

RESOLUTION NO. 23-R-126

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN AMENDMENT TO THE WATER CCN TRANSFER FROM GREEN VALLEY SPECIAL UTILITY DISTRICT TO THE CITY OF SCHERTZ, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Green Valley Special Utility District (“GVSUD”) provides retail water service under water CCN No. 10646, issued by the Public Utility Commission of Texas (“PUC”) to certain areas in and about Comal County and Guadalupe County;

WHEREAS, the City of Schertz (“Schertz”) provides retail water service under water CCN No. 10645, issued by the PUC, for the provision of retail water to certain areas in and about Bexar County, Comal County, and Guadalupe County;

WHEREAS, the boundaries of the GVSUD water CCN and the Schertz water CCN are adjacent to one another in various areas;

WHEREAS, On April 18, 2023, Schertz entered into an agreement to with GVSUD and TEXAS MULTIFAMILY CAPITAL, LLC., a Texas limited liability company (the “Developer”) to transfer a portion of GVSUD CCN to Schertz CCN;

WHEREAS, the Property is being developed by Developer and is identified as PIDs#401272, 401273, 75237, 75375 and 75246, Comal County Appraisal District records, and is currently undeveloped;

WHEREAS, the property was originally identified as 22.16 acres and has subsequently been determined to be approximately 21.83 acres; and

WHEREAS, GVSUD and Schertz are amenable to altering the boundaries of their respective water CCNs by transferring the portion of the Property contained within the boundaries of the GVSUD CCN to the Schertz CCN so that the Property is removed from the GVSUD water CCN and added to the Schertz water CCN; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute an amendment to the agreement to transfer the water CCN from GVSUD to Schertz in substantially the form attached in Exhibit 1 (“First Amendment to Water CCN Transfer Agreement”).

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit 1

“First Amendment to Water CCN Transfer Agreement”

**FIRST AMENDMENT TO
WATER CCN TRANSFER AGREEMENT**

THIS FIRST AMENDMENT TO WATER CCN TRANSFER AGREEMENT (“AMENDMENT”) is made and entered into **Green Valley Special Utility District a special utility district created pursuant to chapter 65 of the Texas Water Code (“GVSUD”), CITY OF SCHERTZ, TEXAS** a municipality (“Schertz”), and **Texas Multifamily Capital, LLC**, a Texas limited liability company (the “Developer,” and, together with GVSUD and Schertz, the “Parties”)

RECITALS

WHEREAS, the Parties previously entered into that WATER CCN TRANSFER AGREEMENT dated effective April 18, 2023 related to the transfer of certain portion of CCN area (the “AGREEMENT”);

WHEREAS, the Agreement identified the Property to be transferred from GVSUD to Schertz as 22.16 acres; and

WHEREAS, the Property should have been identified 21.83 acres; and

WHEREAS, the Parties desire to amend the Agreement in accordance with the terms and conditions of this Amendment.

AGREEMENT

THAT for and in consideration for the mutual promises expressed in this AMENDMENT, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. **Property.** The Property is hereby supplemented with the attached Exhibit A.

4. **Defined Terms.**

All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the AGREEMENT.

4. **Full Force and Effect.**

In the event any term of the AGREEMENT conflicts with a term of this AMENDMENT, the term of this AMENDMENT shall control. Except as amended hereby, all terms and conditions of the AGREEMENT shall remain in full force and effect, and the Parties hereby ratify and confirm the AGREEMENT as amended hereby. The AGREEMENT, as amended herein, constitutes the entire agreement between the parties hereto and no

further modification of the AGREEMENT shall be binding unless evidenced by an agreement in writing signed by the parties hereto.

4. **Effective Date.**

This AMENDMENT shall have an Effective Date as of the date it is signed by both Parties.

Signature Pages to Follow

**GREEN VALLEY SPECIAL UTILITY DISTRICT,
a special utility district created pursuant to
chapter 65 of the Texas Water Code**

By: _____
David P. Allen

Date: _____

CITY OF SCHERTZ, a Texas municipality

By: _____
Name: _____
Title: _____

Date: _____

**Texas Multifamily Capital, LLC
a Texas limited liability company**

By: _____
Name: _____
Title: _____

Date: _____

Attachment "A" – The PROPERTY
21.83 acres



**FIELD NOTES
FOR
A 0.3462 OF AN ACRE TRACT**

A **0.3462 of an acre** tract of land, out of the Rafael Garza Survey No. 98, Abstract 175, situated in the City of Schertz, Comal County, Texas, being out of a 0.344 of an acre tract of land as conveyed to Joanna C. Francois of record in Volume 321 Page 162 of the Deed Records of Comal County, Texas (D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the northwest right-of-way line of F.M. 482, a variable width right-of-way, for the common corner of the 0.344 of an acre tract and a 3.659 acre tract described in Volume 216 Page 83 (D.R.) as conveyed to Mary Helen Esquivel of record in Document No. 2016PCA0125 of the Official Public Records of Comal County, Texas (O.P.R.), and the southeast corner of the tract described herein,

THENCE: S 42°26'44" W, along and with the northwest right-of-way line of F.M. 482 and the southeast line of the 0.344 of an acre tract, a distance of **92.83 feet** to a found ½" iron rod, for an interior corner of F.M. 482, the southwest corner of the 0.344 of an acre tract and the tract described herein;

