap (B&A) marking the southmost southeast corner of the tract herein described, lying in the common line of said 231.73 acre tract and Rudeloff Road, marking the approximate location of the common line of the Antonio M. Esnaurizar Survey, A-20 and the Joseph D. Clements Survey, A-11. Said point bears S 89° 35' 14" W, 110.02 feet from the southmost southeast corner of said residue 231.73 acre tract, southwest corner of a tract called 2.08 acres in conveyance from Ted Holtz, et ux to Wilfred Bartoskewitz dated July 20, 1987 recorded in Volume 815 at Page 967 of the Official Records of said county.

THENCE with the south line of the tract herein described, same being a segment of the common line of said 231.73 acre tract and said Rudeloff Road, along said common survey line, S 89° 35' 14" W (called N 89° 46' W in Volume 303 at Page 299), 1161.67 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described.

THENCE with a segment of the west line of the tract herein described, into and across said residue 231.73 acre tract, along the east line of a tract called Exhibit "A" (128.202 acres) in conveyance from Bruce P. Gregg, Jr., et al, Trustee of The Gregg Family Trust to FGLM Interests, L.P. recorded in Volume 2265 at Page 974, a segment of the common line of said residue 231.73 acre tract with that of a tract called Tract Three (30.75 acres) in conveyance from A.O. Urban to Quintin C. Holtz, et ux recorded in Volume 473 at Page 337 and a tract called 25.406 acres in conveyance from Anne Mae B. Theiss to Quintin C. Holtz, et ux dated March 15, 2002 recorded in Volume 1690 at Page 260 of the Official Records, as follows:

N 49° 03' 43" E, 188.16 feet to a 1/2 inch diameter rebar set with cap (B&A),
N 22° 18' 57" E, 226.43 feet to a 1/2 inch diameter rebar set with cap (B&A),
N 00° 15' 40" W, 745.45 feet (called S 00° 17' 23" E in Volume 2265 at Page 974) to a 1/2 inch diameter rebar set with cap (B&A),

N 22° 57' 40" W, 270.11 feet (called S 22° 59' 23" E, 270.11 feet in Volume 2265 at Page 974) to a 1/2 inch diameter rebar set with cap (B&A),

N 45° 06' 31" W, 482.53 feet (called S 45° 08' 13" E, 482.53 feet in Volume 2265 at Page 974) to a 1/2 inch diameter rebar set with cap (B&A),

N 21° 42' 57" W, 223.52 feet (called S 21° 44' 42" E, 223.99 feet in Volume 2265 at Page 974) to a 1/2 inch diameter rebar found with cap (Muery) marking a west corner of the tract herein described, same being the eastmost northeast corner of said 128.202 acre tract, lying in the south line of said 30.75 acre tract,

N 88° 57' 44" E, 29.32 feet (called N 89° 06' E in Volume 2265 at Page 974) to a 1/2 inch diameter rebar found with cap (Muery) marking a re-entrant corner of the tract herein described, same being a re-entrant corner of said residue 231.73 acre tract and southeast corner of said 30.75 acre tract, and

N 00° 45' 35" W, 1393.94 feet (called North in Volume 303 at Page 299) to a 1/2 inch diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being the northwest corner of said residue 231.73 acre tract, lying in the east line of said 25.406 acres, being the southwest corner of a tract called 100.00 acres in conveyance from Hilmar Klaehn, et ux to Jerry Wayne Krackau, et al dated December 31, 1984 recorded in Volume 726 at Page 871.

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THENCE with the north line of the tract herein described, same being the common line of said 231.73 acre tract and said 100.00 acre tract, N 89° 12' 22" E, 1953.50 feet (called N 89° 55' E in Volume 303 at Page 299) to a 1/2 inch diameter rebar set with cap (B&A) marking the northeast corner of the tract herein described, lying in the north line of said residue 231.73 acre tract, being the southeast corner of said 100.00 acre tract, being the southwest corner of the residue of a tract called 203.6 acres in conveyance from Oscar Kroesche, Sr., et ux to Hilmar Klaehn, et ux dated June 21, 1971 recorded in Volume 441 at Page 295 of the Deed Records of said county.

THENCE with the east line of the tract herein described, into and across said residue 231.73 acre tract and said 99.91 acre tract, as follows:

S 00° 28' 38" E, 198.91 feet to a 1/2 inch diameter rebar set with cap (B&A),
thence along a circular curve to the left having a radius of 5000.00 feet and a long chord that bears S 05° 05' 22" E, 804.11 feet to a 1/2 inch diameter rebar set with cap (B&A),
S 09° 42' 06" E, 733.17 feet to a 1/2 inch diameter rebar set with cap (B&A),
thence along a circular curve to the right having a radius of 5000.00 feet and a long chord that bears S 04° 56' 35" E, 829.54 feet to a 1/2 inch diameter rebar set with cap (B&A),
S 00° 11' 05" E 342.65 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the eastmost southeast corner of the tract herein described, and
along a circular curve to the right having a radius of 1495.98 feet and a long chord that bears S 07° 23' 28" W, 395.12 feet to a 1/2 inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described, lying in the common line of said 99.91 acre tract and Rudeloff Road, marking the approximate location of the common line of the A.M. Esnaurizar Survey, A-20 and the J.D. Clements Survey, A-11.

