

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

**PART 2**

Wednesday, March 10, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572  
Code: 335 859 050#

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

**BOARD MEMBER PACKETS**

Wednesday, March 10, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 335 859 050#

- 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 10, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 335 859 050#

- 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 10, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 335 859 050#

**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 10, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 335 859 050#

- 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.*
- 

Attachment(s)

- Resolution 2021-03-10-007

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-03-10-007.



## ALLIANCE WATER

### RESOLUTION NO. 20210310-007

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 \_\_\_\_ day of March 2021.

**ALLIANCE REGIONAL WATER AUTHORITY**

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

**ATTEST:**

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



**EXHIBIT "A"**

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
A031C	R-C Ranch, LLC, a Texas limited liability company	Caldwell	John A. Neill	No. 20	218.82	8.289
A035C – A, B	Helen Anderson Detert	Caldwell	James George	(A) No. 9 (B) No. 20	(A) 70.125 Tract 1 (A) 70.125 Tract 2 (B) 30.356	(A) 4.600 Tract 1 (A) 0.010 Tract 2 (B) 0.745
B010C	Anne Jeanine Smith aka Ann J Allen fka Ann J Smith, a Feme Sole	Caldwell	Francis Berry	No. 2	76.734	10.825
B015C	James E. Chisholm and wife, Joan F. Chisholm	Caldwell	John H. Finch	No. 108	437.795	4.182
C005C	George Grant and Anne Moore Grant, husband and wife	Caldwell	Thomas Maxwell	No. 188	9.55	0.209
C007C	George M. Grant and wife, Anne M. Grant	Caldwell	Thomas Maxwell	No. 188	48.558	0.681
C017C	Leroy H. Schneider and Alice A. Schneider as trustees of the Leroy H. Schneider and Alice A. Schneider revocable living trust	Caldwell	Thomas Maxwell	No. 188	162.00	2.139
C018C – A, B	Leonard Christopher Germer, a married person, as his separate property and estate; William Jeffrey Germer, a single person, as his separate property and estate; and Lynn Reed, a married person as her separate property and estate	Caldwell	Thomas Yates	No. 313	(A) 100.00 (B) 50.8	(A) 3.716 (B) 0.339

C020C	William Clifton Mccrury and wife, Patricia Mccrury	Caldwell	Thomas Yates	No. 313	98.240	3.383
C021C	Dawson Louis Schnautz, Kevin Dwane Schnautz, Douglas Leon Schnautz, and Krislyn Ann Schnautz, and Louis Schnautz and Wilma E. Schnautz (as to a life estate)	Caldwell	Thomas Yates	No. 313	80.00	6.073
D028G	John Giberson and Angela Giberson, husband and wife	Guadalupe	Cyrus Campbell & Brothers	No. 8	30.804	4.621
D032G – A, B	Noble Elisworth Koepf and Sharon Ann Koepf A/K/A Sharon Ann Koepf Atzger	Guadalupe	Cyrus Campbell & Brothers	(A) No. 8 (B) No. 8	(A) 77.93 (B) 106.6	(A) 0.251 (B) 9.992
D052G	Dennis Luehlhing and Doreen Luehlhing	Guadalupe	John Jones	No. 189	(A) 97.850 (B) 97.850	(A) 0.472 (B) 2.200
D053G	Dennis Luehlhing and Doreen Luehlhing	Guadalupe	John Jones	No. 189	2.150	0.062
D054G	William Terry Morris and Sherilyn K. Morris	Guadalupe	John Jones	No. 189	84.946	3.648
D056G	Siria Hernandez, subject to the requirement on Schedule C5	Guadalupe	Solomon Barnes	No. 56	48.0	0.560
D068G	Johnny Paul Schriewer	Guadalupe	John Jones	No. 189	40.00	3.877
D075G A-B	Jerry Vordenbaum and wife Brenda Vordenbaum	Guadalupe	Williams Ragsdale	No. 268	(A) 130.86 (B) 140.44	(A) 2.807 (B) 2.646

D079G	Terry L. Warran and Judith A. Warren	Guadalupe	Thomas Maxwell	No. 188	20.65	0.899
D090G	Sam V. Silva, a married person, dealing with separate property	Guadalupe	Solomon Barnes	No. 56	26.49	2.126

PARCEL A031C



Partners for a Better Quality of Life

Legal Description  
8.289 Acres (361,089 Square Foot)  
90 Foot Wide Permanent Easement

BEING A 8.289 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN A. NELL SURVEY, ABSTRACT NO. 20, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 218.82 ACRE TRACT OF LAND DESCRIBED IN DEED TO R-C RANCH, L.L.C. AS RECORDED IN DEED UNDER COUNTY CLERKS FILE NO. 2019-003991 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 8.289 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 4 inch wood fence corner post lying on the north line of said 218.82 acre tract, also being the southwest corner of that called 121 acre "First Tract" described in Deed to Raymond G. Henderson and Carolyn V. Henderson, as recorded in County Clerks File No. 2018-0031956 of said (O.P.R.C.C.T.);

THENCE N 77° 57' 07" E, a distance of 666.35 feet to a point on the common line of said 218.82 and 121 acre tracts, being the northwesterly corner hereof the POINT OF BEGINNING, and lying on the northeasterly Right-of-Way (ROW) line of that called 85 foot wide easement described in Deed to Lower Colorado River Authority, as recorded in Volume 378, Page 531 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.);

THENCE N 78° 05' 57" E, along the common line of said 218.82 and 121 acre tracts, a distance of 193.73 feet, to the northeasterly corner hereof. From which a found 4 inch wood fence corner post lying on the north line of said 218.82 acre tract, also being the southwest corner of said 121 acre tract bears N 78° 05' 57" E a distance of 1,548.62 feet;

THENCE S 68° 30' 18" E, departing said common line, over and across said 218.82 acre tract a distance of 4,013.35 feet, to a point on the south line of said 218.82 acre tract and the common north line of that called 221.00 acre tract of land described in Deed to Raymond G Henderson and Carolyn V. Henderson, a married couple, as recorded in County Clerks File No. 2018-003195 of said (O.P.R.C.C.T.). Same being the southeast corner hereof. From which a found 1/2 inch iron rod with cap stamped "HINKLE SURVEYING" being the southeast corner of said 218.82 acre Henderson tract bears N 78° 34' 29" E, a distance of 322.82 feet;

THENCE S 78° 34' 29" W, along the common line of said 218.82 and 221.00 acre tracts a distance of 165.93 feet, for the southwest corner hereof and being a point on said northeasterly Right-of-Way (ROW) line;

THENCE N 68° 33' 18" W departing said common line, over and across said 218.82 acre Henderson tract and along said 85 foot wide northeasterly Right-of-Way line a distance of 4,010.85 feet, to the POINT OF BEGINNING and containing 8.289 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.

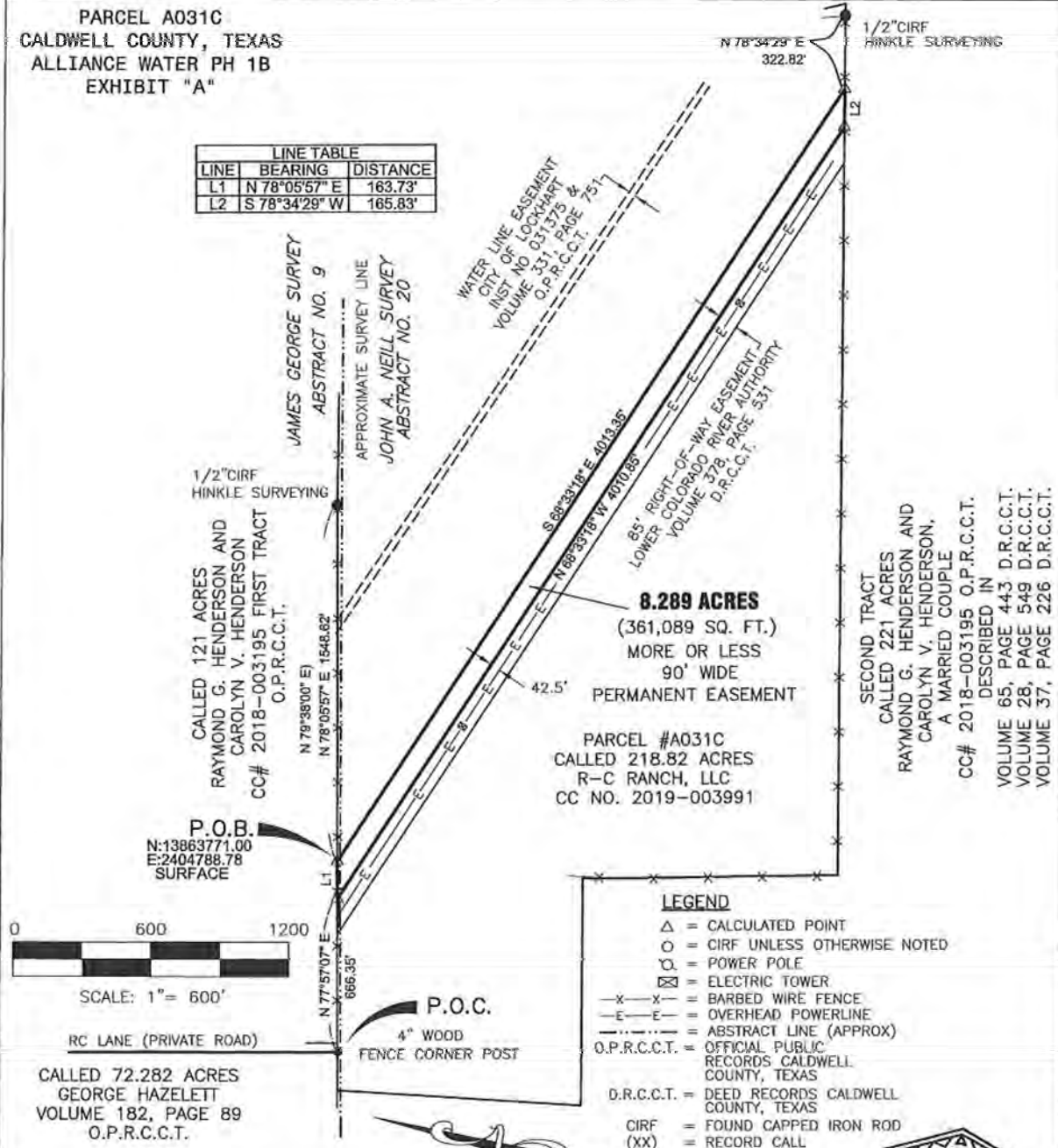
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 09.03.19  
September 3, 2019



PARCEL A031C  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT "A"

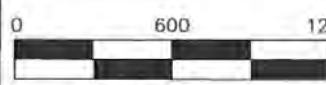
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°05'57" E	163.73'
L2	S 78°34'29" W	165.83'



JAMES GEORGE SURVEY  
ABSTRACT NO. 9  
APPROXIMATE SURVEY LINE  
JOHN A. NEILL SURVEY  
ABSTRACT NO. 20

1/2" CIRF  
HINKLE SURVEYING  
CALLED 121 ACRES  
RAYMOND G. HENDERSON AND  
CAROLYN V. HENDERSON  
CC# 2018-003195 FIRST TRACT  
O.P.R.C.C.T.

P.O.B.  
N:13863771.00  
E:2404788.78  
SURFACE



RC LANE (PRIVATE ROAD)  
CALLED 72.282 ACRES  
GEORGE HAZELETT  
VOLUME 182, PAGE 89  
O.P.R.C.C.T.

P.O.C.  
4" WOOD  
FENCE CORNER POST

**8.289 ACRES**  
(361,089 SQ. FT.)  
MORE OR LESS  
90' WIDE  
PERMANENT EASEMENT  
PARCEL #A031C  
CALLED 218.82 ACRES  
R-C RANCH, LLC  
CC NO. 2019-003991

SECOND TRACT  
CALLED 221 ACRES  
RAYMOND G. HENDERSON AND  
CAROLYN V. HENDERSON,  
A MARRIED COUPLE  
CC# 2018-003195 O.P.R.C.C.T.  
DESCRIBED IN  
VOLUME 65, PAGE 443 D.R.C.C.T.  
VOLUME 28, PAGE 549 D.R.C.C.T.  
VOLUME 37, PAGE 226 D.R.C.C.T.

- LEGEND**
- △ = CALCULATED POINT
  - = CIRF UNLESS OTHERWISE NOTED
  - ⊙ = POWER POLE
  - ⊠ = ELECTRIC TOWER
  - x-x- = BARBED WIRE FENCE
  - E-E- = OVERHEAD POWERLINE
  - - - - = ABSTRACT LINE (APPROX)
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS CALDWELL COUNTY, TEXAS
  - CIRF = FOUND CAPPED IRON ROD
  - (XX) = RECORD CALL



260 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.732.9272 TBPLS 10194124

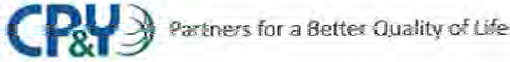
To the best of my knowledge, information, and belief, the plot hereon is a correct representation of the property as determined by a survey made on the ground February, 2019, the lines and dimensions of said property being as indicated by the plot. This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications.  
Date: September 03, 2019

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



PAGE 4 of 4

PARCEL A035 -TRACT A



TRACT 1  
Legal Description  
4.600 Acres (200,376 Square Foot, more or less)  
90 Foot Wide Permanent Easement

BEING A 4.600 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JAMES GEORGE SURVEY, ABSTRACT NUMBER 9, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 70.125 ACRE TRACT OF LAND, LESS AND EXCEPT A CALLED 0.106 ACRE TRACT OF LAND, DESCRIBED IN DEED AS "EXHIBIT A" TO JACK C. ANDERSON, AS RECORDED IN VOLUME 555, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 4.600 ACRE, 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 10 inch creosote fence corner post being the southerly common of said 70.125 acres and that called 24 acre tract of land described in deed as "Tract 3" to James H. Haun as recorded in Volume 321, Page 73 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and lying in the north line of that called 135.50 acre tract of land described in deed as "Tract 1" to James H. Haun as recorded in said Volume 321, Page 73;

THENCE N 11° 00' 01" W, along the common line of said 70.125 and 24 acre tracts, a distance of 125.00 feet, to a point for the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE leaving said common line, over and across said 70.125 acre tract, the following two (2) courses and distances:

- 1) S 78° 54' 27" W, a distance of 2,015.72 feet, to an angle point hereof;
- 2) S 05° 03' 46" W, a distance of 130.14 feet, to a point lying in the south line of said 70.125 acres and the north line of that called 30.326 acre tract of land described in deed as "Exhibit B" to Jack C. Anderson in said Volume 555, Page 668 for corner hereof. From which a 5/8 inch iron rod found, lying in the common line of said 70.125 and 30.356 acre tracts bears N 78° 54' 27" E, a distance of 587.45 feet;

THENCE S 78° 54' 27" W, along the common line of said 70.125 and 30.356 acre tracts, a distance of 93.70 feet, to a point for the southwest corner hereof. From which a 5/8 inch iron rod found, being an angle point in the west line of said 70.125 acre tract bears N 48° 48' 35" W, a distance of 579.73 feet;

THENCE leaving said common line, over and across said 70.125 acre tract, the following two (2) courses and distances:

- 1) N 05° 03' 46" E, a distance of 223.84 feet, to a point for the northwest corner hereof;
- 2) N 78° 54' 27" E, a distance of 2,083.50 feet, to a point lying in the common line of said 70.125 and 24 acre tracts for the northeast corner hereof. From which a 5/8 inch iron rod found, being the northerly common corner of said 70.125 and 24 acre tracts bears N 11° 00' 01" W, a distance of 976.29 feet (record call is N 10° 00' 00" W);

THENCE S 11° 00' 01" E, along said common line, a distance of 90.00 feet, to the POINT OF BEGINNING and containing 4.600 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: 09-15-2020  
September 15, 2020



200 West Highway 6, Suite 620  
Waco, Texas 76712  
TBPE # F-1141  
TBPLS # 10104124  
(p) 254.772.9272 - (f) 254.776.2924  
www.cpyl.com



PARCEL A035C\_A  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A, TRACT 1

JAMES H. HAUN  
CALLED 24 ACRES  
TRACT 3  
VOL. 321, PG. 73  
D.R.C.C.T.

POINT OF BEGINNING  
N: 13863267.60  
E: 2401779.11  
SURFACE

APPROXIMATE SURVEY LINE

POINT OF COMMENCING



SCALE: 1"=400'



Line Table		
LINE	BEARING	LENGTH
L-1	N 11°00'01" W	125.00'
L-2	S 05°03'46" W	130.14'
L-3	S 78°54'27" W	93.70'
L-4	N 05°03'46" E	223.84'
L-5	S 11°00'01" E	90.00'

- LEGEND
- = Calculated Point
  - = Found 5/8" Iron Rod
  - = Existing Fence Corner
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Survey Line (approx.)
  - = Plastic Panel Fence
  - = Overhead Electric Line
  - = Barbed Wire Fence
  - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
  - D.R.C.C.T. = Deed Records Caldwell County, Texas
  - = Power Pole
  - = Telephone Pedestal
  - (XX) = Deed/Record Call
  - CM = Controlling Monument
  - IRF = Iron Rod Found

JACK C. ANDERSON  
CALLED 70.125 ACRES  
LESS & EXCEPT 0.106 ACRE  
EXHIBIT A  
VOL. 555, PG. 668  
O.P.R.C.C.T.

JAMES H. HAUN  
CALLED 135.50 ACRES  
TRACT 1  
VOL. 321, PG. 73  
D.R.C.C.T.

JOHN A. NEILL SURVEY  
ABSTRACT NO. 20

JACK C. ANDERSON  
CALLED 30.356 ACRES  
EXHIBIT B  
VOL. 555, PG. 668  
O.P.R.C.C.T.

TRACT 1 - 4.600 ACRES  
(200,376 SQ. FT. MORE OR LESS)  
90' WIDE PERMANENT EASEMENT

JOYE E. WILLIAMS  
CALLED 2.285 ACRES  
VOL. 170, PG. 175  
O.P.R.C.C.T.

EMIL H. NIEMANN AND  
MARY KAY NIEMANN  
CALLED 7.443 ACRES  
VOL. 392, PG. 171  
D.R.C.C.T.



