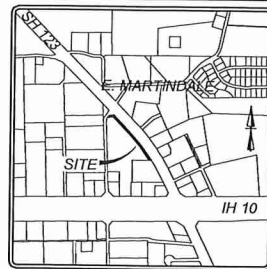


SYMBOL LEGEND

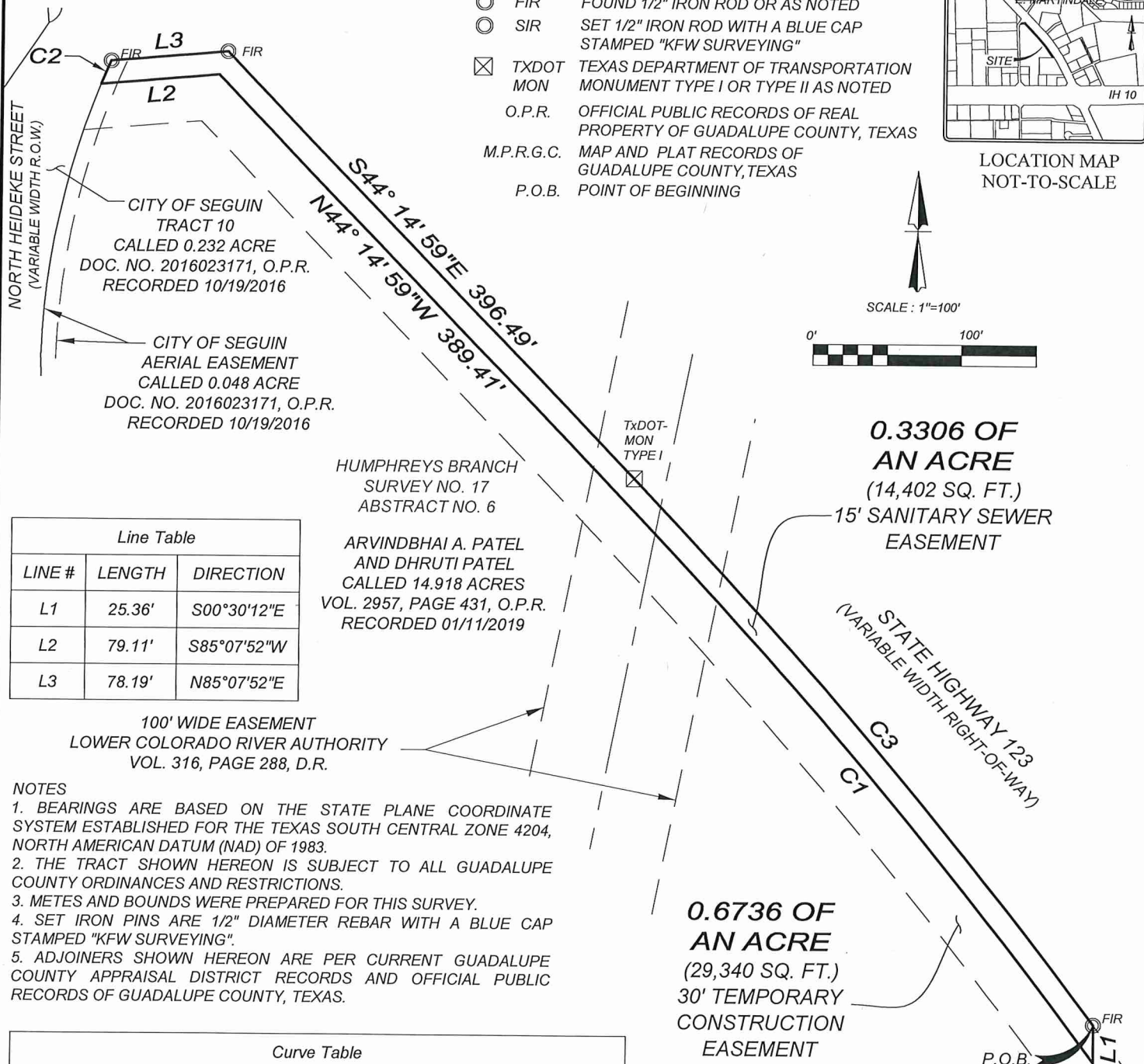
- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- ⊠ TXDOT MON TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
- M.P.R.G.C. MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING



LOCATION MAP NOT-TO-SCALE



SCALE: 1"=100'



Line Table		
LINE #	LENGTH	DIRECTION
L1	25.36'	S00°30'12"E
L2	79.11'	S85°07'52"W
L3	78.19'	N85°07'52"E

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

100' WIDE EASEMENT LOWER COLORADO RIVER AUTHORITY VOL. 316, PAGE 288, D.R.

NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL GUADALUPE COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
- ADJOINERS SHOWN HEREON ARE PER CURRENT GUADALUPE COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	497.72'	3698.80'	007°42'36"	N40°28'08"W	497.34'
C2	17.01'	519.06'	001°52'39"	N23°14'52"E	17.01'
C3	479.24'	3713.80'	007°23'37"	S40°37'36"E	478.91'

0.6736 OF AN ACRE (29,340 SQ. FT.) 30' TEMPORARY CONSTRUCTION EASEMENT

ARVINDBHAI A. PATEL AND DHRUTI PATEL CALLED 0.3865 ACRE VOL. 3019, PAGE 776, O.P.R. RECORDED 07/11/2019

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 0.331 OF AN ACRE TRACT OF LAND OUT OF THE HUMPHREYS BRANCH SURVEY ABSTRACT 6, GUADALUPE COUNTY, AND BEING OUT OF CALLED 14.918 ACRE TRACT OF LAND AS CONVEYED TO ARVINDBHAI A. & DHRUTI PATEL AND AS DESCRIBED IN VOLUME 2957, PAGE 431 OF THE DEED RECORDS OF GUADALUPE COUNTY TEXAS

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

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 0.3306 OF AN ACRE TRACT
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.3306 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 14.918 acre tract of land as conveyed to Arvindbhai A. Patel and Dhruvi Patel and described in Volume 2957, Page 431 in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.3306 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 variable width R.O.W. at this point) for the most northerly southeast corner of said 14.918 acre tract and for the north corner of that called 0.3865 acre tract of land as conveyed to Arvindbhai A. Patel and Dhruvi Patel and described in Volume 3019, Page 776 in the O.P.R. and for the southeast corner of the tract described herein;

THENCE: S 00°30'12" E, along and with the easterly line of said 14.918 acre tract and the westerly line of said 0.3865 acre tract, a distance of **25.36 feet** to the most southerly corner of the tract described herein, and for the beginning of a non-tangent curve to the left;

THENCE: over and across said 14.918 acre tract, the following three (3) courses:

1. Along and with the arc of said non-tangent curve to the **left** having an arc of **497.72 feet**, a radius of **3698.80 feet**, a delta of **07°42'36"** and a chord bears **N 40°28'08" W**, a distance of **497.34 feet** to a calculated point;
2. **N 44°14'59" W**, a distance of **389.41 feet** to a calculated point;
3. **S 85°07'52" W**, a distance of **79.11 feet** to a calculated point in the easterly line of that called 0.232 acre tract (Tract 10) as conveyed to City of Seguin for the new easterly R.O.W. of North Heideke Street (a variable width R.O.W) for the most southerly northwest corner of the tract described herein, and for the beginning of a non-tangent curve to the right;

THENCE: Along and with the new easterly R.O.W. of North Heideke Street and the arc of said non-tangent curve to the **right** having an arc of **17.01 feet**, a radius of **519.06 feet**, a delta of **01°52'39"** and a chord bears **N 23°14'52" E**, a distance of **17.01 feet** to a ½" iron rod found at the westerly end of a cutback line with the intersection with the southwesterly R.O.W. of State Highway 123;

THENCE: N 85°07'52" E, along and with said cutback line, a distance of **78.19 feet** to a ½" iron rod found in the southwesterly R.O.W. of State Highway 123 and for the northeast corner of said 14.918 acre tract and the tract described herein;

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

1. **S 44°14'59" E**, a distance of **396.49 feet** to a TXDOT Type I monument found for the beginning of a curve to the right;
2. Along and with the arc of said curve to the **right**, having an arc of **479.24 feet**, a radius of **3713.80 feet**, a delta of **07°23'37"** and a chord bears **S 40°37'36" E**, a distance of **478.91 feet** to the **POINT OF BEGINNING** and containing **0.3306 of an acre** or 14,402 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 0.6736 OF AN ACRE TRACT
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being thirty feet (30.00) in width, the southerly and southwesterly lines being thirty feet (30.00) southerly and southwesterly of and parallel with the southerly and southwesterly lines of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the westerly and easterly lines of said 14.918 acre tract. Containing 0.6736 of an acre, or 29,340 square feet, more or less.

