

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

**BOARD MEMBER PACKETS**

Wednesday, May 26, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 604 612 920#

- I.7** Discussion of the draft Alliance Water budget for FY 2021-22; and possible direction to staff. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

Status of FY 20-21 Budget

Prior to discussing some items related to next year's budget, below is a brief status on the current year's budget:

- Operations & Maintenance Expenditures are projected to be about \$2.13 million which is \$50,000 or 2% below the budgeted amount.
- Capital Expenditures are projected to be about \$40,000 or 27% below the budgeted amount.
- Debt service payments will total \$8,639,620 in FY 2021.
- Operating Revenue is projected to be approximately \$11.1 million which is about \$3,000 below the budgeted amount due to lower than expected interest income.

FY 21-22 Budget

Staff is developing the FY 2021-22 budget. In June the full draft budget will be presented that will include all projected expenditures, including Operations and Maintenance expenditures such as electrical and chemical costs, software licensing, etc.

A meeting is scheduled with the Administrative Committee to discuss the budget.

**Board Decision(s) Needed:**

- Possible Direction to Staff.

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

**BOARD MEMBER PACKETS**

Wednesday, May 26, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 604 612 920#

- I.8** Discussion of legislative issues for the 87<sup>th</sup> Texas Legislature, and possible direction to Staff. ~ *Scott Miller / Jeff Hecker, Texas Solutions Group*
- 

Background/Information

The 87<sup>th</sup> Session is moving along quickly. Below are some key dates of interest:

- 5/22: Final Day for House to Report Senate Bills
- 5/31: Sine Die (Last Day of Session)

On the following pages the updated bill list. Since the bill filing deadline has passed, there will not be any new additions to this list.

Attachment(s)

- ARWA Bill Tracking as of 5/20/2021

**Board Decision(s) Needed:**

- Possible direction to Staff.

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>ARWA – Bills to Support/Oppose (as of 5/20/2021)</b>				
<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 2863</b>	Kuempel	<ul style="list-style-type: none"> <li>• Would allow ARWA, CRWA, San Marcos, Kyle and Buda to due ASR in saline zone of EAA</li> <li>• 4/13: Heard in Committee</li> </ul>	Natural Resources	Support
<b>HB 666</b> <b>HB 668</b> <b>SB 152</b>	Harris Harris Perry	<ul style="list-style-type: none"> <li>• Relating to regulation of groundwater conservation districts</li> <li>• Award of attorney fees is optional</li> <li>• Groundwater rights owner can petition for rule-making</li> <li>• Notice of permit to adjacent landowners</li> <li>• 4/7: Passed Senate</li> <li>• 5/18: Substitute Passed House</li> </ul>	Natural Resource Natural Resources Ag, Water & Rural Affairs	Support
<b>HB 837</b> <b>SB 830</b>	Lucio III Zaffirini	<ul style="list-style-type: none"> <li>• Requires the PUC to verify the compensation awarded to a utility by the petitioner</li> <li>• 4/16: Passed House</li> <li>• 5/19: Passed Senate</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Support
<b>HB 966</b>	Burns	<ul style="list-style-type: none"> <li>• Ch. 36 Water Code amended to change award of attorney’s fees from “shall” to “may”.</li> </ul>	Natural Resources	Support
<b>HB 1030</b>	Shaheen	<ul style="list-style-type: none"> <li>• Allow publication on entity’s website to satisfy any other legal requirement to publish notice in a newspaper</li> </ul>	County Affairs	Support
<b>HB 1089</b>	Reynolds	<ul style="list-style-type: none"> <li>• Increases the tort liability limit for a governmental unit for wrongful acts committed by their employees</li> <li>• 4/14: Pending in Cmte</li> </ul>	Judiciary & Civil Jurisprudence	Oppose
<b>HB 1473</b> <b>SB 526</b>	Gates Kolkhorst	<ul style="list-style-type: none"> <li>• Require special purpose districts to include a live video stream of each board meeting on the district’s website.</li> <li>• 4/19: Passed Senate</li> <li>• 5/6: Substitute passed House Cmte</li> </ul>	Natural Resources Local Government	Oppose
<b>HB 1888</b> <b>SB 1515</b>	Fierro Gutierrez	<ul style="list-style-type: none"> <li>• Allows governmental entities to conduct open or closed mtgs via conference call</li> </ul>	State Affairs Business & Commerce	Support

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>HB 2000</b>	Huberty	<ul style="list-style-type: none"> <li>Creates a fund for increasing reliability of water, electricity, natural gas and broadband utilities administered by the TWDB</li> <li>4/14: Substitute approved in House Cmte</li> <li>5/4: Passed House</li> </ul>	State Affairs	Support
<b>HB 2275</b>	Zwiener	<ul style="list-style-type: none"> <li>Create a water resiliency fund for entity's to weatherize water and wastewater facilities. Requires some financial contribution from entities.</li> <li>5/13: Passed House</li> </ul>	State Affairs	Support
<b>HB 4146</b> <b>SB 1747</b>	King Zaffirini	<ul style="list-style-type: none"> <li>Restricts TCEQ from issuing discharge permits into certain stream segments; excludes cities and river authorities</li> <li>5/11: Passed House</li> </ul>	Environment Regulation Water, Ag & Rural Affairs	Support with modification
<b>HB 4161</b> <b>SB 905</b>	Frank Perry	<ul style="list-style-type: none"> <li>Requires TCEQ to develop regulatory guidance on direct potable reuse projects</li> <li>4/9: Passed Senate</li> <li>5/18: Passed House</li> <li>5/20: Sent to the Governor</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Support
<b>SB 307</b>	Eckhardt	<ul style="list-style-type: none"> <li>Prohibits entities other than Local Government Corporation from provide wholesale water across two county lines if they commence operations after September 2021.</li> </ul>	Water, Ag & Rural Affairs	Oppose
<b>SB 724</b>	Schwertner	<ul style="list-style-type: none"> <li>Condemnor is required to pay attorney's fees and other professional fees if special commissioner's award is greater than 20% of condemnor's final offer</li> </ul>	State Affairs	Oppose

**ARWA – Bills Related to Open Meetings / Government (as of 5/20/2021)**

<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 768</b>	Patterson	<ul style="list-style-type: none"> <li>Extends a requirement to make video and audio of a regular public meeting available on the internet.</li> </ul>	County Affairs	Monitor

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

		<p>Requirements match those of school board meetings.</p> <ul style="list-style-type: none"> <li>• 3/25: Left Pending in Cmte</li> </ul>		
<b>HB 2560</b> <b>SB 639</b>	Martinez Menendez	<ul style="list-style-type: none"> <li>• Allows for open meetings to occur via conference call. Has some provisions requiring presiding officer to be at a location open to the public.</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 2578</b>	Leach	<ul style="list-style-type: none"> <li>• Requires Comptroller to prepare a website for political subdivision to post all required notices on in lieu of posting in newspapers</li> <li>• 4/8: Left pending in cmte</li> </ul>	State Affairs	Monitor
<b>HB 2683</b> <b>SB 924</b>	Canales Zaffirini	<ul style="list-style-type: none"> <li>• Allow for open meetings via conference call or virtual meeting. Requires notice of public locations where any Board members are attending.</li> <li>• 4/21: Passed House</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 2913</b> <b>SB 929</b>	Capriglione Zaffirini	<ul style="list-style-type: none"> <li>• Require posting on websites of all contracts entered into for goods or services from private vendors, including selection method</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 2928</b> <b>HB 3410</b>	Jetton Goldman (similar)	<ul style="list-style-type: none"> <li>• Authorizes posting of notice on entity's website in lieu of posting in newspapers</li> </ul>	State Affairs State Affairs	Monitor
<b>SB 526</b>	Kolkhorst	<ul style="list-style-type: none"> <li>• Require live video stream of meetings on website.</li> <li>• 4/19: Passed Senate</li> <li>• 5/6: Committee substitute approved in House Cmte</li> </ul>	Local Government Natural Resources	Monitor
<b>SB 861</b>	Paxton	<ul style="list-style-type: none"> <li>• Expand opportunities for governmental bodies to hold remote meetings and prescribes procedures</li> <li>• 4/9: Committee substitute approved</li> </ul>	Business & Commerce	Monitor
<b>SB 923</b>	Zaffirini	<ul style="list-style-type: none"> <li>• Omnibus open meetings &amp; open government bill. Individual sections are divided into separate bills (SB 925 through SB 929)</li> </ul>	Business & Commerce	Monitor

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>ARWA – Bills to Monitor (as of 5/20/2021)</b>				
<u>Bill Number</u>	<u>Sponsor</u>	<u>General Information</u>	<u>Committee</u>	<u>ARWA Position</u>
<b>HB 263</b>	Meza	<ul style="list-style-type: none"> <li>Relating to rest breaks for employees of certain contractors with a governmental entity</li> </ul>	State Affairs	Monitor
<b>HB 348</b>	Zwiener	<ul style="list-style-type: none"> <li>Relating to a requirement to make certain environmental and water use permit applications available online</li> </ul>	Natural Resources	Monitor
<b>HB 692</b> <b>SB 1097</b>	Shine Creighton	<ul style="list-style-type: none"> <li>Relates to retainage requirements for certain public works construction projects</li> <li>5/11: Passed House</li> <li>5/19: Passed Senate Cmte</li> </ul>	State Affairs Business Affairs	Monitor
<b>HB 749</b> <b>SB 234</b>	Middleton Hall	<ul style="list-style-type: none"> <li>Prohibits political subdivision from spending public funds on lobbyists</li> <li>3/26: Pending in House Cmte</li> </ul>	State Affairs State Affairs	Monitor
<b>HB 776</b>	Walle	<ul style="list-style-type: none"> <li>Clarifies contract requirements for workers' compensation on construction projects</li> <li>3/30: Pending in House Cmte</li> </ul>	Business & Industry	Monitor
<b>HB 863</b>	Romero	<ul style="list-style-type: none"> <li>Requires an audit of public work contract to verify compliance with prevailing wage rate requirements</li> </ul>	State Affairs	Monitor
<b>HB 901</b>	Burns	<ul style="list-style-type: none"> <li>Applies to private entities only: Establishes criteria that company must meet to make a bona fide offer and includes some requirements for the conveyance documents</li> <li>3/30: Scheduled for Hearing</li> </ul>	Land & Resource Mgmt	Monitor
<b>HB 902</b>	Burns	<ul style="list-style-type: none"> <li>Require the AG to establish an ombudsman office to provide info to landowners whose property is being taken by eminent domain. Includes continuing education for ROW agents. Comprehensive changes to the Property Code.</li> <li>3/30: Pending in House Cmte</li> </ul>	Land & Resource Mgmt	Monitor
<b>HB 1130</b>	White	<ul style="list-style-type: none"> <li>Ch. 251 of Utilities Code is amended to include civil remedies for failure of underground utilities to comply with the Chapter.</li> <li>4/14: Left pending in Cmte</li> </ul>	Judiciary & Civil Jurisprudence	Monitor

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>HB 1336</b>	Pacheco	<ul style="list-style-type: none"> <li>Requires contractors to comply with E-verify program in order to be eligible for a contract for goods and services.</li> </ul>	State Affairs	Monitor
<b>HB 1435</b>	Lucio III	<ul style="list-style-type: none"> <li>Changes CCN certification by PUC to authorize a municipal single certification only if the PUC finds the retail public utility is incapable of providing service and to establish compensation.</li> <li>3/23: Pending in House Cmte</li> </ul>	Natural Resources	Monitor
<b>HB 1506</b>	Zwiener	<ul style="list-style-type: none"> <li>Condemnor would gain possession of condemned land if award is deposited within 7 days, otherwise possession would not be gained until 180 days.</li> </ul>	Land & Resource Mgmt	Monitor
<b>HB 1801</b> <b>SB 1441</b>	Larson Campbell	<ul style="list-style-type: none"> <li>Allows SAWS to provide Edwards water to military installations without a permit, provided installation reduces their withdrawals by equal amount</li> <li>4/19: Passed Senate</li> <li>5/18: Substitute Passed House</li> </ul>	Natural Resources Vet Affairs & Border Security	Monitor
<b>HB 1879</b>	Schofield	<ul style="list-style-type: none"> <li>Establish actual progress for the purpose of right to repurchase real property from a condemning entity</li> <li>Increase req't from 2 to 3 of a list of 5 items (previously 7)</li> <li>4/6: Pending in House Cmte</li> </ul>	Land & Resource Mgmt	Monitor
<b>HB 2041</b> <b>SB 721</b>	Leman Schwertner	<ul style="list-style-type: none"> <li>Requires condemnor to provide updated appraisal prior to special commissioner's hearing</li> <li>4/20: Passed Senate</li> <li>5/6: Passed House</li> <li>5/18: Signed by Governor, effective 9/1/2021</li> </ul>	Land & Resource Mgmt State Affairs	Monitor
<b>HB 2042</b> <b>SB 723</b>	Leman Schwertner	<ul style="list-style-type: none"> <li>Would specially allow landowners to refuse to grant condemnor access to property. Recourse would be through a lawsuit.</li> <li>4/20: Passed Senate</li> </ul>	Land & Resource Mgmt State Affairs	Monitor
<b>HB 2044</b> <b>SB 726</b>	Leman Schwertner	<ul style="list-style-type: none"> <li>Similar to HB 1879</li> <li>Keeps the list at 7 items, but does increase number required from 2 to 3</li> </ul>	Land & Resource Mgmt State Affairs	Monitor

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

		<ul style="list-style-type: none"> <li>• Substitutes allow water district to complete only 1 of 7 if completing a project in the State Water Plan</li> <li>• 4/20: Passed Senate</li> <li>• 5/6: Passed House</li> <li>• 5/12: Sent to Governor</li> </ul>		
<b>HB 2581</b>	Kacal	<ul style="list-style-type: none"> <li>• Requires purchaser to provide a detailed methodology for scoring of criteria utilized to select contractors if any method other than low-bid is utilized. Effective date is 9/1/2021 if it passes.</li> <li>• 5/6: Passed House</li> <li>• 5/20: Passed Senate Cmte</li> </ul>	State Affairs Business & Commerce	Monitor
<b>HB 2652</b> <b>SB 1039</b>	Larson Eckhardt	<ul style="list-style-type: none"> <li>• Establishes an advisory board to study surface water and groundwater interaction</li> <li>• 4/8: Substitute approved in House Cmte</li> </ul>	Natural Resources Ag, Water & Rural Affairs	Monitor
<b>HB 2730</b>	Deshotel	<ul style="list-style-type: none"> <li>• Significant changes to eminent domain, including prescribing language to be included in some easements. Applies to private entities.</li> <li>• 5/13: Passed House</li> <li>• 5/21: Passed Senate Cmte</li> </ul>	Land & Resource Mgmt Jurisprudence	Monitor
<b>HB 2762</b> <b>HB 3059</b>	Rogers Guerra (similar)	<ul style="list-style-type: none"> <li>• Would exclude wholesale water supply facilities from participating in load shedding during a rolling blackout</li> </ul>	State Affairs State Affairs	Monitor
<b>HB 2851</b>	Lucio III	<ul style="list-style-type: none"> <li>• Require GCDs, in the adoption of desired future conditions, to consider modeled sustainable groundwater pumping as determined by the TWDB</li> <li>• 5/11: Passed House</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 3079</b> <b>SB 997</b>	Larson Nichols	<ul style="list-style-type: none"> <li>• Prescribes procedural requirements for review of rates charged by written contracts.</li> <li>• TWCA Initiated Bill</li> <li>• 4/27: Passed Senate</li> <li>• 5/19: Passed House</li> <li>• 5/20: Sent to Governor</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor



**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>HB 3084</b>	Larson	<ul style="list-style-type: none"> <li>Requires the Interregional Planning Council to identify and propose projects for the state water plan that involve multiple planning groups &amp; identify innovative funding</li> <li>5/6: Passed House</li> </ul>	Natural Resources	Monitor
<b>HB 3345</b>	Wu	<ul style="list-style-type: none"> <li>Require posting of audit records on the entity's website</li> <li>4/20: Substitute approved in House Cmte</li> </ul>	State Affairs	Monitor
<b>HB 3619</b> <b>SB 946</b>	Bowers Eckhardt	<ul style="list-style-type: none"> <li>Requires a GCD to consider effects on exempt wells when considering issuing a new permit; does not apply to renewal of an existing permit.</li> <li>4/20: Passed House</li> <li>5/6: Referred to Senate Cmte</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 3650</b>	Lucio III	<ul style="list-style-type: none"> <li>Transfers functions related to economic regulation of water and sewer service from PUC to TCEQ</li> <li>4/15: Passed House Cmte</li> </ul>	Natural Resources	Monitor
<b>HB 3801</b> <b>SB 2157</b>	Metcalf Creighton	<ul style="list-style-type: none"> <li>Addresses requirements for management plan when reasonableness of DFCs has been challenged.</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 3972</b> <b>SB 1314</b>	King Lucio	<ul style="list-style-type: none"> <li>Prior to filing a suite against a GCD a person must obtain a surety bond</li> <li>4/13: Heard in House Cmte</li> <li>5/6: Substitute approved in House Cmte</li> </ul>	Natural Resources Water, Ag & Rural Affairs	Monitor
<b>HB 4147</b>	Larson	<ul style="list-style-type: none"> <li>Establishes a comprehensive process for PUC to review rates charged for raw and/or wholesale water and sewer services</li> </ul>	Natural Resources	Monitor
<b>SB 423</b>	Hinojosa	<ul style="list-style-type: none"> <li>Amends Ch 21 of Property Code to allow special commissioners' hearing notices in an eminent domain proceeding in manners as allowed by Texas Rules of Civil Procedure for citation.</li> </ul>	State Affairs	Monitor
<b>SB 722</b>	Schwertner	<ul style="list-style-type: none"> <li>Condemnor must pay reasonable attorney fees for failing to disclose appraisal reports</li> </ul>	State Affairs	Monitor

**ARWA Bill Tracking – 2021 / 87th Texas Legislature**

<b>SB 724</b>	Schwertner	<ul style="list-style-type: none"> <li>• Condemnor is required to pay attorney's fees and other professional fees if special commissioner's award is greater than 20% of condemnor's final offer</li> </ul>	State Affairs	Oppose
<b>SB 986</b>	Kolkhorst	<ul style="list-style-type: none"> <li>• Significant eminent domain bill – primarily affects private entities. Similar to legislation filed in 86<sup>th</sup> session.</li> </ul>	State Affairs	Monitor
<b>SB 995</b>	Powell	<ul style="list-style-type: none"> <li>• Establishes a disaster reinvestment and infrastructure planning board and creation of a revolving fund</li> </ul>	Finance	Monitor
<b>SB 1682</b>	Hancock	<ul style="list-style-type: none"> <li>• Relating to the funding of utility reliability projects by the TWDB and other entities</li> </ul>	Ag, Water & Rural Affairs	Monitor

**END**

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

**BOARD MEMBER PACKETS**

Wednesday, May 26, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 604 612 920#

- J. 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, May 26, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 604 612 920#

- K.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, May 26, 2021 at 3:00 P.M.  
Conference Call Number: 1-903-405-2572; Code: 604 612 920#

**K.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, May 26, 2021 at 3:00 P.M.

Conference Call Number: 1-903-405-2572; Code: 604 612 920#

- D. *Consideration of Resolution 2021-05-26-006 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 2021-05-26-006

**Board Decision(s) Needed:**

- Adoption of Resolution 2021-05-26-006.



## ALLIANCE WATER

### RESOLUTION NO. 20210526-006

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, TEMPORARY CONSTRUCTION, ACCESS, SANITARY CONTROL, AND ASSOCIATED EASEMENTS AND CERTAIN FEE ESTATES FOR SEGMENT “W” OF 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, ACCESS, SANITARY CONTROL, AND ASSOCIATED 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, access, sanitary control, and associated electric 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 within Segment “W” of Phase 1 B of the project (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, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) and Guadalupe Valley Electric Coop (“GVEC”) for the installation of certain water pipelines and electrical lines within the Easements respectively in support 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 Special District Local Laws 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 as part of the Project; 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 May 2021.

**ALLIANCE REGIONAL WATER AUTHORITY**

---

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

**ATTEST:**

---

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

**EXHIBIT "A"**

<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
<b>ARWA</b>						
<b>E010G</b>	<b>Dorothy Weltner Oelkers, Warren H. Weltner and Carol Weltner Smith</b>	<b>Guadalupe</b>	<b>AM Esnaurizar</b>	<b>No. 20</b>	<b>127.78</b>	<b>8.147</b>
<b>E023G</b>	<b>Christopher Ryan Lawson and Amber Nicole Lawson</b>	<b>Guadalupe</b>	<b>AM Esnaurizar</b>	<b>No. 20</b>	<b>3.52</b>	<b>0.811</b>
<b>W014C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>199.1</b>	<b>Tract 1 – 4.585</b> <b>Tract 2 – 2.232</b> <b>Tract 1 (Sanitary Control) – 1.623</b> <b>Tract 2 (Sanitary Control) – 1.262</b> <b>Tract 3 (Sanitary Control) – 0.303</b>
<b>W014ac</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>1.00</b>	<b>Tract 1 – 0.094</b> <b>Tract 2 (Sanitary Control) – 0.058</b>
<b>W015C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>194.5</b>	<b>Tract A – 2.144</b> <b>Tract (Sanitary Control) – 0.001</b>

<b>W016C</b>	<b>George E. Dittmar and wife, Peggy J. Dittmar</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>192.29</b>	<b>2.896</b>
<b>GBRA Assignments</b>						
<b>E010G</b>	<b>Dorothy Weltner Oelkers, Warren H. Weltner and Carol Weltner Smith</b>	<b>Guadalupe</b>	<b>AM Esnaurizar</b>	<b>No. 20</b>	<b>127.78</b>	<b>0.8721 and 0.5814 (temporary)</b>
<b>W014C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>199.1</b>	<b>Tract 1 – 1.670 Tract 2 – 1.897</b>
<b>W014ac</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>1.00</b>	<b>0.016</b>
<b>W015C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>194.5</b>	<b>Tract A – 0.448 Tract B – 0.120 Tract C – 1.251</b>
<b>W016C</b>	<b>George E. Dittmar and wife, Peggy J. Dittmar</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>192.29</b>	<b>Tract 1 (access)- 1.488 Tract 2 - 2.407</b>
<b>GVEC Assignments</b>						
<b>W014C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>199.1</b>	<b>Tract 1 – 1.886 Tract 2 – 1.185 Tract 3 – 0.008</b>
<b>W014ac</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>1.00</b>	<b>Tract 1 – 0.007 Tract 2 – 0.009</b>

<b>W015C</b>	<b>Michael Lee Evans</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>194.5</b>	<b>1.047</b>
<b>W016C</b>	<b>George E. Dittmar and wife, Peggy J. Dittmar</b>	<b>Caldwell</b>	<b>Samuel Hayslett</b>	<b>No. 11</b>	<b>192.29</b>	<b>1.448</b>



**LOCATION MAP**  
NOT TO SCALE

**PARCEL E010G**  
**DOROTHY WELTNER DELKERS,**  
**WARREN H. WELTNER AND**  
**CAROL WELTNER SMITH**  
**GUADALUPE COUNTY, TEXAS**  
**ALLIANCE WATER PH 1B**

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.03.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED. NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF.

**SCHEDULE B COMMENTS:**

CHICAGO TITLE INSURANCE COMPANY  
OFF: CTA-21-CTA19029850  
ISSUE DATE: MAY 21, 2020

10g.) THE TERMS, PROVISIONS, CONDITIONS, EASEMENTS, COVENANTS AND OPTIONS AS SET OUT IN VOLUME 1182, PAGE 558 AND VOLUME 2194, PAGE 912, O.P.R.G.C.T. (DOES AFFECT)

10h.) WARRANTY DEED WITH MORTGAGE LIEB BETWEEN JOYCE T. WELTNER, JOINED HEREIN PRO FORMA BY MY HUSBAND, OTTO R. WELTNER, GRANTOR AND DANNY A. BECK AND WIFE, JOYCE A. BECK, GRANTEE RECORDED ON 06/28/1990 IN VOLUME 805, PAGE 681, O.P.R.G.C.T. (AS TO WATER WELL RIGHT-OF-WAY AND EASEMENT)(DOES AFFECT)

10i.) WARRANTY DEED BETWEEN JOYCE T. WELTNER, GRANTOR AND JOYCE T. WELTNER, SOLE TRUSTEE, OF THE JOYCE T. WELTNER LIVING TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 2ND DAY OF DECEMBER 1997 RECORDED ON 01/22/1998 IN VOLUME 1315, PAGE 280, O.P.R.G.C.T. (AS TO WATER WELL RIGHT-OF-WAY AND EASEMENT)(DOES AFFECT)

10j.) PIPELINE EASEMENT BETWEEN JOYCE T. WELTNER, GRANTOR AND GUADALUPE-BLANCO RIVER AUTHORITY (GBRA), GRANTEE RECORDED ON 06/25/1998 IN VOLUME 1301, PAGE 500, O.P.R.G.C.T. (DOES NOT AFFECT)

10k.) ASSIGNMENT OF EASEMENTS AND CONVEYANCE OF ELECTRICAL FACILITIES BETWEEN LOWER COLORADO RIVER AUTHORITY, A CONSERVATION AND RECLAMATION DISTRICT OF THE STATE OF TEXAS, ASSIGNOR AND LORA TRANSMISSION SERVICES CORPORATION, A TEXAS NON-PROFIT CORPORATION, ASSIGNEE RECORDED ON 12/03/2001 IN VOLUME 1857, PAGE 91, O.P.R.G.C.T. (DOES AFFECT)

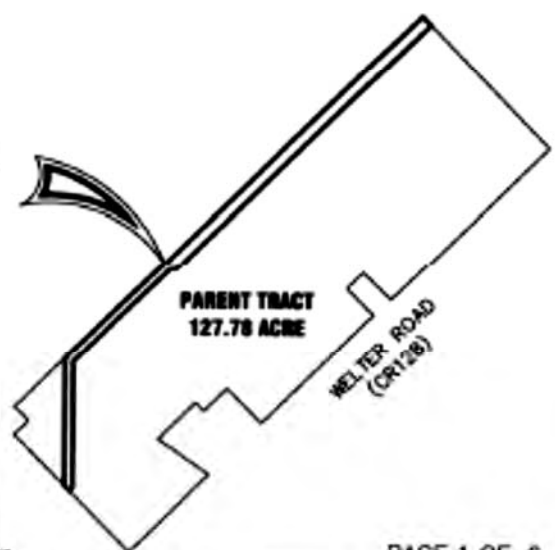
10l.) NOTICE OF EXISTENCE OF CEMETERY EXECUTED BY PENN SALZE RECORDED ON 10/27/2017 IN INST. 2017029814, O.P.R.G.C.T.; ON WELTNER ROAD, NEW BRAUNFELS, TX 78130 (BETWEEN 1533 WELTNER RD. & 1647 WELTNER RD.)(DOES AFFECT)

10m.) ELECTRIC LINE AERIAL EASEMENT AND RIGHT-OF-WAY BETWEEN GUADALUPE-BLANCO RIVER AUTHORITY, GRANTOR AND LORA TRANSMISSION SERVICES CORPORATION, A TEXAS NON-PROFIT CORPORATION, GRANTEE RECORDED ON 08/04/2018 IN INST. 201806020297, O.P.R.G.C.T. (DOES NOT AFFECT)

10n.) SUBSTATION EASEMENT AGREEMENT BETWEEN LORA TRANSMISSION SERVICES CORPORATION AND NEW BRAUNFELS UTILITIES RECORDED ON 01/28/2019 IN INST. 201906001789, O.P.R.G.C.T. (DOES NOT AFFECT)



**8.147 ACRES**  
**(354,883 SQ. FT. MORE OR LESS)**  
**VARIABLE WIDTH**  
**PERMANENT EASEMENT**



4801 Southwest Parkway  
Building Two, Suite 102  
Austin, Texas, 78733  
Office 512.447.0373  
Fax 512.328.3329  
email: info@sam.biz

Texas Firm Registration No. 13084300

PAGE 1 OF 6

WORK ORDER: ANNA18035832

DIGITAL FILE: E010G\_PE\_SURFACE

REVISION # 1 DRAWN BY DLB



SAM, LLC  
4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.9029  
info@sam.biz www.sam.biz T8PLS # 10061300



**Legal Description**  
**8.147 Acres (354,883 Square Foot)**  
**Variable Width Permanent Easement**

BEING A 8.147 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CALLED 127.78 ACRES, CONVEYED TO DOROTHY WELTNER DELKERS, WARREN H. WELTNER AND CAROL WELTNER SMITH, BY DEED RECORDED IN DOCUMENT NUMBER 2018-99027921, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 8.147 ACRE VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found at the north corner of a called 30.884 acre tract, described in a deed to Chob Kamolsri And Prapapan Kamolsri, and recorded in Volume 2471, Page 972, Official Public records, Guadalupe County, Texas;

**THENCE** S 44° 53' 19" E, with the northeast line of said 30.884 acre tract, a distance of 578.30 feet, to a point on the southwest line of said 127.78 acre tract for the **POINT OF BEGINNING** and the southwest corner of this variable width permanent easement;

**THENCE** N 00° 05' 52" E, departing said northeast line, over and across said 127.78 acre tract, a distance of 945.76 feet to a point on the northwest line of said 127.78 acre tract, same being the southeast line of a called 95.37 acre tract, Tract 1 described in a deed to Curtis G. Timmermann, and recorded in Volume 778, Page 631, Official Public records, Guadalupe County, Texas;

**THENCE** N 45° 36' 45" E, with said common line, passing at a distance of 2,473.53 feet, a point, for the northeast corner of said Tract 1, same being the southwest corner of a called 95.37 acre tract, Tract 2 described in a deed to Steven W. Timmermann, Volume 2109, Page 430, Official Public records, Guadalupe County, Texas, and continuing for a total distance of 3,656.44 feet to a 1/2-inch iron rod found at the north corner of said 127.78 acre tract, same being the west corner of a called 58.578 acre tract, described in a deed to Gregory W. Kraft and Pamela Sarlo-Kraft, and recorded in Volume 1466, Page 392, Official Public records, Guadalupe County, Texas, for the northwesterly corner of this variable width permanent easement;

**THENCE** S 44° 22' 35" E, with the common line, a distance of 90.00 feet to a point, for the northeasterly corner of this variable width permanent easement, from which a Guadalupe-Blanco Aluminum Disk found at the east corner of said 127.78 acre tract and south corner of said 58.578 acre tract, bears S 44° 22' 35" E, a distance of 1,265.03 feet;

**THENCE** departing said common line, over and across said 127.78 acre tract, the following three (3) courses and distances:

- 1) S 45° 36' 45" W, a distance of 2,611.41 feet, to a point, for an angle corner of this variable width permanent easement;



- 2) N 89° 23' 15" W, a distance of 42.43 feet, to a point, for an angle corner of this variable width permanent easement;
- 3) S 45° 36' 45" W, a distance of 989.85 feet, to a point, for an angle corner of this variable width permanent easement;
- 4) S 00° 05' 52" W, a distance of 945.83 feet, to a point, for an angle corner of this variable width permanent easement and
- 5) S 45° 43' 15" W, a distance of 24.60 feet, to a 1/2-inch iron rod found on the southwest line of said 127.78 acre tract, same being at the northeasterly corner of said 30.884 acre tract, for the southeasterly this variable width permanent easement;

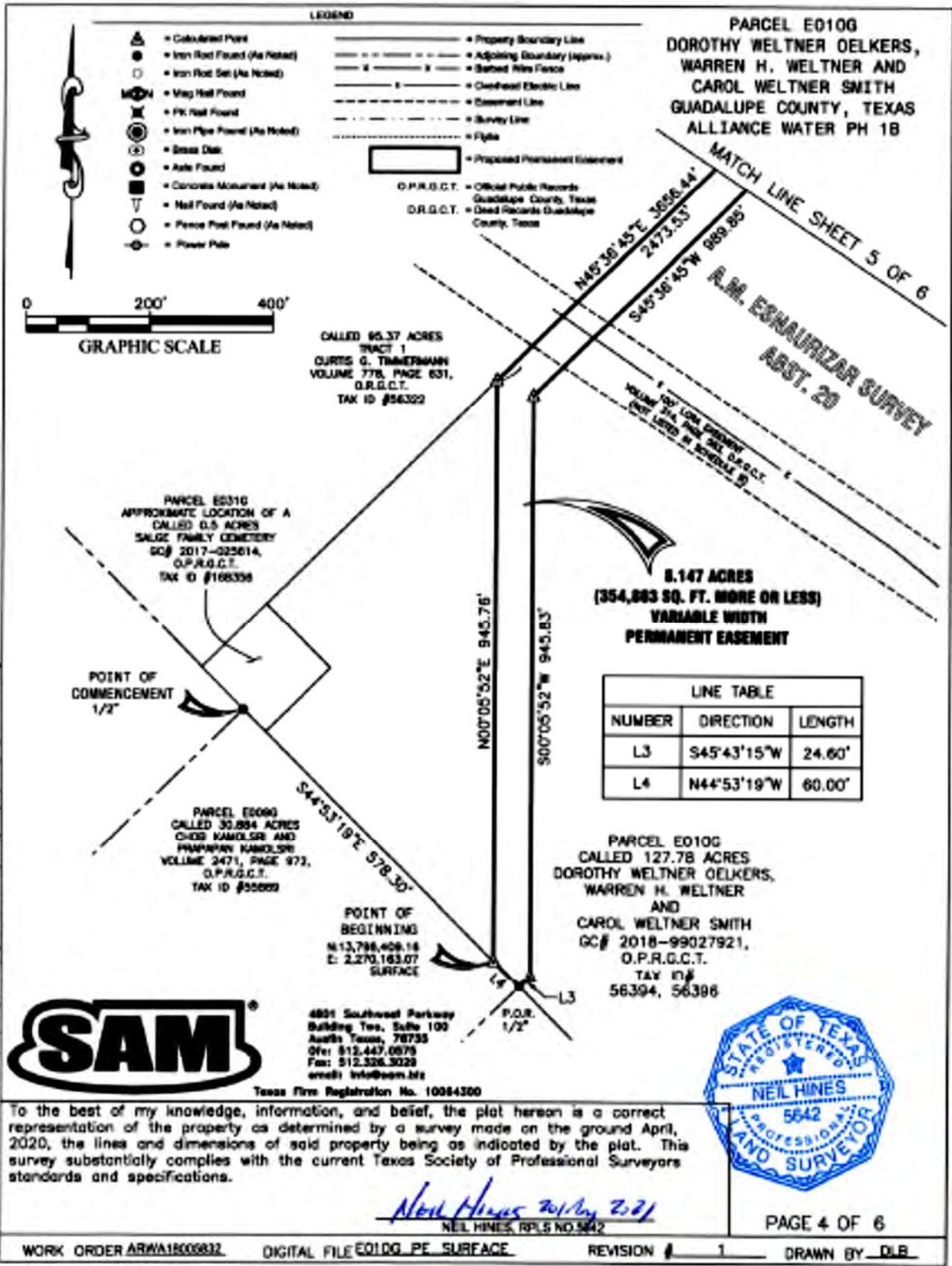
**THENCE** N 44° 53' 19" W, with the common line, a distance of 60.00 feet to a point, to the **POINT OF BEGINNING** and containing 8.147 acres, more or less.

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.