200 W. Hwy 6, Suite 620, Wood, Texas 76772  
254-772-9272 TBPLS 10194324

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 March, 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: September 15, 2022

ADAM M. WHITFIELD, RPLS NO. 5786

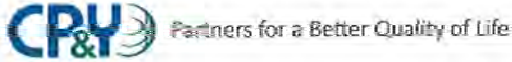


PAGE 3 of 5

WORK ORDER: ARWA1800532 DIGITAL FILE: ACSC A PE.dwg Revision: # 01 DRAWN BY: SOS

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PARCEL A035C – TRACT 2



TRACT 2  
Legal Description  
0.010 Acre (436 Square Foot, more or less)  
Variable Width Permanent Easement

BEING A 0.010 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN A. NEILL SURVEY, ABSTRACT NUMBER 20, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 70.125 ACRE TRACT OF LAND, LESS AND EXCEPT A CALLED 0.106 ACRE TRACT OF LAND, DESCRIBED IN DEED AS "EXHIBIT A" TO JACK C. ANDERSON, AS RECORDED IN VOLUME 555, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 0.010 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1 1/8 inch creosote fence corner post being the southerly common of said 70.125 acres and that called 24 acre tract of land described in deed as "Tract 3" to James H. Haun as recorded in Volume 321, Page 73 of the Deed Records of Caldwell County, Texas (D.R.C.C.T), and lying in the north line of that called 135.50 acre tract of land described in deed as "Tract 1" to James H. Haun as recorded in said Volume 321, Page 73. From which a 5/8 inch iron rod found being the northerly common corner of said 70.125 and 24 acre tracts bears N 11° 00' 01" W a distance of 1,191.29 feet (record call is N 10° 00' 00" W, a distance of 1,190.80 feet);

THENCE S 78° 54' 27" W (record call is S 80° 00' 00" W), along the common line of said 70.125 and 135.50 acre tracts, the north line of that called 30.356 acre tract of land described in deed as "Exhibit B" to Jack C. Anderson as recorded in said Volume 555, Page 668, and passing a 5/8 inch iron rod found lying in the common line of said 70.125 and 30.356 acre tracts at a distance of 1,464.29 feet, continuing in all a total distance of 2,260.47 feet, to a point for the northwesterly common corner of said 70.125 and 30.356 acres;

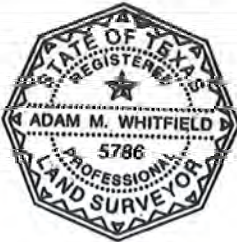
THENCE S 10° 59' 42" E, continuing along the westerly line of said 30.356 acres and the most southerly easterly line of said 70.125 acre tract, a distance of 274.41 feet, to a point for the north corner hereof and the POINT OF BEGINNING.

THENCE S 10° 59' 42" E, continuing along said westerly line, a distance of 40.98 feet, to a point lying in the northeast Right of Way (ROW) line of County Road 205 (variable width ROW) being the southerly common corner of said 70.125 and 30.356 acre tracts and the southern corner hereof;

THENCE N 63° 21' 58" W, along the common line of said 70.125 acres and ROW line, a distance of 25.74 feet, to a point for the west corner hereof. From which a found 10 inch creosote fence corner post, being the south corner of said 0.106 acre "less and except" tract bears N 63° 21' 58" W, a distance of 328.30 feet;

THENCE N 27° 54' 13" E, leaving said ROW line, over and across said 70.125 acre tract, a distance of 32.46 feet, to the POINT OF BEGINNING and containing 0.010 acre, more or less.

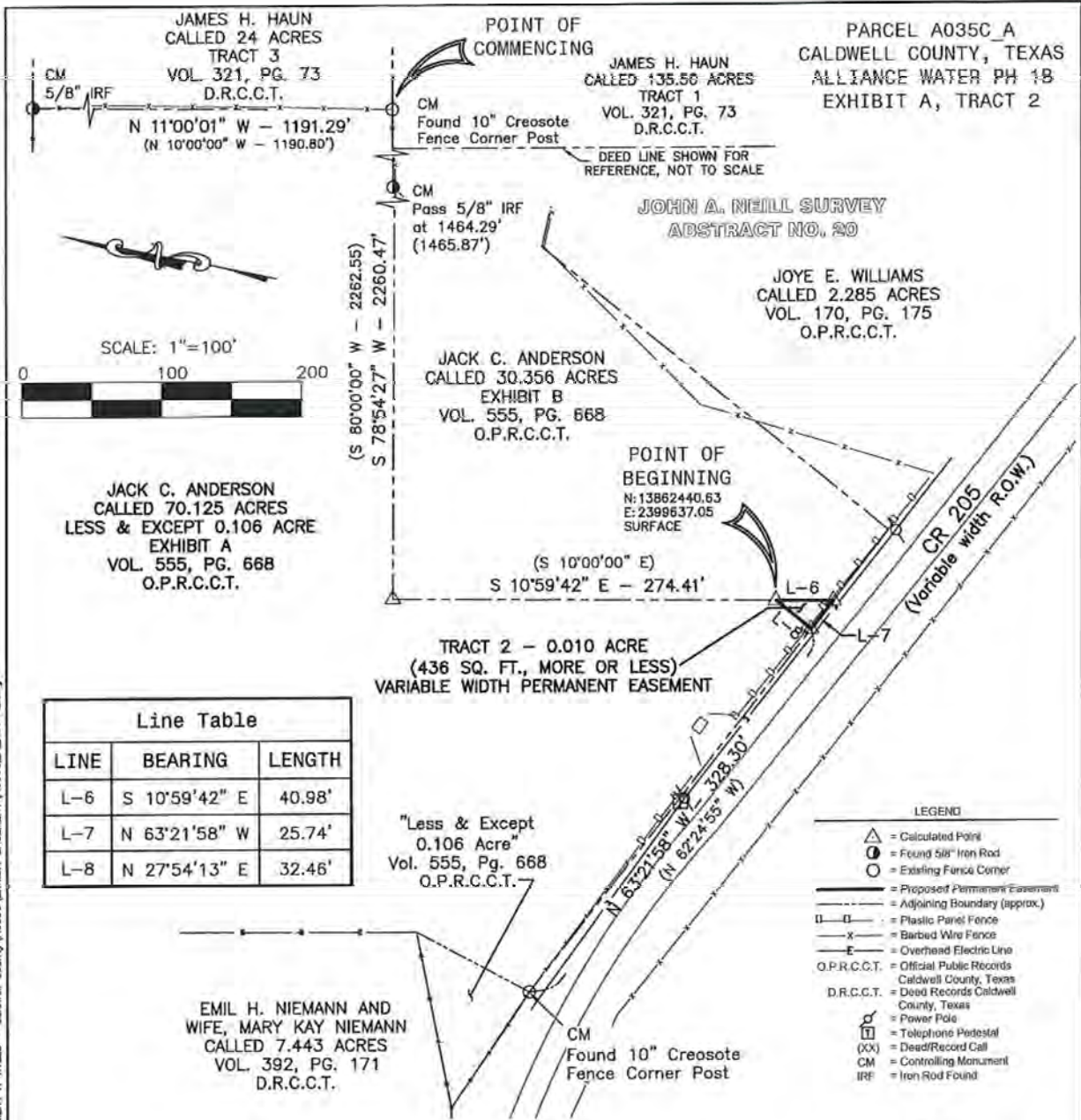
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



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

Date: 09-15-2020  
September 15, 2020





Date: Sep 15, 2020, 10:59 AM, User: (U) unaffiliated  
 Path: C:\Projects\ARWA\006532-Alliance Water\Survey\SEGMENT A TITLES - Caldwell County\A035C\EXHIBIT EASEMENT\A035C\_A\_001 PE.dwg



300 W. Hwy 5, Suite 620, Waco, Texas 76712  
 254.772.9272 FBPLS 1019412

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 March, 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.

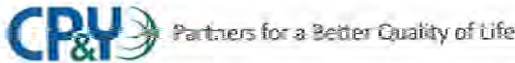
*Adam M. Whitfield*  
 ADAM M. WHITFIELD, RPLS NO. 5786



Date: September 15, 2020  
 WORK ORDER ARWA006532 DIGITAL FILE A035C A PE.dwg Revision # 01 DRAWN BY SOS

© 2020 ALL RIGHTS RESERVED

PARCEL A035C – B



Legal Description  
0.745 Acre (32,452 Square Foot, more or less)  
Variable Width Permanent Easement

BEING A 0.745 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE JOHN A. NEWMAN SURVEY, ABSTRACT NUMBER 20, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 30.356 ACRE TRACT OF LAND DESCRIBED IN DEED AS "EXHIBIT B" TO JACK C. ANDERSON AS RECORDED IN VOLUME 555, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 0.745 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod found lying in the common north line of said 30.356 acres and the south line of that called 70.125 acre tract of land described in deed as "Exhibit A" to Jack C. Anderson, as recorded in said Volume 555, Page 668 of said O.P.R.C.C.T.;

THENCE S 78° 54' 27" W, along said common line a distance of 587.45 feet, to a point for the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 85° 53' 46" W, leaving said common line, a distance of 257.82 feet, to a point lying in the common line of said 30.356 acres and that called 2.285 acre tract of land described in deed to Joye E. Williams as recorded in Volume 170, Page 175 of said O.P.R.C.C.T. for an angle point hereof. From which a 1/2 inch iron rod found being the northerly common corner of said 30.356 and 2.285 acre tracts bears N 27° 48' 04" E, a distance of 192.07 feet;

THENCE S 27° 54' 13" W, along the common line of said 30.356 and 2.285 acre tracts, a distance of 137.78 feet, to a point for the westerly common corner of said 30.356 and 2.285 acre tracts and lying in the northeast Right of Way (ROW) line of County Road 205 (variable width ROW) for the southeast corner hereof. From which a found 4 inch creosote fence post, being an angle point in the southwest line of said 30.356 acres bears S 63° 43' 06" E, a distance of 1,204.29 feet;

THENCE N 63° 21' 58" W, along the common line of said 30.356 acres and said ROW line, a distance of 64.28 feet, to a point for the southerly common corner of said 30.356 and 70.125 acre tracts and the southerly southwest corner hereof;

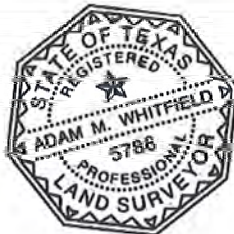
THENCE N 10° 59' 42" W, leaving said ROW, along the common line of said 30.356 and 70.125 acre tracts, a distance of 40.98 feet, to a point for the westerly southwest corner hereof;

THENCE leaving said common line, over and across said 30.356 acre tract, the following two (2) courses and distances:

- 1) N 27° 54' 13" E, a distance of 89.13 feet, to an angle point hereof;
- 2) N 05° 03' 46" E, a distance of 213.57 feet, to a point lying in the common line of said 30.356 and 70.125 acre tracts, for the northwest corner hereof;

THENCE N 78° 54' 27" E, along said common line a distance of 93.70 feet, to the POINT OF BEGINNING and containing 0.745 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.



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

Date: 09-15-2020

September 15, 2020



PARCEL A035C\_B  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

JAMES GEORGE SURVEY  
ABSTRACT NO. 9

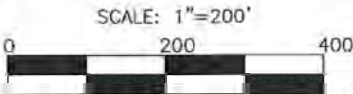
JOHN A. NEILL SURVEY  
ABSTRACT NO. 20

JACK C. ANDERSON  
CALLED 70.125 ACRES  
LESS & EXCEPT 0.106 ACRE  
EXHIBIT A  
VOL. 555, PG. 668  
O.P.R.C.C.T.

JACK C. ANDERSON  
CALLED 30.356 ACRES  
EXHIBIT B  
VOL. 555, PG. 668  
O.P.R.C.C.T.

JOYE E. WILLIAMS  
CALLED 2.285 ACRES  
VOL. 170, PG. 175  
O.P.R.C.C.T.

0.745 ACRE  
(32,452 SQ. FT. MORE OR LESS)  
VARIABLE WIDTH PERMANENT EASEMENT



- LEGEND
- △ = Calculated Point
  - = Found 1/2" Iron Rod, unless noted
  - = Existing Fence Corner
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - · · = Abstract Survey Line (approx.)
  - = Plastic Panel Fence
  - E = Overhead Electric Line
  - x = Barbed Wire Fence
  - O.P.R.C.C.T. = Official Public Records, Caldwell County, Texas
  - D.R.C.C.T. = Dead Records Caldwell County, Texas
  - ⊕ = Power Pole
  - (XX) = Deed/Record Call
  - CM = Controlling Monument
  - IRF = Iron Rod Found

LINE	BEARING	LENGTH
L-1	S 05°03'46" W	257.82'
L-2	S 27°54'13" W	137.78'
L-3	N 63°21'58" W	64.28'
L-4	N 10°59'42" W	40.98'
L-5	N 27°54'13" E	89.13'
L-6	N 05°03'46" E	213.57'
L-7	N 78°54'27" E	93.70'

"LESS & EXCEPT  
0.106 ACRE"  
VOL. 555, PG. 668  
O.P.R.C.C.T.



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 March, 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: September 15, 2023

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

PAGE 3 of 3

WORK ORDER ARWA1806532 DIGITAL FILE A035C\_B PE.dwg Revision 3 XX DRAWN BY SOS

Date: Sep 15, 2023, 9:28am, User: ah, mwhitfield, Path: G:\Projects\Veritas\A035C-Alliance Water Survey\SEQUENT A TITLES - Caldwell County\A035C EXHIBIT EASEMENT\A035C\_B PE.dwg

PARCEL B010C



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**  
**10.825 Acre (471,537 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 10.825 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE FRANCIS BERRY SURVEY, ABSTRACT NO. 2, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 76.734 ACRE TRACT AS DESCRIBED IN DEED TO ANNE JEANINE SMITH, A FEME SOLE, AND RECORDED IN VOLUME 392, PAGE 46, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.C.T.). SAID 10.825 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron pipe found in the south right-of-way (ROW) of State Highway (S.H.) 130 (a variable width ROW), for the northwest corner of said remainder of a called 76.734 acre tract;

**THENCE** N 57°22'59" E, with the common line of said remainder of a called 76.734 acre tract and said south ROW of S.H. 130, a distance of 72.76 feet, to a point for the **POINT OF BEGINNING** and the northwest corner of this 90 foot wide permanent easement;

**THENCE** N 57°22'59" E, continuing with said common line, a distance of 271.67 feet, to a point for this northeast easement corner;

**THENCE** departing said common line, over and across said remainder of a called 76.734 acre tract, the following five (5) courses and distances:

- 1) S 31°10'56" E, a distance of 397.58 feet, to a point, for an angle corner of this easement,
- 2) S 28°55'37" W, a distance of 209.45 feet, to a point, for an angle corner of this easement,
- 3) S 31°10'56" E, a distance of 1,310.31 feet, to a point, for an angle corner of this easement,
- 4) N 57°46'13" E, a distance of 915.95 feet, to a point, for an angle corner of this easement, and
- 5) S 31°53'38" E, a distance of 1,611.81 feet, to a point on the south line of said remainder of a called 76.734 acre tract, and the north ROW of FM 20 (State Park Rd.) (a variable width ROW), for the southwest corner of a tract of land, as described in a deed to Don W. Allen and Marilyn A. Allen, and recorded in Volume 457, Page 469, D.R.C.C.T., same being the southeast corner of said remainder of a called 76.734 acre tract and of this easement. From said point, a 3/4-inch iron pipe found at the southeast corner of said Don W. Allen and Marilyn A. Allen tract bears N 57°35'59" E, a distance of 244.35 feet;



**THENCE** S 57°25'54" W, with said common line, a distance of 90.02 feet, to a point, for this southwest easement corner. From said point, a 1/2-inch iron pipe found at the southwest corner of said remainder of a called 76.734 acre tract, same being the southeast corner of a called 29.936 acre tract, as described in a deed to Brian A. Miller, and recorded in Document No. 201300006162, Official Public Records of Caldwell County, Texas (O.P.R.C.C.T.) bears S 57°58'33" W, a distance of 185.34 feet;

**THENCE** departing said common line, over and across said remainder of a called 76.734 acre tract, the following two (2) courses and distances:

- 1) N 31°53'38" W, a distance of 1,522.33 feet, to a point, for an angle corner of this easement, and
- 2) S 57°46'13" W, a distance of 917.07 feet, to a point on the common line of said remainder of a called 76.734 acre tract and said 29.936 acre tract, for an angle corner of this easement;

**THENCE** N 31°10'56" W departing said common line, over and across said remainder of a called 76.734 acre tract, a distance of 1,897.13 feet to the **POINT OF BEGINNING** and containing 10.825 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: 20 December 2019

PARCEL B015C



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**  
**4.182 Acres (182,168 Square Foot)**  
**90 Foot Wide Permanent Easement**

BEING A 4.182 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THEODORE BISSELL SURVEY, ABSTRACT NO. 43, AND THE JOHN H. FINCH SURVEY, ABSTRACT NO. 108, CALDWELL COUNTY, TEXAS, AND BEING A REMAINDER OF 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, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 4.182 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, for the south corner of a remainder of a called 101.7 acre tract as described in a deed to Edward D. Morgan and William J. Morgan, and recorded in Volume 387, Page 366, Deed Records of Caldwell County, Texas (D.R.C.C.T.);

**THENCE** N 40°36'22" W, with the southwest line of said remainder of a called 101.7 acre tract, a distance of 2,800.75 feet to a point on the common line of said remainder of a called 101.7 acre tract and said remainder of 437.795 acre tract, 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 remainder of 437.795 acre tract, the following two (2) courses and distances;

- 1) N 89°46'10" W, a distance of 1,891.98 feet to a point, for an angle corner of this easement,
- 2) N 60°11'58" W, a distance of 197.62 feet to a point on the common line of said remainder of 437.795 acre tract and a called 11.001 acre tract described in a deed to Strawberry LLC, recorded in Document No. 2020-002443, O.P.R.C.C.TX., for the southwest corner of this easement;

**THENCE** N 40°31'05" E, with the said common line a distance of 15.59 feet to a point for angle corner of this easement;

**THENCE** N 29°30'11" E, continuing with the said common line a distance of 74.68 feet to a point for the northwest 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** departing said common line, over and across said remainder of 437.795 acre tract, the following two (2) courses and distances;

- 1) S 60°11'58" E, a distance of 171.33 feet to a point, for an angle corner of this easement, and



- 2) S 89°46'10" E, a distance of 1,789.65 feet, to a point on said common line of said remainder of 437.795 acre tract and said remainder of a called 101.7 acre tract, for the northeast corner of this easement. From said point, a concrete monument leaning found at the northwest corner of said remainder of a called 101.7 acre tract bears N 40°53'52" W, a distance of 141.52 feet;

**THENCE** S 40°53'52" E, with said common line, a distance of 119.50 feet, to the **POINT OF BEGINNING** and containing 4.182 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: 16 December 2020

PARCEL C005C



Partners for a Better Quality of Life

Legal Description
0.209 Acre (9,104 Square Foot, more or less)
Variable Width Permanent Easement

BEING A 0.209 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, BEING A PORTION OF 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 THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T). SAID 0.209 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found being the east corner of said 9.55 acre tract, lying in the south line of that called 30.05 acre tract of land described in deed to Lynne Kay Moore, as recorded in Volume 557, Page 633 of said O.P.R.C.C.T., also lying in the north Right of Way (ROW) line of County Road 258 commonly known as Valley Way Drive (variable width ROW);

THENCE S 48° 57' 59" W, along the common line of said 9.55 acre tract and CR 258, a distance of 96.69 feet, to a point for the south 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.). From which a 1/2 inch iron rod found being the south corner of said 9.55 acre tract bears S 48° 57' 59" W, a distance of 227.12 feet;

THENCE leaving said common line, along the east line of said 20 foot wide easement, over and across said 9.55 acre tract, the following two (2) courses and distances:

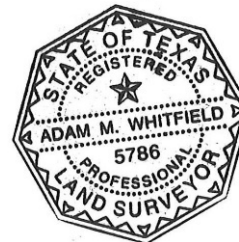
- 1. N 12° 00' 24" W, a distance of 105.58 feet, to a point for corner;
2. N 19° 35' 04" W, a distance of 121.85 feet, to a point for the north corner hereof lying in the common line of said 9.55 and 30.05 acre tracts. From which a 1/2 inch capped iron rod found and stamped "ASH 5687" being the northerly common corner of said 9.55 and 30.05 acre tracts 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. bears N 41° 17' 04" W, a distance of 611.07 feet;

THENCE S 41° 17' 04" E, along the common line of said 9.55 and 30.05 acre tracts a distance of 205.73 feet, to the POINT OF BEGINNING and containing 0.209 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



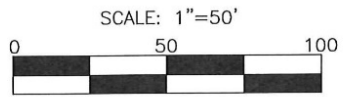


PARCEL C005C  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

- LEGEND**
- = Calculated Point
  - = Found Boundary Monument, As Noted
  - = Gas Sign
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence
  - = Gas Pipe line
  - 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

CALLED 48.558 ACRES  
GEORGE M. GRANT AND WIFE,  
ANNE M. GRANT  
VOLUME 581, PAGE 720  
O.P.R.C.C.T.

