



EXHIBIT “ _____ ”

Waterline Easement
0.271 Acres (11,783 sq. ft.)

20-Foot WATERLINE EASEMENT
LEGAL DESCRIPTION

BEING a 0.271-acre (11,783 sq. ft.) tract situated in the John Sowell Survey No. 16, Abstract No. 35, Guadalupe County, Texas; being a portion of the remainder of a called 5.3-acre tract of land as described in a General Warranty Deed to Bob Seeger in Document No. 202299037517 in the Official Public Records of Guadalupe County, Texas; said 0.271 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING: at a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found on the eastern line of Lot 2 of the Countryside Estates Subdivision as shown on a plat in Volume 5, Pages 208A and 208B of the Plat records of Guadalupe County, Texas, the western line of the remainder of the said 5.3-acre tract, for the westernmost southwestern corner of that certain tract of land called to contain 0.3241-acres as described in a Deed to The State of Texas in Document No. 202399026471 of the Official Public Records of Guadalupe County, Texas, for the westernmost northwestern corner of this herein described tract, from which a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found for the westernmost northwestern corner of the said 0.3241-acre tract, the northeastern corner of said Lot 2 bears North 02°00’14” West a distance of 29.99 feet;

THENCE: North 85°28’05” East a distance of 194.31 feet along a southern line of the said 0.3241-acre tract, a line of the remainder of the said 5.3-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found for a corner of the said 0.3241-acre tract, a corner of the remainder of the said 5.3-acre tract, for a corner of this herein described tract;

THENCE: South 76°19’34” East a distance of 10.44 feet continuing along a southern line of the said 0.3241-acre tract, a northern line of the remainder of the said 5.3-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found for a corner of the said 0.3241-acre tract, a corner of the remainder of the said 5.3-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a southwestern line of the said 0.3241-acre tract, a northeastern line of the remainder of the said 5.3-acre tract with a non-tangent curve to the right having a Delta angle of 74°26’19”, a Radius of 263.31 feet, an Arc length of 342.09 feet, having a Delta angle of South 39°02’31” East a distance of 318.53 feet to a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found for a corner of the said 0.3241-acre tract, a corner of the remainder of the said 5.3-acre tract, for a corner of this herein described tract;

THENCE: South 01°49’25” East a distance of 58.06 feet continuing along a western line of the said 0.3241-acre tract, an eastern line of the remainder of the said 5.3-acre tract to a 1/2-inch iron rod with Aluminum Cap stamped “TXDOT ROW” found for the southernmost southwestern corner of the said 0.3241-acre tract, a corner of the

remainder of the said 5.3-acre tract for the southernmost southeastern corner of this herein described tract, from which a 1/2-inch iron rod with Aluminum Cap stamped "TXDOT ROW" found on the western line of Farm to Market Road No. 466 (Right-of-Way Varies), the eastern line of the remainder of the said 5.3-acre tract bears North $88^{\circ}08'27''$ East a distance of 20.01 feet;

THENCE: South $88^{\circ}08'27''$ West a distance of 20.00 feet across the remainder of the said 5.3-acre tract to a calculated point for the southernmost southwestern corner of this herein described tract;

THENCE: North $01^{\circ}49'25''$ West a distance of 58.07 feet continuing across the remainder of the said 5.3-acre tract to a calculated point for a corner of this herein described tract;

THENCE: Continuing across the remainder of the said 5.3-acre tract with a curve to the left having a Delta angle of $74^{\circ}26'09''$, a Radius of 243.31 feet, an Arc length of 316.10 feet, having Chord bearing of North $39^{\circ}02'26''$ West a distance of 294.33 feet to a calculated point for a corner of this herein described tract;

THENCE: North $76^{\circ}19'34''$ West a distance of 7.22 feet continuing across the remainder of the said 5.3-acre tract to a calculated point for a corner of this herein described tract;

