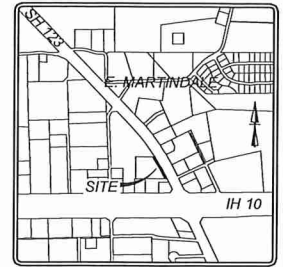


**NOTES**

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'



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	173.86'	3698.80'	002°41'35"	N31°43'56"W	173.84'
C2	165.30'	3713.80'	002°33'01"	S31°39'22"E	165.29'

Line Table		
LINE #	LENGTH	DIRECTION
L1	16.92'	S89°26'59"W
L2	17.78'	N89°26'44"E

ARVINDBHAI A. PATEL  
AND DHRUTI PATEL  
CALLED 14.918 ACRES  
VOL. 2957, PAGE 431, O.P.R.  
RECORDED 01/11/2019

ARVINDBHAI A. PATEL  
AND DHRUTI PATEL  
CALLED 0.3865 ACRE  
VOL. 3019, PAGE 776, O.P.R.  
RECORDED 07/11/2011

**0.3317 OF AN ACRE**  
(14,451 SQ. FT.)  
30' TEMPORARY CONSTRUCTION EASEMENT

HUMPHREYS BRANCH SURVEY NO. 17  
ABSTRACT NO. 6

RAMILA HOSPITALITY, LLC  
CALLED 4.724 ACRES  
VOL. 2870, PAGE 216, O.P.R.  
RECORDED 05/17/2010

WATER, SEWER, ELEC. ESMT  
CITY OF SEGUIN  
VOL. 551, PAGE 224, D.R.

**0.1656 OF AN ACRE**  
(7,215 SQ. FT.)  
15' SANITARY SEWER EASEMENT

MARK C. CARTER  
VOL. 982, PAGE 529, O.P.R.  
RECORDED 03/03/1992

25 OCT 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**

A 0.1656 OF AN ACRE TRACT OF LAND OUT OF THE HUMPHREYS BRANCH SURVEY ABSTRACT 6, GUADALUPE COUNTY, AND BEING OUT OF CALLED 4.724 ACRE TRACT OF LAND AS CONVEYED TO RAMILLA HOSPITALITY, LLC AND AS DESCRIBED IN VOLUME 2870, PAGE 216 OF THE DEED RECORDS OF GUADALUPE COUNTY TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 18-140	
DATE: 10/10/2019	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 0.1656 OF AN ACRE TRACT  
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.1656 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 that called 4.724 acre tract of land as conveyed to Ramila Hospitality, LLC and described in Volume 2870, Page 216 in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.1656 of an acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the southwesterly R.O.W. of State Highway 123 (a 220 foot wide R.O.W. at this point) for the southeast corner of said 4.724 acre tract and for the northeast corner of that tract of land as conveyed to Mark C. Carter and described in Volume 982, Page 529 in the O.P.R. and for the southeast corner of the tract described herein;

**THENCE: S 89°26'59" W**, along and with the southerly line of said 4.724 acre tract and the northerly line of said Carter tract, a distance of **16.92 feet** to the southwest corner of the tract described herein;

**THENCE:** over and across said 4.724 acre tract, the following two (2) courses:

1. **N 28°07'16" W**, a distance of **307.42 feet** to a calculated point for the beginning of a curve to the left;
2. Along and with the arc of said curve to the **left** having an arc of **173.86 feet**, a radius of **3698.80 feet**, a delta of **02°41'35"** and a chord bears **N 31°43'56" W**, a distance of **173.84 feet** to a calculated point in the northerly line of said 4.724 acre tract, and in the southerly line of that called 0.3865 acre tract as conveyed to Arvindbhai A. Patel and Dhruvi Patel and as described in Volume 3019, Page 776 in the O.P.R. for the northwest corner of the tract described herein;

**THENCE: N 89°26'44" E**, along and with the northerly line of said 4.724 acre tract, and the southerly line of said 0.3865 acre tract, a distance of **17.78 feet** to a ½" iron rod found in the southwesterly R.O.W. of State Highway 123 and for the northeast corner of said 4.724 acre tract and for the southeast corner of said 0.3865 acre tract, and for the beginning of a non-tangent curve to the right;

**THENCE:** along and with the southwesterly R.O.W. of State Highway 123, the following two (2) courses:

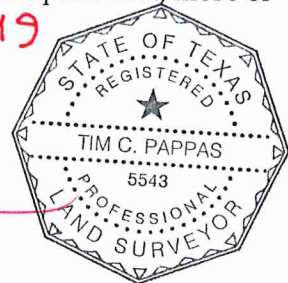
1. Along and with the arc of said non-tangent curve to the **right**, passing at a distance of 7.58 feet a found ½" iron rod, and having a total arc of **165.30 feet**, a radius of **3713.80 feet**, a delta of **02°33'01"** and a chord bears **S 31°39'22" E**, a distance of **165.29 feet** to a calculated point;