FOUND 1/2" CAPPED IRON ROD STAMPED "ASH 5687"



THOMAS MAXWELL SURVEY  
ABSTRACT NO. 188

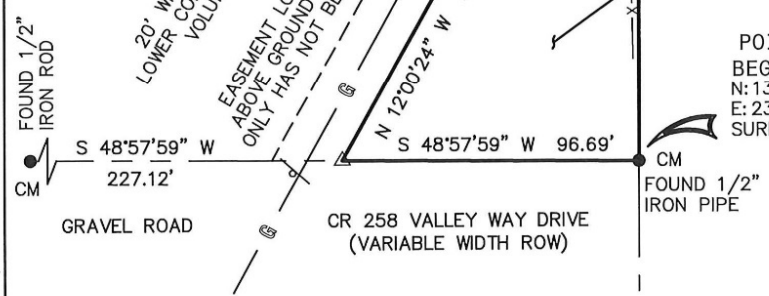
CALLED 9.55 ACRES  
GEORGE GRANT AND  
ANNE MOORE GRANT,  
HUSBAND AND WIFE  
VOLUME 557, PAGE 626  
O.P.R.C.C.T.

CALLED 30.05 ACRES  
LYNNE KAY MOORE  
VOLUME 557, PAGE 633  
O.P.R.C.C.T.

20' WIDE GASLINE EASEMENT  
LOWER COLORADO RIVER AUTHORITY  
VOLUME 574, PAGE 170  
D.R.C.C.T.  
EASEMENT LOCATION BASED ON  
ABOVE GROUND LEVEL B LOCATES  
ONLY HAS NOT BEEN FIELD VERIFIED

0.209 ACRES (9,104 SQ FT, MORE OR LESS)  
VARIABLE WIDTH PERMANENT EASEMENT

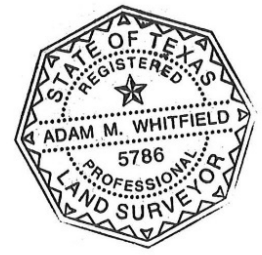
POINT OF  
BEGINNING  
N: 13870753.55  
E: 2346579.32  
SURFACE



Order: Aug. 24, 2020, 9:44am User ID: mwhitfield  
File: C:\Projects\ARWA\1800532-Alliance Water\Survey\SEGMENT C TITLES - Caldwell County\C005C\EXHIBIT EASEMENT\C005C\_PE.dwg



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.

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

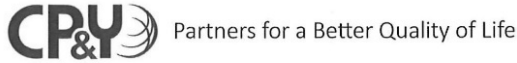
Date: August 24, 2020

PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C005C Easement.dwg Revision # XX DRAWN BY MDH

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PARCEL C007C



Legal Description
0.681 Acre (29,664 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 0.681 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, BEING A PORTION 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 THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T). SAID 0.681 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 that called 30.05 acre tract of land described in deed to Lynne Kay Moore, as recorded in Volume 557, Page 633 of said O.P.R.C.C.T. 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 said 48.558 acre tract

THENCE N 48° 55' 50" E, along the common line of said 48.558 and 30.05 acre tracts, a distance of 242.81 feet, to a point for the south corner hereof lying in the east line of that called 20 foot Right of Way (ROW) agreement to The Lower Colorado River Authority, as recorded in Volume 515, Page 344 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the POINT OF BEGINNING;

THENCE N 19° 35' 04" W, along the east line of said 20 foot wide ROW agreement, over and across said 48.558 acre tract, a distance of 514.17 feet, to a point for the west corner hereof lying in the south line of the Missouri Kansas and Texas Railway Right of Way (ROW) (100 foot wide ROW) according to the Right of Way Track Map station 2045+57 to 2256+77 Dated 06-30-1918, at the beginning of a non-tangent curve to the right having a central angle of 1° 19' 20", a radius of 2,693.39 feet and a chord bearing N 85° 33' 57" E, a chord distance of 62.16 feet;

THENCE along the common line of said 48.558 acre tract and the Union Pacific ROW, and along said non-tangent curve to the right, an arc distance of 62.16 feet, to a point for the north corner hereof;

THENCE S 19° 35' 04" E, leaving said common line, over and across said 48.558 acre tract, a distance of 474.31 feet, to a point for the east corner hereof lying in the common line of said 48.558 and 30.05 acre tracts. From which a concrete monument found being the easterly common corner of said 48.558 and 30.05 acre tracts bears N 48° 55' 50" E, a distance of 556.97 feet;

THENCE S 48° 55' 50" W, along the common line of said 48.558 and 30.05 acre tracts, a distance of 64.48 feet, to the POINT OF BEGINNING and containing 0.681 acres, more or less.

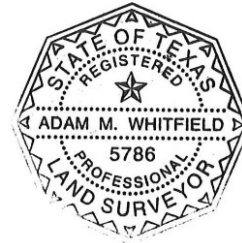
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

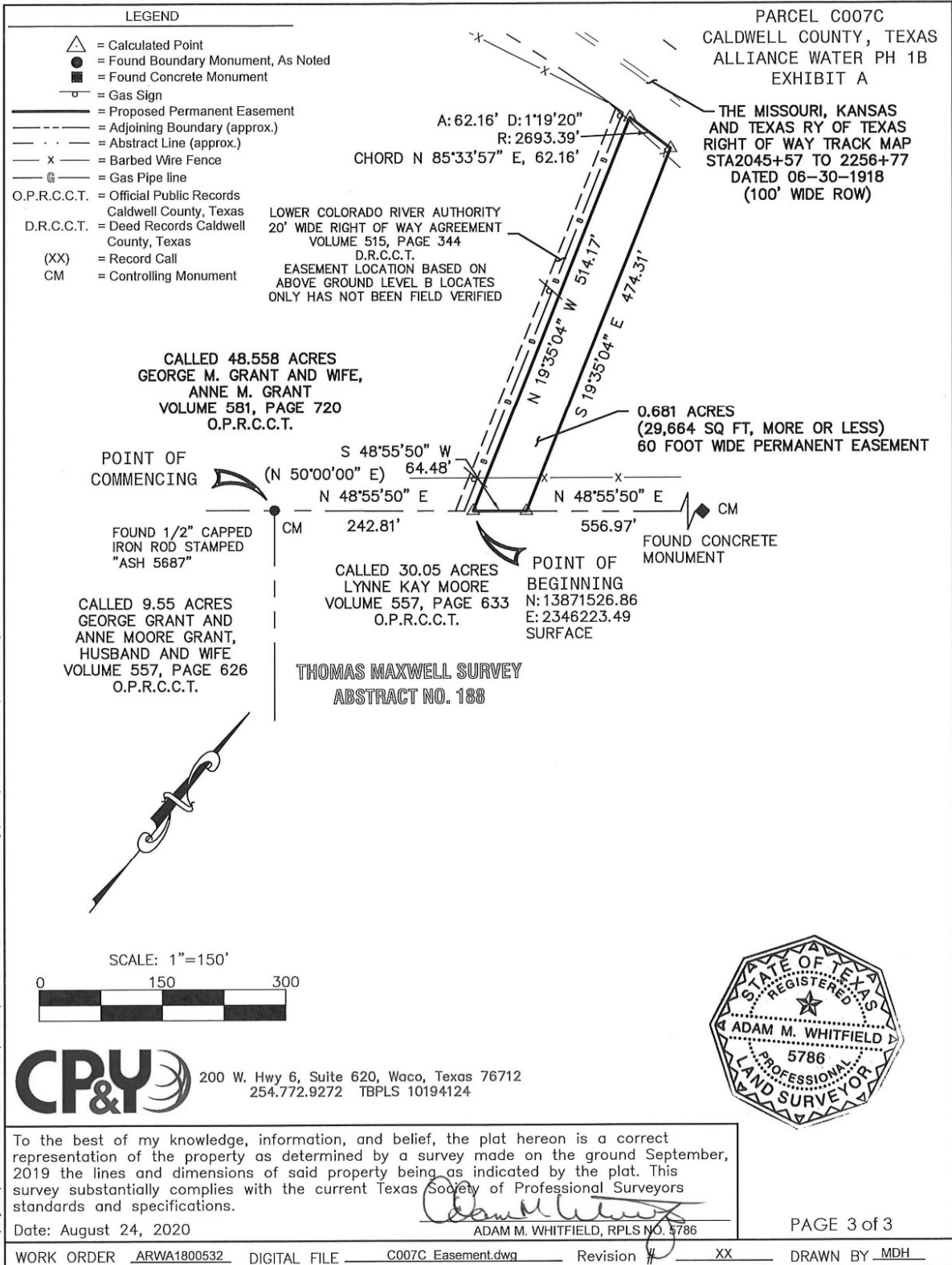
Handwritten signature of Adam M. Whitfield

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

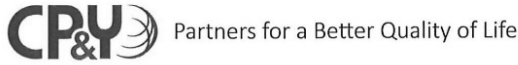
Date: 08-24-2020

August 24, 2020





PARCEL C017C



Legal Description
2.139 Acres (93,175 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 2.139 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINING PORTION OF THAT CALLED 162 ACRE TRACT OF LAND DESCRIBED IN DEED AS "SECOND TRACT" TO LEROY H. SCHNEIDER AND ALICE A. SCHNEIDER, AS TRUSTEES OF THE LEROY H. SCHNEIDER AND ALICE A. SCHNEIDER REVOCABLE LIVING TRUST, AS RECORDED IN CALDWELL COUNTY CLERKS FILE NUMBER 1997-970071 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 2.139 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch capped iron rod found stamped "CHARLES R. STEWART SURVEY" being the westerly common corner of said Second Tract and that called 511.1979 acre tract of land described in deed to Washoe Company, a Nevada Corporation, as recorded in Volume 516, Page 336 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), also lying in the southeast Right of Way (ROW) line of FM 1966 (variable width ROW). From which, a TXDOT concrete monument found lying in said southeast ROW and being the south corner of that called 4.62 acre tract of land, the save and except tract out of said Second Tract described in Instrument 1997-970071, bears N 41° 46' 13" W, a distance of 893.82 feet;

THENCE N 48° 19' 30" E (record call is 48° 55' 51" E), leaving said southeast ROW line, along the common line of said Second Tract and 511.1979 acres, a distance of 665.80 feet, to a point lying in the east line of that called 20 foot wide Easement and Right of Way described in deed to the Lower Colorado River Authority, as recorded in Instrument Number 1987-716 of said D.R.C.C.T., for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE leaving said common line, over and across said Second Tract and along the east line of said 20 foot wide easement and ROW, the following two (2) courses and distances

- 1) N 20° 01' 40" W, a distance of 375.18 feet, to an angle point hereof;
2) N 13° 57' 39" W, a distance of 1,177.01 feet, to a point lying in the northwest line of said Second Tract and the southeast ROW of Farmers Road (variable width ROW) for the northwest corner hereof;

THENCE N 48° 14' 53" E, along the northwest line of said Second Tract and said Farmers Road ROW, a distance of 67.82 feet, to a point for the northeast corner hereof;

THENCE leaving said ROW line, over and across said Second Tract, the following two (2) courses and distances

- 1) S 13° 57' 39" E, a distance of 1,205.46 feet, to an angle point hereof;
2) S 20° 01' 40" E, a distance of 348.19 feet, to a point lying in the common line of said Second Tract and 511.1979 acre tract for the southeast corner hereof. From which a 3/8 inch iron rod found being an angle point in the northwest line of said 511.1979 acre tract bears N 48° 19' 30" E, a distance of 475.83 feet;

THENCE S 48° 19' 30" W, along the common line of said Second Tract and 511.1979 acres, a distance of 64.55 feet, to the POINT OF BEGINNING and containing 2.139 acres, more or less.

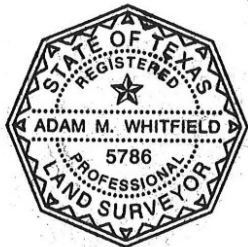
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

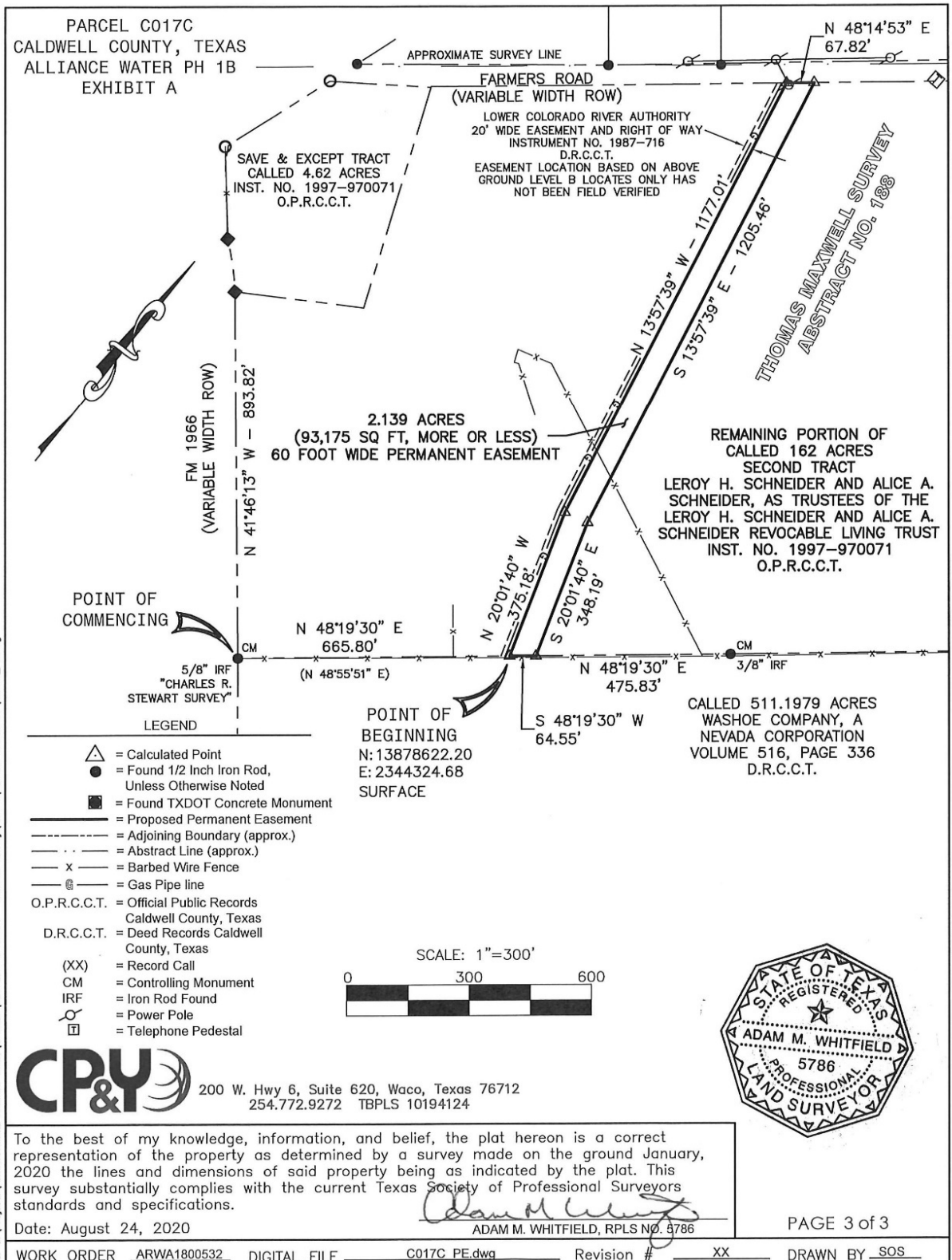
Handwritten signature of Adam M. Whitfield

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

Date: 08-24-2020

August 24, 2020





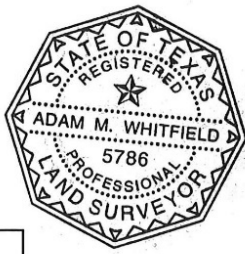
User ID: whitfield  
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 Date: Aug 24, 2020, 12:54pm  
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT C TITLES - Caldwell County\017C\EXHIBIT EASEMENT\0017C\_PE.dwg



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 January, 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.

Date: August 24, 2020  
 ADAM M. WHITFIELD, RPLS No. 5786



PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C017C PE.dwg Revision # XX DRAWN BY SOS

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PARCEL C018C – TRACT A



Partners for a Better Quality of Life

**TRACT A**  
**Legal Description**  
**3.716 Acres (161,869 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 3.716 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS YATES SURVEY, ABSTRACT NO. 313, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 100.00 ACRE TRACT OF LAND LESS AND EXCEPT THAT 2.32 ACRE TRACT OF LAND (FURTHER DESCRIBED IN VOLUME 354, PAGE 260, O.P.R.C.C.T.) DESCRIBED IN DEED AS "FIRST TRACT" TO LEONARD CHRISTOPHER GERMER, WILLIAM JEFFREY GERMER, AND JENNIFER LYNN REED AS RECORDED IN VOLUME 551, PAGE 368 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 3.716 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 iron rod found, being the southerly common corner of said First Tract and that called 100 acre tract of land described in deed as "First Tract" to Joseph Tannos and wife, Mary Frances Tannos, as recorded in Volume 333, Page 633 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.) and lying in the northwest Right of Way (ROW) line of Farmers Road (variable width ROW). From which a 1 inch iron bolt found, being the north corner of that called 101.6 acre tract of land, the parent tract of that called 50.8 acres described in deed as "Second Tract" to Leonard Christopher Germer, William Jeffrey Germer, and Jennifer Lynn Reed as recorded in said Volume 551, Page 368, O.P.R.C.C.T., bears N 41° 56' 14" W, a distance of 4,688.38 feet;

**THENCE** S 48° 01' 53" W, along the common line of said Germer First Tract and Farmers Rd ROW, a distance of 1,425.08 feet, to a point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract.

