

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572  
Code: 675 356 839#

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.  
Conference Call Number: 1-903-405-2572; Code: 675 356 839#

**In accordance with Governor Abbott's Executive Order, declaration of the COVID-19 public health threat, and action to temporarily suspend certain provisions of the Texas Open Meetings Act, a quorum of Alliance Regional Water Authority's (the Authority's) Board of Directors will hold a meeting by telephonic conference call at 3:00 PM, Wednesday, March 31st, 2021. The public may participate in this meeting by calling the following number and code:**

**Conference Call Number: 1-903-405-2572**  
**Code: 675 356 839#**

**Members of the public wishing to make public comment during the meeting must register by emailing [info@alliancewater.org](mailto:info@alliancewater.org) prior to 3:00 p.m. on March 31, 2021. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.**

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)

D. CONSENT AGENDA

*The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.*

D.1 Consider approval of minutes of the Regular Meeting held March 10, 2021. ~  
*Graham Moore, P.E., Executive Director*

D.2 Consider approval of the financial reports for February 2021. ~ *Graham Moore,*  
*P.E., Executive Director*

E. PUBLIC HEARINGS / PRESENTATIONS - None

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F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION - NONE

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

H.1 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Graham Moore, P.E., Executive Director*

H.2 Discussion and possible approval of the Board of Directors meeting schedule for the remainder of 2021. ~ *Graham Moore, P.E., Executive Director*

I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.

J. EXECUTIVE SESSION

J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*

J.2 Action from Executive Session on the following matters:

- A. *Water supply partnership options*
- B. *Groundwater leases*
- C. *Acquisition of real property for water supply project purposes*
- D. *Consideration of Resolution 2021-03-31-001 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation*

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*proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

**K. ADJOURNMENT**

**NOTE:** *The Board of Directors may meet in Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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**A. CALL TO ORDER**

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No Backup Information for this Item.

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**B. ROLL CALL**

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<b>NAME</b>	<b>TERM ENDS</b>	<b>PRESENT</b>
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Mike Taylor (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Tim Samford (Kyle – Treatment Operations Manager)	April 2021	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2021	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2021	
Tom Taggart (San Marcos – Executive Director of Public Services)	April 2021	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2021	
Marie Kalka (San Marcos – Finance Director)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Vacant (San Marcos)	April 2022	

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- C.** PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)
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**D. CONSENT AGENDA**

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Items D.1 and D.2 are presented as part of the consent agenda.



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**D.1** Consider approval of minutes of the Regular Meeting held March 10, 2021. ~  
*Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2021 03 10 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Monday, March 10, 2021**

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, March 10, 2021 via conference call in accordance with Governor Abbott's Executive Order declaring the COVID-19 public health threat and temporarily suspending certain provisions of the Texas Open Meetings Act.

- A. CALL TO ORDER.  
**The Alliance Water Board Meeting was called to order at 3:00p.m. by Mr. Betz.**
- B. ROLL CALL.
- **Present: Hughson, Taylor, Samford, Neffendorf, Gleason, Ramos, Earp, Taggart, Betz and Turley with Allen joining in Item D and leaving in Item H.6.**
  - **Absent: Two seats vacant.**
- C. PUBLIC COMMENT PERIOD
- **None.**
- D. CONSENT AGENDA
- D.1 Consider approval of minutes of the Regular Meeting held January 27, 2021.
- D.2 Consider approval of the financial report for January 2021.
- **Motion to approve the consent agenda items D.1 and D.2 as presented was made by Mr. Taylor, seconded by Mr. Taggart and approved on a 11-0 vote.**

E. PUBLIC HEARINGS / PRESENTATIONS

- E.1 Phase 1A Booster Pump Station Ribbon Cutting.
- **Staff presented the Phase 1A Ribbon Cutting video. At the conclusion of the video the Directors shared a toast to the completion of the project.**

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

**Items F.1 through F.3 were not opened for discussion.**

- F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*
- F.2 Update and possible direction to Staff regarding the status of the Authority's Phase 1A projects, and direction to staff and consultants. ~ *Jason Biemer, Director of Operations*
- F.3 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2021-03-10-001 accepting the Phase 1A Booster Pump Station Project and requesting release of final payment from the Texas Water Development Board.
- **Mr. Moore noted that the design engineer and Authority Staff recommend accepting the final completion of the Phase 1A Booster Pump Station project.**
  - **Motion to adopt Resolution 2021-03-10-001 accepting the Phase 1A Booster Pump Station Project and requesting release of final payment from the Texas Water Development Board as presented was made by Mr. Ramos, seconded by Mr. Taylor and approved on a 11-0 vote.**

- H.2 Consider adoption of Resolution 2021-03-10-002 accepting and approving the Audit Report for the 2019-2020 Financial Audit of the Authority.
- **Mr. Vaughan with Armstrong, Vaughan & Associates attending the meeting and presented the audit for the previous fiscal year for the Authority.**
  - **Motion to adopt Resolution 2021-03-10-002 accepting and approving the Audit Report for the 2019-2020 Financial Audit of the Authority as presented was made by Mr. Taylor, seconded by Mr. Allen and approved on a 11-0 vote.**
- H.3 Consider adoption of Resolution 2021-03-10-003 approving Work Order #5 with Kimley-Horn and Associates, Inc. for Phase 1B Owner's Representative Services for March 2021 through February 2022.
- **Mr. Moore presented the work order and the recommendations to approve from the Technical Committee and Administrative Committee.**
  - **Motion to adopt Resolution 2021-03-10-003 approving Work Order #5 with Kimley-Horn and Associates, Inc. for Phase 1B Owner's Representative Services for March 2021 through February 2022 as presented was made by Mr. Taylor, seconded by Mr. Allen and approved on a 11-0 vote.**
- H.4 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- **Ryan Sowa with Kimley-Horn provided an update on the Authority's Phase 1B Program.**
  - **Mr. Betz asked what is being done about the appraisals being slow on Segment C. Mr. Sowa stated that the appraiser, CBRE, has been asked to accelerate on this segment, where possible.**
  - **Mr. Taylor inquired if the Water Treatment Plant procurement and bidding costs can come in under the not-to-exceed amount. Mr. Sowa stated yes it can, which is why it was setup as a time and material task.**
  - **Mr. Taggart asked if the security and SCADA designs are being completed in accordance with lessons learned from recent attacked on public utilities. Mr. Moore responded that yes, the Phase 1B and 1A projects have taken into account current best practices to prevent attacks.**
  - **No Action.**
- H.5 Update, discussion and possible direction to Staff regarding the Authority's Phase 1B Program Schedule.
- **Ryan Sowa with Kimley-Horn provided an update on the Authority's Phase 1B Program.**
  - **No Action.**

- H.6 Consider adoption of Resolution 2021-03-10-004 approving Supplemental Amendment #4 to Work Order #3 with Walker Partners, LLC for additional Design Phase and Bid Phase Services for the Phase 1B Water Treatment Plant Project.
- **Mr. Ramos inquired if approval of the supplemental amendment results in an increased budget. Mr. Moore responded that it does not increase the budget for the design services.**
  - **Motion to adopt Resolution 2021-03-10-004 approving Supplemental Amendment #4 to Work Order #3 with Walker Partners, LLC for additional Design Phase and Bid Phase Services for the Phase 1B Water Treatment Plant Project was made by Mr. Taggart, seconded by Ms. Hughson and approved on a 11-0 vote.**
- H.7 Consider adoption of Resolution 2021-03-10-005 approving Work Order #2 with Alan Plummer & Associates, Inc. for Final Design of the Phase 1B Inline Elevated Storage Tanks.
- **Motion to adopt Resolution 2021-03-10-005 approving Work Order #2 with Alan Plummer & Associates, Inc. for Final Design of the Phase 1B Inline Elevated Storage Tanks as presented was made by Mr. Taylor, seconded by Mr. Ramos and approved on a 10-0 vote.**
- H.8 Consider adoption of Resolution 2021-03-10-006 approving the Memorandum of Understanding between the Authority and the City of San Marcos and County Line Special Utility District for Water Supply Sharing.
- **Mr. Moore presented an overview of the water sharing discussions and the Memorandum of Understanding that has been negotiated between the Parties.**
  - **Motion to adopt Resolution 2021-03-10-006 approving the Memorandum of Understanding between the Authority and the City of San Marcos and County Line Special Utility District with amendments as discussed was made by Mr. Ramos, seconded by Mr. Taylor and approved on a 10-0 vote.**
- H.9 Discussion of legislative issues for the 87<sup>th</sup> Texas Legislature, and possible direction to Staff.
- **Mr. Samford inquired about any motion on SB 307. Mr. Moore responded that the bill is unlikely to move forward in the process.**
  - **No Action.**
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS
- **None.**

- J.1 The Board of Directors recessed into Executive Session at 4:29 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, and/or Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:45 p.m.
- J.2 Action from Executive Session on the following matters:
- A. Water supply partnership options
  - B. Groundwater leases
  - C. Acquisition of real property for water supply project purposes.
    - **Motion to revise the approval of Executive Director and Technical Committee as defined in the Property Acquisition Policy as discussed in Executive Session was made by Mr. Taggart, seconded by Mr. Taylor and approved on a 10-0 vote.**
  - D. Consideration of Resolution 2021-03-10-007 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.
    - **Motion to adopt Resolution 2021-03-10-007 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions with an amended description for Parcel B010C as presented was made by Mr. Taylor, seconded by Mr. Earp and approved on a 10-0 vote.**

K. ADJOURNMENT

- Meeting was adjourned at 4:49 p.m. based on the motion by Mr. Taylor, seconded by Ms. Hughson on a 10-0 vote.

APPROVED: \_\_\_\_\_, 2021

ATTEST:

\_\_\_\_\_  
Chair, Board of Directors

\_\_\_\_\_  
Secretary, Board of Directors

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**D.2** Consider approval of the financial report for February 2021. ~ *Graham Moore, P.E., Executive Director*

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Attachment(s)

- February 2021 Financial Report

**Board Decision(s) Needed:**

- Approval of financial report for February 2021.



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- G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS** - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

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**EXECUTIVE DIRECTOR**

Log and Calendar of Events

- Attached is the log of activities for February along with the 3-month look ahead calendar for the Executive Director.

**Executive Director  
Log of Activities**

February						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<i>1-Feb</i>	<i>2-Feb</i>	<i>3-Feb</i>	<i>4-Feb</i>	<i>5-Feb</i>	<i>6-Feb</i>
	Weekly ROW Call	Phase 1B Monthly Coordination Mtg	Legal update with LG	Region L meeting	GMA-13 mtg	
	Public Relations Check-in mtg	ASR bill language	Turley Board orientation	Weekly ROW Call	Water sharing agreement	
		Board appointments ltr	1B schedule discussion	Check-in with Sowa	Waterstone development coord	
				Tolles - 1B discussion		
<i>7-Feb</i>	<i>8-Feb</i>	<i>9-Feb</i>	<i>10-Feb</i>	<i>11-Feb</i>	<i>12-Feb</i>	<i>13-Feb</i>
	Weekly ROW Call	PCCD monitoring well discussion	Lake Dunlap delivery meeting	Weekly ROW Call	100% Seg B internal review mtg	
	Prelim WQ evaluation review	GCUWCD Board meeting	County Line delivery meeting	100% Seg B Workshop mtg	Legal strategy mtg for land acquisition	
	CRWA Board Mtg	January financial info	Technical Committee meeting	Segment B review	Mail	
<i>14-Feb</i>	<i>15-Feb</i>	<i>16-Feb</i>	<i>17-Feb</i>	<i>18-Feb</i>	<i>19-Feb</i>	<i>20-Feb</i>
	PTO	WTP plan review	1A BPS visit	WTP plan review	Orientation presentation	
		Seg D reviews	Diesel fuel coordination	Seg D reviews	Reschedule Board mtg	
				Fuel delivery coordination	Reschedule PAC mtg	
<i>21-Feb</i>	<i>22-Feb</i>	<i>23-Feb</i>	<i>24-Feb</i>	<i>25-Feb</i>	<i>26-Feb</i>	<i>27-Feb</i>
	WTP Bid set internal review	Public Relations check-in call	Front End document finalization	Seg D 100% workshop mtg	Segment D comments	
	Weekly ROW Call - land agents	PAC meeting	Audit coordination	City of Umland pipeline coordination	Land acquisition coordination	
	Weekly ROW Call - legal team		Kimley-Horn CPE	Project Advisory Committee mtg	TCEQ & TWDB comment letters	

# March 2021

March 2021							April 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 28	<b>Mar 1</b> 11:00am Alliance Water - Orientation (Microsoft Teams) 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) -	<b>2</b> 9:00am Alliance Water - Monthly Check-in (Microsoft Teams Meeting); ~TX-SNA-RM-Training Room (Trio) -	<b>3</b> 4:30pm ARWA1B - Counteroffer Discussion (Microsoft Teams Meeting) - Sowa, Ryan	<b>4</b> 11:00am ARWA1B - Weekly ROW Call 11:45am LNV/Ardurra and Moore Lunch 1:00pm TWCA Speaker 2:30pm Administrative	<b>5</b> 8:30am TWCA Speaker Sessions 1:30pm ARWA1BWTP & RWI - Monthly Design Update Meeting (Microsoft Teams)	<b>6</b>
7	<b>8</b> 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - 6:00pm CRWA Board Meeting (CRWA Offices (850 Lakeside)	<b>9</b> Katie Hip Surgery (4700 Seton Center Pkwy, PTO) 2:45pm Test (Microsoft Teams Meeting) - 5:30pm GCUWCD Board	<b>10</b> 9:00am Katie PT (3755 S Capital of Texas Hwy, 2863 Discussion) 1:00pm ARWA-EAA HB 3:00pm Alliance Water - 4:00pm Executive	<b>11</b> 10:00am ARWA Standard Details 11:00am ARWA1B - Weekly ROW Call 12:15pm Lunch: Brian / 3:00pm MEET TO	<b>12</b> 11:00am Hudson's 504 Meeting (Zoom) - Katie Bell-Moore 1:30pm Spitzer Call 3:00pm Katie - PT	<b>13</b>
14	<b>15</b> 9:00am Katie - PT 10:15am Dr. Hong (Virtual) 1:30pm ARWA Phase 1B 2:30pm ARWA1B - 6:30pm CLSUD Board	<b>16</b> 1:00pm PCCD Meeting (Lockhart, Texas, United States)	<b>17</b> 1:30pm ARWA1BSC - Alignment Access (Microsoft Teams) 4:00pm Katie PT (3755 S Capital of Texas Hwy - 3755 S Capital of	<b>18</b> 8:15am Breakfast (Texas Bean & Brew House (1328 N IH 35, San 3:30pm Alliance Water Check-in ( <a href="https://zoom.us/j/97">https://zoom.us/j/97</a> )	<b>19</b> 9:00am Project Advisory Committee Meeting 9:30am GMA-13 Meeting (Virtual) 1:15pm Katie - Post Op (3755 S Capital of	<b>20</b>
21	<b>22</b> 12:00pm ARWA1B - Weekly ROW Call (Microsoft Teams) 1:30pm ARWA Phase 1B Weekly Progress 3:00pm Katie - PT	<b>23</b> 11:15am Creek Crossing Discussion - Morrison 12:00pm Hazen Lead and Copper Rule 3:30pm Discuss ARWA and ASR (Microsoft	<b>24</b> 8:00am LAN-AWRWA-Request 9:00am ARWA1BSE - Guadalupe River 2:00pm ARWA - CM Planning (Casa Maria)	<b>25</b> 11:00am Material Testing RFQ Scoring (Microsoft Teams) 1:00pm ARWA1BSE - Vogel Re-Route Requests (Microsoft	<b>26</b> 8:30am ARWA - GBRA CSP Discussion (GBRA 10:00am TWCA Manager's Meeting 1:00pm San Marcos 3:00pm TEAMS Meeting	<b>27</b>
28	<b>29</b> 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	<b>30</b> 9:00am LAN-AWRWA-Request for Additional 5:30pm Ardurra Texas Water Virtual Wine Tasting & Happy	<b>31</b> 10:00am CRWA Board of Managers Meeting (CRWA Offices) 3:00pm ARWA Board Meeting (Virtual Meeting) - Graham	<b>Apr 1</b>	<b>2</b>	<b>3</b>

# April 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 28	29	30	31	Apr 1 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	2	3
4	5 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	6 9:00am Alliance Water - Monthly Check-in (Microsoft Teams) 1:30pm ARWA1B WTP - Pre-Proposal Conference - Delany	7	8 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	9 1:00pm GBC Meeting (GoToMeeting) - Ryan Kelso	10
11	12 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - 6:00pm CRWA Board Meeting (CRWA Offices (850 Lakeside)	13 5:30pm GCUWCD Board Meeting (GCUWCD Offices)	14 3:00pm Technical Committee Meeting (TBD)	15 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	16 9:00am Project Advisory Committee Meeting (Virtual Meeting) - Graham Moore	17
18	19 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	20 1:00pm PCCD Meeting (Lockhart, Texas, United States)	21	22 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	23 10:00am ARWA Employee Cyber Security Training - Jason Biemer	24
25	26 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	27	28 10:00am CRWA Board of Managers Meeting (CRWA Offices) 3:00pm ARWA Board Meeting (Virtual) - Graham Moore	29 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa, Ryan	30 10:00am TWCA Manager's Meeting ( <a href="https://us02web.zoom.us/j/89594888798">https://us02web.zoom.us/j/89594888798</a> ) - Sarah Kirkle	May 1

# May 2021

May 2021							June 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 25	26	27	28	29	30	May 1
2	3 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	4 9:00am Alliance Water - Monthly Check-in 2:00pm WTP & RWI Bid Opening (Microsoft	5	6 9:30am Region L Meeting (Virtual) 11:00am ARWA1B - Weekly ROW Call	7	8
9	10 1:30pm ARWA Phase 1B Weekly Progress 6:00pm CRWA Board Meeting (CRWA	11 5:30pm GCUWCD Board Meeting (GCUWCD Offices)	12 3:00pm Technical Committee Meeting (TBD)	13 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa,	14	15
16	17 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	18 1:00pm PCCD Meeting (Lockhart, Texas, United States)	19	20 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa,	21 9:00am Project Advisory Committee Meeting (Virtual Meeting) - Graham Moore	22
23	24 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	25	26 10:00am CRWA Board of Managers Meeting 3:00pm ARWA Board Meeting (TBD) -	27 11:00am ARWA1B - Weekly ROW Call (Microsoft Teams Meeting) - Sowa,	28	29
30	31 1:30pm ARWA Phase 1B Weekly Progress Meetings (WEBEX) - Shore, Nichola	Jun 1	2	3	4	5

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

- H.1** Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

The Water Treatment Plant and Raw Water Infrastructure Project is out for proposal. A mandatory pre-proposal meeting is scheduled for April 6<sup>th</sup> and bids are set to be received on May 4<sup>th</sup>. Staff hopes to bring a contract to the Board for consideration at the May 26<sup>th</sup> Board meeting.

**Board Decision(s) Needed:**

- None.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

**H.2** Discussion and possible approval of the Board of Directors meeting schedule for the remainder of 2021. ~ *Graham Moore, P.E., Executive Director*

---

Background/Information

The Board of Directors typically meets on the fourth Wednesday of each month, except in November and December so as not to conflict with holidays. Staff recommends the following meeting dates for Board meetings through the end of the year:

- Wednesday, April 28<sup>th</sup>
- Wednesday, May 26<sup>th</sup>
- Wednesday, June 30<sup>th</sup>
- Wednesday, July 28<sup>th</sup>
- Wednesday, August 25<sup>th</sup>
- Wednesday, September 22<sup>nd</sup>
- Wednesday, October 27<sup>th</sup>
- Wednesday, November 17<sup>th</sup> (3<sup>rd</sup> Wednesday of the month)
- Wednesday, December 15<sup>th</sup> (3<sup>rd</sup> Wednesday of the month)

**Board Decision(s) Needed:**

- Possible approval of the schedule for the remaining Board meetings in 2021.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- 

Background/Information

The Board Members have an opportunity to make announcements or to request that items be added to future Board or Committee agendas.



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

- J.1** *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
- A. Water supply partnership options*
  - B. Groundwater leases*
  - C. Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

**J.2** Action from Executive Session on the following matters:

- A. *Water supply partnership options*
  - B. *Groundwater leases*
  - C. *Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, March 31, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 675 356 839#

- D. *Consideration of Resolution 2021-03-31-001 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

---

Attachment(s)

- Resolution 2021-03-31-001

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-03-31-001.



## ALLIANCE WATER

### RESOLUTION NO. 20210331-001

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS AND CERTAIN FEE ESTATES FOR THE ALLIANCE REGIONAL WATER AUTHORITY, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201 and the Texas Government Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.**

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

- a. Lay out the exact location of the land area needed for the necessary property interests described herein;
- b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;
- c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;
- d. Negotiate with the owners of any such properties for the purchase thereof;
- e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;

f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and

g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 31st day of March 2021.

**ALLIANCE REGIONAL WATER AUTHORITY**

---

Chris Betz  
Chair of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

**ATTEST:**

---

James Earp  
Secretary of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

**EXHIBIT "A"**

<b><u>Parcel Number</u></b>	<b><u>Landowner</u></b>	<b><u>County</u></b>	<b><u>Survey</u></b>	<b><u>Abstract</u></b>	<b><u>Acres Owned</u></b>	<b><u>Property(ies)</u></b>
E012G	Kreusler, Ltd., a Texas Limited Partnership	Guadalupe	A.M. Esnaurizar	No. 20	84.3	3.195
E013G	RDZ Farms, LTD	Guadalupe	A.M. Esnaurizar	No. 20	200.8	3.61
E014G	Michelle Marie Zipp-Courtney, A/K/A Michelle Zipp Courtney	Guadalupe	A.M. Esnaurizar	No. 20	50.00	1.72
E015G	Lassig Farms, LLC – Homeplace Series, a Separate Series established by Lassig Farms, LLC A Manager-Managed Texas Limited Liability Company Authorized to Create LLCs Under the Applicable Provision of the Texas Business Organizations Code	Guadalupe	A.M. Esnaurizar	No. 20	102.5	2.50
E016G	Carol Irwin Bretzke, Trustee of the Samuel C. Bretzke Family Trust	Guadalupe	A.M. Esnaurizar	No. 20	86.480	3.04
E017G	Meinert J. Mischnick Trustee under the Meinert J. Mischnick Deceleration of trust dated February 4, 1992	Guadalupe	A.M. Esnaurizar	No. 20	124.380	1.47
E018G	Jerry W. Krackau; Charles R. Krackau; and Lynette K. Cranford	Guadalupe	A.M. Esnaurizar	No. 20	80.601	6.77
E020G	Carol Irwin Bretzke, Trustee of the Samuel	Guadalupe	A.M. Esnaurizar	No. 20	75	6.1

	C. Bretzke Family Trust					
E021G	Keith W. Weidner and wife, Sunda Weidner	Guadalupe	A.M. Esnaurizar	No. 20	56.92	2.739
E022G	Carol Irwin Bretzke, Trustee of the Samuel C. Bretzke Family Trust	Guadalupe	A.M. Esnaurizar	No. 20	100	1.89
E025G	Roger Bormann, a single man	Guadalupe	A.M. Esnaurizar	No. 20	133.47	3.988
B024C – A, B, C	JDB Turner Crest, LLC, a Texas Limited Liability Company	Caldwell	(A) Hector McNeill (B) Thomas Maxwell (C) Hector McNeill & Thomas Maxwell	(A) No. 199 (B) No. 188 (C) No. 188 & No. 199	2,717.59	(A) 21.898 (B) 1.937 (C) 23.140
B062C	Pecan, LLC	Caldwell	John H. Finch	No. 108	3.177	1.080
B063C	Strawberry, LLC	Caldwell	John H. Finch	No. 108	11.001	1.955
B021C	Doris Steubing	Caldwell	Hector McNeill, William Barber & John H. Folley W.C. Steffey	No. 199, No. 48, No. 107 & No. 274	149.979	11.434
B037C	James Paul Moses, Rocco J. Moses and Richard Lawrence	Caldwell	William Pettus	No. 21	49.82	3.114
B038C	James Paul Moses	Caldwell	William Pettus	No. 21	14.81	0.277
E002G	Sphere Industrial Properties, Ltd. Co, a Texas Limited Liability Company	Guadalupe	J.S. Johnson	No. 190	27.633	0.792, 1.158 & 1.715



E019G	Robert E. Whitley and Donna M. Whitley, trustees of the Whitley Living Trust, dated August 25, 2011 and amendment thereto	Guadalupe	A.M. Esnaurizar	No. 20	113.224	1.539
D038G	Staples Place, LLC, a Texas Limited Liability Company	Guadalupe	James W. Keller	No. 201	303.500	0.041
D039G	6909 FM 1339 Kutscher, LLC	Guadalupe	James W. Keller	No. 201	366.7278	7.811
D041G	Shirley M. Wolfe Parker A/K/A Shirley Parker, subject to Option to Purchase between Shirley M. Wolfe Parker, Optioner and 6909 FM Kutscher, LLC, Optionee recorded on 08/4/2020 in Instrument no. 202099020494 of the Official Public Records of Guadalupe County, Texas (Affects 3.826 acres)	Guadalupe	James W. Keller	No. 201	3.828	0.061
D092G	Rocking O Ventures, LLC, a Texas Limited Liability Company	Guadalupe	James W. Keller	No. 201	10.98	6.618
C006C	Lynne Kay Moore, f/k/a Kay Moore Love, a single person	Caldwell	Thomas Maxwell	No. 188	30.05	1.024

PARCEL E012G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc: 512.447.0575 Fax 512.326.3029  
Info@sam.biz www.sam.biz T8PLS # 10064300



**Legal Description**  
**3.195 Acres (139,174 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 3.195 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED 84.3 ACRES, CONVEYED TO KREUSLER, LTD., BY DEED RECORDED IN VOLUME 2693, PAGE 565, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 3.195 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a cedar post found on the northeast line of said 84.3 acre tract, same being the southwest line of a called 200.8 acre tract, described in a deed to RDZ Farms, LTD. and recorded in Volume 1739, Page 246, Official Public Records, Guadalupe County, Texas, and described in Volume 133, Page 160, Deed Records, Guadalupe County, Texas;

**THENCE** S 44° 38' 03" E, with the common line of said 84.3 acre tract and said 200.8 acre tract, a distance of 470.46 feet to a calculated point being the **POINT OF BEGINNING** and the northeasterly corner of this 90 foot wide permanent easement;

**THENCE** S 44° 33' 49" E continuing, with the common line of said 84.3 acre tract and said 200.8 acre tract, a distance of 112.76 feet to a calculated point on the common line of said 84.3 acre tract and said 200.8 acre tract;

**THENCE** over and across said 84.3 acre tract the following three (3) courses and distances:

- 1) S 82° 28' 56" W, a distance of 775.12 feet, to a calculated point,
- 2) S 37° 28' 56" W, a distance of 138.61 feet, to a calculated point, and
- 3) S 45° 20' 28" W, a distance of 635.47 feet, to a calculated point on the southwest line of said 84.3 acre tract, also being in County Road 129 (Dauer Ranch Road);

**THENCE** N 44° 39' 32" W, with the southwest line of said 84.3 acre tract, same being the in County Road 129, a distance of 90.00 feet to a calculated point on the southwest line of said 84.3 acre tract, same being in County Road 129, from which a 1/2" iron rod found at the east corner of a called 95.37 acre tract (Tract 2), described in a deed to Steven W. Timmermann and recorded in Volume 2109, Page 430, Official Public Records, Guadalupe County, Texas, same being the north corner of a called 58.578 acre tract, described in a deed to Gregory W. Kraft and Pamela Sarlo-Kraft and recorded in Volume 1466, Page 392, Official Public Records, Guadalupe County, Texas, and on the southwest margin of County Road 129, bears S 45° 20' 28" W, a distance of 32.13 feet for the easterly corner of this 90 foot wide permanent easement;



THENCE over and across said 84.3 acre tract the following three (3) courses and distances:

- 1) N 45° 20' 28 E, a distance of 629.29 feet,
- 2) N 37° 28' 56 E, a distance of 169.71 feet, and

S 82° 28' 56 E, a distance of 744.47 feet, to the **POINT OF BEGINNING** and containing 3.195 acres, more or less.