25 OCT 2019



Job No.: 18-140
Prepared by: KFW Surveying
Date: October 24, 2019
Revised date: December 9, 2019
File: S:\Draw 2018\18-140 Navarro Subdivision\DOCS\18-140 PATEL1 DESC FIELD NOTES TCP 120919.doc

n85°07'52"e
78.19
s85°07'52"w



s44°14'59"e
396.49
n44°14'59"w

R = 3713.8
A R 479.24
A = 497.72

10/25/2019

Scale: 1 inch= 87 feet

File: 0.3306 ac.ndp

Tract 1: 0.3307 Acres (14404 Sq. Feet), Closure: s49.1511e 0.01 ft. (1/141718), Perimeter=1963 ft.

- 01 s00.3012e 25.36
- 02 Lt, r=3698.80, delta=007.4236, arc=497.72, chord=n40.2808w 497.35
- 03 n44.1459w 389.41
- 04 s85.0752w 79.11
- 05 Rt, r=519.06, delta=001.5239, arc=17.01, chord=n23.1452e 17.01
- 06 n85.0752e 78.19
- 07 s44.1459e 396.49

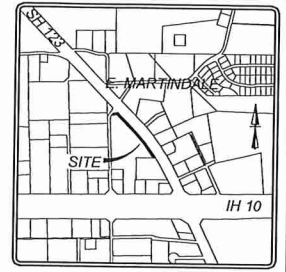
08 Rt, r=3713.80, delta=007.2337, arc=479.24, chord=s40.3736e 478.91

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 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'

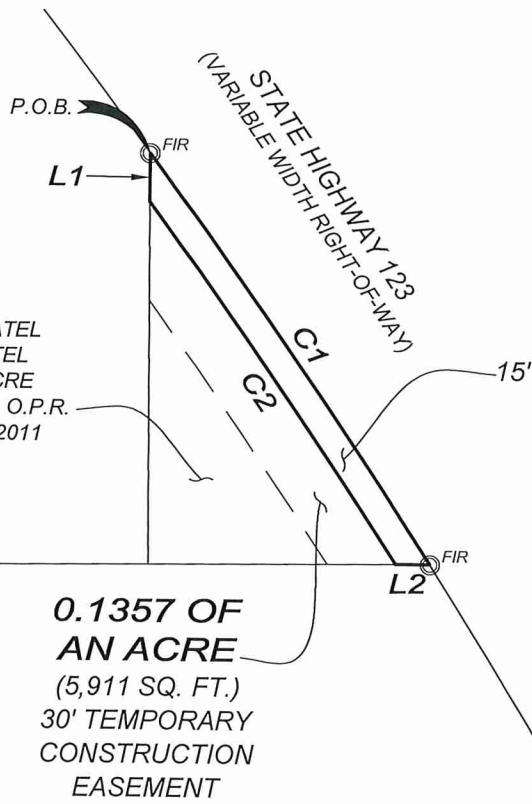


ARVINDBHAI A. PATEL
AND DHRUTI PATEL
CALLED 14.918 ACRES
VOL. 2957, PAGE 431, O.P.R.
RECORDED 01/11/2019

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

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



0.0839 OF AN ACRE
(3,655 SQ. FT.)
15' SANITARY SEWER EASEMENT

0.1357 OF AN ACRE
(5,911 SQ. FT.)
30' TEMPORARY CONSTRUCTION EASEMENT

Line Table

LINE #	LENGTH	DIRECTION
L1	25.36'	N00°30'12"W
L2	17.78'	S89°26'44"W

Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	259.19'	3713.80'	003°59'55"	S34°55'50"E	259.14'
C2	228.22'	3698.80'	003°32'07"	N34°50'46"W	228.18'