**THENCE** S 48° 01' 53" W (record call is S 50° W), continuing along the common line of said Germer First Tract and Farmers Rd ROW, a distance of 67.96 feet, to a point lying in the east line of that called 20 foot wide 1.196 acre Easement described in Final Judgment Cause No. 2920 to the Lower Colorado River Authority, as recorded in Volume H, Page 466, of the Civil Court Records of Caldwell County for the southwest corner hereof. From which a concrete monument found marking the approximate centerline of said easement bears N 88° 39' 01" W, a distance of 11.14 feet, and a 1/2 inch iron rod found being the southerly common corner of that called 2.32 acre tract of land described in deed to Leonard C. Germer and wife, Kimberly K. Germer as recorded in Volume 354, Page 260 of said O.P.R.C.C.T. and that called 4.0 acre tract of land described in deed to Leonard Germer as recorded in Volume 246, Page 353 of said O.P.R.C.C.T. bears S 48° 01' 53" W, a distance of 461.53 feet;

**THENCE** leaving said common line, over and across said Germer First Tract and along the east line of said 20 foot wide easement, the following two (2) courses and distances:

- 1) N 13° 57' 39" W, a distance of 76.11, to an angle point hereof;
- 2) N 12° 11' 47" W, a distance of 2,621.60 feet, to a point lying in the northwest line of said Germer First Tract and the southeast line of said "Second Tract" for the northwest corner hereof;

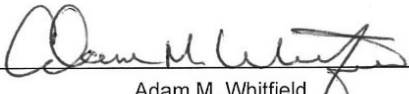
**THENCE** N 47° 55' 28" E, leaving the east line of said easement, along the common line of said Germer First and Second Tracts, a distance of 69.20 feet, to a point for the northeast corner hereof. From which the calculated northerly common corner of said First and Second Tracts bears N 47° 55' 28" E, a distance of 87.62 feet;



**THENCE** leaving said common line, over and across said Germer First Tract, the following two (2) courses and distances:

- 1) S 12° 11' 47" E, a distance of 2,655.15 feet, to an angle point hereof;
- 2) S 13° 57' 39" E, a distance of 43.28 feet, to the **POINT OF BEGINNING** and containing 3.716 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: 08-24-2020  
August 24, 2020



PARCEL C018C – TRACT B



Partners for a Better Quality of Life

**TRACT B**  
**Legal Description**  
**0.339 Acre (14,767 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 0.339 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS YATES SURVEY, ABSTRACT NO. 313, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 50.8 ACRE TRACT OF LAND, FURTHER DESCRIBED AS 101.6 ACRES LESS AND EXCEPT 50.8 ACRES, DESCRIBED IN DEED AS "SECOND TRACT" TO LEONARD CHRISTOPHER GERMER, WILLIAM JEFFREY GERMER, AND JENNIFER LYNN REED AS RECORDED IN VOLUME 551, PAGE 368 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 0.339 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 iron rod found, being the southerly common corner of that called 100.00 acre tract of land, less and except 2.32 acres, described in deed as "First Tract" to Leonard Christopher Germer, William Jeffrey Germer, and Jennifer Lynn Reed as recorded in said Volume 551, Page 368, O.P.R.C.C.T., and that called 100 acre tract of land described in deed as "First Tract" to Joseph Tannos and wife, Mary Frances Tannos, as recorded in Volume 333, Page 633 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.) and lying in the northwest Right of Way (ROW) line of Farmers Road (variable width ROW). From which a 1/2 inch iron rod found being the southerly common corner of that called 2.32 acre tract of land described in deed to Leonard C. Germer and wife, Kimberly K. Germer as recorded in Volume 354, Page 260 of said O.P.R.C.C.T. and that called 4.0 acre tract of land described in deed to Leonard Germer as recorded in Volume 246, Page 353 of said O.P.R.C.C.T. bears S 48° 01' 53" W, a distance of 1,954.57 feet;

**THENCE** N 41° 56' 14" W, leaving said ROW, along the common line of said Germer First Tract and Tannos First Tract, passing at a distance of 2,343.06 the calculated northerly common corner of said Germer First and Second Tracts and Tannos First Tract, and the south corner of that called 1.785 acre tract of land described in deed to Esteban Gonzales and Armelinda Gonzales, husband and wife, as recorded in Volume 504, Page 447 of said D.R.C.C.T., and continuing with the southeast line of said Second Tract and the southwest line of said 1.785 acres, and then the southwest line of that called 98.240 acre tract of land described in deeds to William Clifton McCrury and wife, Patricia McCrury, as recorded in Volume 103, Page 72, Volume 103, Page 792, and Volume 122, Page 748, of said O.P.R.C.C.T. for a total distance of 2,496.22 feet, to a point for the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

**THENCE** S 12° 11' 47" E, leaving said common line, over and across said Second Tract, a distance of 176.64 feet, to a point lying in the common line of said Germer First and Second Tracts for the southeast corner hereof;

**THENCE** S 47° 55' 28" W, along the common line of said Germer First and Second Tracts, a distance of 69.20 feet, to a point lying in the east line of that called 20 foot wide 1.196 acre Easement described in Final Judgment Cause No. 2920 to the Lower Colorado River Authority, as recorded in Volume H, Page 466, of the Civil Court Records of Caldwell County for the southwest corner hereof;

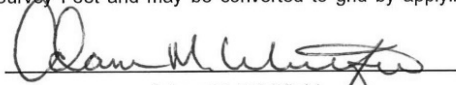
**THENCE** N 12° 11' 47" W, over and across said Second Tract and along the east line of said easement, a distance of 316.13 feet, to a point lying in the common line of said Second Tract and 98.240 acre tract for the northwest corner hereof. From which a 1 inch iron bolt found, being the north corner of the remainder of that called 100 acre tract of land, described in deed as "First Tract" to William Germer, Sr., as recorded in Volume 233, Page 127, of said D.R.C.C.T. (being the parent tract of said Germer Second Tract) bears N 41° 56' 14" W, a distance of 2,071.21 feet;





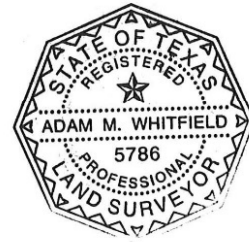
**THENCE** S 41° 56' 14" E, along the common line of said Second Tract and 98.240 acres a distance of 120.95 feet, to the **POINT OF BEGINNING** and containing 0.339 acres, more or less.

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.

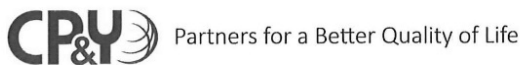


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-24-2020  
August 24, 2020



PARCEL C020C



Legal Description
3.383 Acre (147,363 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 3.383 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS YATES SURVEY, ABSTRACT NO. 313, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 98.240 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO WILLIAM CLIFTON McCRURY AND WIFE, PATRICIA McCRURY, AS RECORDED IN VOLUME 103, PAGE 72, VOLUME 103, PAGE 792, AND VOLUME 122, PAGE 748, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.) SAID 3.383 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1 inch bolt found being the northerly common corner of said 98.240 acre tract and the remainder of that called 100 acre tract of land described in deed as "First Tract" to William Germer, Sr., as recorded in Volume 233, Page 127, of the Deed Records Of Caldwell County, Texas (D.R.C.C.T.), further described as the northwest 1/2 of that called 101.6 acre tract of land as recorded in Volume 551, Page 368 of said O.P.R.C.C.T., and also lying in the southeast line of the remainder of that called 80 acre tract of land described in deed to Dawson L. Schnautz and wife, Kimberly B. Schnautz, as recorded in Volume 129, Page 318 of said O.P.R.C.C.T.

THENCE N 48° 02' 04" E, along the northwest line of said 98.240 acres and the southeast line of said 80 acres and that called 39.95 acre tract of land described in deed to the Hogan Revocable Living Trust, as recorded in County Clerks File Number 2016001922 of said O.P.R.C.C.T. and further described in Volume 362, Page 170 of said O.P.R.C.C.T., passing at a distance of 1,051.29 feet a 1/2 inch iron rod found being the southerly common corner of said 39.95 acre tract and the remainder of that called 80 acre tract of land described in deed to Dawson Louis Schnautz, Kevin Dwane Schnautz, Douglas Leon Schnautz And Krislyn Ann Schnautz, as recorded in Volume 148, Page 868 of said O.P.R.C.C.T. and further described in Volume 293, Page 543 of said D.R.C.C.T., and continuing along the common line of said 98.240 and 80 acre tracts for a total distance of 1,183.68 feet, to a point lying in the east line that called 20 foot wide 1.139 acre gas line easement described to the Lower Colorado River Authority in Final Judgment Cause 2921 as recorded in Volume H, Page 561, Civil Court of Caldwell County, Texas, for the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE N 48° 02' 04" E, continuing along the common line of said 80 and 98.240 acre tracts, a distance of 69.12 feet, to a point for the northeast corner hereof;

THENCE S 12° 11' 47" E, leaving said common line, over and across said 98.240 acre tract, a distance of 2,525.43 feet, to a point lying in the southwest line of said 98.240 acre tract and the northeast line of that called 101.6 acre tract, less and except 50.8 acre tract, described in deed as "Second Tract" to Leonard Christopher Germer, William Jeffrey Germer, and Jennifer Lynn Reed, as recorded in Volume 551, Page 368 of said O.P.R.C.C.T. for the southeast corner hereof. From which, a 1/2 inch iron rod found, being the southerly common corner of that called 100.00 acre tract, less and except 2.32 acres, described in deed as "First Tract" in said Volume 551, Page 368, O.P.R.C.C.T., and that called 100 acre tract of land described in deed as "First Tract" to Joseph Tannos and wife, Mary Frances Tannos as recorded in Volume 333, Page 633 of said D.R.C.C.T. bears S 41° 56' 14" E, a distance of 2,496.22 feet;

THENCE N 41° 56' 14" W, along the common line of said 98.240 and 101.6 acre tracts, a distance of 120.95 feet, to a point lying in the east line of said gas pipeline easement for the southwest corner hereof;

THENCE N 12° 11' 47" W, leaving said common line, over and across said 98.240 acre tract and along the east line of said 20 foot wide easement, a distance of 2,386.09 feet, to the POINT OF BEGINNING and containing 3.383 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.

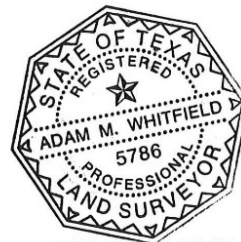
Handwritten signature of Adam M. Whitfield

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

Date: 8-24-2020

August 24, 2020

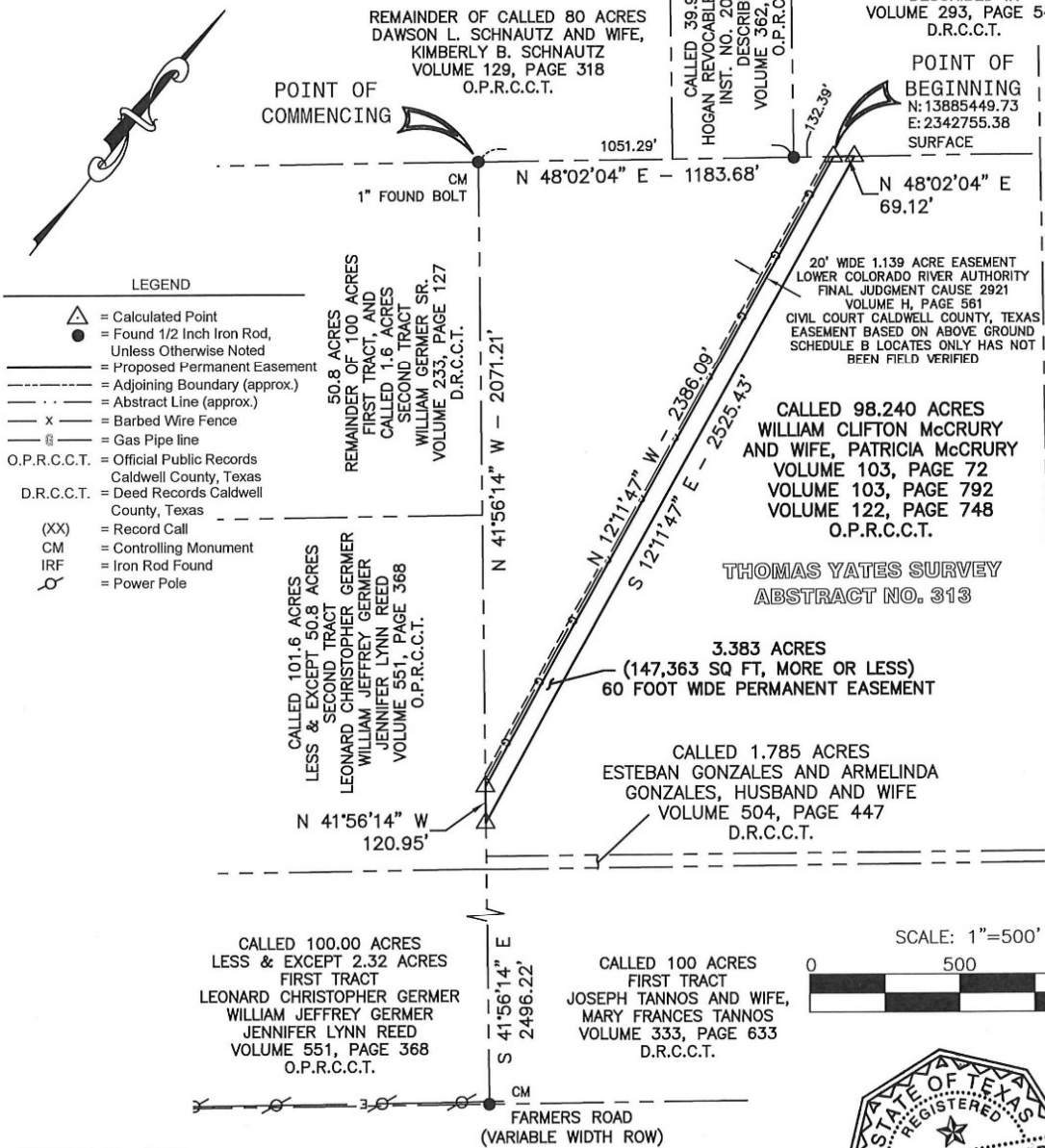
Page 2 of 3



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



PARCEL C020C  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A



- LEGEND**
- $\triangle$  = Calculated Point
  - $\bullet$  = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence
  - = Gas Pipe line
  - 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
  - IRF = Iron Rod Found
  - = Power Pole

Date: Aug 24, 2020, 2:37pm User: ID: whitfield File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Caldwell County\EXHIBIT EASEMENT\C020C\_PE.dwg



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 January, 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.

Date: August 24, 2020

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

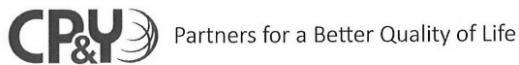


PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE C020C PE.dwg Revision # XX DRAWN BY SOS

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PARCEL C021C



Legal Description
6.073 Acre (264,540 Square Foot, more or less)
60 Foot Wide Permanent Easement

BEING A 6.073 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE THOMAS YATES SURVEY, ABSTRACT NO. 313, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 80 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAWSON LOUIS SCHNAUTZ, KEVIN DWANE SCHNAUTZ, DOUGLAS LEON SCHNAUTZ AND KRISLYN ANN SCHNAUTZ, AS RECORDED IN VOLUME 148, PAGE 868 OF THE OFFICAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.) BEING FURTHER DESCRIBED IN VOLUME 293, PAGE 543 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS (D.R.C.C.T.). SAID 6.073 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 being the southerly common corner of the remainder of said 80 acre tract and that called 39.95 acre tract of land described in deed to the Hogan Revocable Living Trust, as recorded in County Clerks File Number 2016001922 of said O.P.R.C.C.T. being further described in Volume 362, Page 170 of said O.P.R.C.C.T., also lying in the northwest line of that called 98.240 acre tract of land described in deeds to William Clifton McCrury and wife, Patricia McCury, as recorded in Volume 103, Page 72, Volume 103, Page 792, and Volume 122, Page 748 of said O.P.R.C.C.T. From which a 1 inch bolt found being the west corner of said 98.240 acre tract bears S 48° 02' 04" W, a distance of 1,051.29 feet;

THENCE N 48° 02' 04" E, along the common line of said 80 and 98.240 acre tracts, a distance of 132.39 feet, to a point for the south corner hereof lying in the east line of that called 20 foot wide 0.623 acre gas line easement to the Lower Colorado River Authority, According to Caldwell County Court Cause Number 2916, and the POINT OF BEGINNING;

THENCE N 12° 11' 47" W, leaving said common line, along the east line of said 20 foot wide easement, over and across said 80 acre tract, a distance of 1,206.50 feet, to a point for corner;

THENCE N 42° 05' 32" W, leaving said east line, continuing over and across said 80 acre tract, a distance of 3,236.20 feet, to a point for the north corner hereof lying in the common line of said 80 acre tract and a southeasterly cutback from the southeast Right of Way (ROW) line of State Highway 21 (100 foot wide ROW) to the southwest ROW line of County Road 229 (40 foot wide prescriptive ROW). From which a 1/2 inch iron rod found being the northerly common corner of the remainder of said 80 and 39.95 acre tracts bears S 52° 11' 06" W, a distance of 739.63 feet;

THENCE S 84° 38' 34" E, along the common line of said 80 acre tract and said cutback, a distance of 88.73 feet, to a point for corner lying in the common line of said 80 acre tract and County Road 229;

THENCE S 42° 05' 32" E, along the common line of said 80 acre tract and County Road 229, a distance of 3,186.85 feet, to a point for the east corner hereof;

THENCE S 12° 11' 47" E, leaving said common line, over and across said 80 acre tract, a distance of 1,188.20 feet, to a point for corner lying in the common line of said 80 and 98.240 acre tracts;

THENCE S 48° 02' 04" W, along the common line of said 80 and 98.240 acre tracts, a distance of 69.12 feet, to the POINT OF BEGINNING and containing 6.073 acres, more or less.