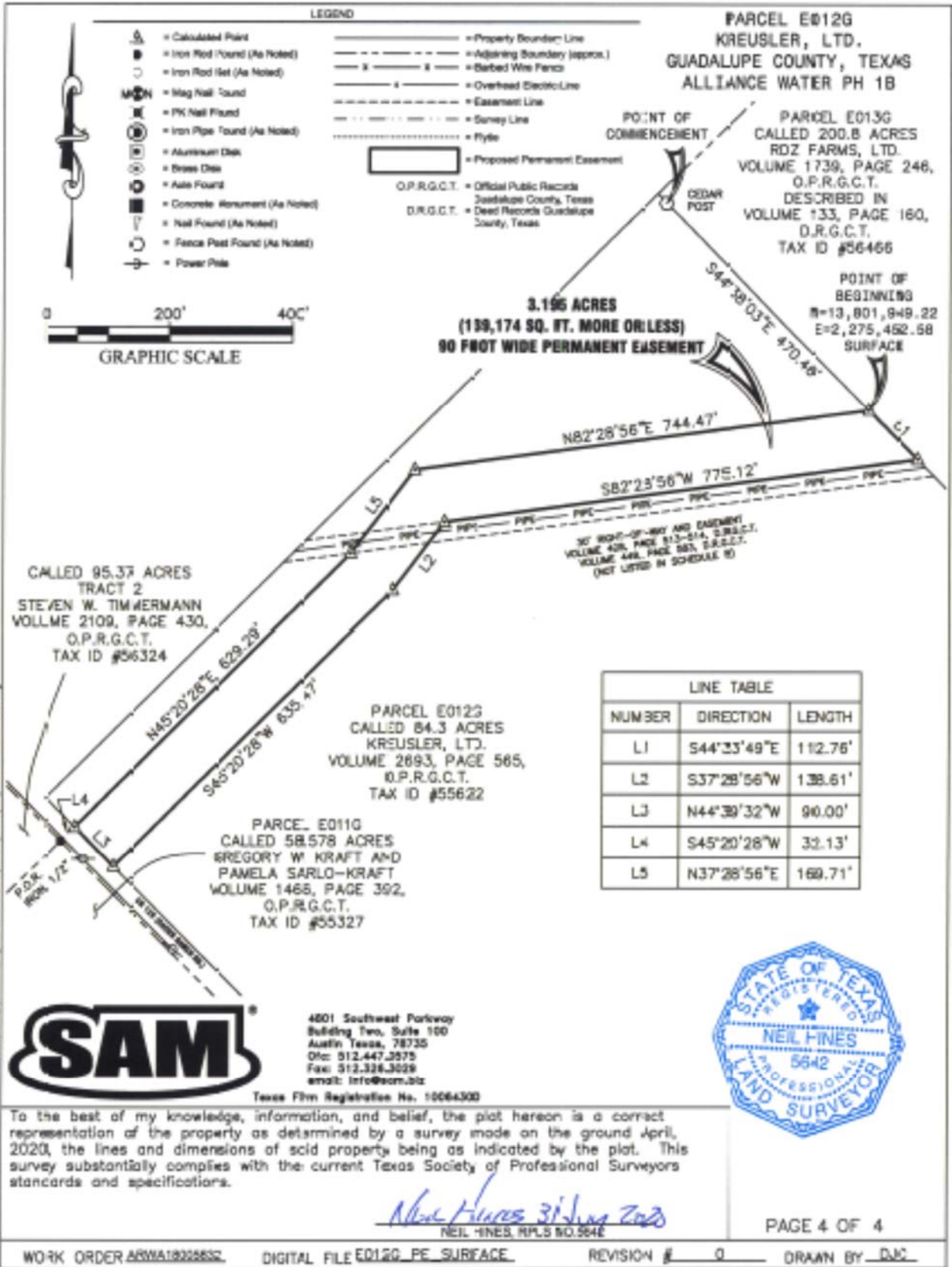
The bearings shown hereon are based on the Texas Coordinate System South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

  
\_\_\_\_\_

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 31 July 2020



## PARCEL E013G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



### Legal Description 3.61 Acres (157,252 Square Foot) 90 Foot Wide Permanent Easement

BEING A 3.61 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED 200.8 ACRES, DESCRIBED IN VOLUME 133, PAGE 160, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND CONVEYED TO RDZ FARMS, LTD. BY DEED RECORDED IN VOLUME 1739, PAGE 246, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 3.61 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at a southeasterly corner of said 200.8 acre tract same being the northeasterly corner of a called 84.3 acre tract, described in a deed to Kreuzler, LTD. and recorded in Volume 2693, Page 565, O.P.R.G.C.T.;

**THENCE** N 44° 33' 49" W, with the common line of said 200.8 acre tract and said 84.3 acre tract, a distance of 2,229.03 feet to a point for the **POINT OF BEGINNING** and the southwest corner of this 90 foot wide permanent easement;

**THENCE** N 44° 33' 49" W, with said common line, a distance of 112.76 feet to a point, for the northwest corner of this 90 foot wide permanent easement, from which a cedar fence post found on the southerly line of said 200.8 acre tract, same being on the northerly line of said 84.3 acre tract, bears N 44° 38' 03" W, a distance of 470.46 feet;

**THENCE** N 82° 28' 56" E, departing said common line, over and across said 200.8 acre tract, a distance of 1,749.10 feet, to a point, on the common line of said 200.8 acre tract and a called 50.00 acre tract, described in a deed to Michelle Marie Zipp-Courtney A/K/A Michelle Zipp Courtney, and recorded in Volume 4144, Page 973, O.P.R.G.C.T., for the northwesterly corner of this 90 foot wide permanent easement, from which a 1/2-inch iron rod found at a northwesterly corner of said 50.00 acre tract same being on the east line of said 200.8 acre tract, bears N 27° 57' 53" E, a distance of 3,035.20 feet;

**THENCE** S 44° 36' 54" E, with said common line, a distance of 112.84 feet to a point, for the southeasterly corner of this 90 foot wide permanent easement;



**THENCE S 82° 28' 56" W, departing said common line, a distance of 1,749.22 feet to the POINT OF BEGINNING and containing 3.61 acres, more or less.**

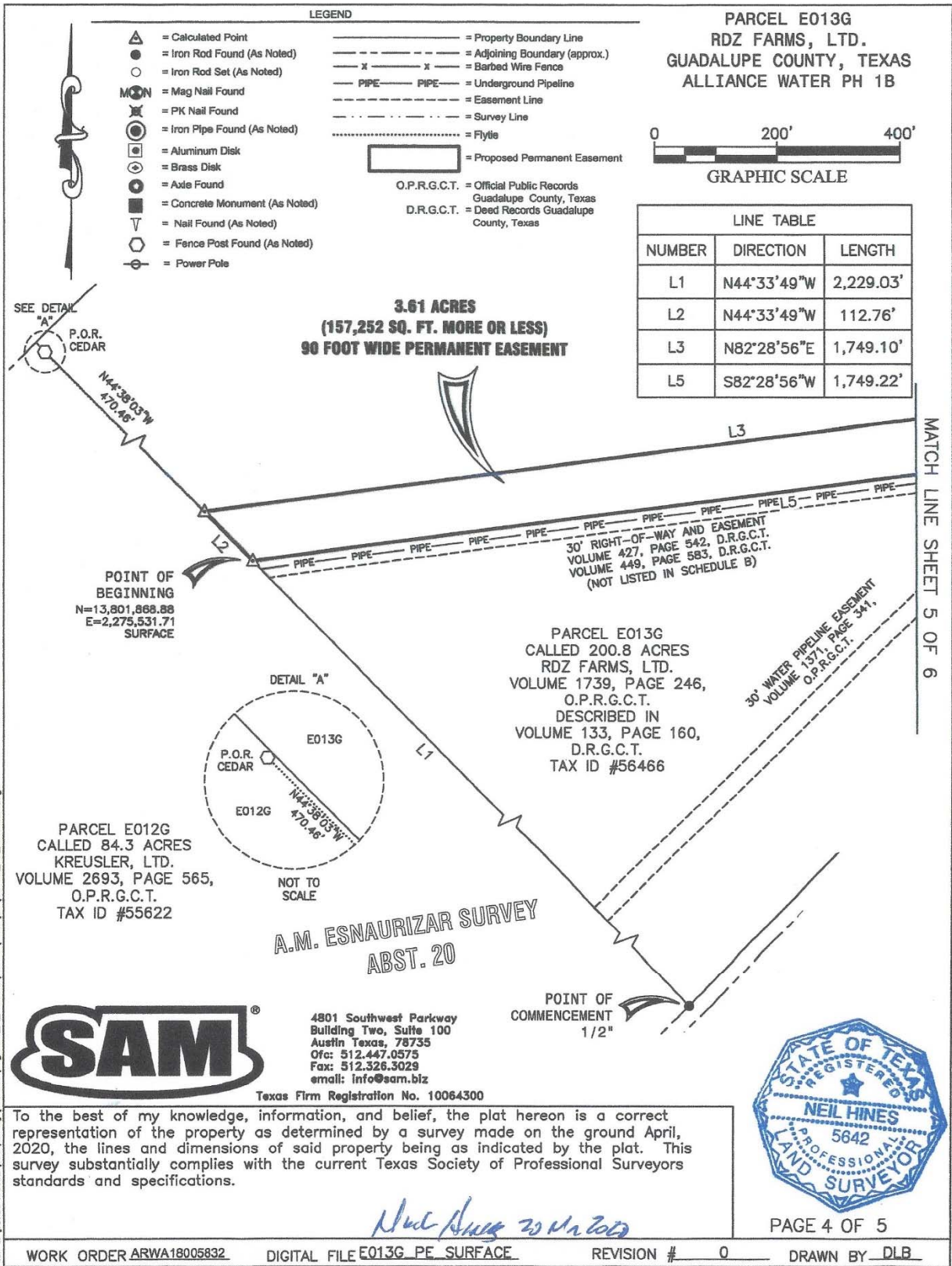
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: *20 May 2020*



**LEGEND**

- △ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- MON = Mag Nail Found
- ⊗ = PK Nail Found
- ⊙ = Iron Pipe Found (As Noted)
- ⊠ = Aluminum Disk
- ⊞ = Brass Disk
- ⊡ = Axle Found
- = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- ⬡ = Fence Post Found (As Noted)
- ⊕ = Power Pole
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x = Barbed Wire Fence
- PIPE - PIPE = Underground Pipeline
- - - = Easement Line
- - - = Survey Line
- ⋯ = Flytie
- ▭ = Proposed Permanent Easement
- O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas
- D.R.G.C.T. = Deed Records Guadalupe  
County, Texas

**PARCEL E013G**  
**RDZ FARMS, LTD.**  
**GUADALUPE COUNTY, TEXAS**  
**ALLIANCE WATER PH 1B**

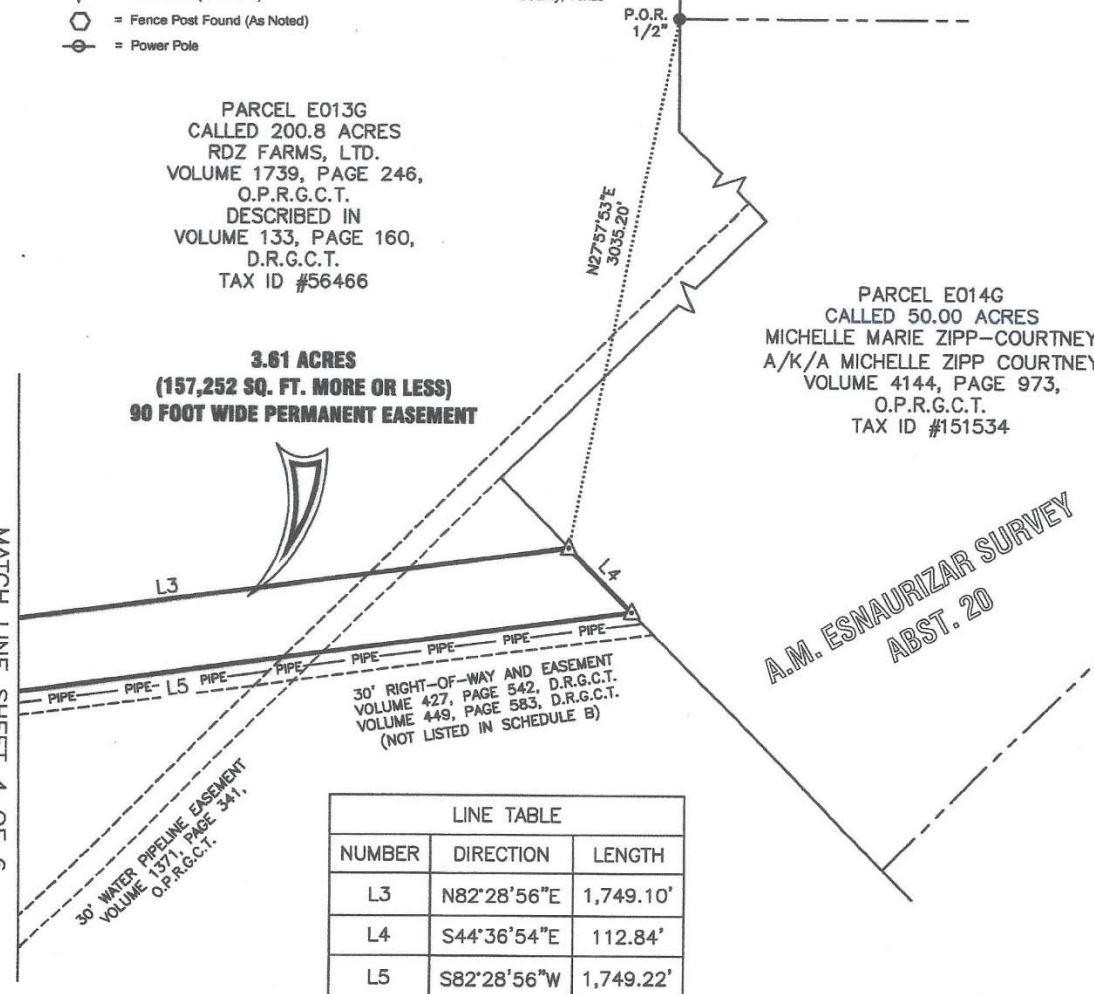
0 200' 400'  
**GRAPHIC SCALE**

**PARCEL E013G**  
**CALLED 200.8 ACRES**  
**RDZ FARMS, LTD.**  
**VOLUME 1739, PAGE 246,**  
**O.P.R.G.C.T.**  
**DESCRIBED IN**  
**VOLUME 133, PAGE 160,**  
**D.R.G.C.T.**  
**TAX ID #56466**

**PARCEL E014G**  
**CALLED 50.00 ACRES**  
**MICHELLE MARIE ZIPP-COURTNEY**  
**A/K/A MICHELLE ZIPP COURTNEY**  
**VOLUME 4144, PAGE 973,**  
**O.P.R.G.C.T.**  
**TAX ID #151534**

**3.61 ACRES**  
**(157,252 SQ. FT. MORE OR LESS)**  
**90 FOOT WIDE PERMANENT EASEMENT**

MATCH LINE SHEET 4 OF 6



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	N82°28'56"E	1,749.10'
L4	S44°36'54"E	112.84'
L5	S82°28'56"W	1,749.22'



4901 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz  
 Texas Firm Registration No. 10064300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground April, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines* 2004 2020  
 NEIL HINES, RPLS NO.5642

PAGE 5 OF 5

WORK ORDER ARWA18005832 DIGITAL FILE E013G PE SURFACE REVISION # 0 DRAWN BY DLB

20200415 11:00 AM C:\Users\neil\Documents\Projects\2020\18005832\18005832.dwg  
 File: J:\18005832\18005832.dwg  
 Plot: J:\18005832\18005832.dwg  
 Plot Date: 20200415 11:00 AM  
 Plot Scale: 1:1  
 Plot Size: 11.00 x 17.00  
 Plot Orientation: Landscape  
 Plot Title: 18005832.dwg  
 Plot Path: J:\18005832\18005832.dwg  
 Plot File: J:\18005832\18005832.dwg  
 Plot Sheet: 4 of 6  
 Plot Title: 18005832.dwg  
 Plot Path: J:\18005832\18005832.dwg  
 Plot File: J:\18005832\18005832.dwg  
 Plot Sheet: 4 of 6



PARCEL E014G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
Info@sam.biz www.sam.biz TBPLS# 33064300



**Legal Description**  
**1.72 Acres (74,923 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 1.72 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED 50.00 ACRES, CONVEYED TO MICHELLE MARIE ZIPP-COURTNEY, A/K/A MICHELLE ZIPP COURTNEY, BY DEED RECORDED IN VOLUME 4144, PAGE 973, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 1.72 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the south corner of a called 200.8 acre tract, conveyed in deed to RDZ Farms, LTD. Volume 1739, Page 246, and described in Volume 133, Page 160, Deed Records, Guadalupe County, Texas;

**THENCE** N 05° 20' 51" E, over and across said 200.8 acre tract, a distance of 1,824.92 feet to a point on an easterly line of said 200.8 acre tract, same being a southerly line of said 50.00 acre tract, for the **POINT OF BEGINNING** and the southwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 44° 36' 54" W, with the common line of said 200.8 acre tract and said 50.00 acre tract, a distance of 112.84 feet to a point for the northwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 82° 28' 56" E, departing said common line, over and across said 50.00 acre tract, a distance of 924.53 feet, to a point, on the easterly line of said 50.00 acre tract, same being on a westerly line of the remainder of a called 102.5 acre tract, Tract II described in deed to Lassig Farms, LLC-Homeplace Series and recorded in document #2018-99008975, Official Public Records, Guadalupe County, Texas, for the northeasterly corner of this 90 foot wide permanent easement, from which a 1/2-inch iron rod found on an east line of said 200.8 acre tract, same being a angle corner of said 50.00 acre tract, bears N 11° 11' 48" E, a distance of 2,609.51 feet;

**THENCE** S 45° 23' 05" W, with the common line of said 50.00 acre tract and said remainder of a called 102.5 acre tract, a distance of 149.21 feet to a point, for the southeasterly corner of this 90 foot wide permanent easement;



**THENCE S 82° 28' 58" W**, departing said common line, over and across said 50.00 acre tract, a distance of 737.46 feet to the **POINT OF BEGINNING** and containing 1.72 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



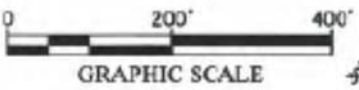
Date: 20 May 2020

PARCEL E014G  
MICHELLE MARIE ZIPP-COURTNEY  
A/K/A MICHELLE ZIPP COURTNEY  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B

LEGEND

- ▲ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- ⊗ = Mag Nail Found
- ⊗ = IR Nail Found
- ⊗ = Iron Pipe Found (As Noted)
- ⊗ = Aluminum Disk
- ⊗ = Brass Disk
- ⊗ = Axle Found
- ⊗ = Concrete Monument (As Noted)
- ⊗ = Nail Found (As Noted)
- ⊗ = Fence Post Found (As Noted)
- ⊗ = Power Pole
- = Property Boundary Line
- - - = Adjoining Boundary (Approx.)
- x - x = Barbed Wire Fence
- PPE — PPE — = Underground Pipeline
- - - - - = Easement Line
- . - . - = Survey Line
- ⋯ = Right
- ▭ = Proposed Permanent Easement
- O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas
- D.R.G.C.T. = Deed Records Guadalupe  
County, Texas

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N05°20'51"E	1,824.92'
L2	N44°36'54"W	112.84'
L3	N82°28'56"E	924.53'
L4	S45°23'05"W	149.21'
L5	S82°28'56"W	737.46'
L6	N11°11'48"E	2,609.51'



PARCEL E013G  
CALLED 200.8 ACRES  
RDZ FARMS, LTD.  
VOLUME 1739, PAGE 246,  
O.P.R.G.C.T.  
DESCRIBED IN  
VOLUME 133, PAGE 160,  
O.P.R.G.C.T.  
TAX ID #56466

30' WATER PIPELINE  
Easement  
VOLUME 371, PAGE 541,  
O.P.R.G.C.T.

PARCEL E014G  
CALLED 50.00 ACRES  
MICHELLE MARIE ZIPP-COURTNEY  
A/K/A MICHELLE ZIPP COURTNEY  
VOLUME 4144, PAGE 973,  
O.P.R.G.C.T.  
TAX ID #151534

1.72 ACRES  
(74,923 SQ. FT. MORE OR LESS)  
90 FOOT WIDE PERMANENT EASEMENT

A.M. ESNAURIZAR  
SURVEY  
ABST. 20

POINT OF BEGINNING  
N:13.052097.74  
E:2.277285.90  
SURFACE

POINT OF COMMENCEMENT  
1/2"

PARCEL E015C  
REMAINDER OF A CALLED 102.5 ACRES  
TRACT II  
LASSIG FARMS, LLC-HOMEPLACE SERIES  
GC# 2018-99008975,  
LESS, SAVE AND EXCEPT  
A CALLED 19.10 ACRE TRACT  
VOLUME 1202, PAGE 504,  
O.P.R.G.C.T.  
TAX ID #55061



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78736  
Ole: 512.447.0575  
Fax: 512.326.3629  
email: info@sam.biz  
Texas Firm Registration No. 10084300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground April 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
NEIL HINES RPLS NO 5642

PAGE 4 OF 4

PARCEL E015G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PL5 # 10064300



**Legal Description**  
**2.50 Acres (108,900 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 2.50 ACRE, 90 FCOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 102.5 ACRE TRACT OF LAND (TRACT II), CONVEYED TO LASSIG FARMS, LLC-HOMEPLACE SERIES, BY DEED RECORDED IN DOCUMENT NO. #2018-99008975, LESS, SAVE AND EXCEPT A CALLED 19.10 ACRE TRACT, RECORDED IN VOLUME 1202, PAGE 504, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 2.50 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the southerly corner of a called 200.8 acre tract, conveyed in deed to RDZ Farms, LTD. Volume 1739, Page 246, and recorded in Volume 133, Page 160, Deed Records, Guadalupe County, Texas (D.R.G.C.T.), same being the easterly corner of a called 84.3 acre tract conveyed in deed to Kreuzler, LTD. recorded in Volume 2693, Page 565, O.P.R.G.C.T. ;

**THENCE** N 45° 24' 25" E, along southeasterly line of said 200.8 acre tract and said remainder of a called 102.5 acre tract, a distance of 2,951.09 feet to a point on the common line of said remainder of a called 102.5 acre tract, and a called 86.480 acre tract conveyed in deed to Carol Irwin Bretzke, Trustee of the Samuel Bretzke Family Trust, and recorded in Volume 2283, Page 338, O.P.R.G.C.T., for the **POINT OF BEGINNING** and the southeasterly corner of this 90 foot wide permanent easement;

**THENCE** S 82° 28' 56" W, departing the common line of said remainder of a called 102.5 acre tract and said 86.480 acre tract, over and across said remainder of a called 102.5 acre tract, a distance of 1,210.72 feet to a point on the northwesterly line of said remainder of a called 102.5 acre tract, same being the southeasterly line of a called 50.00 acre tract conveyed in deed to Michelle Marie Zipp-Courtney A/K/A Michelle Zipp Courtney, and recorded in Volume 4144, Page 973, O.P.R.G.C.T., for the southwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 45° 23' 05" E, with the common line of said remainder of a called 102.5 acre tract and said 50.00 acre tract, a distance of 149.21 feet to a point, for the northwesterly corner of this 90 foot wide permanent easement;

**THENCE** departing said common line, over and across said remainder of a called 102.5 acre tract the following two (2) courses and distances;

- 1) N 82° 28' 56" E, a distance of 1,097.79 feet to an angle point of this 90 foot wide permanent easement, and



- 2) N 82° 58' 46" E, a distance of 112.50 feet to a point on the southeasterly line of said remainder of a called 102.5 acre tract, same being the northwesterly line of said 86.480 acre tract, from which 1/2-inch iron rod found for an easterly corner of said remainder of a called 102.5 acre tract, same being the northerly corner of said 86.480 acre tract, bears N 45° 35' 12" E, a distance of 1,099.01 feet;

**THENCE** S 45° 35' 12" W, with the common line of said remainder of a called 102.5 acre tract and said 86.480 acre tract, a distance of 148.28 feet to the **POINT OF BEGINNING** and containing 2.50 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



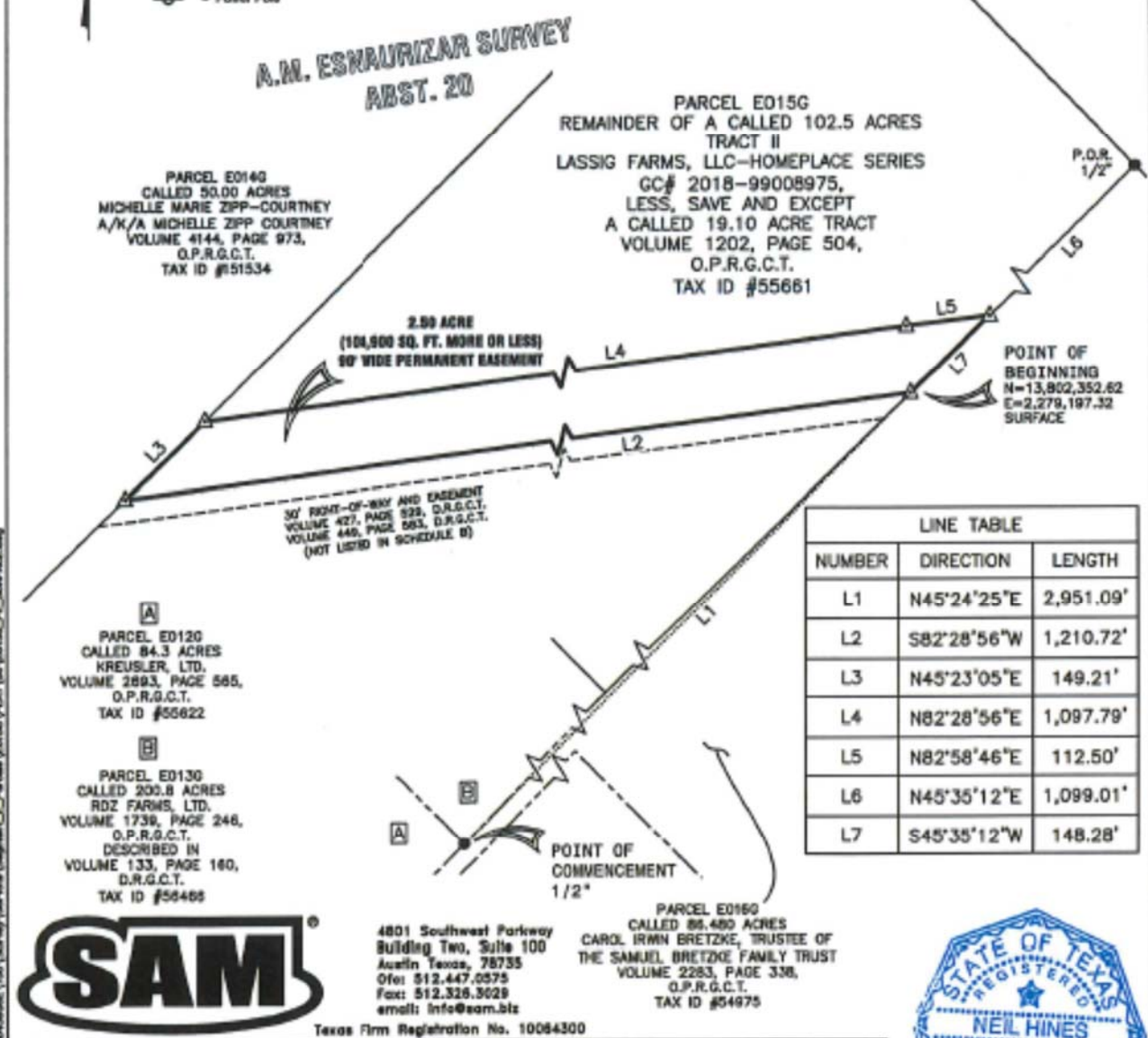
Date: *23 May 2020*

**LEGEND**

	= Calculated Point		= Property Boundary Line
	= Iron Rod Found (As Noted)		= Adjoining Boundary (approx.)
	= Iron Rod Set (As Noted)		= Barbed Wire Fence
	= Mag Nail Found		= Easement Line
	= PK Nail Found		= Survey Line
	= Iron Pipe Found (As Noted)		= Flys
	= Brass Disk		= Proposed Permanent Easement
	= Ate Found		
	= Concrete Monument (As Noted)		
	= Nail Found (As Noted)		
	= Fence Post Found (As Noted)		
	= Power Pole		

PARCEL E015G  
LASSIG FARMS,  
LLC-HOMEPLACE SERIES  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B

0      200'      400'  
**GRAPHIC SCALE**



**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	N45°24'25"E	2,951.09'
L2	S82°28'56"W	1,210.72'
L3	N45°23'05"E	149.21'
L4	N82°28'56"E	1,097.79'
L5	N82°58'46"E	112.50'
L6	N45°35'12"E	1,099.01'
L7	S45°35'12"W	148.28'



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
NEIL HINES, RPLS NO. 5642

PARCEL E016G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 10C, Austin, TX 78735  
Ofc: 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PLS #10(6430)



**Legal Description**  
**3.04 Acres (132,422 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 3.04 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 86.480 ACRE TRACT OF LAND, CONVEYED TO CAROL IRWIN BRETZKE, TRUSTEE OF THE SAMUEL BRETZKE FAMILY TRUST, BY DEED RECORDED IN VOLUME 2283, PAGE 338, OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 3.04 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the southerly corner of a called 200.8 acre tract, conveyed in deed to RDZ Farms, LTD. Volume 1739, Page 246, and recorded in Volume 133, Page 160, Deed Records Guadalupe County, Texas (D.R.G.C.T.), same being the easterly corner of a called 84.3 acre tract conveyed in deed to Kreuzler, LTD. recorded in Volume 2693, Page 565, O.P.R.G.C.T. ;

**THENCE** N 45° 24' 25" E, along southeasterly lone of said 200.8 acre tract, a distance of 2,951.09 feet to a point on the northwesterly line of said 86.480 acre tract, same being the southeasterly line of the remainder of a called 102.5 acre tract (Tract II), conveyed in deed to Lassig Farms, LLC-Homeplace Series, recorded in Document No. 2018-99008975, less, save and except a called 19.10 acre tract recorded in Volume 1202, Page 504, O.P.R.G.C.T., for the **POINT OF BEGINNING** and the southwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 45° 35' 12" E, with the common line of said remainder of a called 102.5 acre tract and said 86.480 acre tract, a distance of 148.28 feet to a point for the northwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 82° 58' 46" E, departing said common line, over and across said 86.480 acre tract, a distance of 1,376.63 feet, to a point, on the northeasterly line of said 86.480 acre tract, same being the southwesterly line of a called 124.380 acre tract, described in deed to Meinart J. Mischnick, Trustee, and recorded in Volume 989, Page 220, O.P.R.G.C.T., for the northeasterly corner of this 90 foot wide permanent easement, from which a 1/2-inch iron rod found for an easterly corner of said remainder of a called 102.5 acre tract, same being a northerly corner of said 86.480 acre tract, bears N 44° 03' 04" E, a distance of 836.01 feet;

**THENCE** S 44° 03' 04" E, with the common line of said remainder of a called 102.5 acre tract and said 86.480 acre tract, a distance of 112.74 feet to a point, for the southeasterly corner of this 90 foot wide permanent easement;

**THENCE** S 82° 58' 46" W, departing said common line, over and across said 86.480 acre tract, a distance of 1,556.64 feet to a point for an angle corner of this 90 foot wide permanent easement;



**THENCE S 82° 28' 56" W, over and across said 86.480 acre tract, a distance of 5.70 feet to the POINT OF BEGINNING and containing 3.04 acres, more or less.**

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



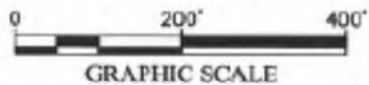
Date: 20th May 2020



LEGEND

- △ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- M = May Nail Found
- PK = PK Nail Found
- ⊙ = Iron Pipe Found (As Noted)
- ⊙ = Brass Disk
- ⊙ = Aule Found
- ⊙ = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- = Fence Post Found (As Noted)
- ⊕ = Power Pole
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- - - = Easement Line
- - - = Survey Line
- ⋯ = Fyde
- ▭ = Proposed Permanent Easement
- O.P.R.G.C.T. = Official Public Records, Guadalupe County, Texas
- D.R.G.C.T. = Dead Records, Guadalupe County, Texas

PARCEL E016G  
 CAROL IRWIN BRETZKE,  
 TRUSTEE OF THE  
 SAMUEL BRETZKE FAMILY TRUST  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