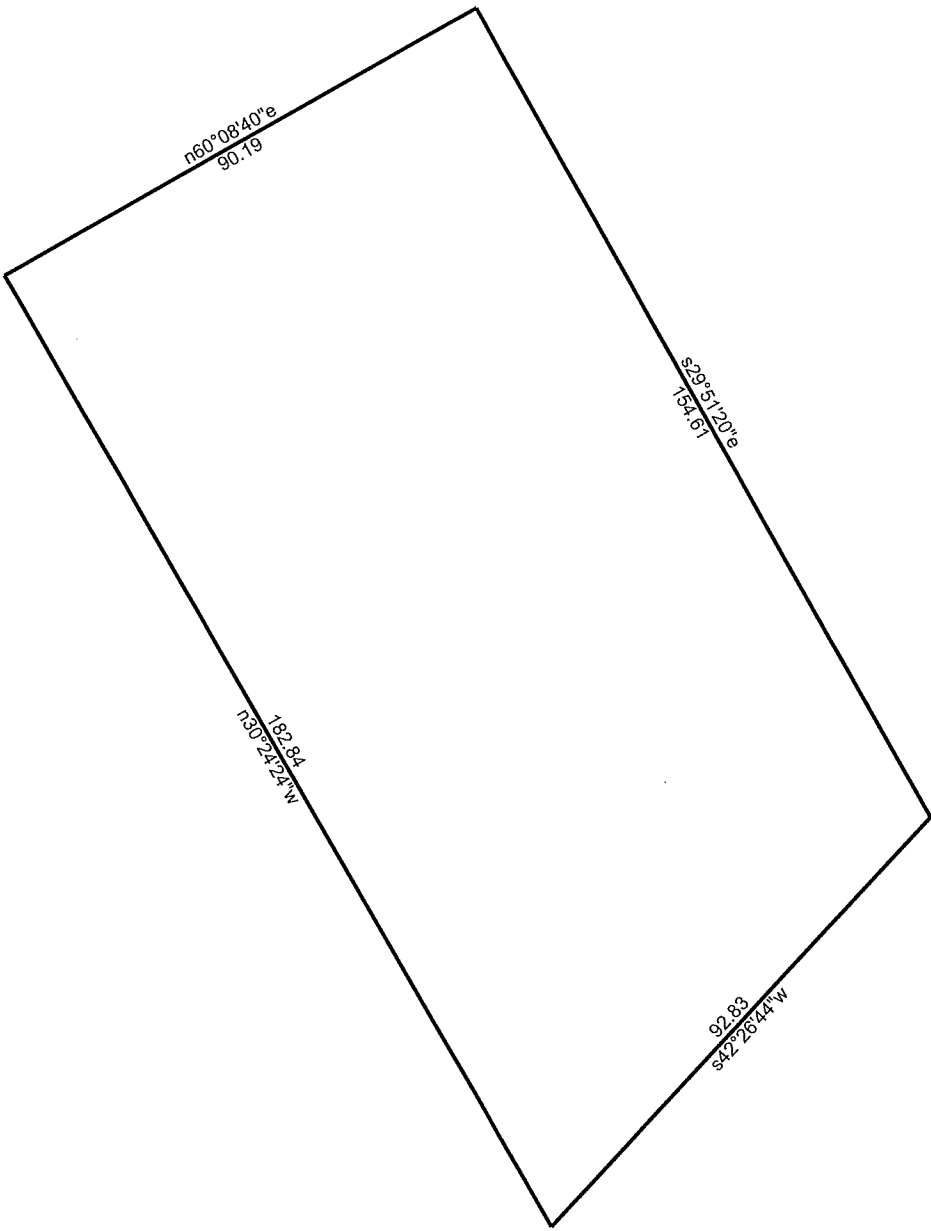
THENCE: N 30°24'24" W, departing the northwest right-of-way line of F.M. 482, along and with the common line of the 0.344 of an acre tract and Lot 2, Block 1, of the Clayton Home Subdivision, a subdivision plat of record in Document No. 201606035823 of the Map and Plat Records of Comal County, Texas as conveyed to Bryan Moczygamba of record in Document No. 201706002658 (O.P.R.), a distance of **182.84 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the northwest corner of the 0.344 of an acre tract and the tract described herein, from which a found ½" iron rod in the southeast line of a 36.248 acre tract as conveyed to Blake Edward Soechting and Georgiana Watts of record in Document No. 201106011722 (O.P.R.) for the common corner of the 3.659 acre tract and Lot 2 bears, N30°24'24"W, a distance of 749.36 feet;

THENCE: along and with the common line of the 0.344 of an acre tract and the 3.659 acre tract the following two (2) courses:

1. **N 60°08'40" E**, a distance of **90.19 feet** to a found ½" iron rod, for the common corner of the 0.344 of an acre tract and the 3.659 acre tract and the northeast corner of the tract described herein, and
2. **S 29°51'20" E**, a distance of **154.61 feet** to the **POINT OF BEGINNING** and containing **0.3462 of an acre**, or 15,081 square feet more or less, in the City of Schertz, Comal County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-188
Prepared by: KFW Surveying
Date: December 21, 2021
File: S:\Draw 2021\21-188 Schertz Assemblage\DOCS\ FN - 0.3462AC.docx





12/20/2021

Scale: 1 inch= 32 feet

File: 0.3462 ac.ndp

Tract 1: 0.3462 Acres (15081 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/109066), Perimeter=520 ft.

- 01 s42.2644w 92.83
- 02 n30.2424w 182.84
- 03 n60.0840e 90.19
- 04 s29.5120e 154.61

**FIELD NOTES
FOR
A 3.660 ACRE TRACT**

A **3.660 acre** tract of land, out of the Rafael Garza Survey No. 98, Abstract 175, situated in the City of Schertz, Comal County, Texas, being out of a 3.659 acre tract described in Volume 216 Page 83 of the Deed Records of Comal County, Texas (D.R.) as conveyed to Mary Helen Esquivel of record in Document No. 2016PCA0125 of the Official Public Records of Comal County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the northwest right-of-way line of F.M. 482, a variable width right-of-way, for the common corner of the 3.659 acre tract and a 5.000 acre tract as conveyed to Gary L. and Carol Cusick of record in Volume 300 Page 79 (O.P.R.) and the southeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a Plastic Cap Stamped "No. 5464" for an angle point of the 5.000 acre tract bears, N $36^{\circ}01'31"$ E, a distance of 78.41 feet;

THENCE: along and with the northwest right-of-way line of F.M. 482 and the southeast line of the 3.659 acre tract the following two (2) courses:

1. **S $36^{\circ}23'52"$ W**, a distance of **86.18 feet** to a found $\frac{1}{2}$ " iron rod, for an angle point of the 3.659 acre tract and the tract described herein, and
2. **S $36^{\circ}41'27"$ W**, a distance of **27.76 feet** to a found $\frac{1}{2}$ " iron rod for the common corner of the 3.659 acre tract and a 0.344 of an acre tract as conveyed to Joanna C. Francois of record in Volume 321 Page 162 (D.R.) and the southwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the southwest corner of the 0.344 of an acre tract bears, S $42^{\circ}26'44"$ W, a distance of 92.83 feet;

THENCE: along and with the common line of the 0.344 of an acre tract and the 3.659 acre tract the following two (2) courses:

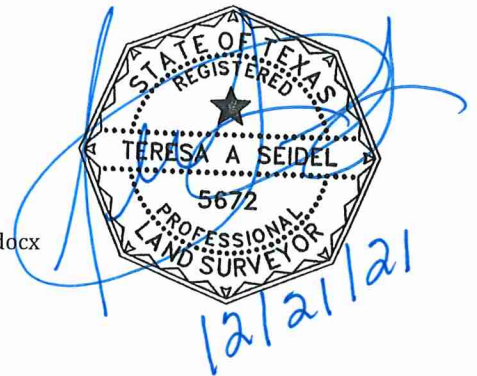
1. **N $29^{\circ}51'20"$ W**, a distance of **154.61 feet** to a found $\frac{1}{2}$ " iron rod, for the common corner of the 0.344 of an acre tract and the 3.659 acre tract and an interior corner of the tract described herein, and
2. **S $60^{\circ}08'40"$ W**, a distance of **90.19 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" in the northeast line of Lot 2, Block 1, of the Clayton Home Subdivision, a subdivision plat of record in Document No. 201606035823 of the Map and Plat Records of Comal County, Texas as conveyed to Bryan Moczygemba of record in Document No. 201706002658 (O.P.R.), for the northwest corner of the 0.344 of an acre tract and the westerly southwest corner of the tract described herein;

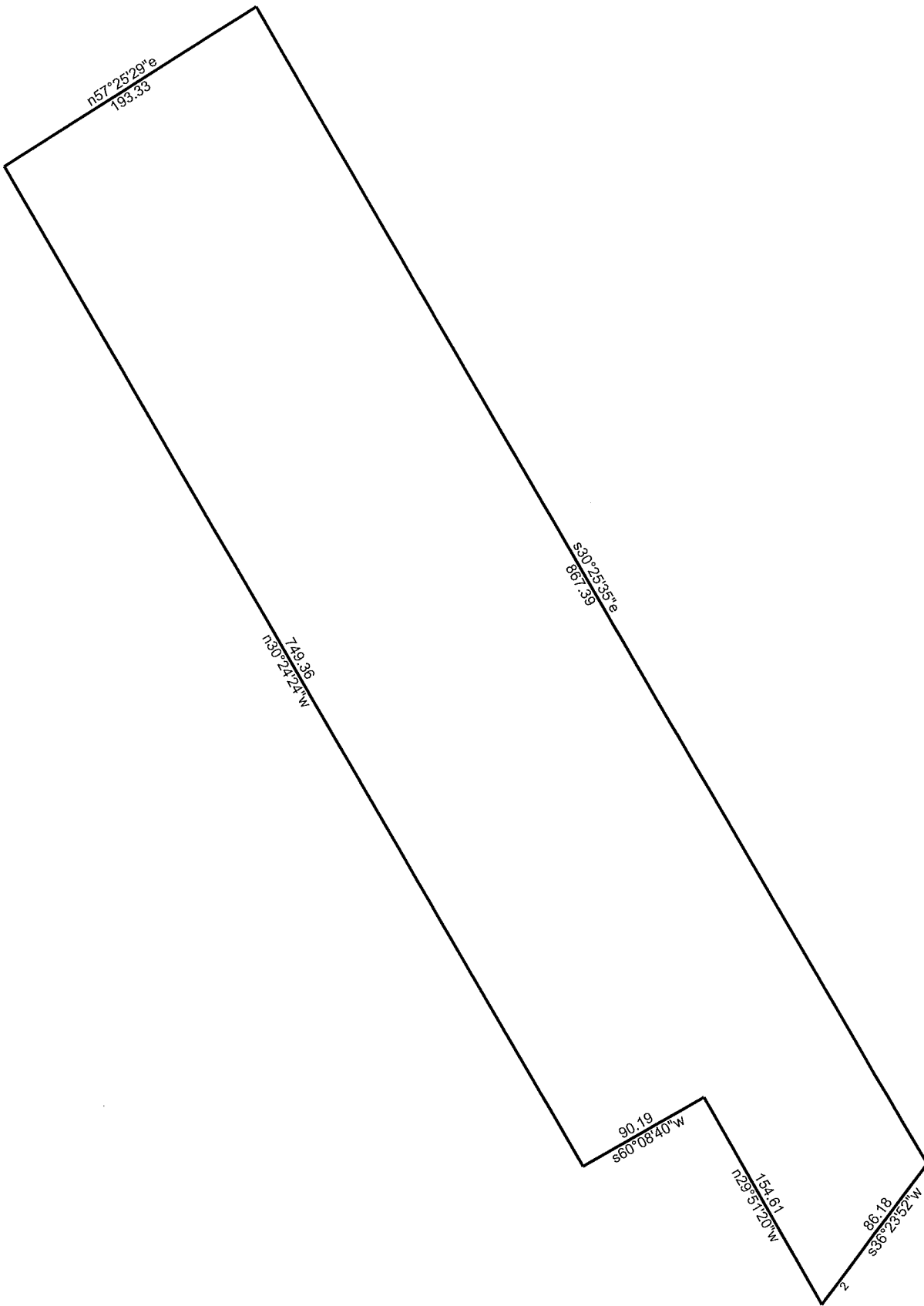
THENCE: N 30°24'24" W, along and with the common line of the 3.659 acre tract and Lot 2, a distance of **749.36 feet** to a found ½" iron rod in the southeast line of a 36.248 acre tract as conveyed to Blake Edward Soechting and Georgiana Watts of record in Document No. 201106011722 (O.P.R.), for the common corner of the 3.659 acre tract and Lot 2 and the northwest corner of the tract described herein;