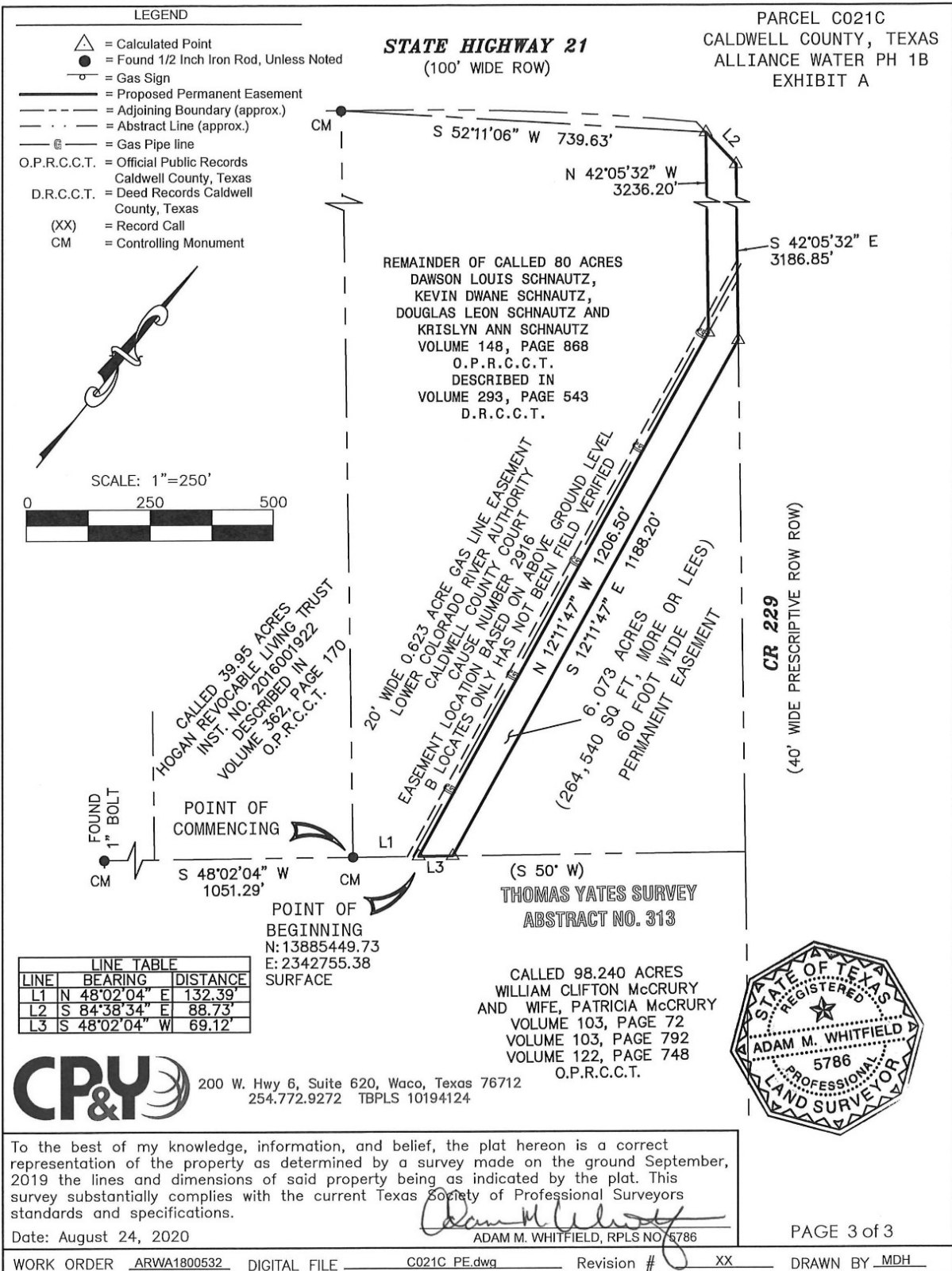
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Handwritten signature of Adam M. Whitfield

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

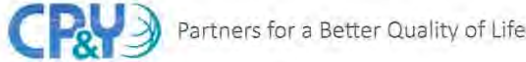
Date: 8-24-2020
August 24, 2020





Date: Aug 24, 2020, 2:46pm User ID: amwhitfield  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Caldwell County\C021C\EXHIBIT EASEMENT\C021C\_PE.dwg

PARCEL D028G



Legal Description
4.621 Acre (201,291 Square Foot)
90 Foot Wide Permanent Easement

BEING A 4.621 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE CYRUS CAMPBELL & BROTHERS SURVEY, ABSTRACT NO. 8, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 30.804 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN GIBERSON AND ANGELA GIBERSON, AS RECORDED IN VOLUME 2930, PAGE 1055 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 4.621 ACRE, 90 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 "Hinkle Surveyors" lying in common line of said 30.804 acre tract and that called 66.456 acre tract of land described in deed to Miles Muller and wife, Suzanna Dana Muller, as recorded in Volume 1210, Page 489 of said O.P.R.G.C.T.

THENCE S 49° 13' 36" W, along the common line of said 30.804 and 66.456 acre tracts, a distance of 798.09 feet, to the north corner hereof and the POINT OF BEGINNING;

THENCE departing said common line, over and across said 30.804 acre tract, the following four (4) courses and distances:

- 1. S 04° 13' 36" W, a distance of 127.28 feet, to a point for corner;
2. S 49° 13' 36" W, a distance of 1,697.09 feet, to a point at the beginning of a non-tangent curve to the right having a central angle of 03° 21' 59", a radius of 2438.09 feet and a chord bearing S 36° 11' 53" E, a chord distance of 143.23 feet;
3. Along said non-tangent curve to the right, an arc distance of 143.25 feet, to a point for corner;
4. S 34° 42' 34" E, a distance of 262.87 feet, to a point for corner lying in the common line of said 30.804 acre tract and that called 20.003 acre tract of land described as "Tract 3" in deed to Roger Dale Linebarger, as recorded in Guadalupe County Clerks File Number 2017023103 of said O.P.R.G.C.T. further described in Volume 459, Page 522 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.). From which a 1/2 inch iron rod found lying in the common line of said 30.804 and 20.003 acre tracts bears N 48° 58' 02" E, a distance of 1,619.01 feet;

THENCE S 48° 58' 02" W, along the common line of said 30.804 and 20.003 acre tracts, a distance of 90.55 feet, to a point for the south corner hereof lying in the east line of a 15 foot wide water line easement to Staples Farmers Corporation, as recorded in Volume 1614, Page 108 of said O.P.R.G.C.T.;

THENCE along the east line of said 15 foot wide easement, over and across said 30.804 acre tract, the following two (2) courses and distances:

- 1. N 34° 42' 34" W, a distance of 273.00 feet, to the beginning of a non-tangent curve to the left having a central angle of 05° 27' 24", a radius of 2348.09 feet and a chord bearing N 37° 14' 22" W, a chord distance of 223.54 feet;
2. Along said non-tangent curve to the left, an arc distance of 223.62 feet, to a point for the west corner hereof lying in the common line of said 30.804 and 66.456 acre tracts. From which a 3 inch steel fence corner post bears S 49° 13' 36" W, a distance of 16.39 feet;

THENCE N 49° 13' 36" E, along the common line of said 30.804 and 66.456 acre tracts, a distance of 1,874.21 feet, to the POINT OF BEGINNING and containing 4.621 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.

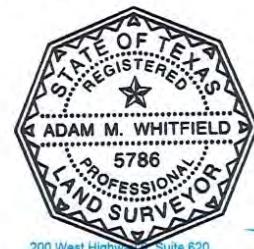
Handwritten signature of Adam M. Whitfield

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

Date: 08-03-2020

August 03, 2020

Page 2 of 3

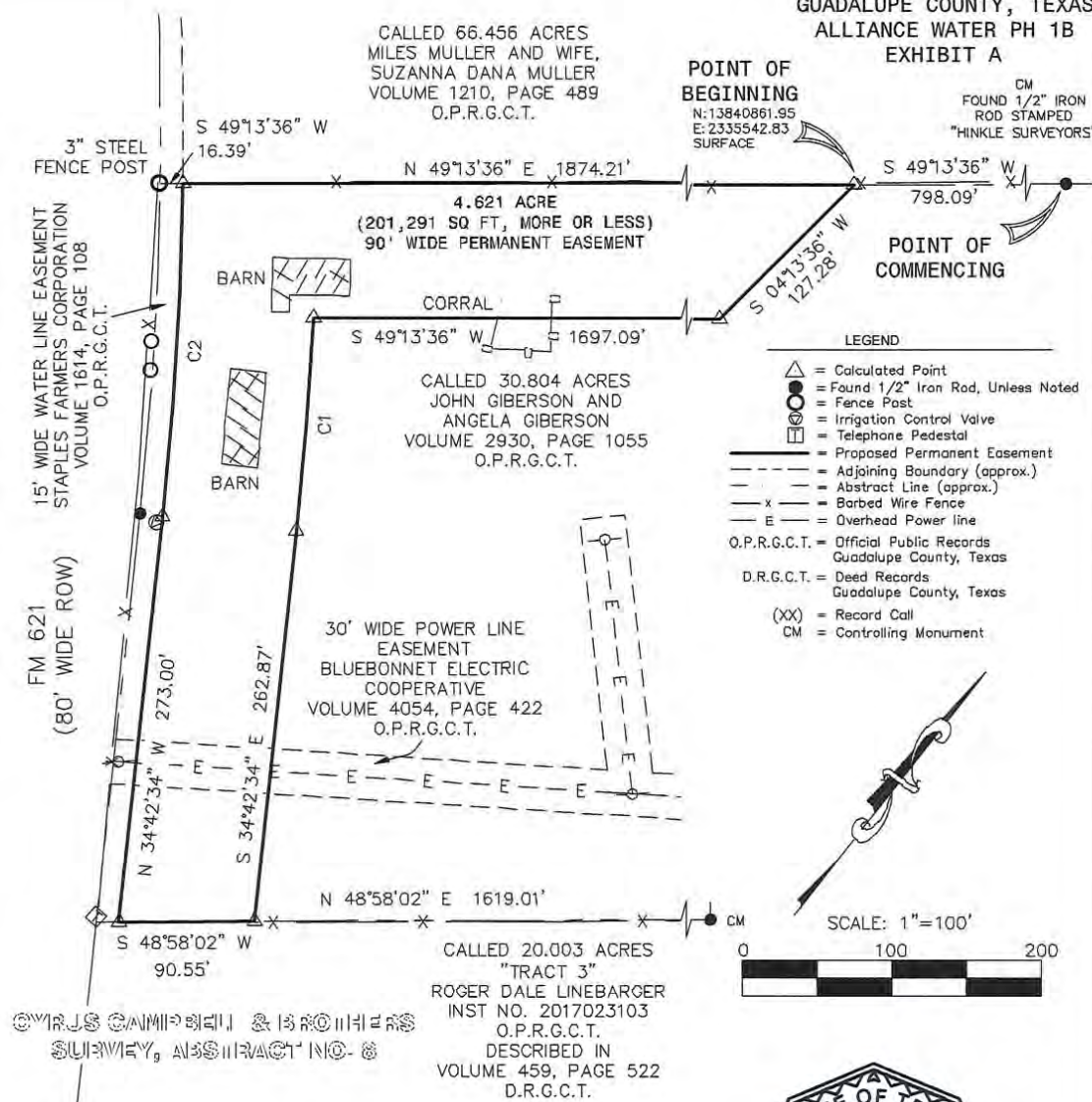


200 West Highway 1, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124

(p) 254.772.9272 · (f) 254.776.2924
www.cpyl.com

D028G

PARCEL D028G  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

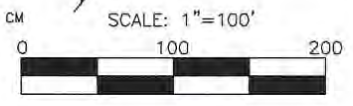


POINT OF BEGINNING  
N:13840861.95  
E:2335542.83  
SURFACE

CM  
FOUND 1/2" IRON  
ROD STAMPED  
"HINKLE SURVEYORS"

POINT OF COMMENCING

- LEGEND
- = Calculated Point
  - = Found 1/2" Iron Rod, Unless Noted
  - = Fence Post
  - = Irrigation Control Valve
  - = Telephone Pedestal
  - = 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

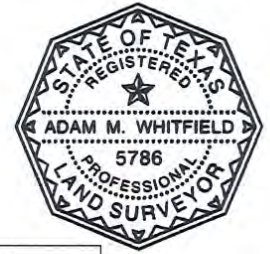


శ్రీ గోవిందాచార్య, ఆంధ్రప్రదేశ్ రాష్ట్రం నామినేట్డ్ సర్వేయింగ్ ఇంజనీర్స్, ఆంధ్రప్రదేశ్ రాష్ట్రం నామినేట్డ్ సర్వేయింగ్ ఇంజనీర్స్

CALLLED 20.003 ACRES  
"TRACT 3"  
ROGER DALE LINEBARGER  
INST NO. 2017023103  
O.P.R.G.C.T.  
DESCRIBED IN  
VOLUME 459, PAGE 522  
D.R.G.C.T.

CURVE TABLE					
CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 36°11'53" E	143.23'	2438.09'	143.25'	3°21'59"
C2	N 37°14'22" W	223.54'	2348.09'	223.62'	5°27'24"

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 January, 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.  
Date: August 03, 2020  
*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786

PARCEL D032G TRACT A



Legal Description  
0.251 Acre (10,934 Square Foot)  
90 Foot Wide Permanent Easement

BEING A 0.251 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE CYRUS CAMPBELL AND BROTHERS SURVEY, ABSTRACT NO. 8, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 77.93 ACRE TRACT OF LAND DESCRIBED IN DEED AS "SECOND TRACT" TO NOBLE ELLSWORTH KOEPP AND SHARON ANN KOEPP ATZGER, AS RECORDED IN VOLUME 1087, PAGE 836 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 0.251 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found stamped "GEO 899 9989", lying on the southwest Right of Way (ROW) line of Farm to Market Road 621, (80 foot wide ROW), being the north end of the west setback line of Farm to Market Road 1039 (80 foot wide ROW), and a easterly corner of that called 106.6 acre tract of land described in deed as "First Tract" to Noble Ellsworth Koepf and Sharon Ann Koepf Atzger, as recorded in Volume 1087, Page 836 of said O.P.R.G.C.T.:

THENCE N 34° 50' 50" W, along the common line of said 106.6 acre tract and said FM 621 southwest ROW, at 1,281.86 feet passing the easterly common corner of said 77.93 and 106.6 acre tracts and continuing along the common line of said 77.93 acre tract and said FM 621 ROW, in total a distance of 1,402.57 feet, to a point for the POINT OF BEGINNING and easternmost corner of the herein described tract;

THENCE S 48° 47' 00" W, leaving said FM 621 ROW, over and across said 77.93 acre tract a distance of 20.11 feet, to a point for corner lying on the southwesterly line of that called 20 foot wide Water line or Sewer line easement to Crystal Clear Special Utility District, as recorded in County Clerks File Number 2016-004402 of said O.P.R.G.C.T.:

THENCE S 34° 50' 50" E, along the southwesterly line of said 20 foot wide easement a distance of 18.68 feet, to a point for corner lying on the common line of said 77.93 and 106.6 acre tracts;

THENCE S 46° 51' 34" W (record call is S 60° 00' 00" W), along the common line of said 77.93 and 106.6 acre tracts a distance of 90.55 feet, to a point for corner the south corner hereof. From which a 1/2 inch capped iron rod found stamped "BLS 3024", being the westerly common corner of said 106.6 acre tract and that called 10.892 acre tract of land described in deed to Glen Ellis Payne and Dolores Payne, as recorded in Volume 4267, Page 343 of said O.P.R.G.C.T., bears S 48° 51' 34" W, a distance of 3,807.78 feet;

THENCE leaving said common line, over and across said 77.93 acre tract the following two (2) courses and distances:

1. N 34° 50' 50" W, a distance of 101.12 feet, to a point for the west corner hereof;
2. N 48° 47' 00" E, a distance of 110.68 feet, to a point for the north corner hereof and lying on the common line of said 77.93 acre tract and said FM 621 southwest ROW line. From which a 1/2 inch capped iron rod found stamped "GEO 899 9989", being a point of curvature of said ROW line bears N 34° 50' 50" W, a distance of 1,247.82 feet;

THENCE S 34° 50' 50" E, along the common line of said 77.93 acre tract and southwest ROW line a distance of 90.56 feet, to the POINT OF BEGINNING and containing 0.251 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*

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

Date: 01-24-2020  
January 24, 2020

Page 2 of 3



D032G\_A





PARCEL D032G\_A  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A

- LEGEND**
- = Calculated Point
  - = Found Capped Iron Rod, Stamped "Geo 699 9989", unless noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence
  - = Overhead Power line
  - = Power Pole
  - 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

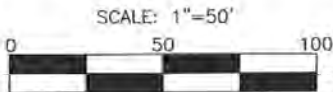
CYRUS CAMPBELL AND  
 BROTHERS SURVEY  
 ABSTRACT NO. 8

20' WATER LINE OR  
 SEWER LINE EASEMENT  
 CRYSTAL CLEAR SPECIAL  
 UTILITY DISTRICT  
 INST. NO. 2016-004402  
 O.P.R.G.C.T.

15' WATER LINE EASEMENT  
 STAPLES FARMERS CORPORATION  
 VOLUME 1570, PAGE 907  
 O.P.R.G.C.T.

CALLED 77.93 ACRES  
 SECOND TRACT  
 NOBLE ELLSWORTH KOEPP & SHARON  
 ANN KOEPP ATZGER  
 VOLUME 1087, PAGE 836  
 O.P.R.G.C.T.

LINE	BEARING	DISTANCE
L1	S 48°47'00" W	20.11'
L2	S 34°50'50" E	10.68'



FOUND 1/2" CAPPED IRON  
 ROD STAMPED "BLS 2024"

CALLED 10.892 ACRES  
 GLEN ELLIS PAYNE &  
 DOLORES PAYNE  
 VOLUME 4267, PAGE 343  
 O.P.R.G.C.T.



200 W. Hwy 6, Suite 620, Waco, Texas 76702  
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CALLED 106.6 ACRES  
 FIRST TRACT  
 NOBLE ELLSWORTH KOEPP & SHARON  
 ANN KOEPP ATZGER  
 VOLUME 1087, PAGE 836  
 O.P.R.G.C.T.

POINT OF  
 COMMENCING

POINT OF  
 BEGINNING  
 N: 13838308.52  
 E: 2334945.63  
 SURFACE

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, 2018 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, RPES NO. 5786

PAGE 3 of 3

WORK ORDER: ARWA190532 DIGITAL FILE: D032G\_A Easement.dwg Revision: # XX DRAWN BY: MDH

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PARCEL D032G – TRACT B



Partners for a Better Quality of Life

**Legal Description  
9.992 Acre (435,252 Square Foot)  
90 Foot Wide Permanent Easement**

BEING A 9.992 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE CYRUS CAMPBELL AND BROTHERS SURVEY, ABSTRACT NO. 8, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 106.6 ACRE TRACT OF LAND DESCRIBED IN DEED AS "FIRST TRACT" TO NOBLE ELLSWORTH KOEPP AND SHARON ANN KOEPP ATZGER, AS RECORDED IN VOLUME 1087, PAGE 836 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 9.992 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a point for the southerly common corner of said 106.6 acre tract of land and that called 10.892 acre tract of land described in deed to the Payne Family Revocable Living Trust, as recorded in County Clerks File Number 2016-00553 of said O.P.R.G.C.T., and lying in the northwest right of way (ROW) line of Farm to Market Road 1339 (80 foot wide ROW). From which a 1/2 inch iron rod found bears S 41° 32' 49" E, a distance of 0.36 feet, a concrete TXDOT monument found lying in said northwest ROW line bears S 48° 48' 41" W, a distance of 1,487.51 feet, and a concrete TXDOT monument found lying in said northwest ROW line bears N 48° 48' 41" E, a distance of 3,726.91 feet;

**THENCE** N 41° 32' 49" W, along the common line of said 106.6 and 10.892 acre tracts a distance of 28.80 feet, to a point for the **POINT OF BEGINNING** and the south corner of the tract herein described;

**THENCE** N 41° 32' 49" W, continuing along said common line a distance of 90.00 feet, to a point for corner. From which a 1/2 inch capped iron rod found stamped "BLS 2024", being the common northerly corner of said 106.6 and 10.892 acre tracts bears N 41° 32' 49" W, a distance of 1,043.21 feet;

**THENCE** leaving said common line, over and across said 106.6 acre tract, the following four (4) courses and distances:

- 1) N 48° 48' 41" E, a distance of 3,372.63 feet, to a point for an interior "ell" corner hereof;
- 2) N 44° 24' 38" W, a distance of 187.26 feet, to a point for corner;
- 3) N 46° 30' 21" E, a distance of 346.18 feet, to a point for an interior "ell" corner hereof;
- 4) N 34° 50' 50" W, a distance of 844.27 feet, to a point lying in the northwest line of said 106.6 acre tract and the southeast line of that called 77.93 acre tract of land described in deed as "Second Tract" to Noble Ellsworth Koepp and Sharon Ann Koepp Atzger, as recorded in Volume 1087, Page 836 of said O.P.R.G.C.T. for corner. From which the aforesaid 1/2 inch capped iron rod found stamped "BLS 2024" bears S 48° 51' 34" W (record call is S 50° 00' 00" W), a distance of 3,807.78 feet;

**THENCE** N 48° 51' 34" E, along the common line of said 106.6 and 77.93 acre tracts a distance of 90.55 feet, to a point lying in the southwesterly line of that called 20-foot wide water line or sewer line easement to Crystal Clear Special Utility District, as recorded in County Clerks File Number 2016-004402 of said O.P.R.G.C.T. for the north corner hereof;



THENCE leaving said common line, over and across said 106.6 acre tract, the following four (4) courses and distances:

- 1) S 34° 59' 50" E, along said southwesterly easement line a distance of 931.55 feet, to a point for corner;
- 2) S 46° 30' 21" W, leaving said southwesterly easement line a distance of 332.38 feet, to a point for an interior "ell" corner hereof;
- 3) S 44° 24' 38" E, a distance of 191.02 feet, to a point for corner;
- 4) S 48° 48' 41" W, a distance of 3,467.28 feet, to the **POINT OF BEGINNING** and containing 9.992 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.