2. **S 28°07'16" E**, a distance of **315.55 feet** to the **POINT OF BEGINNING** and containing **0.1656 of an acre** or 7,215 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

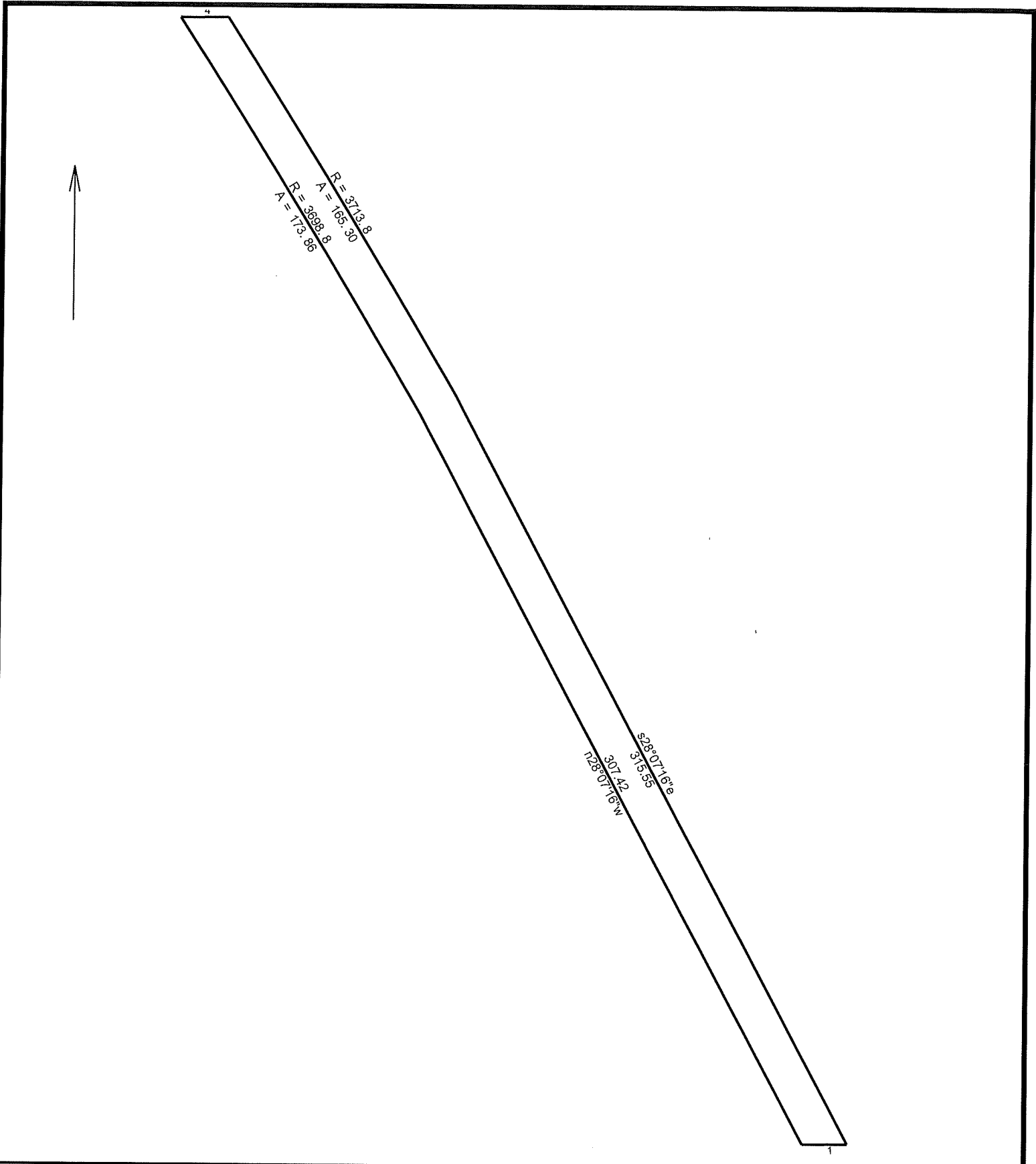
**TOGETHER WITH  
A 0.3317 OF AN ACRE TRACT  
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being twenty feet (30.00) in width, the southwesterly lines being thirty feet (30.00) southwesterly of and parallel with the southwesterly lines of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the northerly and southerly lines of said 4.724 acre tract. Containing 0.3317 of an acre, or 14,451 square feet, more or less.

25 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 RAMILA HOSP DESC TCP 102419.doc



10/25/2019

Scale: 1 inch= 48 feet

File:

Tract 1: 0.1657 Acres (7217 Sq. Feet), Closure: n55.5138w 0.01 ft. (1/85015), Perimeter=997 ft.

- 01 s89.2659w 16.92
- 02 n28.0716w 307.42
- 03 Lt, r=3698.80, delta=002.4135, arc=173.86, chord=n31.4356w 173.84
- 04 n89.2644e 17.78
- 05 Rt, r=3713.80, delta=002.3301, arc=165.30, chord=s31.3922e 165.29
- 06 s28.0716e 315.55