THENCE with a segment of the south line of the tract herein described, same being a segment of the common line of said 99.91 acre tract and said Rudeloff Road, along said common survey line, S 89° 32' 10" W, 105.88 feet to a 3/4 inch diameter rebar found marking the southwest corner of said 99.91 acre tract, same being the southeast corner of the residue of a tract called 2.0 acre in conveyance from Bruce P. Gregg, et al to Theodore A. Holtz, et ux dated July 19, 1972 recorded in Volume 455 at Page 633.

THENCE continuing with a segment of the south line of the tract herein described, same being a segment of the common line of said 99.91 acre tract with that of said residue 2.0 acre tract, the residue of a tract called 0.63 acre in conveyance from Bruce P. Gregg, et al to Theodore A. Holtz, et ux dated October 22, 1975 recorded in Volume 507 at Page 751 and residue of a tract called 0.86 acre in conveyance from Bruce P. Gregg, et al to Ted Holtz, et ux dated July 3, 1985, and extension of said line, into and across said 231.73 acre tract, as follows:

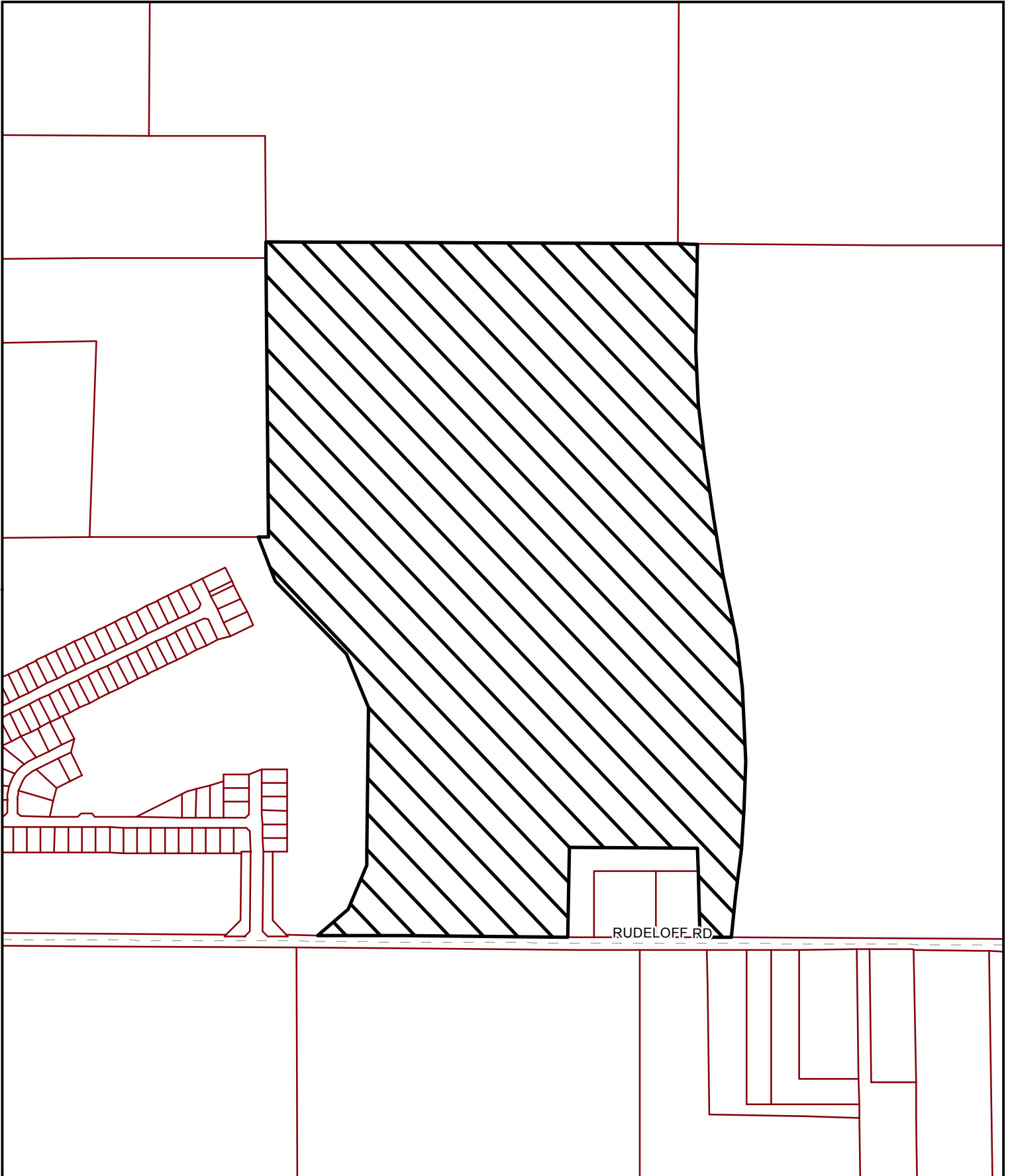
N 01° 34' 22" W, 420.44 feet to a 1/2 inch diameter rebar set with cap (B&A) marking a re-entrant corner of the tract herein described,
S 89° 35' 25" W, 609.96 feet to a 1/2 inch diameter rebar set with cap (B&A) marking a re-entrant corner of the tract herein described, and
S 01° 36' 19" E, 419.93 feet to the **PLACE OF BEGINNING** and containing **135.595 ACRES OF LAND**.

Basis of bearings is Grid North as per GPS observation dated July 23, 2014.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision in August 2014 and May 2015.

Ken L. Reininger R.P.L.S. 2633

VOLUNTARY ANNEXATION MAP



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location



Lot Lines

1 inch = 600 feet

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