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3.564 ACRE TRACT
16MS030.DWG

FN NO. 16MS030
JUNE 6, 2016

FIELD NOTES
3.564 ACRE TRACT
WELTNER ROAD SUBSTATION

BEING A 3.564 ACRE TRACT OF LAND SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, GUADALUPE COUNTY, TEXAS, OUT OF THAT CERTAIN 65.00 ACRE TRACT (TRACT TWO) CONVEYED TO JOYCE T. WELTNER, SOLE TRUSTEE, OF THE JOYCE T. WELTNER LIVING TRUST, RECORDED IN VOLUME 1315, PAGE 280, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 3.564 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET ½-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE NORTHWESTERLY RIGHT OF WAY LINE OF WELTNER ROAD, BEING LOCATED N 45° 36' 29" E, 817.94 FEET FROM A ½ INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 65.00 ACRE TRACT, FOR THE SOUTHERLY CORNER AND **POINT OF BEGINNING** HEREOF;

THENCE, INTO SAID 65.00 ACRE TRACT, THE FOLLOWING COURSES:

N 55° 41' 18" W, A DISTANCE OF 458.96 FEET TO A SET ½-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE WESTERLY CORNER HEREOF;

N 45° 37' 06" E, A DISTANCE OF 390.0 FEET TO A SET ½-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE NORTHERLY CORNER HEREOF;

THENCE, S 44° 22' 54" E, AT 87.20 FEET, A FOUND ½ INCH IRON ROD MARKING THE WESTERLY CORNER OF THAT CERTAIN 2.00 ACRE TRACT CONVEYED TO ANDREW TUREK, VOLUME 4139, PAGE 468, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, IN ALL, A TOTAL DISTANCE OF 450.00 TO A ½ INCH IRON ROD FOUND SITUATED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WELTNER ROAD FOR THE SOUTHERLY CORNER OF SAID 2.00 ACRE TRACT AND THE EASTERLY CORNER HEREOF;

THENCE, S 45° 36' 29" W, ALONG THE COMMON NORTHWESTERLY RIGHT OF WAY LINE OF WELTNER ROAD AND THE SOUTHEASTERLY LINE OF SAID 65.00 ACRE TRACT, A DISTANCE OF 300.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 3.564 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"

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

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.

SHERWOOD SURVEYING & S.U.E.
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

RA Goodwin 6/6/16
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET

JOYCE T. WELTNER, SOLE TRUSTEE
OF THE JOYCE T. WELTNER LIVING TRUST
TRACT TWO
65.00 ACRES
VOLUME 1315 PAGE 280
PROPP. ID. NO. 56396

GRID COORDINATES:
N:13795236.49
E:2270833.78

0 50 100 200
SCALE (FEET)

ANDREW TUREK
2.00 ACRES
VOLUME 4139, PAGE 468
OPRG
PROP. ID NO. 54793

GRID COORDINATES:
N 13794914.88
E:2271148.53

3.564 Acres

EXISTING LCRA
100' WIDE EASEMENT
VOL. 314 PG. 583

JOYCE T. WELTNER, SOLE TRUSTEE
OF THE JOYCE T. WELTNER LIVING TRUST
TRACT TWO
65.00 ACRES
VOLUME 1315 PAGE 280
PROPP. ID NO. 56396

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: 5-26-16

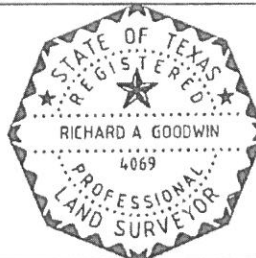
P.O.B.

TO SOUTH CORNER
OF 65.00 ACRE TRACT
S 45°36'29" W
817.94

LEGAL DESCRIPTION
BEING A 3.564 ACRE TRACT SITUATED IN THE A.M.
ESNAURIZER ELEVEN LEAGUE GRANT,
GUADALUPE COUNTY, TEXAS, OUT OF THAT
CERTAIN 65 ACRE TRACT (TRACT TWO)
DESCRIBED IN VOLUME 1315, PAGE 280, OFFICIAL
PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
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PHONE (830) 228-5788 FAX (830) 885-2170



I, RICHARD A. GOODWIN, A REGISTERED
PROFESSIONAL LAND SURVEYOR IN THE STATE
OF TEXAS, REGISTRATION NUMBER 4069, HEREBY
STATE THAT DURING THE MONTH OF MAY, 2016
A SURVEY OF THE REAL PROPERTY SHOWN
HEREON WAS MADE UPON THE GROUND UNDER
MY DIRECTION AND SUPERVISION.

R. A. Goodwin 6/6/16
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

DATE: 6/6/16 DRAWN BY: RG PROJECT No. 16MS030