THENCE: South $85^{\circ}28'05''$ West a distance of 192.06 feet continuing across the remainder of the said 5.3-acre tract to a calculated point on the western line of the said 5.3-acre tract, the eastern line of Lot 2 of the said Countryside Estates Subdivision, for the westernmost southwestern corner of this herein described tract;

THENCE: North $01^{\circ}46'55''$ West a distance of 20.02 feet along the western line of the remainder of the said 5.3-acre tract the eastern line of said Lot 2 to the **POINT OF BEGINNING** and **CONTAINING** an area of 0.214 acres (9,340 sq. ft.) of land.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83. All distances are surface values and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00015, scaled from 0,0,0,; Units U.S. Survey Feet.

I, Rex L. Hackett, A Registered Professional Land Surveyor, do hereby certify that this property description and accompanying exhibit of April 1, 2025 represent an actual survey performed on the ground under my supervision and conforms in all ways to the Texas Board of Professional Engineers and Land Surveyors Standards, and there are no visible easements, overlaps or encroachments except as shown.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@quiddity.com

04-09-2025

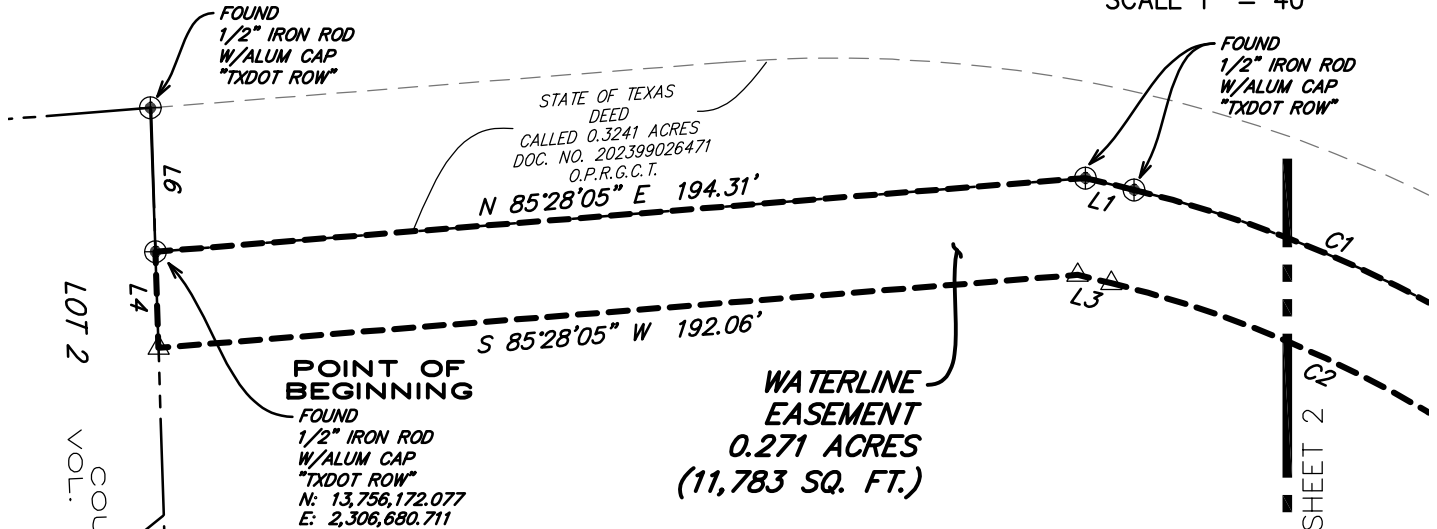
Date:



FARM TO MARKET 466

(R.O.W. VARIES)

EXHIBIT OF
 WATERLINE EASEMENT
 JOHN SOWELL SUR. NO. 16
 ABSTRACT NO. 35
 CITY OF SEGUIN,
 GUADALUPE COUNTY, TX.
 SCALE 1" = 40'



