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0.232 ACRE TRACT  
13TRCC001-TRACT 10 PATEL.DWG

FN NO. 13TRCC001  
JANUARY 21, 2015

**FIELDNOTE DESCRIPTION**  
**TRACT 10**  
**ARVINDBHAI A. PATEL AND DHRUTI PATEL**  
**RIGHT-OF-WAY PARCEL**

BEING A 0.232 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 16.05 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 0.232 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A FOUND TYPE 1 TXDOT MONUMENT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. STATE HIGHWAY 123 BYPASS AND THE EASTERLY RIGHT-OF-WAY LINE OF HEIDEKE STREET, BEING THE NORTHWESTERLY CORNER OF SAID 16.05 ACRE TRACT AND HEREOF;

**THENCE**, N 85° 04' 40" E, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. STATE HIGHWAY 123 BYPASS, A DISTANCE OF 16.99 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE**, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. STATE HIGHWAY 123 BYPASS, INTO AND ACROSS SAID 16.05 ACRE TRACT, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT 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 S 13° 01' 20" W, A DISTANCE OF 201.60 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 01° 29' 50" E, A DISTANCE OF 889.56 FEET TO A FOUND ½ INCH IRON ROD WITH ORANGE CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF HEIDEKE STREET, BEING THE SOUTHWESTERLY CORNER OF SAID 16.05 ACRE TRACT AND THE SOUTHERNMOST CORNER HEREOF;

**THENCE**, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HEIDEKE STREET, THE FOLLOWING COURSES:

N 02° 22' 08" W, A DISTANCE OF 935.75 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.16 FEET, A CENTRAL ANGLE OF 37° 09' 36", AN ARC LENGTH OF 158.36 FEET AND A CHORD BEARING N 16° 24' 01" E, A DISTANCE OF 155.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.232 ACRES (10,116 SQ. FT.) OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, 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

*Richard A. Goodwin 1/21/15*  
\_\_\_\_\_  
RICHARD A. GOODWIN                      DATE  
R.P.L.S. #4069                      STATE OF TEXAS



EXHIBIT "A"

ABSTRACT NO. 6  
BRANCH, II

HIGHWAY 123

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	520.00'	202.88'	201.60'	S 13°01'20" W	22°21'16"
C9	244.16'	158.36'	155.59'	N 16°24'01" E	37°09'36"

TRACT 10  
0.232 ACRES  
(10,116 SQ. FT.)

16.05 ACRES  
ARVINDBHAI A. PATEL AND  
DHRUTI PATEL  
VOL. 2957, PG. 431

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

7.648 ACRES  
C&W RANCHES LTD.  
VOL. 1245, PG 7

TRACT 2  
VOL. 1954 PG 662  
CABRERA  
BROTHERS II LP

TRACT 1  
VOL. 1954 PG 662  
CABRERA  
BROTHERS II LP

- NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
  2. COORDINATES SHOWN ARE GRID COORDINATES
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

- LEGEND
- FOUND IRON ROD
  - SET 1/2" IRON ROD WITH CAP
  - ⊙ PROJECT CON & TRACT #S
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - OVERHEAD ELECTRIC



21/15

RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4069

DATE

SHEET:

DESIGNED BY:  
CHECKED BY:  
DRAWN BY: JF  
JOB: 13TRCC0001  
DATE: 12/15/14  
SCALE: 1" = 100'

N HEIDEKE & MARTINDALE ST  
RIGHT-OF-WAY TAKING  
TRACT 10  
GUADALUPE COUNTY, TEXAS

TRC  
TRC ENGINEERS, INC.  
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX  
78752 T.B.P.E. FIRM REGISTRATION # F-8632  
(512) 454 - 8716

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REVISIONS