A.M. ESMANUIZAR SURVEY  
 ABST. 20

PARCEL E015G  
 REMAINDER OF A CALLED 102.3 ACRES  
 TRACT II  
 LASSIC FARMS, L.C.—HOMEPLACE SERIES  
 GC# 20-B-99008975,  
 LESS, SAVE AND EXCEPT  
 A CALLED 19.10 ACRE TRACT  
 VOLUME 1202, PAGE 504,  
 O.P.R.G.C.T.  
 TAX ID #55651

PARCEL E016G  
 CALLED 86.480 ACRES  
 CAROL IRWIN BRETZKE, TRUSTEE OF  
 THE SAMUEL BRETZKE FAMILY TRUST  
 VOLUME 2263, PAGE 338,  
 O.P.R.G.C.T.  
 TAX ID #34975

PARCEL E017G  
 CALLED 124.380 ACRES  
 EXHIBIT "B"  
 MENERT J. MICHNICK, TRUSTEE  
 VOLUME 689, PAGE 120,  
 O.R.G.C.T.  
 TAX ID #53792

POINT OF  
 BEGINNING  
 N=13,802,352.12  
 E=2,276,197.12  
 SURFACE

POINT OF  
 COMMENCEMENT  
 1/2"

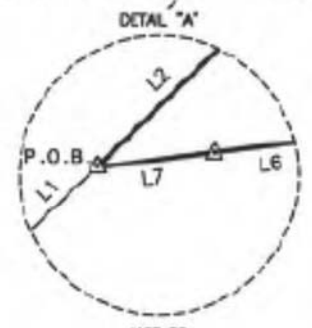
PARCEL E012G  
 CALLED 84.3 ACRES  
 KREUSLER, LTI.  
 VOLUME 2693, PAGE 365,  
 O.P.R.G.C.T.  
 TAX ID #55522

PARCEL E013G  
 CALLED 200.8 ACRES  
 RDZ FARMS, LTD.  
 VOLUME 1736, PAGE 248,  
 O.P.R.G.C.T.  
 DESCRIBED IN  
 VOLUME 133, PAGE 160,  
 O.R.G.C.T.  
 TAX ID #56446

30' RIGHT-OF-WAY AND EASEMENT  
 VOLUME 427, PAGE 305, D.R.G.C.T.  
 VOLUME 446, PAGE 563, D.R.G.C.T.  
 (NOT LISTED IN SCHEDULE D)

3.04 ACRES  
 (132,422 SQ. FT. MORE OR LESS)  
 90 FOOT WIDE PERMANENT EASEMENT

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N45°24'25"E	2,951.09'
L2	N45°35'12"E	148.28'
L3	N82°58'46"E	1,376.63'
L4	N44°03'04"W	836.01'
L5	S44°03'04"E	112.74'
L6	S82°58'46"W	1,556.64'
L7	S82°28'56"W	5.70'



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.316.3029  
 email: info@sam.biz

Texas Firm Registration No. 10864300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
 NEIL HINES, RPLS NO. 5842

PAGE 4 OF 4

WORK ORDER ARNA18005832 DIGITAL FILE E016G PE REVISION # 0 DRAWN BY PME

PARCEL E017G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBP.S # 10064300



**Legal Description**  
**1.47 Acres (64,033 Square Foot)**  
**90' Wide Permanent Easement**

BEING A 1.47 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF EXHIBIT "B" A CALLED 124.380 ACRE TRACT, DESCRIBED IN A DEED TO MEINERT J. MISCHNICK, TRUSTEE, RECORDED IN VOLUME 989, PAGE 220, OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS (O.R.G.C.T.); SAID 1.47 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the southwest corner of the remainder of a called 113.224 acre tract, described in a deed to Robert E. Whitley and Donna M. Whitley, Trustees of the Whitley Living Trust, recorded in Volume 3039, Page 30, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), and the northwest corner of a called 80.601 acre tract, described in a deed to Locrine Knibbe Krackau, recorded in Volume 1127, Page 585, O.P.R.G.C.T., same being on the east line of said 124.38 acre tract;

**THENCE** S 00° 48' 28" E, with the common line of said 124.380 acre tract and said 80.601 acre tract, a distance of 406.72 feet, to a point, for the **POINT OF BEGINNING** and the northeast corner of this 90 foot wide permanent easement;

**THENCE** S 00° 45' 36" E, with said common line, a distance of 90.54 feet, to a point, for the southeast corner of this easement, from which a 1/2-inch iron rod found leaning at an ell corner of said 80.601 acre tract bears S 85° 50' 26" E, a distance of 1,639.17 feet;

**THENCE** S 82° 58' 46" W, over and across said 124.380 acre tract, a distance of 673.03 feet, to a point on the common line of said 124.380 acre tract and a called 86.480 acre tract, described in a deed to Carol Irwin Bretzke, Trustee of the Samuel Bretzke Family Trust, recorded in Volume 2283, Page 338, O.P.R.G.C.T., for the southwest corner of this easement;

**THENCE** N 44° 03' 04" W, with said common line, a distance of 112.74 feet, to a point, for this northwest easement corner, from which a 1/2-inch iron rod found for the northeast corner of said 86.480 acre tract and an east corner of a called 102.5 acre tract (Tract II), described in a deed to Lassig Farms, LLC-Homeplace Series, recorded in Document No. 2018-99008975, less, Save and Except a called 19.10 acre tract, recorded in Volume 1202, Page 504, O.P.R.G.C.T., bears N 44° 03' 04" W a distance of 836.01 feet;



**THENCE** N 82° 58' 46" E, departing said common line over and across said 124.380 acre tract, a distance of 750.79 feet to the **POINT OF BEGINNING** and containing 1.47 acres, more or less.

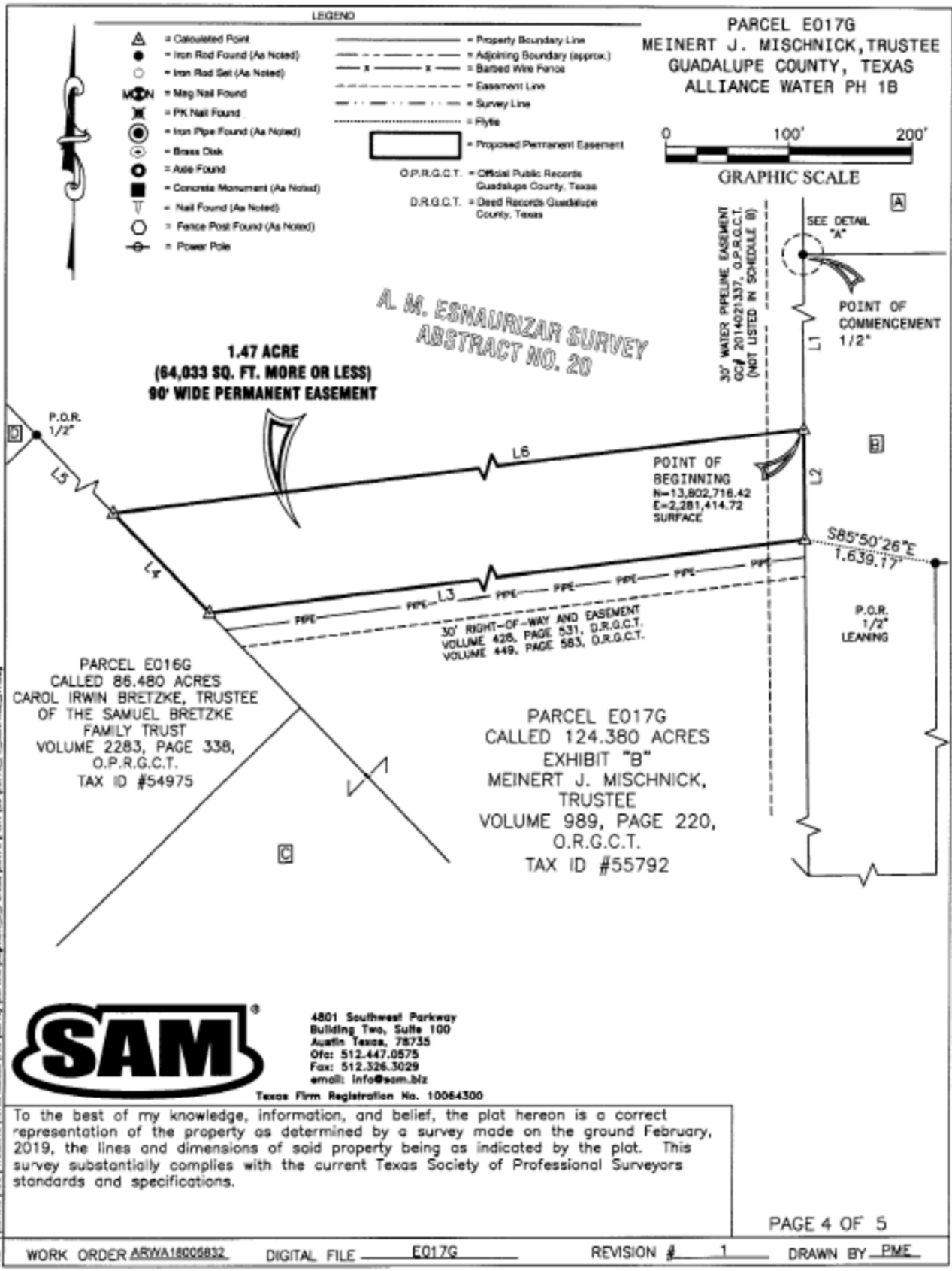
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 41 August 2020



LEGEND

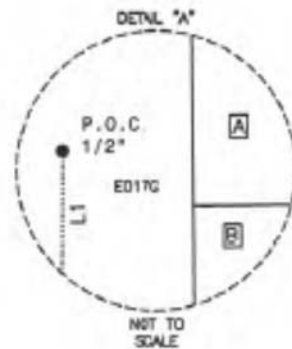
- = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- = Mag Nail Found
- = PK Nail Found
- = Iron Pipe Found (As Noted)
- = Brass Disk
- = Aisle Found
- = Concrete Monument (As Noted)
- = Nail Found (As Noted)
- = Fence Post Found (As Noted)
- = Power Pole
- = Property Boundary Line
- = Adjoining Boundary (approx.)
- = Barbed Wire Fence
- = Easement Line
- = Survey Line
- = Ryte
- = Proposed Permanent Easement

PARCEL E017G  
 MEINERT J. MISCHNICK, TRUSTEE  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



**A**  
 PARCEL E019G  
 ROBERT E. WHITLEY AND DONNA M. WHITLEY,  
 TRUSTEES OF THE WHITLEY LIVING TRUST  
 REMAINDER OF A  
 CALLED 113.224 ACRES  
 VOLUME 3039, PAGE 30,  
 O.P.R.G.C.T.  
 TAX ID #54915

**B**  
 PARCEL E015G  
 REMAINDER OF A CALLED 102.5 ACRES  
 TRACT II  
 LASSIG FARMS, LLC—HOMEPLACE SERIES  
 GC# 2018-99008975,  
 LESS, SAVE AND EXCEPT  
 A CALLED 19.10 ACRE TRACT  
 VOLUME 1202, PAGE 504,  
 O.P.R.G.C.T.  
 TAX ID #55661



**B**  
 PARCEL E018G  
 CALLED 80.601 ACRES  
 EXHIBIT "A"  
 LORINE KNIBEE KRACKAU  
 VOLUME 1127, PAGE 585,  
 O.P.R.G.C.T.  
 TAX ID #55434

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S00°48'28"E	406.72'
L2	S00°45'36"E	90.54'
L3	S82°58'46"W	673.03'
L4	N44°03'04"W	112.74'
L5	N44°03'04"W	836.01'
L6	N82°58'46"E	750.79'

**C**  
 PARCEL E017G  
 CALLED 53.314 ACRES  
 EXHIBIT "A"  
 MEINERT J. MISCHNICK,  
 TRUSTEE  
 VOLUME 989, PAGE 220,  
 O.R.G.C.T.  
 TAX ID #55792



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78732  
 Ofc: 512.447.0575  
 Fax: 512.328.3029  
 email: info@sam.biz

Texas Firm Registration No. 10084300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
 NEIL HINES, RPLS NO. 5642

PAGE 5 OF 5

WORK ORDER ARWA18005832 DIGITAL FILE E017G REVISION # 1 DRAWN BY PME

## PARCEL E018G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PLS# 10064300



### Legal Description 6.77 Acres (294,901 Square Foot) 90 Foot Wide Permanent Easement

BEING A 6.77 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 80.601 ACRE TRACT, DESCRIBED IN A DEED TO JERRY W. KRACKAU, CHARLES R. KRACKAU AND LYNETTE K. CRANFORD RECORDED IN VOLUME 1165, PAGE 0364 AND VOLUME 1200, PAGE 0982, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 6.77 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found, at the southwest corner of the remainder of a called 113.224 acre tract, described in a deed to Robert E. Whitley and Donna M. Whitley, Trustees of the Whitley Living Trust, recorded in Volume 3039, Page 30, O.P.R.G.C.T., same being the northwest corner of said 80.601 acre tract;

**THENCE** S 00° 48' 28" E, with the common line of said 80.601 acre tract and a called 124.380 acre tract, described in a deed to Meinert J. Mischnick, Trustee, recorded in Volume 989, Page 220, of the Official Records of Guadalupe County, Texas (O.R.G.C.T.), a distance of 406.72 feet, to a point, for the **POINT OF BEGINNING** and the most westerly northwest corner of this 90 foot wide permanent easement;

**THENCE** departing said common line, over and across said 80.601 acre tract the following two (2) courses and distances:

- 1) N 82° 58' 46" E, a distance of 3,121.52 feet, to a point, for an angle corner of this easement, and
- 2) N 00° 48' 45" W, a distance of 69.02 feet, to a point, on the common line of said 80.601 acre tract and said remainder of a called 113.224 acre tract, for the most northerly northwest corner of this easement;

**THENCE** N 89° 11' 15" E, with said common line, a distance of 90.00 feet, to a point, for this northeast easement corner;

**THENCE** departing said common line, over and across said 80.601 acre tract the following two (2) courses and distances:

- 1) S 00° 48' 45" E, a distance of 149.76 feet, to a point, for the southeast corner of this easement, from which a 1/2-inch iron rod found, for an ell corner of said 80.601 acre tract bears S 71° 46' 20" W, a distance of 1,635.26 feet, and



- 2) S 82° 58' 46" W, a distance of 3,212.14 feet, to a point, on the common line of said 80.601 acre tract and said 124.380 acre tract, for the southwest corner of this easement. From which a 5/8-inch iron rod found, at the southeast corner of said 80.601 acre tract bears S 65° 06' 11" E, a distance of 1,805.57 feet;

**THENCE** N 00° 45' 36" W, with said common line, a distance of 90.54 feet to **THE POINT OF BEGINNING** and containing 6.77 acres, more or less.

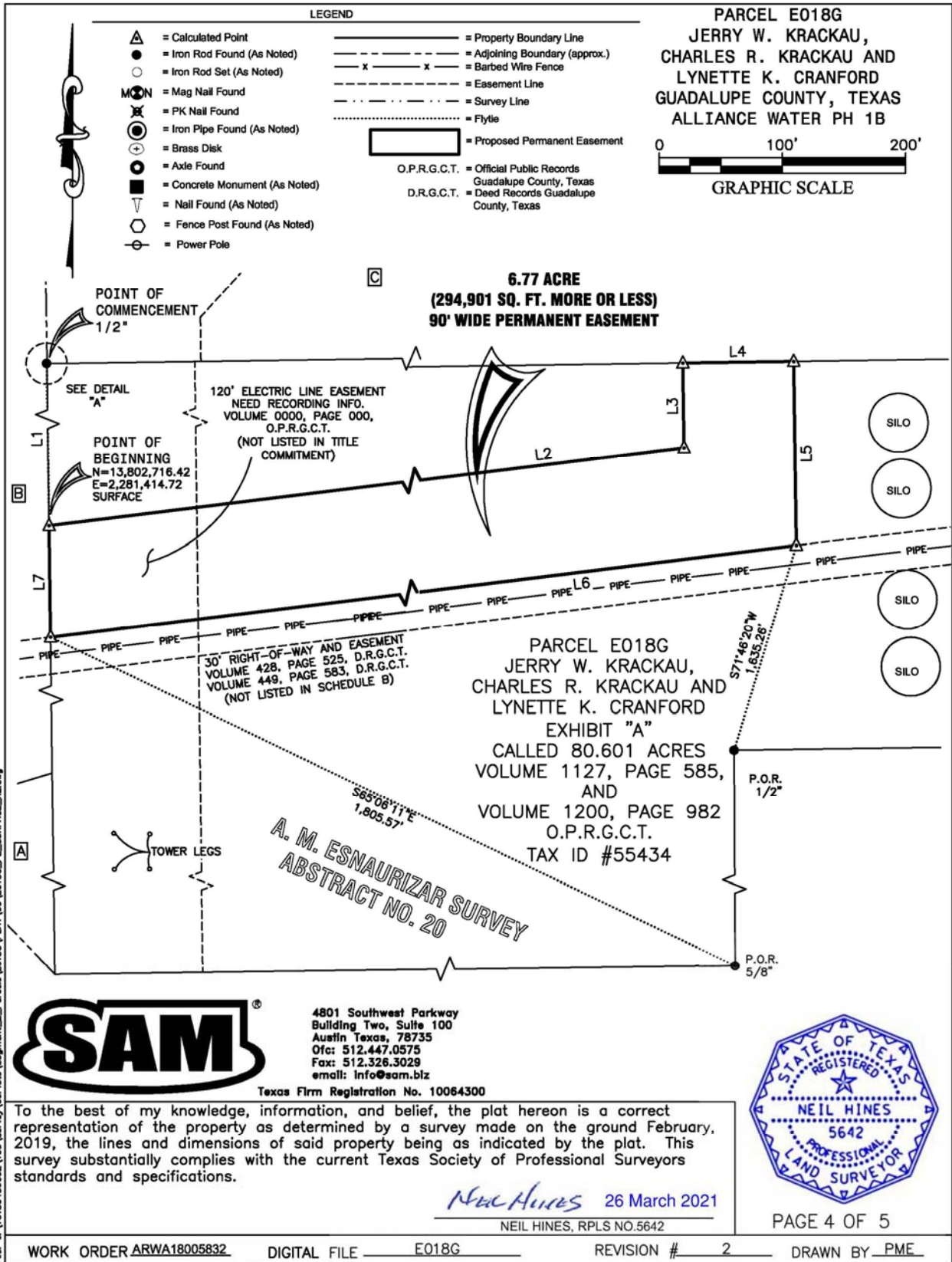
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 26 March 2021



Date: Mar 26, 2021, 7:38am User ID: Neil Hines  
 File: s:\1018043006\1001\Survey\06Pict\Segment\_L\_Parcel\_E018G\PLAT\00\E018G\_PE\_SURFACE\_02.dwg





PARCEL E020G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
Info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description**  
**6.1 Acres (265,716 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 6.1 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 75 ACRE TRACT OF LAND (FIRST TRACT), TO CAROL IRWIN BRETZKE, TRUSTEE OF THE SAMUEL C. BRETZKE FAMILY TRUST, BY DEED RECORDED IN VOLUME 325, PAGE 15, DESCRIBED AS "FIRST TRACT" 75 ACRES IN VOLUME 632, PAGE 896. DEED RECORDS GUADALUPE COUNTY, TEXAS (D.R.G.C.T.), AND BEING A PORTION OF A CALLED 39-3/4 ACRE TRACT (SECOND TRACT) TO CAROL IRWIN BRETZKE, TRUSTEE OF THE SAMUEL C. BRETZKE FAMILY TRUST, BY DEED RECORDED IN VOLUME 325, PAGE 15, DESCRIBED AS "SECOND TRACT" 39-3/4 ACRES IN VOLUME 632, PAGE 896, D.R.G.C.T., SAID 6.1 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the southwesterly corner of a said 75 acre tract, same being in the east ROW line of Barbarosa Road;

**THENCE** N 00° 48' 30" W, with the existing east ROW line of said Barbarosa Road and west line of said 75 acre tract, a distance of 547.93 feet to the **POINT OF BEGINNING** and the southwesterly corner of this 90 foot wide permanent easement;

**THENCE** N 00° 48' 30" W, with the existing east R.O.W. line of said Barbarosa Road and west line of said 75 acre tract, a distance of 90.00 feet to a point for the northwest corner of this 90 foot wide permanent easement;

**THENCE** departing existing east R.O.W. line of said Barbarosa Road and west line of said 75 acre tract, over and across said 75 acre tract the following four (4) courses and distances;

- 1) N 89° 11' 15" E, a distance of 712.96 feet to a point for an angle point of this 90 foot wide permanent easement',
- 2) N 83°12' 58" E, a distance of 1,175.32 feet to a point for an angle point of this 90 foot wide permanent easement,
- 3) N 03° 07' 42" W, a distance of 584.77 feet to a point for an angle point of this 90 foot wide permanent easement, and
- 4) N 02° 27' 11" W, a distance of 389.32 feet to a point on the northerly line of said 39-3/4 acre tract, same being the southerly line of a remainder of a called 56.92 acre tract described in deed to Keith W. Weidner and wife, Sunda Weidner and recorded in Volume 4228, Page 214, Official Public Records Guadalupe County, Texas (O.P.R.G.C.T.), for a northeasterly corner of this 90 foot wide permanent easement;



**THENCE** N 88°44' 19" E, with the common line of said 39-3/4 acre tract and said 56.92 acre tract, a distance of 90.02 feet, to a point for the southeasterly corner of said 56.92 acre tract and the northeasterly corner of said 39-3/4 acre tract and this 90 foot wide permanent easement, same being on the westerly line of a called 30.448 acre tract described in deed to James M Boenig and recorded in Volume 730, Page 32, O.P.R.G.C.T.;

**THENCE** S 02° 27' 11" E, with the common line of said 30.448 acre tract and said 39-3/4 acre tract, a distance of 386.92 feet, to a point on the east line of said 39-3/4 acre tract same being the southwesterly corner of said 30.448 acre tract and a southwesterly corner of a called 30.448 acre tract described in deed to Marsha B. Harrison and recorded in Volume 717, Page 423, Official Records Guadalupe County, Texas (O.R.G.C.T.);

**THENCE** S 03° 07' 42" E, with the common line of said 39-3/4 acre tract and said 30.448 acre Harrison tract, a distance of 466.33 feet, to a 1/2-inch iron rod found for the southeasterly corner of said 39-3/4 acre tract and the southwesterly corner of said 30.448 acre Harrison tract, for the northeasterly corner of this 90 foot wide permanent easement same being on the northerly line of said 75 acre tract;

**THENCE** departing northerly line of said 75 acre tract and southeasterly corner of said 39-3/4 acre tract and southwesterly corner said 30.448 acre Harrison tract, over and across said 75 acre tract the following three (3) courses and distances;

- 1) S 03° 07' 42" E, a distance of 202.34 feet to a point for an angle point and the southeasterly corner of this 90 foot wide permanent easement,
- 2) S 83° 12' 58" W, a distance of 1,264.45 feet to a calculated point for an angle point of this 90 foot wide permanent easement, and
- 3) S 89° 11' 15" W, a distance of 717.66 feet to the **POINT OF BEGINNING** and containing 6.1 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

*Neil Hines*



Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 26 March 2021



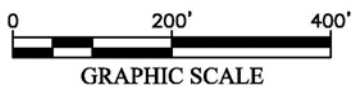


LEGEND

- △ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- MON = Mag Nail Found
- ⊗ = PK Nail Found
- ⊙ = Iron Pipe Found (As Noted)
- ⊕ = Brass Disk
- ⊘ = Axle Found
- = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- ⬡ = Fence Post Found (As Noted)
- ⊖ = Power Pole
- ← = Guy Wire
- = Property Boundary Line
- - - - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- · - · - = Easement Line
- · - · - · = Survey Line
- · · · · = Flytle
- +— = Overhead Electric
- ▭ = Proposed Permanent Easement

O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas  
D.R.G.C.T. = Deed Records Guadalupe  
County, Texas

PARCEL E020G  
CAROL IRWIN BRETZKE, TRUSTEE  
OF THE SAMUEL C. BRETZKE  
FAMILY TRUST  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N00°48'30"W	547.93'
L2	N00°48'30"W	90.00'
L3	N89°11'15"E	712.96'
L4	N83°12'58"E	1,175.32'
L5	N03°07'42"W	584.77'
L6	N02°27'11"W	389.32'
L7	N88°44'19"E	90.02'
L8	S02°27'11"E	386.92'
L9	S03°07'42"E	466.33'
L10	S03°07'42"E	202.34'
L11	S83°12'58"W	1,264.45'
L12	S89°11'15"W	717.66'

**A**  
CALLED 30.448 ACRES  
JAMES M. BOENIG  
VOLUME 730, PAGE 32,  
O.P.R.G.C.T.  
TAX ID #54909

**B**  
CALLED 30.448 ACRES  
MARSHA B. HARRISON  
VOLUME 717, PAGE 423,  
O.R.G.C.T.  
TAX ID #54913



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Texas Firm Registration No. 10064300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines* 26 March 2021  
NEIL HINES, RPLS NO. 5642

PAGE 5 OF 5

Date: Mar 26, 2021, 10:10am User: N.Hines  
File: s:\10184-3002\100\Survey\04Plans\Segment\_E\_Permit\E020G\_PE\_SURFACE.dwg

WORK ORDER ARWA18005832 DIGITAL FILE E020G\_PE REVISION # 1 DRAWN BY PME

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PARCEL E021G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100 Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS# 1.0064301



**Legal Description**  
**2.739 Acres (119,311 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 2.739 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF EXHIBIT "A", A REMAINDER OF A CALLED 56.92 ACRE TRACT, DESCRIBED IN A DEED TO KEITH W. WEIDNER AND WIFE, SUNDA WEIDNER, RECORDED IN VOLUME 4228, PAGE 214, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 2.739 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "TRI COUNTY" found, on the existing south ROW line of FM 758 (a 70' wide ROW), at the northeast corner of a called 1.0 acre tract described in a deed to Harvey and Aleene Dedekæ, recorded in Volume 650, Page 726, Deed Records of Guadalupe County, Texas (D.R.G.C.T.), same being at an angle corner of said remainder of a called 56.92 acre tract.