BOB SEEGER
 GENERAL WARRANTY DEED
 REMAINDER OF CALLED 5.3 ACRES
 DOC. NO. 202299037517
 O.P.R.G.C.T.
 GAD PARCEL #59570

LINE	BEARING	DISTANCE
L1	S 76°19'34" E	10.44'
L2	S 88°08'27" W	20.00'
L3	N 76°19'34" W	7.22'
L4	N 01°46'55" W	20.02'
L5	N 88°08'27" E	20.01'
L6	N 02°00'14" W	29.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	74°26'19"	263.31'	342.09'	S 39°02'31" E	318.53'
C2	74°26'09"	243.31'	316.10'	N 39°02'26" W	294.33'

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
- △ "QUIDDITY ENG"
- △ CALCULATED POINT
- P.R.G.C.T. PLAT RECORDS OF
GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL RECORDS OF
GUADALUPE COUNTY, TEXAS

BEARINGS SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00015 SCALED FROM 0,0,0; UNITS U.S. SURVEY FEET.



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
 912 S. Capital of Texas Highway, Suite 300 • Austin, TX 78746 • 512.441.9493

SHEET 1 OF 2

RLH JOB # 10240-0003-01

EXHIBIT OF

WATERLINE EASEMENT
JOHN SOWELL SUR. NO. 16
ABSTRACT NO. 35
CITY OF SEGUIN,
GUADALUPE COUNTY, TX.

SCALE 1" = 40'

BEARINGS SHOWN ARE BASED ON TEXAS
COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD
83. ALL DISTANCES SHOWN ARE SURFACE AND
MAY BE CONVERTED TO GRID BY DIVIDING BY A
SURFACE ADJUSTMENT FACTOR OF 1.00015
SCALED FROM 0,0,0; UNITS U.S. SURVEY FEET.



SHEET 1

MATCHLINE

**WATERLINE
EASEMENT
0.271 ACRES
(11,783 SQ. FT.)**

BOB SEEGER
GENERAL WARRANTY DEED
REMAINDER OF CALLED 5.3 ACRES
DOC. NO. 202299037517
O.P.R.G.C.T.
GAD PARCEL #59570

STATE OF TEXAS
DEED
CALLED 0.3241 ACRES
DOC. NO. 202399026471
O.P.R.G.C.T.

FOUND
1/2" IRON ROD

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1/2" IRON ROD

FARM TO MARKET 466
(R.O.W. VARIES)

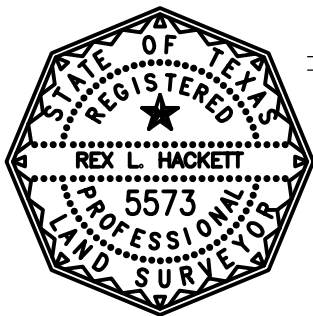
FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD
W/ALUM CAP
"TXDOT ROW"

FOUND
1/2" IRON ROD
W/ALUM CAP
"TXDOT ROW"
N: 13,755,879.532
E: 2,307,087.043

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
"QUIDDITY ENG"
- △ CALCULATED POINT
- P.R.G.C.T. PLAT RECORDS OF
GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL RECORDS OF
GUADALUPE COUNTY, TEXAS



I, REX L. HACKETT, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THIS PROPERTY
DESCRIPTION AND ACCOMPANYING PLAT OF APRIL 1, 2025
REPRESENT AN ACUTAL SURVEY PERFORMED ON THE
GROUND UNDER MY SUPERVISION AND CONFORMS IN ALL
WAYS TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS STANDARDS AND THERE ARE NO
VISIBLE EASEMENTS, OVERLAPS OR ENCROACHMENTS
EXCEPT AS SHOWN.

Drawing Date: 04-09-2025

Rex L. Hackett

Rex L. Hackett
Registered Professional Land Surveyor
Texas Registration No. 5573



QUIDDITY

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912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 • 512.441.9493

SHEET 2 OF 2

RLH JOB # 10240-0003-01