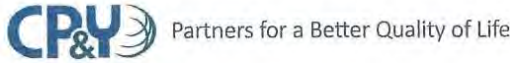
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 7-14-2020  
January 24, 2020

Revised Date: July 14, 2020



PARCEL D052G



TRACT A  
Legal Description  
0.472 Acre (20,560 Square Foot)  
90' Wide Permanent Easement

BEING A 0.472 ACRE, 90' WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 97.850 ACRE TRACT OF LAND DESCRIBED IN DEED TO DENNIS LUEHLFING AND DOREEN LUEHLFING AS RECORDED IN VOLUME 1736, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.472 ACRE 90' WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the northerly common corner of said 97.850 acre remainder tract and that called 40.00 acre tract of land as described in correction deed to Michael Dean Flinn and Jeanne E. Flinn, husband and wife, as recorded in Volume 2795, Page 959 of said O.P.R.G.C.T.;

**THENCE** S 41° 41' 45" E (record call is S 41° 17' 46" E), along the southwest line of said 40.00 acre tract, being the northeast line of the remainder of said 97.850 acre tract, a distance of 3,469.72 feet, to a point for the **POINT OF BEGINNING** and the north corner of the herein described tract;

**THENCE** S 41° 41' 45" E, continuing along said common line a distance of 90.00 feet, to a point for the east corner hereof and lying in the northwest line of a called 20' wide waterline easement described to Crystal Clear Water Supply Corporation as recorded in Volume 375, Page 514 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.), and lying northwest 20.00 feet from the northwest right of way (R.O.W.) line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.) when measured at right angles;

**THENCE** S 48° 49' 55" W, over and across said 97.850 acre tract, and along said northwest easement line a distance of 232.83 feet, to a point for the south corner hereof, and lying in the northeast line of that called 2.150 acre tract of land described in deed to Dennis Luehlfing and Doreen Luehlfing as recorded in Volume 1736, Page 42 of said O.P.R.G.C.T. From which a 1/2 inch capped iron rod found stamped "B&A RPLS 2633", being the easterly south corner of said 2.150 acre tract and lying in said FM 1339 northwest R.O.W. line bears S 35° 56' 51" E, a distance of 20.08 feet;

**THENCE** N 35° 56' 51" W, along the northeast line of said 2.150 acre tract, being an interior line of said 97.850 acre tract, a distance of 90.37 feet, to a point for the west corner hereof. From which a 1/2 inch capped iron rod found stamped with illegible writing, being an angle point in the northeast line of said 2.150 acre tract bears N 35° 56' 51" W, a distance of 652.93 feet;

**THENCE** N 48° 49' 55" E, over and across said 97.850 acre tract a distance of 223.77 feet, to the **POINT OF BEGINNING** and containing 0.472 acre, more or less.

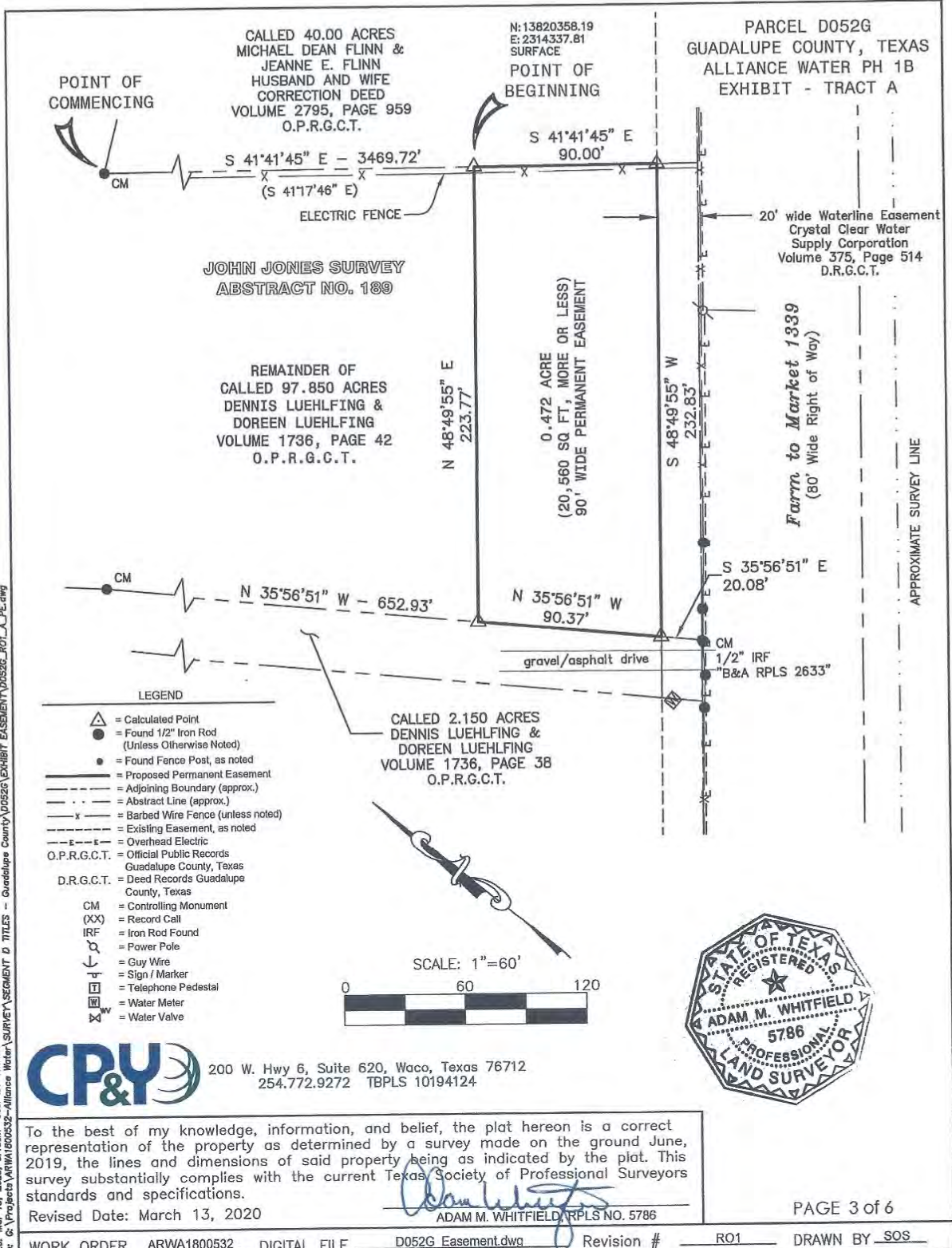
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

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

Date: 03-13-2020  
February 12, 2020

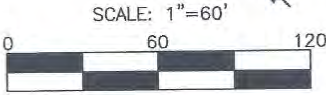
Revised Date: March 13, 2020





Date: Mar 13, 2020, 8:15am User: jr\_samith  
 File: G:\Projects\ARWA1800532-Alliance Water Survey\SEGMENT D TITLES - Guadalupe County\0526\EXHIBIT EASEMENT\0526G\_RO1\_A\_PE.dwg

- LEGEND**
- = Calculated Point
  - = Found 1/2" Iron Rod (Unless Otherwise Noted)
  - = Found Fence Post, as noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence (unless noted)
  - = Existing Easement, as noted
  - = Overhead Electric
  - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. = Deed Records Guadalupe County, Texas
  - CM = Controlling Monument
  - (XX) = Record Call
  - IRF = Iron Rod Found
  - = Power Pole
  - = Guy Wire
  - = Sign / Marker
  - = Telephone Pedestal
  - = Water Meter
  - = Water Valve



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.

Revised Date: March 13, 2020

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

PAGE 3 of 6

WORK ORDER ARWA1800532 DIGITAL FILE D052G Easement.dwg Revision # RO1 DRAWN BY SOS

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Partners for a Better Quality of Life

**TRACT B**  
**Legal Description**  
**2.200 Acre (95,832 Square Foot)**  
**90' Wide Permanent Easement**

BEING A 2.200 ACRE, 90' WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 97.850 ACRE TRACT OF LAND DESCRIBED IN DEED TO DENNIS LUEHLFING AND DOREEN LUEHLFING AS RECORDED IN VOLUME 1736, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 2.200 ACRE 90' WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 4 inch creosote fence post found, being a common angle point in the southwest line of said 97.850 acre tract and the northeast line of that called 84.946 acre tract of land described in deed to William Terry Morris as recorded in Volume 1887, Page 125 of said O.P.R.G.C.T., with 50% interest gifted to Sheryllyn K. Morris, [his] wife, as recorded in Volume 2354, Page 521 of said O.P.R.G.C.T.;

**THENCE** S 33° 54' 29" E (record call is S 33° 32' 29" E), along said common line a distance of 520.11 feet, to a point for the **POINT OF BEGINNING** and the west corner of the herein described tract;

**THENCE** leaving said common line over and across said 97.850 acre tract, the following three (3) courses and distances:

- 1) N 49° 06' 10" E, a distance of 97.28 feet, to a point for the westerly north corner hereof;
- 2) S 34° 55' 07" E, a distance of 378.78 feet, to a point for an interior "ell" corner hereof;
- 3) N 48° 54' 36" E, a distance of 586.95 feet, to a point for the easterly north corner hereof, and lying in the southwest line of that called 2.150 acre tract of land described in deed to Dennis Luehlfing and Doreen Luehlfing as recorded in Volume 1736, Page 42 of said O.P.R.G.C.T.;

**THENCE** S 35° 56' 51" E, along the southwest line of said 2.150 acre tract, being an interior line of said 97.850 remainder tract, a distance of 90.36 feet, to a point for the east corner hereof and lying in the northwest line of a called 20' wide waterline easement described to Crystal Clear Water Supply Corporation as recorded in Volume 375, Page 514 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.), and lying northwest 20.00 feet from the northwest right of way (R.O.W.) line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.) when measured at right angles;

**THENCE** S 48° 54' 36" W, over and across said 97.850 acre tract and along said northwest easement line a distance of 679.10 feet, to a point for the south corner hereof, and lying in the southwest line of said 97.850 acre tract and the northeast line of that called 25 foot wide strip of land reserved in Volume 77, Page 452 of said D.R.G.C.T. From which a 1/2 inch iron rod found in concrete, being the south corner of said 97.850 acre tract and lying in said FM 1339 northwest R.O.W. line bears S 34° 55' 07" E, a distance of 20.12 feet;

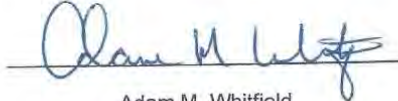
**THENCE** along the southwest lines of said 97.850 acre tract, the following three (3) courses and distances:

- 1) N 34° 55' 07" W, along the apparent northeast line of said 25 foot wide reservation a distance of 379.11 feet, to a 1/2 inch iron rod found, being an interior "ell" corner of said 97.850 acre tract for an interior "ell" corner hereof;
- 2) S 49° 06' 10" W, along the apparent northwest line of said 25 foot wide reservation a distance of 8.40 feet, to a 2 inch steel post found, being the southerly common corner of said 97.850 acre tract and the aforesaid 84.946 acre tract, for an exterior "ell" corner hereof;



- 3) N 33° 54' 29" W, along the common line of said 97.850 and 84.946 acre tract, a distance of 90.67 feet, to the **POINT OF BEGINNING** and containing 2.200 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: 03-13-2020  
February 12, 2020

Revised Date: March 13, 2020



PARCEL D053G



Legal Description  
0.062 Acre (2,701 Square Foot)  
90' Wide Permanent Easement

BEING A 0.062 ACRE, 90' WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 2.150 ACRE TRACT OF LAND DESCRIBED IN DEED TO DENNIS LUEHLFING AND DOREEN LUEHLFING AS RECORDED IN VOLUME 1736, PAGE 38 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.062 ACRE 90' WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found in concrete, being the south corner of that called 97.850 acre tract of land described in deed to Dennis Luehling and Doreen Luehling as recorded in Volume 1736, Page 42 of said O.P.R.G.C.T. and lying in the northwest right of way (R.O.W.) line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.);

**THENCE** N 48° 54' 36" E (record call is N 49° 13' 32" E), along the southeast line of said 97.850 acre tract and said FM 1339 northwest R.O.W. line a distance of 709.46 feet, to a 1/2 inch capped iron rod found stamped "B&A RPLS 2633", being the east corner of said 2.150 acre tract and an exterior "ell" corner of the said 97.850 acre remainder tract;

**THENCE** N 35° 56' 51" W, leaving said R.O.W. line, along the northeast line of said 2.150 acre tract a distance of 28.96 feet, to a point for the **POINT OF BEGINNING** and the east corner of the herein described tract, and lying in the northwest line of a called 29' wide waterline easement described to Crystal Clear Water Supply Corporation as recorded in Volume 375, Page 514 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.)

**THENCE** S 48° 54' 36" W, over and across said 2.150 acre tract and along said northwest easement line a distance of 29.99 feet, to a point lying in the southwest line of said 2.150 acre tract for the south corner hereof;

**THENCE** N 35° 56' 51" W, along said 2.150 acre southwest line a distance of 90.36 feet, to a point for the west corner hereof;

**THENCE** N 48° 54' 36" E, over and across said 2.150 acre tract a distance of 29.99 feet, to a point lying in the northeast line of said 2.150 acre tract for the north corner hereof. From which a 1/2 inch capped iron rod found stamped with illegible writing, being an angle point in said northeast line bears N 35° 56' 51" W (record call is N 35° 33' 29" W), a distance of 652.93 feet;

**THENCE** S 35° 56' 51" E along the northeast line of said 2.150 acre tract a distance of 90.36 feet, to the **POINT OF BEGINNING** and containing 0.062 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.

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

Date: 02-12-2020  
February 12, 2020





PARCEL D053G  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A

REMAINDER OF  
 CALLED 97.850 ACRES  
 DENNIS LUEHLFING AND  
 DOREEN LUEHLFING  
 VOLUME 1736, PAGE 42  
 O.P.R.G.C.T.

JOHN JONES SURVEY  
 ABSTRACT NO. 100

LINE	BEARING	DISTANCE
L-1	N 35°56'51" W	20.08'
L-2	S 48°54'36" W	29.99'
L-3	N 48°54'36" E	29.99'

CALLED 2.150 ACRES  
 DENNIS LUEHLFING &  
 DOREEN LUEHLFING  
 VOLUME 1736, PAGE 38  
 O.P.R.G.C.T.

0.062 ACRE  
 (2,701 SQ FT, MORE OR LESS)  
 90' WIDE PERMANENT EASEMENT

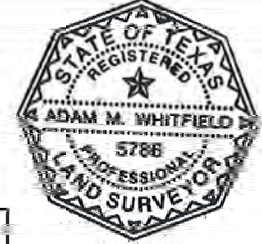
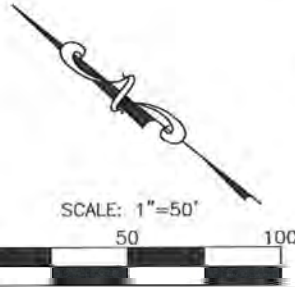
REMAINDER OF  
 CALLED 97.850 ACRES  
 DENNIS LUEHLFING AND  
 DOREEN LUEHLFING  
 VOLUME 1736, PAGE 42  
 O.P.R.G.C.T.

20' wide Waterline Easement  
 Crystal Clear Water  
 Supply Corporation  
 Volume 375, Page 514  
 D.R.G.C.T.

50% Ownership  
 25' Wide Strip  
 Volume 77, Page 452  
 D.R.G.C.T.

Farm to Market 1339  
 (80' Wide Right of Way)

- LEGEND**
- ▲ = Calculated Point
  - = Found 1/2" Iron Rod (Unless Otherwise Noted)
  - = Found TXDOT concrete monument
  - = Found Fence Post, as noted
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - - - = Abstract Line (approx.)
  - - - x - - - = Barbed Wire Fence (unless noted)
  - - - = Existing Easement, as noted
  - - - E - - - = Overhead Electric
  - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. = Dead Records Guadalupe County, Texas
  - CM = Controlling Monument
  - (XX) = Record Call
  - IRF = Iron Rod Found
  - ⊙ = Power Pole
  - ⊙ = Guy Wire
  - ⊙ = Sign / Marker
  - ⊙ = Telephone Pedestal
  - ⊙ = Water Meter
  - ⊙ = Water Valve
  - ⊙ = Fire Hydrant



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 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: February 12, 2020  
 ADAM M. WHITFIELD, RPLS NO. 5786

Date: Feb 12, 2020, 11:07:10 AM  
 User: jll  
 File: G:\Projects\ARWA180552-ARWA180552-ARWA180552-SURVEY\SDM\NT D TITLES - Guadalupe County\D053G\EXHIBIT EASEMENT\D053G\_PE.dwg

PARCEL D054G



Legal Description
3.648 Acres (158,907 Square Foot)
90 Foot Wide Permanent Easement

BEING A 3.648 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 84.946 ACRE TRACT OF LAND DESCRIBED IN DEED TO WILLIAM TERRY MORRIS AS RECORDED IN VOLUME 1887, PAGE 125 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), WITH 50% UNDIVIDED INTEREST GIFTED IN DEED TO SHERILYN K. MORRIS, [HIS] WIFE AS RECORDED IN VOLUME 2354, PAGE 521 OF SAID O.P.R.G.C.T. SAID 3.648 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch capped iron rod found stamped "Baker Surveying", being the southerly common corner of said 84.946 acre tract and that called 135 acre tract of land described in deed to Ritter Living Trust as recorded in County Clerks File Number 2017002329 and further described in Volume 2423, Page 215 of said O.P.R.G.C.T., and lying in the southeast line of that called 20 foot wide waterline easement described to Crystal Clear Water Supply Corporation as recorded in Volume 375, Page 558 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.) and the northwest right of way (R.O.W.) line of Farm to Market Road 1339 (FM 1339, 80' wide R.O.W.);

THENCE N 49° 04' 21" E, along the common southeast line of said 84.946 acre tract and said waterline easement and said FM 1339 northwest R.O.W. line, a distance of 101.32 feet, to a point for the POINT OF BEGINNING and south corner of the herein described tract;

THENCE departing said common line, over and across said 84.946 acre tract, the following four (4) courses and distances:

- 1) N 43° 03' 40" W, a distance of 110.08 feet, to a point for corner;
2) N 49° 04' 21" E, a distance of 322.13 feet, to a point for an interior "ell" corner hereof;
3) N 37° 13' 16" W, a distance of 380.31 feet, to a point for corner;
4) N 49° 06' 10" E, a distance of 1,050.31 feet, to a point lying in the northeast line of said 84.946 acre tract and the southwest line of the remainder of that called 97.850 acre tract of land described in deed to Dennis Luehlfing and Doreen Luehlfing as recorded in Volume 1736, Page 42 of said O.P.R.G.C.T. for the north corner hereof. From which a 4 inch creosote fence corner found, being an angle point in said common line bears N 33° 54' 29" W (record call is N 33° 32' 29" W), a distance of 520.11 feet;

