



📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
📍 TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
1.597 ACRES
ROW ACQUISITION

BEING A 1.597 ACRE TRACT SITUATED IN THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 71.53 ACRE TRACT CONVEYED TO AWK ENTERPRISES LLC BY DEED OF RECORD IN DOCUMENT NO. 2017001876 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND DESCRIBED IN VOLUME 1129, PAGE 337 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 1.597 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.216 ACRES

BEGINNING, AT A POINT (GRID COORDINATES N-13769718.98 E-2284747.82) MARKING THE NORTHEASTERLY CORNER OF SAID 71.53 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THAT 70.147 ACRE TRACT CONVEYED TO THE ELLA MEIER LIVING TRUST BY DEED OF RECORD IN VOLUME 1908, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A FOUND ½ INCH IRON ROD WITH ORANGE CAP MARKING THE SOUTHEASTERLY CORNER OF LOT D, MILL CREEK CROSSING PHASE 8 OF RECORD IN VOLUME 8, PAGES 170-171 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS BEARS N 34° 17' 31" W, A DISTANCE OF 63.95 FEET;

THENCE, S 01° 36' 48" E, ALONG THE WESTERLY LINE OF SAID 70.147 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID 71.53 ACRE TRACT, A DISTANCE OF 48.43 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, INTO AND ACROSS SAID 71.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 86° 10' 31" W, A DISTANCE OF 6.60 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP;

N 03° 49' 29" E, A DISTANCE OF 7.25 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP;

N 86° 10' 31" W, A DISTANCE OF 20.51 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP AT A POINT OF CURVATURE;



NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF $04^{\circ} 14' 26''$, AN ARC LENGTH OF 73.27 FEET AND A CHORD BEARING $N 88^{\circ} 17' 44'' W$, A DISTANCE OF 73.25 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP AT THE END OF SAID CURVE;

$S 89^{\circ} 35' 05'' W$, A DISTANCE OF 154.06 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, FOR THE SOUTHWESTERLY CORNER HEREOF;

$N 00^{\circ} 30' 14'' W$, A DISTANCE OF 36.28 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, $N 89^{\circ} 32' 29'' E$, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, A DISTANCE OF 252.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.216 ACRES OF LAND, MORE OR LESS.

PART 2: 1.381 ACRES

BEGINNING, AT A POINT (GRID COORDINATES $N-13769716.16$ $E-2284394.96$) IN THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, BEING THE NORTHERLY LINE OF SAID 71.53 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A FOUND $\frac{1}{2}$ INCH IRON ROD WITH ORANGE CAP MARKING THE SOUTHWESTERLY CORNER OF LOT C, MILL CREEK CROSSING PHASE 8 OF RECORD IN VOLUME 8, PAGES 170-171 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS BEARS $N 29^{\circ} 03' 52'' E$, A DISTANCE OF 61.43 FEET;

THENCE, LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, INTO AND ACROSS SAID 71.53 ACRE TRACT, THE FOLLOWING COURSES:

$S 00^{\circ} 30' 14'' W$, A DISTANCE OF 36.21 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, FOR THE SOUTHEASTERLY CORNER HEREOF;

$S 89^{\circ} 36' 56'' W$, A DISTANCE OF 4.17 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP;

$S 89^{\circ} 05' 03'' W$, A DISTANCE OF 600.97 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP;



S 89° 32' 29" W, A DISTANCE OF 881.75 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP, FOR THE SOUTHWESTERLY CORNER HEREOF;

N 37° 44' 16" W, A DISTANCE OF 51.53 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N 89° 32' 29" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF RUDELOFF ROAD, A DISTANCE OF 1518.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.381 ACRES OF LAND, MORE OR LESS.