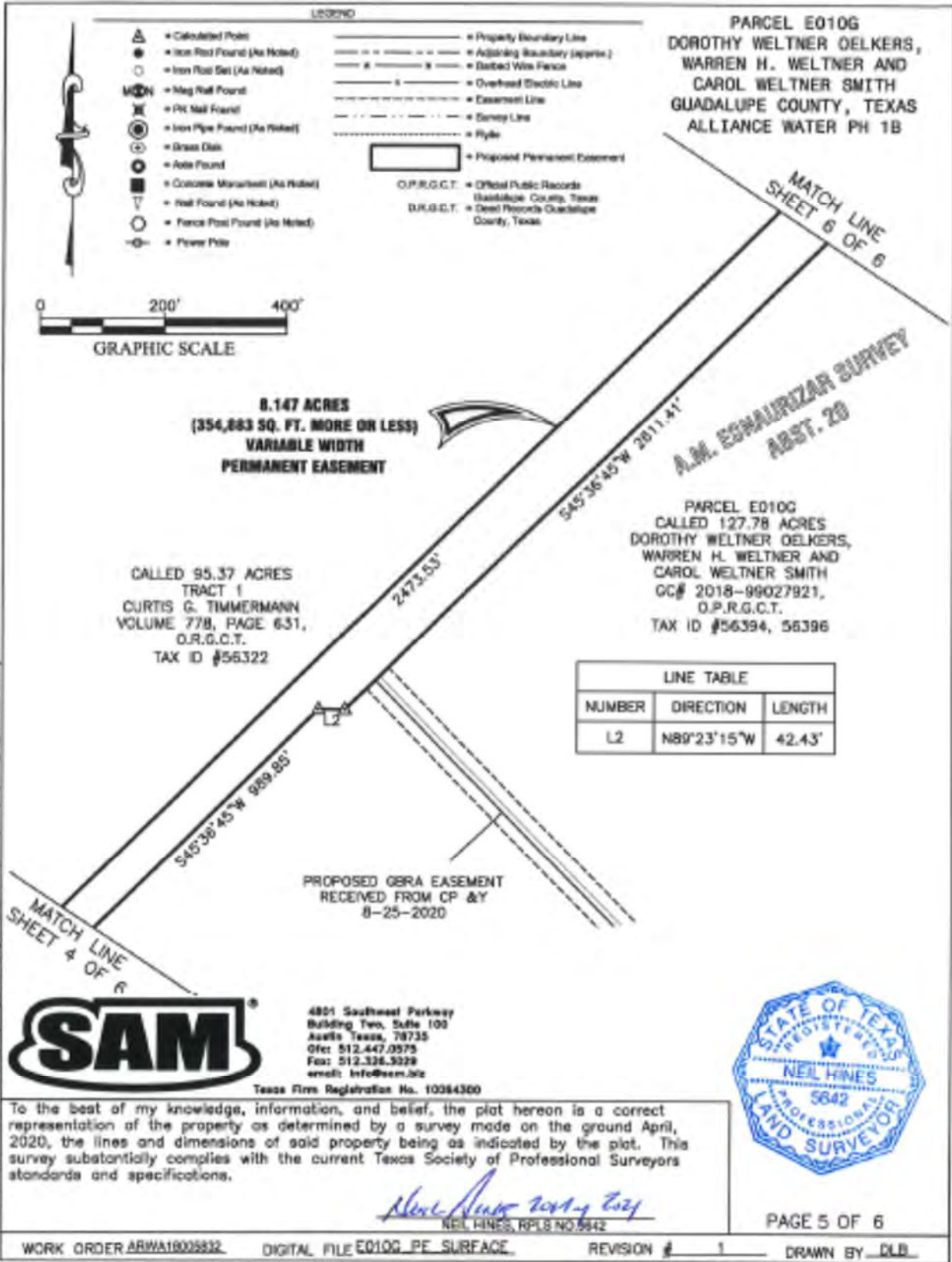
Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642



Date: 20 May 2021







- LEGEND**
- ▲ Calculated Point
  - Iron Rod Found (As Noted)
  - Iron Rod Set (As Noted)
  - ⊕ Mag Nail Found
  - ⊗ PK Nail Found
  - ⊖ Iron Pipe Found (As Noted)
  - ⊙ Brass Disk
  - ⊙ A-16 Found
  - ⊙ Concrete Monument (As Noted)
  - ⊙ Nail Found (As Noted)
  - ⊙ Fence Post Found (As Noted)
  - ⊙ Power Pole
  - Property Boundary Line
  - - - - - Adjoining Boundary (approx.)
  - ⊕ Barbed Wire Fence
  - ⊕ Overhead Electric Line
  - - - - - Easement Line
  - - - - - Survey Line
  - ⊕ Pile
  - ▭ Proposed Permanent Easement
  - O.P.R.G.C.T. Official Public Records Guadalupe County, Texas
  - D.R.G.C.T. Deed Records Guadalupe County, Texas



PARCEL E010G  
DOROTHY WELTNER DELKERS,  
WARREN H. WELTNER AND  
CAROL WELTNER SMITH  
GUADALUPE COUNTY, TEXAS  
ALLIANCE WATER PH 1B

MATCH LINE  
SHEET 6 OF 6

A.M. ESMAURIZAR SURVEY  
ABST. 20

8.147 ACRES  
(354,883 SQ. FT. MORE OR LESS)  
VARIABLE WIDTH  
PERMANENT EASEMENT

CALLED 95.37 ACRES  
TRACT 1  
CURTIS G. TIMMERMANN  
VOLUME 778, PAGE 631,  
O.R.G.C.T.  
TAX ID #56322

PARCEL E010G  
CALLED 127.78 ACRES  
DOROTHY WELTNER DELKERS,  
WARREN H. WELTNER AND  
CAROL WELTNER SMITH  
GC# 2018-99027921,  
O.P.R.G.C.T.  
TAX ID #56394, 56396

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L2	N89°23'15"W	42.43'

PROPOSED GBRA EASEMENT  
RECEIVED FROM CP & Y  
8-25-2020



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas, 78735  
Office 512.447.0575  
Fax 512.336.3029  
email: info@sam.biz

Texas Firm Registration No. 10284300



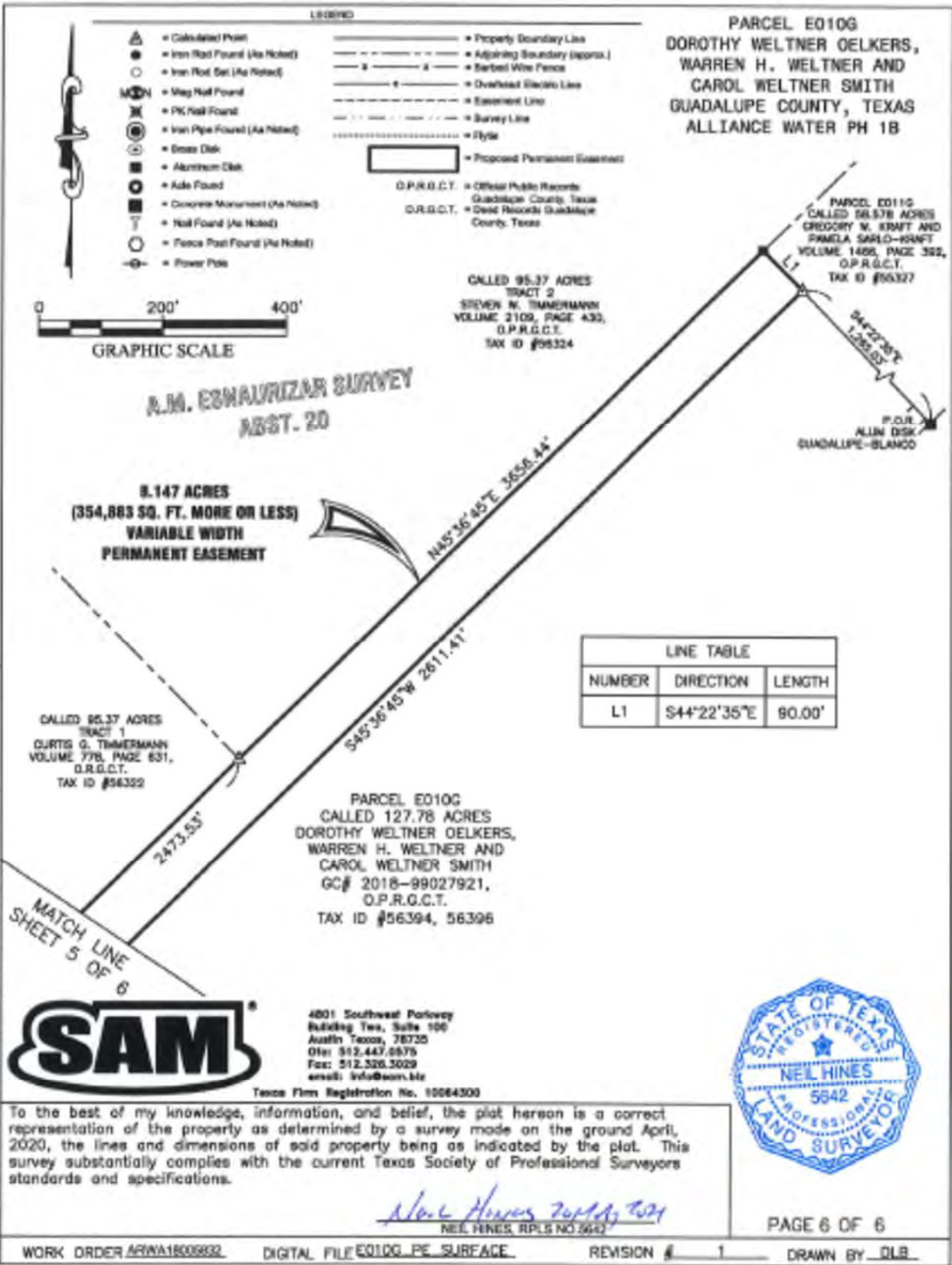
To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground April, 2020, the lines and dimensions of said property being as indicated by the plat. This survey substantially complies with the current Texas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

*Neil Hines*  
NEIL HINES, RPLS NO. 5842

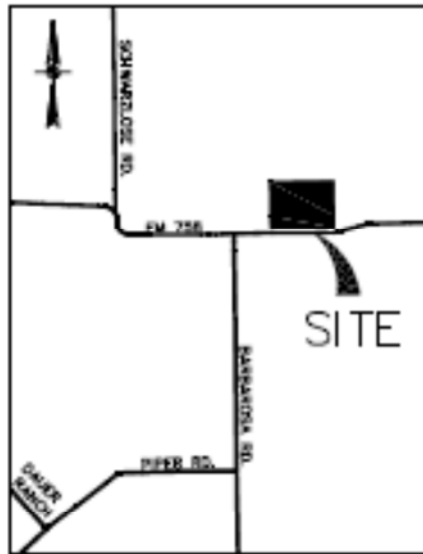
PAGE 5 OF 6

WORK ORDER ARWA18025832 DIGITAL FILE E010G\_PE\_SURFACE REVISION # 1 DRAWN BY CLB

© 2020 ALL RIGHTS RESERVED



PARCEL E023G  
 CHRISTOPHER RYAN LAWSON  
 AND AMBER NICOLE LAWSON  
 GUADALUPE COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

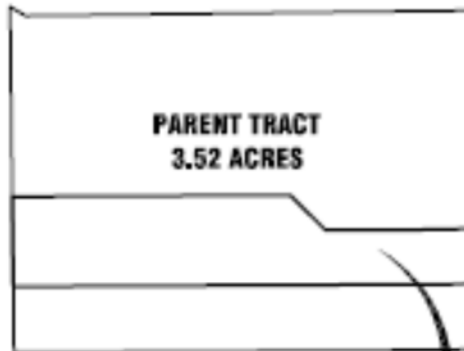
NOTES

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED. NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY SAM. THERE MAY BE ADDITIONAL UTILITIES THAT SAM HAS NOT BEEN ADVISED OF.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
 OF# CTA-21-CTA19008870  
 ISSUE DATE: APRIL 1, 2019

NO SCHEDULE B ITEMS



PARENT TRACT  
 3.52 ACRES

FM 758

0.811 ACRE  
 (35,327 SQ. FT. MORE OR LESS)  
 VARIABLE WIDTH PERMANENT  
 EASEMENT



4801 Southeast Parkway  
 Building Two, Suite 100  
 Austin Texas, 78738  
 Ofc: 512.447.2878  
 Fax: 512.338.3028  
 email: info@sam.biz

Texas Firm Registration No. 10084800

PAGE 1 OF 4

WORK ORDER A85VA18025832

DIGITAL FILE E023G\_PF

REVISION # 2

DRAWN BY D.J.C.

© 2020 ALL RIGHTS RESERVED



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



**Legal Description  
0.811 Acres (35,327 Square Foot)  
Variable Width Permanent Easement**

BEING A 0.811 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.52 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CHRISTOPHER RYAN LAWSON AND AMBER NICOLE LAWSON, RECORDED IN DOCUMENT NO. 2018-99003395, OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 0.811 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron rod with a cap stamped "DAM 5348" found on the easterly line of a called 100 acre tract, described as Exhibit A-11 in a deed to Carol Irwin Bretzke, Trustee of the Samuel C. Bretzke Family Trust, recorded in Volume 2283, Page 338, O.P.R.G.C.T., same being the northwesterly corner of said 3.52 acre tract, and a southwesterly corner of the remainder of a called 50.00 acre tract, described in deed to Huber 758, LLC, a Texas Limited Liability Company, and recorded in Document No. 2018-000344, O.P.R.G.C.T.;

THENCE S 00° 38' 11" E, with the common line of said 100 acre tract and said 3.52 acre tract, a distance of 187.83 feet, to a point on the common line of said 100 acre tract and said 3.52 acre tract, for the POINT OF BEGINNING and the northwest corner of this variable width permanent easement;

THENCE departing said common line, over and across said 3.52 acre tract, the following four (4) courses and distances:

- 1) N 89° 41' 30" E, a distance of 275.62 feet, to a point, for an angle corner of this easement,
- 2) S 45° 18' 30" E, a distance of 49.50 feet, to a point, for an angle corner of this easement,
- 3) N 89° 41' 30" E, a distance of 122.29 feet, to a point, for an angle corner of this easement, and
- 4) N 86° 19' 32" E, a distance of 22.95 feet, to a point on the common line of said remainder of a called 50.00 acre tract and said 3.52 acre tract, for the northeast corner of this easement. From said point, a 1/2-inch Iron rod with a cap stamped "DAM 5348" found, for the northeast corner of said 3.52 acre tract, same being an interior corner of the remainder of said 50.00 acre tract, bears N 00° 48' 51" W, 215.42 feet;

THENCE S 00° 48' 51" E, with the common line of said remainder of a called 50.00 acre tract and said 3.52 acre tract, a distance of 55.07 feet, to a point on said common line, same being the southeast corner of this easement;



THENCE departing said common line, the following two (2) courses and distances:

- 1) S 86° 19' 32" W, a distance of 21.82 feet, to a point, for an angle corner of this easement, and
- 2) S 89° 41' 30" W, a distance of 434.21 feet, to a point on the common of said 100 acre tract and said 3.52 acre tract, for the southwest corner of this easement. From said point, a 1/2-inch Iron rod with a cap stamped "DAM 5348" found bears S 00° 38' 11" E, 66.40 feet;

THENCE N 00° 38' 11" W, with the common line of said 100 acre tract and said 3.52 acre tract, a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.811 acres, more or less.

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

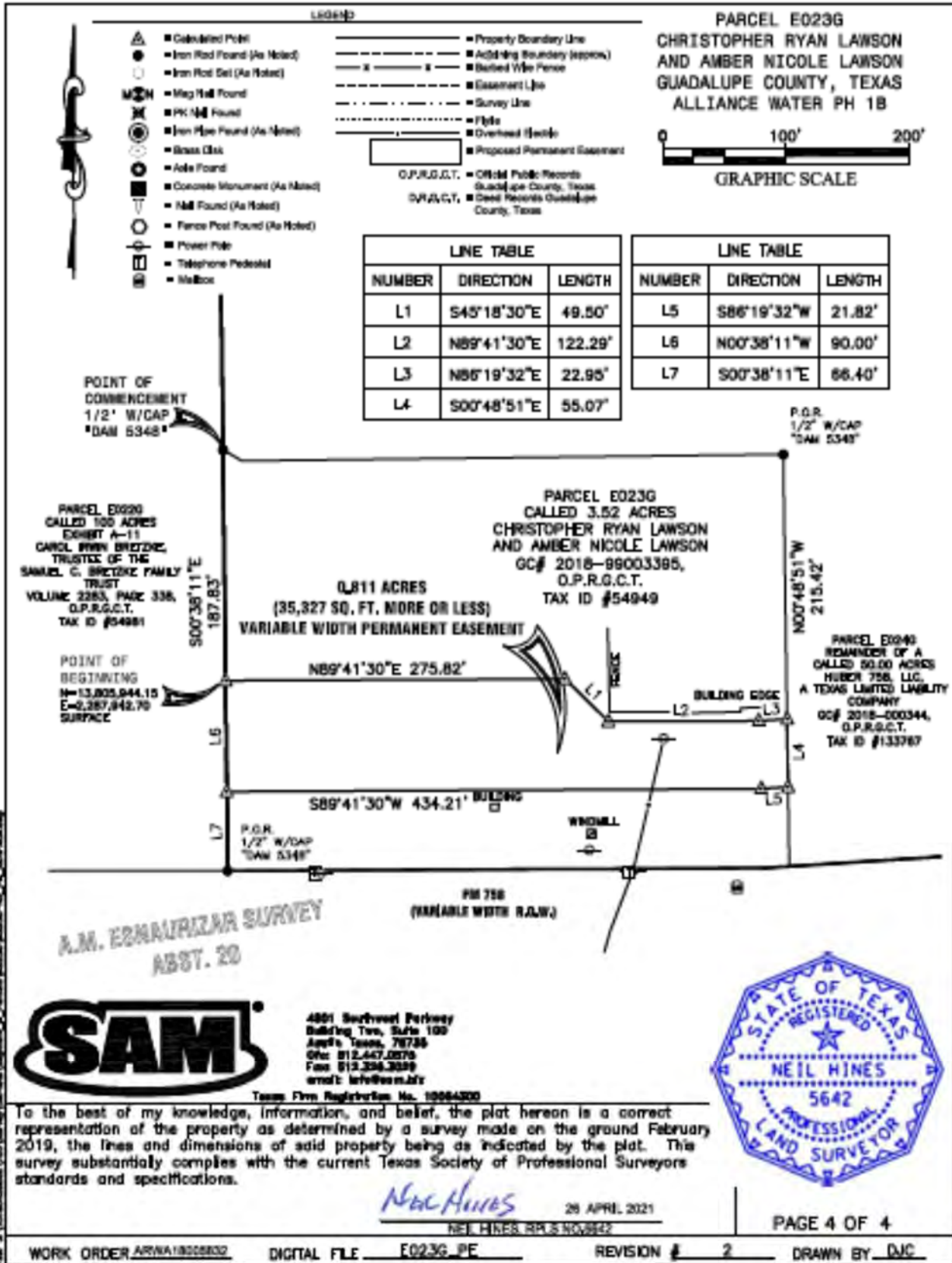


*Neil Hines*

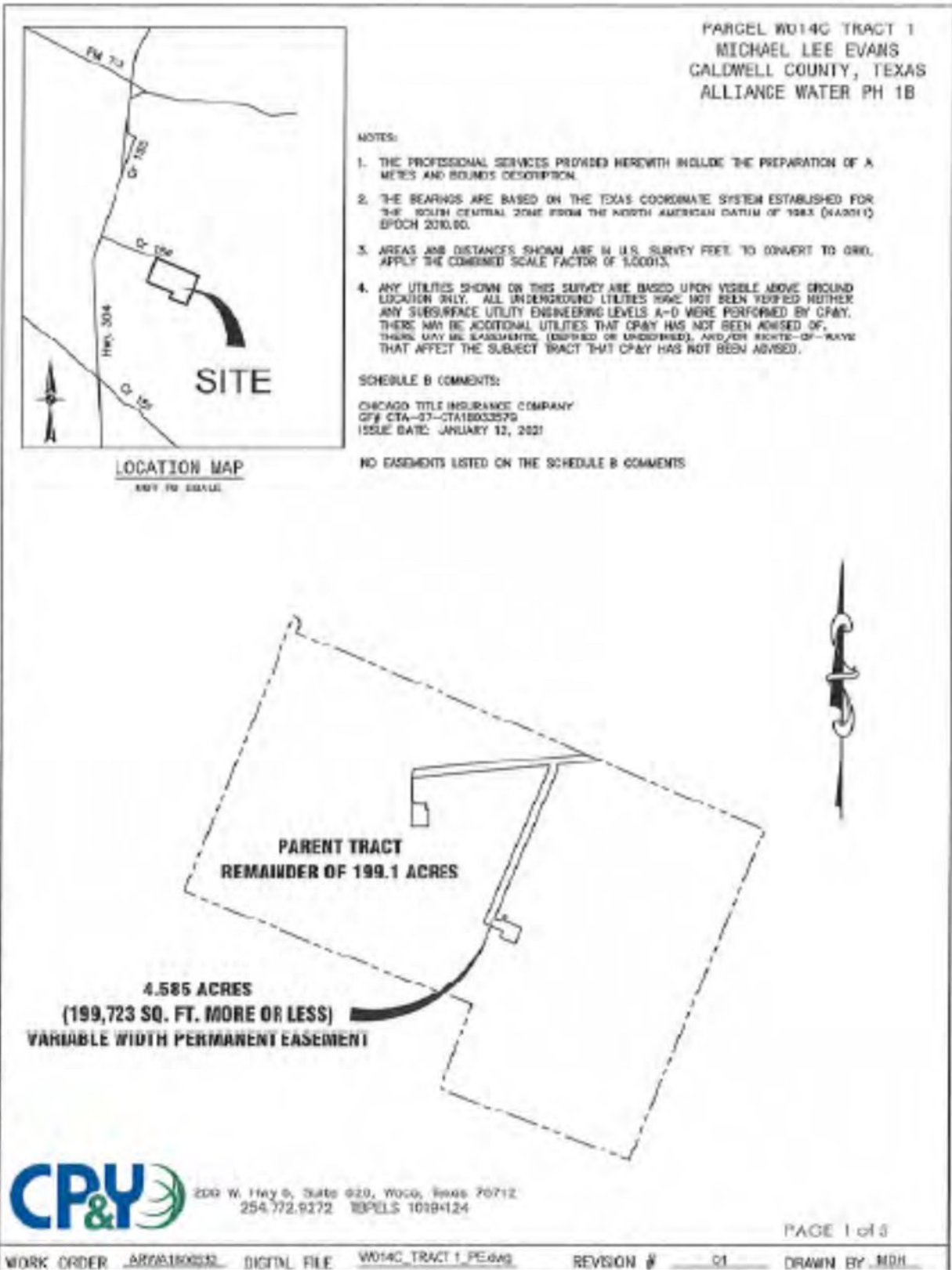
---

Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 26 April 2021



W014C – Tract 1





Partners for a Better Quality of Life

**Legal Description**  
**4.585 Acre (199,723 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 4.585 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 4.585 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found, being westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 214, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 558,208 acre tract of land described in deed to Alliance Regional Water Authority as recorded in County Clerks File Number 2017008722 of said O.P.R.C.C.T.

**THENCE** N 74° 55' 25" E, over and across said 199.1 acre tract, a distance of 1,755.37 feet, to a point for corner, also lying in the east common line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 and further described in Volume 553, Page 225 of said O.P.R.C.C.T., and the **POINT OF BEGINNING**;

**THENCE** along the east common line of said 199.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. N 02° 11' 58" E, a distance of 293.78 feet, to a point, also being the beginning of a non-tangent curve to the right having a central angle of 18° 58' 04", a radius of 278.83 feet and having a chord bearing N 11° 39' 58" E, a chord distance of 91.07 feet;
2. Along said non-tangent curve to the right, an arc distance of 91.46 feet, to a point for the northwest corner hereof, lying 60 foot northerly when measured at right angles) of the north line of that called 50 foot wide gas pipeline easement to Intratek Gas Company, as recorded in Volume 387, Page 377 of the Deed Records of Caldwell County, Texas (O.P.R.C.C.T.). From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 100.1 and 558,208 acre tracts bears N 35° 51' 52" W, a distance of 1,435.32 feet;

**THENCE** N 87° 04' 14" E, leaving said common line, parallel with and 60 foot northerly of (when measured at right angles) the north line of said 50 foot wide easement, over and across said 199.1 acre tract, a distance of 1,285.28 feet, to a point for corner, lying in the common line of said 199.1 acre tract and the south Right of Way (ROW) line of County Road 166 (30 foot wide ROW) commonly known as Wolf Run Road. From which a point for the northeast common corner of said 199.1 and 1.00 acre tracts bears N 65° 06' 23" W, a distance of 1,104.38 feet, and from previously said point a 1/2 inch iron rod found lying in the common line of said 199.1 and 1.00 acre tracts bears S 25° 48' 20" W, a distance of 1.11 feet;

**THENCE** S 05° 09' 23" E, along the common line of said 199.1 acre tract and Wolf Run Road, a distance of 128.55 feet, to a point for the northeast corner hereof, lying in the north line of said 50 foot wide easement,

**THENCE**, leaving said common line, over and across said 199.1 acre tract, the following twenty-five (25) courses and distances:

1. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 329.40 feet, to a point for corner;
2. S 03° 12' 58" E, leaving said north line, a distance of 35.00 feet, to a point for corner;
3. S 24° 43' 20" W, a distance of 1,200.93 feet, to a point for corner;
4. S 65° 16' 40" E, a distance of 49.15 feet, to a point for corner;
5. N 88° 43' 20" E, a distance of 7.07 feet, to a point for corner;
6. N 24° 43' 20" E, a distance of 57.00 feet, to a point for corner;
7. S 65° 16' 40" E, a distance of 22.00 feet, to a point for corner;



8. S 24° 43' 20" W, a distance of 47.00 feet, to a point for corner;
9. S 65° 16' 40" E, a distance of 135.00 feet, to a point for corner;
10. S 24° 43' 20" W, a distance of 120.00 feet, to a point for corner;
11. N 65° 16' 40" W, a distance of 120.00 feet, to a point for corner;
12. N 24° 43' 20" E, a distance of 45.00 feet, to a point for corner;
13. N 65° 16' 40" W, a distance of 151.16 feet, to a point for corner;
14. N 24° 43' 20" E, a distance of 1,246.01 feet, to a point for corner;
15. N 03° 12' 56" W, a distance of 20.37 feet, to a point for corner, lying in the north line of said 50 foot wide easement.
16. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1,022.79 feet, to a point for corner.
17. S 02° 49' 37" W, a distance of 172.65 feet, to a point for corner;
18. S 42° 10' 23" E, a distance of 34.05 feet, to a point for corner;
19. S 87° 10' 23" E, a distance of 77.61 feet, to a point for corner;
20. S 02° 49' 37" W, a distance of 37.00 feet, to a point for corner;
21. S 87° 10' 23" E, a distance of 17.51 feet, to a point for corner;
22. S 02° 49' 37" W, a distance of 120.01 feet, to a point for corner;
23. N 87° 10' 23" W, a distance of 125.30 feet, to a point for corner. From which a 3/4 inch iron rod found, being the most southerly common corner of said 100.1 and 1.03 acre tracts bears S 00° 14' 22" W, a distance of 600.71 feet.
24. N 42° 10' 23" W, a distance of 0.08 feet, to a point at the beginning of a non-tangent curve to the left, having a central angle of 13° 15' 57", a radius of 132.19 feet and having a chord bearing N 08° 50' 02" E, a chord distance of 30.54 feet;
25. Along said non-tangent curve to the left, an arc distance of 30.61 feet, to the POINT OF BEGINNING and containing 4.585 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.

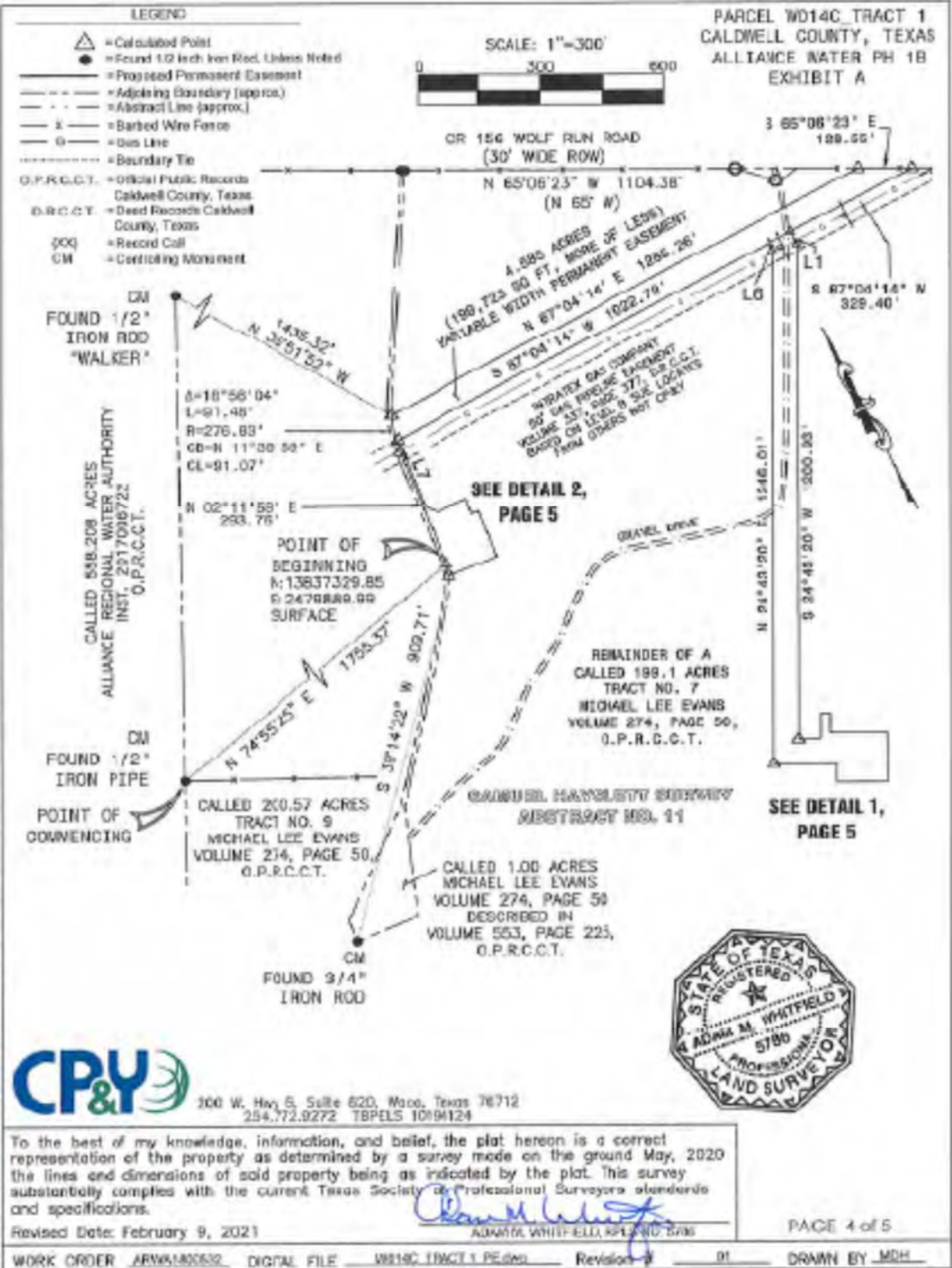


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02-09-2021

September 15, 2020  
Revised: February 9, 2021





DATE: Feb 04, 2021, 05:57pm User: CPY-Admin Job: Survey/County Plat - Caldwell County/MHC-Prop D 141201 2020 2020 PROPERTY EXAMINER/MEASUREMENT PLAT/PLAT



300 W. Hwy E, Suite 620, Maro, Texas 76712  
254.772.9272 TBPELS 10/09/124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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.

*[Signature]*  
ADAM M. WHITEFIELD, RPLS AND SRS



PAGE 4 of 5

WORK ORDER ARW5180632 DIGITAL FILE W818C TRACT 1 Plat.dwg Revision 3 01 DRAWN BY MDH

**LEGEND**

- = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Boundary Tie

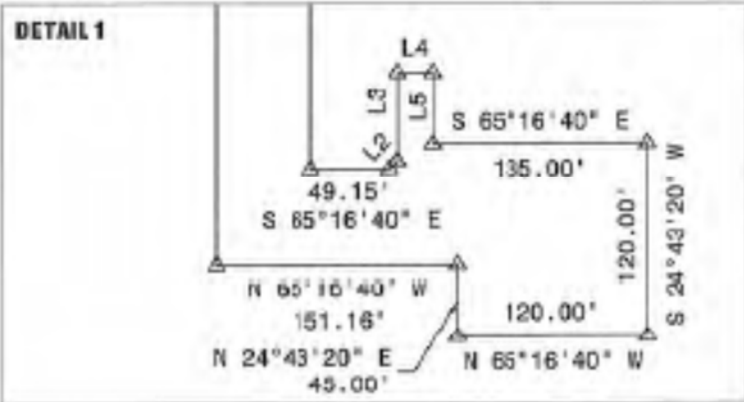
O.P.R.C.T. = Official Public Records  
Caldwell County, Texas

D.R.C.T. = Deed Records Caldwell  
County, Texas

(XX) = Record Call  
CM = Controlling Monument

SCALE: 1"=100'

PARCEL W014C TRACT 1  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A



LINE	BEARING	DISTANCE
L1	S 03°12'58" E	36.00'
L2	N 02°43'20" E	7.67'
L3	N 24°43'20" E	57.00'
L4	S 65°16'40" E	22.00'
L5	S 24°43'20" W	47.00'
L6	N 03°12'58" W	20.37'
L7	S 02°49'37" W	178.60'
L8	S 42°19'23" E	34.05'
L9	S 67°19'23" E	77.61'
L10	S 02°49'37" W	37.00'
L11	S 87°19'23" E	17.61'
L12	N 42°19'23" W	0.98'



200 W. Hwy 6, Suite 620, Mace, Texas 76712  
254.772.9272 T8PELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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.

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

Revised Date: February 9, 2021

PAGE 5 of 5

Date: Feb 09, 2021, 6:55am User ID: meehing  
 File: G:\Projects\WMA\202002-Alliance Water\GIS\PROJECT\SRV\014-Prop 01\0475\_2020\30345.DWG\DWG\W014C Tract 1 PE\_1.dwg

W014C – Tract 2

PARCEL W014C TRACT 2  
 MICHAEL LEE EVANS  
 CALDWELL COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

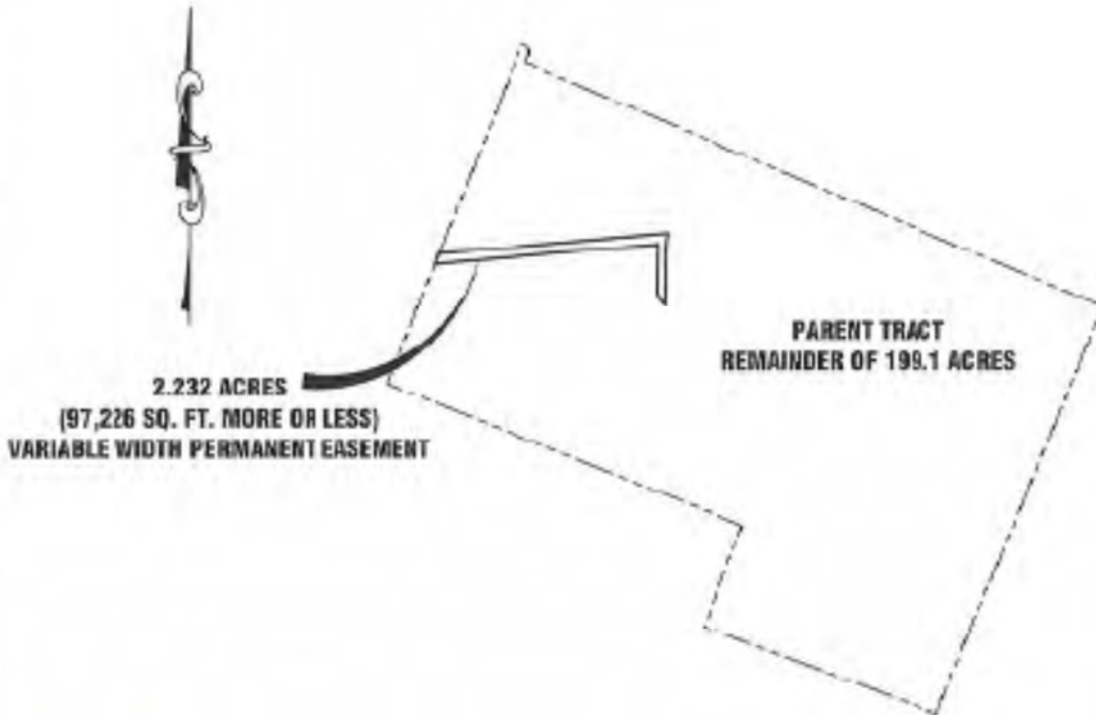
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE 1983 CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRS, APPLY THE CORRECTED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS (ENGINEED OR UNENGINEED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
 OF # CTA-07-CTA1803357D  
 ISSUE DATE: JANUARY 12, 2021

NO EASEMENTS LISTED ON THE SCHEDULE B COMMENTS



Date: Feb 08, 2021, 2:08pm, User: ds, Pathing  
 File: S:\Projects\A1814\181401533-Alliance Water\SUBSET\SUBSET.dwg  
 User: ds, Pathing  
 Date: Feb 08, 2021, 2:08pm, User: ds, Pathing  
 File: S:\Projects\A1814\181401533-Alliance Water\SUBSET\SUBSET.dwg  
 User: ds, Pathing



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TEPELS 10184124

PAGE 1 of 4

WORK ORDER: A181401533 DIGITAL FILE: W014C\_TRACT\_2\_PE.dwg REVISION #: 01 DRAWN BY: MDH

© 2021 ALL RIGHTS RESERVED



**Legal Description**  
**2.232 Acre (97,226 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 2.232 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 2.232 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found being the westerly common corner of said 199.1 acre tract and that called 210.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.;

**THENCE** N 23° 48' 45" E, along the common line of said 199.1 and 558.208 acre tracts, a distance of 765.96 feet, to a point for the southwest corner hereof, also lying in the north line of that called 50 foot wide gas pipeline easement to Infracore Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the **POINT OF BEGINNING**;

**THENCE** N 23° 48' 45" E, continuing along the common line of said 199.1 and 558.208 acre tracts, a distance of 73.03 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 1,349.83 feet;

**THENCE** leaving said common line, over and across said 199.1 acre tract the following two (2) courses and distances:

1. N 79° 03' 28" E, a distance of 5.76 feet, to a point for corner;
2. N 87° 04' 14" E, a distance of 1,371.13 feet, to a point for the northeast corner hereof, lying in the common west line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50, further described in Volume 553, Page 225 of said O.P.R.C.C.T., also being the beginning of a non-tangent curve to the left having a central angle of 18° 02' 43", a radius of 286.83 feet and having a chord bearing S 11° 13' 20" W, a chord distance of 89.96 feet;

**THENCE** along the common west line of said 199.1 and 1.00 acre tracts the following three (3) courses and distances:

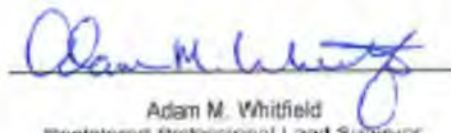
1. Along said non-tangent curve to the left, an arc distance of 90.34 feet, to a point for corner;
2. S 02° 11' 59" W, a distance of 203.76 feet, to a point being the beginning of a non-tangent curve to the right having a central angle of 10° 14' 40", a radius of 122.19 feet and, having a chord bearing S 07° 19' 24" W, a chord distance of 21.82 feet;
3. Along said non-tangent curve to the right, an arc distance of 21.05 feet, to a point for the southeast corner hereof. From which a 1/2 inch iron rod found, being the southerly most common corner of said 199.1 and 1.00 acre tracts bears S 38° 26' 50" W, a distance of 911.74 feet



THENCE, leaving said common line, over and across said 199.1 acre tract, the following four (4) courses and distances:

1. N 42° 10' 23" W, a distance of 63.20 feet, to a point for corner;
2. N 02° 49' 37" E, a distance of 293.83 feet, to a point for corner, tying in the north line of said 50 foot wide easement;
3. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1,304.28 feet, to a point for corner;
4. S 79° 03' 28" W, a distance of 43.10 feet, to the **POINT OF BEGINNING** and containing 2.232 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.

