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0.048 ACRE TRACT  
16TRC001 EXH.DWG

FN NO. 16TRC001  
MARCH 3, 2016

**FIELDNOTE DESCRIPTION**  
**0.048 ACRES**  
**AERIAL EASEMENT**

BEING A 0.048 ACRE TRACT OF LAND OUT OF THE H. BRANCH SURVEY, ABSTRACT 6, LOCATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 14.918 ACRE TRACT CONVEYED TO ARVINDBHAI A. PATEL AND DHRUTI PATEL BY DEED OF RECORD IN VOLUME 2957, PAGE 431 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND TXDOT MONUMENT TYPE 1 AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 123 (220' R.O.W.) AND THE EASTERLY RIGHT-OF-WAY LINE OF N. HEIDEKE STREET (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF SAID 14.918 ACRE TRACT;

THENCE, N 85° 04' 40" E, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, BEING A PORTION OF THE NORTHERLY LINE OF SAID 14.918 ACRE TRACT, A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING, AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, N 85° 04' 40" E, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, A DISTANCE OF 11.48 FEET TO THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 123, INTO AND ACROSS SAID 14.918 ACRE TRACT, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 23° 20' 26", AN ARC LENGTH OF 207.76 FEET AND A CHORD BEARING S 13° 09' 24" W, A DISTANCE OF 206.32 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

S 87° 44' 35" W, A DISTANCE OF 9.81 FEET TO THE SOUTHWESTERLY CORNER HEREOF;

N 01° 29' 50" W, A DISTANCE OF 3.90 FEET TO THE BEGINNING OF AN ARC OF A CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 22° 21' 16", AN ARC LENGTH OF 202.88 FEET AND A CHORD BEARING N 13° 01' 20" E, A DISTANCE OF 201.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.048 ACRES (2,072 SQ. FT.) OF LAND MORE OR LESS.

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

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.

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

Melissa T. Hinton 3/3/16  
MELISSA T. HINTON DATE  
R.P.L.S. #6521 STATE OF TEXAS



8.609 ACRES  
W.T. FUNDERBURG AND  
WIFE, PATRICIA FUNDERBURG  
VOL. 1041, PG. 81

### LEGEND

- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
⊙ 1/2" IRON ROD FOUND  
(UNLESS NOTED)  
■ TXDOT MONUMENT  
CM CONTROLLING MONUMENT

3.58 ACRES  
WILLIAM T. &  
PATRICIA A. FUNDERBURG  
VOL. 1024, PG. 972

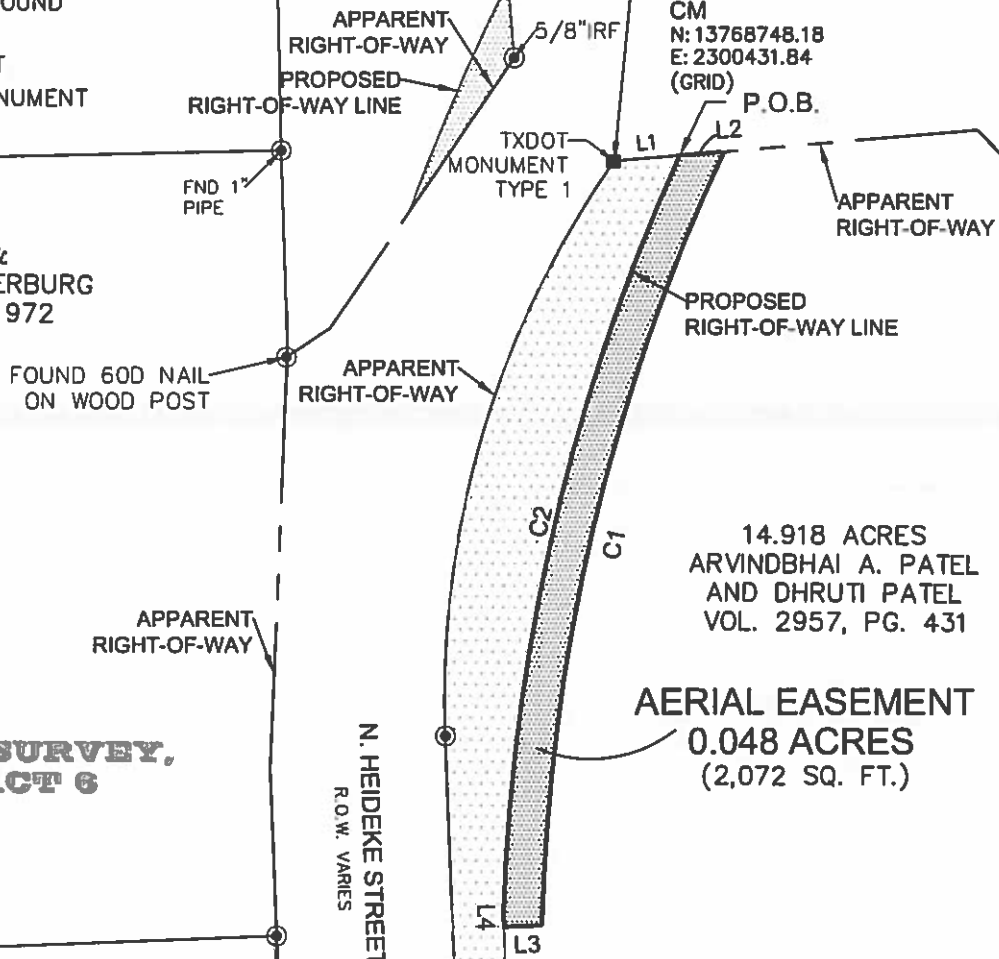
### H BRANCH SURVEY, ABSTRACT 6

0.246 ACRE  
WILLIAM THOMAS  
FUNDERBURG, ET AL  
VOL. 2247, PG. 283

0 25 50 100

SCALE (FEET)

STATE HIGHWAY 123  
(220' R.O.W.)



### 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: 2/02/16

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°04'40" E	16.99'
L2	N 85°04'40" E	11.48'
L3	S 87°44'35" W	9.81'
L4	N 01°29'50" W	3.90'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	510.00'	207.76'	206.32'	S 13°09'24" W	23°20'26"
C2	520.00'	202.88'	201.60'	N 13°01'20" E	22°21'16"



TRC ENGINEERS, INC.

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T.B.P.E. FIRM REGISTRATION # F-8632  
(512) 454 - 8716

*Melissa J. Hinton* 3/3/16

MELISSA T. HINTON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6521

DATE

SHERWOOD



SURVEYING & S.U.E.



DATE: 3/3/16 DRAWN BY: MH PROJECT No. 16TRC001