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 0.0839 OF AN ACRE TRACT OF LAND OUT OF THE HUMPHREYS BRANCH SURVEY ABSTRACT 6, GUADALUPE COUNTY, AND BEING OUT OF CALLED 14.918 ACRE TRACT OF LAND AS CONVEYED TO ARVINDBHAI A. & DHRUTI PATEL AND AS DESCRIBED IN VOLUME 2957, PAGE 431 OF THE DEED RECORDS OF GUADALUPE COUNTY TEXAS

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



REVISIONS:	ISSUE DATE:
JOB NO. 18-140	DESIGNER:
DATE: 10/10/2019	CHECKED: TCP
DRAWN: RM	SHEET: 1 OF 1

Date: Oct 25, 2019, 8:23am User ID: rmunoz File: S:\Draw 2018\18-140 Navarre Subdivision\B518-140 Navarre Subdivision, SS ESMTS SOUTH.dwg



**DESCRIPTION FOR
A 0.0839 OF AN ACRE TRACT
15' WIDE PERMANENT SANITARY SEWER EASEMENT**

A **0.0839 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 0.3865 of an acre tract of land as conveyed to Arvindbhai A. Patel and Dhruvi Patel and described in Volume 3019, Page 776 in the Official Public Records of Guadalupe County, Texas (O.P.R.), said 0.0839 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 variable width R.O.W. at this point) for the north corner of said 0.3865 acre tract and for the most northerly southeast corner of that called 14.918 acre tract of land as conveyed to Arvindbhai A. Patel and Dhruvi Patel and described in Volume 2957, Page 431 in the O.P.R. and for the north corner of the tract described herein, and at the beginning of a curve to the left;

THENCE: along and with the southwesterly R.O.W. of State Highway 123 and the arc of said curve to the **left** having an arc of **259.19 feet**, a radius of **3713.80 feet**, a delta of **03°59'55"** and a chord bears **S 34°55'50" E**, a distance of **259.14 feet** to a ½" iron rod found for the southeast corner of said 0.3865 of an acre tract and the tract described herein, and for the northeast corner of that called 4.724 acre tract of land as conveyed to Ramila Hospitality, LLC and described in Volume 2870, Page 216 in the O.P.R.;

THENCE: S 89°26'44" W, along and with the southerly line of said 0.3865 acre tract and the northerly line of said 4.724 acre tract, a distance of **17.78 feet** to a calculated point and for the beginning of a non-tangent curve to the left;

THENCE: over and across said 0.3865 acre tract and along and with the arc of said non-tangent curve to the **left** having an arc of **228.22 feet**, a radius of **3698.80 feet**, a delta of **03°32'07"** and a chord bears **N34°50'46" W**, a distance of **228.18 feet** to a calculated point in the easterly line of said 14.918 acre tract and the westerly line of said 0.3865 of an acre tract;

THENCE: N 00°30'12" W, along and with the easterly line of said 14.918 acre tract and the westerly line of said 0.3865 of an acre tract, a distance of **25.36 feet** to the **POINT OF BEGINNING** and containing **0.0839 of an acre** or 3,655 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