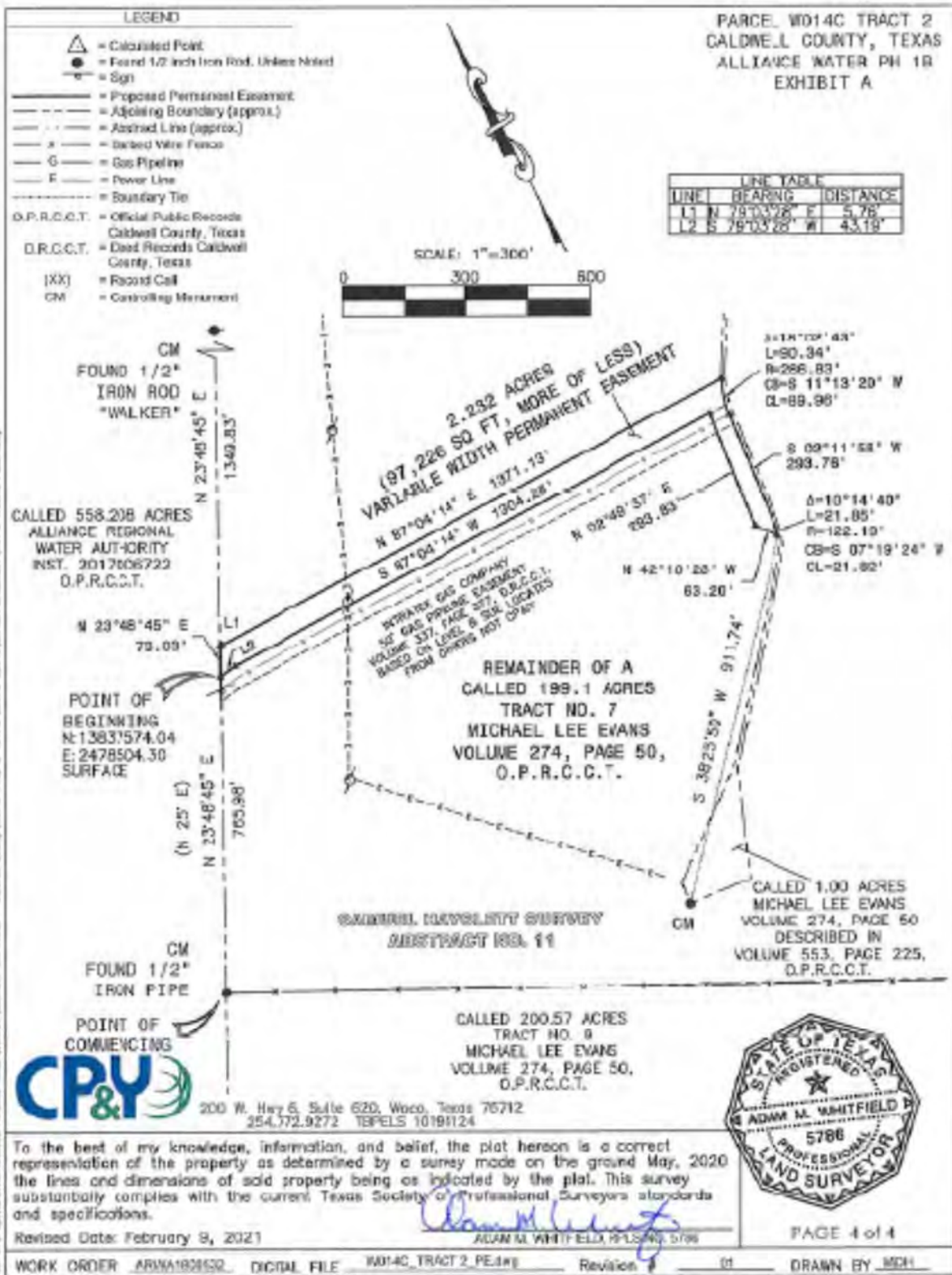


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

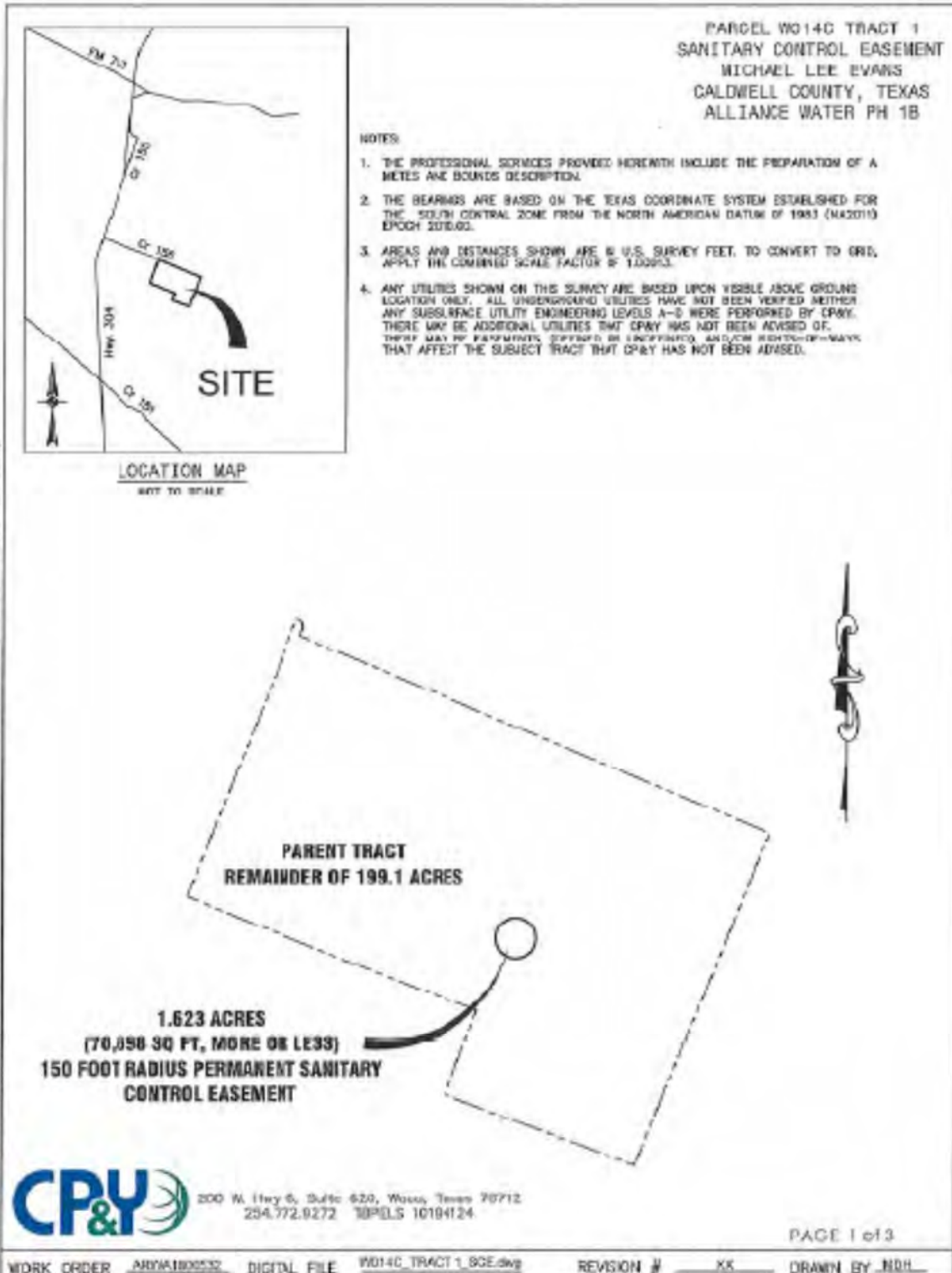
Date: 02-09-2021

September 15, 2020  
Revised February 9, 2021





W014C – Sanitary Control Easement - Tract 1







Partners for a Better Quality of Life

**Legal Description**  
**1.623 Acre (70,698 Square Foot, more or less)**  
**150 Foot Radius Permanent Sanitary Control Easement**

BEING A 1.623 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.623 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found, being westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 5" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority as recorded in County Clerks File Number 2017005722 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 2,188.84 feet;

THENCE S 60° 41' 16" E, over and across said 199.1 acre tract, a distance of 2,440.26 feet, to a point for the RADIUS POINT OF EASEMENT, having a 150 foot radius and containing a circular tract of 1.623 acres of land. From which said 1/2 inch capped iron rod bears N 23° 22' 36" W, a distance of 2,944.93 feet. Also, from which a 1/4 inch iron rod found, being the east southerly common corner of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 and further described in Volume 553, Page 225 of said O.P.R.C.C.T. bears N 84° 51' 14" W, a distance of 1,303.82 feet;

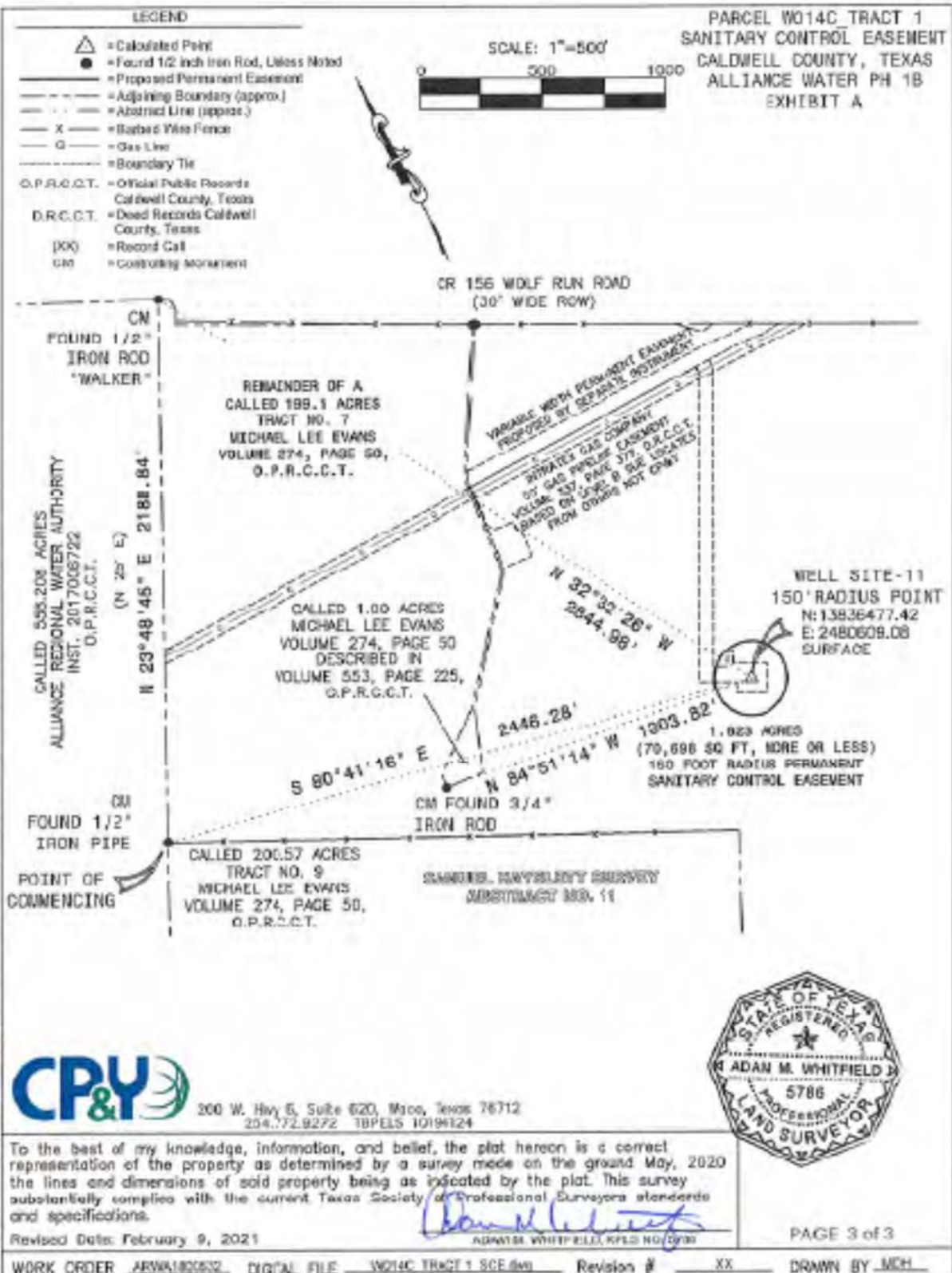
The bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83/011. All distances shown are in U.S. Survey Feet and may be converted to and by applying the combined scale factor of 1.00013.

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

Date: 02-09-2021

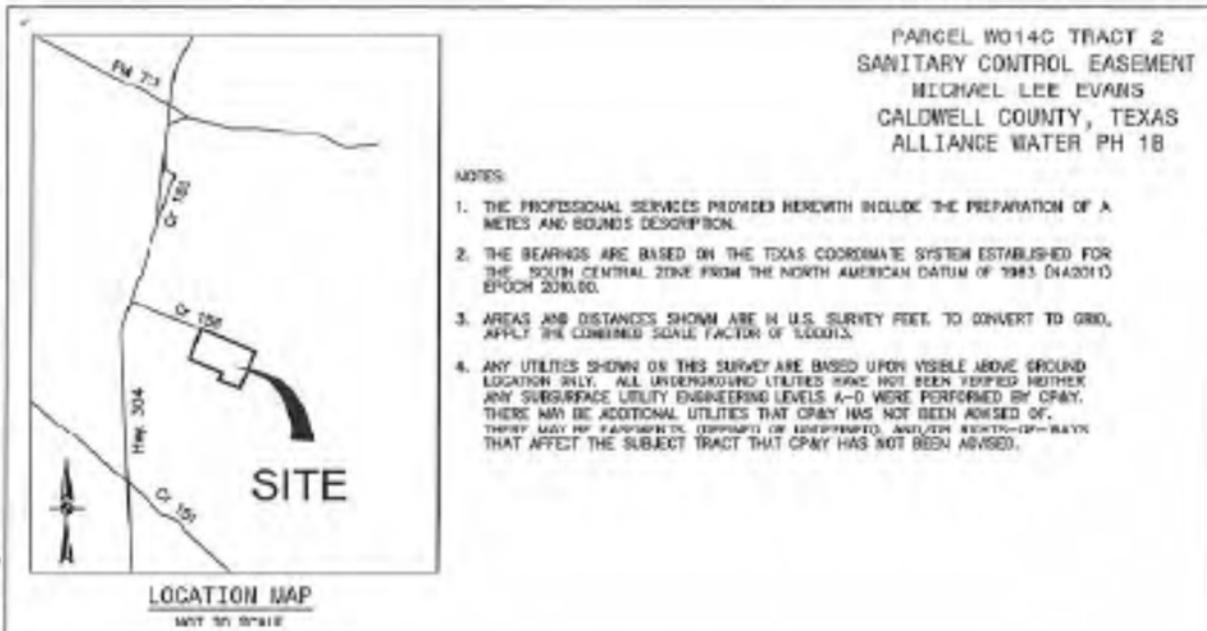
February 9, 2021





Date: 04/08/2021 10:41:11 AM User: E:\mwhitfield  
 File: C:\Users\adamw\Documents\ARWA1806552.dwg

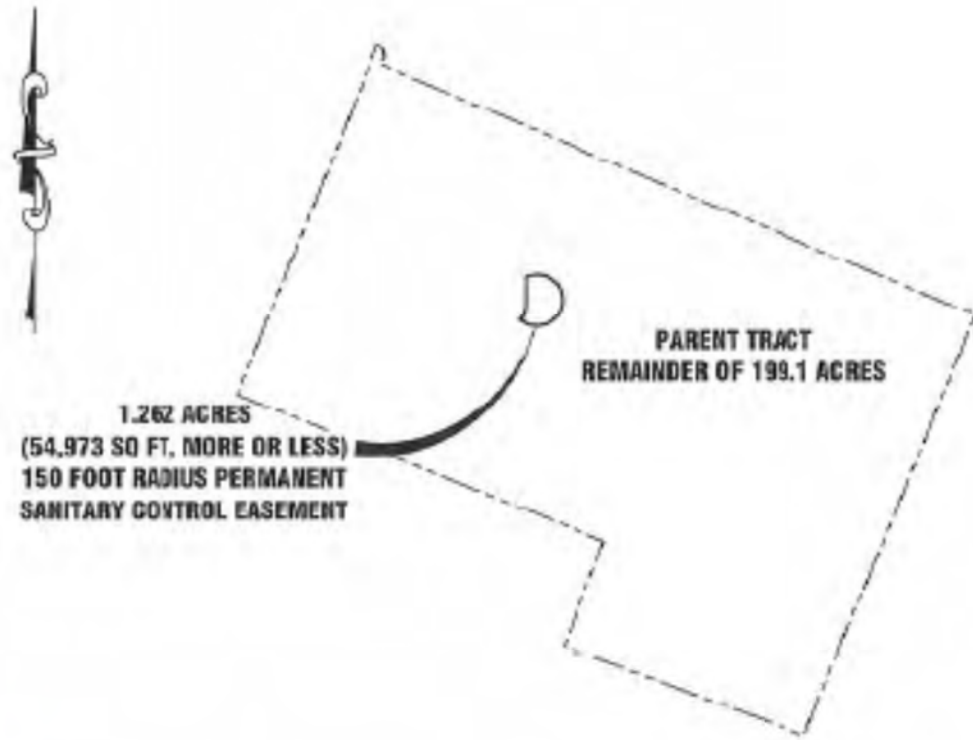
W014C – Sanitary Control Easement – Tract 2



PARCEL W014C TRACT 2  
SANITARY CONTROL EASEMENT  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 18

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE CORRECTED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THEY MAY BE FURNISHED (EARTH) OR ENGINEERED, AND/OR RIGHTS-OF-WAY THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



C:\Projects\2021\W014C\W014C.dwg - Caldwell County\W014C - Parcel W014C - 2021\W014C.dwg - Parcel W014C - 2021\W014C.dwg - Parcel W014C - 2021\W014C.dwg  
 FILE: C:\Projects\2021\W014C\W014C.dwg - Caldwell County\W014C - Parcel W014C - 2021\W014C.dwg - Parcel W014C - 2021\W014C.dwg - Parcel W014C - 2021\W014C.dwg  
 © 2021 ALL RIGHTS RESERVED



300 W. Hwy 8, Suite 820, Waco, Texas 76712  
254.772.9272 TBPCLS 10194124

PAGE 1 of 3

WORK ORDER 2021080632 DIGITAL FILE W014C\_TRACT2\_SCE.dwg REVISION 0 XX DRAWN BY NDH

© 2021 ALL RIGHTS RESERVED



Partners for a Better Quality of Life

**Legal Description**  
**1.262 Acre (54,973 Square Foot, more or less)**  
**150 Foot Radius Permanent Sanitary Control Easement**

BEING A 1.262 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.262 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found, being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 551.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 2,188.84 feet;

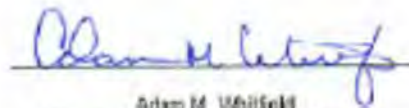
THENCE N 77° 25' 20" E, over and across said 199.1 acre tract, a distance of 1,700.27 feet, to a point for the southwest corner hereof, lying in the common east line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50, further described in Volume 553, Page 225 of said O.P.R.C.C.T., and the POINT OF BEGINNING. From which a 1/2 inch iron rod found, being the southerly most common corner of said 199.1 and 1.00 acre tracts bears S 39° 57' 47" W, a distance of 848.95 feet, also from which the RADIUS POINT OF EASEMENT, bears N 41° 37' 10" E, a distance of 150.00 feet;

THENCE along the easterly common line of said 199.1 and 1.00 acre tracts, the following three (3) courses and distances:

1. N 37° 08' 58" E, a distance of 14.59 feet, to a point for corner, also being the beginning of a non-tangent curve to the left, having a central angle of 34° 54' 48", a radius of 132.19 feet and having a chord bearing N 17° 30' 28" E, a chord distance of 79.31 feet;
2. Along said non-tangent curve to the left, an arc distance of 80.55 feet, to a point for corner;
3. N 02° 11' 58" E, a distance of 164.33 feet, to a point for the northwest corner hereof, also being the beginning of a non-tangent curve to the right having a central angle of 244° 17' 51", a radius of 150.00 feet and having a chord bearing S 09° 28' 14" W, a chord distance of 254.00 feet. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 30° 36' 43" W, a distance of 1,605.45 feet;

THENCE leaving said common line, along said non-tangent curve to the right, an arc distance of 639.67 feet, to the POINT OF BEGINNING and containing 1.262 acres, more or less.

The bearings shown herein 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.

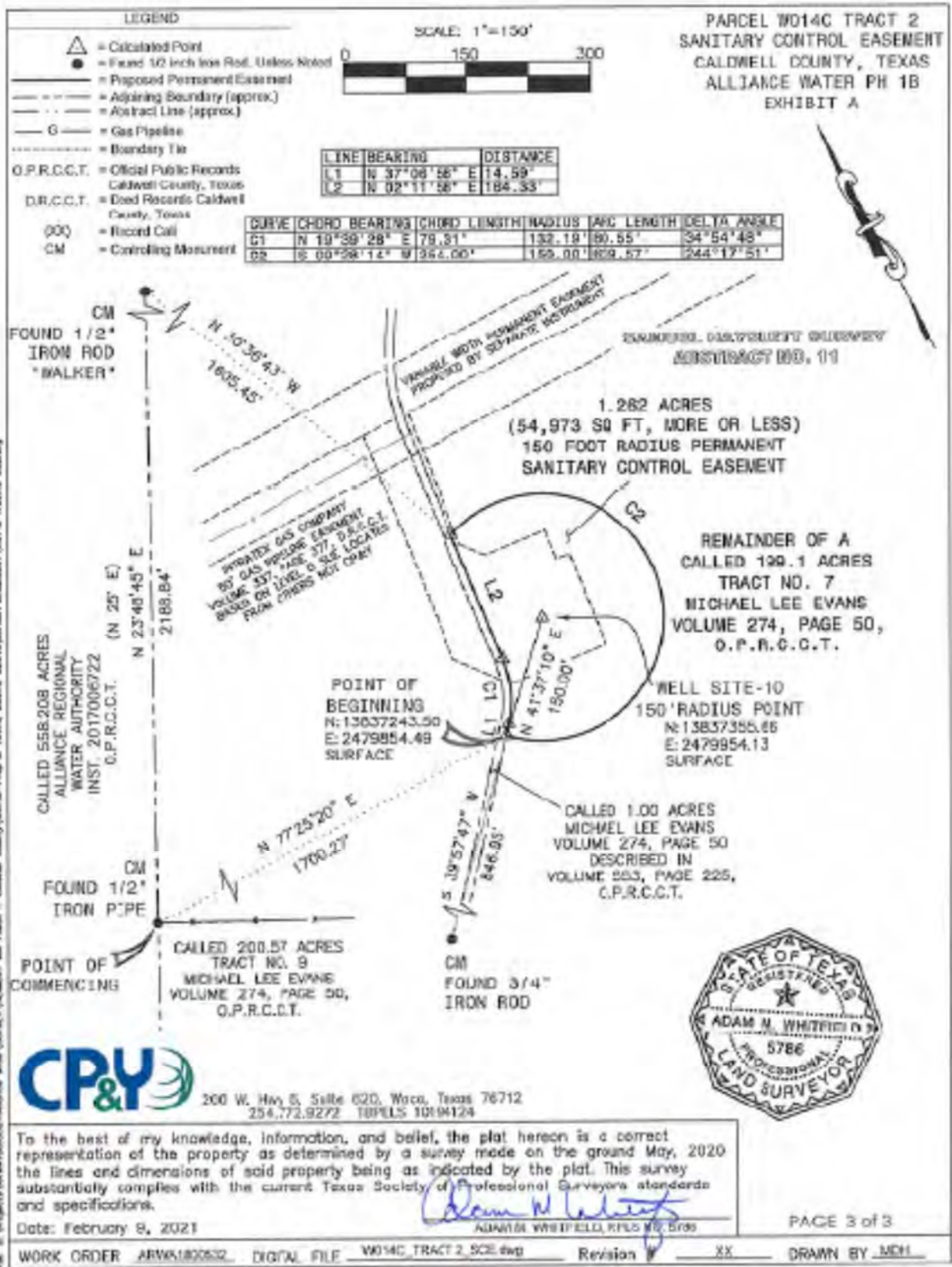


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02-09-2021

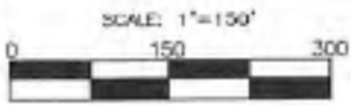
February 9, 2021





PARCEL W014C TRACT 2  
 SANITARY CONTROL EASEMENT  
 CALDWELL COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A

- LEGEND**
- $\triangle$  = Calculated Point
  - $\bullet$  = Found 1/2 inch Iron Rod, Unless Noted
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - ... = Abstract Line (approx.)
  - G — = Gas Pipeline
  - = Boundary Tie
- O.P.R.C.C.T. = Official Public Records  
 Caldwell County, Texas
- D.R.C.C.T. = Deed Records Caldwell  
 County, Texas
- (OO) = Record Call
- CM = Controlling Monument



LINE	BEARING	DISTANCE
L1	N 37°08'58" E	14.59'
L2	N 02°11'58" E	184.33'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
G1	N 19°39'28" E	79.31'	132.19'	80.55'	34°54'48"
G2	S 00°28'14" W	342.00'	155.00'	189.57'	244°17'51"

Date: Feb 08, 2021, 2:13pm, User: dr\_manning  
 Plot: C:\projects\18010002\18010002.dwg  
 Plotter: HP DesignJet 2550-600



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

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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: February 8, 2021

*Adam N. Whitfield*  
 ADAM N. WHITFIELD, RPLS No. 5786



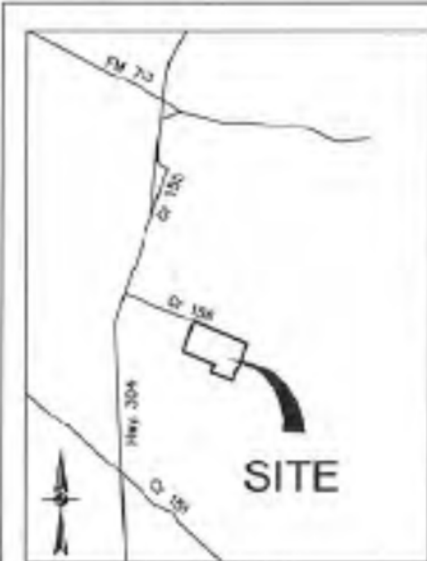
PAGE 3 of 3

WORK ORDER: ARMS1800032 DIGITAL FILE: W014C TRACT 2\_SCE.dwg Revision: XX DRAWN BY: MEM

© 2021 ALL RIGHTS RESERVED

W014C – Sanitary Control Easement – Tract 3

PARCEL W014C TRACT 3  
 SANITARY CONTROL EASEMENT  
 MICHAEL LEE EVANS  
 CALDWELL COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



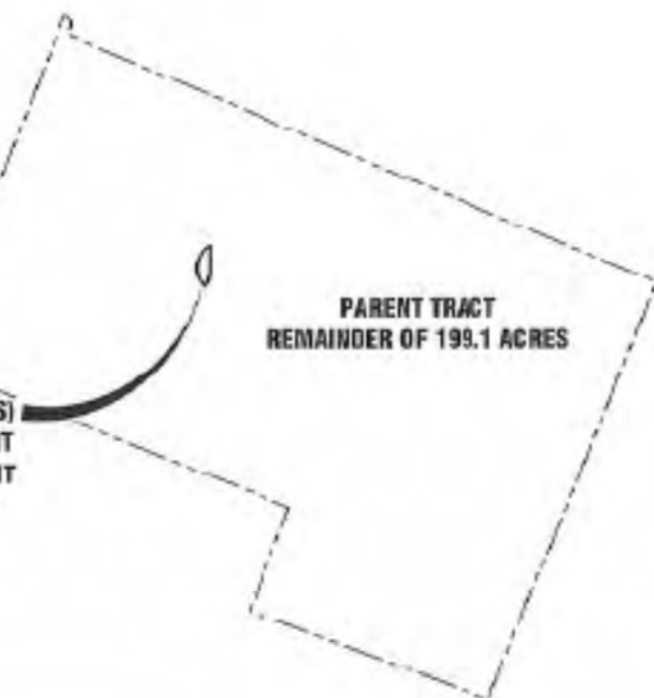
LOCATION MAP  
 NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00003.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF, THERE MAY BE EASEMENTS, EASEMENTS OR EASEMENTS, AND/OR EASEMENTS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



0.303 ACRES  
 (13,199 SQ FT, MORE OR LESS)  
 150 FOOT RADIUS PERMANENT  
 SANITARY CONTROL EASEMENT



PARENT TRACT  
 REMAINDER OF 199.1 ACRES



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

Date: Fri, 08/20/2010 10:15:00 AM  
 File: G:\Projects\ARYM1803532\ARYM1803532.dwg  
 User: G:\Users\RDH\Documents\ARYM1803532.dwg  
 Plot: G:\Users\RDH\Documents\ARYM1803532.dwg  
 Plot Device: HPGL2  
 Plot Style: ARYM1803532.ctb  
 Plot Date: 8/20/2010 10:15:00 AM  
 Plot Time: 10:15:00 AM  
 Plot User: RDH



Partners for a Better Quality of Life

**Legal Description**  
**0.303 Acre (13,199 Square Foot, more or less)**  
**150 Foot Radius Permanent Sanitary Control Easement**

BEING A 0.303 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.303 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 2,188.84 feet;

THENCE N 77° 08' 23" E, over and across said 199.1 acre tract, a distance of 1,684.68 feet, to a point for the southwest corner hereof, lying in the common west line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50, further described in Volume 553, Page 225 of said O.P.R.C.C.T., being the beginning of a non-tangent curve to the right having a central angle of 102° 34' 16", a radius of 160.00 feet and having a chord bearing N 06° 14' 58" E, a chord distance of 242.04 feet and the POINT OF BEGINNING. From which a 1/2 inch iron rod found, being the southerly most common corner of said 199.1 and 1.00 acre tracts bears S 35° 17' 03" W, a distance of 847.64 feet, also from which the RADIUS POINT OF EASEMENT, bears N 45° 27' 48" E, a distance of 150.00 feet;

THENCE leaving said common line, along said non-tangent curve to the right, an arc distance of 281.62 feet, to a point for the northwest corner hereof, lying in the westerly common line of said 199.1 and 1.00 acre tracts. From which said 1/2 inch capped iron rod found and stamped "Walker" bears N 30° 12' 47" W, a distance of 1,604.36 feet;

THENCE along the westerly common line of said 199.1 and 1.00 acre tracts, the following three (3) courses and distances:

1. S 02° 11' 58" W, a distance of 159.23 feet, to a point being the beginning of a non-tangent curve to the right having a central angle of 34° 54' 48", a radius of 122.19 feet and having a chord bearing S 19° 39' 28" W, a chord distance of 73.31 feet;
2. Along said non-tangent curve to the right, an arc distance of 74.40 feet, to a point for corner;
3. S 37° 00' 59" W, a distance of 13.47 feet, to the POINT OF BEGINNING and containing 0.303 acres, more or less.

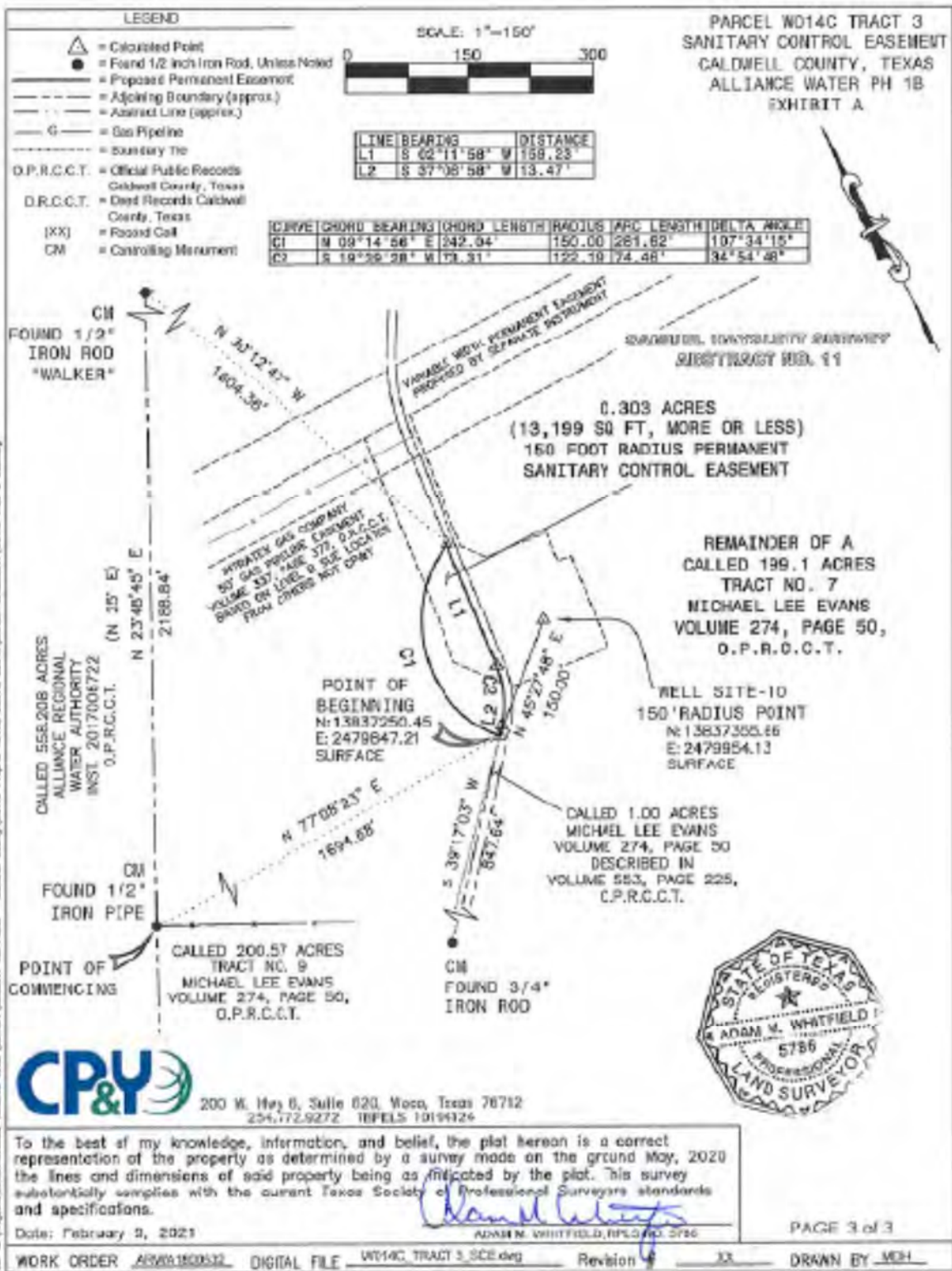
The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.

Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5766

Date: 02-09-2021

February 9, 2021

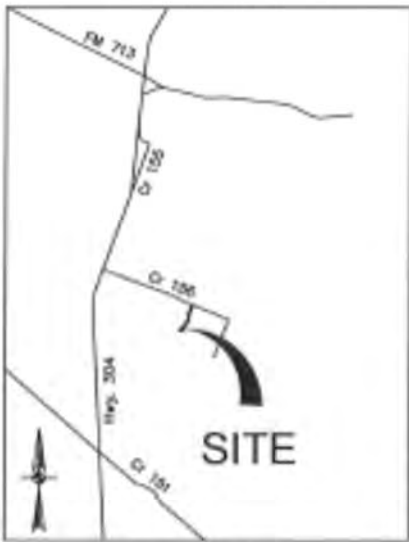




File: C:\Users\adam\OneDrive\Documents\Survey\2021\WD14C\WD14C-Ph1B-00001.dwg  
 Plot Date: 02/09/2021 10:15:00 AM  
 Plot Scale: 1"=150'  
 Plot Orientation: Horizontal  
 Plot Title: PARCEL WD14C TRACT 3 SANITARY CONTROL EASEMENT CALDWELL COUNTY, TEXAS ALLIANCE WATER PH 1B EXHIBIT A



PARCEL W014AC  
 MICHAEL LEE EVANS  
 CALDWELL COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

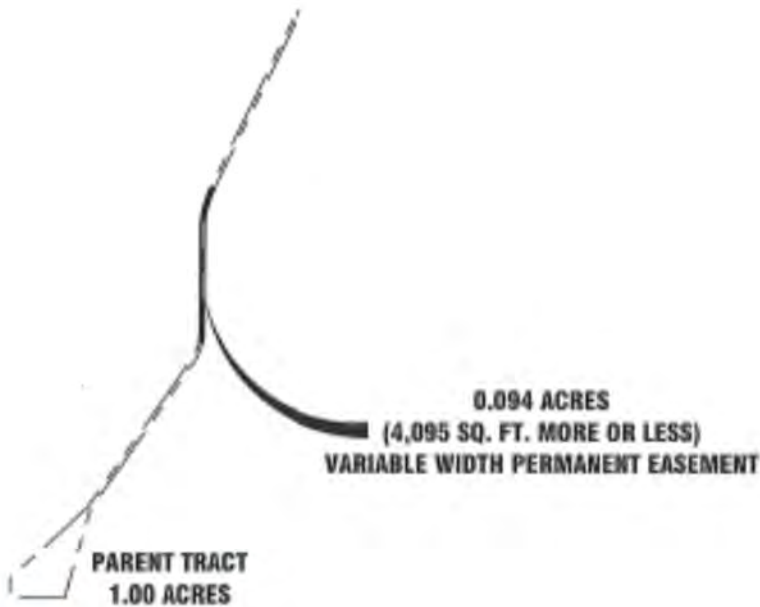
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2000.03.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRD, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
 OFF# CTA-07-CTA18033450  
 ISSUE DATE: JANUARY 13, 2021

- 10a.) RIGHT-OF-WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE, GRANTOR AND INTRATEX GAS COMPANY, GRANTEE RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, D.R.C.C.T. (DOES AFFECT, AS SHOWN)
- 10b.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BETWEEN THE HWYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS, LANDOWNERS RECORDED ON 07/19/2019 IN VOLUME 619, PAGE 477, D.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



200 W. Hwy B, Suite 620, Waco, Texas 76712  
 254.772.9232 TBPELS 10194124

PAGE 1 of 4

WORK ORDER ARWA1800332 DIGITAL FILE W014AC\_PC.dwg REVISION 01 DRAWN BY MEL

© 2021 ALL RIGHTS RESERVED

2021-01-13 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM 10:00 AM  
 File: \\proj\proj\ARWA1800332\Alliance Water\CONTRACT\ARWA1800332\CADD\DWG\W014AC\_PC.dwg



Partners for a Better Quality of Life

**Legal Description  
0.094 Acre (4,095 Square Foot, more or less)  
Variable Width Permanent Easement**

BEING A 0.094 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50, FURTHER DESCRIBED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.094 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found, being the southwest corner of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in an Affidavit of Survey Filing to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.F.C.C.T.