THENCE: N 57°25'29" E, along and with the common line of the 3.659 acre tract and the 36.248 acre tract, a distance of **193.33 feet** to a found ½" iron rod for the common corner of the 3.659 acre tract and the 5.000 acre tract and the northeast corner of the tract described herein, from which a point in the westerly line of a 2.737 acre tract as conveyed to Jacqueline and Dave Wood of record in Document No. 202006007739 (O.P.R.), for the common corner of the 5.000 acre tract and the 2.737 acre tract bears, N 59°33'34" E, a distance of 277.15 feet, from which a found ½" iron rod bears, S 74°28'48" W, a distance of 2.38 feet,

THENCE: S 30°25'35" E, along and with the common line of the 3.659 acre tract and the 5.000 acre tract, a distance of **867.39 feet** to the **POINT OF BEGINNING** and containing **3.660 acres**, more or less, in the City of Schertz, Comal County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-188
Prepared by: KFW Surveying
Date: December 21, 2021
File: S:\Draw 2021\21-188 Schertz Assemblage\DOCS\FN - 3.660AC.docx





12/21/2021

Scale: 1 inch= 96 feet

File: 3.6604AC.ndp

Tract 1: 3.6604 Acres (159446 Sq. Feet), Closure: s03.1136w 0.01 ft. (1/198295), Perimeter=2169 ft.

- 01 s36.2352w 86.18
- 02 s36.4127w 27.76
- 03 n29.5120w 154.61
- 04 s60.0840w 90.19
- 05 n30.2424w 749.36
- 06 n57.2529e 193.33
- 07 s30.2535e 867.39



**FIELD NOTES
FOR
A 5.073 ACRE TRACT**

A **5.073 acre** tract of land, out of the Rafael Garza Survey No. 98, Abstract 175, situated in the City of Schertz, Comal County, Texas, being out of a 5.000 acre tract as conveyed to Gary L. and Carol Cusick of record in Volume 300 Page 792 of the Official Public Records of Comal County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the northwest right-of-way line of F.M. 482, a variable width right-of-way, for the common corner of the 5.000 acre tract and a 3.659 acre tract described in Volume 216 Page 83 of the Deed Records of Comal County, Texas (D.R.) as conveyed to Mary Helen Esquivel of record in Document No. 2016PCA0125 (O.P.R.), and the southwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the common corner of the 3.659 acre tract a 0.344 of an acre tract of land as conveyed to Joanna C. Francois of record in Volume 321 Page 162 (D.R.) bears, S36°23'52"W, a distance of 86.18 feet;

THENCE: N 30°25'35" W, departing the northwest right-of-way line of F.M. 482, along and with the common line of the 3.659 acre tract and the 5.000 acre tract, a distance of **867.39 feet** to a found $\frac{1}{2}$ " iron rod in the southeast line of a 36.248 acre tract as conveyed to Blake Edward Soechting and Georgiana Watts of record in Document No. 201106011722 (O.P.R.) for the common corner of the 3.659 acre tract and the 5.000 acre tract and the northwest corner of tract described herein, from which a found $\frac{1}{2}$ " iron rod for the common corner of the 3.659 acre tract and Lot 2, Block 1, of the Clayton Home Subdivision, a subdivision plat of record in Document No. 201606035823 of the Map and Plat Records of Comal County, Texas as conveyed to Bryan Moczygemba of record in Document No. 201706002658 (O.P.R.) bears, S 57°25'294"W, a distance of 193.33 feet;

THENCE: N 59°33'34" E, along and with the common line of the 36.248 acre tract and the 5.000 acre tract, a distance of **277.15 feet** to a point in the westerly line of a 2.737 acre tract as conveyed to Jacqueline and Dave Wood of record in Document No. 202006007739 (O.P.R.), for the common corner of the 5.000 acre tract and the 2.737 acre tract and the northeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears, S 74°28'48" W, a distance of 2.38 feet, also from which a found 7" cedar post for the common corner of the 2.737 acre tract and the 36.248 acre tract bears, N 28°58'18" W, a distance of 35.22 feet;