**THENCE** N 89° 11' 24" E, with the common line of said remainder of a called 56.92 acre tract and the existing south ROW line of said FM 758, a distance of 303.66 feet, to a point, for the **POINT OF BEGINNING** and the northwest corner of this 90 foot wide permanent easement. From said point, a 1/2-inch iron rod with a plastic cap stamped "TRI COUNTY" found, for the southeast corner of said 1.0 acre tract, same being an angle corner of said remainder of a called 56.92 acre tract bears S 54° 38' 20" W, 367.35 feet;

**THENCE** N 89° 41' 30" E, continuing with said common line, a distance of 90.00 feet, to a 1/2-inch iron rod found, for the northeast corner of said remainder of a called 56.92 acre tract, same being the northwest corner of a called 30.448 acre tract, described in a deed to James M. Boenig, recorded in Volume 730, Page 32, O.P.R.G.C.T., and this northeast easement corner;

**THENCE** S 02° 27' 11" E, departing the common line of said remainder of a called 56.92 acre tract and the existing south ROW line of said FM 758, with the common line of said remainder of a called 56.92 acre tract and said 30.448 acre tract, a distance of 1,325.02 feet, to a point, for the southeast corner of said remainder of a called 56.92 acre tract, same being the northeast corner of a called 39.3 acre tract, described as Second Tract in a deed to Samuel Carroll Bretzke, recorded in Volume 832, Page 896, D.R.G.C.T., and for this southeast easement corner;

**THENCE** S 88° 44' 19" W, departing said common line, with the common line of said remainder of a called 56.92 acre tract and said 39.3 acre tract, a distance of 90.02 feet, to a point, for this southwest easement corner;



**THENCE** departing said common line, over and across said remainder of a called 56.92 acre tract the following two (2) courses and distances:

- 1) N 02° 27' 11" W, a distance of 1,324.83 feet, to a point, for an angle corner of this easement, and
- 2) N 00° 18' 30" W, a distance of 1.68 feet, to **THE POINT OF BEGINNING** and containing 2.739 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines 20 May 2020

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 20 May 2020

**LEGEND**

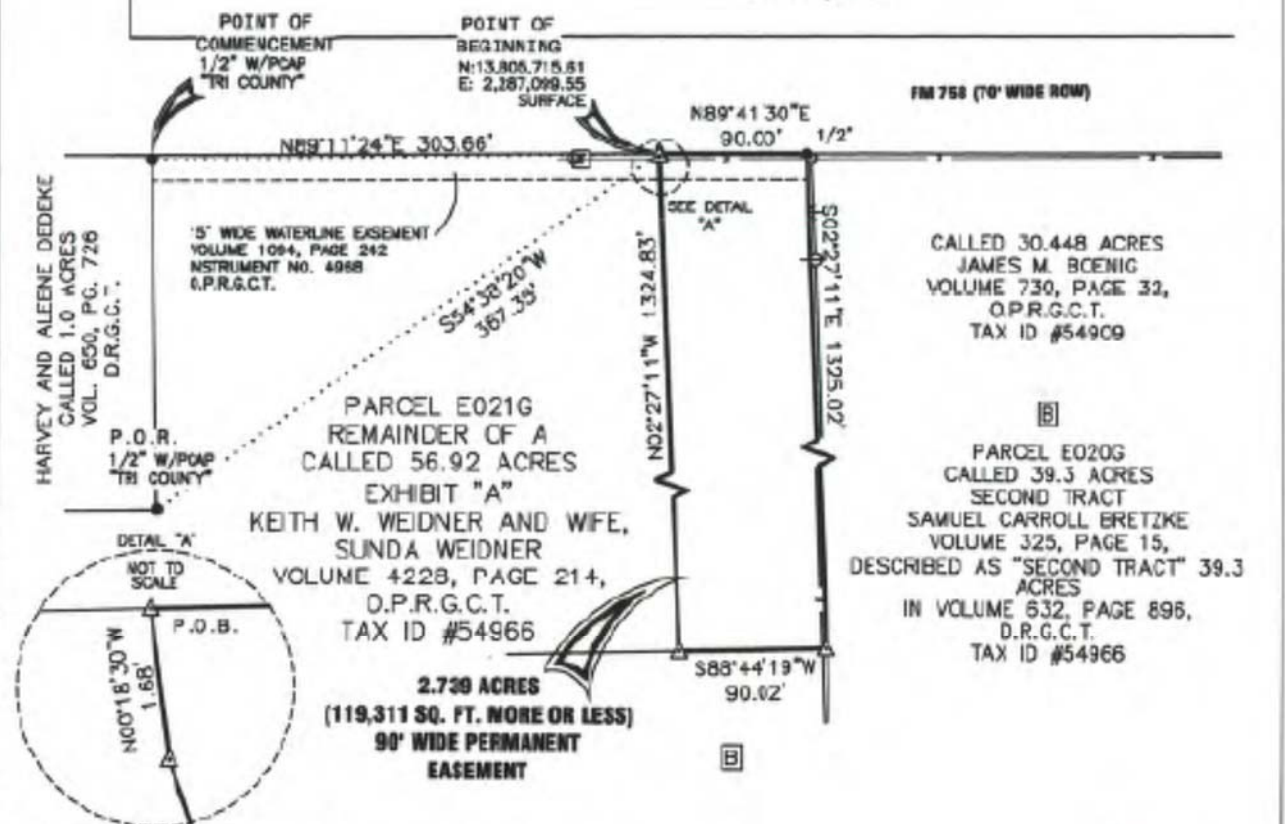
	= Calculated Point		= Property Boundary Line
	= Iron Rod Found (As Noted)		= Adjoining Boundary (approx.)
	= Iron Rod Set (As Noted)		= Barbed Wire Fence
	= Mag Nail Found		= Easement Line
	= PK Nail Found		= Survey Line
	= Iron Pipe Found (As Noted)		= Pipeline
	= Brass Disk		= Overhead Electric
	= Aisle Found		= Proposed Permanent Easement
	= Concrete Monument (As Noted)		= Official Public Records Guadalupe County, Texas
	= Nail Found (As Noted)		= Deed Records Guadalupe County, Texas
	= Fence Post Found (As Noted)		
	= Power Pole		
	= Mailbox		
	= Telephone Pedestal		
	= Water Faucet		
	= Guy Wire		

**PARCEL E021G**  
**KEITH W. WEIDNER AND WIFE,**  
**SUNDA WEIDNER**  
**GUADALUPE COUNTY, TEXAS**  
**ALLIANCE WATER PH 1B**

0 100' 200'  
**GRAPHIC SCALE**

A.M. ESCOBAR SURVEY  
 ABSTRACT NO. 20

**PARCEL E022G**  
**CALLED 100 ACRES**  
**EXHIBIT A-11**  
**CAROL IRWIN BRETZKE, TRUSTEE OF THE**  
**SAMUEL C. BRETZKE FAMILY TRUST**  
**VOLUME 2283, PAGE 338,**  
**O.P.R.G.C.T.**  
**TAX ID #54981**



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Phone: 512.447.0575  
 Fax: 512.316.3029  
 email: info@sam.biz

Texas Firm Registration No. 10064360

To the best of my knowledge, information, and belief, the plat herein is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
 NEIL HINES, R.P.S. NO. 5542

PAGE 4 OF 4

WORK ORDER ARNA18005832    DIGITAL FILE Q021G\_PE\_SURFACE    REVISION # 0    DRAWN BY BAB

Note: May 2020, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 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632, 631, 630, 629, 628, 627, 626, 625, 624, 623, 622, 621, 620, 619, 618, 617, 616, 615, 614, 613, 612, 611, 610, 609, 608, 607, 606, 605, 604, 603, 602, 601, 600, 599, 598, 597, 596, 595, 594, 593, 592, 591, 590, 589, 588, 587, 586, 585, 584, 583, 582, 581, 580, 579, 578, 577, 576, 575, 574, 573, 572, 571, 570, 569, 568, 567, 566, 565, 564, 563, 562, 561, 560, 559, 558, 557, 556, 555, 554, 553, 552, 551, 550, 549, 548, 547, 546, 545, 544, 543, 542, 541, 540, 539, 538, 537, 536, 535, 534, 533, 532, 531, 530, 529, 528, 527, 526, 525, 524, 523, 522, 521, 520, 519, 518, 517, 516, 515, 514, 513, 512, 511, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 500, 499, 498, 497, 496, 495, 494, 493, 492, 491, 490, 489, 488, 487, 486, 485, 484, 483, 482, 481, 480, 479, 478, 477, 476, 475, 474, 473, 472, 471, 470, 469, 468, 467, 466, 465, 464, 463, 462, 461, 460, 459, 458, 457, 456, 455, 454, 453, 452, 451, 450, 449, 448, 447, 446, 445, 444, 443, 442, 441, 440, 439, 438, 437, 436, 435, 434, 433, 432, 431, 430, 429, 428, 427, 426, 425, 424, 423, 422, 421, 420, 419, 418, 417, 416, 415, 414, 413, 412, 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401, 400, 399, 398, 397, 396, 395, 394, 393, 392, 391, 390, 389, 388, 387, 386, 385, 384, 383, 382, 381, 380, 379, 378, 377, 376, 375, 374, 373, 372, 371, 370, 369, 368, 367, 366, 365, 364, 363, 362, 361, 360, 359, 358, 357, 356, 355, 354, 353, 352, 351, 350, 349, 348, 347, 346, 345, 344, 343, 342, 341, 340, 339, 338, 337, 336, 335, 334, 333, 332, 331, 330, 329, 328, 327, 326, 325, 324, 323, 322, 321, 320, 319, 318, 317, 316, 315, 314, 31



PARCEL E022G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PLS # 10064300



**Legal Description**  
**1.89 Acres (82,328 Square Foot)**  
**Variable Width Permanent Easement**

BEING A 1.89 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF EXHIBIT A-11 A CALLED 100 ACRE TRACT OF LAND, CONVEYED TO CAROL IRWIN BRETZKE, TRUSTEE OF THE SAMUEL C. BRETZKE FAMILY TRUST, BY DEED RECORDED IN VOLUME 2283, PAGE 338, OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 1.89 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the easterly line of said Exhibit A-11, same being the northwesterly corner of called 3.52 acre tract described in deed to Christopher Ryan Lawson and Amber Nicole Lawson and recorded in Document No. 2018-99003395, O.P.R.G.C.T., and the southwesterly corner of the remainder of a called 50.00 acre tract described in deed to Huber 758, LLC, a Texas Limited Liability Company, and recorded in Document No. 2018-000344, O.P.R.G.C.T.;

**THENCE** S 00° 38' 11" E, with the common line of said Exhibit A-11 and said 3.52 acre tract, a distance of 187.83 feet to a point on the common line of said Exhibit A-11 and said 3.52 acre tract, for the **POINT OF BEGINNING** and the northeasterly corner of this variable width permanent easement;

**THENCE** S 00° 38' 11" E, with said common line, a distance of 155.00 feet to a point for the southeast corner of said Exhibit A-11 and the southwest corner of said 3.52 acre tract on the existing north R.O.W. line of FM 758 (a variable width R.O.W.), from which a 1/2-inch iron rod with cap stamped "DAM 5348" bears S 00°38'11 E, a distance of 1.40 feet;

**THENCE** S 89° 41' 30" W, with the existing northerly R.O.W line of said FM 758 same being the southerly line of said Exhibit A-11, a distance of 6.35 feet, to a point on the existing northerly ROW line of said FM 758 same being the southerly line of said Exhibit A-11;

**THENCE** N 89° 53' 43" W, with the existing northerly R.O.W line of said FM 758 same being the southerly line of said Exhibit A-11, a distance of 138.70 feet, to a point on the existing northerly ROW line of said FM 758 same being the southerly line of said Exhibit A-11;



**THENCE** S 89° 41' 30" W, continuing with the existing northerly R.O.W line of said FM 758 and the southerly line of said Exhibit A-11, a distance of 700.20 feet, to a point on the existing northerly R.O.W line of said FM 758 and the southerly line of said Exhibit A-11 for the southwesterly corner of this variable width permanent easement, from which a 1/2-inch iron rod found on the existing southerly R.O.W line of said FM 758 at the northeasterly corner of the remainder of a called 56.92 acre tract described in deed to Keith W. Weidner and wife, Sunda Weidner and recorded in Volume 4228, Page 214, O.P.R.G.C.T., and the northwesterly corner of a called 30.448 acre tract described in deed to James M. Boenig and recorded in Volume 730, Page 32, O.P.R.G.C.T., bears S 52° 14' 29" E, a distance of 114.39 feet;

**THENCE** departing existing northerly R.O.W line of said FM 758 and southerly line of said Exhibit A-11, over and across said Exhibit A-11 the following five (5) courses and distances;

- 1) N 00° 18' 30" W, a distance of 90.00 feet, to a point for the northwesterly corner of this variable width permanent easement,
- 2) N 89° 41' 30" E, a distance of 700.53 feet, to a point for an angle point of this variable width permanent easement,
- 3) S 89° 53' 43" E, a distance of 43.89 feet, to a point for an angle point of this variable width permanent easement,
- 4) N 00° 06' 17" E, a distance of 64.32 feet, to a point for an angle point of this variable width permanent easement, and
- 5) N 89° 41' 30" E, a distance of 99.49 feet to the **POINT OF BEGINNING** and containing 1.89 acres, more or less.

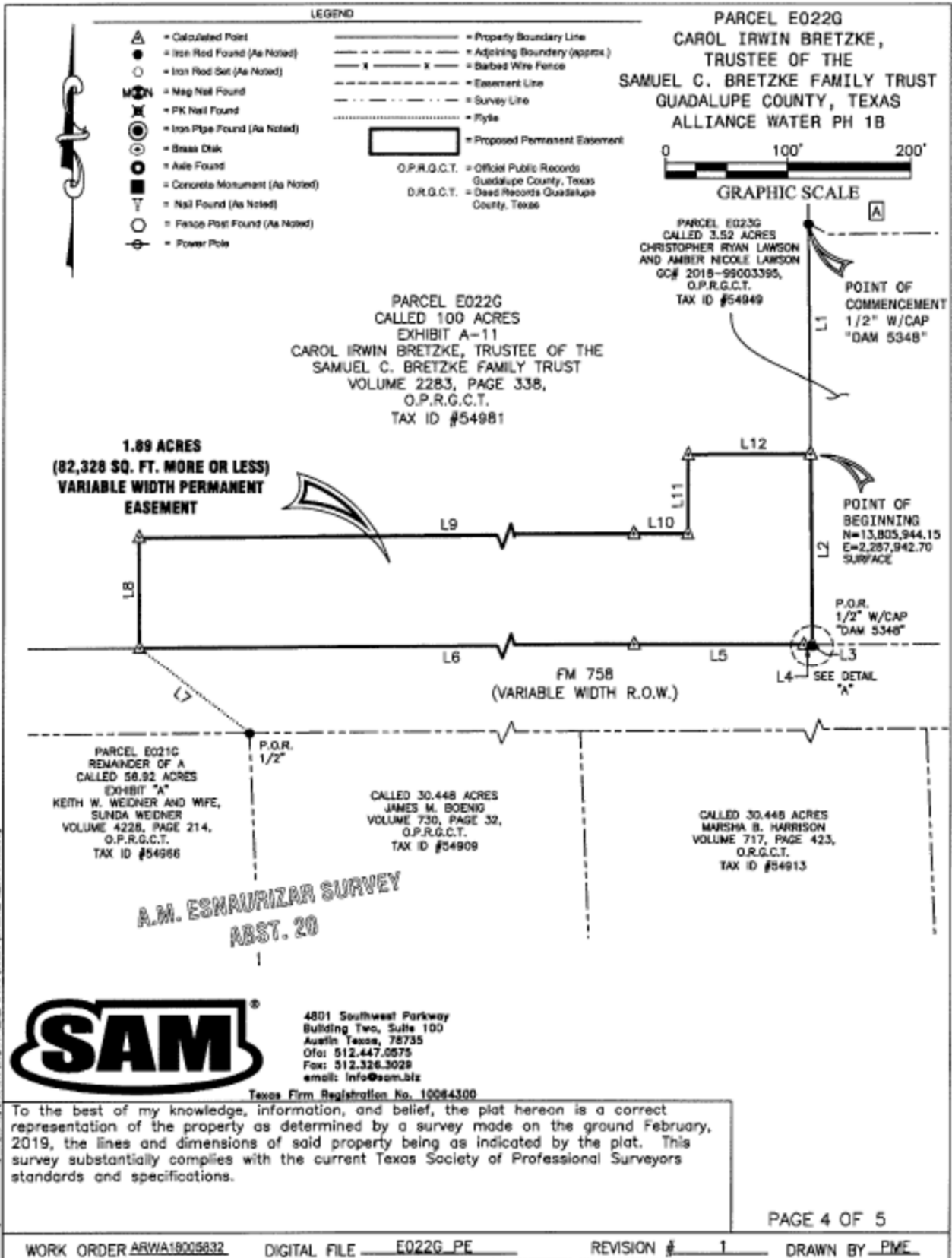
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 29 September 2020



Date: Sep 26, 2020, 11:05am User: d31 red/ANew  
 File: J:\101043050\101043050\Survey\101043050\_P1\_0001.dwg



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas, 78755  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz

Texas Firm Registration No. 10064300

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

PAGE 4 OF 5

WORK ORDER ARWA19005632 DIGITAL FILE E022G\_PE REVISION # 1 DRAWN BY PME

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**LEGEND**

	= Calculated Point		= Property Boundary Line
	= Iron Rod Found (As Noted)		= Adjoining Boundary (approx.)
	= Iron Rod Set (As Noted)		= Barbed Wire Fence
	= Mag Nail Found		= Easement Line
	= PK Nail Found		= Survey Line
	= Iron Pipe Found (As Noted)		= Flyte
	= Brass Disk		= Proposed Permanent easement
	= Aole Found		
	= Concrete Monument (As Noted)		
	= Nail Found (As Noted)		
	= Fence Post Found (As Noted)		
	= Power Pole		

**PARCEL E022G**  
**CAROL IRWIN BRETZKE,**  
**TRUSTEE OF THE**  
**SAMUEL C. BRETZKE FAMILY TRUST**  
**GUADALUPE COUNTY, TEXAS**  
**ALLIANCE WATER PH 1B**

**GRAPHIC SCALE**

O.P.R.G.C.T. = Official Public Records  
 Guadalupe County, Texas  
 D.R.G.C.T. = Deed Records  
 Guadalupe County, Texas

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S00°38'11"E	187.83'
L2	S00°38'11"E	155.00'
L3	S00°38'11"E	1.40'
L4	S89°41'30"W	6.35'
L5	N89°53'43"W	138.70'
L6	S89°41'30"W	700.20'
L7	S52°14'29"E	114.39'
L8	N00°18'30"W	90.00'
L9	N89°41'30"E	700.53'
L10	S89°53'43"E	43.89'
L11	N00°06'17"E	64.32'
L12	N89°41'30"E	99.49'



PARCEL E024G  
 REMAINDER OF A  
 CALLED 50.00 ACRES  
 HUBER 758, L.L.C.,  
 A TEXAS LIMITED LIABILITY  
 COMPANY  
 O.C.# 2018-000344,  
 O.P.R.G.C.T.,  
 TAX ID #133797



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3028  
 email: info@sam.plt

Texas Firm Registration No. 10064300

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

NEIL HINES, RPLS NO 5642



PAGE 5 OF 5

WORK ORDER ARWA18005832 DIGITAL FILE ED22G PE REVISION # 1 DRAWN BY PME

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Date: Sep 28, 2020, 11:45am User: dli, neil@sam.plt  
 File: J:\Projects\2020\18005832\18005832\_01\_Parcel E022G PE 18005832.dwg

PARCEL E025G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc: 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TRPLS # 10064300



**Legal Description**  
**3.988 Acres (173,717 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 3.988 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 133.47 ACRE TRACT, DESCRIBED AS TRACT 1 IN A DEED TO KEITH WEIDNER, RECORDED IN DOCUMENT NO. 202099000823, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 3.988 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "TRI COUNTRY" found, at a southeast corner of said 133.47 acre tract, same being on the southwest of a called 25.00 acre tract, described in a deed to Curtis Koehler, recorded in Document No. 202099015838 (O.P.R.G.C.T.), and on the north ROW of Farm-to-Market Road 758 (a variable width ROW);

**THENCE** N 03° 18' 22" W, with the common line of said 133.47 acre tract and said 25.00 acre tract, a distance of 13.70 feet, to a point on said common line, for the **POINT OF BEGINNING** and the southeast corner of this 90 foot wide permanent easement;

**THENCE** departing said common line, over and across said 133.47 acre tract the following six (6) courses and distances:

- 1) S 88° 44' 45" W, a distance of 77.80 feet, to a point, for an angle corner of this easement,
- 2) S 88° 51' 28" W, a distance of 327.92 feet, to a point, for an angle corner of this easement,
- 3) S 88° 38' 26" W, a distance of 500.47 feet, to a point, for an angle corner of this easement,
- 4) S 88° 27' 08" W, a distance of 509.09 feet, to a point, for an angle corner of this easement,
- 5) S 87° 37' 38" W, a distance of 419.65 feet, to a point, for an angle corner of this easement, and
- 6) S 89° 11' 27" W, a distance of 95.91 feet, to a point on the common line of said 133.47 acre tract and the existing east ROW line of County Road 105 (Huber Road), for the southwest corner of this easement from which a TxDOT concrete monument bears S 00° 46' 24" E, a distance of 14.87 feet;

**THENCE** N 00° 45' 24" W, with the common line of said 133.47 acre tract and the existing east ROW of said County Road 105 (Huber Road), a distance of 90.00 feet, to a point on said common line, for the northwest corner of this easement;

**THENCE** departing said common line, over and across said 133.47 acre tract the following six (6) courses and distances:

- 1) N 89° 11' 27" E, a distance of 94.60 feet, to a point, for an angle corner of this easement,
- 2) N 87° 37' 38" E, a distance of 419.07 feet, to a point, for an angle corner of this easement,



- 3) N 68° 27' 06" E, a distance of 509.89 feet, to a point, for an angle corner of this easement,
- 4) N 68° 36' 26" E, a distance of 500.79 feet, to a point, for an angle corner of this easement,
- 5) N 88° 5' 28" E, a distance of 328.00 feet, to a point, for an angle corner of this easement, and
- 6) N 88° 44' 45" E, a distance of 76.98 feet, to a point in the common line of said 133.47 acre tract and said 25.00 acre tract, for an angle corner of this easement,

**THENCE** S 01° 43' 25" E, with the common line of said 133.47 acre tract and said 25.00 acre tract, a distance of 90.00 feet, to the **POINT OF BEGINNING** and containing 3.088 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

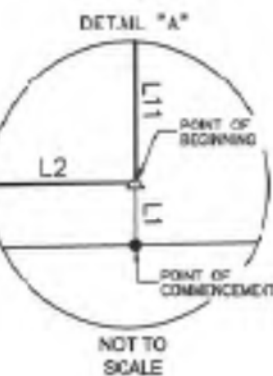
Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 9 September 2020

LEGEND

- ▲ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- ⊗ = Wag Nail Found
- ⊕ = PK Nail Found
- ⊖ = Iron Pipe Found (As Noted)
- ⊙ = Brass Disk
- ⊚ = Aisle Found
- = Concrete Monument (As Noted)
- ⊛ = Nail Found (As Noted)
- ⊜ = Fence Post Found (As Noted)
- ⊝ = Power Pole
- ⊞ = Mailbox
- ⊟ = Telephone Pedestal
- ⊠ = Water Faucet
- ⊡ = Guy Wire
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- · - · - = Subdiv. Wire Fence
- · - · - = Easement Line
- · - · - = Survey Line
- ⋯ = Utility
- ⋯ = Overhead Electric
- ⋯ = Underground Telecomm.
- ▭ = Proposed Permanent Easement



PARCEL E025G  
KEITH WEIDNER  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B

0 200' 400'

GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N03°16'22"W	13.70'
L2	S85°44'45"W	77.80'
L3	S85°38'26"W	500.47'
L4	S85°27'08"W	509.09'
L5	S85°11'27"W	95.91'
L6	N00°45'24"W	90.00'
L7	N89°11'27"E	94.60'
L8	N85°27'08"E	509.89'
L9	N85°38'26"E	500.79'
L10	N85°44'45"E	78.98'
L11	S01°43'25"E	90.00'
L12	S00°45'24"E	14.67'

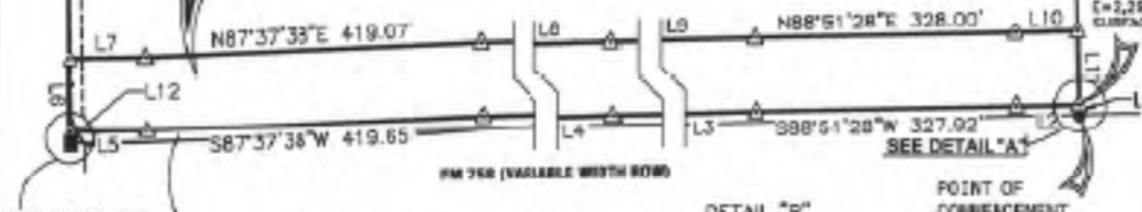
PARCEL E025G  
KEITH WEIDNER  
TRACT ONE  
CALLED 133.47 ACRES  
DOC. NO. 202099000326  
O.P.R.G.C.T.  
TAX ID #54941

CR 105 (NUMBER 98)

3.988 ACRES  
(173,717 SQ. FT. MORE OR LESS)  
80' WIDE PERMANENT  
EASEMENT

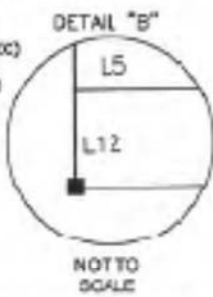
A.M. ESMANURZAN SURVEY  
ABSTRACT NO. 20

PARCEL E0405  
CURTIS KEDLER  
CALLED 25.00 ACRES  
DOC. NO. 300099015638  
O.P.R.G.C.T.



SEE DETAIL "B"

GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (GVEC)  
ELECTRIC LINE EASEMENT (IS A 15 FEET BLANKET  
BASED ON ELECTRIC FACILITIES) (AS SHOWN HEREON)  
VOL. 3985, PG. 802  
O.P.R.G.C.T.



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
Off: 512.447.0575  
Fax: 512.328.3025  
email: info@sam.biz  
Texas firm Registration No. 10084300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by this plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
NEIL HINES, RPLS NO 5842

PAGE 4 OF 4

WORK ORDER ARMA190166832 DIGITAL FILE EQ25G\_PE\_SURFACE REVISION # 0 DRAWN BY DJC

PARCEL B024C - A



**TRACT A**  
**Legal Description**  
**21.898 Acre (953,877 Square Foot, more or less)**  
**90 Foot Wide Permanent Easement**

BEING A 21.898 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE HECTOR MCNEILL SURVEY, ABSTRACT NO. 199, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 2,717.59 ACRE TRACT OF LAND DESCRIBED IN DEED TO CAPITAL LAND INVESTMENTS I, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2020-003860 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 21.898 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the southeasterly common corner of said 2,717.59 acre tract and a called 600.507 acre tract of land described in deed to Maxwell Developments, LLC, a Texas Limited Liability Company, as recorded in County Clerks File Number 2017-001773 of said O.P.R.C.C.T., and an angle point along the northwesterly line of that called 149.979 acre tract of land described in deed to Tamara Clementine Keesee Good, as recorded in County Clerks File Number 2017-002488 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found stamped "Chappareil Boundary", being the northerly common corner of said 2,717.59 and 600.507 acre tracts bears N 41° 43' 24" W, a distance of 9,229.37 feet;

**THENCE** S 48° 26' 54" W, along the common line of said 2,717.59 and 149.979 acre tracts, a distance of 82.79 feet, to a point for the southeast corner and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** S 48° 26' 54" W, continuing along the common line of said 2,717.59 and 149.979 acre tracts a distance of 141.16 feet, to a point for corner;

**THENCE** leaving said common line, over and across said 2,717.59 acre tract the following seven (7) courses and distances:

- 1) S 88° 03' 57" W, a distance of 2,057.29 feet, to a point for corner;
- 2) S 52° 32' 58" W, a distance of 494.85 feet, to a point for corner;
- 3) N 64° 30' 28" W, a distance of 744.86 feet, to a point for corner;
- 4) N 43° 12' 36" W, a distance of 972.21 feet, to a point for corner;
- 5) N 18° 30' 47" W, a distance of 1,294.20 feet, to a point for corner;
- 6) N 41° 16' 13" W, a distance of 5,010.66 feet, to a point for corner;
- 7) N 33° 54' 30" W, a distance of 14.04 feet, to a point lying in the common northeast line of said 2,717.59 acre tract and the south Right of Way (R.O.W.) line of County Road 241 (variable width R.O.W.), commonly known as Railroad Street, for the northwest corner hereof. From which a found 6 inch treated fence corner post, being an angle point in said common line, bears S 48° 11' 58" W, a distance of 235.68 feet;



THENCE N 48° 11' 58" E, along the common line of said 2,717.59 acre tract and Railroad Street R.O.W. a distance of 90.86 feet, to a point for the northeast corner hereof. From which the aforesaid 1/2 inch capped iron rod found stamped "Chapparelli Boundary", being the northerly common corner of said 2,717.59 and 600.507 acre tracts bears N 48° 11' 58" E, a distance of 1,969.06 feet;

THENCE leaving said common line, over and across said 2,717.59 acre tract the following seven (7) courses and distances:

- 1) S 33° 54' 30" E, a distance of 20.72 feet, to a point for corner;
- 2) S 41° 16' 13" E, a distance of 5,022.98 feet, to a point for corner;
- 3) S 18° 30' 47" E, a distance of 1,292.59 feet, to a point for corner;
- 4) S 43° 12' 36" E, a distance of 935.60 feet, to a point for corner;
- 5) S 64° 30' 28" E, a distance of 672.64 feet, to a point for corner;
- 6) N 52° 32' 55" E, a distance of 468.38 feet, to a point for corner;
- 7) N 88° 03' 57" E, a distance of 2,194.85 feet, to the POINT OF BEGINNING and containing 21.898 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 10/19/2020  
May 29, 2020

Revised Date: October 19, 2020



PARCEL B024C  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
TRACT A

FOUND 1/2" CAPPED  
IRON ROD STAMPED  
"CHAPPARELL BOUNDARY"

SHEET 6  
MATCHLINE

SCALE: 1"=500'



LINE	BEARING	DISTANCE
L1	S 48°26'54" W	82.72'
L2	S 48°26'54" W	141.16'

NORTON HOWELL SURVEY  
ABSTRACT NO. 188

21.898 ACRES  
(953,877 SQ. FT. MORE OR LESS)  
90' WIDE PERMANENT EASEMENT

CALLED 2,717.59 ACRES  
CAPITAL LAND INVESTMENTS I, LP,  
A TEXAS LIMITED PARTNERSHIP  
INST. NO. 2020-003863  
O.P.R.C.C.T.

CALLED 600.507 ACRES  
MANNELL DEVELOPMENTS, LLC  
INST. NO. 2017-001173  
O.P.R.C.C.T.

N 41°43'24" W 9229.37'  
(N 41°43'00" W)

N 52°32'56" E 468.38'  
S 52°32'56" W 494.65'  
S 84°30'22" E 572.84'  
N 64°30'22" W 744.89'

CALLLED 149.979 ACRES  
TAMARA CLEMENTINE KEESE GOOD  
INST. NO. 2017-002488  
O.P.R.C.C.T.