**THENCE** N 75° 29' 27" E, over and across said 199.1 acre tract, a distance of 1,737.60 feet, to a point for the southwest corner hereof, lying in the west common line of said 1.00 and 199.1 acre tracts, being the beginning of a non-tangent curve to the left, having a central angle of 10° 14' 40", a radius of 122.19 feet and having a chord bearing N 07° 19' 24" E, a chord distance of 21.82 feet and the **POINT OF BEGINNING**;

**THENCE** along the west common line of said 1.00 and 199.1 acre tracts, the following three (3) courses and distances:

1. Along said non-tangent curve to the left, an arc distance of 21.85 feet, to a point for corner;
2. N 02° 11' 58" E, a distance of 293.76 feet, to a point, being the beginning of a non-tangent curve to the right having a central angle of 18° 02' 43", a radius of 286.83 feet and having a chord bearing N 11° 13' 20" E, a chord distance of 89.96 feet;
3. Along said non-tangent curve to the right, an arc distance of 90.34 feet, to a point for the northwest corner hereof, lying 60 feet (when measured at right angles) northerly of the north line of that called 50 foot wide gas pipeline easement to ntratrex Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 27° 54' 52" E, a distance of 604.78 feet;

**THENCE** N 87° 04' 14" E, leaving said common line, parallel with and 60 foot northerly of (when measured at right angles) the north line of said 50 foot wide easement, over and across said 1.00 acre tract, a distance of 10.91 feet, to a point for the northeast corner hereof, lying in the east common line of said 1.00 and 199.1 acre tracts, being the beginning of a non-tangent curve to the left having a central angle of 18° 58' 04", a radius of 276.83 feet and having a chord bearing S 11° 39' 59" W, a chord distance of 91.07 feet. From which a 1/2 inch iron rod found lying in the east common line of said 1.00 and 199.1 acre tracts bears N 27° 58' 17" E, a distance of 599.64 feet;

**THENCE** along the east common line of said 1.00 and 199.1 acre tracts the following three courses and distances:

1. Along said non-tangent curve to the left an arc distance of 91.48 feet, to a point for corner;
2. S 02° 11' 58" W, a distance of 293.76 feet, to a point being the beginning of a non-tangent curve to the right having a central angle of 13° 15' 57", a radius of 132.19 feet and having a chord bearing S 08° 50' 02" W, a chord distance of 30.54 feet;
3. Along said non-tangent curve to the right, an arc distance of 30.61 feet, to a point for the southeast corner hereof. From which a 3/4 inch iron rod being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 39° 10' 42" W, a distance of 909.85 feet;



THENCE N 42° 10' 23" W, leaving said common line, over and across said 1.00 acre tract, a distance of 12.04 feet, to the **POINT OF BEGINNING** and containing 0.094 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: 02-09-2021

September 15, 2020  
Revised: February 9, 2021



LEGEND

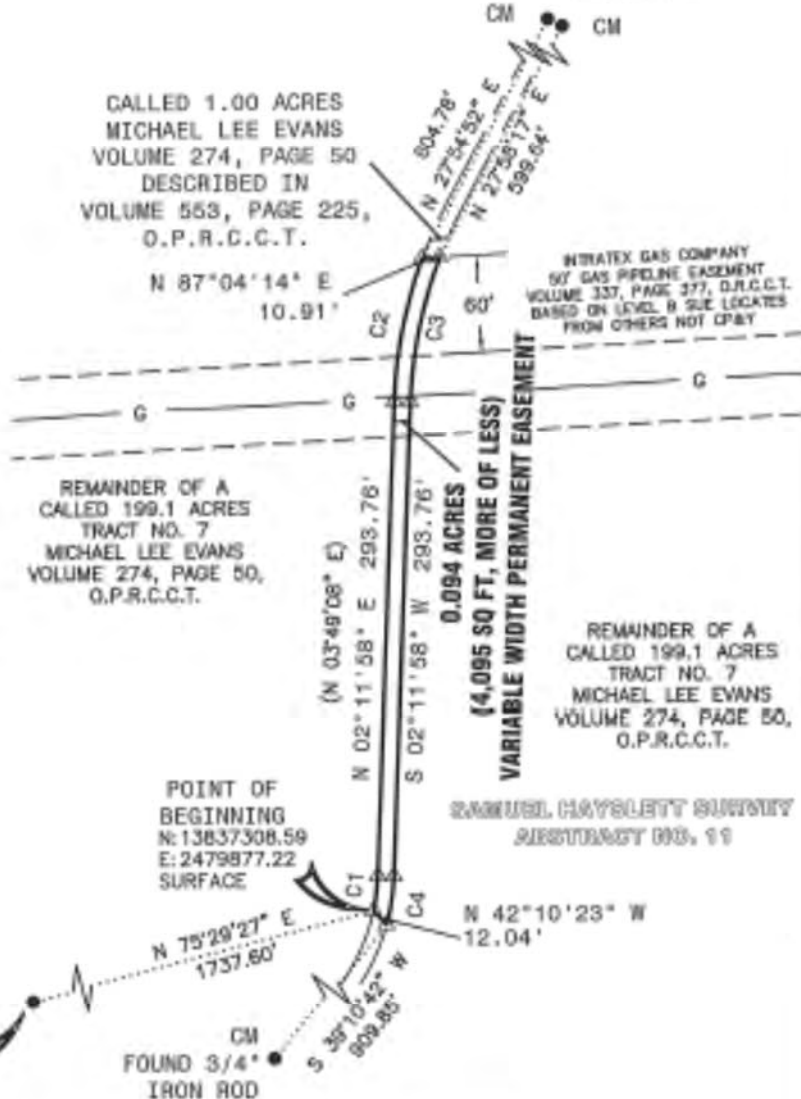
- = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Boundary Tie
- O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
- D.R.C.C.T. = Deed Records Caldwell County,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



PARCEL W014AC  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B  
EXHIBIT A

CALLED 1.00 ACRES  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
DESCRIBED IN  
VOLUME 553, PAGE 225,  
O.P.R.C.C.T.

N 87°04'14" E  
10.91'



REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
O.P.R.C.C.T.

NITRATLEX GAS COMPANY  
50' GAS PIPELINE EASEMENT  
VOLUME 337, PAGE 377, D.R.C.C.T.  
BASED ON LEVEL B SURVEY LOCATES  
FROM OTHERS NOT CP&Y

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
O.P.R.C.C.T.

SAMUEL HAYSLITT SURVEY  
ABSTRACT 000, 11

CHLVE	CHORD BEARINGS	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 07°19'14" E 21.82'	122.19'	21.35'	10°14'40"	
C2	N 11°13'20" E 09.95'	288.83'	90.34'	18°02'43"	
C3	S 11°39'59" W 91.07'	275.83'	91.48'	18°56'04"	
C4	S 08°50'42" W 30.54'	132.19'	30.61'	13°15'57"	



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.2272 TBPELS 10194124

To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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.

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

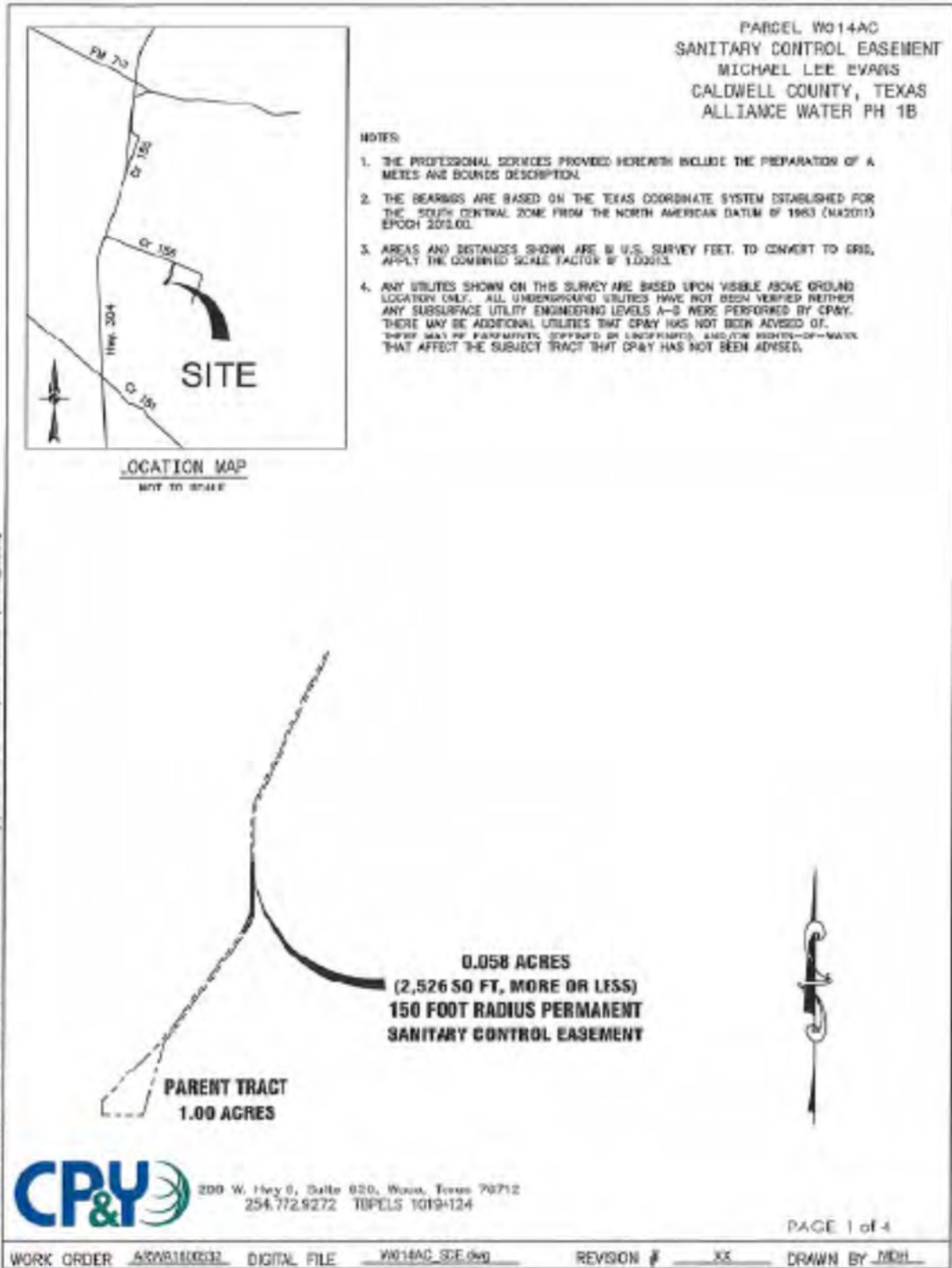


PAGE 4 of 4

Revised Date: February 9, 2021

WORK ORDER ADWA1800332 DIGITAL FILE W014AC.FE.dwg Revision # 01 DRAWN BY MDH

W014ac – Sanitary Control Easement





Partners for a Better Quality of Life

**Legal Description  
0.058 Acre (2,526 Square Foot, more or less)  
150 Foot Radius Permanent Sanitary Control Easement**

BEING A 0.058 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). FURTHER DESCRIBED IN VOLUME 553, PAGE 225 OF SAID O.P.R.C.C.T. SAID 0.058 ACRE, 150 FOOT RADIUS PERMANENT SANITARY CONTROL EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found, being the westerly common corner of a the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T. and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017000722 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 2,100.64 feet;

**THENCE** N 77° 08' 23" E, over and across said 199.1 acre tract, a distance of 1,694.68 feet to a point for the southwest corner hereof, lying in the common west line of said 1.00 and 199.1 acre tracts and being the **POINT OF BEGINNING**. From which a 3/4 inch iron rod found, being the southerly most common corner of said 199.1 and 1.00 acre tracts bears S 39° 17' 03" W, a distance of 847.64 feet, also from which the **RADIUS POINT OF EASEMENT**, bears N 45° 27' 46" E, a distance of 150.00 feet;

**THENCE** along the westerly common line of said 1.00 and 199.1 acre tracts, the following three (3) courses and distances:

1. N 37° 06' 58" E, a distance of 13.47 feet, to a point being the beginning of a non-tangent curve to the left having a central angle of 34° 54' 48", a radius of 122.19 feet and having a chord bearing N 19° 39' 28" E, a chord distance of 73.31 feet;
2. Along said non-tangent curve to the left, an arc distance of 74.48 feet, to a point for corner;
3. N 02° 11' 58" E, a distance of 159.23 feet, to a point for the northwest corner hereof, being the beginning of a non-tangent curve to the right having a central angle of 04° 17' 15", a radius of 150.00 feet and having a chord bearing N 65° 10' 41" E, a chord distance of 11.22 feet. From which said 1/2 inch capped iron rod found and stamped "Walker" bears N 30° 12' 47" W, a distance of 1,604.36 feet;

**THENCE** leaving said common line, over and across said 1.00 acre tract and along said non-tangent curve to the right, an arc distance of 11.22 feet, to a point for the northeast corner hereof, lying in the easterly common line of said 1.00 and 199.1 acre tracts;

**THENCE** along the easterly common line of said 1.00 and 199.1 acre tracts, the following three (3) courses and distances:

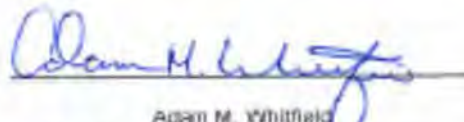
1. S 02° 11' 58" W, a distance of 164.33 feet, to a point being the beginning of a non-tangent curve to the right, having a central angle of 34° 54' 48", a radius of 132.19 feet and having a chord bearing S 19° 39' 28" W, a chord distance of 79.31 feet;
2. Along said non-tangent curve to the right, an arc distance of 80.59 feet, to a point for corner;



3. S 37° 06' 58" W, a distance of 14.59 feet, to a point for the southeast corner hereof, being at the beginning of a non-tangent curve to the right, having a central angle of 03° 50' 38", a radius of 150.00 feet and having a chord bearing N 46° 27' 31" W, a chord distance of 10.06 feet.

THENCE leaving said common line, over and across said 1.00 acre tract and along said non-tangent curve to the right, an arc distance of 10.06 feet, to the **POINT OF BEGINNING** and containing 0.058 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.

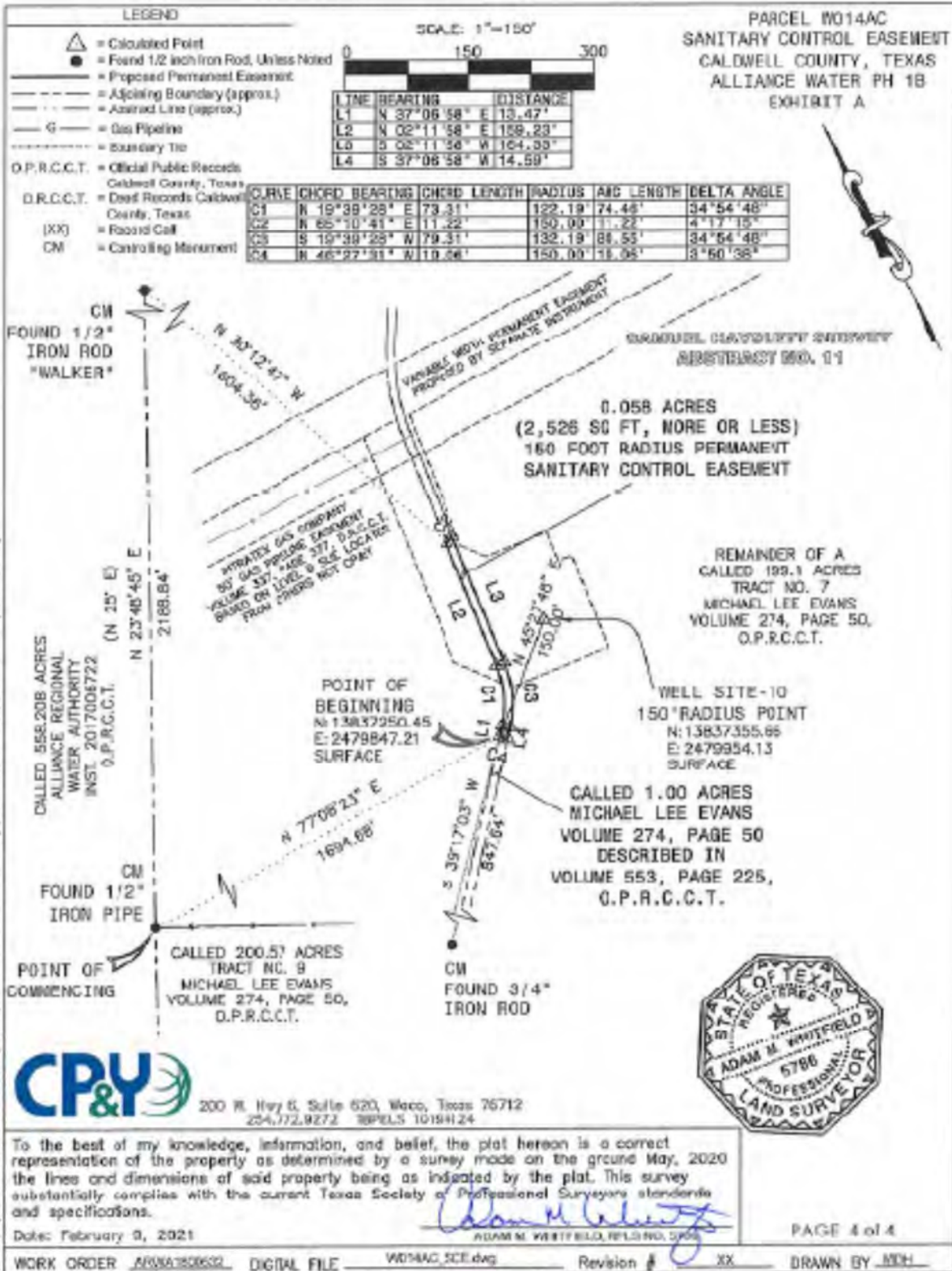


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02-09-2021

February 9, 2021







W015C – Tract A

PARCEL W015C\_A  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B



LOCATION MAP  
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE CORRECTED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
OF # CTA-07-CTA00094340  
ISSUE DATE: FEBRUARY 18, 2020

- 10x.) 30' WIDE EASEMENT BETWEEN EDWARD D. FITTMAN AND CLARK M. WALKER RECORDED ON 05/05/1982 IN VOLUME 202, PAGE 203, D.R.C.C.T. (DOES NOT AFFECT)
- 10w.) 50' WIDE RIGHT OF WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE AND INTRATEX GAS COMPANY, A TEXAS CORPORATION RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, D.R.C.C.T. (DOES NOT AFFECT)
- 10v.) GRANT OF 50' WIDE EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS AND INTRATEX GAS COMPANY RECORDED ON 08/10/1970 IN VOLUME 337, PAGE 345, D.R.C.C.T. (DOES AFFECT, AS SHOWN)
- 10u.) 50' WIDE RIGHT OF WAY GRANT BETWEEN HOWARD L. EVANS, M.D. MICHAEL L. EVANS AND DR. SHARON H. EVANS AND KOCH REFINING COMPANY, L.P., RECORDED ON 10/30/1995 IN VOLUME 135, PAGE 956 O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10p.) AFFIDAVIT REGARDING FINDING OF SURVEY AND LEGAL DESCRIPTION EXECUTED BY SHARON AND MICHAEL LEE EVANS RECORDED ON 11/10/2008 IN VOLUME 553, PAGE 225 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10q.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BETWEEN HWYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS RECORDED ON 07/19/2010 IN VOLUME 819, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 30' WIDE RIGHT OF WAY EASEMENT BETWEEN WESLEY EVANS AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC RECORDED ON 08/30/2017 IN INST. 3917-003468, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



2.144 ACRES  
(93,393 SQ. FT. MORE OR LESS)  
60 FOOT WIDE PERMANENT EASEMENT



2020 Sep 14, 2020 9:17am User ID: 44039444  
 File: G:\Projects\W015C\W015C.dwg - Caldwell County\METES-PROP B 184375.DWG\SET EASEMENT\W015C PL-A.dwg



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



**Legal Description  
2.144 Acre (93,393 Square Foot, more or less)  
60 Foot Wide Permanent Easement**

BEING A 2.144 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 194.5 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 2" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 2.144 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found being the southerly common corner of said 194.5 acre tract and that called 9.24 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 59, Page 851 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

**THENCE** N 25° 42' 09" E, along the common line of said 194.5 and 9.24 acre tracts, a distance of 8.00 feet, to a point for corner. From which a 10 inch fence post being an angle point in the common line of said 194.5 and 9.24 acre tract bears N 25° 42' 09" E, a distance of 317.25 feet;

**THENCE** leaving said common line, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. N 87° 04' 14" E, a distance of 360.64 feet, to a point for corner;
2. N 70° 14' 52" E, a distance of 1,164.24 feet, to a point for corner;
3. N 79° 54' 24" E, a distance of 88.64 feet, to a point for corner, lying in the common line of said 194.5 acre tract and that called 192.29 acre tract of land described in deed to George E. Dittmar and wife, Peggy J. Dittmar, as recorded in Volume 128, Page 913 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found being the northern common corner of said 194.5 and 192.29 acre tracts bears N 24° 08' 08" E, a distance of 3,706.68 feet;

**THENCE** S 24° 08' 08" W, along the common line of said 194.5 and 192.29 acre tracts, a distance of 72.57 feet, to a point for corner, lying in the north line of that called 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 565 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch iron rod found bears S 24°08'08" W a distance of 972.82 feet, being the most southerly corner of that called 9.375 ace tract described in deed to Cynthia Evans Trawick as recorded in volume 448, Page 632 of the O.P.R.C.C.T.

**THENCE** leaving said common line, along the north line of said 50 foot wide easement, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. S 79° 54' 24" W, a distance of 42.75 feet, to a point for corner;
2. S 70° 14' 52" W, a distance of 1,168.04 feet, to a point for corner;

3. S 87° 04' 14" W, a distance of 272.97 feet, to a point for corner, lying in the common line of said 194.5 acre tract and Wolf Run Road. From which a 1/2 inch iron rod being the westerly common corner of said 194.5 AND 9.375 acre tracts, bears S 65° 06' 23" E, a distance of 178.52 feet;

**THENCE** N 65° 06' 23" W, along the common line of said 194.5 acre tract and Wolf Run Road, a distance of 113.50 feet, to the **POINT OF BEGINNING** and containing 2.144 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.

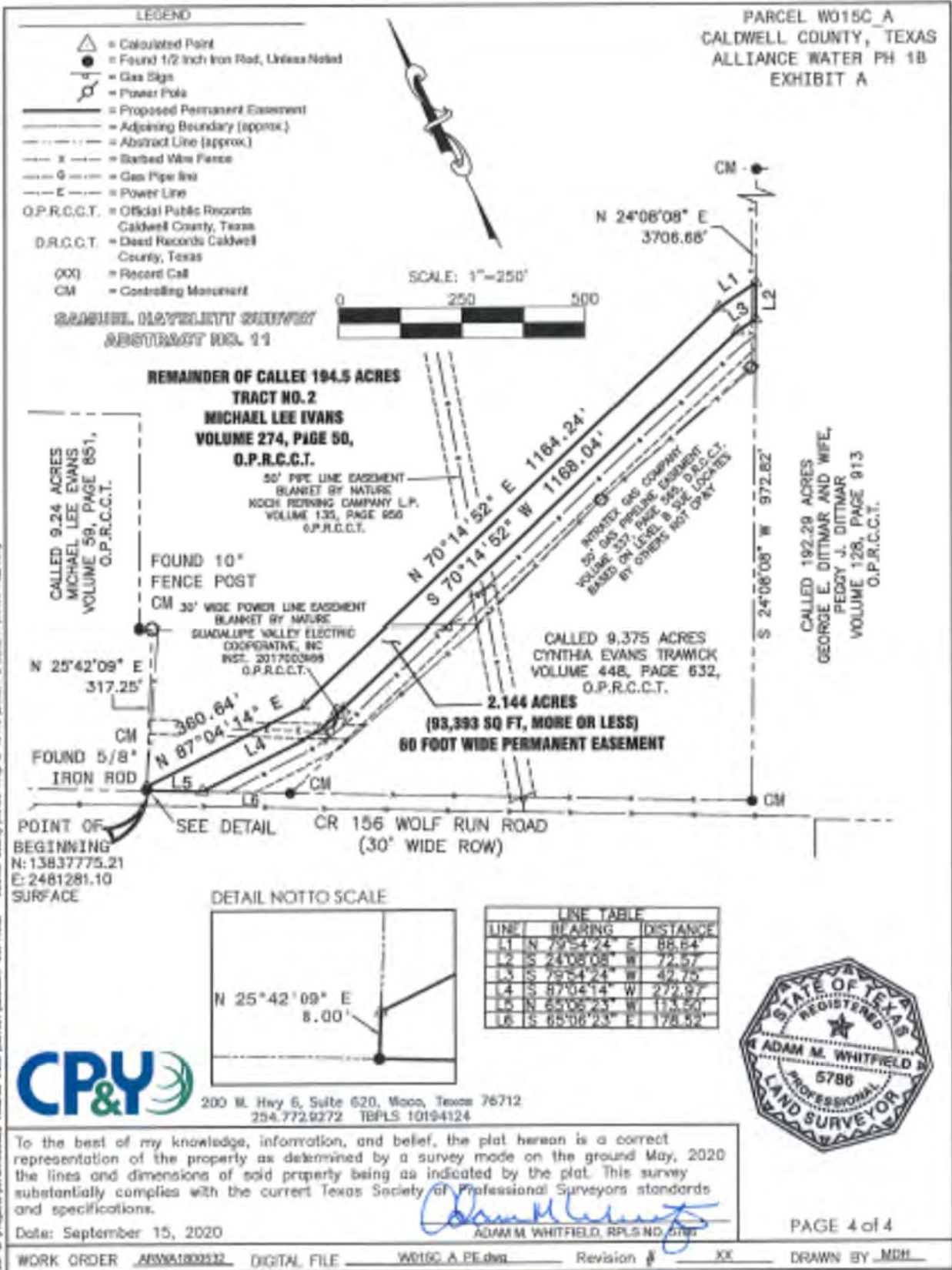


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 9 15 2020

September 15, 2020





Date: Sep 15, 2020, 4:23pm User: J...  
 File: C:\Projects\18000332-Alliance Water\SUBMIT and final - Caldwell County\M015C-A EXHIBIT A.DWG

W015C – Tract B

PARCEL W015C\_B  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
ALLIANCE WATER PH 1B



LOCATION MAP  
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
CP# CTA-07-CTA2000434G  
ISSUE DATE: FEBRUARY 18, 2020

- 10a.) 30' WIDE EASEMENT BETWEEN EDWARD G. FITZMAN AND CLARK M. WALKER RECORDED ON 05/05/1982 IN VOLUME 292, PAGE 320, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10m.) 50' WIDE RIGHT OF WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE AND INTRATEX GAS COMPANY, A TEXAS CORPORATION RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10n.) GRANT OF 50' WIDE EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS AND INTRATEX GAS COMPANY RECORDED ON 06/10/1970 IN VOLUME 337, PAGE 365, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10o.) 50' WIDE RIGHT OF WAY GRANT BETWEEN HOWARD L. EVANS, M.D., MICHAEL L. EVANS AND DR. SHARON H. EVANS AND KOCH REFINING COMPANY, L.P., RECORDED ON 10/30/1995 IN VOLUME 135, PAGE 958 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10p.) AFFIDAVIT REGARDING FINDS OF SURVEY AND LEGAL DESCRIPTION EXECUTED BY SHARON AND MICHAEL LEE EVANS RECORDED ON 11/10/2008 IN VOLUME 553, PAGE 225 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10q.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BETWEEN HAYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS RECORDED ON 07/19/2010 IN VOLUME 619, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 30' WIDE RIGHT OF WAY EASEMENT BETWEEN MICHAEL EVANS AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC RECORDED ON 06/30/2017 IN INST. 2017-003466, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



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

Book Sep 14, 2020 8:10am Jigar B. modified  
File C:\p\new\arwa1800032\arwa1800032.dwg - Caldwell County\W015C-Prop B 184705\CHART\CALDWELL\W015C\_PE.dwg

**Legal Description**  
**0.001 Acre (44 Square Foot, more or less)**  
**Variable Width Permanent Easement**

BEING A 0.001 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.24 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 59, PAGE 851 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.001 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


**BEGINNING** at a 5/8 inch iron rod found being the southerly common corner of said 9.24 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road. From which a 1/2 inch iron rod lying in the common line of said 194.5 acre tract and Wolf Run Road bears S 65° 06' 23" E, a distance of 292.02 feet;

**THENCE** N 65° 06' 23" W, along the common line of said 9.24 acre tract and Wolf Run Road, a distance of 15.05 feet, to a point for the west corner hereof;

**THENCE** N 87° 04' 14" E, leaving said common line, over and across said 9.24 acre tract, a distance of 17.15 feet, to a point for the north corner hereof, lying in the common line of said 9.24 and 194.5 acre tract. From which a 10 inch fence post found being an angle point in the common line of said 9.24 and 194.5 acre tracts bears N 25° 42' 09" E, a distance of 317.25 feet;

**THENCE** S 25° 42' 09" W, along the common line of said 9.24 and 194.5 acre tracts, a distance of 8.00 feet, to the **POINT OF BEGINNING** and containing 0.001 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.

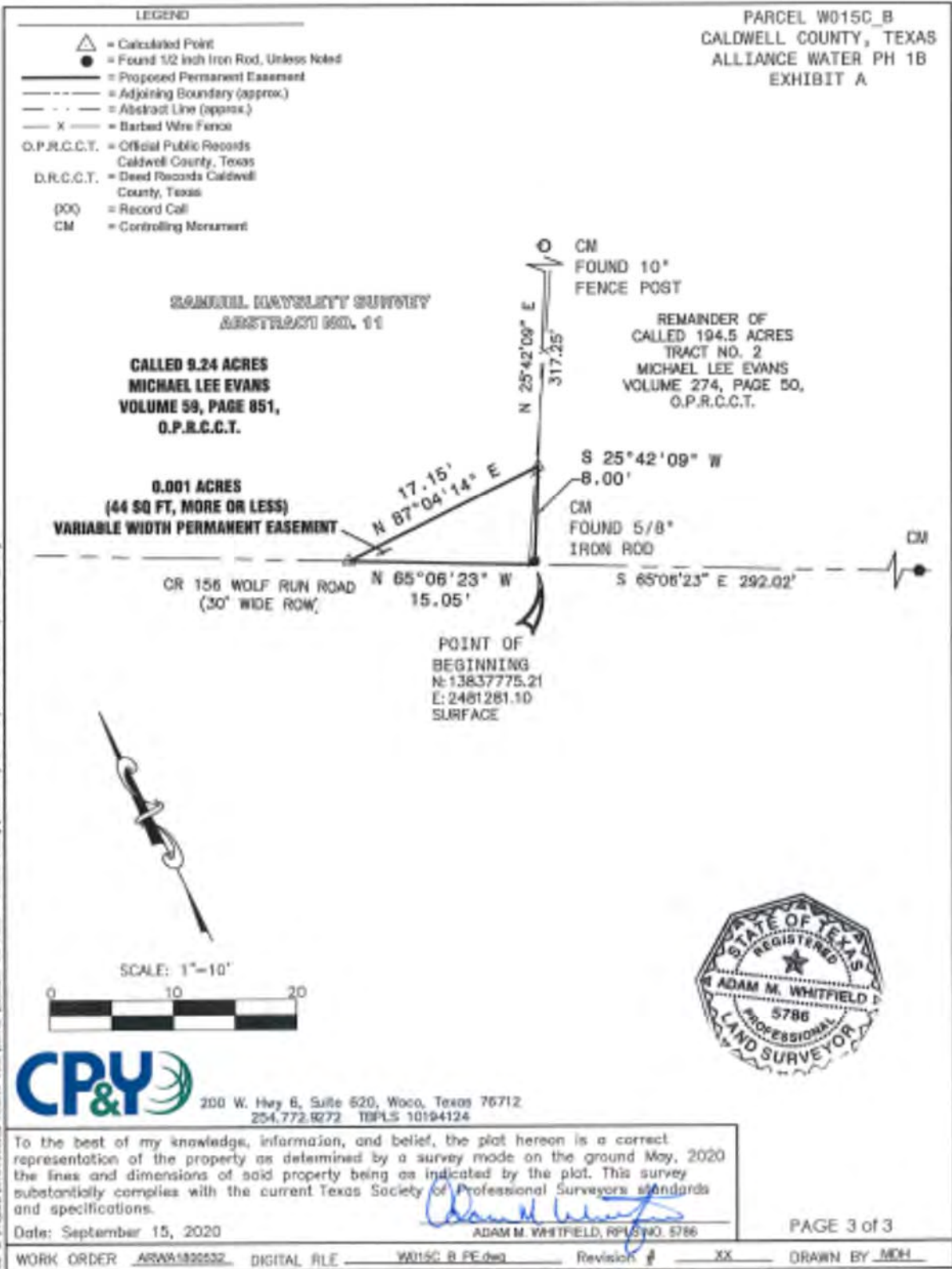


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 09-15-2020

September 15, 2020





Date: 09/14/2020 09:18:00 User: G:\switch\ad\adam.m.whitfield File: S:\Projects\ARAW1920532\Alliance Water\SURVEY\ORAWOLF\ORAWOLF.dwg Plot File: - Caldwell County\MPLS-Prop ID: 0007\JOBSET7\ARAWOLF\MPLS-AR.dwg

ARWA W016C

PARCEL W016C  
 GEORGE E. DITTMAR AND  
 WIFE, PEGGY J. DITTMAR  
 CALDWELL COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



LOCATION MAP  
 NOT TO SCALE

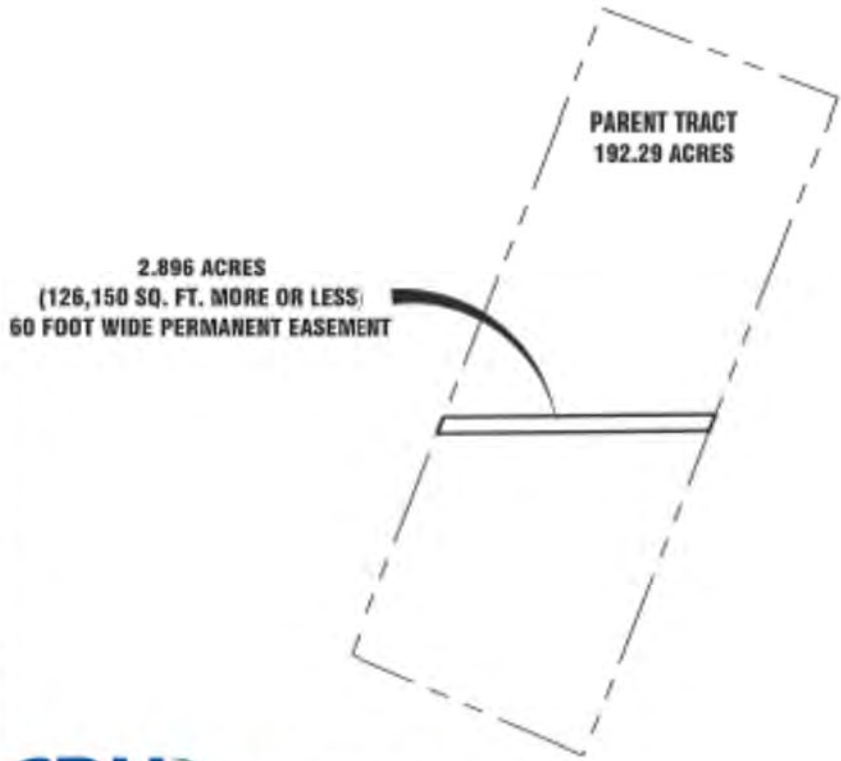
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
 OF # CTA-07-CTA20004360  
 ISSUE DATE: FEBRUARY 10, 2020

104.) 50' WIDE RIGHT-OF-WAY AND EASEMENT BETWEEN RALPH SORRESON, JR., A SINGLE MAN, AND INTRATEX GAS COMPANY, A TEXAS CORPORATION, RECORDED ON 06/04/1970 IN VOLUME 337, PAGE 165, D.R.C.C.T. (DOCS AFFECT, AS SHOWN)



200 W. Hwy 6, Suite 620, Wood, Texas 76712  
 254.772.6272 TBPLS 10194124

Date: Feb 14, 2020, 8:28am User ID: mch1644  
 File: C:\ProgramData\Survey123\Projects\ARWA1805032\Drawings\W016C.PE.dwg



**Legal Description**  
**2.896 Acre (126,150 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 2.896 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 126, PAGE 913 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 2.896 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 easterly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Janney R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. and lying in the west line of that called 1,028 acre tract of land described as "Tract 3" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T.