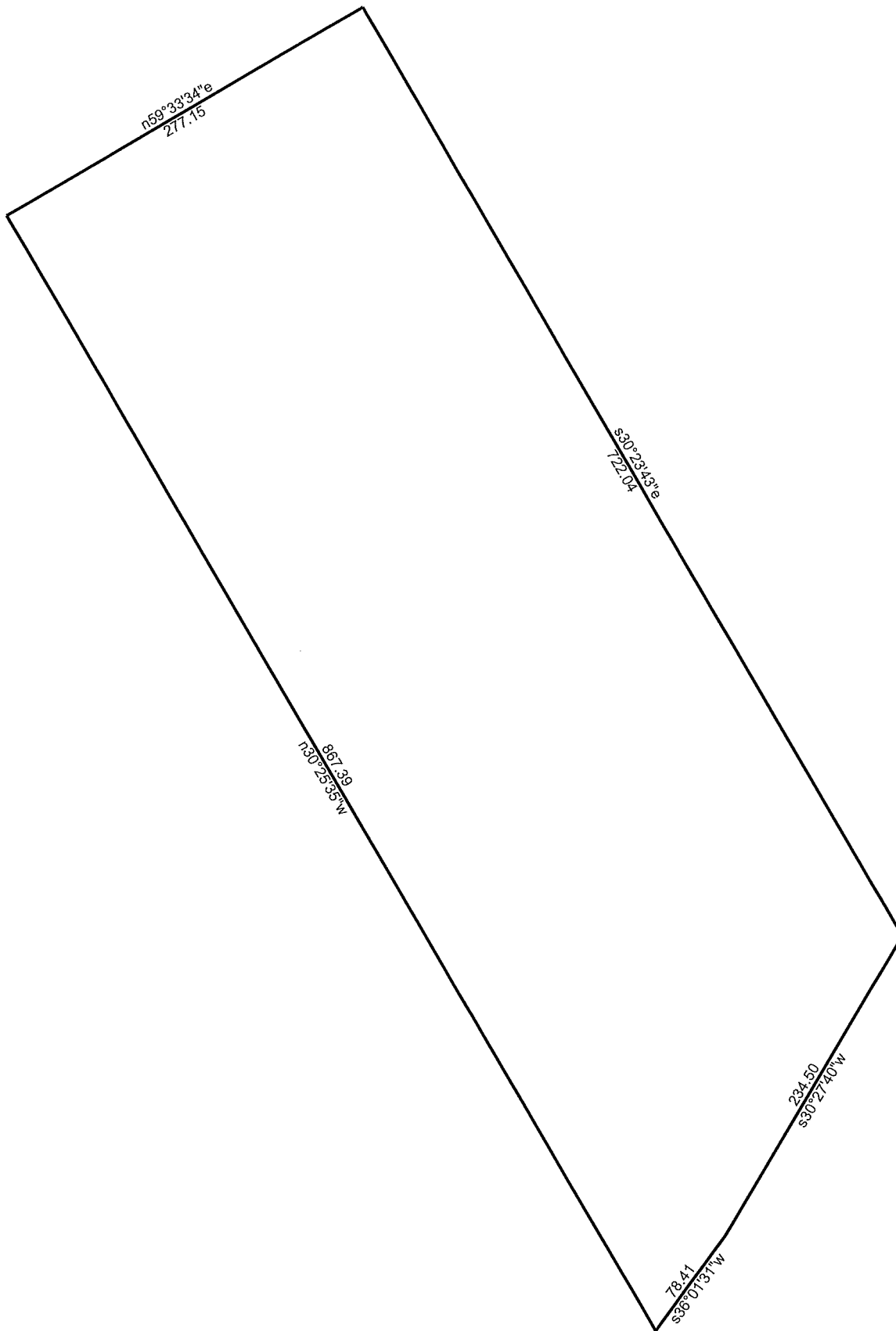
THENCE: S 30°23'43" E, along and with the common line of the 2.737 acre tract and the 5.000 acre tract, a distance of **722.04 feet** to a found $\frac{1}{2}$ " iron rod in the northwest right-of-way line of F.M. 482, for the common corner of the 5.000 acre tract and the 2.737 acre tract and the southeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod for the common corner of the 2.737 acre tract and a 3.039 acre tract as conveyed to Pedro and Rolando Mantalvo of record in Document No. 201906017456 bears, N 28°17'33" E, a distance of 200.36 feet;

THENCE: along and with the common line of F.M. 482 and the 5.000 acre tract the following two (2) courses:

1. **S 30°27'40" W**, a distance of **234.50 feet** to a found 1/2" iron rod with a Plastic Cap Stamped "No. 5464", for an angle point of the 5.000 acre tract and the tract described herein, and
2. **S 36°01'31" W**, a distance of **78.41 feet** to the **POINT OF BEGINNING** and containing **5.073 acre tract**, more or less, in the City of Schertz, Comal County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-188
Prepared by: KFW Surveying
Date: December 21, 2021
File: S:\Draw 2021\21-188 Schertz Assemblage\DOCS\FN -5.073AC.docx





12/21/2021

Scale: 1 inch= 101 feet

File: 5.0729AC.ndp

Tract 1: 5.0729 Acres (220975 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/637616), Perimeter=2179 ft.

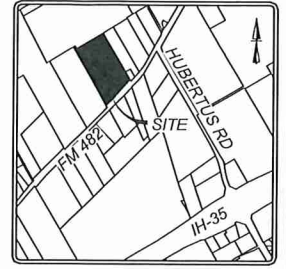
- 01 n30.2535w 867.39
- 02 n59.3334e 277.15
- 03 s30.2343e 722.04
- 04 s30.2740w 234.50
- 05 s36.0131w 78.41

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.



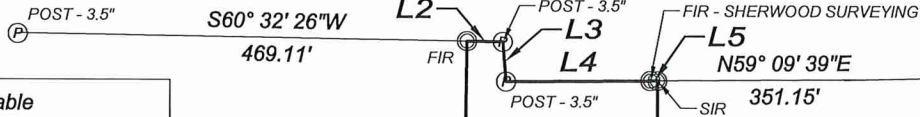
SCALE: 1"=200'



LOCATION MAP
NOT-TO-SCALE

ADDRESS: 7636 FM 482,
NEW BRAUNFELS, TX

36.248 ACRE TRACT
OWNER: BLAKE EDWARD SOECHTING AND GEORGIANA WATTS
(DOC. NO. 201106011722, O.P.R.)



5.016 ACRE TRACT

LOT 1
BLOCK 1
CLAYTON HOMES
(DOC. NO. 201606035823, M.P.R.)
OWNER: JUAN A. VIDALEZ, JR.
(DOC. NO. 201706005484, O.P.R.)

3.659 ACRE TRACT
(VOL. 216 PG. 83, D.R.)
OWNER: MARY HELEN ESQUIVEL
(DOC. NO. 2016PCA0125, O.P.R.)

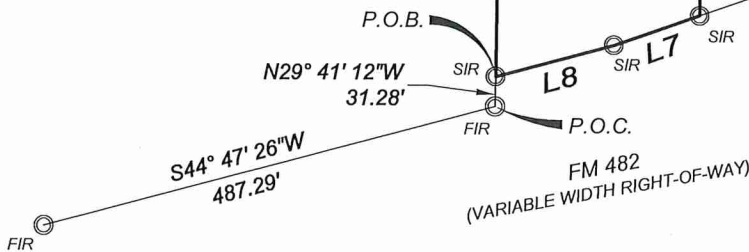
LOT 2
BLOCK 1
CLAYTON HOMES
(DOC. NO. 201606035823, M.P.R.)
OWNER: BRYAN MOCZYGEMBA
(DOC. NO. 201706002658, O.P.R.)