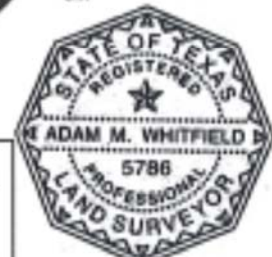
POINT OF  
BEGINNING  
N: 13862757.54  
E: 2359602.58  
SURFACE

POINT OF  
COMMENCING  
FOUND 1/2"  
IRON ROD

- LEGEND**
- = Calculated Point
  - = Found 1/2" Iron Rod, as Noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fences
  - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
  - D.R.C.C.T. = Deed Records Caldwell County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument



200 W. Hwy 6, Suite 820, Waco, Texas 76712  
254.772.9272 TBPELS 10194124



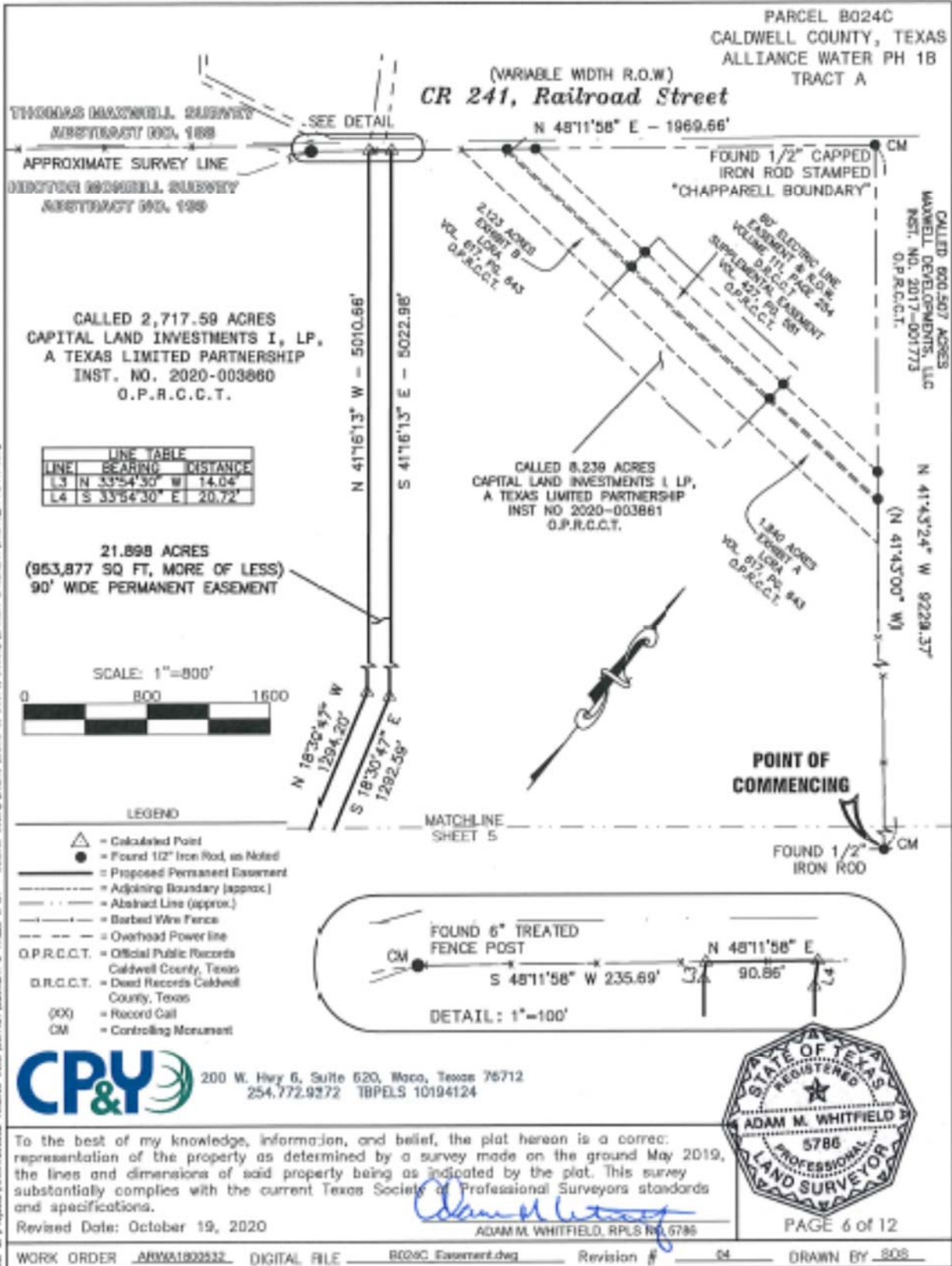
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 5 of 12

WORK ORDER ARWA1800532 DIGITAL FILE B024C Easement.dwg Revision # 04 DRAWN BY 808

Date: 04/19/2020 3:20pm Drawn By: 808  
 File: G:\Projects\Water\1800532-ARWA\CP&Y\DOCUMENT B\TELES DWFY - Caldwell County\B024C (Same as B024C) D024C\JOBSET EASMENT\B024C\_A PE.dwg



PARCEL B024C – B



TRACT B  
Legal Description  
1.937 Acre (84,376 Square Foot, more or less)  
90 Foot Wide Permanent Easement

BEING A 1.937 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 2,717.59 ACRE TRACT OF LAND DESCRIBED IN DEED TO CAPITAL LAND INVESTMENTS I, LP, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2020-003880 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.937 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TXDOT Brass Monument found in the south Right of Way (R.O.W.) line of State Highway 142 (140 foot wide R.O.W.) also being the common westerly corner of said 2,717.59 acre tract and the remainder of that called 59.83 acre tract of land described in deed to Robert Simon and wife Wilma Simon, as recorded in Volume 50, Page 302 of the Deed Records of Caldwell County, Texas, (D.R.C.C.T.);

THENCE S 41° 01' 15" E, leaving said R.O.W. line and continuing along the common line of said 2,717.59 and 59.83 acre tracts a distance of 20.03 feet, to a point for corner and the POINT OF BEGINNING of the herein described tract;


THENCE S 41° 01' 15" E, along the common line of said 2,717.59 and 59.83 acre tracts a distance of 90.15 feet, to a point for corner. From which a 5/8 inch iron rod found being an inside "elf" corner of said 2,717.59 acre tract and the south corner of said 59.83 acre tract bears S 41° 01' 15" E, a distance of 1,376.18 feet;

THENCE S 52° 15' 57" W, leaving said common line, over and across said 2,717.59 acre tract a distance of 909.37 feet, to a point for corner lying in the northeasterly common line of said 2,717.59 acre tract and that called 20.65 acre tract of land described in deed to Terry L. Warren and Judith A. Warren, as recorded in County Clerks File Number 2014-005708 of said (O.P.R.C.C.T.). From which a 1/2 inch capped iron rod stamped "Protech Engineering 2219" found being the most northeasterly common corner of said 2,717.59 and 20.65 acre tracts bears S 71° 59' 53" E, a distance of 479.60 feet;

THENCE N 71° 59' 53" W, along the common line of said 2,717.59 and 20.65 acre tracts a distance of 108.90 feet, to a point for corner lying 20 foot distant from, when measured at right angles, the northwesterly line of said 2,717.59 acre tract, also being the southeasterly line of that called 20 foot wide waterline easement to Maxwell Water Supply Company, as recorded in County Clerks File Number 2017-002518 of said (O.P.R.C.C.T.). From which a 1/2 inch capped iron rod found with cap destroyed being the most northerly common corner of said 2,717.59 and 20.65 acre tracts bears N 71° 59' 53" W, a distance of 24.20 feet;

THENCE N 52° 15' 57" E, parallel with and 20 foot southeasterly from the northwesterly line of said 2,717.59 acre tract, and along said southeasterly easement line a distance of 985.51 feet, to the POINT OF BEGINNING and containing 1.937 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

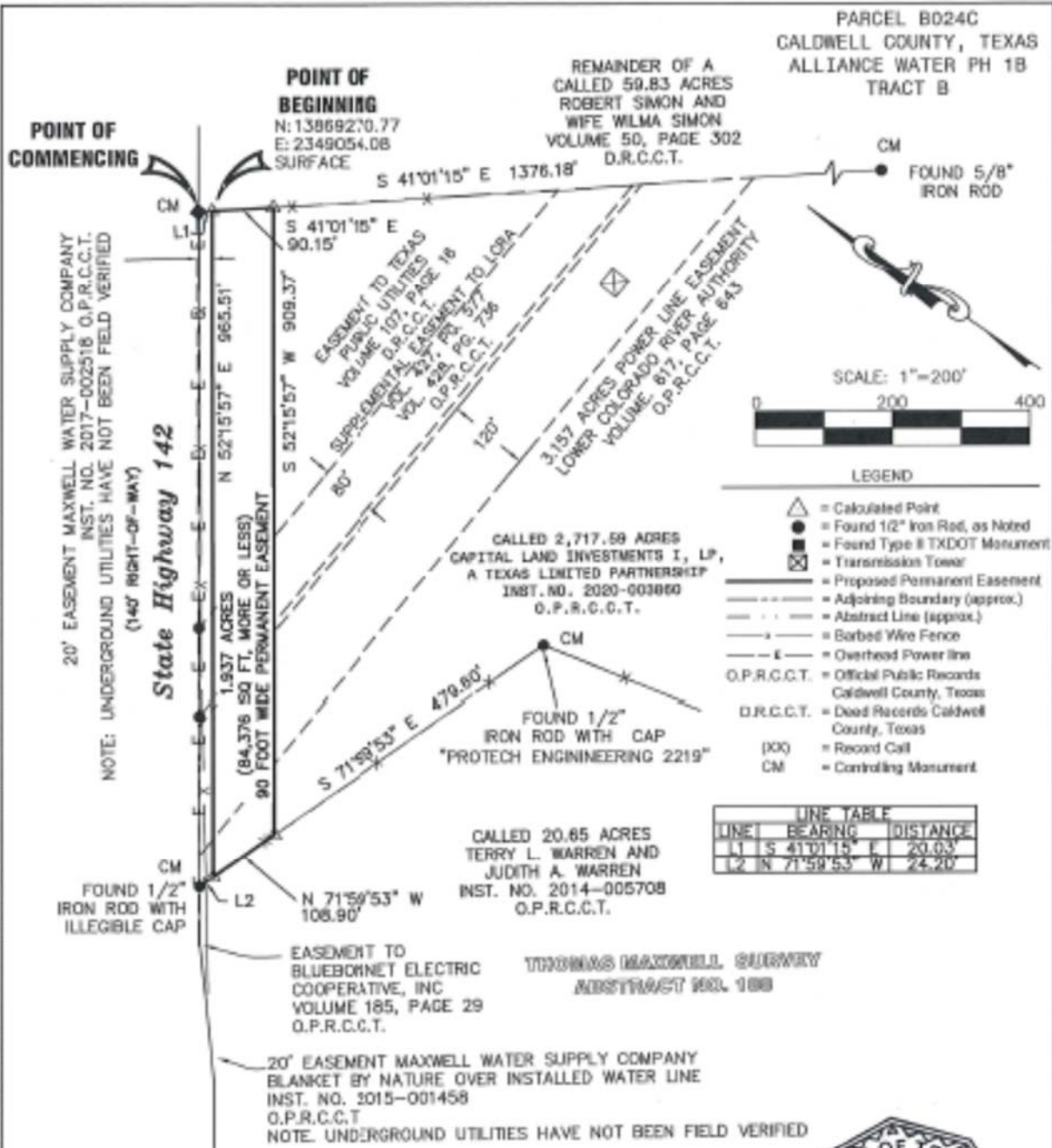
  
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5788  
Date: 10/19/2020  
May 29, 2020  
Revised Date: October 19, 2020  
Page 7 of 12



200 West Highway 8, Suite 828  
Waco, Texas 76712  
TSP# 47-121  
TSPLS# 1208424  
P: 254.772.9272 · F: 254.776.2924



B024C\_B



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.  
 Revised Date: October 19, 2020  
 ADAM M. WHITFIELD, RPLS #41,5786

PAGE 8 of 12

WORK ORDER AR00A1002532 DIGITAL FILE B024C Easement.dwg Revision 4 06 DRAWN BY SQS

PARCEL B024C – C



**TRACT C**  
**Legal Description**  
**23.140 Acre (1,007,978 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 23.140 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, AND THE HECTOR MCNEILL SURVEY, ABSTRACT NO. 199, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 2,717.59 ACRE TRACT OF LAND DESCRIBED IN DEED TO CAPITAL LAND INVESTMENTS I, L<sup>P</sup>, A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2020-003860 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 23.140 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a point lying in the westerly common line of said 2,717.59 acre tract and that called 20.65 acre tract of land described in deed to Terry L. Warren and Judith A. Warren, as recorded in County Clerks File Number 2014-005708 of said O.P.R.C.C.T. and in the southeast line of that called 20 foot wide waterline easement to Maxwell Water Supply Company, as recorded in County Clerks File Number 2017-002518 of said O.P.R.C.C.T. for the northernmost northeast corner of the herein described tract. From which a TXDOT concrete monument found in the southeast Right of Way (R.O.W.) line of State Highway 142 (SH 142, variable width R.O.W.) being the most westerly common corner of said 2,717.59 and 20.65 acre tracts bears N 33° 47' 49" W, a distance of 20.01 feet;

**THENCE** S 33° 47' 49" E, along the common line of said 2,717.59 and 20.65 acre tracts, a distance of 90.03 feet, to a point for the easterly northeast corner hereof;

**THENCE** leaving said common line, over and across said 2,717.59 acre tract the following nine (9) courses and distances:

- 1) S 57° 45' 21" W, a distance of 196.92 feet, to a point for corner;
- 2) S 52° 16' 20" W, a distance of 790.31 feet, to a point for corner;
- 3) S 06° 58' 33" W, a distance of 63.21 feet, to a point for corner;
- 4) S 52° 28' 48" W, a distance of 98.25 feet, to a point for corner;
- 5) S 73° 01' 17" W, a distance of 11.08 feet, to a point for corner;
- 6) S 28° 03' 22" W, a distance of 37.14 feet, to a point lying in the westerly line of that 20 foot wide pipeline easement to Lower Colorado River Authority as recorded in Volume 514, Page 167 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.) and amended in Volume 203, Page 882 of said O.P.R.C.C.T., for an interior corner hereof;
- 7) S 16° 58' 43" E, along the westerly line of said pipeline easement, a distance of 5,093.78 feet, to a point for corner;
- 8) S 09° 56' 15" E, with said easement line, a distance of 1,688.57 feet, to a point for corner;
- 9) S 18° 42' 27" E, with said easement line, a distance of 2,984.27 feet, to a point lying in the common southwest line of said 2,717.59 acre tract and the northeast line of that called 102.758 acre tract of land described in deed to Tammy Hill Wiley, as recorded in Volume 143, Page 669 of said O.P.R.C.C.T. for the southerly southeast corner hereof. From which a found 3 inch cedar post fence corner, being the east corner of said 102.758 acres and lying in the southwest line of said 2,717.59 acre tract bears S 41° 19' 45" E, a distance of 1,033.99 feet;

THENCE N 41° 19' 45" W, along said common line a distance of 233.98 feet, to a point for the southerly southwest corner hereof. From which a 1/2 inch iron rod found being the north corner of said 102.758 acres and an angle point in the southwest line of said 2,717.59 acres bears N 41° 19' 45" W, a distance of 2,429.68 feet;

THENCE leaving said common line, over and across said 2,717.59 acre tract the following six (6) courses and distances:

- 1) N 18° 42' 27" W, a distance of 2,775.20 feet, to a point for corner;
- 2) N 09° 55' 15" W, a distance of 1,689.93 feet, to a point for corner;
- 3) N 16° 58' 43" W, a distance of 5,085.39 feet, to a point for an interior corner;
- 4) N 82° 48' 12" W, a distance of 37.79 feet, to a point for an interior corner;
- 5) S 52° 16' 20" W, a distance of 166.09 feet, to a point for corner;
- 6) N 37° 43' 40" W, a distance of 110.00 feet, to a point lying in the common line of said SH 142 and 2,717.59 acres, also being the northwest line of said 20 foot wide waterline easement for the westerly northwest corner hereof. From which a concrete TXDOT monument found lying in said common line bears S 52° 16' 20" W, a distance of 338.98 feet;

THENCE N 52° 16' 20" E, along said common line a distance of 90.00 feet, to a point for corner. From which a 5/8 inch iron rod found lying on said common line bears N 52° 16' 20" E, a distance of 98.91 feet;

THENCE leaving said common line over and across said 2,717.59 acre tract the following seven (7) courses and distances:

- 1) S 37° 43' 40" E, a distance of 20.00 feet, to a point lying in the southeast line of said waterline easement for an interior corner hereof;
- 2) N 52° 16' 20" E, parallel to and 20 feet from, when measured at right angles, said 2,717.59 acre tract and R.O.W. common line, and along said waterline easement southeast line, a distance of 130.97 feet, to a point for corner;
- 3) N 73° 01' 17" E, leaving said waterline easement, a distance of 126.06 feet, to a point for corner;
- 4) N 52° 26' 48" E, a distance of 44.22 feet, to a point for corner;
- 5) N 06° 59' 33" E, a distance of 63.04 feet, to a point lying in the southeast line of said waterline easement for corner;
- 6) N 52° 16' 20" E, parallel to and 20 feet from, when measured at right angles, said 2,717.59 acre tract and R.O.W. common line, and along said waterline easement southeast line, a distance of 832.16 feet, to a point for corner;
- 7) N 57° 45' 21" E, continuing parallel to said line, a distance of 200.79 feet, to the **POINT OF BEGINNING** and containing 23.140 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.





Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 10/19/2020

May 29, 2020

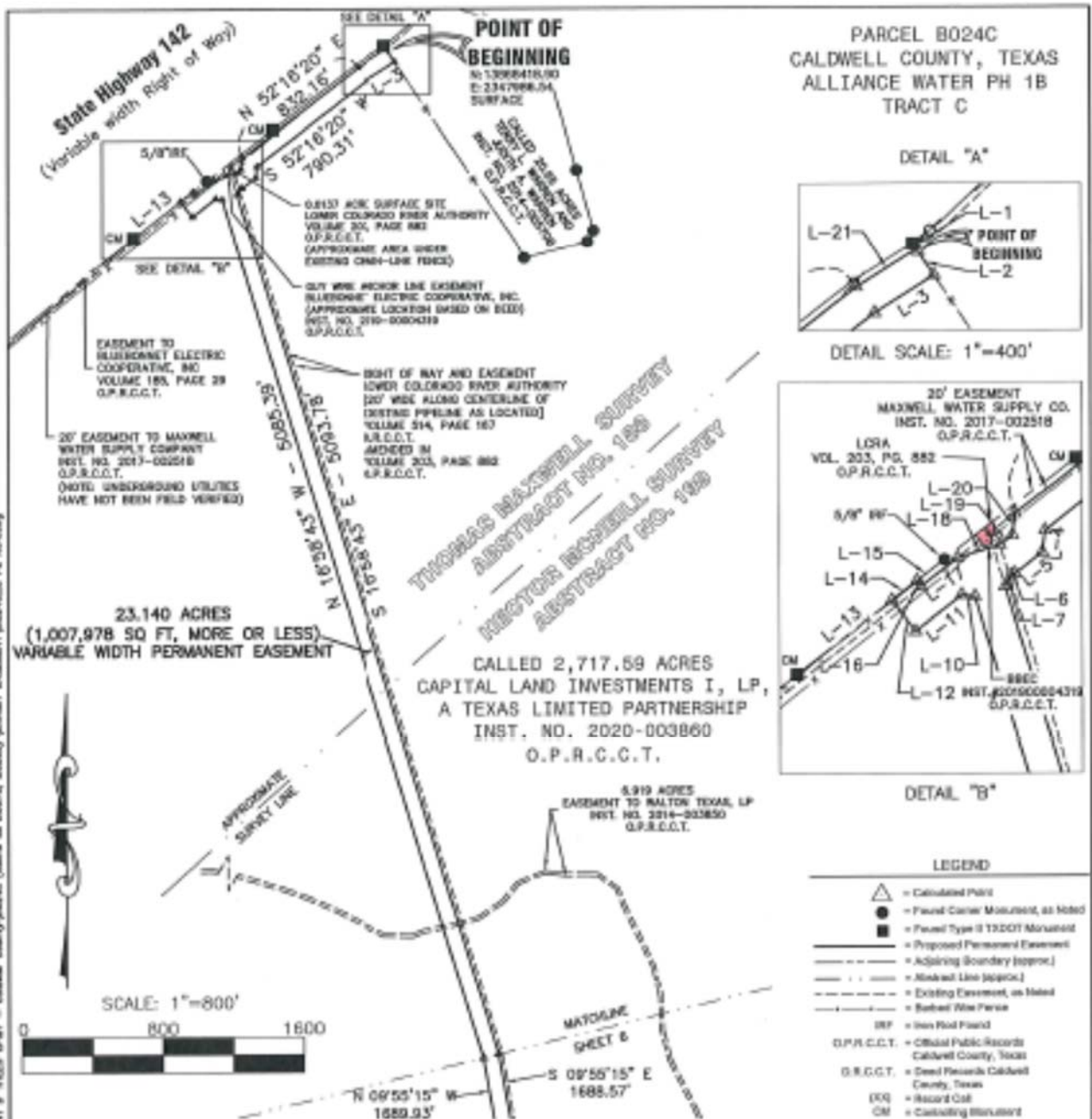
Revised Date: October 19, 2020

Page 10 of 12

B024C\_C

200 West Highway 6, Suite 609  
Waco, Texas 76712  
TSPS # P-1241  
TSPS # P-103624  
(t) 254.772.9372 - (f) 254.776.2624  
[www.csls.com](http://www.csls.com)





200 W. Hwy 8, Suite 820, Waco, Texas 76712  
254.772.9172 TBPELS 10184124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

Revised Date: October 19, 2020

PAGE 11 of 12

WORK ORDER ARWA1802532 DIGITAL FILE B024C\_Easement.dwg REVISION 8 OF 08 DRAWN BY SOS

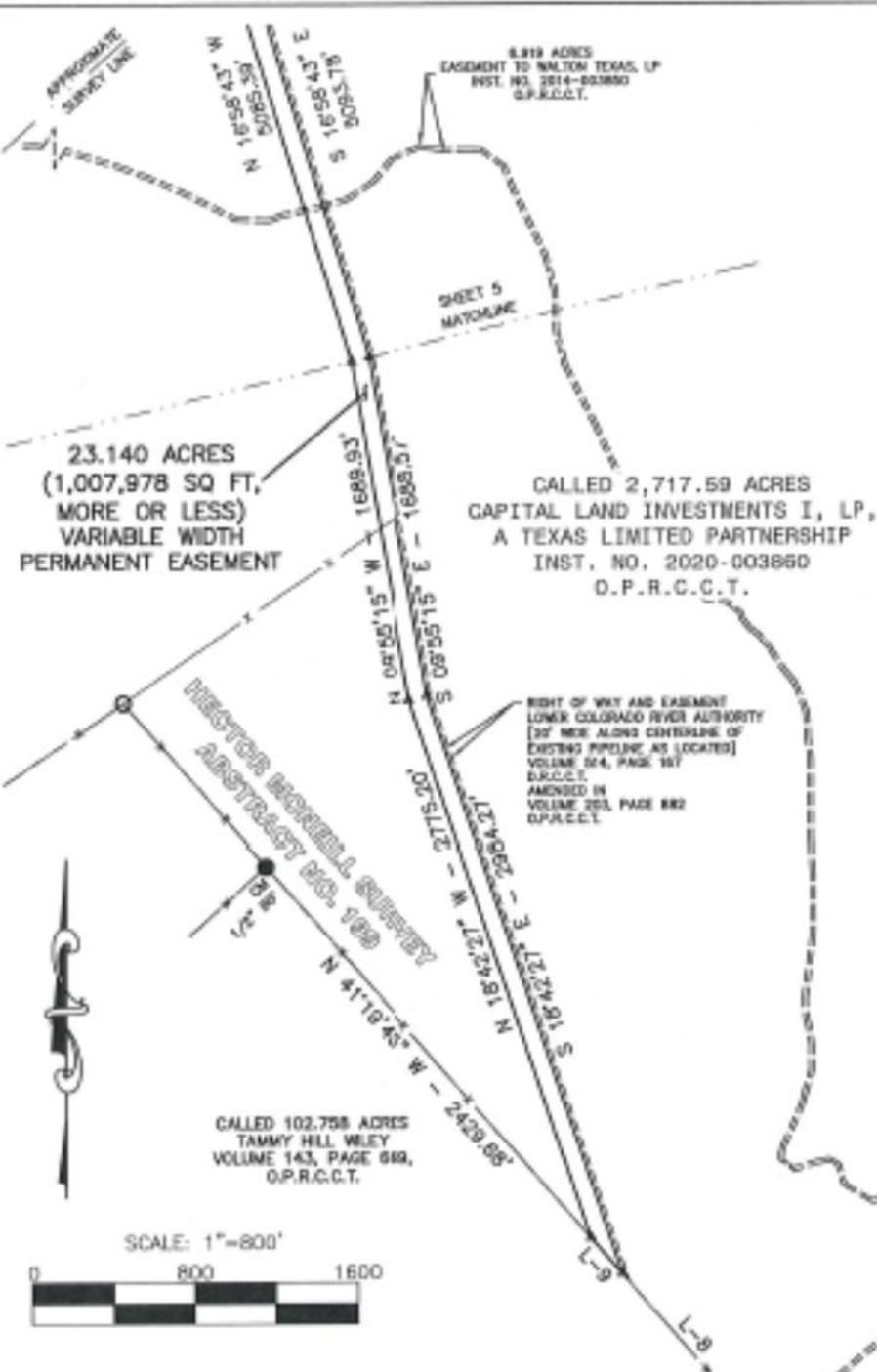
DATE: 05/19/2020 5:04PM User: GJ... Path: G:\Projects\ARWA1802532\ARWA1802532.dwg



PARCEL B024C  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
TRACT C

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N33°47'49"W	20.01'
L-2	S33°47'49"E	90.03'
L-3	S57°45'21"W	198.92'
L-4	S05°59'33"W	63.21'
L-5	S52°26'48"W	98.25'
L-6	S73°01'17"W	11.08'
L-7	S28°03'22"W	37.14'
L-8	S41°19'45"E	1033.99'
L-9	N41°19'45"W	233.96'
L-10	N82°48'12"W	37.79'
L-11	S52°16'20"W	166.09'
L-12	N37°43'40"W	110.00'
L-13	S52°16'20"W	338.96'
L-14	N52°16'20"E	90.00'
L-15	N52°16'20"E	98.91'
L-16	S37°43'40"E	20.00'
L-17	N52°16'20"E	130.97'
L-18	N73°01'17"E	128.06'
L-19	N52°26'48"E	44.22'
L-20	N05°59'33"E	63.04'
L-21	N57°45'21"E	200.79'

- LEGEND**
- △ = Calculated Point
  - = Fixed Corner Measurement, as Noted
  - = Fixed Type II TIEOUT Measurement
  - = Fixed FENCE CORNER, as Noted
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - . - = Abstract Line (approx.)
  - - - - - = Existing Easement, as Noted
  - - - - - = Batted Wire Fence
  - IRP = Iron Rod Found
  - D.P.R.C.C.T. = Official Public Records Caldwell County, Texas
  - D.R.C.C.T. = Deed Records Caldwell County, Texas
  - RCG = Record Call
  - CM = Controlling Monument

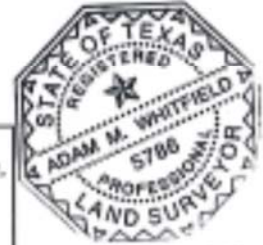


200 W. Hwy 5, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Revised Date: October 19, 2020

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 6786



PAGE 12 of 12

WORK ORDER ADMA180032 DIGITAL FILE B024C Easement.dwg REVISION 04 DRAWN BY SOS

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PARCEL B062C



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TRPLS # 10064300

**Legal Description**  
**1.080 Acres (47,045 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 1.080 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN JOHN H. FINCH SURVEY, ABSTRACT NO. 108, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLUEBONNET MEADOWS, RECORDED IN CABINET C, SLIDE 160, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS (P.R.C.C.T.), AS DESCRIBED IN A DEED TO PECAN LLC, AND RECORDED IN INSTRUMENT NO. 2020-002444, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.080 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-Inch Iron rod with a plastic cap stamped "HINKLE" found on the north line of a called 11.001 acre tract of land, as described in a deed to Strawberry LLC, and recorded in Document No. 2020-002443, O.P.R.C.C.T., for the southwest corner of Lot 2, Bluebonnet Meadows, and recorded in Cabinet C, Slide, 160, P.R.T.C.T., same being the southeast corner of said Lot 1;

THENCE S 51°06'28" W, with the common line of said Lot 1 and said 11.001 acre tract, a distance of 151.39 feet to a point, for the POINT OF BEGINNING and the southeast corner of this 90 foot wide permanent easement;

THENCE S 51°06'28" W, continuing with said common line, a distance of 90.79 feet to a point, for an angle corner of this easement, on the common line of said Lot 1 and the apparent east ROW line of CR 109 (Black Ankle Rd) (a variable width ROW), for the southwest corner of this easement;

THENCE N 31°19'29" W, with said common line, a distance of 529.35 feet to a point, for an angle corner of this easement, for the northwest corner of this easement;

**THIS SPACE INTENTIONALLY LEFT BLANK**



THENCE departing said common line, over and across said Lot 1, the following two (2) courses and distances;

- 1) N 59°13'30" E, a distance of 90.00 feet, to a point, for an angle corner of this easement, for the northeast corner of this easement. From said point, a 5/8-inch iron rod with a plastic cap stamped "HINKLE" found at the northeast corner of said Lot 1 tract bears N 29°22'07" E, a distance of 172.03 feet;
- 2) S 31°19'29" E, a distance of 516.53 feet, to the POINT OF BEGINNING and containing 1.080 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



*Neil Hines*

---

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 21 January 2021



PARCEL B063C



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PL5 # 10064300

**Legal Description**  
**1.955 Acres (85,160 Square Foot)**  
**Variable Width Permanent Easement**

BEING A 1.955 ACRE, Variable Width PERMANENT EASEMENT, SITUATED IN JOHN H. FINCH SURVEY, ABSTRACT NO. 108, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 11.001 ACRE TRACT AS DESCRIBED IN A DEED TO STRAWBERRY LLC, AND RECORDED IN DOCUMENT NO. 2020-002443, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.955 ACRE Variable Width PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "HINKLE" found on the north line of said 11.001 acre tract, for the southeast corner of Lot 1, Bluebonnet Meadows, and recorded in Cabinet C, Slide, 160, of the Plat Records of Caldwell County, Texas (P.R.C.C.T.), as described in a deed to James E. Chisholm and Joan F. Chisholm, and recorded in Instrument No. 2020-002444, O.P.R.C.C.T.;

THENCE S 51°06'28" W, with the common line of said Lot 1 and said 11.001 acre tract, a distance of 151.39 feet to a point, for the POINT OF BEGINNING and the northeast corner of this Variable Width permanent easement;

THENCE departing said common line, over and across said 11.001 acre tract, the following three (3) courses and distances;

- 1) S 31°19'29" E, a distance of 20.43 feet to a point, for an angle corner of this easement,
- 2) S 31°06'16" E, a distance of 392.12 feet to a point, for an angle corner of this easement, and
- 3) S 60°11'58" E, a distance of 497.01 feet, to a point on the common line of said 11.001 acre tract and the remainder of a called 437.795 acre tract, as described in a deed to James E. Chisholm and Joan F. Chisholm, and recorded in Volume 507, Page, 695, and Instrument No. 2007-074671, O.P.R.C.C.T., for the southeast corner of this easement. From said point, a 5/8-inch iron rod with a plastic cap stamped "HINKLE" found bears N 05°12'49" E a distance of 396.70 feet;

THENCE with said common line, the following two (2) courses and distances;

- 1) S 29°30'11" W, a distance of 74.68 feet to a point, for an angle corner of this easement, and
- 2) S 40°31'05" W, a distance of 15.59 feet, to a point, for the southwest corner of this easement;



THENCE departing said common line, over and across said 11.001 acre tract, the following three (3) courses and distances;

- 1) N 60°11'58" W, a distance of 517.85 feet to a point, for an angle corner of this easement,
- 2) N 31°06'16" W, a distance of 203.86 feet to a point, for an angle corner of this easement, and
- 3) S 58°53'44" W, a distance of 24.46 feet, to a point on the common line of said 11.001 acre tract and the apparent east ROW line of CR 109 (Black Ankle Rd) (a variable width ROW), for an angle corner of this easement;

THENCE with said common line, the following three (3) courses and distances;

- 1) N 15°47'04" W, a distance of 75.25 feet to a point, for an angle corner of this easement,
- 2) N 31°18'52" W, a distance of 146.48 feet to a point, for the northwest corner of this easement, and
- 3) N 51°06'28" E, a distance of 5.13 feet, to a point on the common line of said 11.001 acre tract and said Lot 1, for the southwest corner of said Lot 1, same being an angle corner of this easement;

THENCE N 51°06'28" E, with said common line, a distance of 90.79 feet to the POINT OF BEGINNING and containing 1.955 acres, more or less.