THENCE N 23° 53' 44" E, along the common line of said 192.29 and 1,028 acre tracts, passing at an approximate distance of 856.04 feet, the westerly common corner of said 1,028 acre tract and that called 224-2/5 acre tract of land described as "Tract 4" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T., and continuing along the common line of said 192.29 and 224-2/5 acre tracts, for a total distance of 2,210.93 feet, to a point for the southeast corner hereof, lying in the north line of a 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 165 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the POINT OF BEGINNING;

THENCE S 79° 54' 24" W, leaving said common line, along the north line of said 50 foot wide easement, over and across said 192.29 acre tract, a distance of 2,102.86 feet, to a point for the southwest corner hereof, lying in the common line of said 192.29 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found being the common southerly corner of said 192.29 and 194.5 acre tracts bears S 24° 08' 08" W, a distance of 972.82 feet;

THENCE N 24° 08' 08" E, leaving the north line of said 50 foot wide easement, along the common line of said 192.29 and 194.5 acre tracts, a distance of 72.57 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found being the northerly common corner of said 192.29 and 194.5 acre tracts, also lying in the south line of that called 893.996 acre tract of land described in deed to Rancho Delhi, LTD, a Texas Limited Partnership, as recorded in Volume 485, Page 200 of said O.P.R.C.C.T. bears N 24° 08' 08" E, a distance of 3,706.68 feet;

THENCE N 79° 54' 24" E, leaving said common line, over and across said 192.29 acre tract, a distance of 2,102.50 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 and 224-2/5 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 192.29 and that called 300 acre tract of land described in deed to Corina D.R. Grofman, as recorded in Volume 358, Page 310 of said O.P.R.C.C.T. bears N 23° 53' 44" E, a distance of 2,547.47 feet;

THENCE S 23° 53' 44" W, along the common line of said 192.29 and 244-2/5 acre tracts, a distance of 72.36 feet, to the POINT OF BEGINNING and containing 2.896 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: 9-15-2020

September 15, 2020

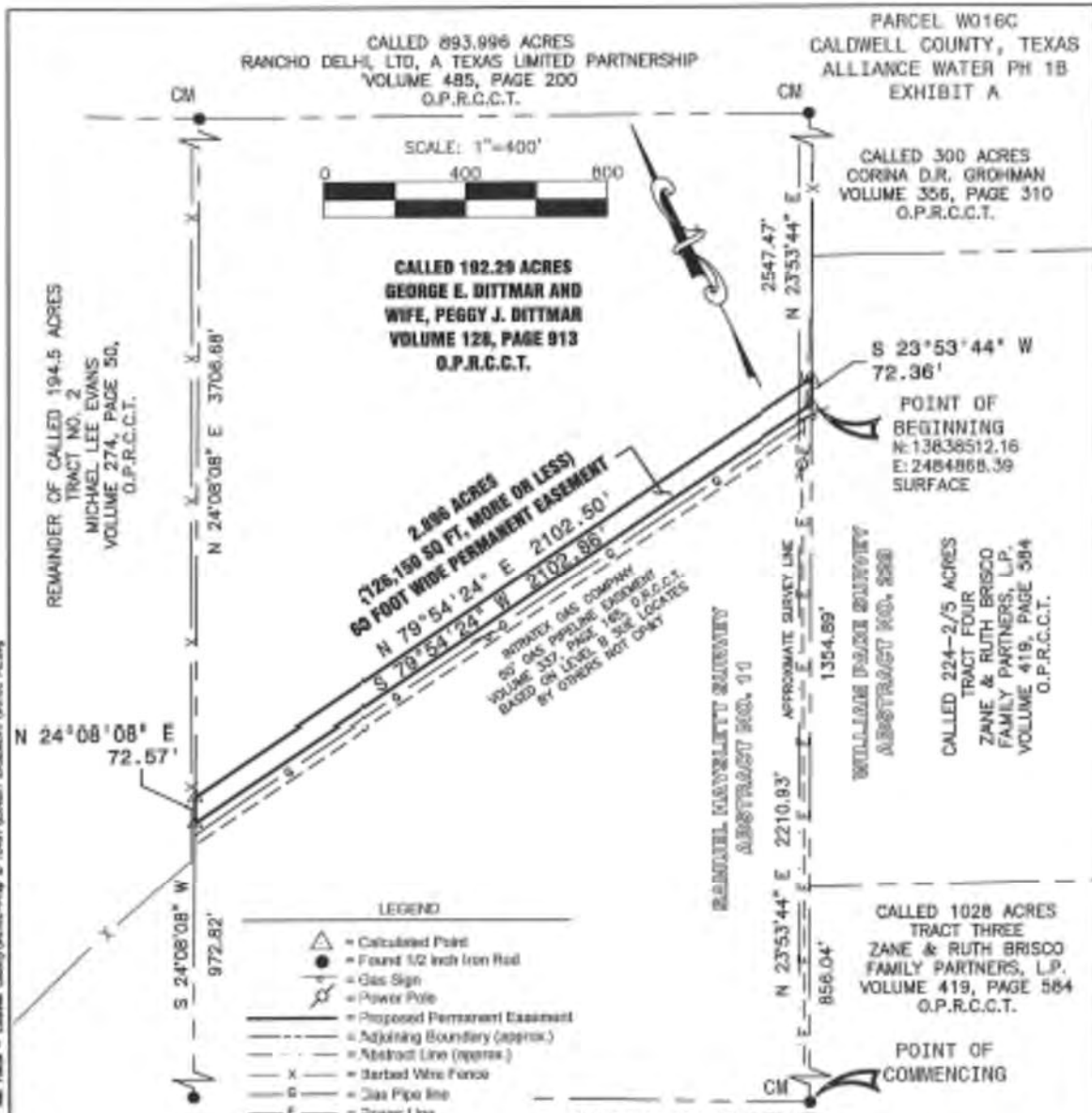
Page 2 of 3



W016C\_PE

203 West Highway E, Suite 620  
Waco, Texas 76712  
1812 E F 17th  
76712-4104  
(817) 294-7722 • (817) 294-7766  
www.cpy.com



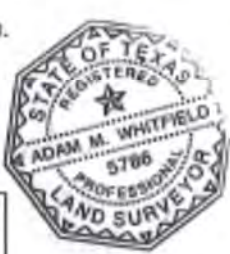


REMINDER OF CALLED 194.5 ACRES TRACT NO. 2 MICHAEL LEE EVANS VOLUME 274, PAGE 50, O.P.R.C.C.T.  
 CALLED 893.996 ACRES RANCHO DELHI, LTD, A TEXAS LIMITED PARTNERSHIP VOLUME 485, PAGE 200 O.P.R.C.C.T.  
 CALLED 300 ACRES CORINA D.R. GROHMAN VOLUME 356, PAGE 310 O.P.R.C.C.T.  
 CALLED 192.29 ACRES GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR VOLUME 128, PAGE 913 O.P.R.C.C.T.  
 2.896 ACRES 1726, 150 SQ FT. MORE OR LESS 60 FOOT WIDE PERMANENT EASEMENT N 79°54'24" E 2102.50' S 79°54'24" W 2102.86'  
 REMINDER GAS COMPANY 60' GAS PIPELINE EASEMENT VOLUME 357, PAGE 165, O.P.R.C.C.T. BASED ON LEVEL B SEE LOCATIONS BY OTHERS NOT SHOWN  
 WILLIAM PACE SURVEY ABSTRACT NO. 588  
 CALLED 224-2/5 ACRES TRACT FOUR ZANE & RUTH BRISCO FAMILY PARTNERS, L.P. VOLUME 419, PAGE 584 O.P.R.C.C.T.  
 CALLED 1028 ACRES TRACT THREE ZANE & RUTH BRISCO FAMILY PARTNERS, L.P. VOLUME 419, PAGE 584 O.P.R.C.C.T.  
 CALLED 96,806 ACRE TRACT DANNEY R. RODGERS AND DONNA D. RODGERS, HUSBAND AND WIFE VOLUME 52B, PAGE 147 O.P.R.C.C.T.  
 RANDELL MARVELETT SURVEY ABSTRACT NO. 11  
 APPROXIMATE SURVEY LINE  
 WILLIAM PACE SURVEY ABSTRACT NO. 588  
 DANIEL MARVELETT SURVEY ABSTRACT NO. 11  
 APPROXIMATE SURVEY LINE  
 WILLIAM PACE SURVEY ABSTRACT NO. 588

**LEGEND**  
 △ = Calculated Point  
 ● = Found 1/2 inch Iron Nail  
 ⊕ = Gas Sign  
 ⊕ = Power Pole  
 --- = Proposed Permanent Easement  
 - - - = Adjoining Boundary (approx.)  
 - - - = Abstract Line (approx.)  
 X = Barbed Wire Fence  
 ⊕ = Gas Pipe Line  
 E = Power 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

200 W. Hwy B, Suite 620, Waco, Texas 76712  
 254.772.3272 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 May, 2020 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 15, 2020  
 ADAM M. WHITFIELD, RPLS NO. 5786



Job# 14, 2020, 2:20p User: ch. whitfield  
 File: C:\Users\chwhitfield\Documents\Survey\ARWA180552.dwg

GBRA E010

EXHIBIT "A"

Guadalupe – Blanco River Authority  
A. M. Esnaurizar Survey, Abstract No. 20  
Guadalupe County, Texas

September 16, 2020  
Parcel 1  
Page 1 of 4

PROPERTY DESCRIPTION FOR PARCEL 1

BEING A 0.8721 ACRE (37,988 SQUARE FEET) TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 20 IN GUADALUPE COUNTY, TEXAS, SAID 0.8721 ACRE TRACT OF LAND BEING A PORTION OF A 127.78 ACRE TRACT OF LAND (BY DEED) DEEDED TO DOROTHY WELTNER OELKERS, WARREN H. WELTNER, AND CAROL WELTNER SMITH, BY DEED RECORDED IN DOCUMENT NO. 201899027921 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 0.8721 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the northwest right-of-way line of County Road 128 (Weltner Road, right-of way width varies, no record found) for an exterior corner of said 127.78 acre tract of land, being the most easterly corner of a 2.00 acre tract of land (by deed) to New Braunfels Utilities by deed recorded in Volume 4139, Page 468 of the O.P.R.G.C.T., from which a 1/2 inch iron rod found for reference for the most northerly corner of said 2.00 acre tract of land, being an interior corner of said 127.78 acre tract of land, bears North 44 degrees 29 minutes 14 seconds West, with an interior line of said 127.78 acre tract of land, being the northeast line of said 2.00 acre tract of land, a distance of 363.29 feet;

**THENCE** North 45 degrees 34 minutes 52 seconds East, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of 391.03 feet to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**;

**THENCE**, crossing through said 127.78 acre tract of land the following three (3) courses:

1. **North 44 degrees 23 minutes 20 seconds West**, a distance of **1,266.27 feet** to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for corner;
2. **North 45 degrees 36 minutes 40 seconds East**, a distance of **30.00 feet** to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for corner;
3. **South 44 degrees 23 minutes 20 seconds East**, a distance of **1,266.25 feet** to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for corner in the southeast line of said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, from which a 1/2 inch iron rod found for reference at an exterior corner of said 127.78 acre tract of land, being the most southerly corner of a 1.097 acre tract of land (by deed) to Elmer Wade Hutson by deed recorded in Volume 2566, Page 587 of the O.P.R.G.C.T., bears North 45 degrees 34 minutes 52 seconds East, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of 736.88 feet;

EXHIBIT "A"

Guadalupe – Blanco River Authority  
A. M. Esnaurizar Survey, Abstract No. 20  
Guadalupe County, Texas

September 16, 2020  
Parcel 1  
Page 2 of 4

**THENCE South 45 degrees 34 minutes 52 seconds West**, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of **30.00 feet** to the **POINT OF BEGINNING** and containing 0.8721 acre (37,988 square feet) of land.

Notes:

A legal description of even date accompanies this plat.

All bearings are referenced to the Texas Coordinate System, NAD-83, the South Central Zone 4204, all distances and areas shown are surface.

I, David R. Hartman, Registered Professional Land Surveyor No. 5264, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.

*David R. Hartman 9/16/2020*  
David R. Hartman, R.P.L.S.  
Registered Professional Land Surveyor No. 5264  
TBPELS Firm No. 10106900  
Goerronda and Associates, Inc.  
4201 W. Parmer Lane, Building A, Suite 150  
Austin, Texas 78727  
(512) 719-9933



EXHIBIT " "

Guadalupe – Blanco River Authority  
A. M. Esnaurizar Survey, Abstract No. 20  
Guadalupe County, Texas

September 16, 2020  
Parcel 1TE  
Page 1 of 4

PROPERTY DESCRIPTION FOR PARCEL 1TE

BEING A 0.5814 ACRE (25,325 SQUARE FEET) TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 20 IN GUADALUPE COUNTY, TEXAS, SAID 0.5814 ACRE TRACT OF LAND BEING A PORTION OF A 127.78 ACRE TRACT OF LAND (BY DEED) DEEDED TO DOROTHY WELTNER OELKERS, WARREN H. WELTNER, AND CAROL WELTNER SMITH, BY DEED RECORDED IN DOCUMENT NO. 201899027921 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAID 0.5814 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the northwest right-of-way line of County Road 128 (Weltner Road, right-of way width varies, no record found) for an exterior corner of said 127.78 acre tract of land, being the most easterly corner of a 2.00 acre tract of land (by deed) to New Braunfels Utilities by deed recorded in Volume 4139, Page 468 of the O.P.R.G.C.T., from which a 1/2 inch iron rod found for reference for the most northerly corner of said 2.00 acre tract of land, being an interior corner of said 127.78 acre tract of land, bears North 44 degrees 29 minutes 14 seconds West, with an interior line of said 127.78 acre tract of land, being the northeast line of said 2.00 acre tract of land, a distance of 363.29 feet;

**THENCE** North 45 degrees 34 minutes 52 seconds East, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of 421.03 feet to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for the **POINT OF BEGINNING**, and being the most easterly corner of a proposed 30 foot wide permanent easement;

**THENCE** North 44 degrees 23 minutes 20 seconds West, crossing through said 127.78 acre tract of land with northeast line of said proposed 30 foot wide permanent easement, a distance of **1,266.25 feet** to a 5/8 inch iron rod with plastic cap stamped "GORRONDONA" set for the most northerly corner of said proposed 30 foot wide permanent easement;

**THENCE**, crossing through said 127.78 acre tract of land the following two (2) courses:

1. **North 45 degrees 36 minutes 40 seconds East**, a distance of **20.00 feet** to a calculated point for corner;
2. **South 44 degrees 23 minutes 20 seconds East**, a distance of **1,266.24 feet** to a calculated point for corner in the southeast line of said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, from which a 1/2 inch iron rod found for reference at an exterior corner of said 127.78 acre tract of land, being the most southerly corner of a 1.097 acre tract of land (by deed) deeded to Elmer Wade Hutson by deed recorded in Volume 2566, Page 587 of the O.P.R.G.C.T., bears North 45 degrees 34 minutes 52 seconds East, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of 716.88 feet;

EXHIBIT " "

Guadalupe – Blanco River Authority  
A. M. Esnaurizar Survey, Abstract No. 20  
Guadalupe County, Texas

September 16, 2020  
Parcel 1TE  
Page 2 of 4

**THENCE South 45 degrees 34 minutes 52 seconds West**, with the southeast line said 127.78 acre tract of land, being the northwest right-of-way line of County Road 128, a distance of **20.00 feet** to the **POINT OF BEGINNING** and containing 0.5814 acre (25,325 square feet) of land.

Notes:

A legal description of even date accompanies this plat.

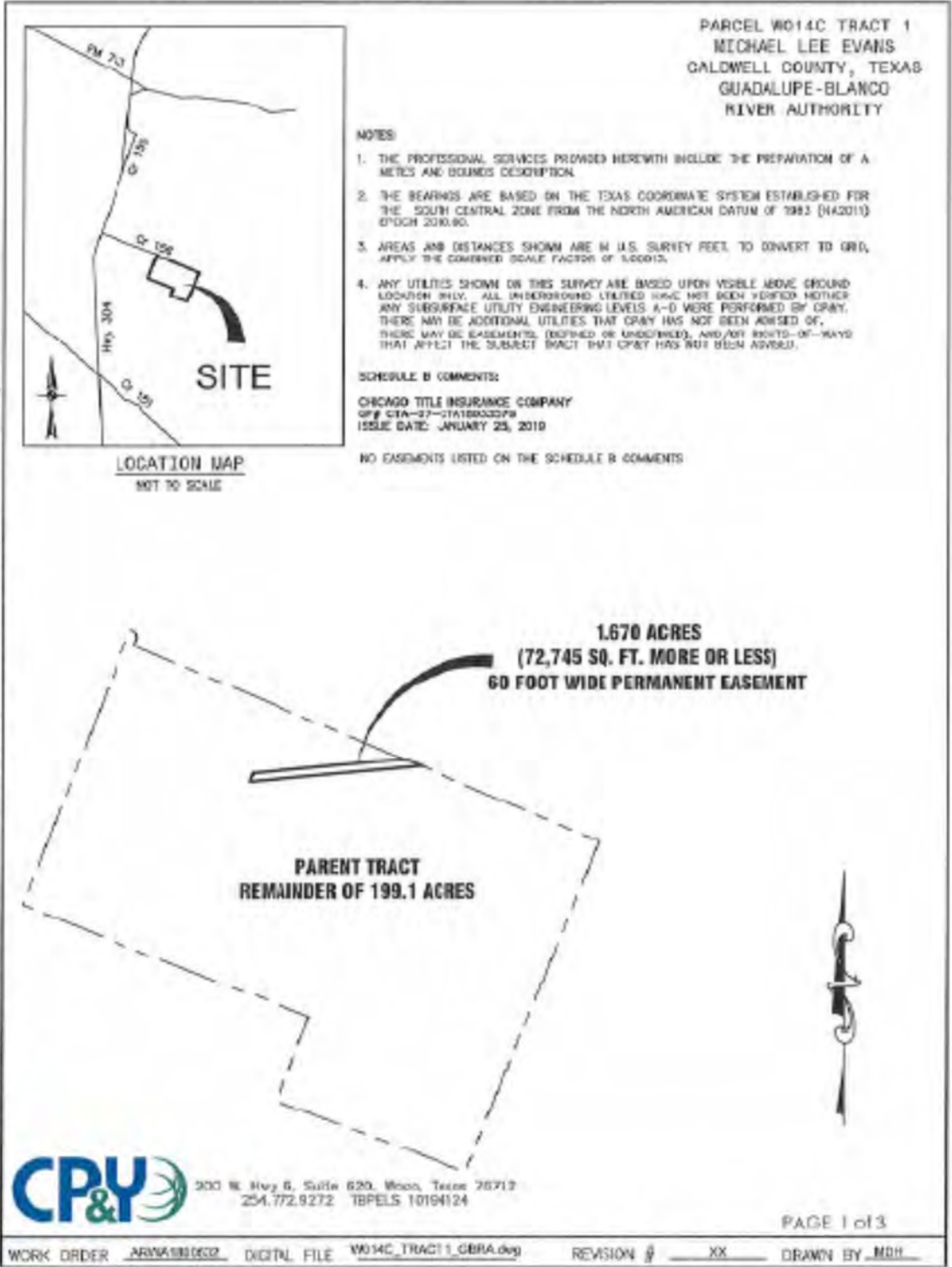
All bearings are referenced to the Texas Coordinate System, NAD-83, the South Central Zone 4204, all distances and areas shown are surface.

I, David R. Hartman, Registered Professional Land Surveyor No. 5264, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.

*D. R. Hartman* 9/16/2020  
David R. Hartman, R.P.L.S.  
Registered Professional Land Surveyor No. 5264  
TBPELS Firm No. 10106900  
Gorronzona and Associates, Inc.  
4201 W. Parmer Lane, Building A, Suite 150  
Austin, Texas 78727  
(512) 719-9933



GBRA W014C – Tract 1





Partners for a Better Quality of Life

**TRACT 1**  
**Legal Description**  
**1.670 Acre (72,745 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 1.670 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.670 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found, being the northeast common corner of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 60 and further described in Volume 553, Page 225 of said O.P.R.C.C.T. also lying in the south Right of Way (ROW) line of County Road 196 (30 foot wide ROW) commonly known as Wolf Run Road.

THENCE S 65° 06' 23" E, along the common line of said 199.1 acre tract and Wolf Run Road ROW, a distance of 975.83 feet, to a point for the northeast corner hereof and the POINT OF BEGINNING;

THENCE S 65° 06' 23" E, continuing along the common line of said 199.1 acre tract and Wolf Run Road ROW, a distance of 128.55 feet, to a point for the southeast corner hereof;

THENCE S 87° 04' 14" W, leaving said common line, over and across said 199.1 acre tract, a distance of 1,295.26 feet, to a point for the southwest corner hereof, at the beginning of a non-tangent curve to the right with a central angle of 07° 02' 27", a radius of 278.83 feet and a chord bearing N 24° 39' 14" E, a chord distance of 34.00 feet, said point lying in the easterly common line of said 199.1 and 1.00 acre tracts. From which a 3/4 inch iron rod found, being the southerly common corner of said 199.1 and 1.00 acre tracts bears S 28° 34' 49" W, a distance of 1,273.37 feet;

THENCE along the common line of said 199.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the right, an arc distance of 34.02 feet, to a point for corner.
2. N 26° 10' 25" E, a distance of 34.88 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 acre tract and that called 598.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerk File Number 2017006722 of said O.P.R.C.C.T. bears N 38° 21' 06" W, a distance of 1,404.64 feet;

THENCE N 87° 04' 14" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,137.80 feet, to the POINT OF BEGINNING and containing 1.670 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: 02-05-2021

February 5, 2021





CALLED 558.208 ACRES  
ALLIANCE REGIONAL WATER AUTHORITY  
INST. 2017006722  
O.P.R.C.C.T.

PARCEL W014C TRACT 1  
CALDWELL COUNTY, TEXAS  
GUADALUPE-BLANCO  
RIVER AUTHORITY  
EXHIBIT A



CALLLED 1.00 ACRES  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
DESCRIBED IN  
VOLUME 553, PAGE 225,  
O.P.R.C.C.T.

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
C.P.R.C.C.T.

SAMUEL HAYSLITT SURVEY  
ABSTRACT NO. 10

1.670 ACRES  
(72,745 SQ FT, MORE OR LESS)  
80 FOOT WIDE PERMANENT  
EASEMENT

LINE	BEARING	DISTANCE
L1	N 28°10'26\"	E 34.88'

CURVE	DELTA	ANGLE	BEARING	ARC LENGTH	CH. BEARING	CH. DISTANCE
C1	17°02'27\"	276.83'	34.02'	N 24°39'14\"	E 34.00'	

- LEGEND
- = Capped PINE
  - = Found Iron Rod, as Noted
  - = Skip
  - = 8" Metal Fence Post
  - = Proposed Permanent Easement
  - = Adjoining Boundary (approx.)
  - = Abstract Line (approx.)
  - = Barbed Wire Fence
  - = Gas Line
  - O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
  - D.R.C.C.T. = Deed Records Caldwell County, Texas
  - (CC) = Record Call
  - CM = Controlling Measurement



200 W. Hwy 8, Suite 620, Mico, Texas 76712  
254-772-9272 TDPELS 1019124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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.

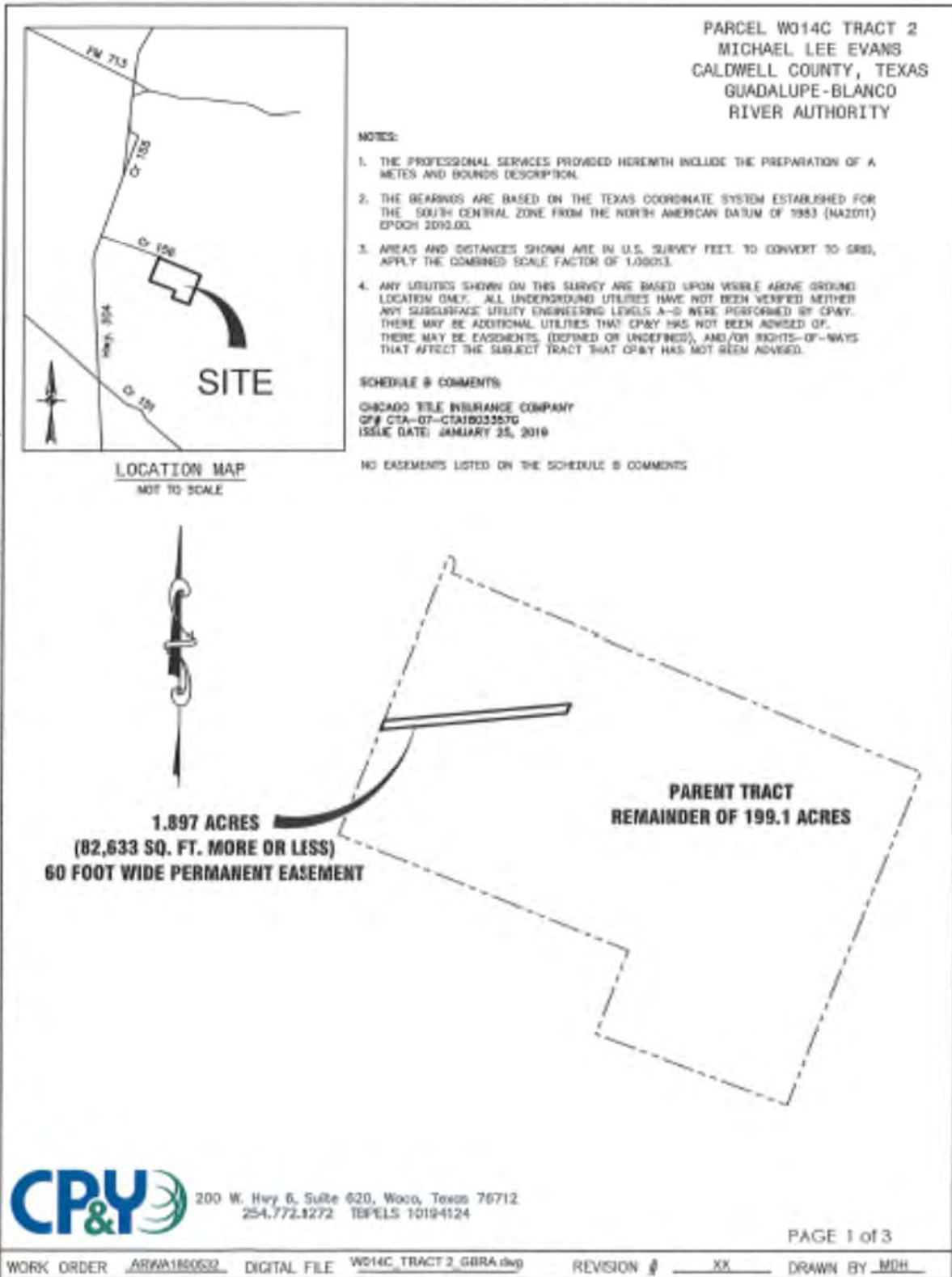
*Adam H. Whitfield*  
ADAM H. WHITFIELD, DPELS NO. 5785

Date: February 5, 2021

PAGE 3 of 3

WORK ORDER ARW6180632 DIGITAL FILE W014C TRACT 1 ORRA.dwg Revision # XX DRAWN BY MDH

GBRA W014C – Tract 2



Date: Feb 25, 2020, 8:15am, User: C:\...  
 File: C:\projects\ARWA180532-Guadalupe River Authority\Survey\Segment and Fields - Caldwell County\W014C-Parcel 2 18470\_28176\_28178\_28184\CP&Y\SET\EASEMENTS\W014C Tract 2 GBRA.dwg

**TRACT 2**  
**Legal Description**  
**1.897 Acre (82,633 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 1.897 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.897 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.;

**THENCE** N 23° 48' 45" E, along the common line of said 199.1 and 558.208 acre tracts, a distance of 839.01 feet, to a point for the southwest corner hereof, and the **POINT OF BEGINNING**;

**THENCE** N 23° 48' 45" E, continuing along the common line of said 199.1 and 558.208 acre tracts, a distance of 68.09 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 1,281.74 feet;

**THENCE** N 87° 04' 14" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,379.20 feet, to a point for the northeast corner hereof, lying in the westerly common line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 further described in Volume 553, Page 225 of said O.P.R.C.C.T.;

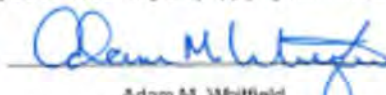
**THENCE** along the common line of said 199.1 and 1.00 acre tracts the following two (2) courses and distances:

1. S 28° 10' 28" W, a distance of 28.85 feet, to a point at the beginning of a non-tangent curve to the left with a central angle of 07° 55' 45", a radius of 286.83 feet and a chord bearing S 24° 12' 34" W, a chord distance of 39.66 feet;
2. Along said non-tangent curve to the left, an arc distance of 39.69 feet, to a point for the southeast corner hereof. From which a 1/2 inch iron rod found being the southernmost common corner of said 199.1 and 1.00 acre tracts bears S 28° 09' 35" W, a distance of 1,267.70 feet;

**THENCE**, leaving said common line over and across said 199.1 acre tract, the following two (2) courses and distances:

1. S 87° 04' 14" W, a distance of 1,371.13 feet, to a point for corner;
2. S 79° 03' 28" W, a distance of 5.76 feet, to the **POINT OF BEGINNING** and containing 1.897 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: 02-05-2021

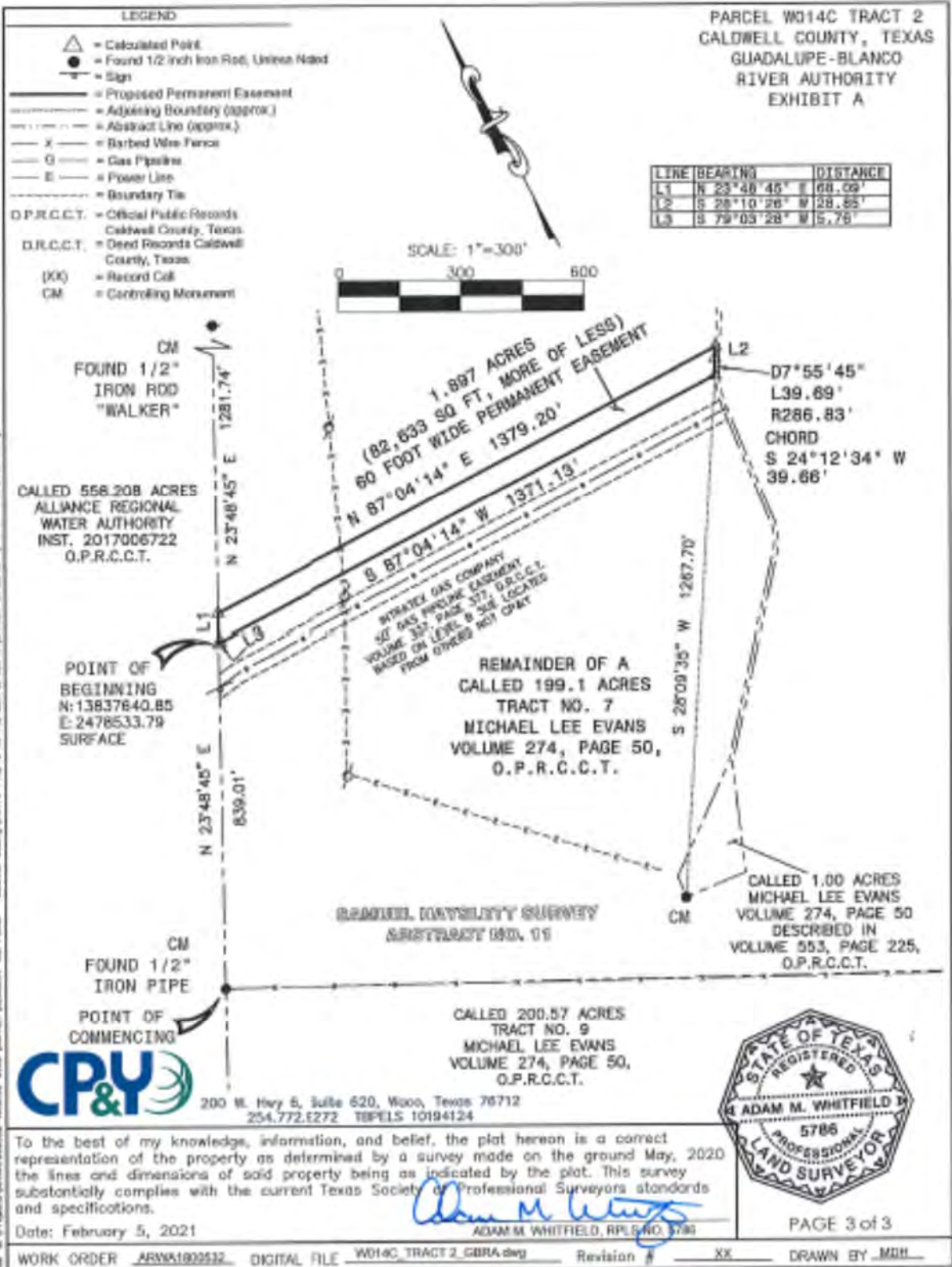
February 5, 2021

Page 2 of 3



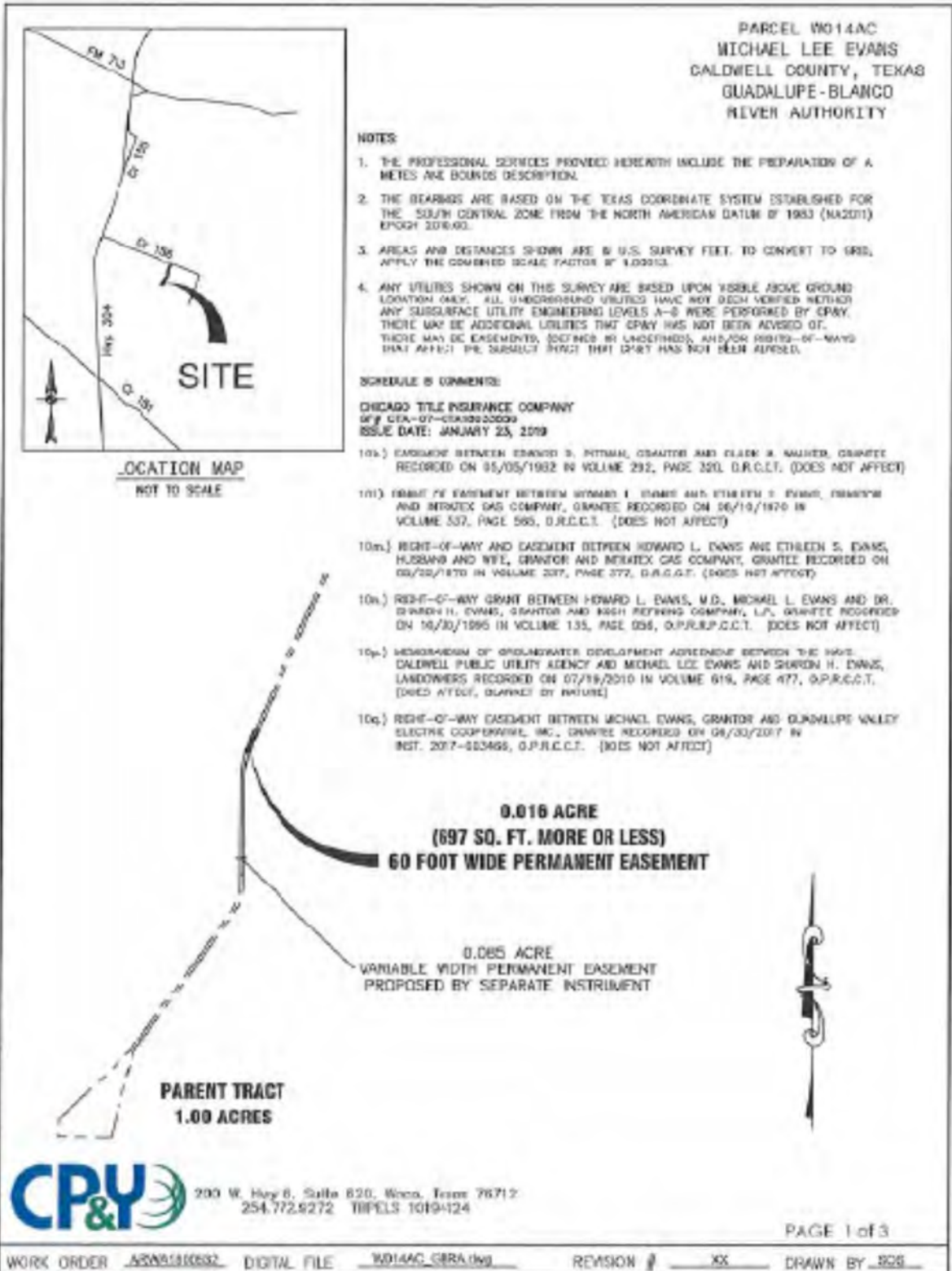
280 West Highway 6, Suite 620  
Waco, Texas 76712  
76712-1111  
76712-1111

tel 254.772.6272 • f 254.776.2624  
www.cpy.com



Date: May 03, 2020, 1:10pm User: dm  
 File: G:\Projects\ARWA\2020\2020-05-03\ARWA\W014C.dwg  
 Plot: G:\Projects\ARWA\2020\2020-05-03\ARWA\W014C.dwg  
 Title: Caldwell County\W014C-Prop 0 10x10, 2020, 32949\CAW014C.dwg

**GBRA W014ac**



Scale: 1/8" = 20'    8/23/2019    User: BGS  
File: G:\Projects\ASAS100032\W014ac\W014ac.dwg    © 2019    E:\ASAS\W014ac.dwg

**Legal Description**  
**0.016 Acre (697 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 0.016 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.016 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found being the southwest corner of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in deed to Michael Lee Evans, as recorded in Volume 274, Page 69 of said O.P.R.C.C.T.

**THENCE** N 63° 55' 17" E, over and across said 199.1 acre tract, a distance of 1,807.89 feet, to a point at the beginning of a non-tangent curve to the right having a central angle of 07° 55' 45", a radius of 286.83 feet and having a chord bearing N 24° 12' 34" E, a chord distance of 39.65 feet, lying in the westerly common line of said 1.00 and 199.1 acre tracts, also being the northwest corner of a 3.085 acre, variable width permanent easement to be dedicated by separate instrument (PE) for the southwest corner and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** along the westerly common line of said 1.00 and 199.1 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the right, an arc distance of 39.69 feet, to a point for corner
2. N 28° 10' 26" E, a distance of 28.85 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 28° 10' 26" E, a distance of 137.39 feet;

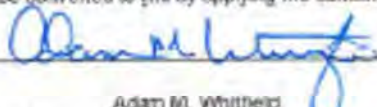
**THENCE** N 87° 04' 14" E, leaving said common line, over and across said 1.00 acre tract, a distance of 11.68 feet, to a point for the northeast corner hereof, lying in the easterly common line of said 1.00 and 199.1 acre tracts. From which a 1/2 inch iron rod found lying in the easterly common line of said 1.00 and 199.1 acre tracts bears N 28° 10' 26" E, a distance of 531.94 feet;

**THENCE** along the easterly common line of said 1.00 and 199.1 acre tracts the following two (2) courses and distances:

1. S 28° 10' 26" W, a distance of 34.88 feet, to a point at the beginning of a non-tangent curve to the left having a central angle of 07° 02' 27", a radius of 276.83 feet and having a chord bearing S 24° 39' 14" W, a chord distance of 34.00 feet;
2. Along said non-tangent curve to the left, an arc distance of 34.02 feet, to a point for the southeast corner hereof, also being the northeast corner of said (PE). From which a 3/4 inch iron rod being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 28° 34' 46" W, a distance of 1,273.37 feet;

**THENCE** S 87° 04' 14" W, leaving said common line, over and across said 1.00 acre tract, a distance of 10.81 feet, to the **POINT OF BEGINNING** and containing 0.016 acre, more or less.

The bearings shown herein 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 civil by applying the combined scale factor of 1.00013.

  
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5766

Date: 02-05-2021

February 5, 2021

Page 2 of 3



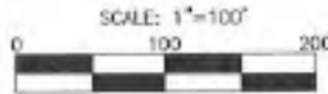
200 West Loop West, Suite 620  
West, Texas 76712  
817-419-1141  
817-419-1142

817-214-7780/2 - fx 254-778-2624  
www.cpy.com

WD14AC\_GBRA

CURVE TABLE						
CURVE	CH BEARING	CHORD	RAIUS	ARC LENGTH	DELTA ANGLE	
C1	N 24°12'34" E	39.85	288.83	36.89	07°55'45"	
C2	S 24°38'14" W	34.00	276.83	34.02	07°02'27"	

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 28°10'26" E	28.85'
L-2	N 87°04'14" E	11.68'
L-3	S 28°10'26" W	34.88'
L-4	S 87°04'14" W	10.91'



PARCEL W014AC  
CALDWELL COUNTY, TEXAS  
GUADALUPE-BLANCO  
RIVER AUTHORITY  
EXHIBIT A



CALLED 1.00 ACRES  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
DESCRIBED IN  
VOLUME 559, PAGE 226  
O.P.R.C.C.T.

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
O.P.R.C.C.T.

POINT OF  
BEGINNING  
N: 13857712.02  
E: 2479908.78  
SURFACE

0.016 ACRE  
(697 SQ FT, MORE OR LESS)  
BU FOUI WIDE PERMANENT EASEMENT

CM  
FOUND 1/2"  
IRON PIPE  
POINT OF  
COMMENCING

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
O.P.R.C.C.T.

CM  
FOUND 3/4"  
IRON ROD

INVESTIGATOR  
50' GAS PIPELINE EASEMENT  
VOLUME 337, PAGE 377, D.R.C.C.T.  
DIVIDED ON LEVEL 9 AND LOCATED  
FROM OTHER INSTRUMENT

0.085 ACRE  
VARIABLE WIDTH PERMANENT EASEMENT  
PROPOSED BY SEPARATE INSTRUMENT

SAMUEL MAYBLET SURVEY  
ABSTRACT NO. 11

Legend

- = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Permanent Easement
- = Adjoining Boundary (approx.)
- = Boundary To
- O.P.R.C.C.T. = Official Public Records
- D.R.C.C.T. = Deed Records Caldwell County, Texas
- (XX) = Record Call
- Lit = Litigation notations



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.8272 TBPELS 10154124

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 May, 2020 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: February 5, 2021

*Adam M. Whitfield*  
ADAM M. WHITFIELD, TPL# NO. 5709



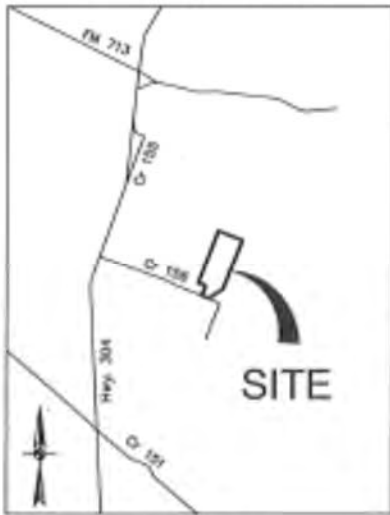
WORK ORDER ARW01802532 DIGITAL FILE W014AC GRADATED Revision 1 XX DRAWN BY SOS

© 2021 ALL RIGHTS RESERVED

State Pl. 08, 2021, 8:20am User: B. Sawyer  
 File: C:\ProgramData\ARW01802532\Survey\Survey\ARW01802532\Survey\W014AC\_0001.dwg

GBRA W015C – Tract A

PARCEL W015C\_A  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
GUADALUPE-BLANCO  
RIVER AUTHORITY



LOCATION MAP  
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DOTTED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
OFF # CTA-07-CTA20004340  
ISSUE DATE: FEBRUARY 18, 2020

- 10a.) 30' WIDE EASEMENT BETWEEN EDWARD D. FITSMAN AND CLARK M. WALKER RECORDED ON 05/05/1962 IN VOLUME 292, PAGE 320, O.R.C.C.T. (DOES NOT AFFECT)
- 10m.) 90' WIDE RIGHT OF WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE AND INTRATEX GAS COMPANY, A TEXAS CORPORATION RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, O.R.C.C.T. (DOES NOT AFFECT)
- 10n.) GRANT OF 50' WIDE EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS AND INTRATEX GAS COMPANY RECORDED ON 06/10/1970 IN VOLUME 337, PAGE 553, O.R.C.C.T. (DOES AFFECT, AS SHOWN)
- 10a.) 50' WIDE RIGHT OF WAY GRANT BETWEEN HOWARD L. EVANS, M.D. MICHAEL L. EVANS AND DR. SHARON H. EVANS AND KOCH REFINING COMPANY, L.P., RECORDED ON 10/30/1995 IN VOLUME 130, PAGE 856 O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10p.) AFFIDAVIT REGARDING FILING OF SURVEY AND LEGAL DESCRIPTION EXECUTED BY SHARON AND MICHAEL LEE EVANS RECORDED ON 11/10/2008 IN VOLUME 553, PAGE 220 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10q.) MEMORANDUM OF UNDERSTANDING DEVELOPMENT AGREEMENT BETWEEN HWYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS, RECORDED ON 07/19/2010 IN VOLUME 519, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 30' WIDE RIGHT OF WAY EASEMENT BETWEEN MICHAEL EVANS AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC RECORDED ON 08/20/2017 IN INSTR. 2017-003486, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



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



**Legal Description**  
**0.448 Acre (19,515 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 0.448 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 194.5 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 2" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.448 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found, for the southwest corner hereof, being the southerly common corner of said 194.5 acre tract and that called 9.24 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 59, Page 851 of said O.P.R.C.C.T., also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

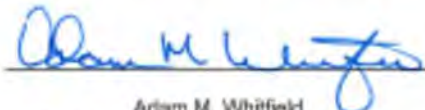
**THENCE** N 25° 42' 09" E, along the common line of said 194.5 and 9.24 acre tracts, a distance of 60.01 feet, to a point for the northwest corner hereof. From which a 10 inch fence post being an angle point in the common line of said 194.5 and 9.24 acre tract bears N 25° 42' 09" E, a distance of 265.25 feet;

**THENCE** S 65° 06' 23" E, leaving said common line, over and across said 194.5 acre tract, a distance of 357.74 feet, to a point for the northeast corner hereof, lying in the common line of said 194.5 acre tract and that called 9.375 acre tract of land described in deed to Cynthia Evans Trawick, as recorded in Volume 448, Page 632 of said O.P.R.C.C.T.;

**THENCE** S 72° 51' 52" W, along the common line of said 194.5 and 9.375 acre tracts, a distance of 89.62 feet, to a 1/2 inch iron rod found, for the southeast corner hereof being the southerly common corner of said 194.5 and 9.375 acre tracts, also lying in the north ROW line of said Wolf Run Road;

**THENCE** N 65° 06' 23" W, along the common line of said 194.5 acre tract and Wolf Run Road ROW, a distance of 292.02 feet, to the **POINT OF BEGINNING** and containing 0.448 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.