13.162 ACRE TRACT
TAUNYA GAE MURPHY
(DOC. NO. 201706017609, O.P.R.)

Line Table		
LINE #	DIRECTION	LENGTH
L1	N29°41'12"W	1123.45'
L2	N60°43'56"E	37.21'
L3	S35°32'53"E	41.36'
L4	N59°13'49"E	150.67'
L5	N59°09'39"E	7.56'
L6	S30°23'21"E	1018.92'
L7	S40°34'59"W	94.79'
L8	S44°45'58"W	127.57'

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF SURVEY: 21-188
PROJECT NO.: 03/10/2022

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



ZONING EXHIBIT OF
A 5.016 ACRE TRACT OF LAND BEING ALL OF LOT 1,
BLOCK 1, CLAYTON HOMES SUBDIVISION,
GUADALUPE COUNTY, TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 21-188	
DATE: 03/10/2022	DESIGNER: TAS
DRAWN: JSO	CHECKED: DAK



SHEET: 1 OF 1

Date: Mar 10, 2022, 9:49am; User ID: jkramer; File: S:\Draw 2021\21-188 Schertz Assemblage.dwg



**ZONING NOTES
FOR
A 5.016 ACRE TRACT**

A **5.016 acre** tract of land, being all of Lot 1, Block 1, Clayton Homes Subdivision, a plat of record in Document No. 201606035823 of the Map and Plat Records of Comal County, Texas (M.P.R.) as conveyed to Juan A. Vidalez Jr. of record in Document No. 201706005484 of the Official Public Records of Comal County, Texas (O.P.R.), and being more particularly described by metes and bounds as follows:

Commencing at a found ½" iron rod in the northwest right-of-way line of F.M. 482, a variable width right-of-way, for the southeast corner of a 13.162 acre tract as conveyed to Tuanya Gae Murphy of record in Document No. 201706017609 (O.P.R.), from which a found ½" iron rod for the southwest corner of the 13.162 acre tract bears, S 44°47'26" W, a distance of 487.29 feet;

THENCE: N 29°41'12" W, departing the northwest right-of-way line of F.M. 482, along and with the southeast line of the 13.162 acre tract, a distance of 31.28 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" for the **POINT OF BEGINNING**, the southeast corner of said Lot 1, Block 1 of the Clayton Homes Subdivision and the tract described herein;

THENCE: N 29°41'12" W, along and with the common line of Lot 1, Block 1 of the Clayton Homes Subdivision and the 13.162 acre tract, a distance of **1,123.45 feet** to a found ½" iron rod in a southeast line of a 36.248 acre tract as conveyed to Blake Edward Soechting and Georgiana Watts of record in Document No. 201106011722 (O.P.R.), for the northeast corner of the 13.162 acre tract, the northwest corner of Lot 1, Block 1, of the Clayton Homes Subdivision and the tract described herein, from which a found 3 ½" post for the northwest corner of the 13.162 acre tract bears S 60°32'26" W, a distance of 469.11 feet;

THENCE: along and with the common lines of the 36.248 acre tract and Lot 1, Block 1 of the Clayton Homes Subdivision the following four (4) courses:

1. N 60°43'56" E, a distance of **37.21 feet** to a found 3 ½" post for an interior corner of the 36.248 acre tract, the northerly corner Lot 1, Block 1 of the Clayton Homes Subdivision and the tract described herein,
2. S 35°32'53" E, a distance of **41.36 feet**, to a found 3 ½" post for the southerly southwest corner of the 36.248 acre tract and an interior corner of Lot 1, Block 1 of the Clayton Homes Subdivision,
3. N 59°13'49" E, a distance of **150.67 feet** to a found ½" iron rod with a Plastic Cap Stamped "SHERWOOD SURVEYING" for an angle point of Lot 1, Block 1 of the Clayton Homes Subdivision and the tract described herein, and
4. N 59°09'39" E, a distance of **7.56 feet**, to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" for the common corner of Lots 1 and 2, Block 1 of the Clayton Homes Subdivision and the northeast corner of the tract described herein, from which a found ½" iron rod for the common corner of Lot 2, Block 1 of the Clayton Homes Subdivision and a 3.659 acre tract bears N 59°09'39" E, a distance of 351.15 feet;