THENCE S 33° 54' 29" E, along the common line of said 84.946 and 97.850 acre tracts a distance of 90.67 feet, to a 2 inch steel post found, being the northerly east corner of said 84.946 acre tract and an exterior "ell" corner of said 97.850 acre tract for a corner hereof. From which a 1/2 inch iron rod found, being an interior "ell" corner of said 97.850 acre tract and the apparent northeast corner of that called 25 foot wide strip of land reserved in Volume 77, Page 452 of said D.R.G.C.T. bears N 49° 06' 10" E, a distance of 8.40 feet;

THENCE departing the southwest line of said 97.850 acre tract, along the southerly southeast lines of said 84.946 acre tract, the following two (2) courses and distances:

- 1) S 49° 06' 10" W (record call is S 49° 30' 22" W, a distance of 955.43 feet), along the northwest line of said 25 foot wide strip reservation, and then the northwest line of that called 3.30 acre tract of land described in deed to Paul Black as recorded in Volume 4217, Page 699 of said O.P.R.G.C.T., passing at 168.3 feet a 1/2 inch iron rod found in the northwest line of said 3.30 acre tract, and continuing along the northwest line of said 3.30 acre tract and then the northwest line of that called 4.577 acre tract of land described in deed to Jorge Antonio Rodriguez and Lorena G. Rodriguez as recorded in Volume 1221, Page 291 of said O.P.R.G.C.T., a total distance of 954.87 feet, to a 2 inch steel post



found, being the westerly common corner of said 84.946 and 4.577 acre tracts for an interior "ell" corner hereof;

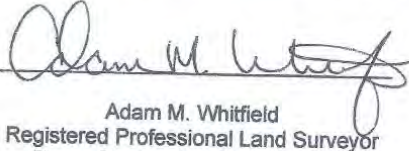
- 2) S 37° 13' 16" E (record call is S 36° 22' 16" E), along the southwest line of said 4.577 acre tract a distance of 380.26 feet, to a point lying in the northwest line of the aforesaid 20 foot wide waterline easement for corner hereof. From which a 1/2 inch iron rod found, being the southerly common corner of said 84.946 and 4.577 acre tracts and lying in the aforesaid FM 1339 northwest R.O.W. line bears S 37° 13' 16" E, a distance of 20.04 feet;

**THENCE** departing said common line, over and across said 84.946 acre tract, the following two (2) courses and distances:

- 1) S 49° 04' 21" W, along said northwest easement line a distance of 313.07 feet, to a point for an interior "ell" corner hereof;
- 2) S 43° 03' 40" E, over and across said waterline easement, a distance of 20.01 feet, to a point lying in the southeast line of said 84.946 acre tract and said easement and in said FM 1339 northwest R.O.W. line for corner;

**THENCE** S 49° 04' 21" W, along said common line a distance of 90.06 feet, to the **POINT OF BEGINNING** and containing 3.648 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: 03-24-2020  
March 24, 2020

D054G

Page 3 of 4

200 West Highway 6, Suite 620  
Waco, Texas 76712  
TBPE # F-1741  
TEPLS # 19194124  
(p) 254.772.9272 • (f) 254.776.2924  
www.cpsy.com



PARCEL D056G



Partners for a Better Quality of Life

Legal Description
0.560 Acre (24,394 Square Foot)
90 Foot Wide Permanent Easement

BEING A 0.560 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SOLOMON BARNES SURVEY, ABSTRACT NO. 56, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 48 ACRE TRACT OF LAND DESCRIBED IN DEED AS "FIRST TRACT" TO FRANK HERNANDEZ, SR., AS RECORDED IN VOLUME 302, PAGE 99 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS (D.R.G.C.T.). SAID 0.560 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found stamped "BLS 2024", being a common corner of the remainder of that called 42.909 acre tract of land described in deed to J.C. Stolte and wife, Karen Stolte as recorded in Volume 1527, Page 606 of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.) and the remainder of said 48 acre tract for the north corner of the herein described tract. From which a 1/2 inch iron rod found, being a common corner of said 42.909 and 48 acre remainder tracts bears N 49° 11' 46" E, a distance of 478.36 feet;

THENCE S 41° 04' 58" E (record call is S 40° 38' 12" E), along the southwest line of said 42.909 acre tract, being the northeast line of the remainder of said 48 acre tract, a distance of 90.00 feet, to a point for the east corner hereof. From which a 1/2 inch iron rod found, being the southerly common corner of said 42.909 and 48 acre remainder tracts bears S 41° 04' 58" E, a distance of 449.62 feet;

THENCE S 49° 11' 46" W, departing said common line, over and across said 48 acre tract a distance of 284.83 feet, to a point lying in the centerline of York Creek (as located in June, 2019), being the southwest line of said 48 acre tract and the northeast line of that called 104.54 acre tract of land described as "Tract 2" in deed to Chapman Interest - Guadalupe, LLC, as recorded in Volume 2921, Page 628 of said O.P.R.G.C.T., for the south corner hereof;

THENCE N 23° 48' 20" W, along said common line, being the centerline of York Creek, a distance of 94.11 feet, to a point for the west corner hereof;

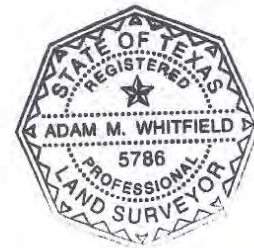
THENCE N 49° 11' 46" E, departing said common line, over and across said 48 acre tract a distance of 256.88 feet, to the POINT OF BEGINNING and containing 0.560 acre, more or less.

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.

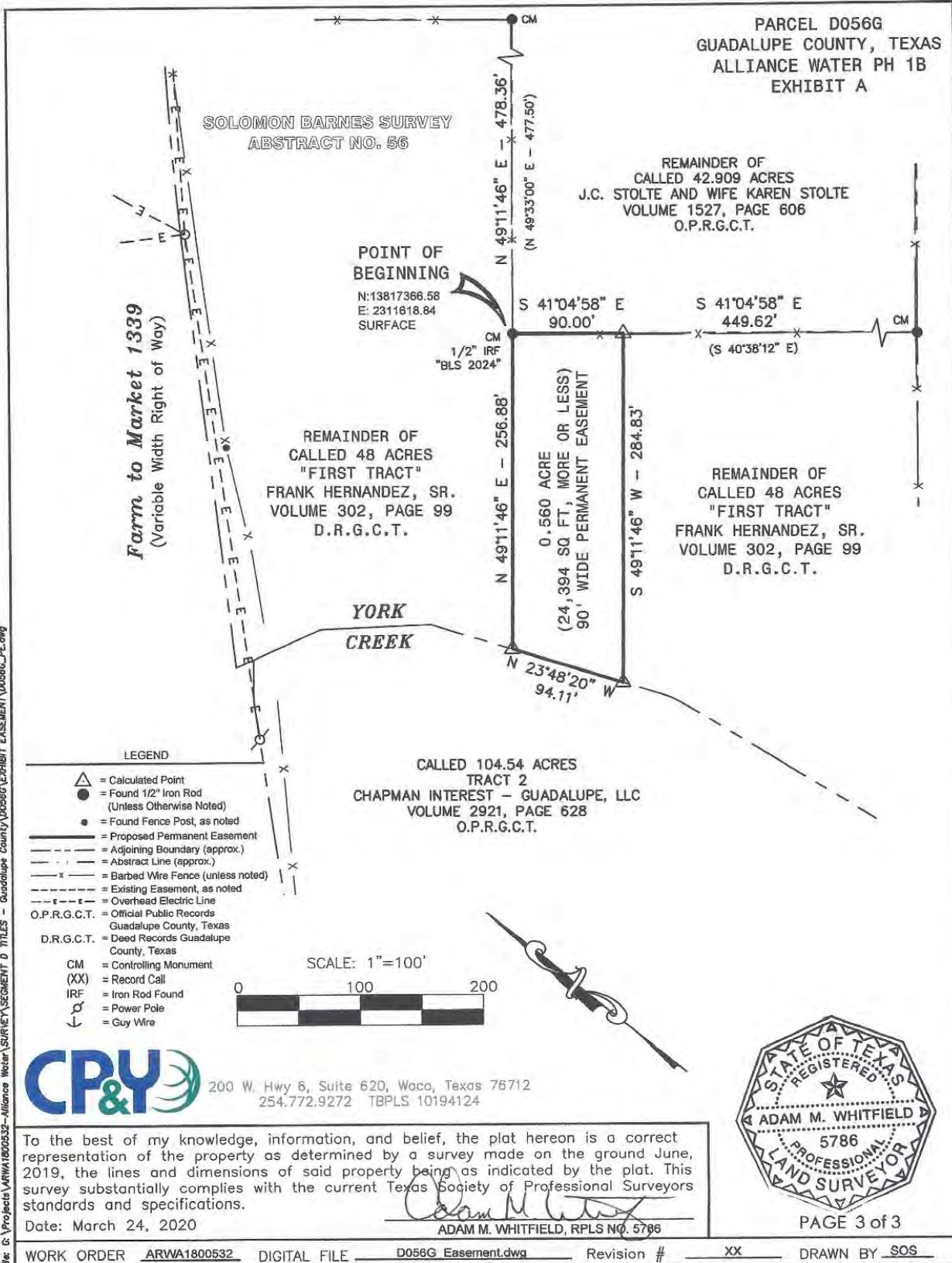
Handwritten signature of Adam M. Whitfield

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

Date: 03-24-2020
March 24, 2020

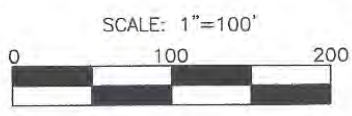


PARCEL D056G  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A



Date: Apr 28, 2020, 3:56pm User: dsmith File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT D TITLES - Guadalupe County\D056G\EXHIBIT A\EASEMENT\D056G\_PE.dwg

- LEGEND**
- = Calculated Point
  - = Found 1/2" Iron Rod (Unless Otherwise Noted)
  - = Found Fence Post, as noted
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence (unless noted)
  - = Existing Easement, as noted
  - = Overhead Electric Line
  - O.P.R.G.C.T. = Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. = Deed Records Guadalupe County, Texas
  - CM = Controlling Monument
  - (XX) = Record Call
  - IRF = Iron Rod Found
  - = Power Pole
  - = Guy Wire

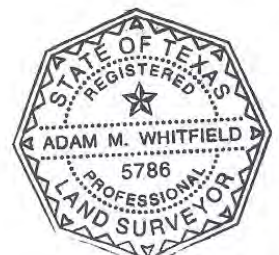


200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

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: March 24, 2020

ADAM M. WHITFIELD, RPLS NO. 5786



PAGE 3 of 3

WORK ORDER ARWA1800532 DIGITAL FILE D056G Easement.dwg Revision # XX DRAWN BY SOS

PARCEL D068G



Legal Description
3.877 Acres (168,882 Square Foot)
90 Foot Wide Permanent Easement

BEING A 3.877 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN JONES SURVEY, ABSTRACT NO. 189, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 40.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHNNY PAUL SCHRIEWER, AS RECORDED IN VOLUME 3118, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), AND FURTHER DESCRIBED IN VOLUME 451, PAGE 250 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS (D.R.G.C.T.). SAID 3.877 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 northwest Right of Way (ROW) line of F. M. Highway 1339 (FM 1339, 80 foot wide ROW), being the east corner of said 40.0 acre tract and the south corner of the remainder of a 58.256 acre tract of land called Tract No. 2 described in deed to Johnny Paul Schriewer, as recorded in Volume 603, Page 601 of said D.R.G.C.T.;

THENCE S 48° 38' 44" W (record call is S 49° 31' W), along the common line of said northwest ROW and 40.0 acre tract, a distance of 68.56 feet, to a point on the southeast line of a 20 foot wide water line easement to Crystal Clear Water Supply Corporation as recorded in Volume 375, Page 617 of said D.R.G.C.T., for the POINT OF BEGINNING and the east corner of the herein described tract;

THENCE S 48° 38' 44" W, continuing along said common line a distance of 90.00 feet, to a point for corner;

THENCE leaving said common line, over and across said 40.0 acre tract, the following two (2) courses and distances:

- 1) N 41° 05' 01" W, a distance of 20.00 feet, to a point on the northwest line of said 20 foot wide water line easement for an interior "ell" corner hereof;
2) S 48° 38' 44" W, along the northwest line of said water line easement a distance of 1,805.18 feet, to a point on the west line of said 40.0 acre tract and the east line of that called 87.4 acre tract of land, Parcel 1 described in deed to Elaine Herrmann Reinhard, as recorded in Volume 2657, Page 804 of the Probate Records of Guadalupe County, Texas, further described in Volume 675, Page 754 of said D.R.G.C.T. for the southwest corner hereof. From which a 1/2 inch capped iron rod found stamped "TRI COUNTY", being the southerly common corner of said 40.0 and 87.4 acre tracts and lying in said FM 1339 northwest ROW line bears S 00° 39' 42" E, a distance of 26.38 feet;

THENCE N 00° 39' 42" W (record call is N 00° 21' E), along the common line of said 40.0 and 87.4 acre tracts, a distance of 118.70 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found, being the northeast corner of said 87.4 acre tract, bears N 00° 39' 42" W, a distance of 2,066.21 feet;

THENCE leaving said common line, over and across said 40.0 acre tract, the following two (2) courses and distances:

- 1) N 48° 38' 44" E, a distance of 1,818.22 feet, to a point for the north corner hereof;
2) S 41° 05' 01" E, a distance of 110.00 feet, to the POINT OF BEGINNING and containing 3.877 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: 08-13-2020

February 07, 2020

Revised Date: August 13, 2020

Page 2 of 3

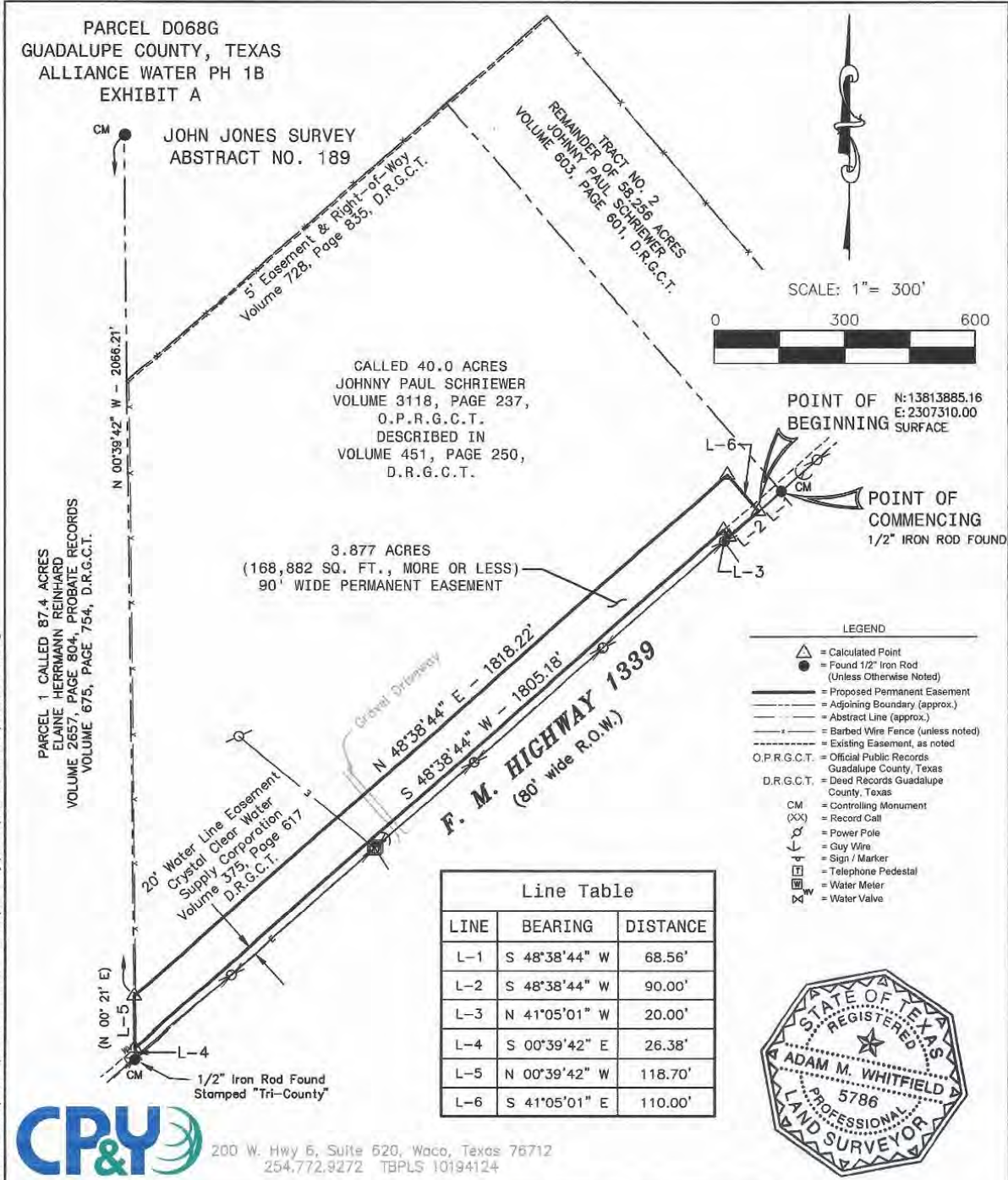


200 West Highway 5, Suite 620
Waco, Texas 76712
TBPE # F-1741
TBPLS # 10194124
(p) 254.772.9272 • (f) 254.776.2924
www.cpyi.com



D068G R01

PARCEL D068G  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A



CALLLED 40.0 ACRES  
JOHNNY PAUL SCHRIEWER  
VOLUME 3118, PAGE 237,  
O.P.R.G.C.T.  
DESCRIBED IN  
VOLUME 451, PAGE 250,  
D.R.G.C.T.

3.877 ACRES  
(168,882 SQ. FT., MORE OR LESS)  
90' WIDE PERMANENT EASEMENT

PARCEL 1 CALLED 87.4 ACRES  
ELAINE HERRMANN REINHARD  
VOLUME 2657, PAGE 804, PROBATE RECORDS  
VOLUME 675, PAGE 754, D.R.G.C.T.