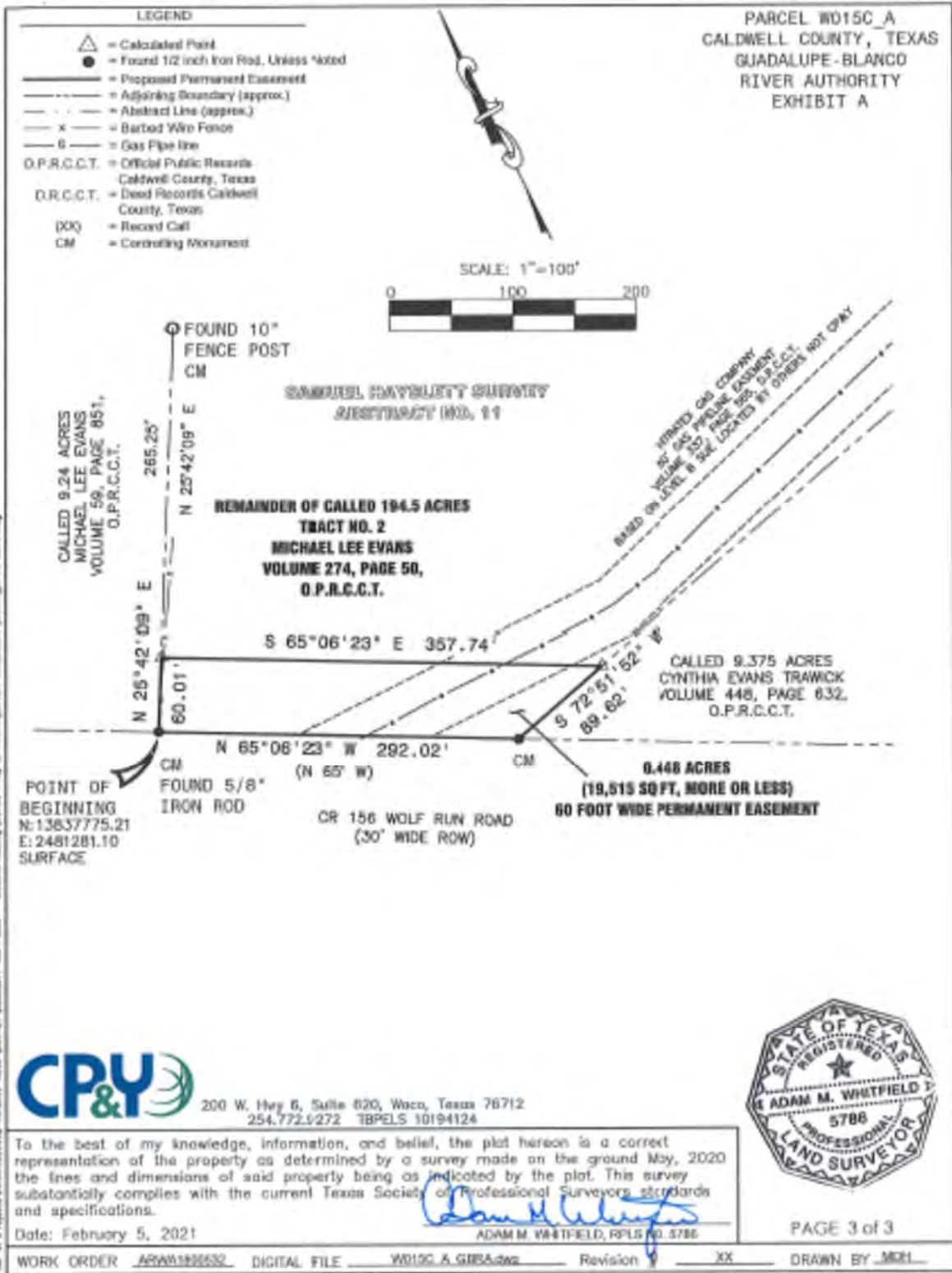


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 2-5-2021

February 5, 2021





GBRA W015C – Tract B

PARCEL W015C\_B  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
GUADALUPE-BLANCO  
RIVER AUTHORITY



LOCATION MAP  
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
CTA-07-CTA20004340  
ISSUE DATE: FEBRUARY 18, 2020

- 10i.) 30' WIDE EASEMENT BETWEEN EDWARD D. PITSMAN AND CLARE M. WALKER RECORDED ON 05/05/1982 IN VOLUME 292, PAGE 320, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10m.) 50' WIDE RIGHT OF WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE AND INTRATEX GAS COMPANY, A TEXAS CORPORATION RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10n.) GRANT OF 50' WIDE EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS AND INTRATEX GAS COMPANY RECORDED ON 06/10/1970 IN VOLUME 337, PAGE 560, O.P.R.C.C.T. (DOES NOT AFFECT)
- 10o.) 50' WIDE RIGHT OF WAY GRANT BETWEEN HOWARD L. EVANS, M.D., MICHAEL L. EVANS AND DR. SHARON H. EVANS AND KODCH REFINING COMPANY, L.P., RECORDED ON 10/30/1995 IN VOLUME 136, PAGE 956 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10p.) AFFIDAVIT REGARDING FILING OF SURVEY AND LEGAL DESCRIPTION EXECUTED BY SHARON AND MICHAEL LEE EVANS RECORDED ON 11/10/2008 IN VOLUME 563, PAGE 225 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10q.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BETWEEN HAYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS, RECORDED ON 07/19/2010 IN VOLUME 619, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 30' WIDE RIGHT OF WAY EASEMENT BETWEEN MICHAEL EVANS AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC RECORDED ON 06/30/2017 IN INSTR. 2017-005499, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



0.120 ACRES  
(5,227 SQ. FT. MORE OR LESS)  
VARIABLE WIDTH PERMANENT EASEMENT



200 W. Hwy 6, Suite 620, Wood, Texas 76712  
254.772.9292 TBPELS 10194124

PAGE 1 of 3

WORK ORDER ARWA1600532 DIGITAL FILE W015C\_B\_GBRA.dwg REVISION # XX DRAWN BY MDH

© 2021 ALL RIGHTS RESERVED

Date: Feb 05, 2020, 8:53am User: b: 1039  
 File: G:\Projects\ARWA\1600532\ARWA1600532.dwg - Caldwell County\W015C-Phase B\16170\JOBSET\EXCISEMENT\W015C\_B\_FC\_GBRA.dwg

Legal Description  
0.120 Acre (5,227 Square Foot, more or less)  
Variable Width Permanent Easement

BEING A 0.120 ACRE, VARIABLE WIDTH PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 9.24 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 59, PAGE 851 OF THE OFFICAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.); SAID 0.120 ACRE, VARIABLE WIDTH PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found being the southerly common corner of said 9.24 acre tract and the remainder of that called 194.5 acre tract of land describec as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 158 (30 foot wide ROW) commonly known as Wolf Run Road. From which a 1/2 inch iron rod lying in the common line of said 194.5 acre tract and Wolf Run Road bears S 85° 06' 23" E, a distance of 292.02 feet;

**THENCE** N 65° 06' 23" W, along the common line of said 9.24 acre tract and Wolf Run Road, a distance of 143.60 feet, to a point for the west corner hereof;

**THENCE** leaving said common line, over and across said 9.24 acre tract, the following two (2) courses and distances:

1. N 87° 04' 14" E, a distance of 128.55 feet, to a point for corner;
2. S 65° 06' 23" E, a distance of 10.76 feet, to a point for the northeast corner hereof, lying in the common line of said 9.24 and 194.5 acre tracts. From which a 10 inch fence post found being an angle point in the common line of said 9.24 and 194.5 acre tracts bears N 25° 42' 09" E, a distance of 285.25 feet;

**THENCE** S 25° 42' 09" W, along the common line of said 9.24 and 194.5 acre tracts, a distance of 60.01 feet, to the **POINT OF BEGINNING** and containing 0.120 acres, more or less.

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

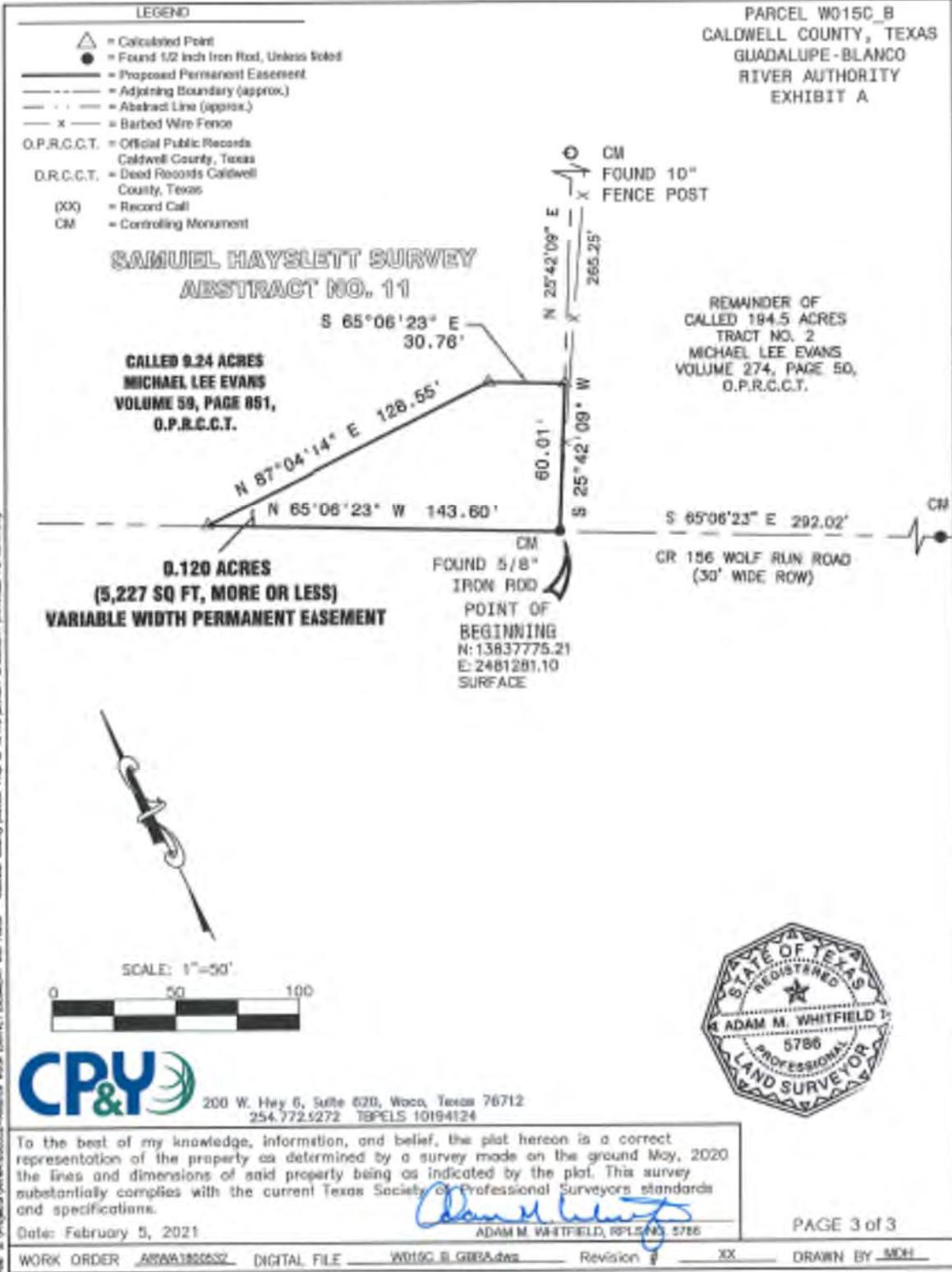


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5788

Date: 02-05-2021

February 5, 2021





Date: Feb 05 2021 8:59am User: G. Healy  
 File: E:\Projects\1918\020201-1918-1918-00000000-1918-1918-00000000.dwg Plot: - Caldwell County\MISC-Prop ID 1918\1918\MISC-Prop ID 1918.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.5272 TEPELS 10194124



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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.

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

Date: February 5, 2021

PAGE 3 of 3

WORK ORDER 8888180552 DIGITAL FILE W015C.B.GBRAdes Revision 1 XX DRAWN BY MDH

**GBRA W015C – Tract C**

**PARCEL W015C\_C  
CYNTHIA EVANS TRAWICK  
CALDWELL COUNTY, TEXAS  
GUADALUPE-BLANCO  
RIVER AUTHORITY**



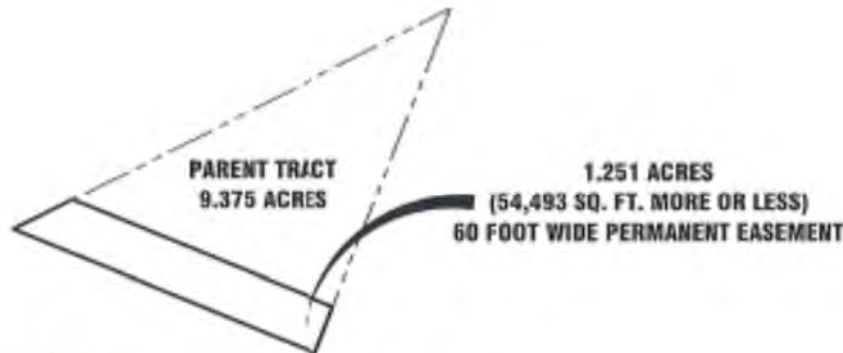
**NOTES**

- 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
- 2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
- 3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE CORRECTED SCALE FACTOR OF 1.00013.
- 4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATIONS ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

**SCHEDULE B COMMENTS**

**CHICAGO TITLE INSURANCE COMPANY  
OFF# CTA-07-CTA20004340  
ISSUE DATE: FEBRUARY 15, 2020**

- 10.) 30' WIDE EASEMENT BETWEEN EDWARD D. FITSMAN AND CLARE M. WALKER RECORDED ON 05/05/1960 IN VOLUME 292, PAGE 320, O.R.C.C.T. (DOES NOT AFFECT)
- 10m.) 50' WIDE RIGHT OF WAY AND EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS, HUSBAND AND WIFE AND INTERTEX GAS COMPANY, A TEXAS CORPORATION RECORDED ON 05/22/1970 IN VOLUME 337, PAGE 377, O.R.C.C.T. (DOES NOT AFFECT)
- 10n.) GRANT OF 50' WIDE EASEMENT BETWEEN HOWARD L. EVANS AND ETHELEN S. EVANS AND INTERTEX GAS COMPANY RECORDED ON 06/10/1970 IN VOLUME 337, PAGE 585, O.R.C.C.T. (DOES NOT AFFECT)
- 10o.) 50' WIDE RIGHT OF WAY GRANT BETWEEN HOWARD L. EVANS, M.D. MICHAEL L. EVANS AND DR. SHARON H. EVANS AND KOCH REFINING COMPANY, LP., RECORDED ON 10/30/1995 IN VOLUME 135, PAGE 956 O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10p.) AFFIDAVIT REGARDING FILING OF SURVEY AND LEGAL DESCRIPTION EXECUTED BY SHARON AND MICHAEL LEE EVANS RECORDED ON 11/10/2008 IN VOLUME 553, PAGE 225 O.P.R.C.C.T. (DOES NOT AFFECT)
- 10q.) MEMORANDUM OF GROUNDWATER DEVELOPMENT AGREEMENT BETWEEN HAYS CALDWELL PUBLIC UTILITY AGENCY AND MICHAEL LEE EVANS AND SHARON H. EVANS, RECORDED ON 07/19/2010 IN VOLUME 619, PAGE 477, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)
- 10r.) 30' WIDE RIGHT OF WAY EASEMENT BETWEEN MICHAEL EVANS AND GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC RECORDED ON 05/30/2017 IN INST. 2017-003486, O.P.R.C.C.T. (DOES AFFECT, BLANKET BY NATURE)



DATE: FEB 05 2021, 8:02AM, DRAW BY: JAY THE: J:\Project\101501\101501-01-Guarantee Water\guarantee\101501-C-01-Parcel W015C\_C\_P.C. DWG.dwg



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



Partners for a Better Quality of Life

**Legal Description  
1.251 Acre (54,493 Square Foot, more or less)  
60 Foot Wide Permanent Easement**

BEING A 1.251 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 9.375 ACRE TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA EVANS TRAWICK, AS RECORDED IN VOLUME 448, PAGE 632 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.251 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod found, for the southeast corner hereof, being the southerly common corner of said 9.375 acre tract and that called 192.29 acre tract of land described in deed to George E. Dittmar and wife, Peggy J. Dittmar, as recorded in Volume 128, Page 913 of said O.P.R.C.C.T. also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

**THENCE** N 65° 06' 23" W, along the common line of said 9.375 acre tract and Wolf Run Road ROW, a distance of 941.81 feet, to a 1/2 inch iron rod found for the southwest corner hereof, being the southerly common corner of said 9.375 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T.;

**THENCE** N 72° 51' 52" E, along the common line of said 9.375 and 194.5 acre tracts, a distance of 89.82 feet, to a point for the northwest corner hereof;

**THENCE** S 65° 06' 23" E, leaving said common line, over and across said 9.375 acre tract, a distance of 874.44 feet, to a point for the northeast corner hereof, lying in the common line of said 9.375 and 192.29 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 194.5 and 192.29 acre tracts bears N 24° 08' 08" E, a distance of 4,692.07 feet;

**THENCE** S 24° 08' 08" W, along the common line of said 9.375 and 192.29 acre tracts, a distance of 60.01 feet, to the **POINT OF BEGINNING** and containing 1.251 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.

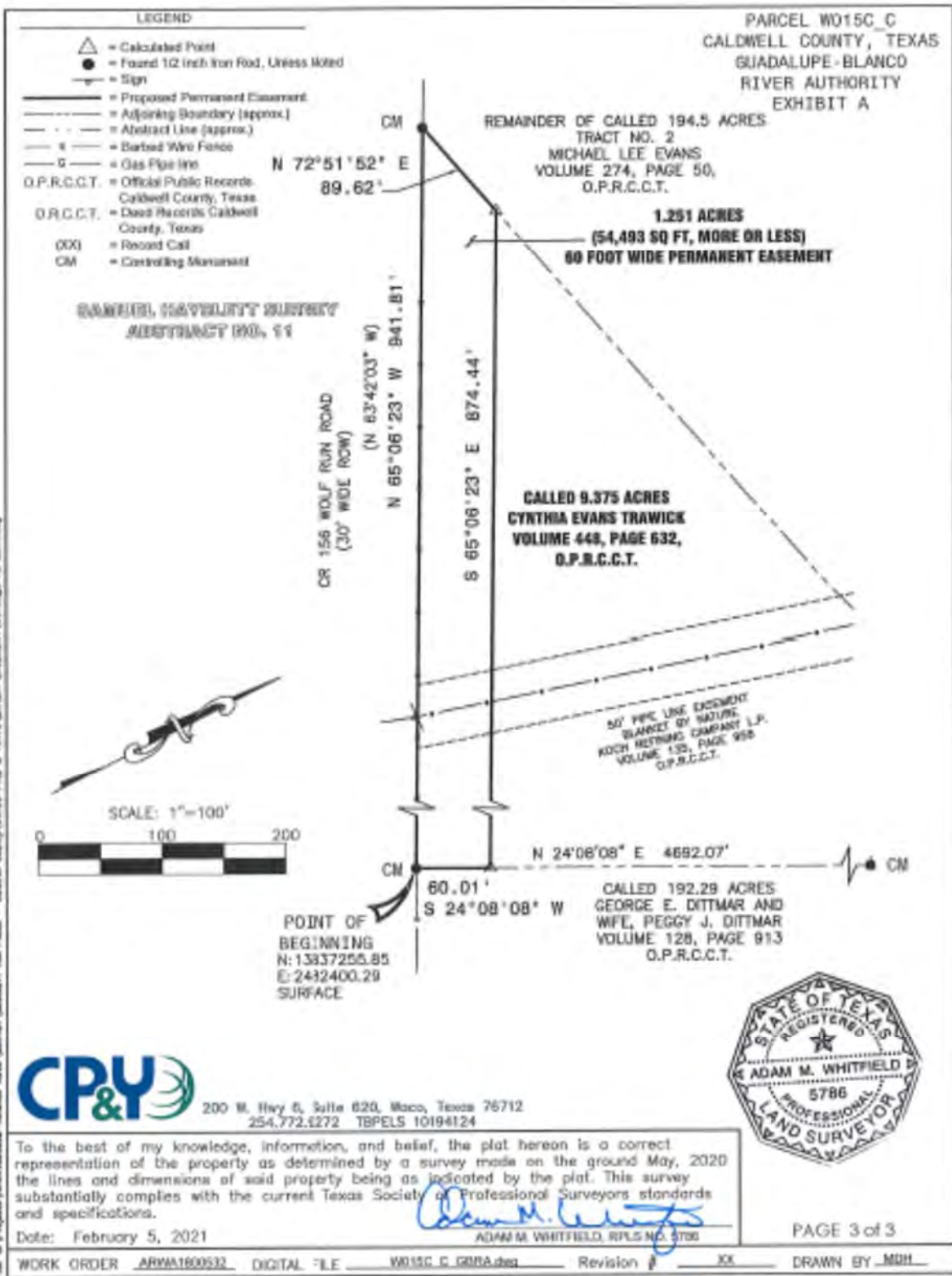


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02.05.2021

February 5, 2021







**GBRA W016C – Tract 1 Access**

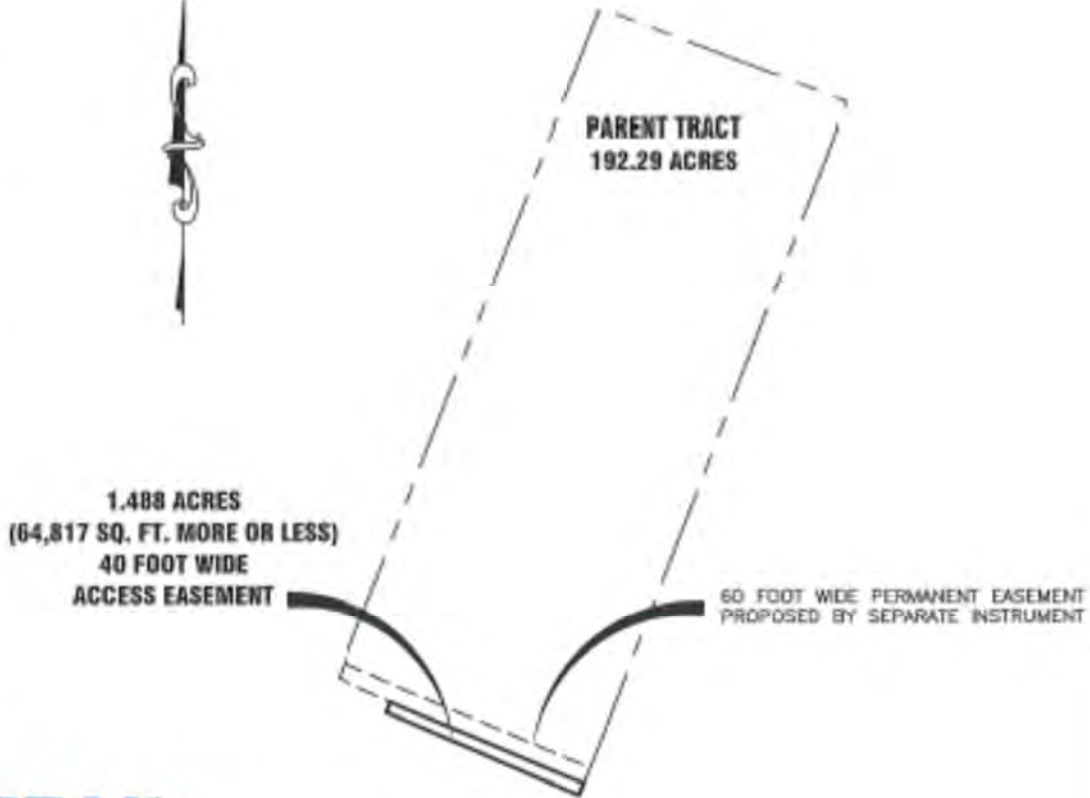
**PARCEL W016C  
 GEORGE E. DITTMAR AND  
 WIFE, PEGGY J. DITTMAR  
 CALDWELL COUNTY, TEXAS  
 GUADALUPE-BLANCO  
 RIVER AUTHORITY**



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREIN INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRD, APPLY THE CORRECTED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



200 W. Hwy 6, Suite 020, Wood, Texas 76712  
 254.772.9272 TBPELS 10194124

Date: Feb 05, 2025, 9:15am, User ID: 1859  
 File: C:\ProgramData\Autodesk\LTWorkset\Users\user\Survey\GBRA\Map - Caldwell County\W016C - Parcel W016C GBRA AL.dwg



Partners for a Better Quality of Life

**Legal Description**  
**1.488 Acre (64,817 Square Foot, more or less)**  
**40 Foot Wide Access Easement**

BEING A 1.488 ACRE, 40 FOOT WIDE ACCESS EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 128, PAGE 913 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.488 ACRE, 40 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found, for the southwest corner hereof, being the westerly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Danney R. Rodgers and Dorina D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. and also lying in the east line of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in deed to Michael Lee Evans, as recorded in Volume 274, Page 60 of said O.P.R.C.C.T.

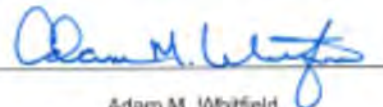
**THENCE** N 22° 32' 47" E, along the common line of said 192.29 and 199.1 acre tracts, passing at an approximate distance of 5.40 feet, the easterly common corner of said 199.1 acre tract and the south Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road, continuing along the common line of said 192.29 acre tract and Wolf Run Road ROW, passing at a distance of 19.67 feet, a 5/8 inch iron rod found, continuing, passing at an approximate distance of 11.53 feet, the northeast corner of said Wolf Run Road ROW and continuing over and across said 192.29 acre tract, for a total distance of 40.03 feet, to a point, for the northwest corner hereof, lying in the south line of a 60 foot wide Permanent Easement (PE) described by separate instrument;

**THENCE** S 65° 13' 28" E, along the south line of said PE, over and across said 192.29 acre tract, a distance of 1,621.05 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 acre tract and that called 1,028 acre tract of land described as "Tract 3" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T.

**THENCE** S 23° 53' 44" W, leaving the south line of said PE, along the common line of said 192.29 and 1,028 acre tracts, a distance of 40.00 feet, to a 1/2 inch iron rod found, for the southeast corner hereof, being the easterly common corner of said 192.29 and 96.806 acre tracts;

**THENCE** N 65° 13' 28" W, along the common line of said 192.29 and 96.806 acre tracts, a distance of 1,620.11 feet, to the **POINT OF BEGINNING** and containing 1.488 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.

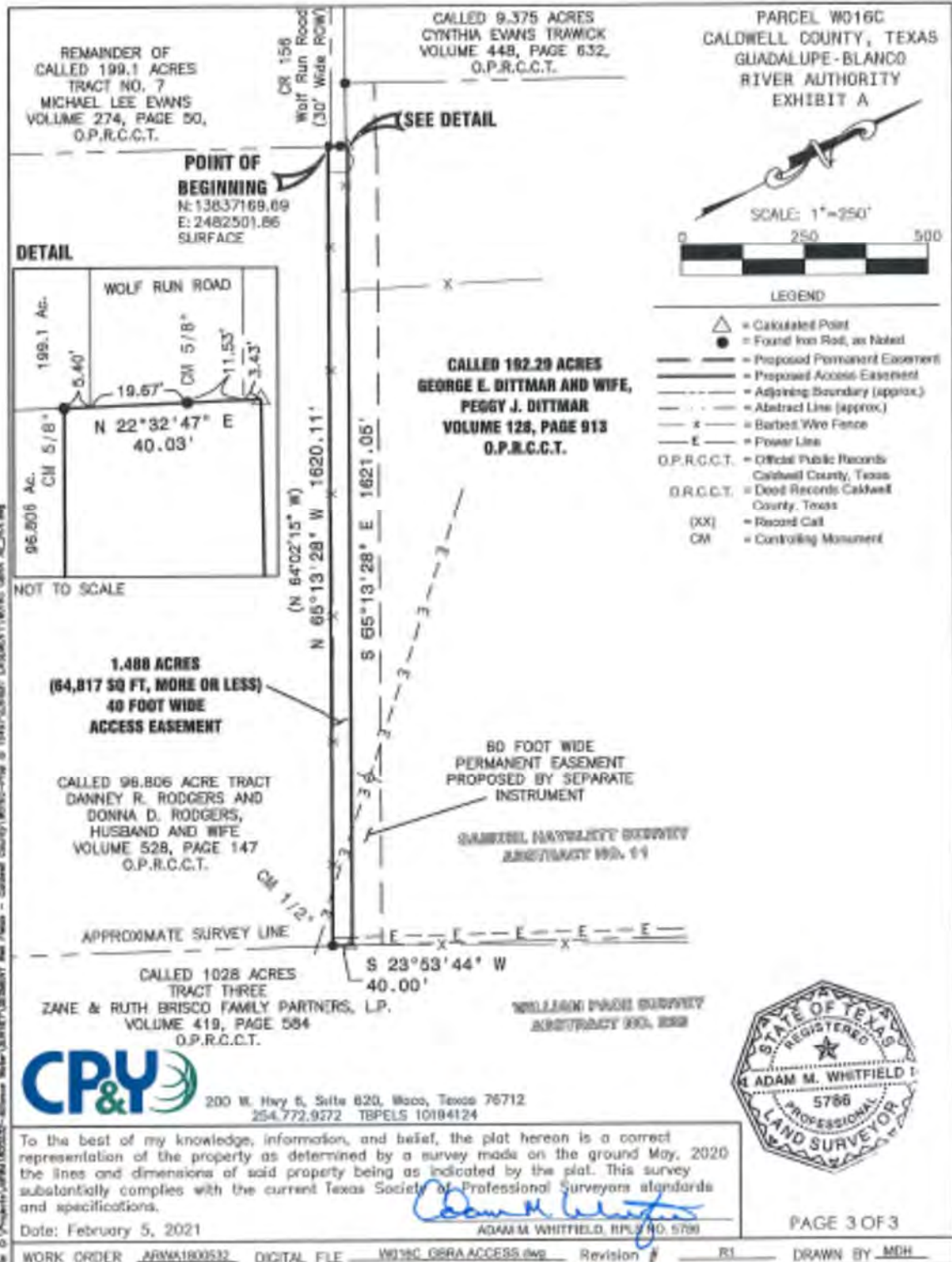


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02.05.2021

February 5, 2021





GBRA W016C

PARCEL W016C  
 GEORGE E. DITTMAR AND  
 WIFE, PEGGY J. DITTMAR  
 CALDWELL COUNTY, TEXAS  
 GUADALUPE-BLANCO  
 RIVER AUTHORITY

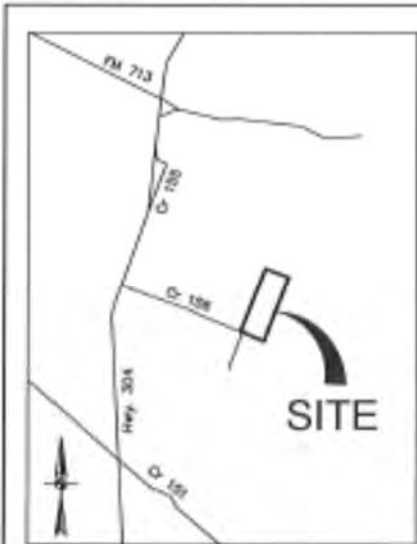
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET, TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATIONS ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. NEITHER ANY SURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.

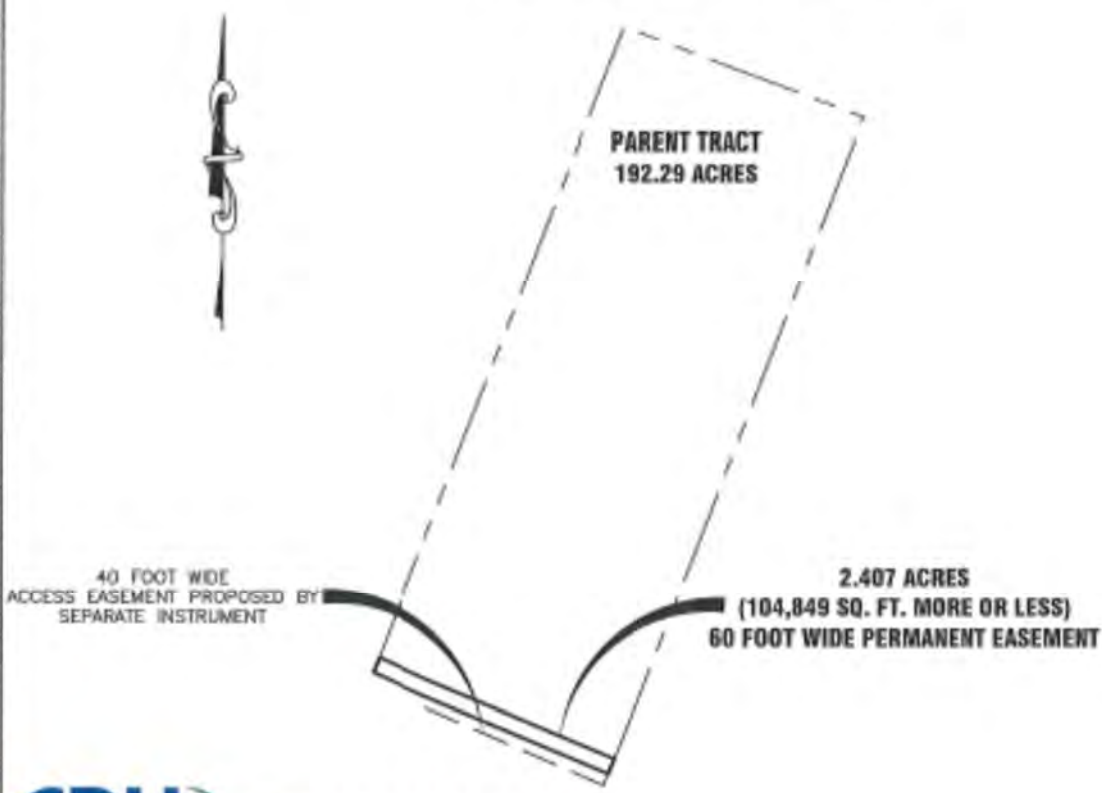
SCHEDULE B COMMENTS:

CHICAGO TITLE INSURANCE COMPANY  
 OF CTA-07-CTA20004369  
 ISSUE DATE: FEBRUARY 10, 2020

104.) 50' WIDE RIGHT-OF-WAY AND EASEMENT BETWEEN RALPH SORENGAL, JR., A SINGLE MAN, AND INTRIXE OMS COMPANY, A TEXAS CORPORATION, RECORDED ON 05/04/1978 IN VOLUME 337, PAGE 160, D.R.C.C.T.  
 (DOES NOT AFFECT SUBJECT TRACT, DOES AFFECT PARENT TRACT)



LOCATION MAP  
 NOT TO SCALE



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

I:\Projects\1818\18180003-Altman -W&A\SUBJECT\18180003 - Caldwell County\METES-Prop ID 1818180003\18180003 GBRA\_PC\_1818.dwg

**Legal Description**  
**2.407 Acre (104,849 Square Foot, more or less)**  
**60 Foot Wide Permanent Easement**

BEING A 2.407 ACRE, 60 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 128, PAGE 913 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 2.407 ACRE, 60 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod bund, for the southwest corner hereof, being the southerly common corner of said 192.29 acre tract and that called 9.375 acre tract of land described in deed to Cynthia Evans Trawick, as recorded in Volume 448, Page 632 of said O.P.R.C.C.T. and also lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

**THENCE** N 24° 08' 08" E, along the common line of said 192.29 and 9.375 acre tracts, a distance of 60.00 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found, being the northwest corner of said 192.29 acre tract bears N 24° 08' 08" E, a distance of 4,692.07 feet;

**THENCE** leaving said common line, over and across said 192.29 acre tract, the following three (3) courses and distances:

1. S 65° 38' 14" E, a distance of 127.24 feet, to a point for corner;
2. N 22° 32' 47" E, a distance of 3.43 feet, to a point for corner;
3. S 65° 13' 28" E, a distance of 1,620.43 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 acre tract and that called 1,028 acre tract of land described as "Tract Three" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found, being the northeast corner of said 192.29 acre tract bears N 23° 53' 44" E, a distance of 4,730.71 feet;

**THENCE** S 23° 53' 44" W, along the common line of said 192.29 and 1,028 acre tracts, a distance of 60.01 feet, to a point for the southeast corner hereof, being the northeast corner of a 40 foot wide Access Easement (AE) proposed by separate instrument. From which a 1/2 inch iron rod found, being the easterly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Danney R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. bears S 23° 53' 44" W, a distance of 40.00 feet;

**THENCE** leaving said common line, over and across said 192.29 acre tract, the following two (2) courses and distances:

1. N 65° 13' 28" W, along the north line of said AE, a distance of 1,621.05 feet, to a point for corner;
2. S 22° 32' 47" W, along the west line of said AE, a distance of 3.43 feet, to a point for corner being the northeast corner of said Wolf Run Road ROW. From which a 5/8 inch iron rod found lying in the common line of said 192.29 acre tract and Wolf Run Road ROW bears S 22° 32' 47" W, a distance of 11.53 feet;

**THENCE** N 65° 38' 14" W, along the common line of said 192.29 acre tract and Wolf Run Road ROW, a distance of 126.87 feet, to the POINT OF BEGINNING and containing 2.407 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.