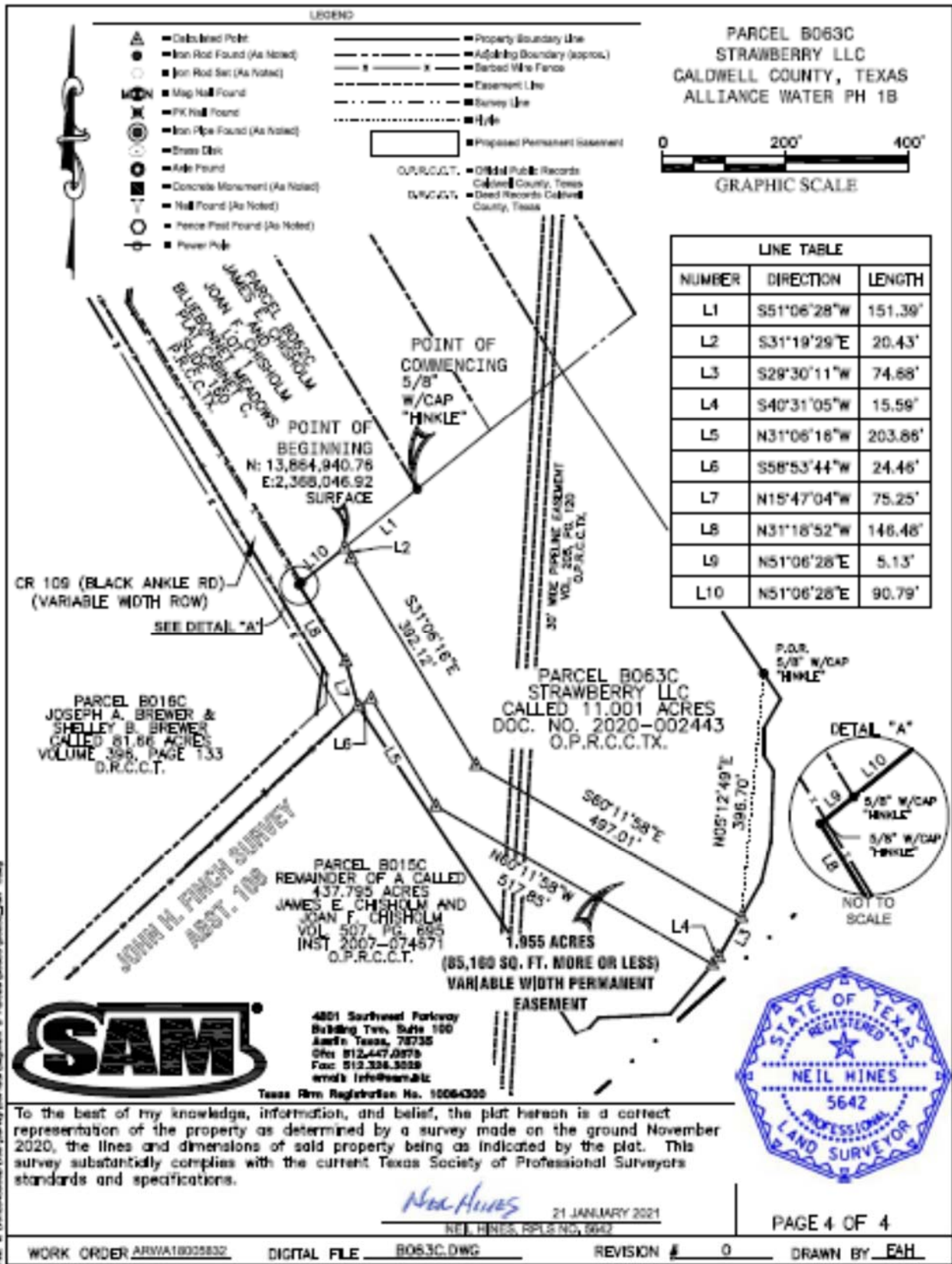
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 21 January 2021



PARCEL B021C



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300

**Legal Description**  
**11.434 Acre (498,065 Square Foot)**  
**Variable Width Permanent Easement**

BEING an 11.434 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE HECTOR MCNEILL SURVEY, ABSTRACT NO. 199, THE WILLIAM BARBER SURVEY, ABSTRACT NO. 48, JOHN H. FOLLEY SURVEY, ABSTRACT NO.107, AND THE W.C. STEFFEY SURVEY, ABSTRACT NO. 274, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 149.979 ACRE TRACT AS DESCRIBED IN DEED TO DORIS STEUBING, AND RECORDED IN DOCUMENT NO 2019-005285, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 11.434 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the common line of said 149.979 acre tract and a called 2,717.59 acre tract, as described in a deed to Capital Land Investments, I LP, recorded in Document No. 2020-003860, O.P.R.C.C.T., for the west corner of said 149.979 acre tract;

**THENCE** N 48°26'54" E, with said common line, a distance of 118.09 feet, to a point for the POINT OF BEGINNING and the southwest corner of this variable width permanent easement;

**THENCE** N 48°26'54" E, continuing with said common line, a distance of 223.95 feet, to a 1/2-inch iron rod found at the southeast corner of said 2,717.59 acre tract, same being the southwest corner of a called 600.507 acre tract, as described in a deed to Maxwell Developments LLC, recorded in document No. 2017-002526;

**THENCE** continuing with the common line of said 149.979 and said 600.507 acre tract, the following five (5) courses and distance:

- 1) N 49°24'41" E, a distance of 488.58 feet, to a point,
- 2) S 49°00'25" E, a distance of 13.64 feet, to a 1/2-inch iron rod found,
- 3) N 48°31'30" E, a distance of 2,508.66 feet, to a point,
- 4) N 02°43'50" E, a distance of 16.38 feet, to a point,
- 5) N 48°29'03" E, a distance of 234.59 feet, to a point, and

**THENCE** departing said common line, over and across said 149.979 acre tract, the following two (2) courses and distances:

- 1) N 87°33'28" E, a distance of 1,444.05 feet, to a point, and





- 2) S 29°14'16" E, a distance of 611.00 feet, to a point on the common line of said 149.979 acre tract, a called 50.00 acre tract, as described in a deed to Dartlan L. Hyde & Gail A. Hyde, and recorded in Document No. 2018-000578, O.P.R.C.C.T., for this northeast easement corner. From said point, a 1/2-inch iron rod found bears N 46°42'08" E, 11.48 feet;

**THENCE** S 54°13'08" W, with said common line and the common line of said 149.979 acre tract and said 50.00 acre tract, a distance of 90.59 feet, to a point, for this northwest easement corner;

**THENCE** departing said common line, over and across said 149.979 acre tract, the following four (4) courses and distances;

- 1) N 29°14'16" W, a distance of 565.95 feet, to a point,
- 2) S 87°33'28" W, a distance of 1337.86 feet, to a point,
- 3) S 48°31'30" W, a distance of 3317.53 feet, to a point, for this southeast easement corner
- 4) S 88°03'57" W, a distance of 174.02 feet, to the POINT OF BEGINNING and containing 11.434 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

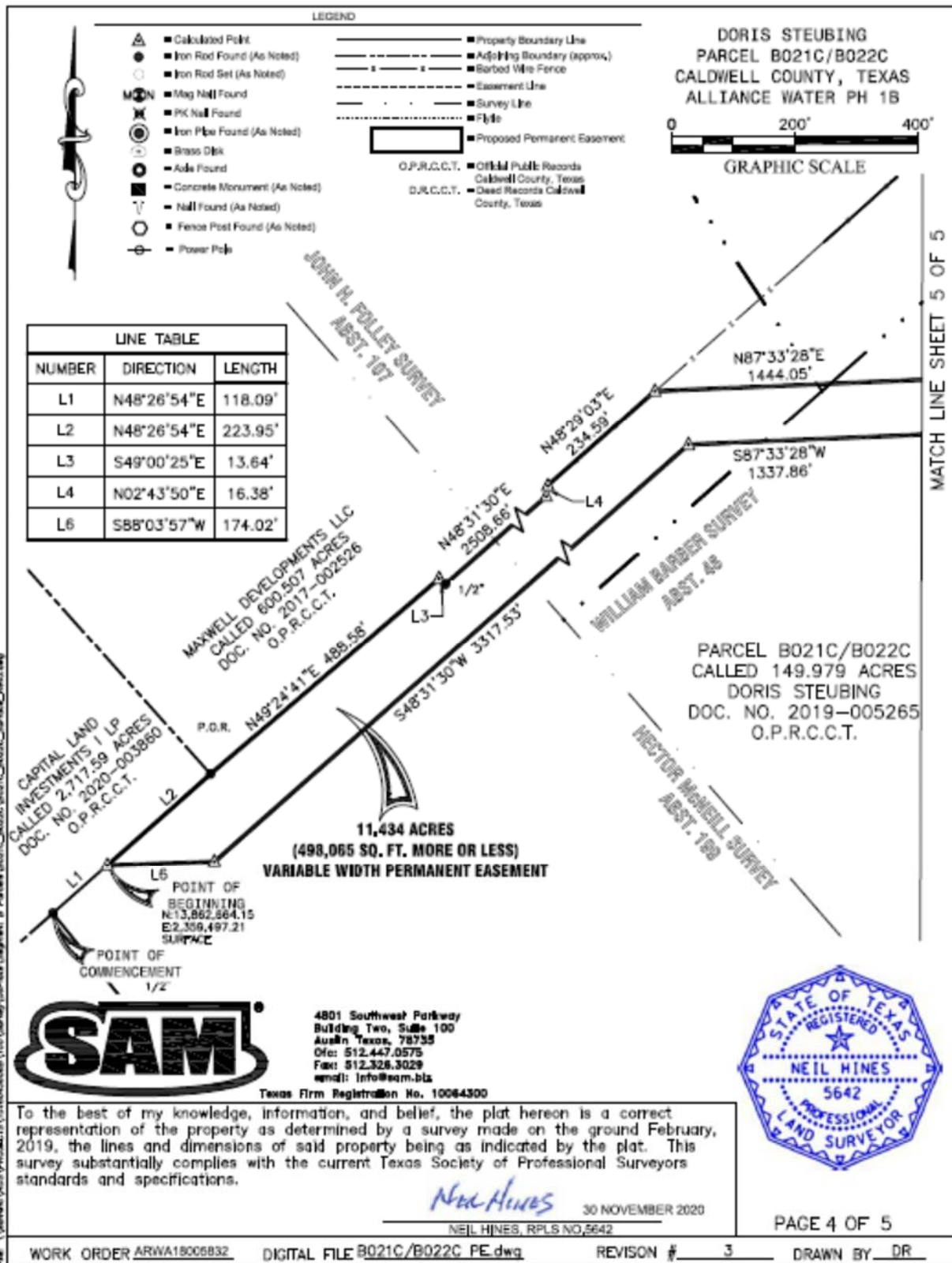


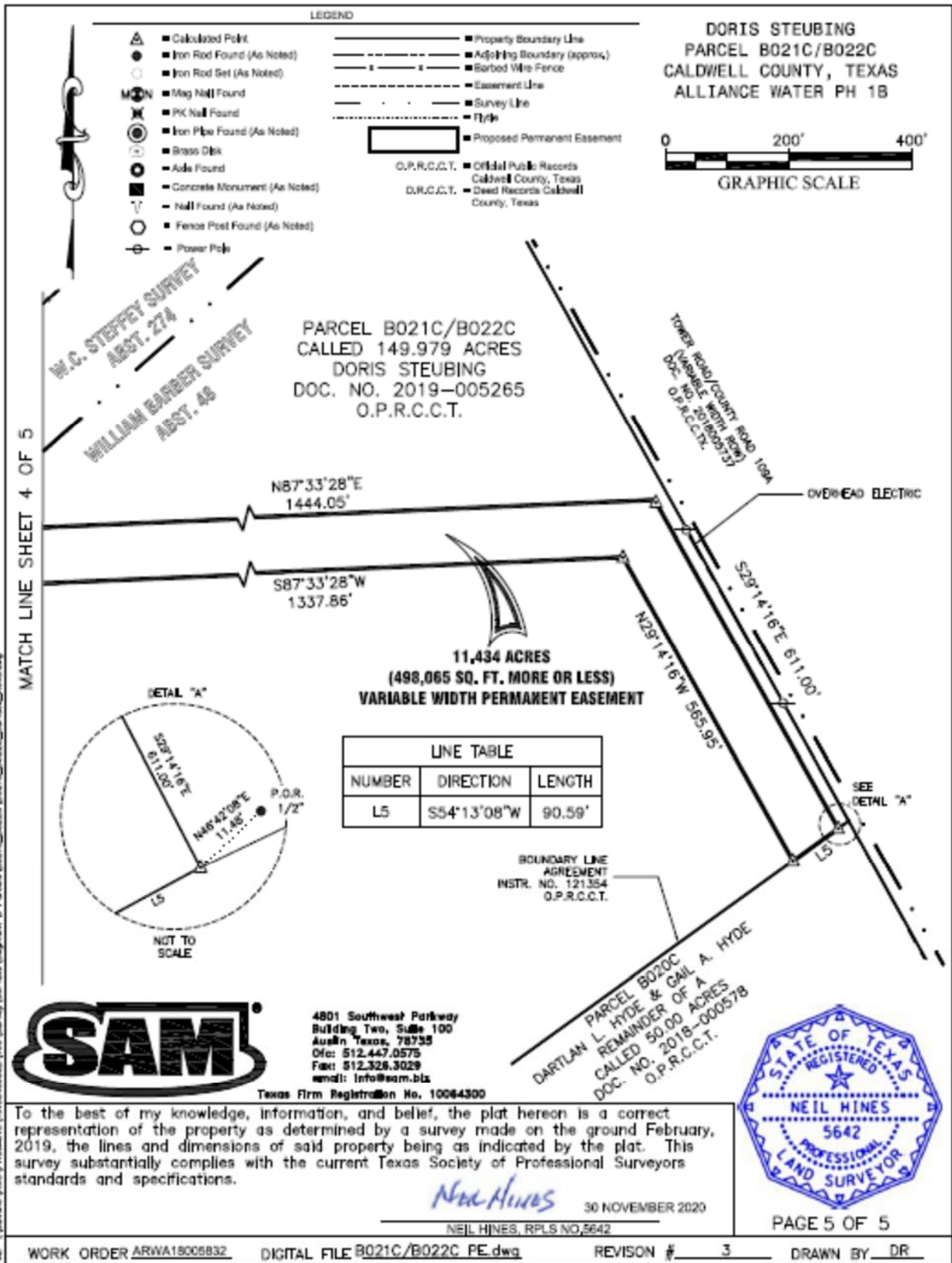
*Neil Hines*

---

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 30 November 2020





PARCEL B037C



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz T8PLS # 10064300



**Legal Description**  
**3.114 Acre (135,662 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 3.114 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 49.82 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO JAMES PAUL MOSES, ROCCO J. MOSES AND RICHARD LAWRENCE, AND RECORDED IN INSTRUMENT NO. 2013-136822, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 3.114 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a iron pipe found, for a common corner of said 49.82 acre tract and of a called 339.31 acre tract described as Parcel C in a deed to Walton TX Austin Land Acquisition Limited Partnership, an Alberta Limited Partnership, and recorded in Instrument NO. 2018-003486, O.P.R.C.C.T.;

**THENCE** S 48° 37' 49" W, a distance of 269.00 feet, to a point on the common line of said 49.82 acre tract and said 339.31 acre tract, for the **POINT OF BEGINNING** and a northeast corner of this 90 foot wide permanent easement.;

**THENCE** S 48° 37' 49" W, continuing with said common line, a distance of 133.09 feet, to a point, for this southeast easement corner. From said point, a 2-inch metal fence post found, at the southeast corner of said 49.82 acre tract bears S 48° 37' 49" W, 1,379.53 feet;

**THENCE** departing said common line, over and across said 49.82 acre tract, the following three (3) courses and distances:

- 1) N 88° 48' 46" W, a distance of 876.54 feet, to a point for an angle corner of this easement,
- 2) N 43° 43' 20" W, a distance of 75.40 feet, to a point for an angle corner of this easement, and
- 3) N 88° 19' 45" W, a distance of 553.69 feet, to a point on the common line of said 49.82 acre tract and of a called 14.81 acre tract as described in deed to James Paul Moses, and recorded in Instrument No. 2017-001522, O.P.R.C.C.T, for this southwest easement corner;

**THENCE** N 47° 54' 24" E, with said common line, a distance of 130.12 feet, to a point, for this northwest easement corner. From said point, a 1/2-inch iron rod found bears N 73° 30' 43" W, 306.99 feet;



**THENCE** departing said common line, over and across said 49.82 acre tract, the following three (3) courses and distances:

- 1) S 88° 19' 45" E, a distance of 496.64 feet, to a point for an angle corner of this easement,
- 2) S 43° 43' 20" E, a distance of 74.94 feet, to a point for an angle corner of this easement, and
- 3) S 88° 48' 46" E, a distance of 937.22 feet, to the **POINT OF BEGINNING** and containing 3.114 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 1 April 2020

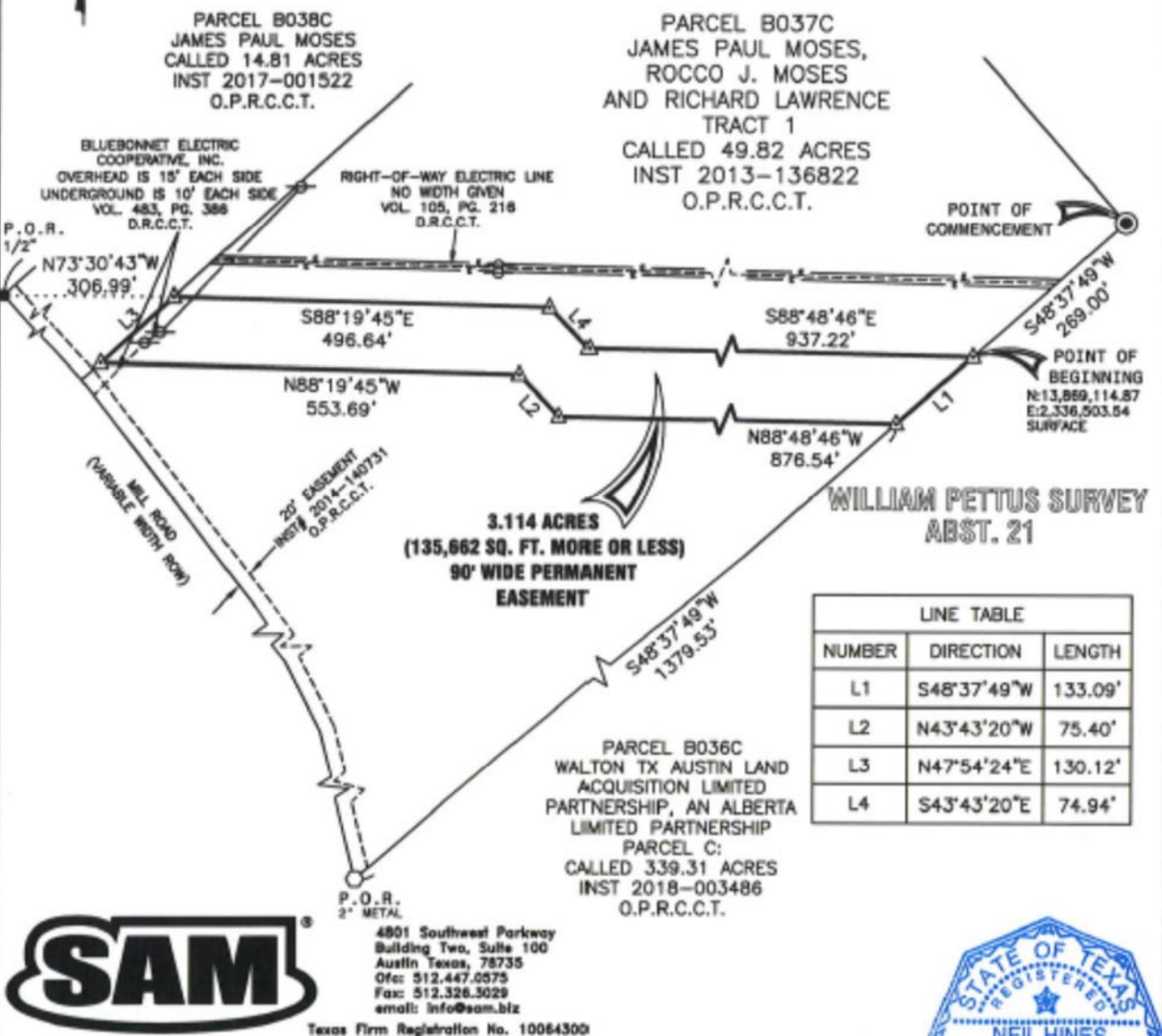

**LEGEND**

	= Calculated Point		= Property Boundary Line
	= Iron Rod Found (As Noted)		= Adjoining Boundary (approx.)
	= Iron Rod Set (As Noted)		= Barbed Wire Fence
	= Mag Nail Found		= Easement Line
	= PK Nail Found		= Survey Line
	= Iron Pipe Found (As Noted)		= Flybe
	= Brass Disk		= Proposed Permanent Easement
	= Aisle Found		
	= Concrete Monument (As Noted)		
	= Nail Found (As Noted)		
	= Fence Post Found (As Noted)		
	= Power Pole		

O.P.R.C.C.T. = Official Public Records Caldwell County, Texas  
D.R.C.C.T. = Deed Records Caldwell County, Texas

PARCEL B037C  
JAMES PAUL MOSES,  
ROCCO J. MOSES  
AND RICHARD LAWRENCE  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B

0 200' 400'  
GRAPHIC SCALE

**STATE OF TEXAS**  
REGISTERED  
**NEIL HINES**  
5842  
PROFESSIONAL  
LAND SURVEYOR

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
NEIL HINES, RPLS NO. 5842

PAGE 4 OF 4

WORK ORDER ARWA18005832    DIGITAL FILE B037C    REVISION # 1    DRAWN BY PME

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PARCEL B038C



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description**  
**0.277 Acres (12,069 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 0.277 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.81 ACRE TRACT DESCRIBED IN A DEED TO JAMES PAUL MOSES, AND RECORDED IN INSTRUMENT NO. 2017-001522, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.277 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the apparent east ROW line of Mill Road (a variable width ROW), for the west corner of said 14.81 acre tract and the south corner of a remainder of a called 48.66 acre tract, save and except 14.81 acres, described in a deed to Christopher B. Shaw and Kelly R. Shaw, and recorded in Volume 444, Page 316 and further described in Instrument No. 2006-060194, O.P.R.C.C.T.;

**THENCE** S 41° 27' 32" E, with said common line, a distance of 107.58 feet, to a point on the west line of said 14.81 acre tract, for the **POINT OF BEGINNING** and the northwest corner of this 90 foot wide permanent easement;

**THENCE** S 88° 19' 45" E, over and across said 14.81 acre tract, a distance of 223.24 feet, to a point on the common line of said 14.81 acre tract and a called 49.82 acre tract, described as Tract 1 in a deed to James Paul Moses, Rocco J. Moses and Richard Lawrence, and recorded in Instrument No. 2013-136822, O.P.R.C.C.T., for this northeast easement corner.

**THENCE** S 47° 54' 24" W, with the common line of said 14.81 acre tract and said Tract 1, a distance of 130.12 feet, to a point, for this southeast easement corner. From said point, a metal fence corner post found, bears S 48° 59' 40" W, 44.17 feet;



**THENCE** N 88° 19' 45" W, over and across said 14.81 acre tract, a distance of 44.96 feet, to a point on the apparent east ROW of said Mill Road, same being the west line of said 14.81 acre tract, for this southwest easement corner;

**THENCE** N 41° 27' 32" W, with said common line, a distance of 123.32 feet, to the **POINT OF BEGINNING** and containing 0.277 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

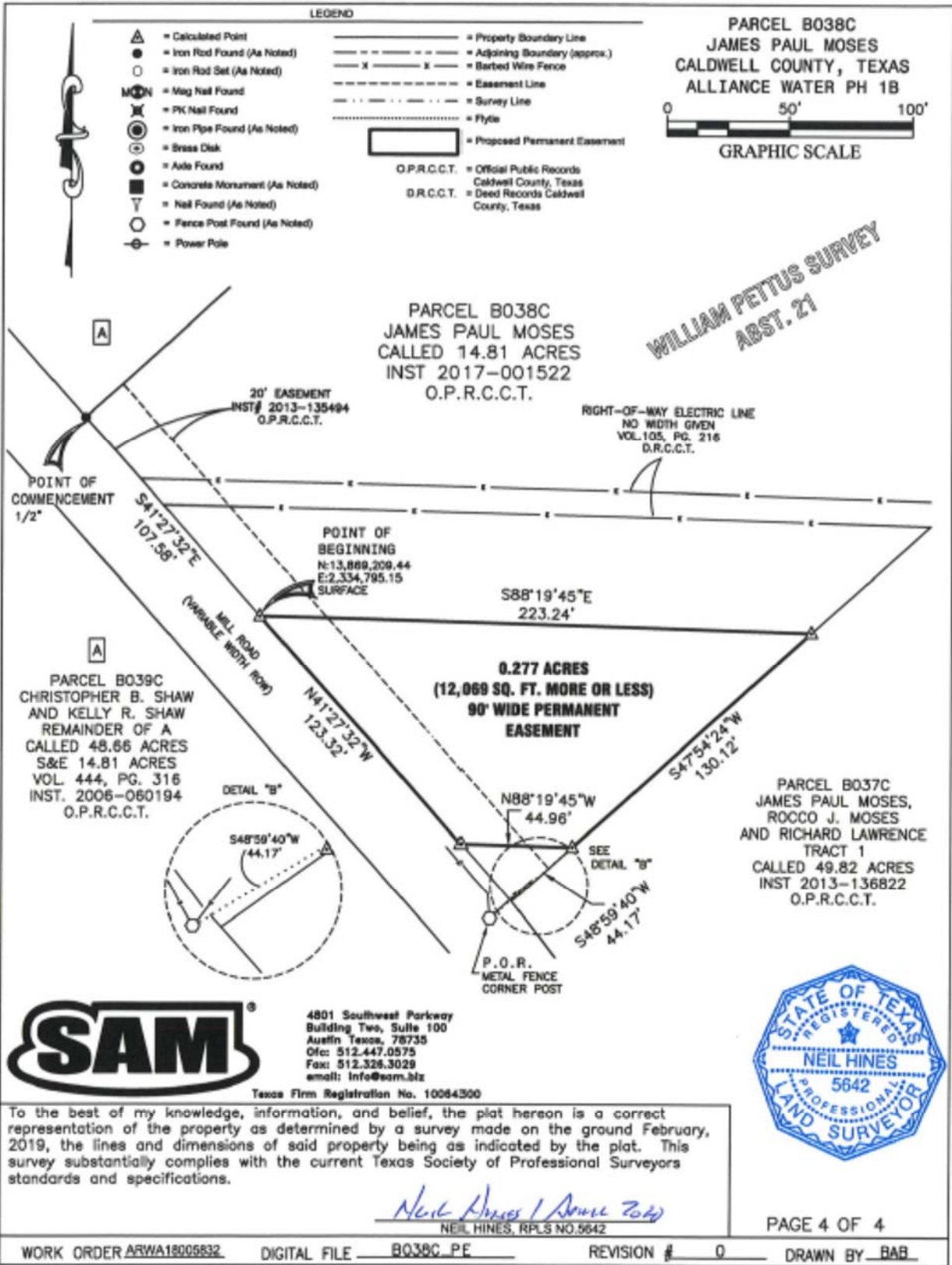
Neil Hines

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: April 2020





PARCEL E002G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description**  
**0.792 Acres (34,500 Square Foot)**  
**60 Foot Wide Permanent Easement**

BEING A 0.792 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE J.S. JOHNSON SURVEY, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1 A CALLED 27.633 ACRES, DESCRIBED IN A DEED TO SPHERE INDUSTRIAL PROPERTIES, LTD. CO., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 202099010494, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 0.792 ACRE 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found for the southeast corner of said 27.633 acre tract and the northeast corner of a called 9.84 acre tract (Tract I - Exhibit "A"), described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), same being on the westerly line of a called 15.41 acre tract (Tract II – Exhibit "D"), described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, O.P.R.G.C.T.;

**THENCE** N 47° 09' 40" W, with the common line of said 27.633 acre tract and said 9.84 acre tract, a distance of 343.40 feet, to a point, for the **POINT OF BEGINNING** and the southwest corner of this 60 foot wide permanent easement;

**THENCE** N 47° 09' 40" W, continuing along said common line, passing a 1/2-inch iron rod found for the northerly corner of said 9.84 acre tract at a distance of 0.34 feet, and continuing for a total distance of 60.00 feet to a iron rod set on the easterly right-of-way line of Fire Field Road, a called 1.085 acre tract, described in deed to Guadalupe County, Texas, a Political Subdivision of the State of Texas, recorded in Volume 1038, Page 816, O.P.R.G.C.T. same being the westerly line of said 27.633 acre tract, for the northwest corner of this easement;

**THENCE** N 42° 57' 30" E, with said right-of-way line, a distance of 580.62 feet, to a 5/8-inch iron rod found in concrete at the intersection of the southerly right-of-way line of said Lakeside Pass common to the southerly corner of Lakeside Drive a (60' R.O.W.) as recorded in Volume 2 Page 68 of the Map Records of Guadalupe County, Texas, (M.P.R.G.C.T.), also being the northwest corner of said 27.633 acre tract and this easement;

**THENCE** S 36° 15' 49" E, with R.O.W. line of said Lakeside Pass same being the northerly line of said 27.633 acre tract, a distance of 61.08 feet to a point, from which a 1/2-inch iron rod found for the easterly corner of said 27.633 acre tract and the northerly corner of said 15.41 acre tract bears S 36° 15' 49" E, a distance of 352.22 feet;



