

R-2023-175

A RESOLUTION BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES APPROVING (I) THE ACQUISITION OF PERMANENT AND TEMPORARY EASEMENTS FROM SERAPHIM PARTNERS, LTD. FOR THE WOOD MEADOWS WATER LINE RIVER CROSSING PROJECT, (II) EXECUTION OF ANY AND ALL DOCUMENTS NECESSARY TO PURCHASE SUCH REAL PROPERTY INTEREST, AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, New Braunfels Utilities (“NBU”) is a Texas municipally owned utility that provides water, wastewater, and electricity to ratepayers in its service area;

WHEREAS, NBU requires a 0.850-acre permanent utility easement and a 1.442-acre total temporary construction easement, comprised of three parts, more particularly described in Exhibits A and B (the “Easements”) to construct the Wood Meadow Water Line River Crossing Project;

WHEREAS, NBU has obtained an appraisal from Allen Williford & Seale, Inc. dated January 18, 2023, indicating the value of the Easements is \$415,791;

WHEREAS, NBU and the Owner have agreed that the appraised value is just compensation for the Easements; and

WHEREAS, NBU staff has reviewed the appraisal, the Easements, and other documents in connection with the purchase of the Easements, and is of the opinion that the same should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES THAT:

SECTION 1. The Board of Trustees hereby approves the purchase of the Easements for an amount not to exceed \$415,791 plus closing costs, which include but are not limited to title charges, title insurance, recording fees, survey, assessments, and appraisal. The appraisal is attached hereto as Exhibit C.

SECTION 2. The Chief Executive Officer of New Braunfels Utilities or his designee is hereby authorized to negotiate and execute any and all documents necessary to purchase the Easements. The Board of Trustees also authorizes the Chief Executive Officer or his designee to pay or arrange for payment of the costs necessary to close the purchase of the Easements, including, but not limited to, the purchase price and the related closing costs.

SECTION 3. The recitals contained in the preamble hereof are found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Trustees.

SECTION 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Trustees hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, AND ADOPTED, this the ___ day of _____, 2023.

Dr. Judith Dykes-Hoffmann
President, Board of Trustees
New Braunfels Utilities

ATTEST:

Ryan Kelso
Secretary, Board of Trustees
New Braunfels Utilities

EXHIBIT "A1"

Job No. 1904.10.NB
June 21, 2022

0.850 Acre Utility Easement

State of Texas
County of Comal

Fieldnotes, for a 0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.850 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for a Northwest corner of this tract, from whence, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 24.82 Feet;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, 20.00 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for the Northeast corner of this tract;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, with a East and South boundary of this tract as follows:

- South 11°36'00" West, 276.43 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 56°36'10" West, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a South corner of this tract;
- North 78°23'50" West, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 60°29'10" West, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 60°29'10" West, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 21°52'00" West, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a South corner of this tract;

Thence, North 68°08'00" West, 20.00 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for the West corner of this tract;

EXHIBIT "A1" CONTINUED

Thence, with a Northwest and Southwest boundary of this tract as follows:

- North 21°52'00" East, 44.39 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 60°29'10" East, 142.76 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- South 74°30'50" East, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 60°29'10" East, 127.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 316.37 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Bank of the Guadalupe River, the North line of the said Lot 1A, for a Northwest corner of this tract;

Thence, North 88°37'20" East, generally with the South bank of the said Guadalupe River, the North line of the said Lot 1A, 23.59 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northeast corner of this tract;

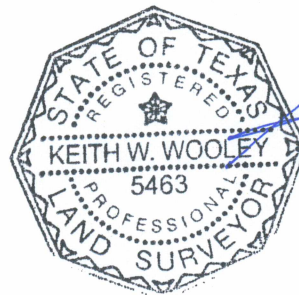
Thence, departing the South Bank of the said Guadalupe River, the North line of the said Lot 1A, with a Northeast and North boundary of this tract as follows:

- South 33°23'50" East, 305.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of this tract;
- North 60°29'10" East, 167.75 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- South 78°23'50" East, 584.02 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 56°36'10" East, 17.97 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 11°36'00" East, 268.14 Feet, to the **Point of Beginning**, containing 0.850 Acres (37,027 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

EXHIBIT "A2"

WOOD LANE (aka WOOD MEADOWS)

(S78°19'45"E 146.61' DEED)
S78°24'15"E 140.45'

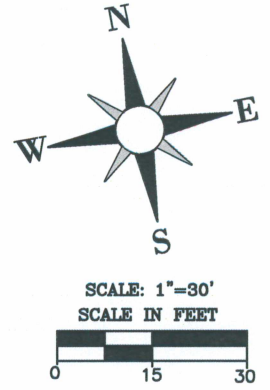
10' DEDICATION TO
CITY FOR STREET WIDENING
VOL. 6, PG. 162 M.P.R.C.C.T.

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

SPANISH AGRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

P.O.B.
N GRID=13,805,768.77
E GRID=2,252,000.14



NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

(S11°18'44"W 255.57' DEED)
S11°07'10"W 255.43'

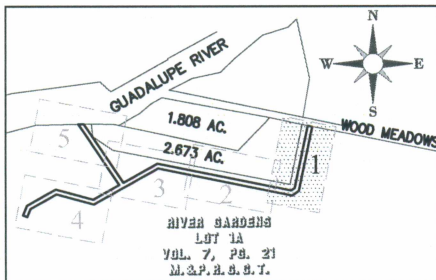
S11°07'10"W 264.69'
(S11°25'30"W 265.6' PLAT)

N11°36'00"E 268.14

S11°36'00"W 276.43

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.



