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0.165 ACRE TRACT
17TRC002 (EASEMENTS).DWG

FN NO. 17TRC002
MAY 17, 2017

FIELDNOTE DESCRIPTION

BEING A 0.165 ACRE TRACT OUT OF THE E. GORTARI LEAGUE SURVEY, ABSTRACT 23, LOCATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.00 ACRE TRACT CONVEYED TO DANIEL J. SCHACHT AND WIFE, PATRICIA L. SCHACHT BY DEED OF RECORD IN VOLUME 1216, PAGE 298 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 0.165 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND $\frac{1}{2}$ INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PECAN ORCHARD LANE (AKA DEERSLAYER ROAD - PRIVATE), BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.81 ACRE TRACT CONVEYED TO GUADALUPE PECAN RANCH, INC. BY DEED OF RECORD IN VOLUME 643, PAGE 408 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, SAME BEING THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT AND HEREOF;

THENCE, S $72^{\circ} 42' 10''$ W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PECAN ORCHARD LANE, A DISTANCE OF 105.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PECAN ORCHARD LANE, INTO AND ACROSS SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES:

S $17^{\circ} 19' 27''$ E, A DISTANCE OF 103.92 FEET TO AN ANGLE POINT;

N $72^{\circ} 42' 10''$ E, A DISTANCE OF 105.00 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID 5.81 ACRE TRACT AND SAID 1.00 ACRE TRACT;

THENCE, S $17^{\circ} 19' 27''$ E, ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID 5.81 ACRE TRACT, INTO AND ACROSS SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES:

S $72^{\circ} 42' 10''$ W, A DISTANCE OF 135.00 FEET TO THE SOUTHWESTERLY CORNER HEREOF;

N 17° 19' 27" W, A DISTANCE OF 133.92 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PECAN ORCHARD LANE, FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHICH A FOUND ½ INCH IRON ROD BEARS S 72° 42' 10" W, A DISTANCE OF 69.01 FEET;

THENCE, N 72° 42' 10" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PECAN ORCHARD LANE, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.165 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
TBPLS FIRM #10044200

Melissa T. Hinton 5/17/17
MELISSA T. HINTON DATE
R.P.L.S. #6521 STATE OF TEXAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°42'10" W	105.00'
L2	S 17°19'27" E	103.92'
L3	N 72°42'10" E	105.00'
L4	S 17°19'27" E	30.00'
L5	S 72°42'10" W	135.00'
L6	N 17°19'27" W	133.92'
L7	S 72°42'10" W	69.01'
L8	N 72°42'10" E	30.00'

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
● 1/2" IRON ROD FOUND
(UNLESS NOTED)
CM CONTROLLING MONUMENT

0 30 60 120
SCALE (FEET)

U.S. HIGHWAY 123 (BUSINESS)
(R.O.W. VARIES)

W.J. CHAMBERS
VOL. 470, PG. 406

0.523 ACRES
FLOYD McKEE AND
JODY McKEE
VOL. 2293, PG. 363

4.43 ACRES
FLOYD McKEE AND
JODY A. McKEE
VOL. 2104, PG. 463

1/2" PIPE
(CM)

PECAN ORCHARD LANE
(AKA DEERSLAYER ROAD - PRIVATE)

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:
05/15/17

1.00 ACRES
DANIEL J. SCHACHT
AND WIFE,
PATRICIA L. SCHACHT
VOL. 1216, PG. 298

30' TEMPORARY
CONSTRUCTION
EASEMENT
0.165 ACRES
(7,168 SQ. FT.)

5.81 ACRES
GUADALUPE PECAN
RANCH, INC.
VOL. 643, PG. 408

17TRC002 (EASEMENTS).DWG

Melissa T. Hinton 5/17/17
DATE

MELISSA T. HINTON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6521

SHERWOOD

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SURVEYING & S.U.E.



TRC ENGINEERS, INC.

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