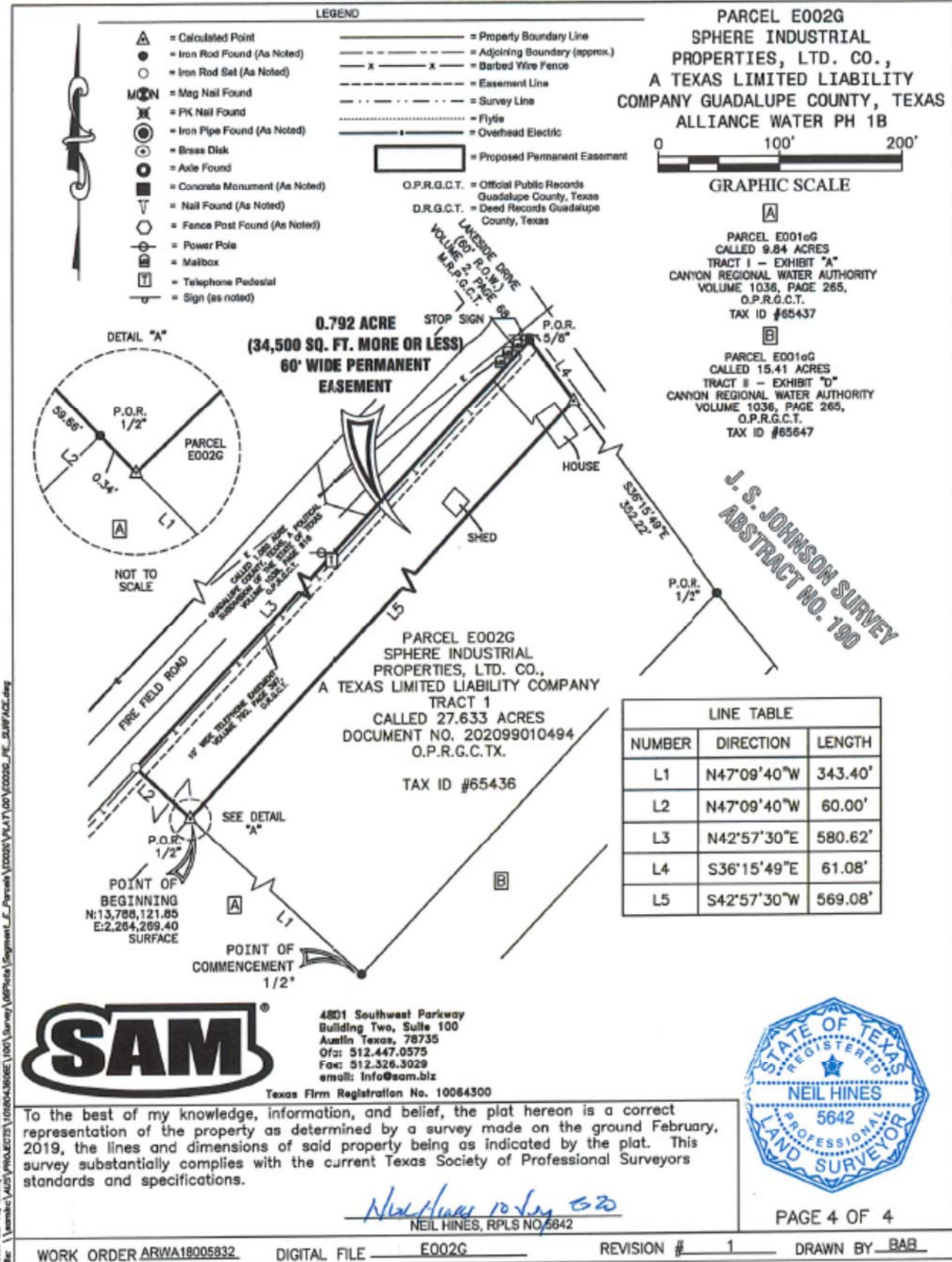
**THENCE** S 42° 57' 30" W, departing R.O.W. line of said Lakeside Drive and northerly line of said 27.633 acre tract, a distance of 569.08 feet to **THE POINT OF BEGINNING** and containing 0.792 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

  
\_\_\_\_\_  
Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 10 July 2020



LEGEND

- △ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- MON = Mag Nail Found
- ✕ = PK Nail Found
- ⊙ = Iron Pipe Found (As Noted)
- ⊙ = Brass Disk
- ⊙ = Axle Found
- = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- = Fence Post Found (As Noted)
- ⊙ = Power Pole
- ⊙ = Mailbox
- ⊙ = Telephone Pedestal
- ⊙ = Sign (as noted)
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- · - · - = Easement Line
- · - · - = Survey Line
- · - · - = Flytie
- · - · - = Overhead Electric
- ▭ = Proposed Permanent Easement
- O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas
- D.R.G.C.T. = Deed Records Guadalupe  
County, Texas

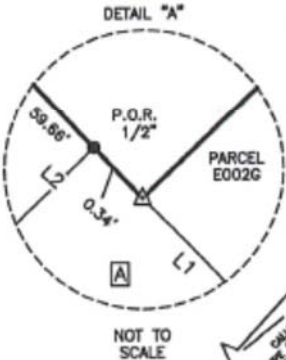
PARCEL E002G  
 SPHERE INDUSTRIAL  
 PROPERTIES, LTD. CO.,  
 A TEXAS LIMITED LIABILITY  
 COMPANY GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



GRAPHIC SCALE

PARCEL E001eG  
 CALLED 9.84 ACRES  
 TRACT I - EXHIBIT "A"  
 CANYON REGIONAL WATER AUTHORITY  
 VOLUME 1036, PAGE 265,  
 O.P.R.G.C.T.  
 TAX ID #65437

PARCEL E001eG  
 CALLED 15.41 ACRES  
 TRACT II - EXHIBIT "D"  
 CANYON REGIONAL WATER AUTHORITY  
 VOLUME 1036, PAGE 265,  
 O.P.R.G.C.T.  
 TAX ID #65647



NOT TO SCALE

0.792 ACRE  
 (34,500 SQ. FT. MORE OR LESS)  
 60' WIDE PERMANENT  
 EASEMENT

PARCEL E002G  
 SPHERE INDUSTRIAL  
 PROPERTIES, LTD. CO.,  
 A TEXAS LIMITED LIABILITY COMPANY  
 TRACT 1  
 CALLED 27.633 ACRES  
 DOCUMENT NO. 202099010494  
 O.P.R.G.C.T.  
 TAX ID #65436

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N47°09'40"W	343.40'
L2	N47°09'40"W	60.00'
L3	N42°57'30"E	580.62'
L4	S36°15'49"E	61.08'
L5	S42°57'30"W	569.08'



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 Austin Texas, 78735  
 Ofc: 512.447.0575  
 Fax: 512.326.3029  
 email: info@sam.biz  
 Texas Firm Registration No. 10064300



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines 10 Aug 2020*  
 NEIL HINES, RPLS NO. 5642

PAGE 4 OF 4

WORK ORDER ARWA18005832 DIGITAL FILE E002G REVISION # 1 DRAWN BY BAB

PARCEL E002G Temporary Easement



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description**  
**1.158 Acres (50,442 Square Foot)**  
**90' Wide Temporary Construction Easement**

BEING A 1.158 ACRE, 90' WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE J.S. JOHNSON SURVEY, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1 A CALLED 27.633 ACRES, DESCRIBED IN A DEED TO SPHERE INDUSTRIAL PROPERTIES, LTD. CO., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 202099010494, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 1.158 ACRE 90' WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the southeast corner of said 27.633 acre tract and the northeast corner of a called 9.84 acre tract (Tract I - Exhibit "A"), described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), same being on the westerly line of a called 15.41 acre tract (Tract II - Exhibit "D"), described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, O.P.R.G.C.T.;

THENCE N 47° 09' 40" W, with the common line of said 27.633 acre tract and said 9.84 acre tract, a distance of 253.40 feet, to a point, for the POINT OF BEGINNING and the southwest corner of this 90' wide temporary construction easement;

THENCE N 47° 09' 40" W, continuing along said common line, a distance of 90.00 feet, to a point, for the northwest corner of this easement. From said point, a 1/2-inch iron rod found for the northerly corner of said 9.84 acre tract bears N 47° 09' 40" W, a distance of 0.34 feet;

THENCE N 42° 57' 30" E, departing said common line, over and across said 27.633 acre tract, a distance of 569.08 feet, to a point, on the southerly right-of-way line of Lakeside Pass, for the northeast corner of this easement. From said point, a 5/8-inch iron rod found in concrete at the intersection of the southerly right-of-way line of said Lakeside Pass common to the southerly corner of Lakeside Drive a (60' R.O.W.) as recorded in Volume 2 Page 68 of the Map Records of Guadalupe County, Texas, also being in the southeasterly right-of-way of Fire Field Road as Recorded in Volume 1038, Page 816 O.P.R.G.C.T., and the northeast corner of said 27.633 acre tract bears N 36° 15' 49" W, a distance of 61.08 feet;

THENCE S 36° 15' 49" E, with the R.O.W. line of said Lakeside Pass, same being the northerly line of said 27.633 acre tract, a distance of 91.62 feet to a point, for this southeast easement corner. From said point, a 1/2-inch iron rod found for the easterly corner of said 27.633 acre tract and the northerly corner of said 15.41 acre tract bears S 36° 15' 49" E, a distance of 260.60 feet;



**THENCE S 42° 57' 30" W, departing the R.O.W. line of said Lakeside Pass and northerly line of said 27.633 acre tract, over and across said 27.633 acre tract, a distance of 551.76 feet to THE POINT OF BEGINNING and containing 1.158 acres, more or less.**

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



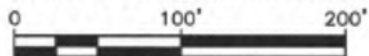
Date: 14 July 2020

LEGEND

- △ = Calculated Point
- = Iron Rod Found (As Noted)
- = Iron Rod Set (As Noted)
- ⊙ = Mag Nail Found
- ⊗ = PK Nail Found
- ⊙ = Iron Pipe Found (As Noted)
- ⊙ = Brass Disk
- ⊙ = Azle Found
- ⊙ = Concrete Monument (As Noted)
- ▽ = Nail Found (As Noted)
- = Fence Post Found (As Noted)
- ⊕ = Power Pole
- ⊕ = Mailbox
- ⊕ = Telephone Pedestal
- ⊕ = Sign (as noted)
- = Property Boundary Line
- - - = Adjoining Boundary (approx.)
- x - x - = Barbed Wire Fence
- - - = Easement Line
- · - · - = Survey Line
- · - · - = Flytie
- - - = Overhead Electric
- ▭ = Proposed Permanent Easement

O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas  
D.R.G.C.T. = Deed Records Guadalupe  
County, Texas

PARCEL E002G  
SPHERE INDUSTRIAL  
PROPERTIES, LTD. CO.,  
A TEXAS LIMITED LIABILITY  
COMPANY GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B



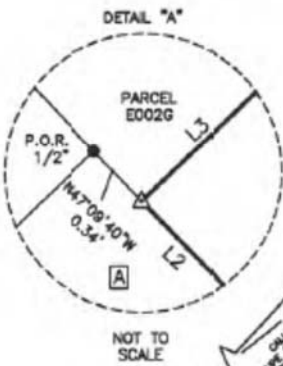
GRAPHIC SCALE

PARCEL E002G  
SPHERE INDUSTRIAL  
PROPERTIES, LTD. CO.,  
A TEXAS LIMITED LIABILITY COMPANY  
TRACT 1  
A CALLED 27.633 ACRES  
DOCUMENT NO. 202099010494  
O.P.R.G.C.T.X.

TAX ID #65436

PARCEL E0010G  
CALLED 9.84 ACRES  
TRACT I - EXHIBIT "A"  
CANYON REGIONAL WATER AUTHORITY  
VOLUME 1036, PAGE 285,  
O.P.R.G.C.T.  
TAX ID #65437

PARCEL E0010G  
CALLED 15.41 ACRES  
TRACT II - EXHIBIT "D"  
CANYON REGIONAL WATER AUTHORITY  
VOLUME 1036, PAGE 285,  
O.P.R.G.C.T.  
TAX ID #65847



1.158 ACRE  
(50,442 SQ. FT. MORE OR LESS)  
90' WIDE TEMPORARY  
CONSTRUCTION EASEMENT



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N47°09'40"W	253.40'
L2	N47°09'40"W	90.00'
L3	N42°57'30"E	569.08'
L4	N36°15'49"W	61.08'
L5	S36°15'49"E	91.62'
L6	S36°15'49"E	260.60'
L7	S42°57'30"W	551.76'



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.328.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Neil Hines*  
NEIL HINES, RPLS NO. 5642



PAGE 4 OF 4

WORK ORDER ARWA16005832 DIGITAL FILE E002G TE REVISION # 2 DRAWN BY BAB

PARCEL E002G Fee Title



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



**LEGAL DESCRIPTION**  
**1.715 ACRES (74,705 SQUARE FEET)**

BEING A 1.715 ACRE, (74,705 SQUARE FEET) TRACT OF LAND, SITUATED IN THE J.S. JOHNSON SURVEY, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF TRACT 1 A CALLED 27.633 ACRES DESCRIBED IN DEED TO SPHERE INDUSTRIAL PROPERTIES, LTD. CO., A TEXAS LIMITED LIABILITY COMPANY IN DOCUMENT NUMBER 202099010494 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS, (O.P.R.G.C.TX.). SAID 1.715 ACRE (74,705 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found for an angle point corner of said Tract 1 and the northeast corner of a called 9.84 acre tract (Tract I - Exhibit "A"), as described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), from which a 1/2-inch iron rod found for an angle corner of said Tract 1 also being the easterly corner of said 9.84 acre and being on the westerly line of a called 15.41 acre tract (Tract II – Exhibit "D"), described in a deed to Canyon Regional Water Authority, recorded in Volume 1036, Page 265, O.P.R.G.C.T. bears South 47°09'40" East a distance of 343.73 feet;

**THENCE** South 42°56'52" West, with the common line of said Tract 1 and the westerly line of said 9.84 acre tract, a distance of 1,249.66 feet, to a 1/2-inch iron rod found for the westerly corner of said 9.84 acre tract and an angle corner of said Tract 1, for the southerly corner of this tract herein described, from a which a 1/2-inch iron rod found for the southerly corner of said 9.84 acre tract and an angle corner of said Tract 1 also being on the westerly line of a said 15.41 acre tract bears South 47°02'23" East, a distance of 341.63 feet;

**THENCE** North 47°02'23" West, departing the said common line and over and across said Tract 1, a distance of 59.90 feet to a 1/2-inch iron rod with SAM cap set on the easterly right-of-way line of Fire Field Road, a called 1.91 acre tract, described in deed to Guadalupe County, Texas, a Political Subdivision of the State of Texas, recorded in Volume 1038, Page 812, O.P.R.G.C.T. same being the westerly line of said Tract 1, for the westerly corner of tract herein described;

**THENCE** North 42°57'30" East, with common line of said easterly right-of-way line of Fire Field Road and the said Tract 1 passing at a distance of 1,021.79 feet a 1/2-inch iron rod found for the easterly corner of said 1.91 acre tract also being the southerly corner of a called 1.085 acre tract, described in deed to Guadalupe County, Texas, a Political Subdivision of the State of Texas, recorded in Volume 1038, Page 816, O.P.R.G.C.T. and continuing with said common easterly right-of-way of line fo Fire Field Road for a total distance of 1,249.54 feet to a 1/2-inch iron rod with Sam cap set for the northerly corner of the tract herein described;





**THENCE** South 47°09'40" E, departing said Fire Field Road easterly right-of-way, and over and across said Tract 1, a distance of 59.67 feet, to the **POINT OF BEGINNING** and containing a computed area of 1.715 acres (74,705 square feet) of land.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

NOTES:

1. The bearings are based on the Texas coordinate system established for the south central zone from the north american datum of 1983 (na2011) epoch 2010.00.
2. Areas and distances shown are in u.s. survey feet. To convert to grid, apply the combined scale factor of 1.00013.

*Neil Hines*

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 24 July 2020

PARCEL E019G



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TBPLS # 10064300



**Legal Description**  
**1.539 Acres (67,039 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 1.539 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 113.224 ACRE TRACT, DESCRIBED IN A DEED TO ROBERT E. WHITLEY AND DONNA M. WHITLEY, TRUSTEES OF THE WHITLEY LIVING TRUST, RECORDED IN VOLUME 3039, PAGE 30, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); SAID 1.539 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found, on the common line of said remainder of a called 113.224 acre tract and Exhibit "B" a called 124.380 acre tract, described in a deed to Meinert J. Mischnick, Trustee, recorded in Volume 989, Page 220, Official Records of Guadalupe County, Texas (O.R.G.C.T.), at the northwest corner of a called 80.601 acre tract, described in a deed to Lorine Knibbe Krackau, recorded in Volume 1127, Page 585, O.P.R.G.C.T., at the southwest corner of said remainder of a called 113.224 acre tract;

**THENCE** N 89° 11' 25" E, departing the common line of said remainder of a called 113.224 acre tract and said 124.380 acre tract, with the common line of said remainder of a called 113.224 acre tract and said 80.601 acre tract, a distance of 3,103.18 feet, to a point, for the **POINT OF BEGINNING** and the southwest corner of this 90 foot wide permanent easement;

**THENCE** departing said common line, over and across said remainder of a called 113.224 acre tract the following two (2) courses and distances:

- 1) N 00° 48' 45" W, a distance of 90.00 feet, to a point, for the northwest corner of this easement, and
- 2) N 89° 11' 15" E, a distance of 744.81 feet, to a point, on the common line of said remainder of a called 113.224 acre tract and the existing west ROW line of County Road 107A (Barbarosa Road), at the northeast corner of this easement. From said point, a 12-inch fence post found, for the northeast corner of said remainder of a called 113.224 acre tract, same being the southeast corner of a called 0.647 acre tract, described in a deed to John D. Wilkins and Jessica R. Wilkins, recorded in Volume 1364, Page 446, O.P.R.G.C.T., bears N 00° 39' 57" W, 1,048.43 feet;

**THENCE** S 00° 39' 57" E, with said common line, a distance of 90.00 feet, to a 10-inch fence post found, at the northeast corner of said 80.601 acre tract, and this southeast easement corner;



**THENCE** S 89° 11' 15" W, departing the common line of said remainder of a called 113.224 acre tract and the existing west ROW line of said County Road 107A (Barbarosa Road), with the common line of said remainder of a called 113.224 acre tract and said 80.601 acre tract, a distance of 744.58 feet to **THE POINT OF BEGINNING** and containing 1.539 acres, more or less.

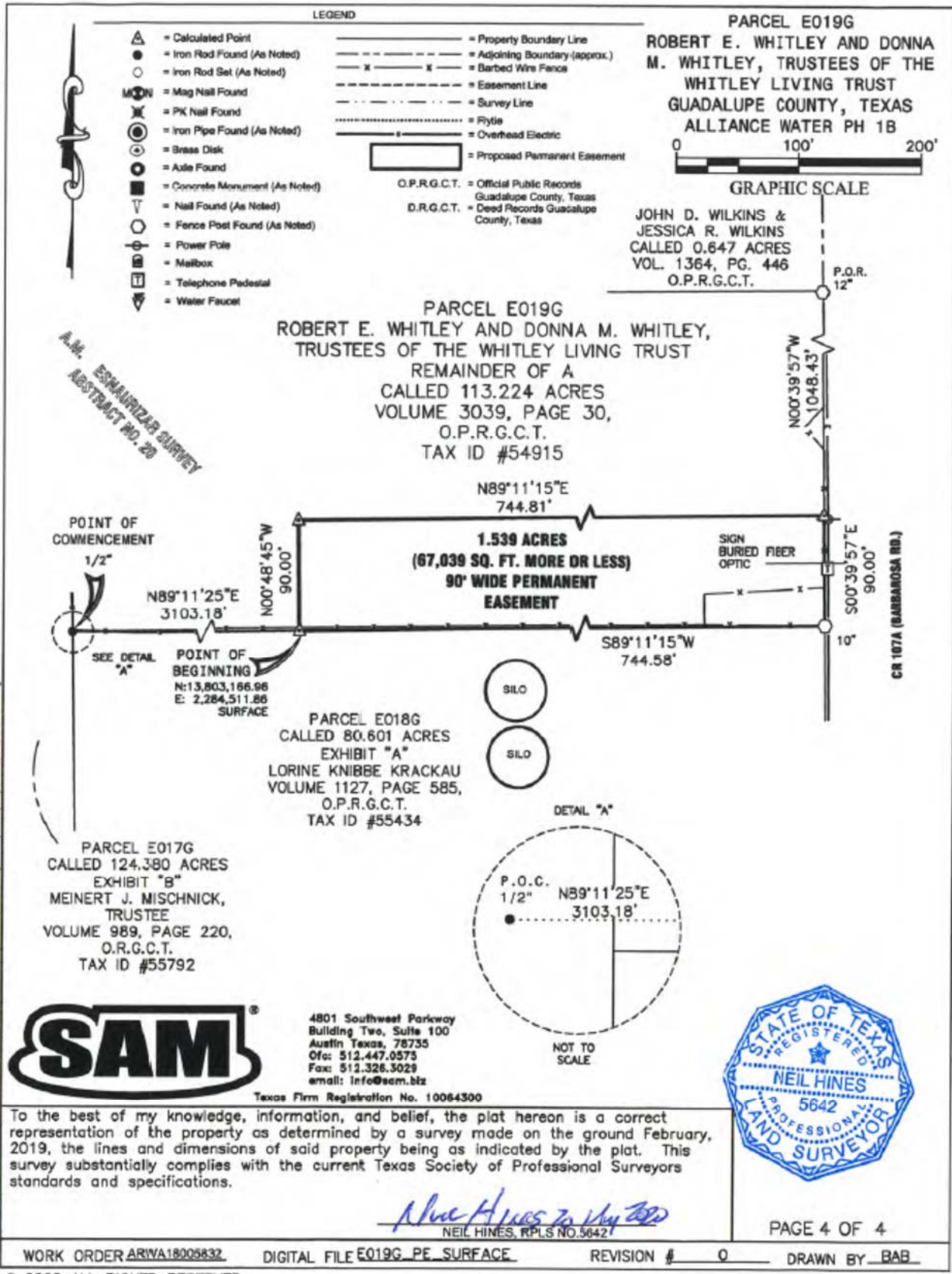
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Neil Hines

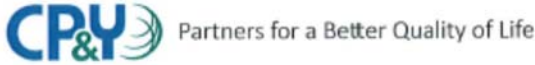
Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 20 May 2020



PARCEL D038G



Legal Description
0.041 Acre (1,786 Square Foot, more or less)
90 Foot Wide Permanent Easement

BEING A 0.041 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. KELLER SURVEY, ABSTRACT NO. 201, GUADALUPE COUNTY, TEXAS, AND BEING PART OF THE REMAINING PORTION OF THAT CALLED 303.500 ACRE TRACT OF LAND DESCRIBED IN DEED TO STAPLES PLACE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2018-99006276 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.041 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete TXDOT monument found, being a point of curvature in the common southeast Right of Way (ROW) line of Farm to Market Road 1339 (variable width ROW) and the northwest line of that called 10.98 acre tract of land described in deed to Rocking O Ventures, LLC, a Texas Limited Liability Company as recorded in County Clerks File Number 202099020653 of said O.P.R.G.C.T.,

THENCE S 48° 24' 13" W, along the common line of said 10.98 acres and said FM 1399 southeast ROW line, a distance of 2,494.34 feet, to a point for the northerly common corner of said 10.98 acres and the remaining portion of said 303.500 acres for the POINT OF BEGINNING and the north corner of the tract herein described;

THENCE S 41° 32' 36" E, leaving said ROW, along the common line of said 10.98 acres and said remaining portion of 303.500 acres, passing at a distance of 2.74 feet a 1/2 inch capped iron rod found, stamped "Tri-Tech Surveying", continuing along said common line a total distance of 90.00 feet, to a point for the east corner hereof, from which a 1/2 inch capped iron rod found, stamped "Tri-Tech Surveying", being the south corner of said 10.98 acres bears S 41° 32' 36" E, a distance of 62.74 feet;

THENCE S 48° 24' 13" W, over and across said 303.500 acres, a distance of 20.00 feet, to a point lying in the common southwest line of said 303.500 acres and that called 366.7278 acre tract of land described in deed as "Tract 1" to Shirley M. Wollie Parker, as recorded in Volume 2144, Page 66 of said O.P.R.G.C.T., for the south corner hereof. From which a 1/2 inch iron rod found lying on said common line bears S 41° 32' 36" E (record call is S 40° 38' 14" E), a distance of 1,982.09 feet;

THENCE N 41° 32' 36" W, along the common line of said 303.500 and 366.7278 acres, passing at a distance of 87.36 feet a 3/4 inch iron rod found, and continuing for a total distance of 90.00 feet, to a point for the northerly common corner of said 303.500 and 366.7278 acres and lying on the southeast Right of Way (R.O.W.) line of Farm to Market 1339 for the west corner hereof. From which a concrete TXDOT monument found lying on the common line of said 366.7278 acres and said FM 1339 southeast R.O.W. line bears S 48° 24' 13" W, a distance of 1,134.45 feet;

THENCE N 48° 24' 13" E, along the common line of said 303.500 acres and said FM 1399 southeast ROW line, a distance of 20.00 feet, to the POINT OF BEGINNING and containing 0.041 acre, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Handwritten signature of Adam M. Whitfield

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 09-01-2020

January 24, 2020

Revised Date: September 01, 2020



PARCEL D038G  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A

POINT OF COMMENCING

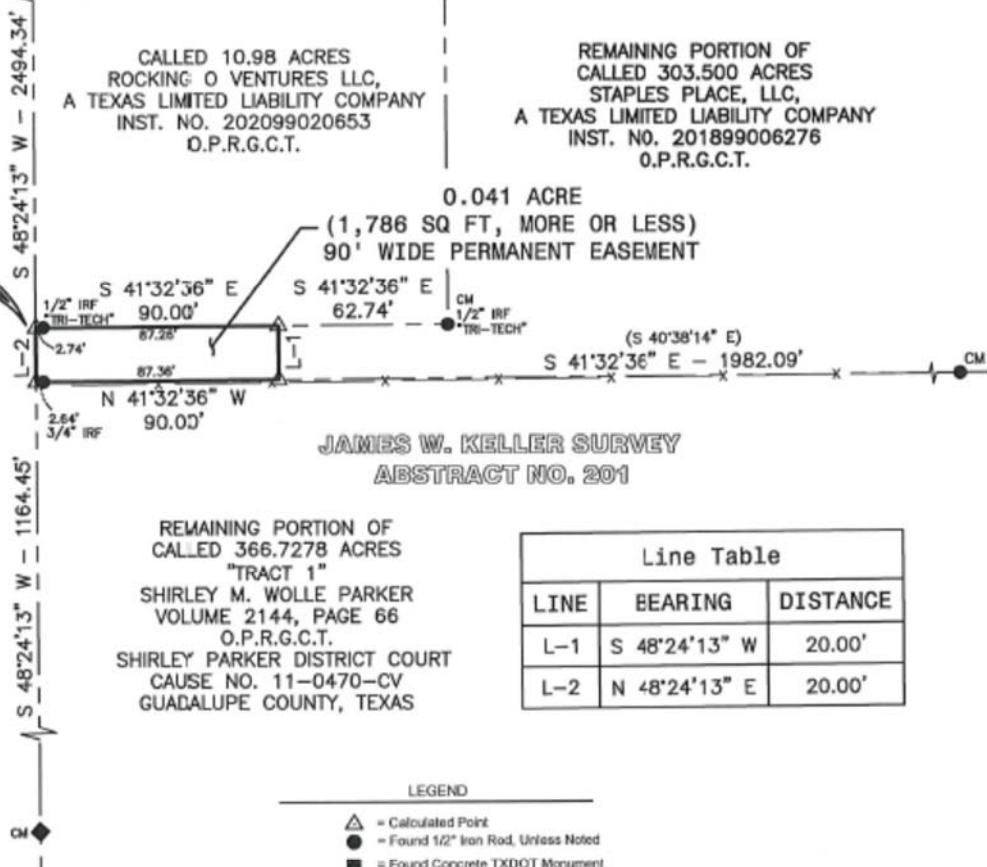
POINT OF BEGINNING  
 N: 13826547.78  
 E: 2323935.35  
 SURFACE

FM 1339  
 (VARIABLE WIDTH RIGHT OF WAY)

CALLED 10.98 ACRES  
 ROCKING O VENTURES LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 INST. NO. 202099020653  
 O.P.R.G.C.T.

REMAINING PORTION OF  
 CALLED 303.500 ACRES  
 STAPLES PLACE, LLC,  
 A TEXAS LIMITED LIABILITY COMPANY  
 INST. NO. 201899006276  
 O.P.R.G.C.T.