SITE LOCATION

**20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)**

N56°36'10"E
17.97

S56°36'10"W
34.54

**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

SHEET 1 OF 5

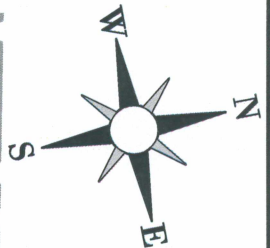
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MATCHLINE-SEE SHEET 3

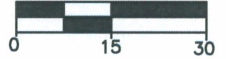
EXHIBIT "A2"

CONTINUED

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SCALE: 1"=30'
SCALE IN FEET



2" PVC EXPOSED NEXT TO CEDAR POST

**20 FOOT WIDE UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)**

N78°53'45"W 771.12'
(N78°32'W 771.55' DEED)
(N78°32'W 771.2' PLAT)

**SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 6, PG. 132
M.&P.R.C.C.T.**

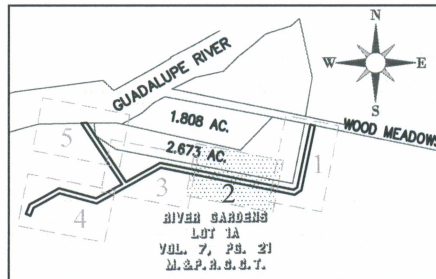
MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

LARRY E. KUCKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.

20.00'

N78°23'50"W 584.80

S78°23'50"E 584.02



SITE LOCATION
NOT TO SCALE

NOTES

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**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

SHEET 2 OF 5

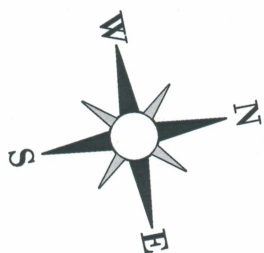
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

MATCHLINE-SEE SHEET 1

P:\Surveying\2019\1904\10\FIELD\Easements\1904.10.NB_Field_1.00014_easements.dwg

**EXHIBIT "A2"
CONTINUED**



SCALE: 1"=30'
SCALE IN FEET
0 15 30

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

CITY OF NEW BRAUNFELS
SEWER LINE RIGHT OF WAY
VOL. 150, PG. 645

N33°23'50"W
S33°23'50"E
MATCHLINE-SEE SHEET 5

MATCHLINE
SEE SHEET 4
127.22

20.00'

**20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)**

SEWER LINE R.O.W.
AGREEMENT
THE CITY OF NEW BRAUNFELS
VOL. 150, PG. 645-646
D.R.C.C.T.
30-0568-123

SPANISH ACRES
UNIT ONE
LOT 1
2.783 ACRES
VOL. 8, PG. 182
M.&P.R.C.C.T.

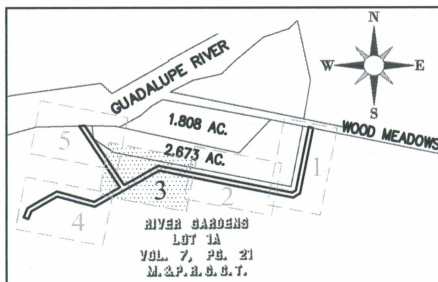
MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

S60°29'10"W 315.80

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

N60°29'10"E 167.75



SITE LOCATION
NOT TO SCALE

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**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

MATCHLINE-SEE SHEET 2

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

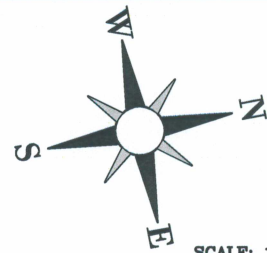
DATE: JUNE 2022

CHECKED BY: K.W.W.

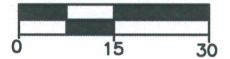
JOB NO. 1904.10.NB

SHEET 3 OF 5

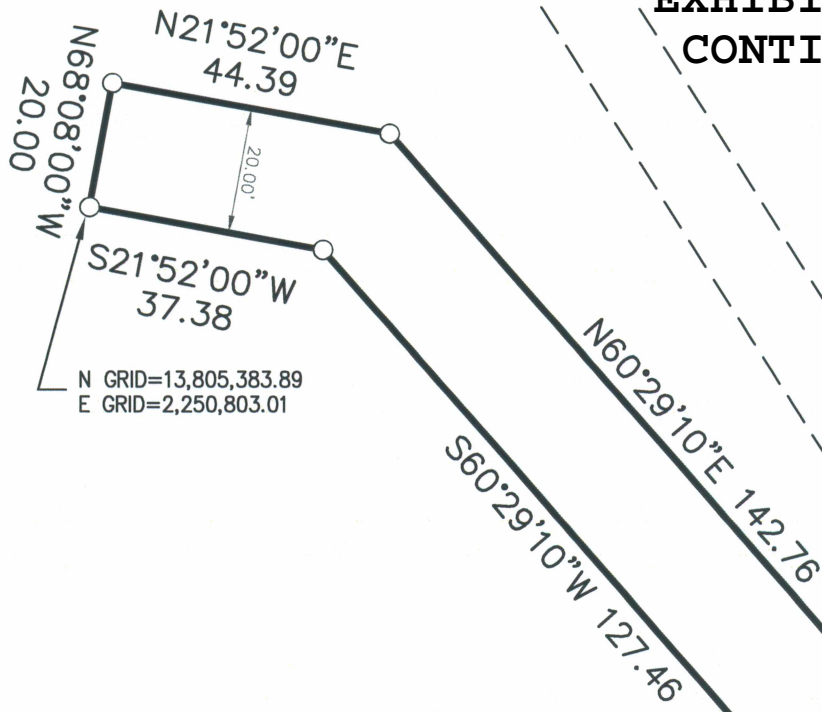
**EXHIBIT "A2"
CONTINUED**



SCALE: 1"=30'
SCALE IN FEET



HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



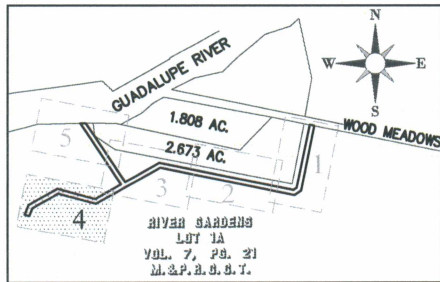
N GRID=13,805,383.89
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**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