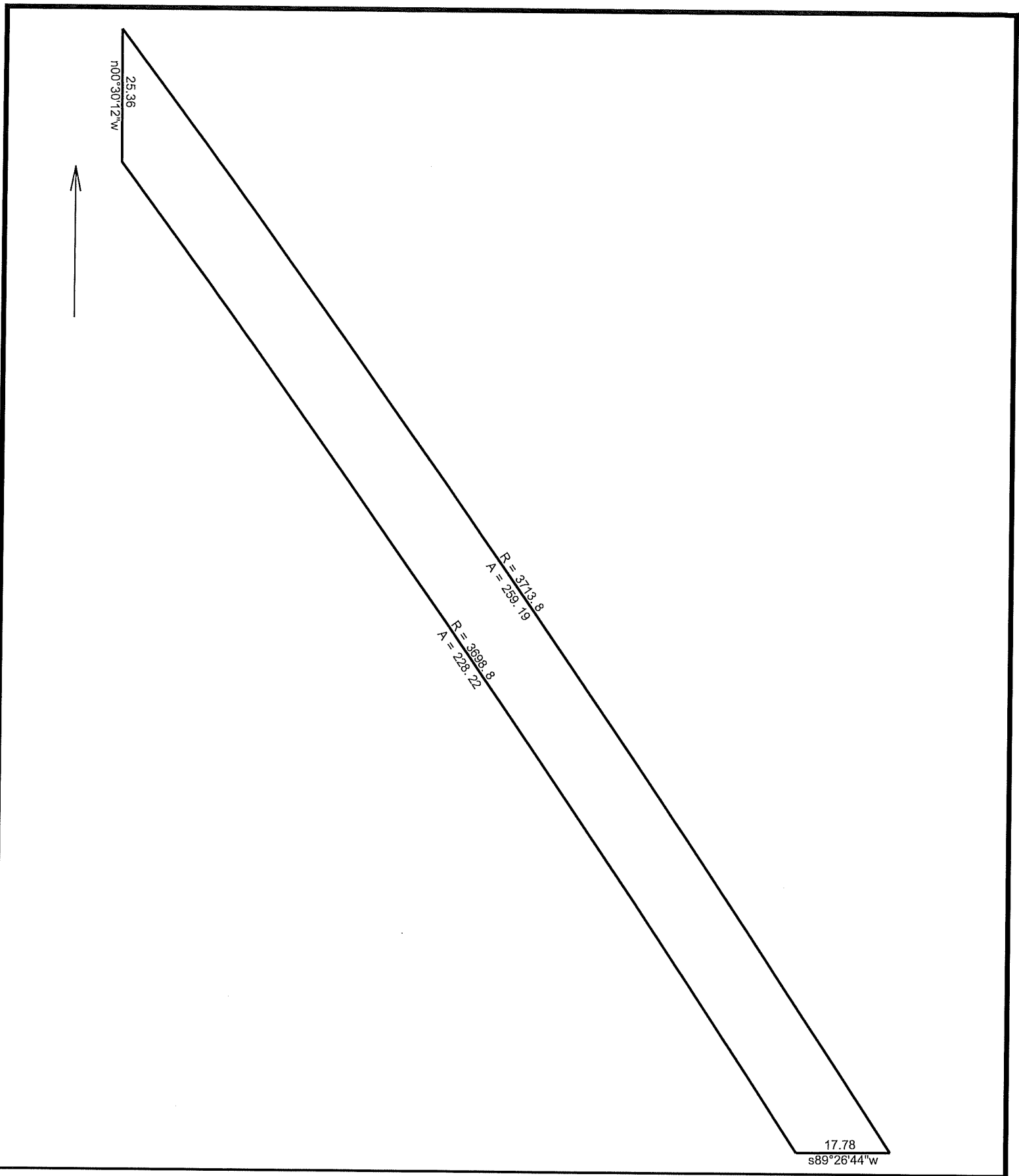
**TOGETHER WITH
A 0.1357 OF AN ACRE TRACT
30' WIDE TEMPORARY CONSTRUCTION EASEMENT**

A temporary construction easement being thirty feet (30.00) in width, the southwesterly line being thirty feet (30.00) southwesterly of and parallel with the southwesterly line of the hereinabove described Permanent Easement. Sidelines are shortened or extended to intersect the westerly and southerly lines of said 0.3865 of an acre tract. Containing 0.1357 of an acre, or 5,911 square feet, more or less.

18 DEC 2019

Job No.:	18-140
Prepared by:	KFW Surveying
Date:	October 24, 2019
Revised:	December 9, 2019
File:	S:\Draw 2018\18-140 Navarro Subdivision\DOCS\18-140 PATEL2 DESC TCP 102419.doc



10/25/2019

Scale: 1 inch = 24 feet

File: 0.0839 ac.ndp

Tract 1: 0.0839 Acres (3656 Sq. Feet), Closure: s38.1528e 0.02 ft. (1/34575), Perimeter=531 ft.

01 Rt, r=3713.80, delta=003.5955, arc=259.19, chord=s34.5550e 259.13

02 s89.2644w 17.78

03 Lt, r=3698.80, delta=003.3207, arc=228.22, chord=n34.5046w 228.19

04 n00.3012w 25.36