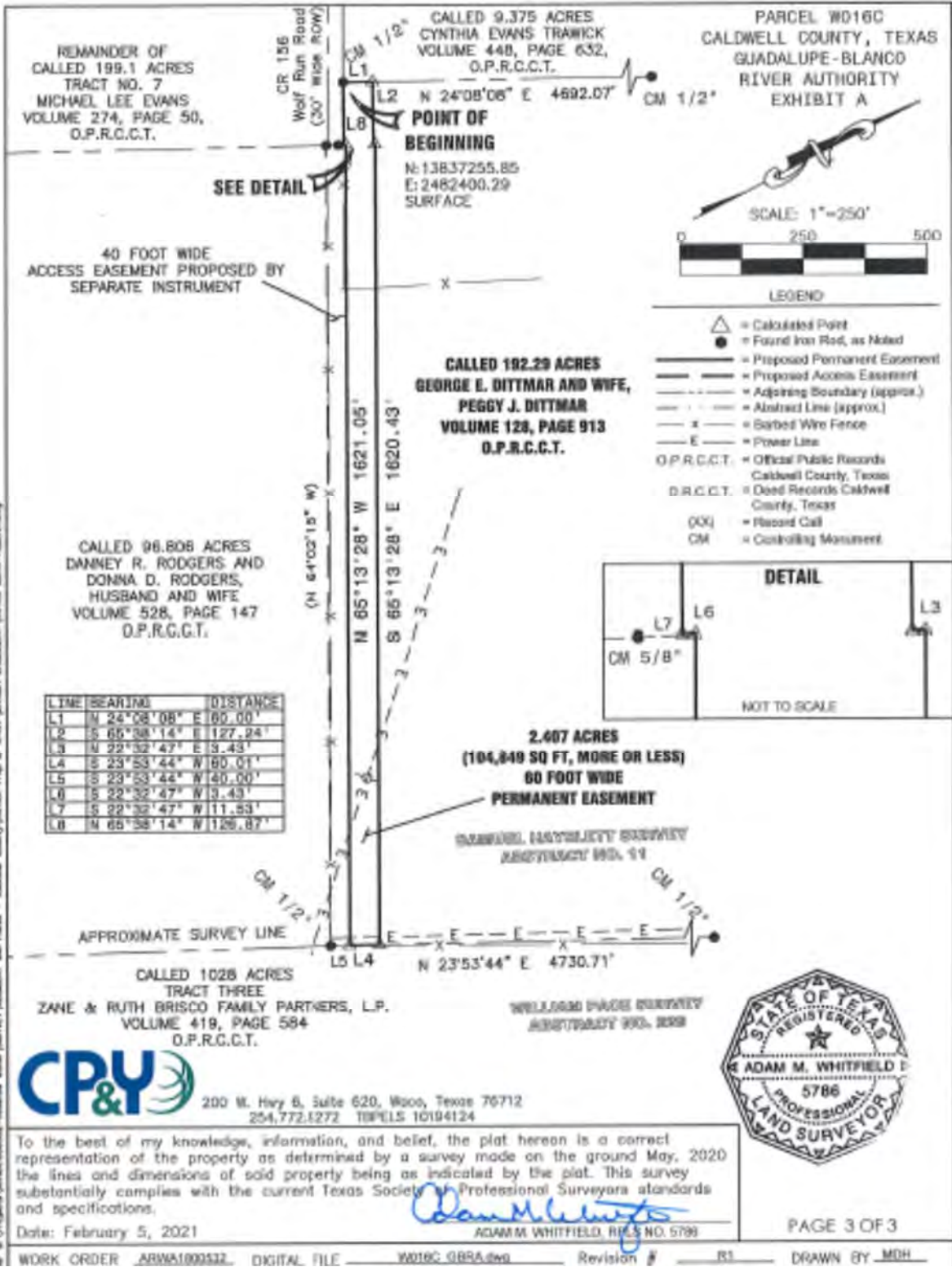
  
Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 02-05-2021

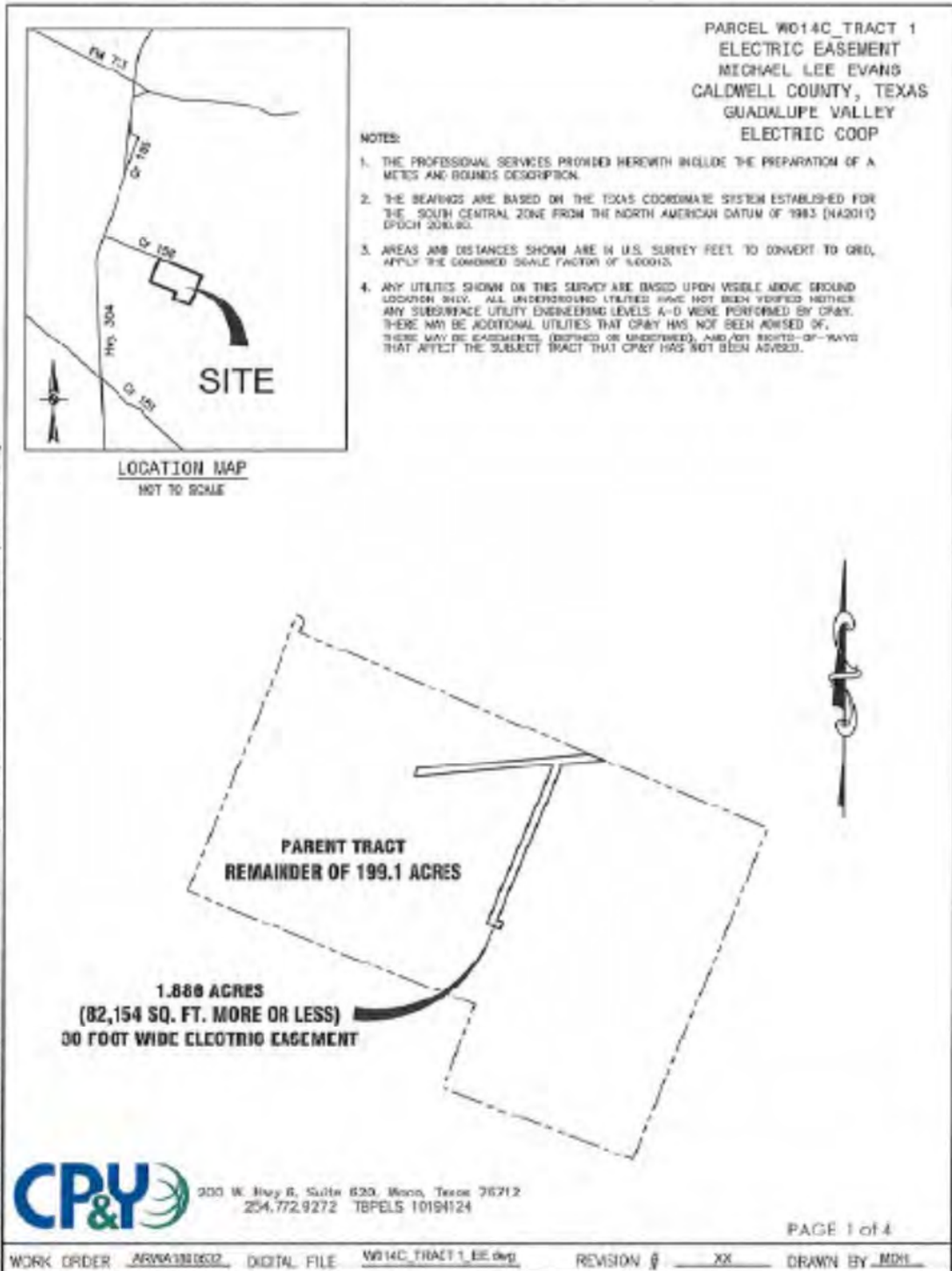
February 5, 2021

Page 2 of 3

W016C\_GBRA\_PE\_R1



GVEC W014C – Tract 1





**Legal Description  
1.886 Acre (82,154 Square Foot, more or less)  
30 Foot Wide Electric Easement**

BEING A 1.888 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.888 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found, being westerly common corner of said 199.1 acre tract and that called 290.67 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 558,208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017008722 of said O.P.R.C.C.T.

**THENCE** N 65° 30' 31" E, over and across said 199.1 acre tract, a distance of 1,877.72 feet, to a point for the southwest corner hereof, also being the beginning of a non-tangent curve to the right, having a central angle of 06° 24' 31", a radius of 276.83 feet and a chord bearing N 11° 17' 10" E, a chord distance of 30.95 feet, said point is lying in the east common line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 and further described in Volume 553, Page 225 of said O.P.R.C.C.T. and also lying in the north line of that called 50 foot wide gas pipeline easement to Intratec Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.) and the **POINT OF BEGINNING**;

**THENCE** along said non-tangent curve to the right being the east common line of said 199.1 and 1.00 acre tracts, an arc distance of 30.95 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558,208 acre tracts bears N 34° 50' 46" W, a distance of 1,454.55 feet;

**THENCE** N 87° 04' 14" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,353.46 feet, to a point for corner, lying in the common line of said 199.1 acre tract and the south Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road. From which a point for the northeast common corner of said 199.1 and 1.00 acre tracts bears N 65° 00' 23" W, a distance of 1,168.86 feet, and from previously said point, a 1/2 inch iron rod found lying in the common line of said 199.1 and 1.00 acre tracts bears S 29° 46' 20" W, a distance of 1.11 feet;

**THENCE** S 65° 06' 23" E, along the common line of said 199.1 acre tract and Wolf Run Road, a distance of 64.26 feet, to a point for the northeast corner hereof, lying on the north line of said 50 foot wide easement.

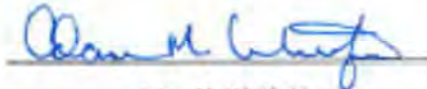
**THENCE**, leaving said common line, over and across said 199.1 acre tract, the following nine courses and distances:

1. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 329.40 feet, to a point for corner;
2. S 03° 12' 58" E, leaving said north line, a distance of 35.00 feet, to a point for corner;
3. S 24° 43' 20" W, a distance of 1,192.94 feet, to a point for corner;
4. S 65° 16' 40" E, a distance of 101.14 feet, to a point for corner;



5. S 24° 43' 20" W, a distance of 30.00 feet, to a point for the southeast corner hereof;
6. N 65° 16' 40" W, a distance of 131.14 feet, to a point for corner;
7. N 24° 43' 20" E, a distance of 1,215.47 feet, to a point for corner;
8. N 03° 12' 58" W, a distance of 27.68 feet, to a point for corner, lying in the north line of said 50 foot wide easement.
9. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1,058.51 feet, to the **POINT OF BEGINNING** and containing 1.886 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.

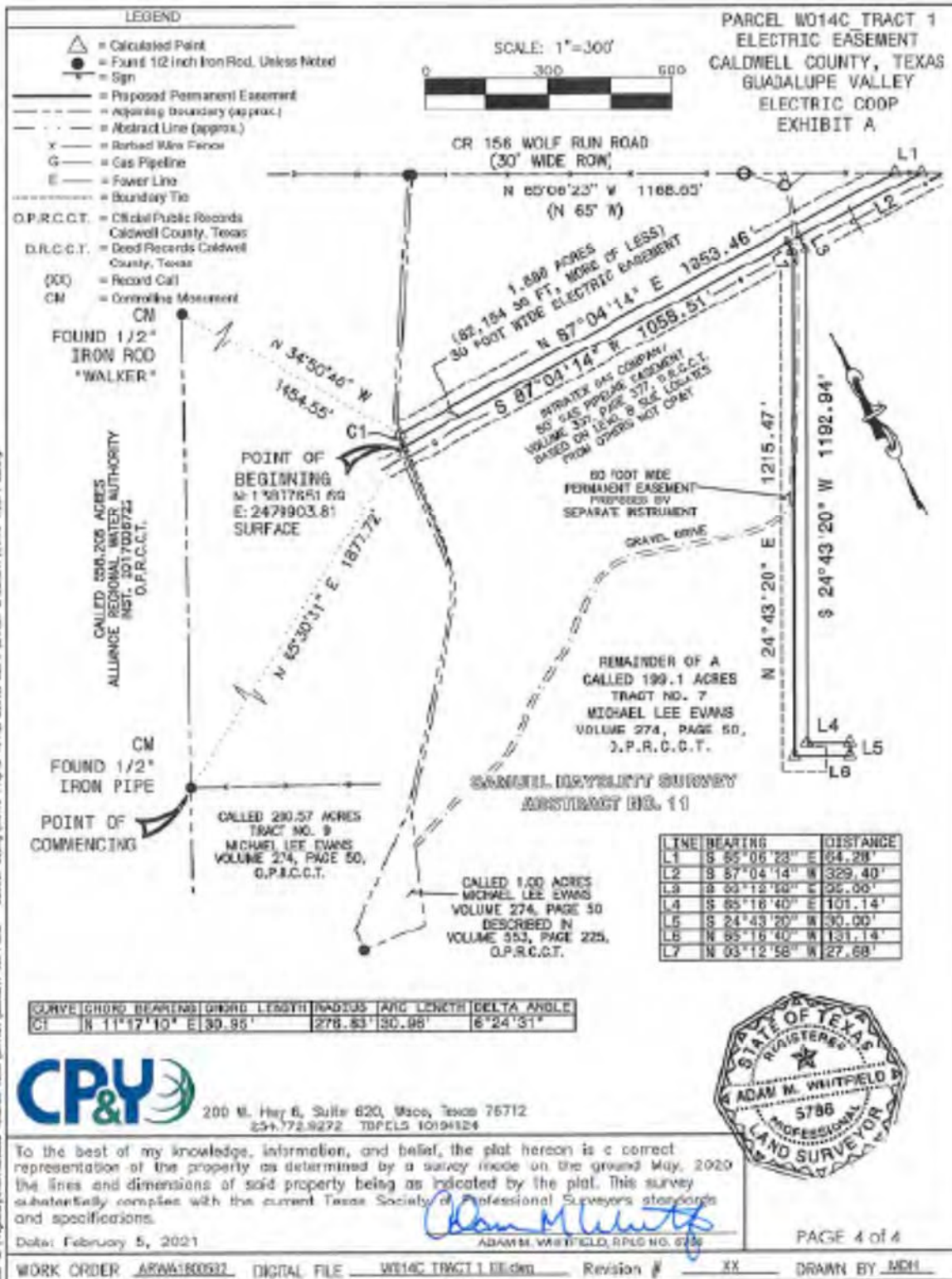


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

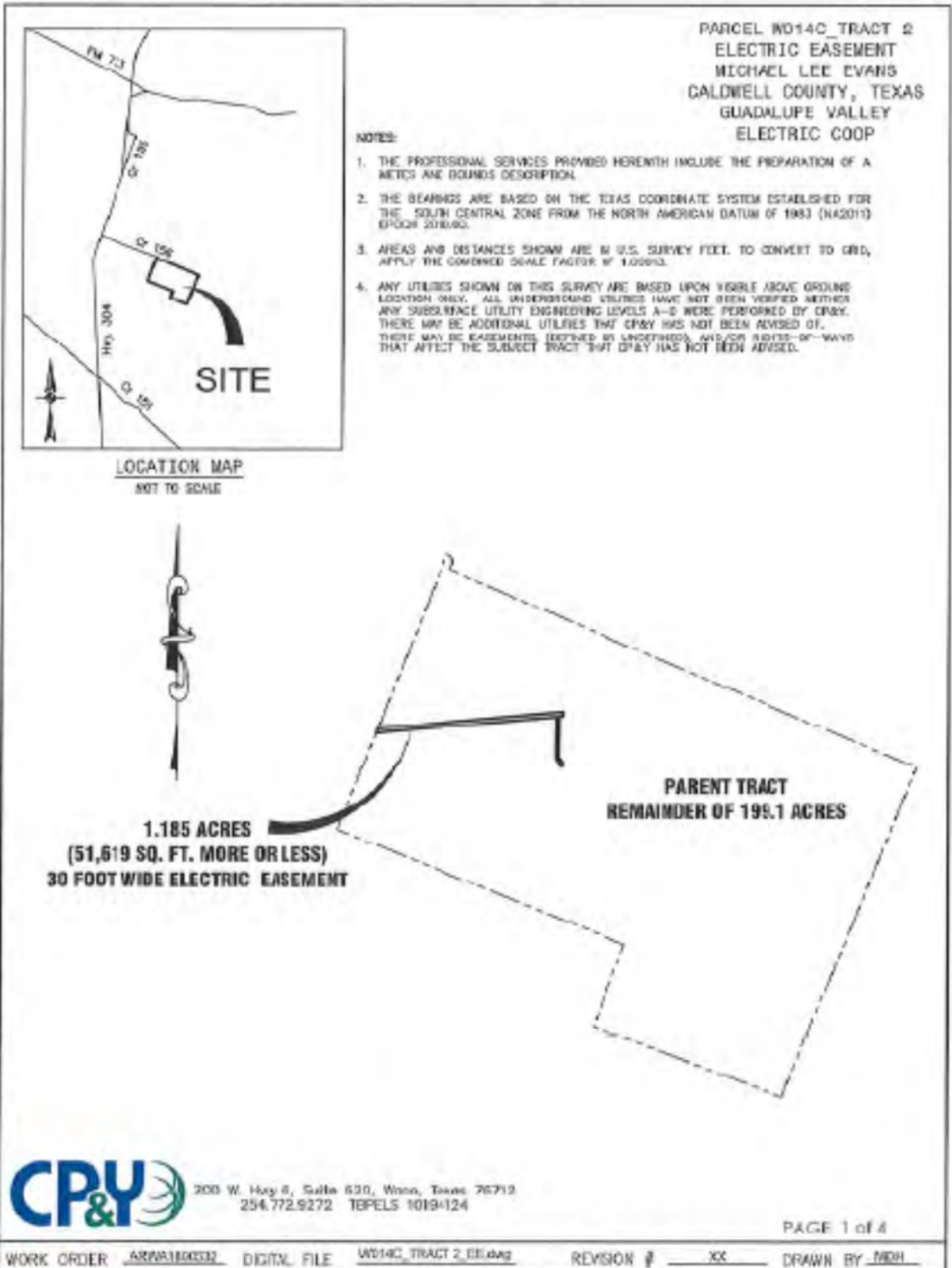
Date: 02-05-2021

February 5, 2021





GVEC W014C – Tract 2





**Legal Description  
1.185 Acre (51,619 Square Foot, more or less)  
30 Foot Wide Electric Easement**

BEING A 1.185 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 1.185 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found, being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., also lying in the east line of that called 558.208 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T.;

**THENCE** N 23° 48' 45" E, along the common line of said 199.1 and 558.208 acre tracts, a distance of 765.98 feet, to a point for the southwest corner hereof, lying in the north line of that called 50 foot wide gas pipeline easement to Intrex Gas Company, as recorded in Volume 537, Page 577 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the **POINT OF BEGINNING**;

**THENCE** N 23° 48' 45" E, continuing along the common line of said 199.1 and 558.208 acre tracts, a distance of 36.51 feet, to a point for the northwest corner hereof. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 558.208 acre tracts bears N 23° 48' 45" E, a distance of 1,386.34 feet;

**THENCE** leaving said common line, over and across said 199.1 acre tract the following two (2) courses and distances:

1. N 79° 03' 28" E, a distance of 24.47 feet, to a point for corner;
2. N 87° 04' 14" E, a distance of 1,358.12 feet, to a point for the northeast corner hereof, lying in the common west line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 being further described in Volume 553, Page 225 of said O.P.R.C.C.T., and also being the beginning of a non-tangent curve to the left with a central angle of 36° 10' 17", a radius of 286.83 feet and a chord bearing S 10° 46' 45" W, a chord distance of 30.88 feet;

**THENCE** along said non-tangent curve to the left, being the common west line of said 199.1 and 1.00 acre tracts, an arc distance of 30.89 feet, to a point for corner, lying in the north line of said 50 foot wide easement;

**THENCE** leaving said common line, over and across said 199.1 acre tract, the following three (3) courses and distances:

1. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1427 feet, to a point for corner;
2. S 02° 49' 37" W, leaving said north line, a distance of 284.43 feet, to a point for corner;
3. S 42° 10' 23" E, a distance of 22.89 feet, to a point for corner lying in the common west line of said 199.1 and 1.00 acre tracts;



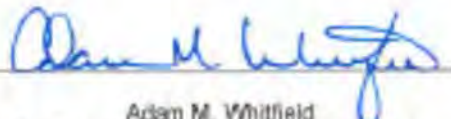
THENCE along the common line of said 199.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. S 02° 11' 58" W, a distance of 19.18 feet, to a point at the beginning of a non-tangent curve to the right with a central angle of 10° 14' 40", a radius of 122.19 feet and a chord bearing S 07° 10' 24" W, a chord distance of 21.82 feet.
2. Along said non-tangent curve to the right, an arc distance of 21.85 feet, to a point for the southeast corner thereof. From which a 1/2 inch iron rod found being the most southerly common corner of said 199.1 and 1.00 acre tracts bears S 38° 25' 50" W, a distance of 911.74 feet;

THENCE, leaving said common line, over and across said 199.1 acre tract, the following four (4) courses and distances:

1. N 42° 10' 23" W, a distance of 63.17 feet, to a point for corner;
2. N 02° 49' 37" E, a distance of 293.86 feet, to a point for corner, lying in the north line of said 50 foot wide easement;
3. S 87° 04' 14" W, along the north line of said 50 foot wide easement, a distance of 1,304.29 feet,;
4. S 79° 03' 28" W, continuing along said north line, a distance of 43.19 feet, to the **POINT OF BEGINNING** and containing 1.185 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.

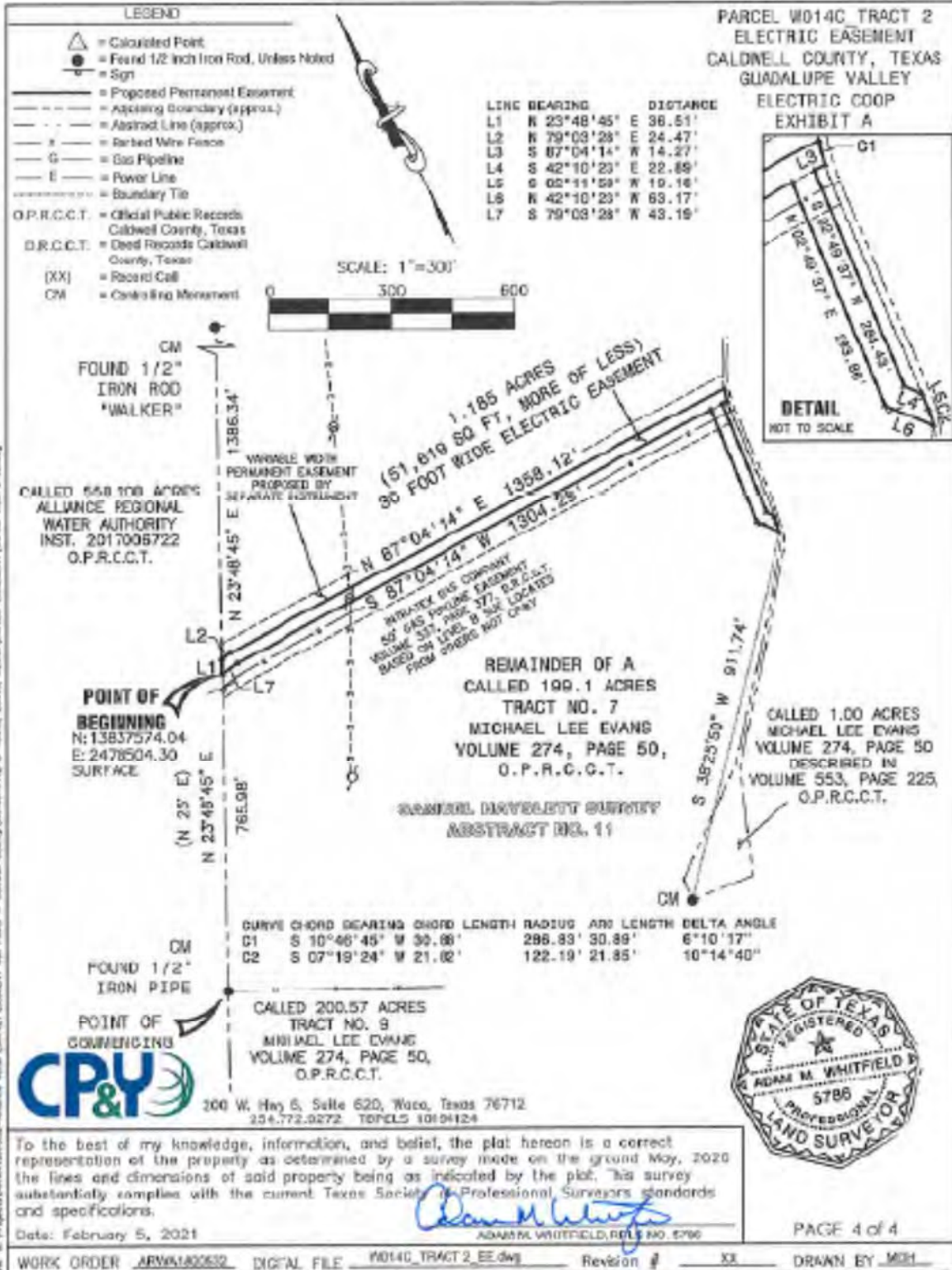


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

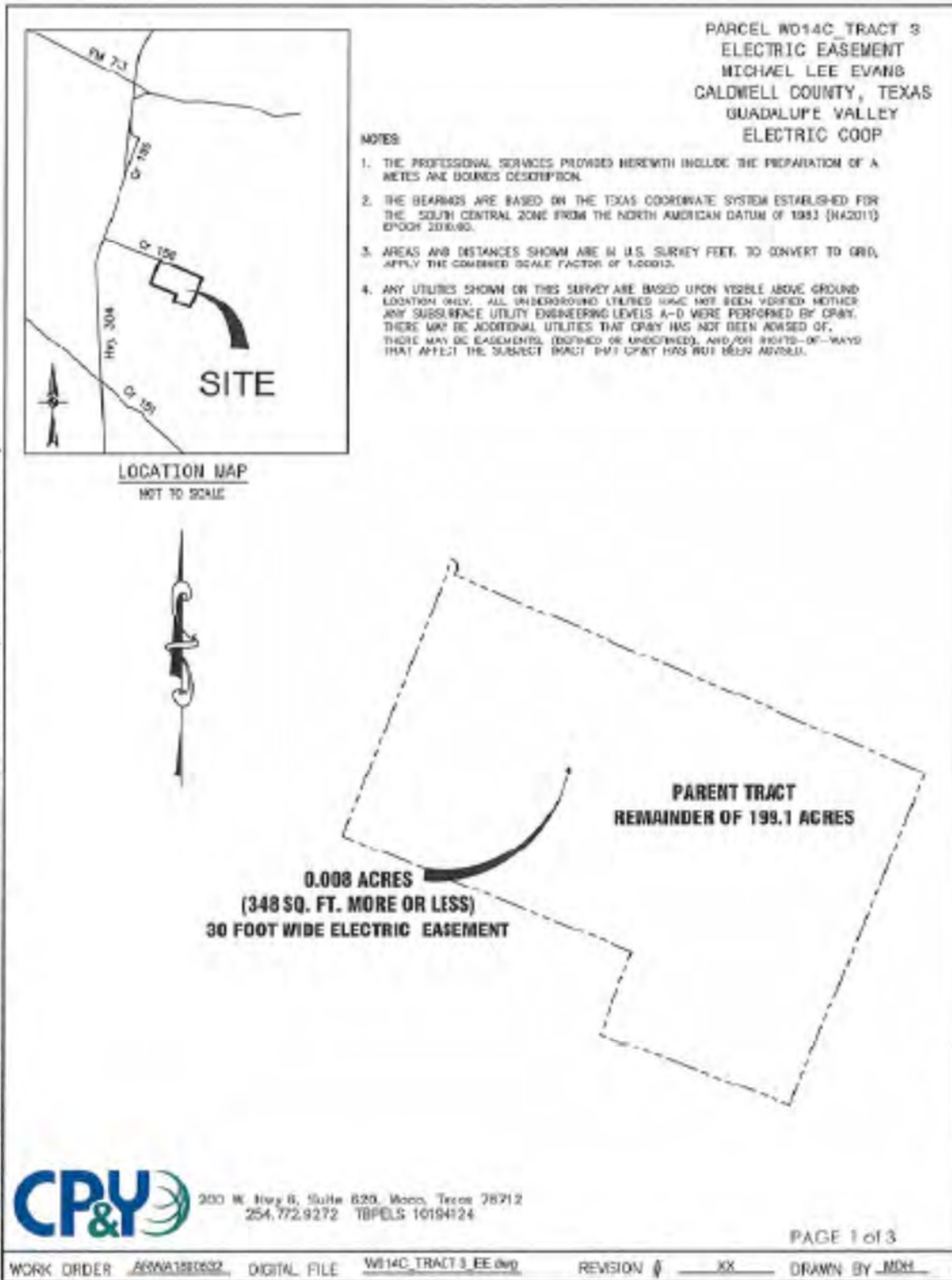
Date: 02-05-2021

February 5, 2021





GVEC W014C – Tract 3



**Legal Description**  
**0.008 Acre (348 Square Foot, more or less)**  
**30 Foot Wide Electric Easement**

BEING A 0.008 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYGLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 199.1 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 7" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.008 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found, being the westerly common corner of said 199.1 acre tract and that called 200.57 acre tract of land described as "Tract No. 9" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T., and lying in the east line of that called 555.205 acre tract of land described in deed to Alliance Regional Water Authority, as recorded in County Clerks File Number 2017006722 of said O.P.R.C.C.T. From which a 1/2 inch capped iron rod found and stamped "Walker" being the northerly common corner of said 199.1 and 555.205 acre tracts bears N 23° 48' 45" E, a distance of 2,188.04 feet;

THENCE N 75° 50' 53" E, leaving said common line, over and across said 199.1 acre tract, a distance of 1,742.24 feet, to a point for the southwest corner hereof, lying in the easterly common line of said 199.1 acre tract and that called 1.00 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 further described in Volume 553, Page 225 of said O.P.R.C.C.T., said point also being the beginning of a non-tangent curve to the left with a central angle of 13° 15' 57", a radius of 132.18 feet and a chord bearing N 08° 50' 02" E, a chord distance of 30.54 feet and the POINT OF BEGINNING;

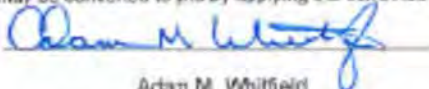
THENCE along the common line of said 199.1 and 1.00 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the left, an arc distance of 30.61 feet, to a point for corner;
2. N 02° 11' 58" E, a distance of 8.56 feet, to a point for the northwest corner hereof. From which said 1/2 inch capped iron rod bears N 27° 50' 07" W, a distance of 1,338.08 feet;

THENCE leaving said common line, over and across said 199.1 acre tract, the following three (3) courses and distances:

1. S 42° 10' 23" E, a distance of 11.14 feet, to a point for the northeast corner hereof;
2. S 02° 49' 37" W, a distance of 42.43 feet, to a point for the southeast corner hereof. From which a 3/4 inch iron rod found being the southerly common corner of said 199.1 and 1.00 acre tract bears S 40° 08' 50" W, a distance of 807.65 feet;
3. N 42° 10' 23" W, a distance of 16.62 feet, to the POINT OF BEGINNING and containing 0.008 acres, more or less.

The bearings shown here on 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: 02-05-2021

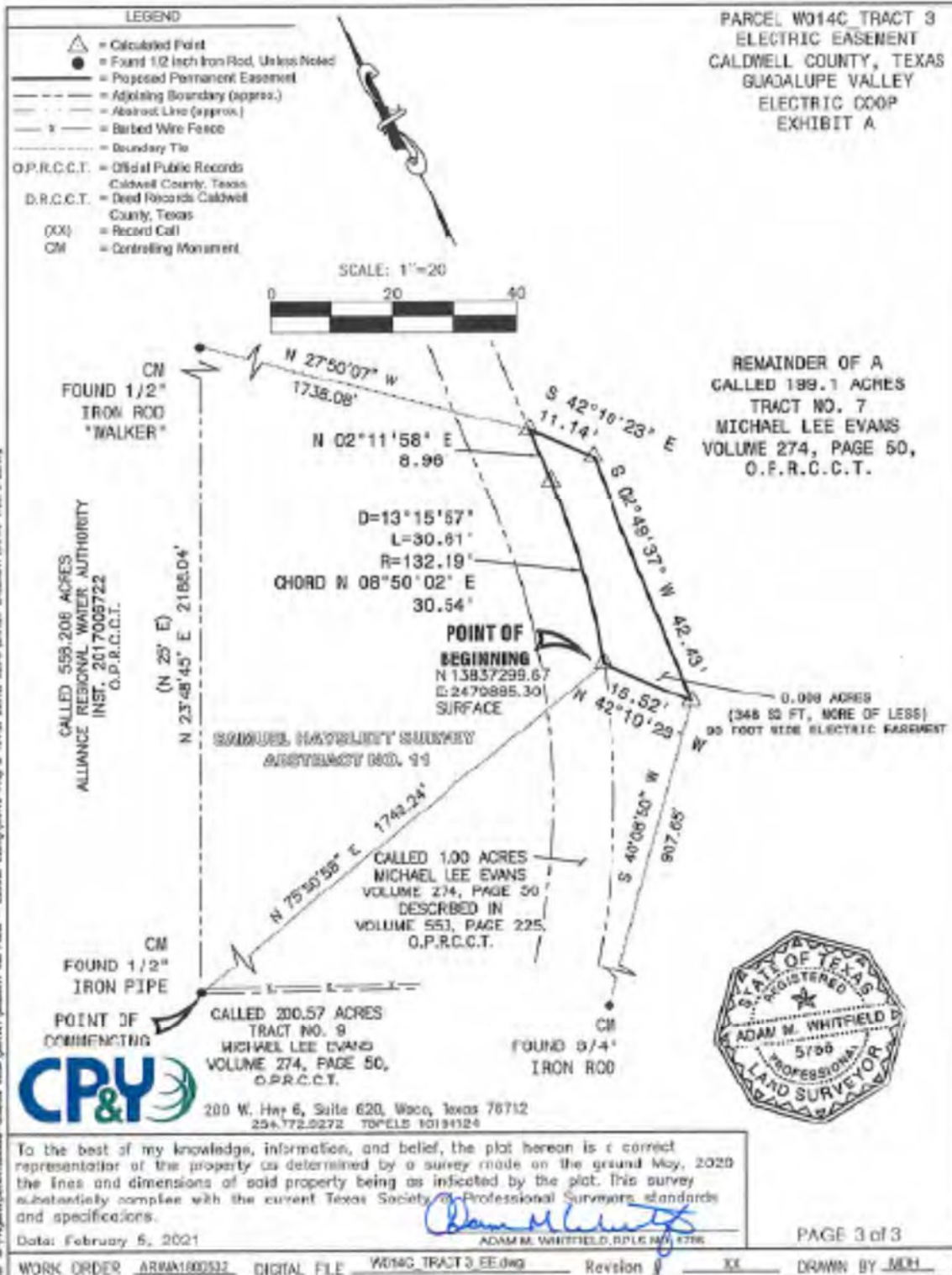
February 5, 2021

Page 2 of 3

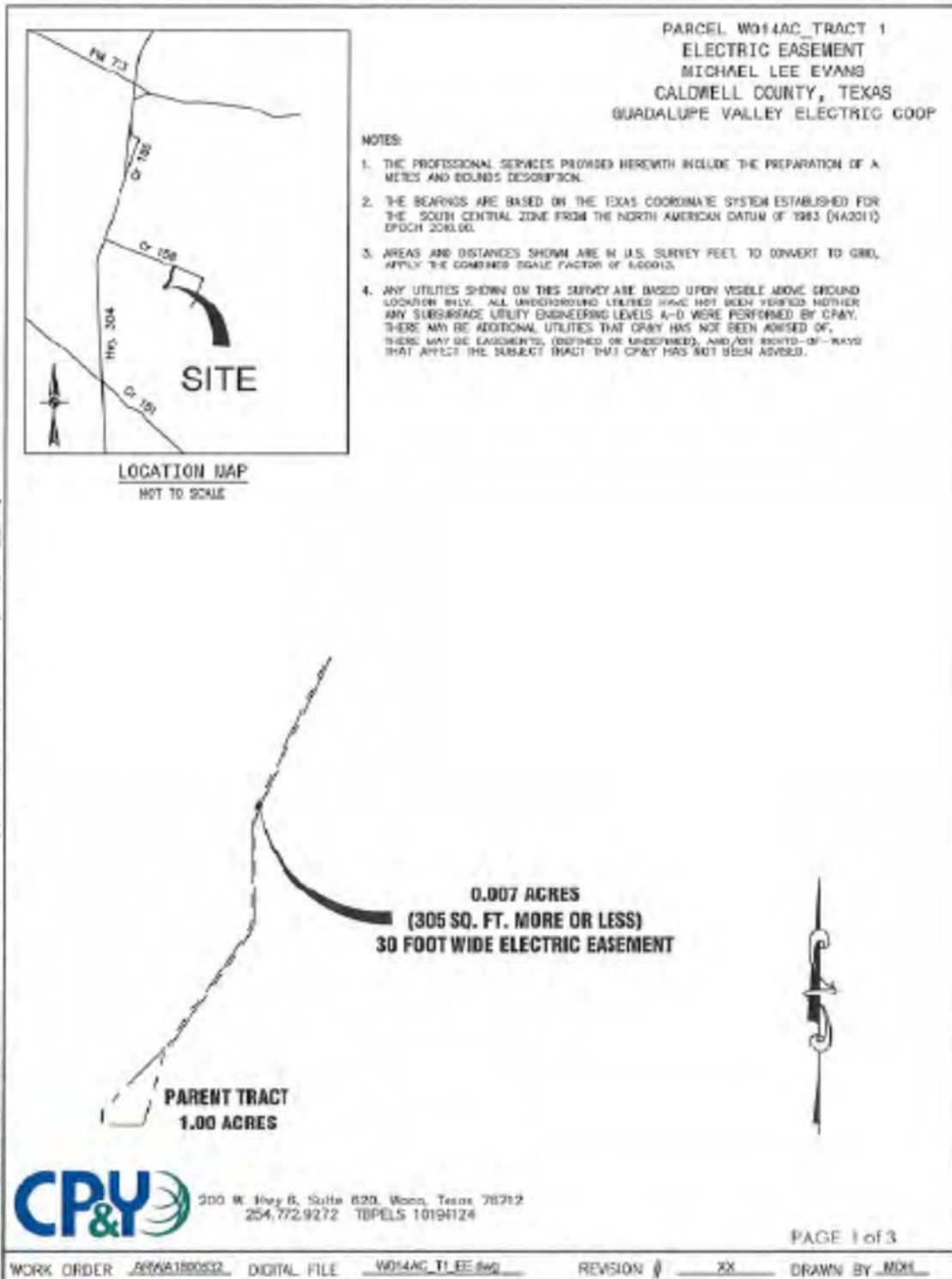


W014C\_EE TRACT # 3





GVEC W014ac – Tract 1



**Legal Description**  
**0.007 Acre (305 Square Foot, more or less)**  
**30 Foot Wide Electric Easement**

BEING A 0.007 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 AND FURTHER DESCRIBED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.), SAID 0.007 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron pipe found being the southwest corner of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in an Affidavit of Survey Filing to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T.