**20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)**

**SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.**

CITY OF NEW BRAUNFELS
SEWER LINE RIGHT OF WAY
VOL. 150, PG. 6-45



SITE LOCATION
NOT TO SCALE

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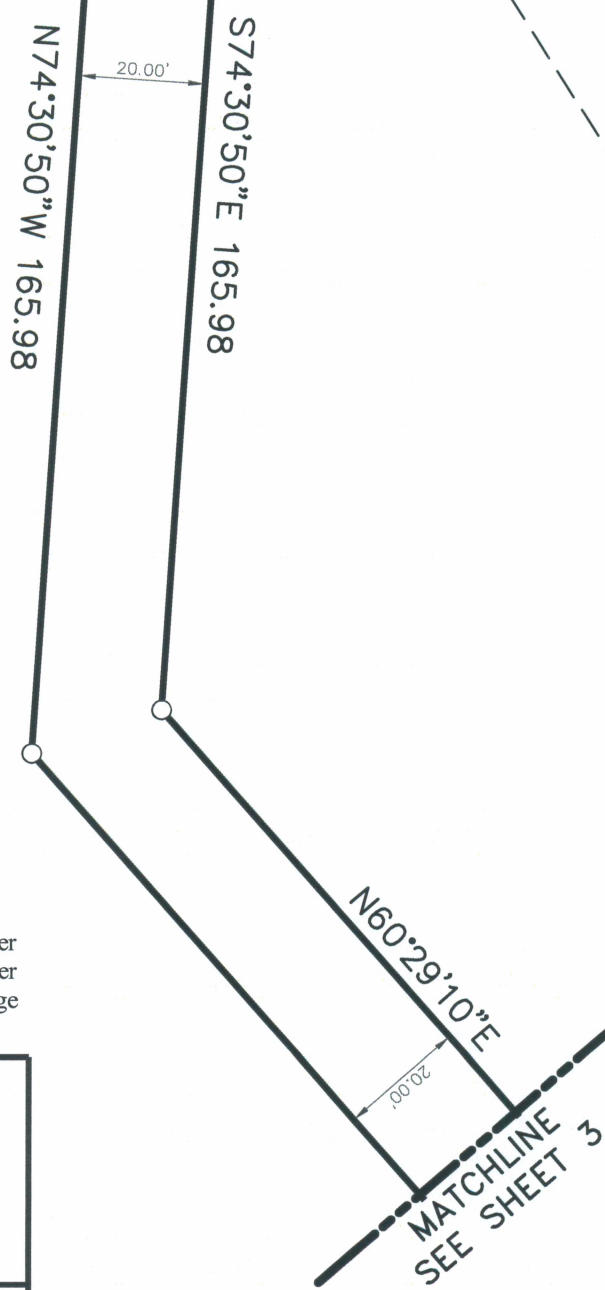
**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.	DATE: JUNE 2022	SHEET 4 OF 5
CHECKED BY: K.W.W.	JOB NO. 1904.10.NB	



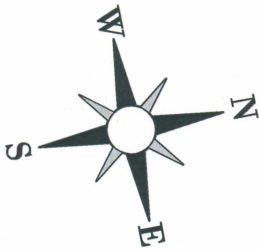
MATCHLINE
SEE SHEET 3

P:\Surveying\2019\1904\10\FIELD\Easements\1904.10.NB_Field_1.00014_easements.dwg

EXHIBIT "A2"

CONTINUED

HENRY FOSTER SURVEY NO. 34
 ABSTRACT NO. 154
 COMAL COUNTY, TEXAS



SCALE: 1"=30'
 SCALE IN FEET



**RIVER GARDENS
 LOT 1A
 VOL. 7, PG. 21
 M.&P.R.C.C.T.**

**SERAPHIM PARTNERS, LTD.
 DOC. NO. 200206035954
 O.P.R.C.C.T.**

GUADALUPE RIVER

**20 FOOT WIDE
 UTILITY
 EASEMENT
 0.850 ACRES
 (37,027 SQ.FT)**



**SPANISH ACRES
 UNIT ONE
 LOT 1
 2.733 ACRES
 VOL. 8, PG. 182
 M.&P.R.C.C.T.**

**MICHAEL P.
 AND
 LAVERNE B. JOHNSON
 2.673 ACRES
 VOL. 811, PG. 77
 O.P.R.C.C.T.**

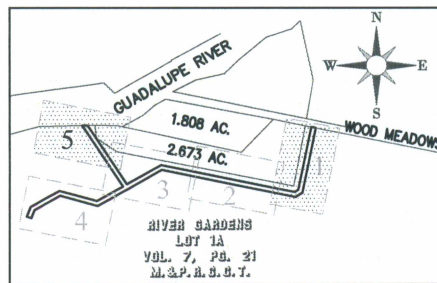
SYMBOL LEGEND:

- 1/2 Inch Iron Rod Found
- ⊕ 1 1/2 inch Iron Rod with Yellow Plastic Cap "KOLODOZIE" Found
- ⊗ 1/2 Inch Iron Rod with Yellow Plastic Cap "5348"
- 1/2 Inch Iron Rod Set with Purple Plastic Cap "URBAN CVL EASEMENT"
- ⊙ Post Found
- ⊕ Power Pole
- ⌋ Anchor Guy Wire
- ⊞ Electrical Box
- ⊗ Electric Meter
- ⊕ Telephone Pedestal Box
- ⊞ Water Meter
- ⊙ Sanitary Sewer Manhole
- GAJE Gate
- ▽ Marker Post

- Concrete
- Asphalt
- Water Surface

- Edge of Pavement
- Wire Fence
- OHE Overhead Utility
- WWL Sanitary Sewer Line
- WL Water Line-Located by others
- Edge of Water
- Property/Right-of-way Line
- Easement

- M.&P.R.C.C.T. Map & Plat Records of Comal County, Tx.
- O.P.R.C.C.T. Official Public Records of Comal County, Tx.
- D.R.C.C.T. Deed Records of Comal County, Tx.