F. M. HIGHWAY 1339  
(80' wide R.O.W.)

- LEGEND
- △ = Calculated Point
  - = Found 1/2" Iron Rod (Unless Otherwise Noted)
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - · - · - = Barbed Wire Fence (unless noted)
  - · - · - = Existing Easement, as noted
  - O.P.R.G.C.T. = Official Public Records
  - D.R.G.C.T. = Dead Records Guadalupe County, Texas
  - CM = Controlling Monument
  - (XX) = Record Call
  - ⊕ = Power Pole
  - ⊙ = Guy Wire
  - ⊙ = Sign / Marker
  - ⊙ = Telephone Pedestal
  - ⊙ = Water Meter
  - ⊙ = Water Valve

LINE	BEARING	DISTANCE
L-1	S 48°38'44" W	68.56'
L-2	S 48°38'44" W	90.00'
L-3	N 41°05'01" W	20.00'
L-4	S 00°39'42" E	26.38'
L-5	N 00°39'42" W	118.70'
L-6	S 41°05'01" E	110.00'

Date: Aug 13, 2020, 8:50am User: ID: mwh/wh File: G:\Projects\ARWA1800532-Mifence\Plan\SURVEY\SEGMENT D TITLES - Guadalupe County\068G\EXHIBIT EASEMENT\068G\_PE\_R01.dwg



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



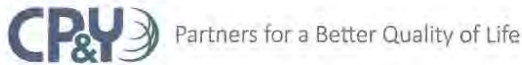
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground June, 2019 the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas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

Revised Date: August 13, 2020  
ADAM M. WHITFIELD, RPLS No. 5786

WORK ORDER ARWA1800532 DIGITAL FILE D068G PE.dwg Revision # 01 DRAWN BY SOS

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**PARCEL D075G – TRACT A**



**TRACT A  
Legal Description  
2.807 Acre (122,273 Square Foot)  
90 Foot Wide Permanent Easement**

BEING A 2.807 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE WILLIAM. J. RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 130.86 ACRE TRACT OF LAND DESCRIBED IN DEED AS TRACT I TO JERRY VORDENBAUM AND WIFE, BRENDA VORDENBAUM, AS RECORDED IN VOLUME 975, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 2.807 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch capped iron rod found stamped "B&A RPLS 2633" in the south right of way (R.O.W.) line of Farm to Market 1339 (FM 1339, variable width R.O.W.), being the northeast corner of the remainder of a 140.44 acre tract of land described in said deed as Tract II to Jerry Vordenbaum and wife, Brenda Vordenbaum, and the northwest corner of that called 99.8043 acre tract of land described in deed to Darrell Richard Harborth and Denise Alane Adams, as recorded in Volume 1926, Page 893; Volume 1959, Page 862; Volume 2119, Page 147; and Volume 2266, Page 454, all of said O.P.R.G.C.T.;

**THENCE** S 88° 31' 03" W, along said south R.O.W. line of said FM 1339 and the north line of the remainder of said 140.44 acre Tract II, a distance of 1,279.97 feet, to a point being the northwest corner of said 140.44 acre Tract II and the northeast corner of said 130.86 acre Tract I, for the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

**THENCE** S 00° 16' 31" E (record call is SOUTH), leaving said FM 1339 south R.O.W. line, along the common line of said Tracts I and II, a distance of 90.02 feet, to a point for the southeast corner hereof;

**THENCE** leaving said common line, over and across said Tract I, the following seven (7) courses and distances:

- 1) S 88° 31' 03" W, a distance of 322.13 feet, to a point for corner;
- 2) S 81° 35' 34" W, a distance of 208.22 feet, to a point for corner;
- 3) S 89° 28' 51" W, a distance of 111.74 feet, to a point for corner;
- 4) N 79° 12' 33" W, a distance of 126.78 feet, to a point for corner;
- 5) S 89° 28' 51" W, a distance of 480.22 feet, to a point for corner;
- 6) S 55° 32' 21" W, a distance of 26.86 feet, to a point for corner;
- 7) S 89° 28' 51" W, a distance of 112.88 feet, to a point lying in the southeast R.O.W. line of State Highway 123 (SH 123, variable width R.O.W.), and the common northwest line of the remainder of said Tract I and that called 15 foot wide right-of-way easement to Crystal Clear Water Supply Corporation, as recorded in Volume 575, Page 406 of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.), for the southwest corner hereof;

**THENCE** along said SH 123 southeast R.O.W. line and said common northwest line of the remainder of said Tract I and said easement, the following two (2) courses and distances:

- 1) N 21° 55' 00" E, a distance of 48.71 feet, to a point for corner, being the west end of the southeast cutback line at the intersection of said SH 123 and said FM 1339;



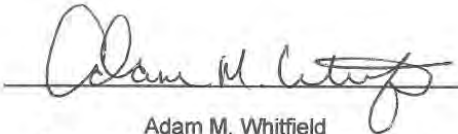


- 2) N 55° 32' 21" E, along said cutback line and across said 15 foot wide easement, a distance of 107.42 feet, to a point for corner, being the east end of said southeast cutback line at the intersection of said SH 123 and said FM 1339 and lying in the south ROW line of said FM 1339 and the north line of the remainder of said Tract I;

**THENCE** along said FM 1339 south R.O.W. line and the north line of the remainder of said Tract I, the following five (5) courses and distances:

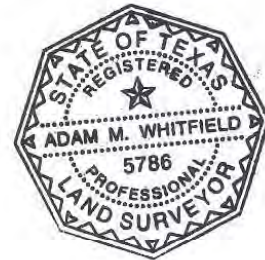
- 1) N 89° 28' 51" E, a distance of 516.60 feet, to a TXDOT Type I concrete monument found for corner;
- 2) S 79° 12' 33" E, a distance of 126.78 feet, to a point for corner;
- 3) N 89° 28' 51" E, a distance of 96.63 feet, to a point for corner;
- 4) N 81° 35' 34" E, a distance of 207.46 feet, to a TXDOT Type I concrete monument found for corner;
- 5) N 88° 31' 03" E, a distance of 329.47 feet, to the **POINT OF BEGINNING** and containing 2.807 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: 03-24-2020  
March 24, 2020



PARCEL D075G\_A  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

SCALE: 1"=500'



CALLED 170.699 ACRES  
TOURS PARTNERS, LTD.  
DOC. NO. 201999000803  
O.P.R.G.C.T.

- LEGEND**
- △ = Calculated Point
  - = TxDOT Type I Concrete Monument Found
  - = 1/2" Capped Iron Rod Found Stamped "B&A RPLS 2633" unless noted
  - = Power Line
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - - - = Abstract Line (approx.)
  - - - = Barbed Wire Fence
  - 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
  - ⊙ = Power Pole
  - ⊙ = Guy Wire
  - ⊙ = Telephone Pedestal

REMAINDER OF  
CALLED 50.00 ACRE  
TRACT II  
LEROY DIETERT  
VOLUME 724, PAGE 1167,  
O.P.R.G.C.T.

JOHN JONES SURVEY  
ABSTRACT NO. 189

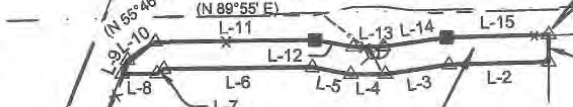
POINT OF BEGINNING  
N: 13811109.31  
E: 2299607.42  
SURFACE

APPROXIMATE SURVEY LINE

POINT OF COMMENCING

WILLIAM J. RAGSDALE SURVEY  
ABSTRACT NO. 268

(VARIABLE WIDTH R.O.W.)  
**F.M. HIGHWAY 1339**  
(N 89°55' E)



2.807 ACRES  
(122,273 SQ FT, MORE OR LESS)  
90' WIDE PERMANENT EASEMENT

REMAINDER OF TRACT II  
CALLED 140.44 ACRES  
JERRY VORDENBAUM AND WIFE,  
BRENDA VORDENBAUM  
VOLUME 975, PAGE 313,  
O.P.R.G.C.T.

REMAINDER OF TRACT I  
CALLED 130.86 ACRES  
JERRY VORDENBAUM AND WIFE,  
BRENDA VORDENBAUM  
VOLUME 975, PAGE 313,  
O.P.R.G.C.T.

Line Table		
LINE	BEARING	DISTANCE
L-1	S 00°16'31" E	90.02'
L-2	S 88°31'03" W	322.13'
L-3	S 81°35'34" W	208.22'
L-4	S 89°28'51" W	111.74'
L-5	N 79°12'33" W	126.78'
L-6	S 89°28'51" W	480.22'
L-7	S 55°32'21" W	26.86'
L-8	S 89°28'51" W	112.88'
L-9	N 21°55'00" E	48.71'
L-10	N 55°32'21" E	107.42'
L-11	N 89°28'51" E	516.60'
L-12	S 79°12'33" E	126.78'
L-13	N 89°28'51" E	96.63'
L-14	N 81°35'34" E	207.46'
L-15	N 88°31'03" E	329.47'

CALLLED 99.8043 ACRES  
DARRELL RICHARD HARBORTH  
AND DENISE ALANE ADAMS  
VOLUME 1926, PAGE 893; VOLUME 1959, PAGE 862;  
VOLUME 2119, PAGE 147; VOLUME 2266, PAGE 454,  
O.P.R.G.C.T.

Date: Mar 24, 2020, 11:35am User ID: smith File: G:\Projects\191012020-Alliance Water Supply\SEGMENT D TITLES - Guadalupe County\D075G\_A\EXHIBIT EASEMENT\D075G\_A\_PC.dwg

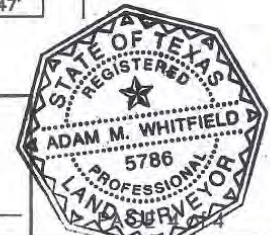


200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPLS 10194124

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: March 24, 2020

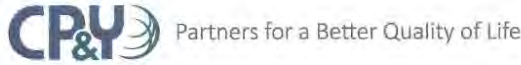
*Adam M. Whitfield*  
ADAM M. WHITFIELD, RPLS NO. 5786



WORK ORDER ARWA1800532 DIGITAL FILE D075G A Easement.dwg Revision # XX DRAWN BY GL

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PARCEL D075G – TRACT B



TRACT B  
Legal Description  
2.646 Acre (115,260 Square Foot)  
90 Foot Wide Permanent Easement

BEING A 2.646 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE WILLIAM. J. RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 140.44 ACRE TRACT OF LAND DESCRIBED IN DEED AS "TRACT II" TO JERRY VORDENBAUM AND WIFE, BRENDA VORDENBAUM, AS RECORDED IN VOLUME 975, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 2.646 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch capped iron rod found stamped "B&A RPLS 2633" lying in the south right of way (R.O.W.) line of Farm to Market 1339 (FM 1339, variable width R.O.W.), being the northeast corner of the remainder of said 140.44 acre Tract II and the northwest corner of that called 99.8043 acre tract of land described in deed to Darrell Richard Harborth and Denise Alane Adams, as recorded in Volume 1926, Page 893; Volume 1959, Page 862; Volume 2119, Page 147; and Volume 2266, Page 454, all of said O.P.R.G.C.T., for the northeast corner of the herein described tract;

**THENCE** S 01° 00' 22" E (record call is SOUTH), along the along the common line of said Tract II and 99.8043 acre tract, a distance of 90.00 feet, to a point for the southeast corner hereof;

**THENCE** S 88° 31' 03" W, leaving said common line, over and across said Tract II, a distance of 1,281.11 feet, to a point on the west line of said 140.44 acre Tract II and the east line of that called 130.86 acre tract of land described in said deed as "Tract I" to Jerry Vordenbaum and wife, Brenda Vordenbaum, for the southwest corner hereof;

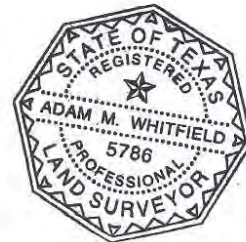
**THENCE** N 00° 16' 31" W, along the common line of said Tract I and II, a distance of 90.02 feet, to a point lying in said FM 1339 south R.O.W. line, being the northwest corner of the remainder of said Tract II and the northeast corner of the remainder of said Tract I, for the northwest corner hereof. From which a TXDOT Type I concrete monument found, being an angle point in said FM 1339 south R.O.W. line and the north line of the remainder of said Tract I bears S 88° 31' 03" W, a distance of 329.47 feet;

**THENCE** N 88° 31' 03" E, along said FM 1339 south R.O.W. line and the north line of the remainder of said Tract II, a distance of 1,279.97 feet, to the **POINT OF BEGINNING** and containing 2.646 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: 03-24-2020  
March 24, 2020



## PARCEL D079G



Partners for a Better Quality of Life

### Legal Description 0.899 Acre (39,160 Square Foot) 90 Foot Wide Permanent Easement

BEING A 0.899 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 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 THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.899 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 line of State Highway number 142 (140 foot Right of Way) also being the westerly common corner of said 20.65 acre tract and that called 3,197.59 acre tract of land described in a deed to JDB Turner Crest, LLC. A Texas limited liability company, as recorded in County Clerks File Number 2011-118325 of said (O.P.R.C.C.T.);

**THENCE** S 33° 47' 49" E, leaving said Right of Way line and along the common line of said 20.65 and 3,197.59 acre tracts a distance of 20.01 feet, to a point for corner lying 20 foot distant from, when measured at right angles, the northwesterly line of said 20.65 acre tract, also being the southeasterly line of that called 20 foot wide waterline easement to Maxwell Water Supply Corporation, as recorded in County Clerks File Number 2015-001458 of said (O.P.R.C.C.T.) and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** leaving said common line, over and across said 20.65 acre tract, parallel with and 20 foot southeasterly from the northwesterly line of said 20.65 acre tract, and along said southeasterly easement line the following seven (7) courses and distances:

1. N 57° 45' 21" E, a distance of 0.39 feet, to a point for corner;
2. N 52° 24' 58" E, a distance of 101.74 feet, to a point for corner;
3. N 46° 38' 15" E, a distance of 101.89 feet, to a point for corner;
4. N 46° 17' 19" E, a distance of 99.38 feet, to a point for corner;
5. N 52° 33' 29" E, a distance of 74.60 feet, to a point for corner;
6. N 48° 15' 48" E, a distance of 10.24 feet, to a point for corner;
7. N 52° 15' 57" E, a distance of 12.93 feet, to a point for corner lying on the northerly common line of said 20.65 and 3,197.59 acre tracts, said point being 20 foot distant from, when measured at right angles, the northwesterly line of said 20.65 acre tract. From which a 1/2 inch capped (destroyed) iron rod found being the most northerly common corner of said 3,197.59 and 20.65 acre tracts bears N 71° 59' 53" W, a distance of 24.20 feet;

**THENCE** S 71° 59' 53" E, leaving said southeasterly easement line and, along the common line of said 20.65 and 3,197.59 acre tracts a distance of 108.90 feet, to a point for corner. From which a 1/2 inch capped iron rod stamped "Protech Engineering 2219" found being the most northeasterly common corner of said 3,197.59 and 20.65 acre tracts bears S 71° 59' 53" E, a distance of 479.60 feet;



**THENCE** leaving said common line over and across said 20.65 acre tract the following seven (7) courses and distances:

1. S 52° 15' 57" W, a distance of 71.09 feet, to a point for corner;
2. S 48° 15' 48" W, a distance of 10.47 feet, to a point for corner;
3. S 52° 33' 29" W, a distance of 73.05 feet, to a point for corner;
4. S 46° 17' 19" W, a distance of 94.72 feet, to a point for corner;
5. S 46° 38' 15" W, a distance of 106.71 feet, to a point for corner;
6. S 52° 24' 58" W, a distance of 110.48 feet, to a point for corner;
7. S 57° 45' 21" W, a distance of 2.15 feet, to a point for corner lying on the common westerly line of said 20.65 and 3,197.59 acre tracts;

**THENCE** N 33° 47' 49" W, along the common line of said 20.65 and 3,197.59 acre tracts a distance of 90.03 feet, to the **POINT OF BEGINNING** and containing 0.899 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.

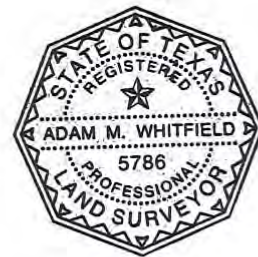


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-05-2020

December 27, 2019

Revised Date: August 05, 2020



PARCEL D090G



Partners for a Better Quality of Life

Legal Description
2.126 Acre (92,609 Square Foot)
90 Foot Wide Permanent Easement

BEING A 2.126 ACRE, 90 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SOLOMON BARNES SURVEY, ABSTRACT NO. 56, GUADALUPE COUNTY, TEXAS, AND A PORTION OF THAT CALLED 26.49 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN DEED TO SAM V. SILVA, AS RECORDED IN COUNTY CLERKS FILE NUMBER 201999017867 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.); AND SHOWN ON PLAT "PARTITION OF SILVA LAND" SURVEYED BY BETTERS WORTH & ASSOCIATES DATED DECEMBER 1996. SAID 2.126 ACRE 90 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found being the northerly common corner of said 26.49 acre tract and that called 25.49 acre tract of land described as "Tract III" in deed to David V. Silva, as recorded in County Clerks File Number 201999017869 of said O.P.R.G.C.T., and shown on said Plat lying in the south Right of Way (ROW) line of Karrass Road (undefined ROW);

THENCE S 41° 45' 19" E, along the common line of said 26.49 and 25.49 acre tracts, a distance of 90.03 feet, to a point for the east corner hereof;

THENCE over and across said 26.49 acre tract, the following four (4) courses and distances:

- 1) S 49° 36' 03" W, a distance of 339.29 feet, to a point for corner;
2) N 42° 00' 12" W, a distance of 577.43 feet, to a point for corner;
3) N 77° 26' 54" W, a distance of 62.90 feet, to a point for corner and the beginning of a non-tangent curve the left, having a central angle of 02° 06' 01", a radius of 1779.86 feet, and having a chord bearing S 63° 37' 27" W a chord distance of 65.24 feet;
4) Southwesterly along said non-tangent curve to the left an arc distance of 65.24 feet, to a point for corner lying in the southwesterly line of said 26.49 acre tract and the northeast line of that called 1.00 acre tract of land described in deed to Sam Silva as recorded in Volume 1274, Page 506 of said O.P.R.G.C.T. From which a 2 inch steel post found, being the easterly common corner of said 26.49 and 1.00 acre tracts bears S 41° 53' 43" E, a distance of 93.61 feet;

THENCE N 41° 53' 43" W, along the common line of said 26.49 and 1.00 acre tracts, a distance of 92.80 feet, to a 1/2 inch iron rod found, being the northerly common corner of said 26.49 and 1.00 acre tracts, for the west corner hereof, lying in the curving south Right of Way (ROW) line of Farm to Market 1339 (FM 1339, variable width ROW) at the beginning of a non-tangent curve to the right, having a central angle of 03° 46' 02", a radius of 1,869.86 feet, and having a chord bearing N 63° 44' 50" E a chord distance of 122.93 feet. From which a concrete TXDOT monument found, being the beginning of said non-tangent curve bears southwesterly along said curve an arc distance of 401.85 feet, having a central angle of 12° 18' 48" and a chord bearing S 55° 42' 25" W a chord distance of 401.08 feet;

THENCE Northeasterly along the common line of said 26.49 acre tract and said FM 1339 ROW, along said non-tangent curve to the right an arc distance of 122.95 feet, to a concrete TXDOT monument found, being the beginning of a cutback in the south ROW line of said FM 1339;

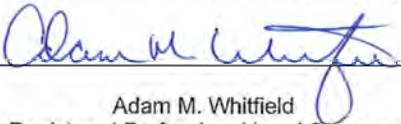
THENCE S 77° 26' 54" E, along the common line of said 26.49 acre tract and FM 1339 cutback, a distance of 122.12 feet, to a concrete TXDOT monument found for corner and lying in the southwest line of said Karrass Road;



THENCE S 42° 00' 12" E, with a northeast line of said 26.49 acre tract and the southwest line of said Karrass Road, a distance of 518.68 feet, to a 5/8 inch iron rod found, being an interior "el" corner of said 26.49 acre tract and the tract hereof;

THENCE N 49° 28' 03" E, continuing with a northwest line of said 26.49 acre tract and the southeast line of said Karrass Road, a distance of 248.64 feet, to the POINT OF BEGINNING and containing 2.128 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: 07-31-2020  
July 31, 2020



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

**BOARD MEMBER PACKETS**  
Wednesday, March 10, 2021 at 3:00 P.M.  
Conference Call Number: 1-903-405-2572; Code: 335 859 050#

**K. ADJOURNMENT**

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