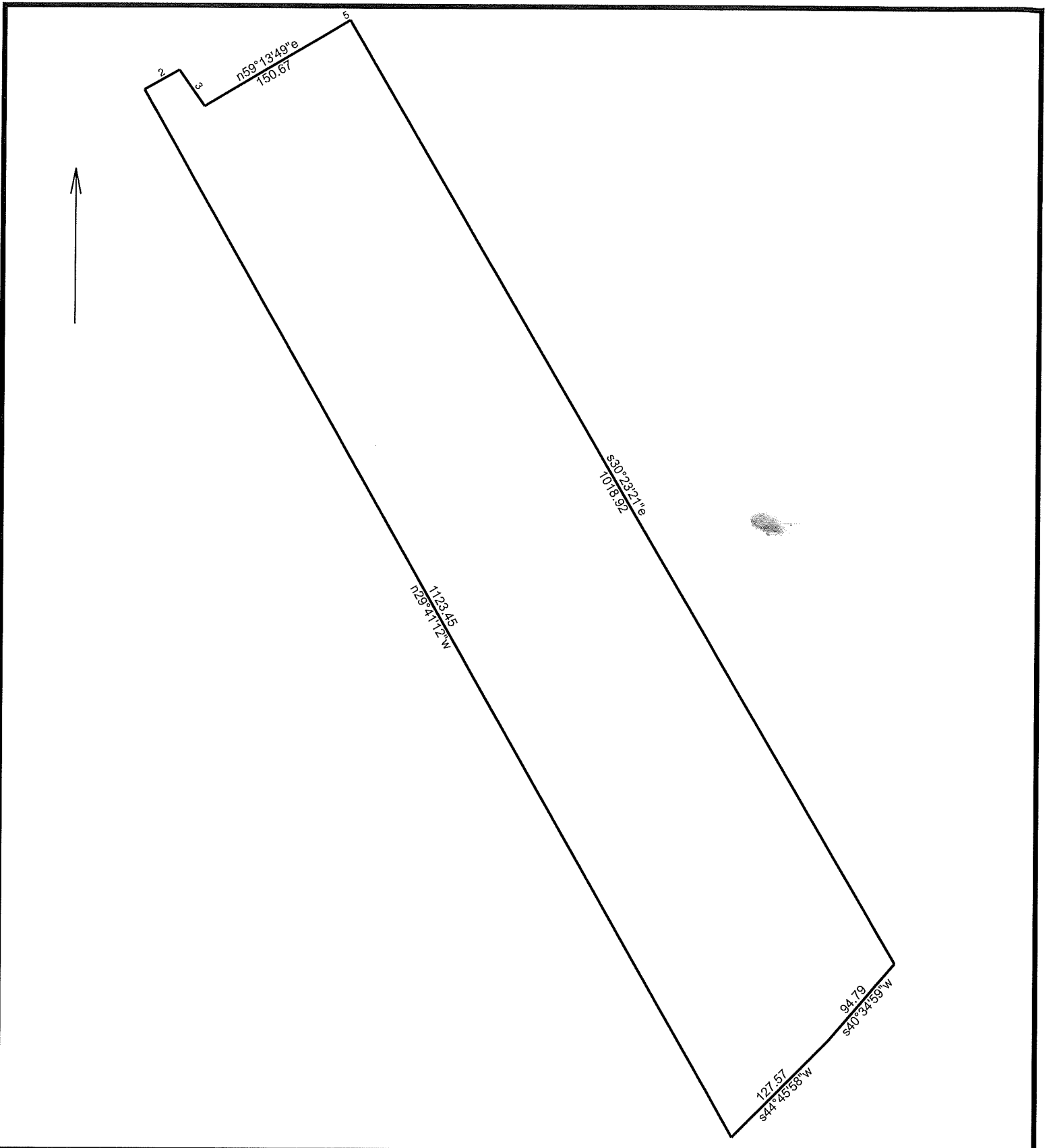
THENCE: S 30°23'21" E, along and with the common line of Lot 2, Block 1 of the Clayton Homes Subdivision, a distance of **1,018.92 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the northwest right-of-way line of F.M. 482, for the common corner of Lots 1 and 2, Block 1 of the Clayton Home Subdivision and the southeast corner of the tract described herein;

THENCE: along and with northwest right-of-way line of F.M. 482 and the southeast line of Lot 1, Block 1 of the Clayton Homes Subdivision the following two (2) courses:

1. S 40°34'59" W, a distance of **94.79 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for an angle point of the tract described herein, and
2. S 44°45'58" W, a distance of **127.57 feet** to the **POINT OF BEGINNING** and containing **5.016 acres** more or less, situated in the City of Schertz, Comal County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-188
Prepared by: KFW Surveying
Date: March 10, 2022
File: S:\Draw 2021\21-188 Schertz Assemblege\DOCS\FN - 5.016AC.docx





3/9/2022

Scale: 1 inch= 121 feet

File: 5.016AC.ndp

Tract 1: 5.0157 Acres (218482 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2602 ft.

01 n29.4112w 1123.45

08 s44.4558w 127.57

02 n60.4356e 37.21

03 s35.3253e 41.36

04 n59.1349e 150.67

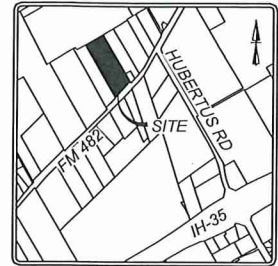
05 n59.0939e 7.56

06 s30.2321e 1018.92

07 s40.3459w 94.79

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.