**SITE LOCATION
 NOT TO SCALE**

LARRY E. KUCKOLS
 AND
 BEVERLY B. NUCKOLS
 1.808 ACRES
 DOC. NO.
 201106044277
 O.P.R.C.C.T.

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

**0.850 Acre
 20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
 CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
 PHONE (830) 606-3913 FAX (830) 625-2204
 TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

SHEET 5 OF 5

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

EXHIBIT "B1"

Job No. 1904.10.NB
September 21, 2022

0.302 Acre Temporary Construction Easement Part One

State of Texas
County of Comal

Fieldnotes, for a 0.302 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.302 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for a Northwest corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northeast corner of this tract, from whence, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 24.82 Feet;

Thence, departing the South Right-of-Way of the said Wood Lane and the North line of the said Lot 1A, with the common boundary of the said 0.850 Acre tract and this tract, as follows:

- South 11°36'00" West, 268.14 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 56°36'10" West, 17.97 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 78°23'50" West, 584.02 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 60°29'10" West, 167.75 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of the said 0.850 Acre tract, an Outer Ell corner of this tract;
- North 33°23'50" West, 305.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Bank of the Guadalupe River, the North line of the said Lot 1A, for a Northeast corner of the said 0.850 Acre tract, a Northwest corner of this tract;

Thence, North 88°37'20" East, departing the boundary of the said 0.850 Acre tract, generally with the South bank of the said Guadalupe River, the North line of the said Lot 1A, 11.80 Feet, to a 60D Nail set, for a Northeast corner of this tract;

EXHIBIT "B1" CONTINUED

Thence, South 33°23'50" East, departing the South Bank of the said Guadalupe River, the North line of the said Lot 1A, 42.92 Feet, to a 60D Nail set, on the West line of Lot 1, Spanish Acres, Unit 1, an East line of the said Lot 1A, for a corner of this tract;

Thence, with the common line of the said Lot 1 and the said Lot 1A, the boundary of this tract, as follows:

- South 05°32'38" East, 19.83 Feet, to a 60D Nail set, for a corner of the said Lot 1, the said Lot 1A and this tract;
- South 56°00'20" East, 24.10 Feet, to a 60D Nail set, for a corner of this tract;

Thence, departing the said Common line, with the boundary of this tract, as follows:

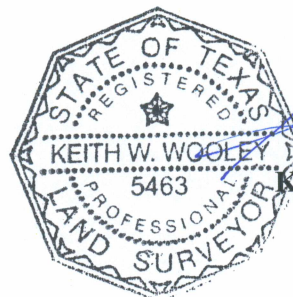
- South 33°23'50" East, 189.66 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 56°36'10" East, 3.86 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- South 33°23'50" East, 17.52 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 60°29'10" East, 158.29 Feet, to a 60D Nail set, for a corner of this tract;
- South 78°23'50" East, 583.62 Feet, to a 60D Nail set, for a corner of this tract;
- North 56°36'10" East, 9.68 Feet, to a 60D Nail set, for a corner of this tract;
- North 11°36'00" East, 264.00 Feet, to a 60D Nail set, on the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, for a Northwest corner of this tract;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane and the North line of the said Lot 1A, 10.00 Feet, to the **Point of Beginning**, containing 0.302 Acres (13,151 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

EXHIBIT "B2"

Job No. 1904.10.NB
September 21, 2022

0.956 Acre Temporary Construction Easement Part Two

State of Texas
County of Comal

Fieldnotes, for a 0.956 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.956 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for the Northeast corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, bears North 78°24'15" West, 20.00 Feet, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 44.82 Feet;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, 10.00 Feet, to a 60D Nail set, for the Northeast corner of this tract;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, with the boundary of this tract as follows:

- South 11°36'00" West, 280.57 Feet, to a 60D Nail set, for a corner of this tract;
- South 56°36'10" West, 42.82 Feet, to a 60D Nail set, for a corner of this tract;
- North 78°23'50" West, 585.19 Feet, to a 60D Nail set, for a corner of this tract;
- South 60°29'10" West, 140.57 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 33°23'50" East, 42.40 Feet, to a 60D Nail set, for a corner of this tract;
- South 36°49'00" East, 59.88 Feet, to a 60D Nail set, for a corner of this tract;
- South 54°25'30" East, 93.11 Feet, to a 60D Nail set, for a corner of this tract;
- South 69°12'40" East, 108.51 Feet, to a 60D Nail set, for a corner of this tract;
- South 88°00'00" East, 138.63 Feet, to a 60D Nail set, for a corner of this tract;
- North 80°50'40" East, 176.40 Feet, to a 60D Nail set, for a Northeast corner of this tract;
- South 09°09'20" East, 40.00 Feet, to a 60D Nail set, for a Southeast corner of this tract;
- South 80°50'40" West, 180.31 Feet, to a 60D Nail set, for a corner of this tract;

Page 1 of 2

EXHIBIT "B2" CONTINUED

- North 88°00'00" West, 149.16 Feet, to a 60D Nail set, for a corner of this tract;
- North 69°12'40" West, 120.32 Feet, to a 60D Nail set, for a corner of this tract;
- North 54°25'30" West, 104.50 Feet, to a 60D Nail set, for a corner of this tract;
- North 36°49'00" West, 68.47 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 56°36'10" West, 9.93 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- North 33°23'50" West, 45.79 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 60°29'10" West, 125.51 Feet, to a 60D Nail set, for a corner of this tract;
- North 74°30'50" West, 165.98 Feet, to a 60D Nail set, for a corner of this tract;
- South 60°29'10" West, 119.82 Feet, to a 60D Nail set, for a corner of this tract;
- South 21°52'00" West, 33.88 Feet, to a 60D Nail set, for a Southeast corner of this tract;
- North 68°08'00" West, 10.00 Feet, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southeast corner of the said 0.850 Acre tract, a Southwest corner of this tract;