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPELS FIRM NO. 10044200

Melissa T. Hinton 10/2/2020
MELISSA T. HINTON DATE
R.P.L.S. #6521 STATE OF TEXAS



075150300

SCALE (FEET)

●

1/2" IRON ROD FOUND
(UNLESS NOTED)

CM

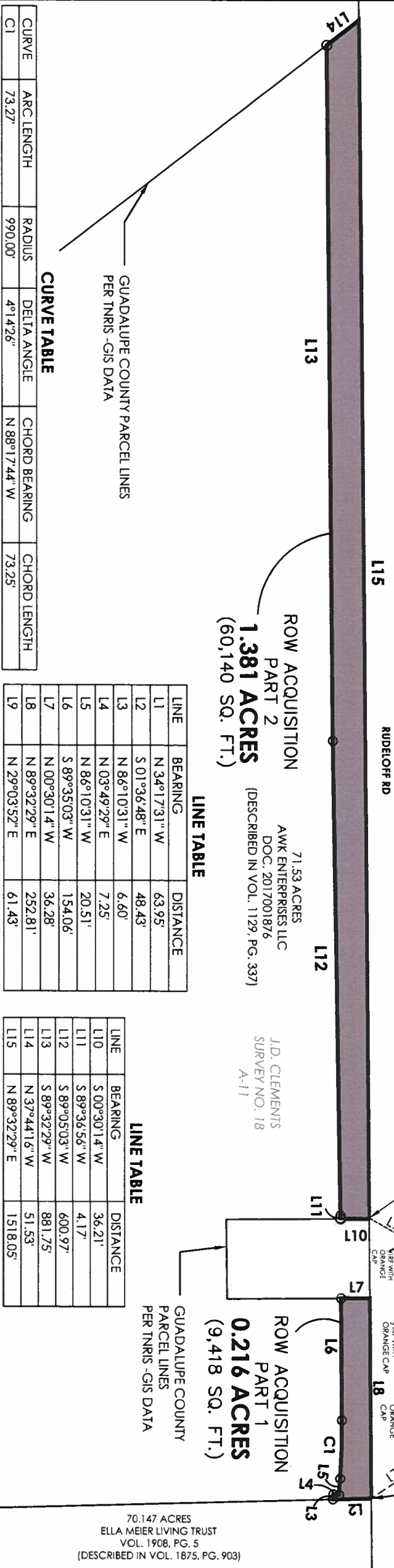
CONTROLLING MONUMENT

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P.O.B.
POINT OF BEGINNING
1/2" IRON ROD SET
WITH YELLOW CAP
"SHERWOOD SURVEYING"

LEGAL DESCRIPTION

OF A 1.597 ACRE TRACT SITUATED IN THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 71.53 ACRE TRACT CONVEYED TO AWK ENTERPRISES LLC BY DEED OF RECORD IN DOCUMENT NO. 2017001876 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND DESCRIBED IN VOLUME 1129, PAGE 337 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



**ROW ACQUISITION
PART 2**
1.381 ACRES
(60,140 SQ. FT.)

71.53 ACRES
AWK ENTERPRISES LLC
DOC. 2017001876
(DESCRIBED IN VOL. 1129, PG. 337)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°17'31" W	63.95'
L2	S 01°36'48" E	48.43'
L3	N 86°10'31" W	6.60'
L4	N 03°49'29" E	7.25'
L5	N 86°10'31" W	20.51'
L6	S 89°35'03" W	154.06'
L7	N 00°30'14" W	36.28'
L8	N 89°32'29" E	252.81'
L9	N 29°03'52" E	61.43'

J.D. CLEMENTS
SURVEY NO. 18
A-11

**ROW ACQUISITION
PART 1**
0.216 ACRES
(9,418 SQ. FT.)

LINE TABLE

LINE	BEARING	DISTANCE
L10	S 00°30'14" W	36.21'
L11	S 89°36'56" W	4.17'
L12	S 89°05'03" W	600.97'
L13	S 89°32'29" W	881.75'
L14	N 37°44'16" W	51.53'
L15	N 89°32'29" E	1518.05'

GUADALUPE COUNTY
PARCEL LINES
PER TNRIS -GIS DATA

70.147 ACRES
ELLA MEIER LIVING TRUST
VOL. 1908, PG. 5
(DESCRIBED IN VOL. 1875, PG. 903)

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: 02/20/2018

REV. 10-2-2020 MTH
REV. 8-27-2020 MTH

**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 982 TBP+LS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 07/31/2020

DRAWN BY: MH

PROJECT NO. 18BGENG001

SURVEYORS CERTIFICATE
I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 6521, HEREBY STATE THAT DURING THE MONTH OF FEBRUARY, 2018, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.
Melissa T. Hinton 10/2/2020
MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521