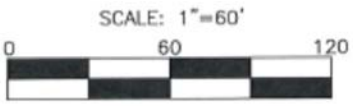
0.041 ACRE  
 (1,786 SQ FT, MORE OR LESS)  
 90' WIDE PERMANENT EASEMENT



JAMES W. KELLER SURVEY  
 ABSTRACT NO. 201

REMAINING PORTION OF  
 CALLED 366.7278 ACRES  
 "TRACT 1"  
 SHIRLEY M. WOLLE PARKER  
 VOLUME 2144, PAGE 66  
 O.P.R.G.C.T.  
 SHIRLEY PARKER DISTRICT COURT  
 CAUSE NO. 11-0470-CV  
 GUADALUPE COUNTY, TEXAS

Line Table		
LINE	BEARING	DISTANCE
L-1	S 48°24'13" W	20.00'
L-2	N 48°24'13" E	20.00'



- LEGEND
- △ = Calculated Point
  - = Found 1/2" Iron Rod, Unless Noted
  - = Found Concrete TXDOT Monument
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - · - · = Abstract Line (approx.)
  - x x x = Barbed Wire Fence
  - — — = Overhead Power line
  - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. = Dead Records Guadalupe County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument
  - IRF = Iron Rod Found



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

*Adam M. Whitfield*  
 ADAM M. WHITFIELD, RPLS NO 5786

Revised Date: September 01, 2020

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE D038G PE.dwg Revision # 01 DRAWN BY SOS

Date: Sep 01, 2020, 9:36am User ID: amwhitfield  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT D TITLES -- Guadalupe County\D038G\EXHIBIT EASEMENT\D038G\_PE\_R01.dwg

## PARCEL D039G



**Legal Description**  
**7.811 Acre (340,247 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 7.811 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. KELLER SURVEY, ABSTRACT NO. 201, GUADALUPE COUNTY, TEXAS, AND BEING PART OF THE REMAINING PORTION OF THAT CALLED 366.7278 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN DEED TO 6909 FM 1339 KUTSCHER, LLC, AS RECORDED IN DOCUMENT NUMBER 202099020492 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 7.811 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a point for the northerly common corner of said 366.7278 acre tract and that called 303.500 acre tract of land described in deed to Staples Place, LLC as recorded in Document Number 2018-99006276 of said O.P.R.G.C.T. for the northwest corner hereof, and lying in the southeast right of way (R.O.W.) line of Farm to Market 1339 (variable width R.O.W.). From which a 3/4 inch iron rod found lying on the common line of said 303.500 and 366.7278 acre tracts bears S 41° 32' 36" E, distance of 2.64 feet, also a concrete TXDOT monument found lying on the common line of said 303.500 acre tract and said FM 1339 bears N 48° 24' 13" E, a distance of 2,514.34 feet;

**THENCE** S 41° 32' 36" E (record call is S 41° 16' 56" E), leaving said R.O.W. line, along the common line of said 366.7278 and 303.500 acre tracts, a distance of 90.00 feet, to a point for the northeast corner hereof, from which a 1/2 inch iron rod found being a common corner of said 366.7278 and 303.500 acre tracts bears S 41° 32' 36" E, a distance of 1,982.09 feet;

**THENCE** over and across said 366.7278 acre tract, the following three (3) courses and distances:

- 1) S 48° 28' 07" W, a distance of 1,936.03 feet, to a point for the beginning of a non-tangent curve to the right, having a central angle of 04° 16' 43", a radius of 2039.89 feet, and having a chord bearing S 50° 44' 15" W a chord distance of 152.30 feet;
- 2) Southwesterly, along said non-tangent curve to the right an arc distance of 152.33 feet, to a point for corner;
- 3) S 48° 57' 09" W, a distance of 1,691.76 feet, to a point for the southeast corner hereof, lying in the northeast line of that called 3.828 acre tract awarded to Shirley Parker in District Court Cause No. 11-0470-CV and being further described in Volume 2859, Page 620 of said O.P.R.G.C.T.;

**THENCE** N 41° 51' 24" W, along the northeast line of said 3.828 acre tract, a distance of 90.01 feet, to a point for the southwest corner hereof, lying in the northwest line of said 366.7278 acre tract and the southeast line of that called 0.6148 acre tract of land described in deed as "Tract 3" to 6909 FM 1339 in said Document Number 202099020492. From which a 5/8 inch iron rod found being an angle point in the southwest line of said 3.282 acre tract and the original westerly common corner of said 366.7278 acre and 0.6148 acre tracts bears S 48° 57' 09" W, a distance of 29.72 feet;

**THENCE** N 48° 57' 09" E, along the northwest line of said 366.7278 acre tract and the southeast lines of said 0.6148 acre tract, also that called 0.15 acre tract of land described in deed to Nancee Rush, an unmarried person, as recorded in Document Number 2015-007150 of said O.P.R.G.C.T., also that called 2.560 acre tract of land described in deed to Maria P. Miller as recorded in Document Number 2018-004196 of said O.P.R.G.C.T., a distance of 1,696.15 feet, to a point lying in the aforesaid FM 1339 southeast R.O.W. line for the beginning of a non-tangent curve the left, having a central angle of 04° 21' 43", a radius of 1950.00 feet, and having a chord bearing N 50° 47' 07" E a chord distance of 148.42 feet;



**THENCE** continuing with the northwest line of said 366.7278 acre tract and said southeast R.O.W. line, the following two (2) courses and distances:

- 1) Northeasterly, along said non-tangent curve to the left an arc distance of 148.46 feet, to a TXDOT concrete monument found for corner;
- 2) N 48° 28' 07" E (record call is N 48° 48' 00" E – 1,936.30 feet), passing at 771.6 feet a TXDOT concrete monument found for reference, and continuing a total distance of 1,936.01 feet, to the **POINT OF BEGINNING** and containing 7.811 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



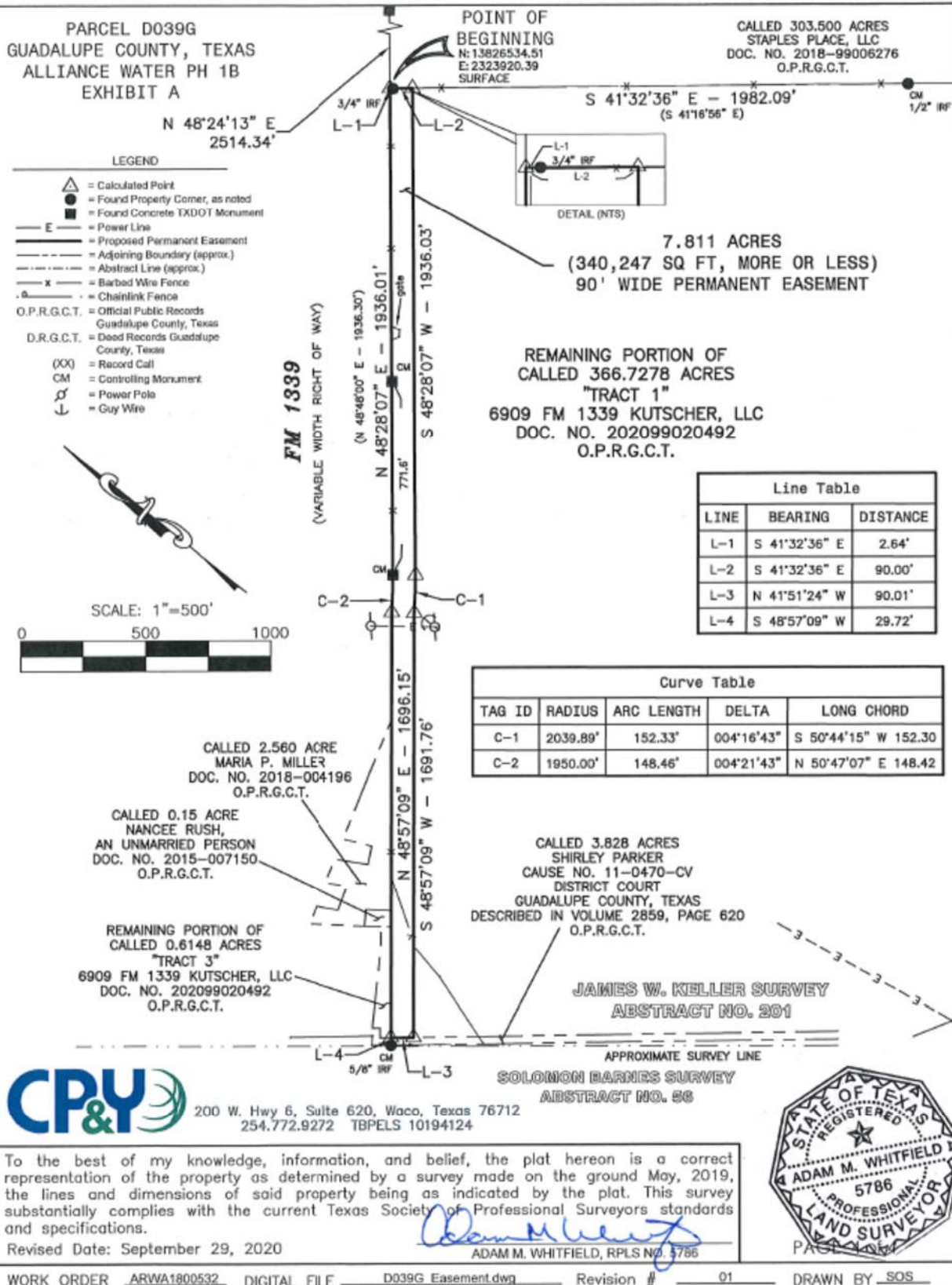
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 09.29.2020  
January 24, 2020

Revised Date: September 29, 2020

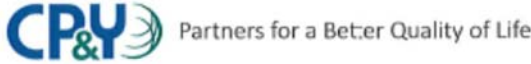






Date: Sep 29, 2020, 6:50am User ID: asmith  
 File: G:\Projects\ARWA1800532-Alliance Water\Survey\SEGMENT D TITLES - Guadalupe County\D039G New Owner\EXHIBIT EASEMENT\D039G\_LE.dwg

PARCEL D041G



Legal Description
0.061 Acre (2,657 Square Foot)
90 Foot Wide Permanent Easement

BEING A 0.061 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES W. KELLER SURVEY, ABSTRACT NO. 201, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 3.828 ACRE TRACT OF LAND AWARDED TO SHIRLEY PARKER IN DISTRICT COURT CAUSE NO. 11-0470-CV IN GUADALUPE COUNTY, TEXAS, BEING FURTHER DESCRIBED IN VOLUME 2859, PAGE 620 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T) AND ALSO BEING OUT OF THAT CALLED 366.7278 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHIRLEY M. WOLLE PARKER, AS RECORDED IN VOLUME 2144, PAGE 66 OF SAID O.P.R.G.C.T. SAID 0.061 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found lying on the common line of said 3.828 acre tract and that called 115.05 acre tract of land described in deed to Kevin Michael and Kathy Michael, as recorded in Volume 1349, Page 728 of said O.P.R.G.C.T., also being the westerly common corner of said 366.7278 acre tract and that called 0.6148 acre tract of land described in deed as "Tract 1" and "Tract 3" respectively to Shirley M. Wolle Parker, as recorded in Volume 2144, Page 66, O.P.R.G.C.T. for the west corner of the herein described tract;

THENCE N 48° 57' 09" E, leaving said common line, over and across said 3.828 acre tract a distance of 29.72 feet, to a point lying on the northeast line of said 3.828 acre tract for the north corner hereof. From which a 1/2 inch capped iron rod found, being an exterior corner of said 3.828 acre tract bears N 00° 30' 23" E, a distance of 57.31 feet;

THENCE S 41° 51' 24" E, along the northeast line of said 3.828 acre tract a distance of 90.01 feet, to a point for the east corner hereof;

THENCE S 48° 57' 09" W, over and across said 3.828 acre tract a distance of 29.73 feet, to a point lying on the common line of said 3.828 and 115.05 acre tracts for the south corner hereof;

THENCE N 41° 50' 59" W, along the common line of said 3.828 and 115.05 acre tracts a distance of 90.01 feet, to the POINT OF BEGINNING and containing 0.061 acre, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Handwritten signature of Adam M. Whitfield

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

Date: 01-24-2020
January 24, 2020



PARCEL D041G  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

LEGEND

- = Calculated Point
- = Found 5/8 Iron Rod
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Overhead Power Line
- O.P.R.G.C.T. = Official Public Records  
Guadalupe County, Texas
- D.R.G.C.T. = Deed Records Guadalupe  
County, Texas
- (XX) = Record Call
- CM = Controlling Monument



SCALE: 1"=30'

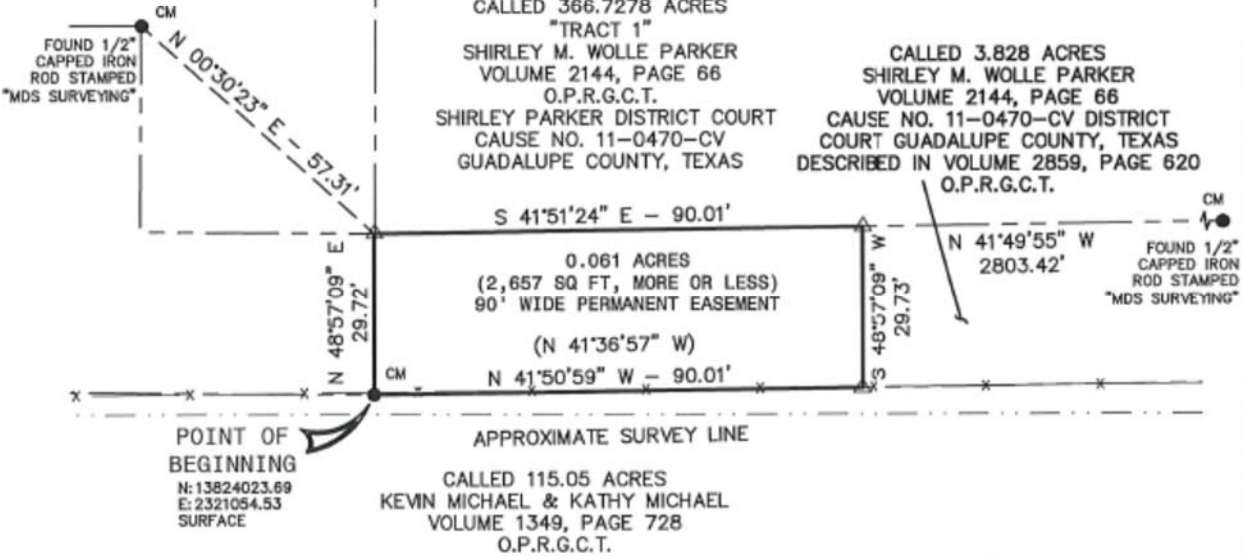


REMAINING PORTION OF  
CALLED 0.6148 ACRES  
"TRACT 3"  
SHIRLEY M. WOLLE PARKER  
VOLUME 2144, PAGE 66  
O.P.R.G.C.T.  
SHIRLEY PARKER DISTRICT  
COURT CAUSE NO.  
11-0470-CV GUADALUPE  
COUNTY, TEXAS

JAMES W. KELLER SURVEY  
ABSTRACT NO. 201

REMAINING PORTION OF  
CALLED 366.7278 ACRES  
"TRACT 1"  
SHIRLEY M. WOLLE PARKER  
VOLUME 2144, PAGE 66  
O.P.R.G.C.T.  
SHIRLEY PARKER DISTRICT COURT  
CAUSE NO. 11-0470-CV  
GUADALUPE COUNTY, TEXAS

CALLLED 3.828 ACRES  
SHIRLEY M. WOLLE PARKER  
VOLUME 2144, PAGE 66  
CAUSE NO. 11-0470-CV DISTRICT  
COURT GUADALUPE COUNTY, TEXAS  
DESCRIBED IN VOLUME 2859, PAGE 620  
O.P.R.G.C.T.



SOLOMON BARNES SURVEY  
ABSTRACT NO. 56



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: January 24, 2020

*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE D041G Easement.dwg Revision # XX DRAWN BY MDH

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PARCEL D092G



**Legal Description**  
**6.618 Acre (288,280 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 6.618 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JAMES W. KELLER SURVEY, ABSTRACT NO. 201, GUADALUPE COUNTY, TEXAS, AND BEING PART OF THAT CALLED 10.98 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKING O VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NUMBER 202099020653 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 6.618 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the common north corner of said 10.98 acre tract, that called 20 foot wide water or sewer line easement to Crystal Clear Water Supply Corporation, as recorded in Volume 4219, Page 1025 of said O.P.R.G.C.T., that called 15 foot wide waterline easement to Staples Farmers Coop, as recorded in Volume 2059, Page 528 of said O.P.R.G.C.T., and lying at the intersection of Farm to Market Road 1339 southeast Right of Way (ROW) line (variable width ROW) and the southwest ROW line of County Road 242 (variable width ROW);

**THENCE** S 41° 32' 52" E, along the common northeast line of said 10.98 acre tract, said easements, and said County Road 242 southwest ROW line a distance of 20.00 feet, to a point for the **POINT OF BEGINNING** and the north corner of the tract herein described;

**THENCE** S 41° 32' 52" E (record call is S 41° 32' 52" E), continuing along the common northeast line of said 10.98 acre tract, said easements, and said County Road 242 southwest ROW line a distance of 90.00 feet, to a point for the east corner hereof. From which a 1/2 inch capped iron rod found stamped "TRI-TECH SURVEYING", being the east corner of said 10.98 acres and the north corner of the remaining portion of that called 303.500 acre tract of land described in deed to Staples Place, LLC, a Texas Limited Liability Company, as recorded in County Clerks File Number 201899006276 of said O.P.R.G.C.T. bears S 41° 32' 52" E, a distance of 44.51 feet;

**THENCE** leaving said common line, over and across said 10.98 acre tract, the following five (5) courses and distances:

- 1) S 48° 29' 32" W, a distance of 526.24 feet, to the beginning of a non-tangent curve to the right, having a central angle of 05° 20' 39", a radius of 1,582.80 feet, and a chord bearing S 46° 02' 55" W, a chord distance of 147.58 feet;
- 2) Southwesterly, along said non-tangent curve to the right an arc distance of 147.63 feet, to an angle point hereof;
- 3) S 48° 24' 13" W, a distance of 332.33 feet, to an angle point hereof;
- 4) S 66° 54' 43" W, a distance of 63.00 feet, to a point for corner;
- 5) S 48° 24' 13" W, a distance of 2,102.03 feet, to a point lying on the common southwest line of said 10.98 acres, being an interior line of the remaining portion of said 303.500 acres for the south corner hereof. From which a 1/2 inch capped iron rod found stamped "TRI-TECH SURVEYING" being the south corner of said 10.98 acres bears S 41° 32' 36" E, a distance of 62.74 feet;



**THENCE** N 41° 32' 36" W, along the common line of said 10.98 and 303.500 acre tracts at 87.28 feet passing a 1/2 inch capped iron rod found stamped "TRI-TECH SURVEYING" and continuing a total a distance of 90.00 feet, to a point lying in said FM 1339 southeast ROW line for the west corner hereof and the north corner of the remainder of said 303.500 acres. From which a concrete TXDOT monument found lying on the common line of that called 366.7278 acre tract of land described in deed as "Tract 1" to 6909 FM 1339 Kutscher, LLC, as recorded in Document Number 202099020492 of said O.P.R.G.C.T., and lying in said FM 1339 southeast R.O.W. line bears S 48° 24' 13" W, a distance of 1,184.45 feet;

**THENCE** N 48° 24' 13" E, along said FM 1399 southeast ROW line, a distance of 2,289.01 feet, to a point for corner hereof. From which a concrete TXDOT monument found, being the beginning of a non-tangent curve to left in the common FM 1339 southeast ROW line and the northwest line of said 10.98 acres, and the northerly southwest corner of said 20 foot wide easement bears N 48° 24' 13" E, a distance of 205.32 feet

**THENCE** leaving said southeast ROW line, over and across said 10.98 acre tract, the following four (4) courses and distances:

- 1) S 41° 35' 47" E, a distance of 20.00 feet, to an interior "ell" corner hereof;
- 2) N 48° 24' 13" E, a distance of 205.27 feet, to a point being the southerly southwest corner of said 20 foot wide easement and the beginning of a non-tangent curve to the left, having a central angle of 05° 30' 20", a radius of 1,492.80 feet and a chord bearing N 45° 58' 38" E, a chord distance of 143.39 feet;
- 3) Northeasterly, along said non-tangent curve to the left and the southeast line of said 20 foot wide easement an arc distance of 143.44 feet, to an angle point hereof. From which a 1/2 inch iron rod found, being the end of the aforesaid non-tangent curve to the left in the common southeast ROW line and the northwest line of said 10.98 acres bears N 44° 09' 02" W, a distance of 20.02 feet;
- 4) N 48° 29' 32" E, along the southeast line of said 20 foot wide easement and a northwesterly extension thereof a distance of 530.25 feet, to the **POINT OF BEGINNING** and containing 6.618 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



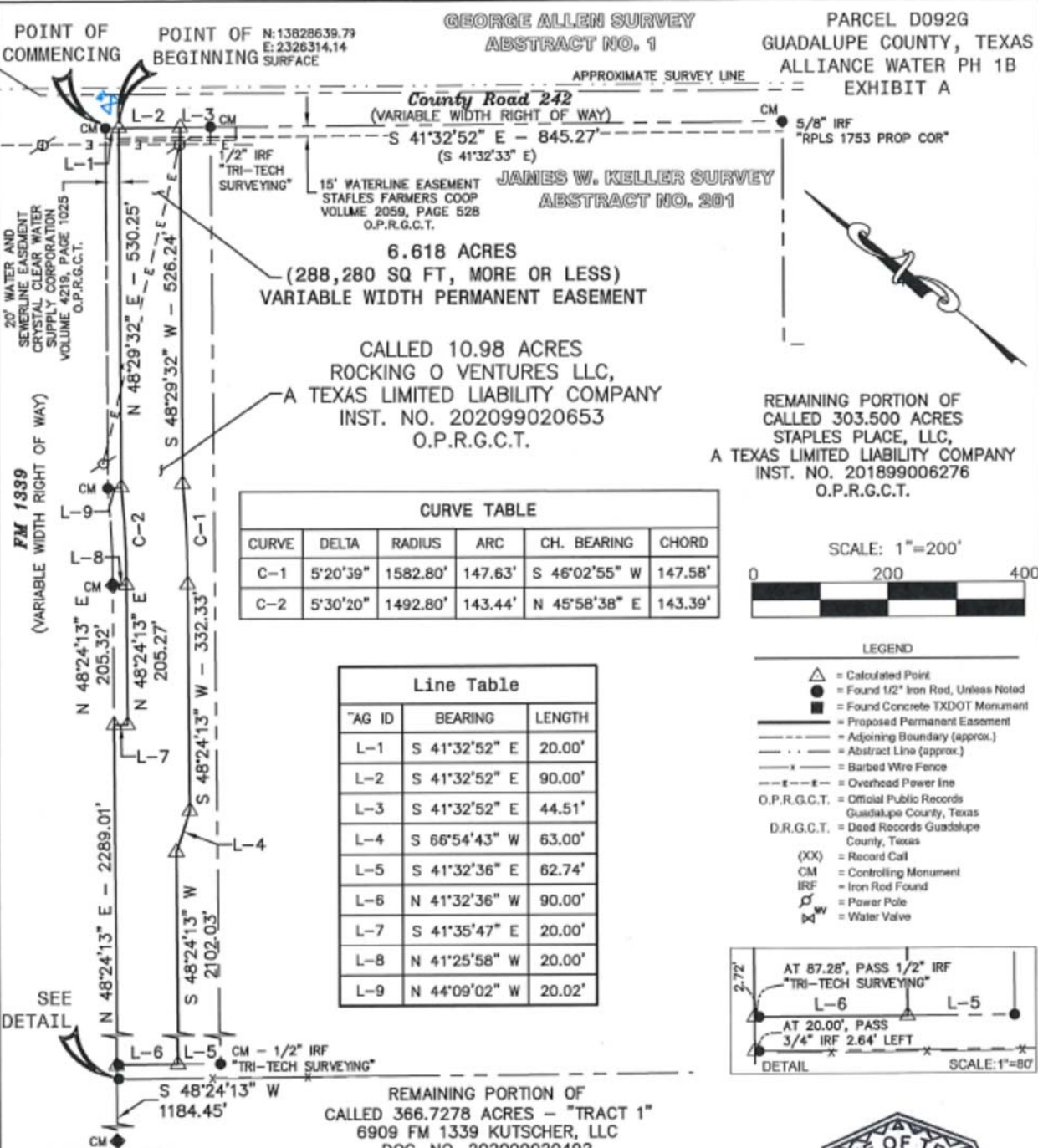
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 11-04-2020

September 10, 2020

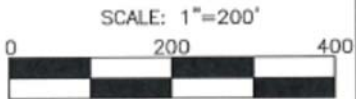
Revised Date: November 04, 2020



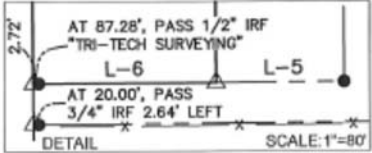


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	5°20'39"	1582.80'	147.63'	S 46°02'55" W	147.58'
C-2	5°30'20"	1492.80'	143.44'	N 45°58'38" E	143.39'

Line Table		
TAG ID	BEARING	LENGTH
L-1	S 41°32'52" E	20.00'
L-2	S 41°32'52" E	90.00'
L-3	S 41°32'52" E	44.51'
L-4	S 66°54'43" W	63.00'
L-5	S 41°32'36" E	62.74'
L-6	N 41°32'36" W	90.00'
L-7	S 41°35'47" E	20.00'
L-8	N 41°25'58" W	20.00'
L-9	N 44°09'02" W	20.02'



- LEGEND**
- △ = Calculated Point
  - = Found 1/2" Iron Rod, Unless Noted
  - = Found Concrete TXDOT Monument
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - x--- = Barbed Wire Fence
  - o--- = Overhead Power Line
  - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. = Dead Records Guadalupe County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument
  - IRF = Iron Rod Found
  - ⊕ = Power Pole
  - ⊕w = Water Valve



Date: Nov 04, 2020, 8:18am User ID: msmith File: G:\Projects\1461600532-Alliances Water\SURVEY\SEGMENT D TITLES - Guadalupe County\090902\PLAN\BIT EASEMENT\090902\_FE\_R01.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground August, 2020 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

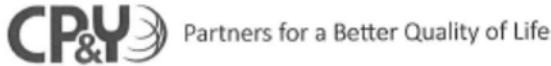
Revised Date: November 04, 2020  
ADAM M. WHITFIELD, RPLS NO. 5786



PAGE 4 of 4

WORK ORDER ARWA1800532 DIGITAL FILE D038G Easement.dwg Revision # 01 DRAWN BY SOS

PARCEL C006C



Legal Description
1.024 Acre (44,605 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 1.024 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 30.05 ACRE TRACT OF LAND DESCRIBED IN DEED TO LYNNE KAY MOORE, AS RECORDED IN VOLUME 557, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.024 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found and stamped "ASH 5687" being the northerly common corner of said 30.05 acre tract and that called 9.55 acre tract of land described in deed to George Grant and Anne Moore Grant husband and wife, as recorded in Volume 557, Page 626 of said O.P.R.C.C.T., also lying in the south line of that called 48.558 acre tract of land described in deed to George M. Grant and wife, Anne M. Grant, as recorded in Volume 581, Page 720 of said O.P.R.C.C.T.

THENCE N 48° 55' 50" E, along the common line of said 30.05 and 48.558 acre tracts, a distance of 242.81 feet, to a point for the west corner hereof lying in the east line of that called 20 foot wide gas line easement to The Lower Colorado River Authority, as recorded in Volume 514, Page 170 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). and the POINT OF BEGINNING;

THENCE N 48° 55' 50" E, continuing along the common line of said 30.05 and 48.558 acre tracts, a distance of 64.48 feet, to a point for the north corner hereof. From which a concrete monument found being the common northerly corner of said 30.05 and 48.558 acre tracts bears N 48° 55' 50" E, a distance of 556.97 feet;

THENCE leaving said common line, over and across said 30.05 acre tract, the following two (2) courses and distances:

- 1. S 19° 35' 04" E, a distance of 806.15 feet, to a point for corner;
2. S 12° 00' 24" E, a distance of 18.86 feet, to a point for the south corner hereof lying in the common line of said 30.05 and 9.55 acre tracts. From which a 1/2 inch iron pipe found being the southerly common corner of said 30.05 and 9.55 acre tracts also lying at an angle point in the northerly Right of Way (ROW) of County Road 258 commonly known as Valley Way Drive (variable width ROW) bears S 41° 17' 04" E, a distance of 50.18 feet;

THENCE N 41° 17' 04" W, along the common line of said 30.05 and 9.55 acre tracts, a distance of 155.55 feet, to a point for corner lying in the east line of said 20 foot wide easement. From which said 1/2 inch capped iron rod found and stamped "ASH 5687" bears N 41° 17' 04" W, a distance of 611.07 feet;

THENCE N 19° 35' 04" W, leaving said common line, along the east line of said easement, and over and across said 30.05 acre tract, a distance of 656.70 feet, to the POINT OF BEGINNING and containing 1.024 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Handwritten signature of Adam M. Whitfield

Adam M. Whitfield
Registered Professional Land Surveyor
Texas Registration Number 5786

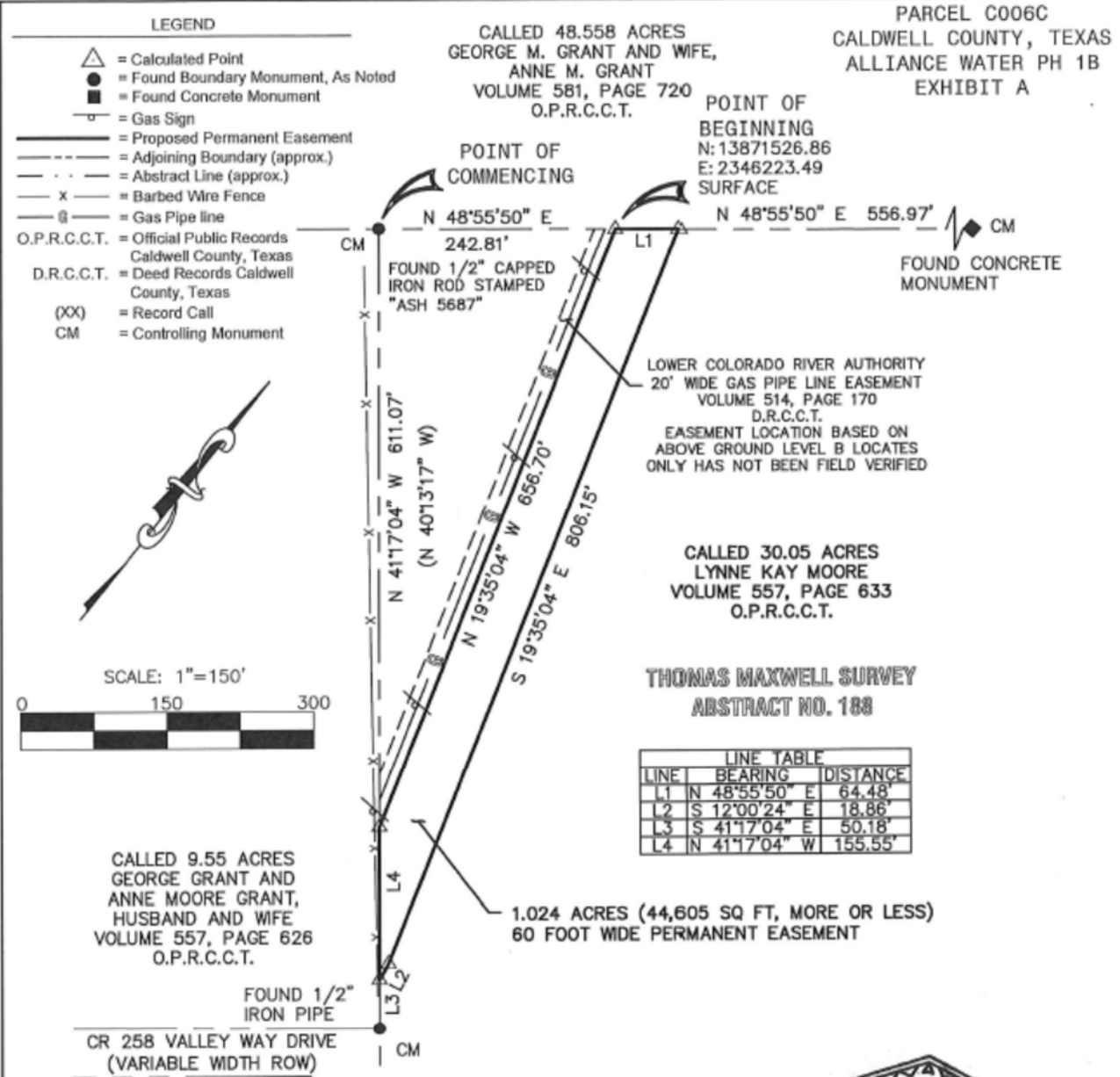
Date: 08-24-2020

August 24, 2020

Page 2 of 3



200 West Highway 6, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124
(p) 254.772.9272 · (f) 254.776.2924
www.cpyl.com



**CP&Y** 200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPLS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground September, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.

Date: August 24, 2020

*Adam M. Whitfield*  
 ADAM M. WHITFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C006C Easement.dwg Revision # 0 XX DRAWN BY MDH



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Wednesday, March 31, 2021 at 3:00 P.M.  
Conference Call Number: 1-903-405-2572; Code: 675 356 839#

**K. ADJOURNMENT**

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