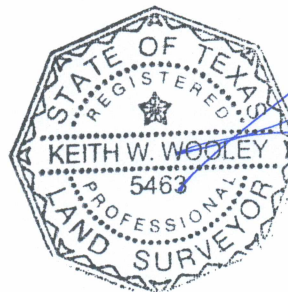
Thence, with the common boundary of the said 0.850 Acre tract and this tract, as follows:

- North 21°52'00" East, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 60°29'10" East, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 74°30'50" East, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 60°29'10" East, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 78°23'50" East, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 56°36'10" East, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 11°36'00" East, 276.43 Feet, to the **Point of Beginning**, containing 0.956 Acres (41,626 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

0.184 Acre
Temporary Construction Easement
Part Three

State of Texas
County of Comal

Fieldnotes, for a 0.184 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.184 Acres being more fully described by metes and bounds as follows;

Commencing, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for the Northeast corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northwest corner of a 0.956 Acre Temporary Construction Easement, surveyed the same date, from whence, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, bears North 78°24'15" West, 20.00 Feet, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 44.82 Feet;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1 A, with the common line of the said 0.956 Acre tract and the said 0.850 Acre tract, as follows:

- South 11°36'00" West, 276.43 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 56°36'10" West, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- North 78°23'50" West, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 60°29'10" West, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 60°29'10" West, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 21°52'00" West, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southwest corner of the said 0.956 Acre tract, a Southeast corner of the said 0.850 Acre tract;

Thence, North 68°08'00" West, departing the said Common line, with a South line of the said 0.850 Acre tract, 20.00 Feet, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southwest corner of the said 0.850 Acre tract, the **Point of Beginning** and Southeast corner of this tract;

Thence, North 68°08'00" West, departing the said 0.850 Acre tract, 10.00 Feet, to a 60D Nail set, for the Southwest corner of this tract;

EXHIBIT "B3" CONTINUED

Thence, with the Northwest and Southwest boundary of this tract, as follows:

- North 21°52'00" East, 47.89 Feet, to a 60D Nail set, for a corner of this tract;
- North 60°29'10" East, 150.41 Feet, to a 60D Nail set, for a corner of this tract;
- South 74°30'50" East, 165.99 Feet, to a 60D Nail set, for a corner of this tract;
- North 60°29'10" East, 106.22 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 14.13 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- North 56°36'10" East, 6.14 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 297.38 Feet, to a 60D Nail set, on the South Bank of the Guadalupe River, a North line of the said Lot 1A, for the Northwest corner of this tract;

Thence, North 88°37'20" East, generally with the South Bank of the said Guadalupe River, a North line of the said Lot 1A, 11.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, the Northeast corner of this tract;

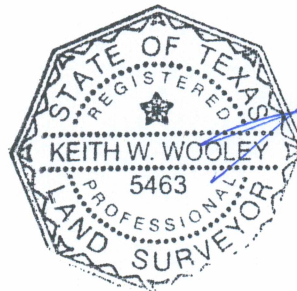
Thence, departing the South Bank of the said Guadalupe River, a North line of the said Lot 1A, with a Southwest and Northwest line of the said 0.850 Acre tract, the Northeast and Southeast boundary of this tract, as follows:

- South 33°23'50" East, 316.37 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of the said 0.850 Acre tract, an Outer Ell corner of this tract;
- South 60°29'10" West, 127.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 60°29'10" West, 142.76 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 21°52'00" West, 44.39 Feet, to the **Point of Beginning**, containing 0.184 Acres (8,011 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

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Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

EXHIBIT "B4"

WOOD LANE (aka WOOD MEADOWS)

(S78°19'45"E 146.61' DEED)
S78°24'15"E 140.45'
TO DEDICATION TO
CITY FOR STREET WIDENING
VOL. 6, PG. 162 M.P.R.C.C.T.

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

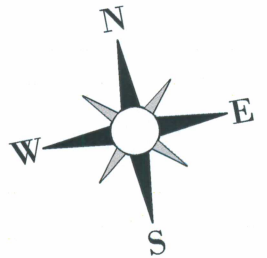
**SPANISH ACRES
UNIT ONE
LOT 1
2.793 ACRES
VOL. 3, PG. 132
M. & P. R. C. C. T.**

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

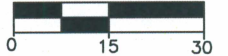
P.O.B. PART ONE

0.302 Acres
N GRID=13,805,768.77
E GRID=2,252,000.14

**TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)**



SCALE: 1"=30'
SCALE IN FEET



P.O.B. PART TWO

0.956 Acre
N GRID=13,805,764.75
E GRID=2,252,019.74

P.O.C. PART THREE

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M. & P. R. C. C. T.**

**SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.**

LEGEND:

*See sheet 8 of 8

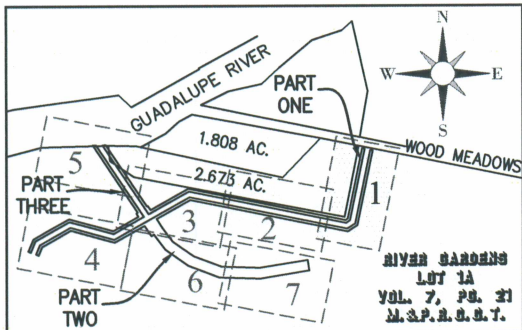
LINE TABLE:

*See sheet 8 of 8

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.