THENCE N 65° 23' 28" E, over and across said 199.1 acre tract, a distance of 1,903.25 feet, to a point for the southwest corner hereof, at the beginning of a non-tangent curve to the right with a central angle of 06° 10' 17", a radius of 286.83 feet and a chord bearing N 10° 46' 45" E, a chord distance of 30.88 feet, said point lying in the west common line of said 1.00 and 199.1 acre tracts and also lying in the north line of that called 50 foot wide gas pipeline easement to Intralox Gas Company, as recorded in Volume 337, Page 377 of the Deed Records of Caldwell County, Texas (O.P.R.C.C.T.) and the POINT OF BEGINNING;

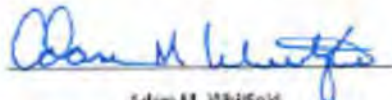
THENCE along said non-tangent curve to the right being the west common line of said 1.00 and 199.1 acre tracts, an arc distance of 30.80 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 27° 22' 22" E, a distance of 636.16 feet;

THENCE N 87° 04' 14" E, leaving said common line, parallel with and 30 feet northerly of (when measured at right angles) the north line of said 50 foot wide easement, over and across said 1.00 acre tract, a distance of 10.46 feet, to a point for the northeast corner hereof, lying in the east common line of said 1.00 and 199.1 acre tracts, at the beginning of a non-tangent curve to the left with a central angle of 06° 24' 31", a radius of 276.83 feet and a chord bearing S 11° 17' 10" W, a chord distance of 30.95 feet. From which a 1/2 inch iron rod found lying in the east common line of said 1.00 and 199.1 acre tracts bears N 27° 27' 28" E, a distance of 631.24 feet;

THENCE along said non-tangent curve to the left being the east common line of said 1.00 and 199.1 acre tracts, and arc distance of 30.00 feet, to a point for the southeast corner hereof. From which a 3/4 inch iron rod found being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 29° 17' 54" W, a distance of 1,212.41 feet;

THENCE S 87° 04' 14" W, leaving said common line, over and across said 1.00 acre tract, a distance of 10.18 feet, to the POINT OF BEGINNING and containing 0.007 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 1.0013.



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

Date: 02-03-2021

February 3, 2021

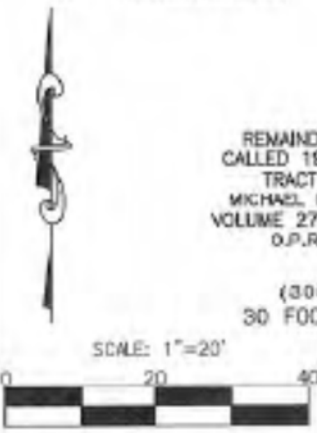


LEGEND

- = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Electric Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Boundary Tie
- O.P.R.C.C.T. = Official Public Records Caldwell County, Texas
- D.R.C.C.T. = Deed Records Caldwell County, Texas
- (CR) = Record Call
- CM = Controlling Monument

PARCEL WD14AC TRACT 1  
ELECTRIC EASEMENT  
CALDWELL COUNTY, TEXAS  
GUADALUPE VALLEY ELECTRIC COOP  
EXHIBIT A

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 10°46'45" E	30.88'	286.83'	30.88'	6°10'17"
C2	S 11°17'10" W	30.95'	276.83'	30.96'	6°24'31"



SAMUEL HAYLEY'S SURVEY  
ABSTRACT NO. 11  
CALLED 1.00 ACRES  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
DESCRIBED IN  
VOLUME 553, PAGE 225,  
O.P.R.C.C.T.

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
O.P.R.C.C.T.

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
O.P.R.C.C.T.

0.007 ACRES  
(308 SQ FT, MORE OR LESS)  
30 FOOT WIDE ELECTRIC EASEMENT

POINT OF  
BEGINNING  
N13837651.17  
E 2479883.65  
SURFACE

INTRATEX GAS COMPANY  
50' GAS PIPING EASEMENT  
VOLUME 337, PAGE 377, D.R.C.C.T.  
BASED ON LEVEL B SUE LOCATES  
FROM ORDERS NOT COPY

VARIABLE WIDTH PERMANENT EASEMENT  
PROPOSED BY SEPARATE INSTRUMENT  
N 2°11'50" E  
(N 3°48'08" E)

POINT OF  
COMMENCING  
CM  
FOUND 1/2"  
IRON PIPE

CM  
FOUND 3/4"  
IRON ROD



200 W. Hwy 8, Suite 620, Waco, Texas 76712  
254.772.9272 TDRCLS 00184124

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 May, 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: February 5, 2021

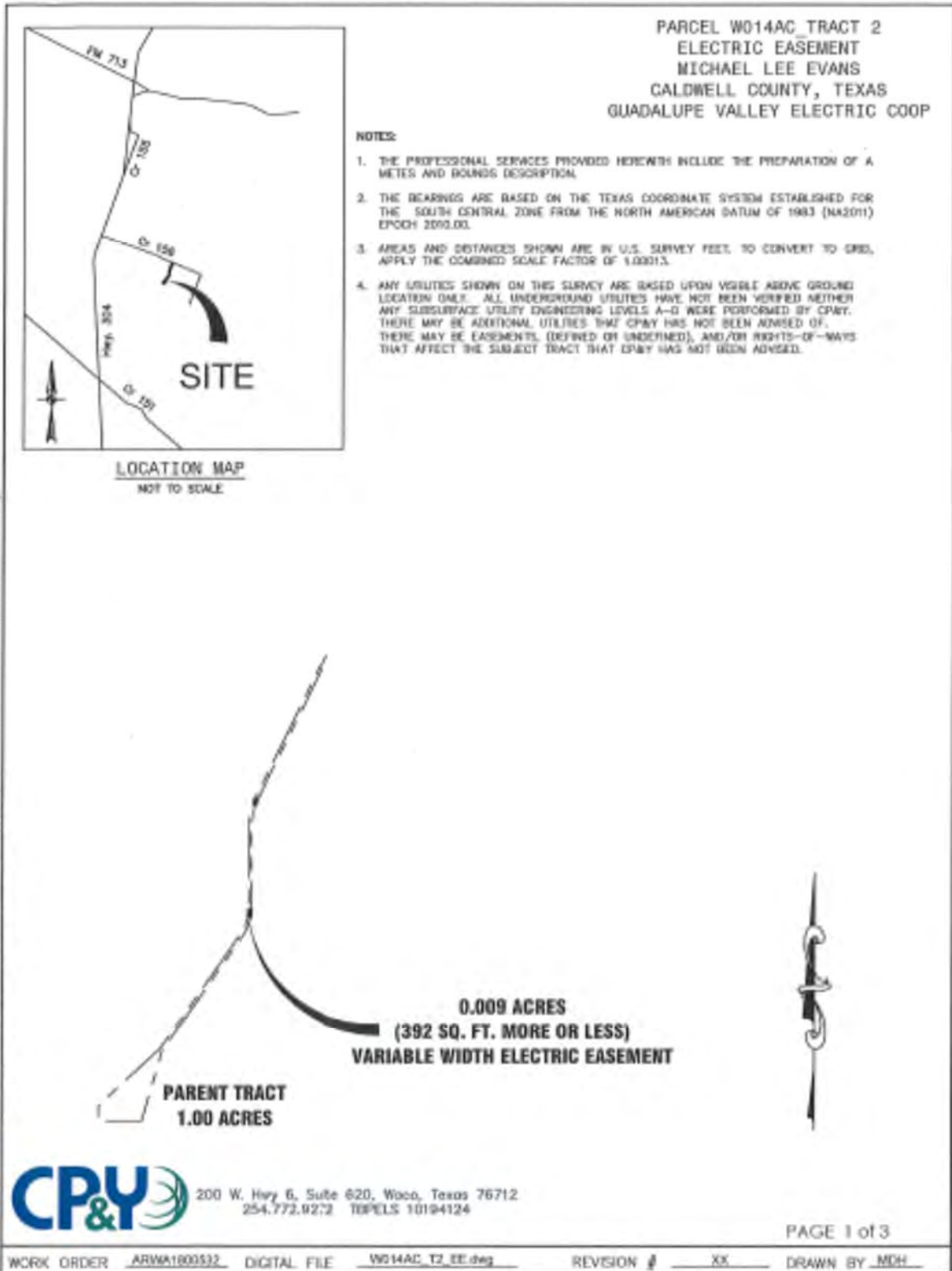
*Adam M. Whitefield*  
ADAM M. WHITEFIELD, RPLS NO. 5786

PAGE 3 of 3

WORK ORDER ARW180832 DIGITAL FILE WD14AC II DE.dwg Revision 4 EX DRAWN BY MJM

Infor File #05 2020, TD Allow, Clear ID, May  
 Site: G:\Projects\ARW180832\Drawings\Survey\ARW180832.dwg  
 User: jsmith\j.smith  
 Date: 2/5/21 10:54 AM  
 Plot File: G:\Projects\ARW180832\Drawings\Survey\ARW180832.dwg

GVEC W014ac – Tract 2



DATE: 04/05/2021 10:52AM USER: R. BRY  
 FILE: C:\ProgramData\ARWA\WORKS\ARWA\PROJECTS\ARWA\W014AC-TRACT 2\_EE.dwg



Partners for a Better Quality of Life

**Legal Description  
0.009 Acre (392 Square Foot, more or less)  
Variable Width Electric Easement**

BEING A 0.009 ACRE, VARIABLE WIDTH ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN AN AFFIDAVIT OF SURVEY FILING TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 AND FURTHER DESCRIBED IN VOLUME 553, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 0.009 ACRE, VARIABLE WIDTH ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron pipe found being the southwest corner of the remainder of that called 199.1 acre tract of land described as "Tract No. 7" in an Affidavit of Survey Filing to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T.

**THENCE** N 75° 29' 27" E, over and across said 199.1 acre tract, a distance of 1,737.60 feet, to a point for the southwest corner thereof, at the beginning of a non-tangent curve to the left with a central angle of 10° 14' 40", a radius of 122.19 feet and a chord bearing N 07° 19' 24" E, a chord distance of 21.82 feet, said point lying in the west common line of said 1.00 and 199.1 acre tracts and the **POINT OF BEGINNING**;

**THENCE** along the westerly common line of said 1.00 and 199.1 acre tracts, the following two (2) courses and distances:

1. Along said non-tangent curve to the left, an arc distance of 21.85 feet, to a point for corner;
2. N 02° 11' 58" E, a distance of 19.18 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found lying in the west common line of said 1.00 and 199.1 acre tracts bears N 19° 07' 53" E, a distance of 949.48 feet;

**THENCE** S 42° 10' 23" E, leaving said common line, over and across said 1.00 acre tract, a distance of 14.30 feet, to a point for the northeast corner hereof, lying in the east common line of said 1.00 and 199.1 acre tracts. From which a 1/2 inch iron rod found lying in the east common line of said 1.00 and 199.1 acre tracts bears N 18° 58' 26" E, a distance of 955.27 feet;

**THENCE** along the easterly common line of said 1.00 and 199.1 acre tracts, the following two (2) courses and distances:

1. S 02° 11' 58" W, a distance of 3.98 feet, to a point for corner at the beginning of a non-tangent curve to the right with a central angle of 13° 15' 57", a radius of 132.19 feet and a chord bearing S 08° 57' 02" W, a chord distance of 30.54 feet;
2. Along said non-tangent curve to the right, an arc distance of 30.61 feet, to a point for the southeast corner hereof. From which a 3/4 inch iron rod found, being the most southerly corner of said 1.00 acre tract, lying in the south common line of said 1.00 and 199.1 acre tracts bears S 39° 10' 42" W, a distance of 909.85 feet;

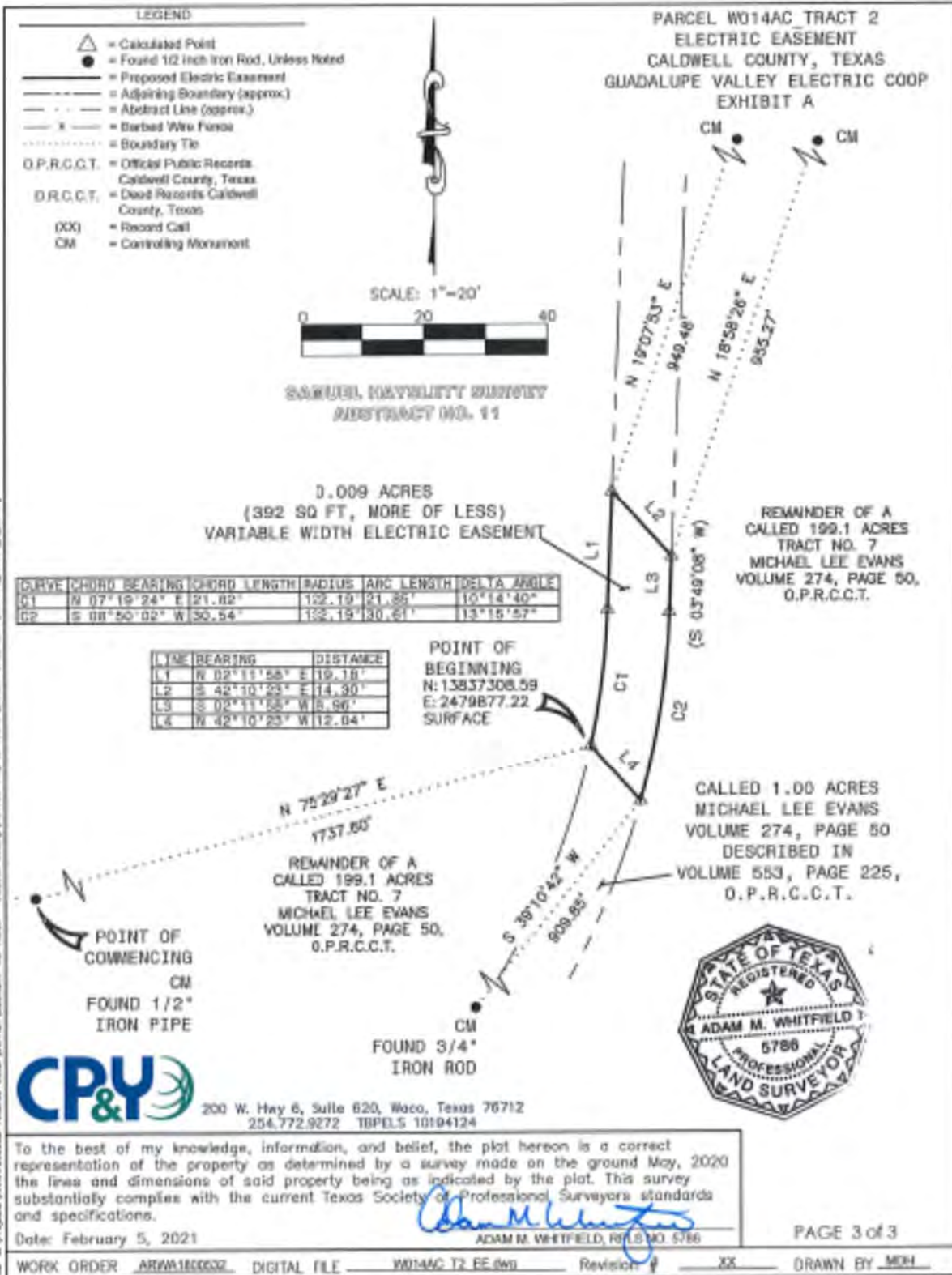
**THENCE** N 42° 10' 23" W, leaving said common line, over and across said 1.00 acre tract, a distance of 12.04 feet, to the **POINT OF BEGINNING** and containing 0.009 acres, more or less.

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: 02-05-2021  
February 5, 2021





**LEGEND**

- = Calculated Point
- = Found 1/2 inch Iron Rod, Unless Noted
- = Proposed Electric Easement
- = Adjoining Boundary (approx.)
- = Abstract Line (approx.)
- = Barbed Wire Fence
- = Boundary Tie
- 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



SAMUEL KAYVALLETT SURVEY  
ABSTRACT NO. 11

0.009 ACRES  
(392 SQ FT, MORE OF LESS)  
VARIABLE WIDTH ELECTRIC EASEMENT

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N 07° 19' 24" E	21.82'	122.10'	21.85'	10° 14' 40"
C2	S 08° 50' 02" W	30.54'	132.19'	30.61'	13° 18' 57"

LINE	BEARING	DISTANCE
L1	N 02° 11' 58" E	19.18'
L2	S 42° 10' 23" E	14.30'
L3	S 02° 11' 58" W	8.96'
L4	N 42° 10' 23" W	12.04'

POINT OF BEGINNING  
N: 13837308.59  
E: 2479877.22  
SURFACE

PARCEL W014AC TRACT 2  
ELECTRIC EASEMENT  
CALDWELL COUNTY, TEXAS  
GUADALUPE VALLEY ELECTRIC COOP  
EXHIBIT A

REMAINDER OF A  
CALLED 199.1 ACRES  
TRACT NO. 7  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50,  
O.P.R.C.C.T.

CALLED 1.00 ACRES  
MICHAEL LEE EVANS  
VOLUME 274, PAGE 50  
DESCRIBED IN  
VOLUME 553, PAGE 225,  
O.P.R.C.C.T.

POINT OF COMMENCING  
CM  
FOUND 1/2" IRON PIPE

CM  
FOUND 3/4" IRON ROD



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



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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: February 5, 2021

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

PAGE 3 of 3

WORK ORDER ARWA1806032 DIGITAL FILE W014AC T2 EE.dwg Revision: # XX DRAWN BY: MEH

2020 MAY 20, 2020, 1:28:09 PM User ID: 002  
 File: C:\PROFES\ADAM\5786\2020\ARWA1806032\ARWA1806032-Abstract-Parcel-W014AC-TRACT-2.dwg

GVEC W015C

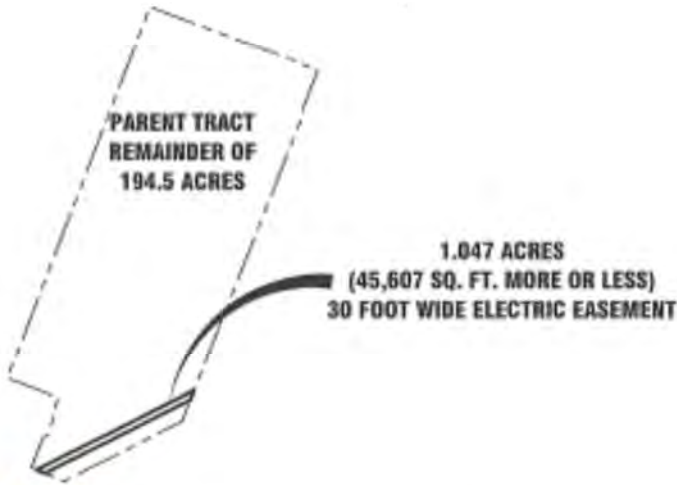
PARCEL W015C  
ELECTRIC EASEMENT  
MICHAEL LEE EVANS  
CALDWELL COUNTY, TEXAS  
GUADALUPE VALLEY ELECTRIC COOP



LOCATION MAP  
NOT TO SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GREL, APPLY THE COMBINED SCALE FACTOR OF 1.00015.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED.



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

PAGE 1 of 4

WORK ORDER ATW51800002 DIGITAL FILE W015C\_EE.dwg REVISION # XX DRAWN BY MDH

© 2021 ALL RIGHTS RESERVED





**Legal Description  
1.047 Acre (45,607 Square Foot, more or less)  
30 Foot Wide Electric Easement**

BEING A 1.047 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 194.5 ACRE TRACT OF LAND DESCRIBED AS "TRACT NO. 2" IN DEED TO MICHAEL LEE EVANS, AS RECORDED IN VOLUME 274, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.047 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8 inch iron rod found, being the southerly common corner of said 194.5 acre tract and that called 9.24 acre tract of land described in deed to Michael Lee Evans, as recorded in Volume 59, Page 851 of said O.P.R.C.C.T., lying in the north Right of Way (ROW) line of County Road 156 (30 foot wide ROW) commonly known as Wolf Run Road;

**THENCE** S 65° 06' 23" E, along the common line of said 194.5 acre tract and Wolf Run Road ROW, a distance of 49.22 feet, to a point for the northwest corner hereof and the **POINT OF BEGINNING**;

**THENCE** leaving said common line, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. N 87° 04' 14" E, a distance of 325.38 feet, to a point for corner;
2. N 70° 14' 52" E, a distance of 1,166.14 feet, to a point for corner;
3. N 79° 54' 24" E, a distance of 65.70 feet, to a point for corner, lying in the common line of said 194.5 acre tract and that called 192.29 acre tract of land described in deed to George E. Dittmar and wife, Peggy J. Dittmar, as recorded in Volume 128, Page 913 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found, being the northern common corner of said 194.5 and 192.29 acre tracts bears N 24° 08' 08" E, a distance of 3,742.97 feet;

**THENCE** S 24° 08' 08" W, along the common line of said 194.5 and 192.29 acre tracts, a distance of 36.28 feet, to a point for corner, lying in the north line of that called 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 565 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.). From which a 1/2 inch iron rod found, being the most southerly corner of that called 9.375 acre tract described in deed to Cynthia Evans Trawick as recorded in Volume 448, Page 632 of the O.P.R.C.C.T. bears S 24°08'08" W a distance of 972.82 feet

**THENCE** leaving said common line, along the north line of said 50 foot wide easement, over and across said 194.5 acre tract, the following three (3) courses and distances:

1. S 79° 54' 24" W, a distance of 42.75 feet, to a point for corner;
2. S 70° 14' 52" W, a distance of 1,166.04 feet, to a point for corner;

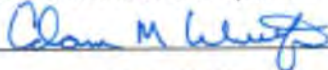


3. S 87° 04' 14" W, a distance of 272.97 feet, to a point for corner, lying in the common line of said 194.5 acre tract and Wolf Run Road. From which a 1/2 inch iron rod being the westerly common corner of said 194.5 and 9.375 acre tracts, bears S 65° 06' 23" E, a distance of 178.52 feet;

**THENCE** N 65° 06' 23" W, along the common line of said 194.5 acre tract and Wolf Run Road, a distance of 64.28 feet, to the **POINT OF BEGINNING** and containing 1.047 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

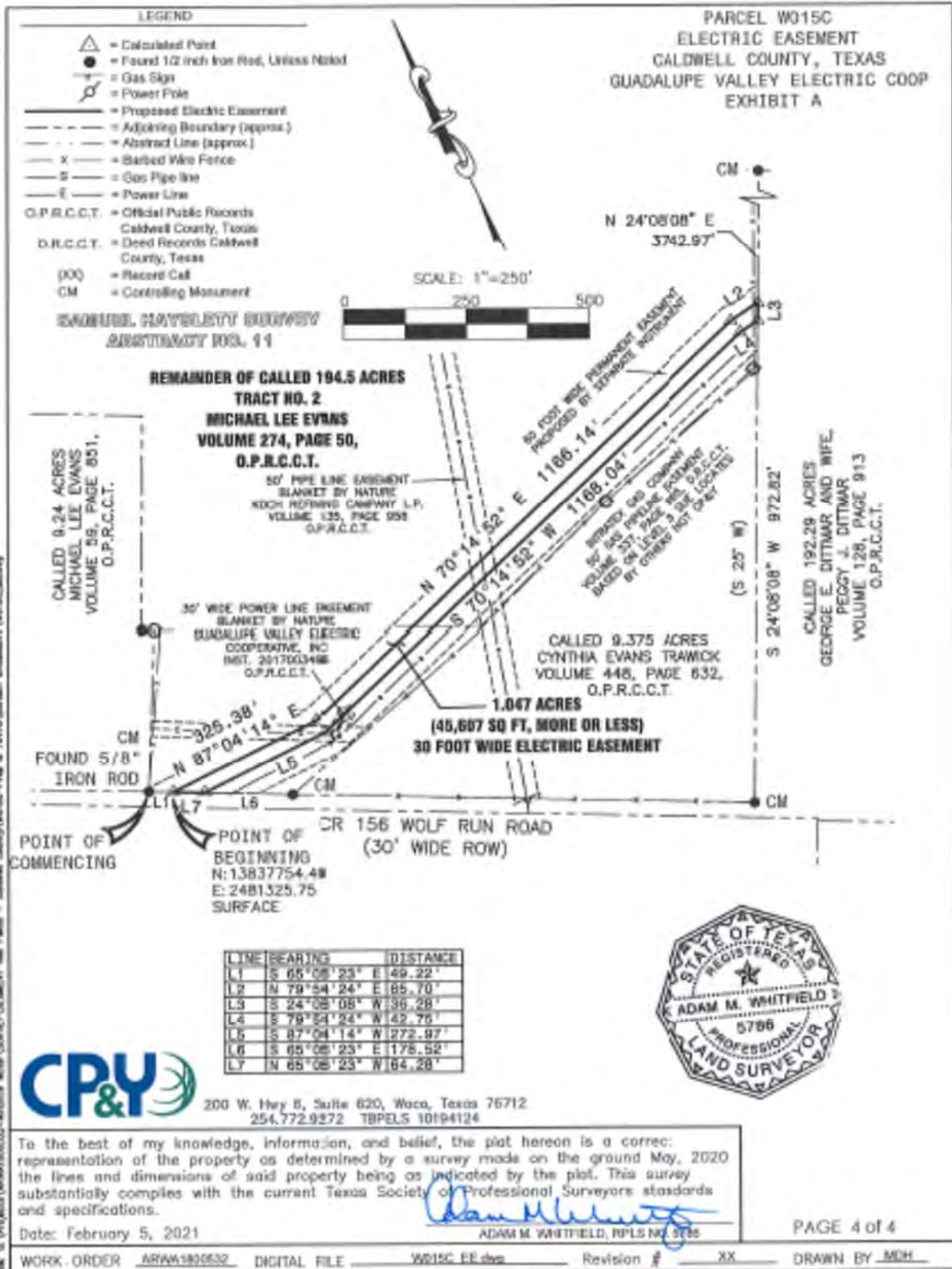


Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

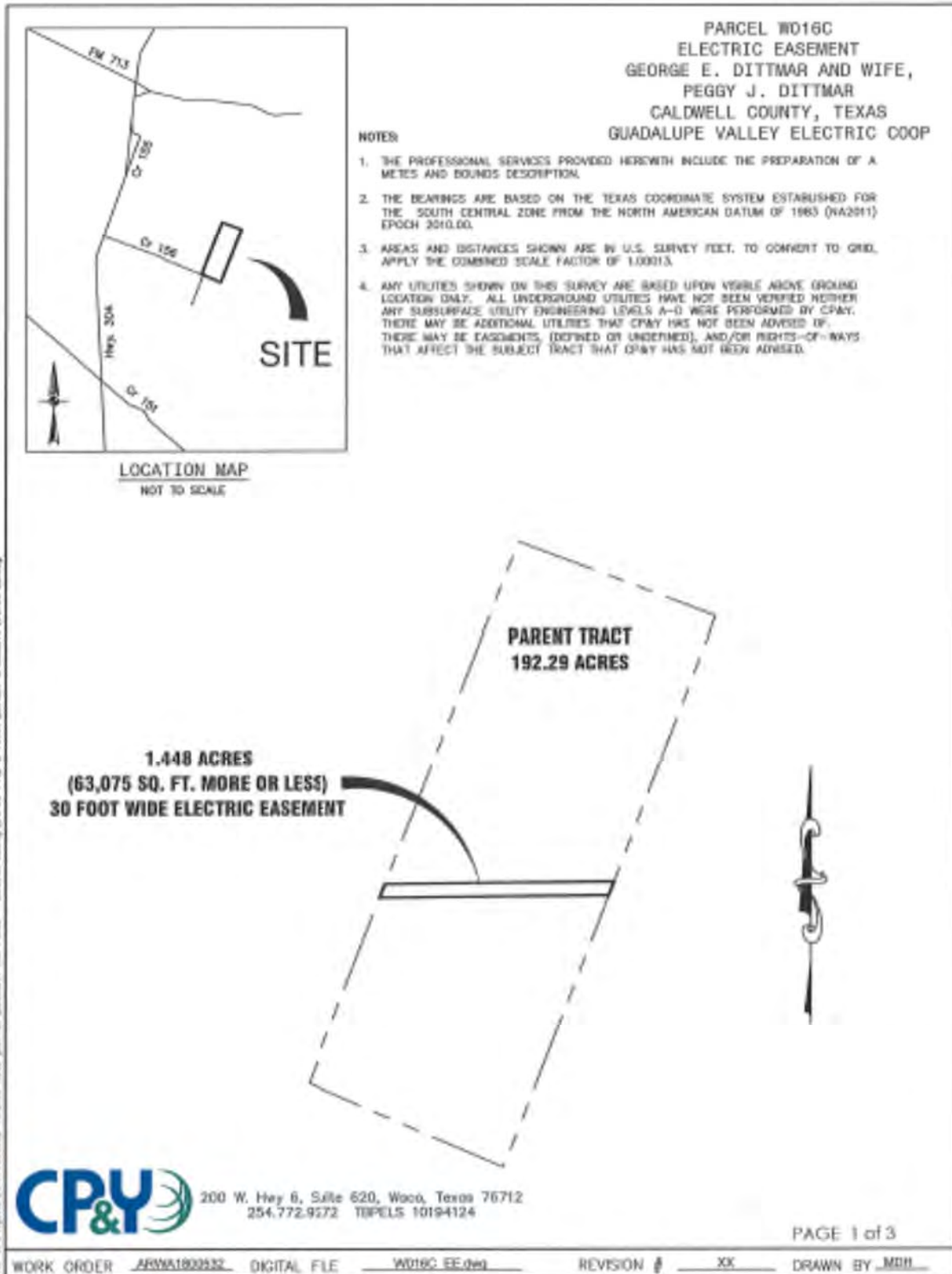
Date: 02-05-2021

February 5, 2021





GVEC W016C



S:\HW\Fac 05\_2021\_11\13\ham User ID: 1047  
 File: G:\Projects\ARWA1800002\ARWA1800002.dwg  
 User: J:\Users\MDH\Documents\1800002.dwg  
 User: J:\Users\MDH\Documents\1800002.dwg



Partners for a Better Quality of Life

**Legal Description**  
**1.448 Acre (63,075 Square Foot, more or less)**  
**30 Foot Wide Electric Easement**

BEING A 1.448 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, SITUATED IN THE SAMUEL HAYSLETT SURVEY, ABSTRACT NO. 11, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 192.29 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE E. DITTMAR AND WIFE, PEGGY J. DITTMAR, AS RECORDED IN VOLUME 128, PAGE 913 OF THE OFFICAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.T.). SAID 1.448 ACRE, 30 FOOT WIDE ELECTRIC EASEMENT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the easterly common corner of said 192.29 acre tract and that called 96.806 acre tract of land described in deed to Danney R. Rodgers and Donna D. Rodgers, husband and wife, as recorded in Volume 528, Page 147 of said O.P.R.C.C.T. and lying in the west line of that called 1,028 acre tract of land described as "Tract Three" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T.

**THENCE** N 23° 53' 44" E, along the common line of said 192.29 and 1,028 acre tracts, passing at an approximate distance of 895.04 feet, the westerly common corner of said 1,028 acre tract and that called 224-2/5 acre tract of land described as "Tract Four" in deed to Zane & Ruth Brisco Family Partners, L.P., as recorded in Volume 419, Page 584 of said O.P.R.C.C.T., and continuing along the common line of said 192.29 and 224-2/5 acre tracts, for a total distance of 2,210.93 feet, to a point for the southeast corner hereof, lying in the north line of a 50 foot wide gas pipeline easement to Intratex Gas Company, as recorded in Volume 337, Page 166 of the Deed Records of Caldwell County, Texas (D.R.C.C.T.), and the **POINT OF BEGINNING**;


**THENCE** S 79° 54' 24" W, leaving said common line, along the north line of said 50 foot wide easement, over and across said 192.29 acre tract, a distance of 2,102.86 feet, to a point for the southwest corner hereof, lying in the common line of said 192.29 acre tract and the remainder of that called 194.5 acre tract of land described as "Tract No. 2" in deed to Michael Lee Evans, as recorded in Volume 274, Page 50 of said O.P.R.C.C.T. From which a 1/2 inch iron rod found, being the common southerly corner of said 192.29 and 194.5 acre tracts bears S 24° 08' 08" W, a distance of 972.82 feet;

**THENCE** N 24° 08' 08" E, leaving the north line of said 50 foot wide easement, along the common line of said 192.29 and 194.5 acre tracts, a distance of 36.28 feet, to a point for the northwest corner hereof. From which a 1/2 inch iron rod found, being the northerly common corner of said 192.29 and 194.5 acre tracts, also lying in the south line of that called 893.996 acre tract of land described in deed to Rancho Delhi, LTD, a Texas Limited Partnership, as recorded in Volume 485, Page 200 of said O.P.R.C.C.T. bears N 24° 08' 08" E, a distance of 3,742.97 feet;

**THENCE** N 79° 54' 24" E, leaving said common line, over and across said 192.29 acre tract, a distance of 2,102.68 feet, to a point for the northeast corner hereof, lying in the common line of said 192.29 and 224-2/5 acre tracts. From which a 1/2 inch iron rod found being the northerly common corner of said 192.29 and that called 300 acre tract of land described in deed to Corina D.R. Grohman, as recorded in Volume 356, Page 310 of said O.P.R.C.C.T. bears N 23° 53' 44" E, a distance of 2,583.66 feet.

**THENCE** S 23° 53' 44" W, along the common line of said 192.29 and 244-2/5 acre tracts, a distance of 36.18 feet, to the **POINT OF BEGINNING** and containing 1.448 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: 02-05-2021

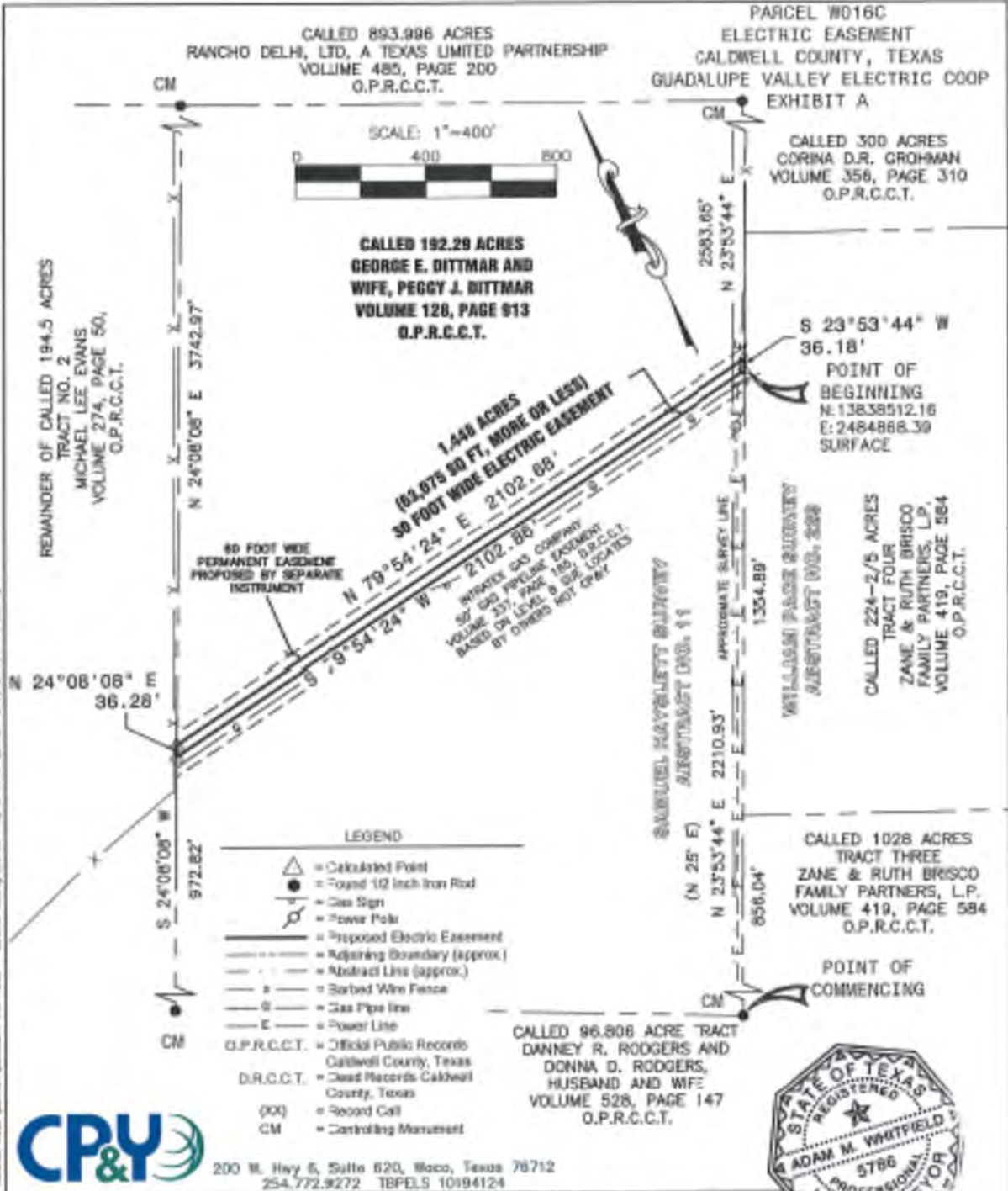


February 5, 2021

Page 2 of 3

W016C\_EE

200 West Highway 6, Suite 828  
Waco, Texas 76712  
1996-4-1-1211  
1996-4-1-1211  
937 254-7721 8072 - fj 254-778-2824  
www.cpyi.com 



To the best of my knowledge, information, and belief, the plat hereon is a correct representation of the property as determined by a survey made on the ground May, 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: February 5, 2021  
 Adam M. Whitfield, RPLS No. 5786  
 Adam M. Whitfield, RPLS No. 5786  
 WORK ORDER ARWA180052 DIGITAL FILE W016C EE.dwg Revision 01 DRAWN BY MEB

Date: Feb 05, 2021, 11:02 am User: MEB  
 File: C:\Projects\ARWA180052\Drawings\W016C EE.dwg



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



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

**BOARD MEMBER PACKETS**  
Wednesday, May 26, 2021 at 3:00 P.M.  
Conference Call Number: 1-903-405-2572; Code: 604 612 920#

**L. ADJOURNMENT**

---