SITE LOCATION

MATCHLINE - SEE SHEET 2

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

SHEET 1 OF 8

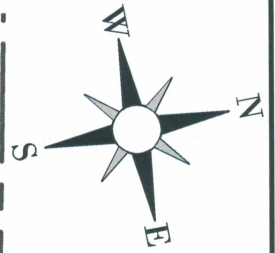
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

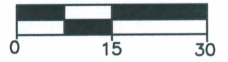
MATCHLINE—SEE SHEET 3

EXHIBIT "B4" CONTINUED

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SCALE: 1"=30'
SCALE IN FEET



2" PVC
EXPOSED
NEXT TO
CEDAR POST

**TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)**

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

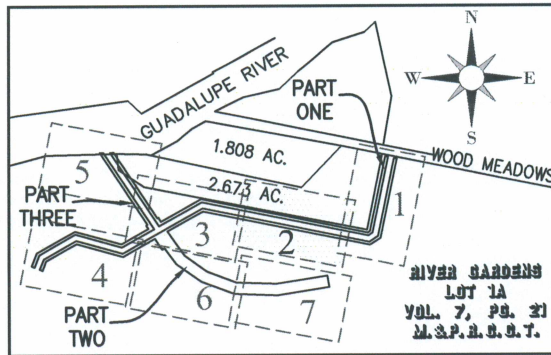
20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)

N78°53'45" W 771.12'
(N78°32' W 771.55' DEED)
(N78°33' W 771.2' PLAT)

**SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.**

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

LARRY E. KUCKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

Temporary Construction Easement

- Part One - 0.302 Acre
- Part Two - 0.956 Acre
- Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

**SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.**

MATCHLINE—SEE SHEET 1

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

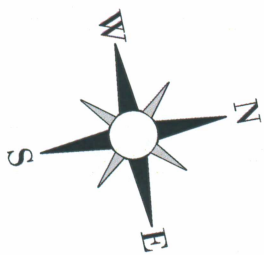
DATE: SEPT. 2022

SHEET 2 OF 8

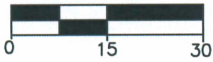
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

**EXHIBIT "B4"
CONTINUED**



SCALE: 1"=30'
SCALE IN FEET



CITY OF NEW BRAUNFELS
SEWER LINE RIGHT OF WAY
VOL. 150, PG. 645

**TEMPORARY
CONSTRUCTION
EASEMENT
PART THREE
0.184 ACRES
(8,011 SQ.FT)**

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

**SPANISH ACRES
UNIT ONE
LOT 1
2.793 ACRES
VOL. 6, PG. 152
M.&P.R.C.C.T.**

SEWER LINE R.O.W.
AGREEMENT
THE CITY OF NEW BRAUNFELS
VOL. 150, PG. 645-646
D.R.C.C.T.

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

**TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)**

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)

MATCHLINE - B
SEE SHEET 4

MATCHLINE
SEE SHEET 6

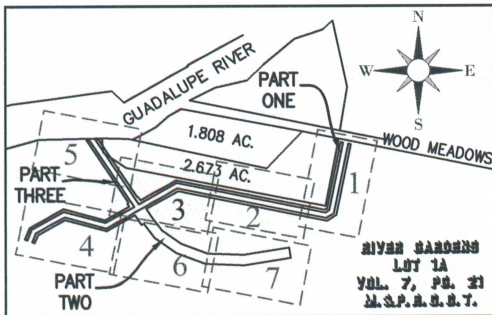
MATCHLINE-SEE SHEET 2

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8



SITE LOCATION

NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
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Temporary Construction Easement

- Part One - 0.302 Acre
- Part Two - 0.956 Acre
- Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

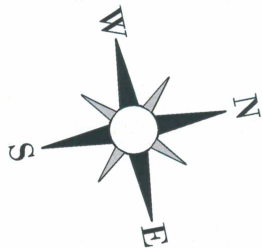
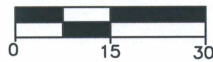
SHEET 3 OF 8

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

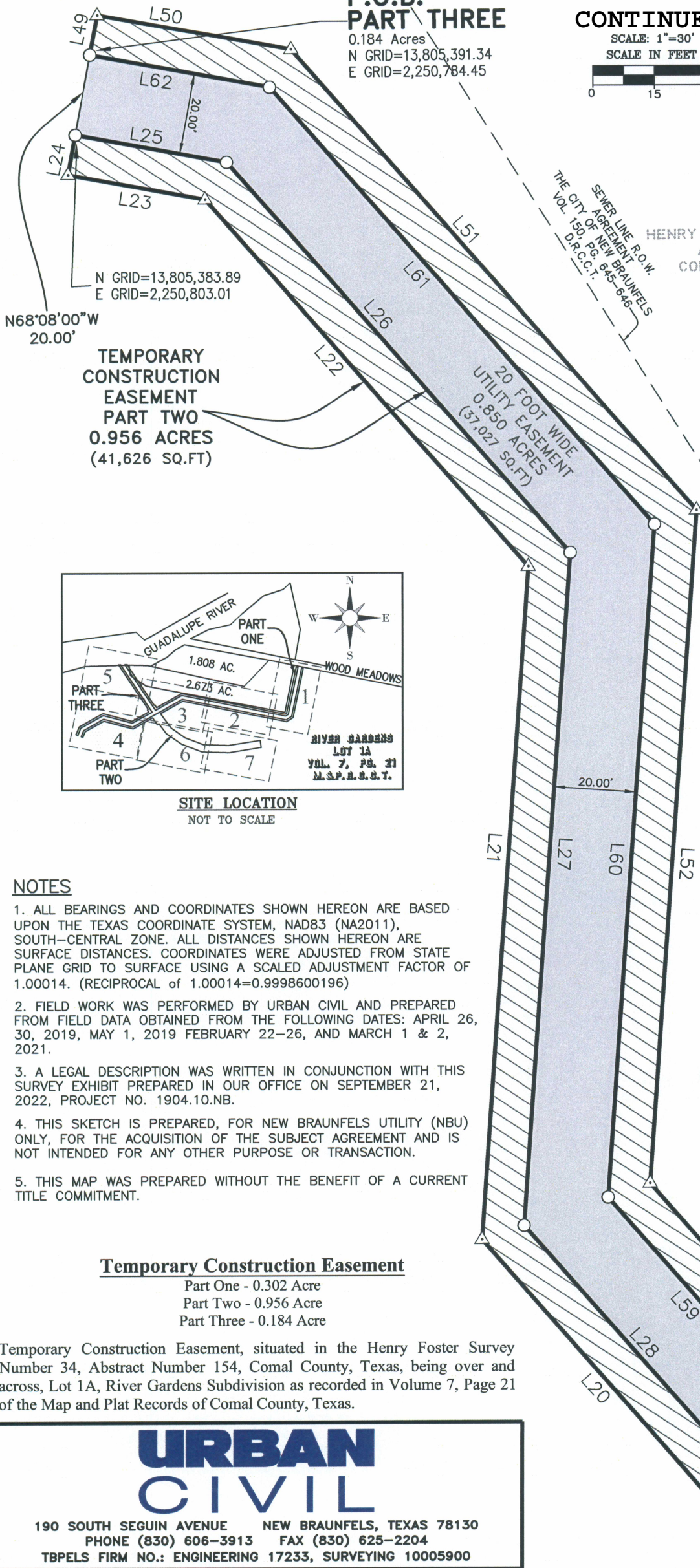
P:\Surveying\2019\1904\10\FIELD\EASEMENTS\1904.10.NB_Field_1.00014_TCES.dwg

SCALE: 1"=30'
SCALE IN FEET



P.O.B. PART THREE

0.184 Acres
N GRID=13,805,391.34
E GRID=2,250,784.45



HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

SEWER LINE R.O.W.
THE CITY OF NEW BRAUNFELS
VOL. 150 PG. 645-646
D.R.C.C.T.

LEGEND:

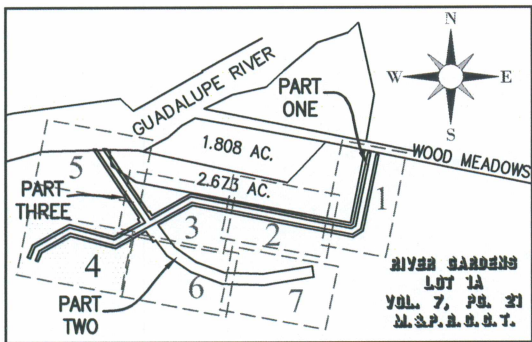
*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

TEMPORARY CONSTRUCTION EASEMENT PART TWO
0.956 ACRES
(41,626 SQ.FT)

N68°08'00"W
20.00'



SITE LOCATION
NOT TO SCALE

NOTES

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RIVER GARDENS LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

Temporary Construction Easement

- Part One - 0.302 Acre
- Part Two - 0.956 Acre
- Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

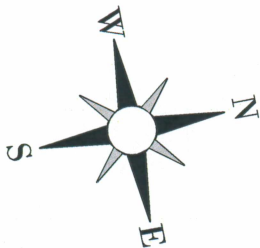
SHEET 4 OF 8

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

MATCHLINE - B
SEE SHEET 3

**EXHIBIT "B4"
CONTINUED**



SCALE: 1"=30'
SCALE IN FEET



**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.G.C.T.**

**SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.**

S88°37'20"W
23.59'

GUADALUPE RIVER

**TEMPORARY
CONSTRUCTION
EASEMENT
PART THREE
0.184 ACRES
(8,011 SQ.FT)**

**TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)**

**MATCHLINE--A
SEE SHEET 3**

**SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 6, PG. 162
M.&P.R.G.C.T.**

LEGEND:

*See sheet 8 of 8

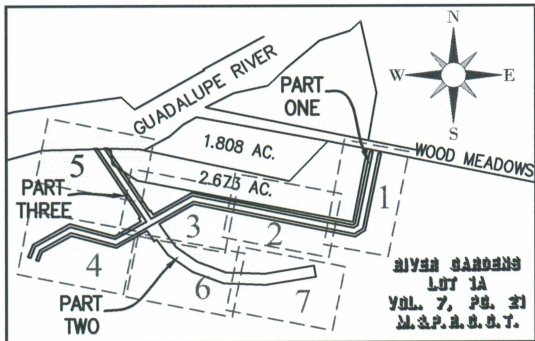
LINE TABLE:

*See sheet 8 of 8

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

LARRY E. KUUCKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.



**SITE LOCATION
NOT TO SCALE**

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Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas and Lot 1, Spanish Acres Subdivision as recorded in Volume 6, Page 162 of the said Map and Plat Records.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

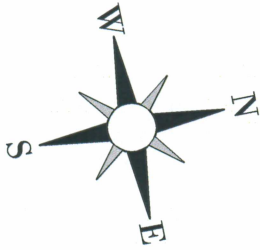
DATE: SEPT. 2022

SHEET 5 OF 8

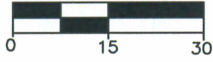
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

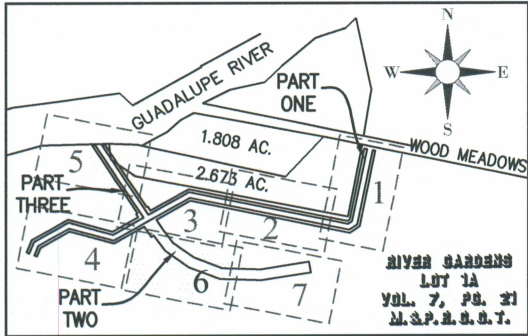
**EXHIBIT "B4"
CONTINUED**



SCALE: 1"=30'
SCALE IN FEET



HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SITE LOCATION
NOT TO SCALE

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

NOTES

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Temporary Construction Easement

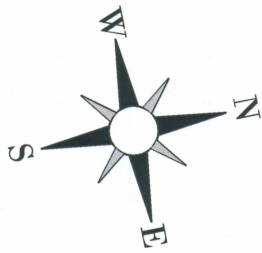
- Part One - 0.302 Acre
- Part Two - 0.956 Acre
- Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL	
190 SOUTH SEGUIN AVENUE	NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913	FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900	
DRAWN BY: D.F.	DATE: SEPT. 2022
CHECKED BY: K.W.W.	JOB NO. 1904.10.NB
SHEET 6 OF 8	

P:\Surveying\2019\1904\10\FIELD\EASEMENTS\1904.10.NB_Field_1.00014_TCEs.dwg

**EXHIBIT "B4"
CONTINUED**



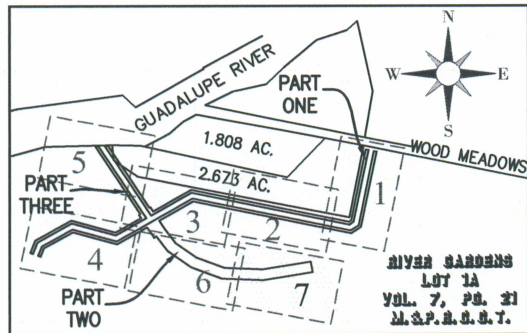
SCALE: 1"=30'
SCALE IN FEET
0 15 30

MATCHLINE—SEE SHEET 6

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

**SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.**

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SITE LOCATION
NOT TO SCALE

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

NOTES

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Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.	DATE: SEPT. 2022	SHEET 7 OF 8
CHECKED BY: K.W.W.	JOB NO. 1904.10.NB	

P:\Surveying\2019\1904\10\FIELD\EASEMENTS\1904.10.NB_Field_1.00014_TCEs.dwg

Temporary Construction Easement
PART ONE
0.302 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L32	S11°36'00"W	268.14
L33	S56°36'10"W	17.97
L34	N78°23'50"W	584.02
L35	S60°29'10"W	167.75
L36	N33°23'50"W	305.22
L37	N88°37'20"E	11.80
L38	S33°23'50"E	42.92
L39	S05°32'38"E	19.83
L40	S56°00'20"E	24.10
L41	S33°23'50"E	189.66
L42	N56°36'10"E	3.86
L43	S33°23'50"E	17.52
L44	N60°29'10"E	158.29
L45	S78°23'50"E	583.62
L46	N56°36'10"E	9.68
L47	N11°36'00"E	264.00
L48	S78°24'15"E	10.00

Temporary Construction Easement
PART TWO
0.956 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°24'15"E	10.00
L2	S11°36'00"W	280.57
L3	S56°36'10"W	42.82
L4	N78°23'50"W	585.19
L5	S60°29'10"W	140.57
L6	S33°23'50"E	42.40
L7	S36°49'00"E	59.88
L8	S54°25'30"E	93.11
L9	S69°12'40"E	108.51
L10	S88°00'00"E	138.63
L11	N80°50'40"E	176.40
L12	S09°09'20"E	40.00
L13	S80°50'40"W	180.31
L14	N88°00'00"W	149.16
L15	N69°12'40"W	120.32
L16	N54°25'30"W	104.50

LINE TABLE		
LINE	BEARING	LENGTH
L17	N36°49'00"W	68.47
L18	S56°36'10"W	9.93
L19	N33°23'50"W	45.79
L20	S60°29'10"W	125.51
L21	N74°30'50"W	165.98
L22	S60°29'10"W	119.82
L23	S21°52'00"W	33.88
L24	N68°08'00"W	10.00
L25	N21°52'00"E	37.38
L26	N60°29'10"E	127.46
L27	S74°30'50"E	165.98
L28	N60°29'10"E	315.80
L29	S78°23'50"E	584.80
L30	N56°36'10"E	34.54
L31	N11°36'00"E	276.43

Temporary Construction Easement
PART THREE
0.184 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L49	N68°08'00"W	10.00
L50	N21°52'00"E	47.89
L51	N60°29'10"E	150.41
L52	S74°30'50"E	165.99
L53	N60°29'10"E	106.22
L54	N33°23'50"W	14.13
L55	N56°36'10"E	6.14
L56	N33°23'50"W	297.38
L57	N88°37'20"E	11.80
L58	S33°23'50"E	316.37
L59	S60°29'10"W	127.22
L60	N74°30'50"W	165.98
L61	S60°29'10"W	142.76
L62	S21°52'00"W	44.39

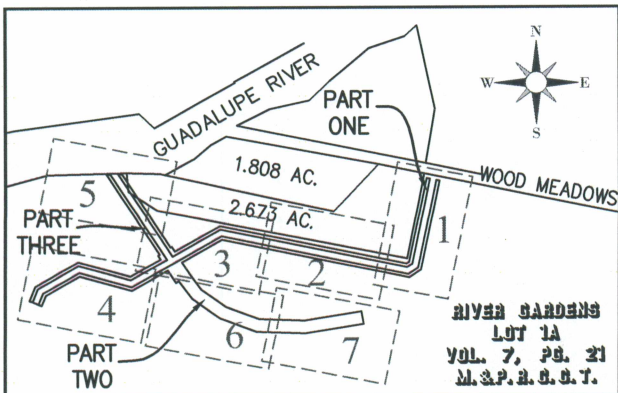
LEGEND:

- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod Set with Purple Plastic Cap "URBAN CVL EASEMENT"
- △ Set 60d Nail
- ⬢ Post Found
- ⊙ Power Pole
- ⌵ Anchor Guy Wire
- ⊞ Electrical Box
- ⊗ Electric Meter
- ⊕ Telephone Pedestal Box
- ⊞ Water Meter
- ⊙ Sanitary Sewer Manhole
- GAJE Gate
- ▽ Marker Post

- Concrete
- Asphalt
- Water Surface
- Temporary Construction Easement
- Utility Easement

- Edge of Pavement
- Wire Fence
- Overhead Utility
- Sanitary Sewer Line
- Water Line-Located by others
- Edge of Water
- Property/Right-of-way Line
- Easement

M.&P.R.C.C.T. Map & Plat Records of Comal County, Tx.
O.P.R.C.C.T. Official Public Records of Comal County, Tx.
D.R.C.C.T. Deed Records of Comal County, Tx.



SITE LOCATION
NOT TO SCALE

**EXHIBIT "B4"
CONTINUED**

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
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DATE: SEPT. 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

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