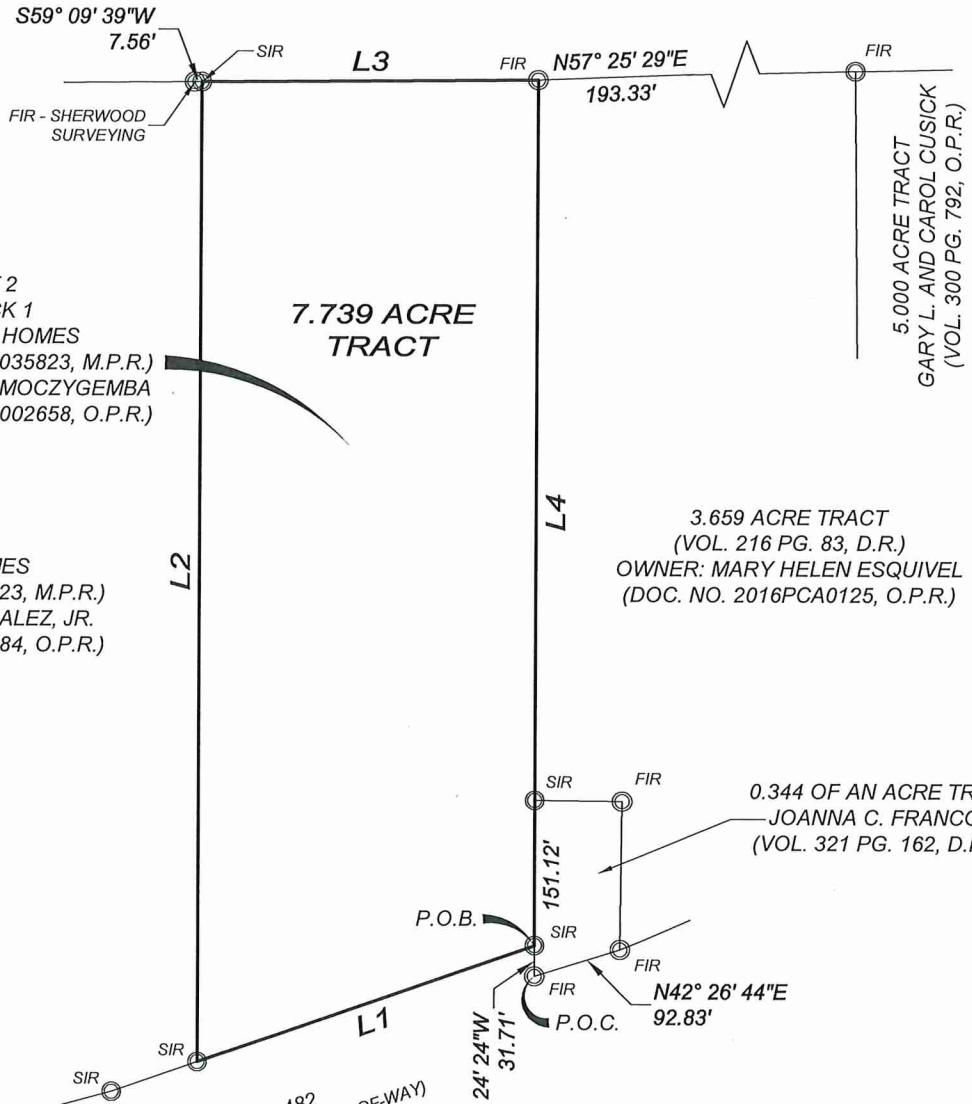
SCALE: 1"=200'



Line Table		
LINE #	DIRECTION	LENGTH
L1	S40°34'59"W	371.73'
L2	N30°23'21"W	1018.92'
L3	N59°09'39"E	351.15'
L4	S30°24'24"E	900.48'

36.248 ACRE TRACT
 OWNER: BLAKE EDWARD SOECHTING AND GEORGIANA WATTS
 (DOC. NO. 201106011722, O.P.R.)

LOCATION MAP NOT-TO-SCALE
 ADDRESS: 7608 FM 482,
 NEW BRAUNFELS, TX



SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- M.P.R. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- D.R. DEED RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Douglas A. Kramer
 DOUGLAS A. KRAMER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6632
 EMAIL: DKRAMER@KFWENGINEERS.COM
 DATE OF SURVEY: 21-188
 PROJECT NO.: 03/10/2022

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)
 1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
 PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



ZONING EXHIBIT OF
 A 7.739 ACRE TRACT OF LAND BEING ALL OF LOT 2,
 BLOCK 1, CLAYTON HOMES SUBDIVISION,
 GUADALUPE COUNTY, TEXAS

REVISIONS:	ISSUE DATE:
JOB NO. 21-188	
DATE: 03/10/2022	DESIGNER: TAS
DRAWN: JSO	CHECKED: DAK



SHEET: 1 OF 1

Date: Mar 10, 2022, 9:50am User: D:\jpenner File: S:\Draw 2021\21-188_Sheritz Assemblage.dwg



**ZONING NOTES
FOR
A 7.739 ACRE TRACT**

A **7.739 acre** tract of land, out of the Rafael Garza Survey No. 98, Abstract 175, Comal County, Texas, being out of Lot 2, Block 1, Clayton Homes Subdivision, a plat of record in Document No. 201606035823 of the Map and Plat Records of Comal County, Texas (M.P.R.) as conveyed to Bryan Moczygemba of record in Document No. 201706002658 of the Official Public Records of Comal County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

Commencing at a found $\frac{1}{2}$ " iron rod in the northwest right-of-way line of F.M. 482, a variable width right-of-way, for the southwest corner of a 0.344 of an acre tract as conveyed to Joanna C. Francois of record in Volume 321 Page 162 of the Deed and Plat Records of Comal County, Texas (D.R.), from which a found $\frac{1}{2}$ " iron rod for the southeast corner of the 0.344 of an acre tract and the southerly southwest corner of a 3.659 acre tract described in Volume 216 Page 83 (D.R.) as conveyed to Mary Helen Esquivel of record in Document No. 2016PCA0125 (O.P.R.) bears, N 42°26'44" E, a distance of 92.83 feet;

THENCE: N 30°24'24" W, departing the northwest right-of-way line of F.M. 482, along and with the southwest line of the 0.344 of an acre tract, a distance of 31.71 feet to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" for the **POINT OF BEGINNING**, the southeast corner of Lot 2, Block 1 of the Clayton Homes Subdivision and the tract described herein;

THENCE: S 40°34'59" W, along and with the northwest right-of-way line of F.M. 482 and the southeast line of Lot 2, Block 1 of the Clayton Homes Subdivision, a distance of **371.73 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" for the southeast corner of Lot 1, Block 1, Clayton Homes Subdivision as conveyed to Juan A. Vidalez Jr. of record in Document No. 201706005484 (O.P.R.), the southwest corner of Lot 2, Block 1 of the Clayton homes Subdivision and the tract described herein;

THENCE: N 30°23'21" W, along and with the common line of Lots 1 and 2, Block 1 of the Clayton Homes Subdivision, a distance of **1,018.92 feet** to a set $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", in the southeast line of a 36.248 acre tract as conveyed to Blake Edward Soechting and Georgiana Watts of record in Document No. 201106011722 (O.P.R.) for the common corner of Lots 1 and 2, Block 1 of the Clayton Homes Subdivision and the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a Plastic Cap Stamped "SHERWOOD SURVEYING" for an angle point of Lot 1, Block 1 of the Clayton Homes Subdivision bears, S59°09'39"W, a distance of 7.56 feet;

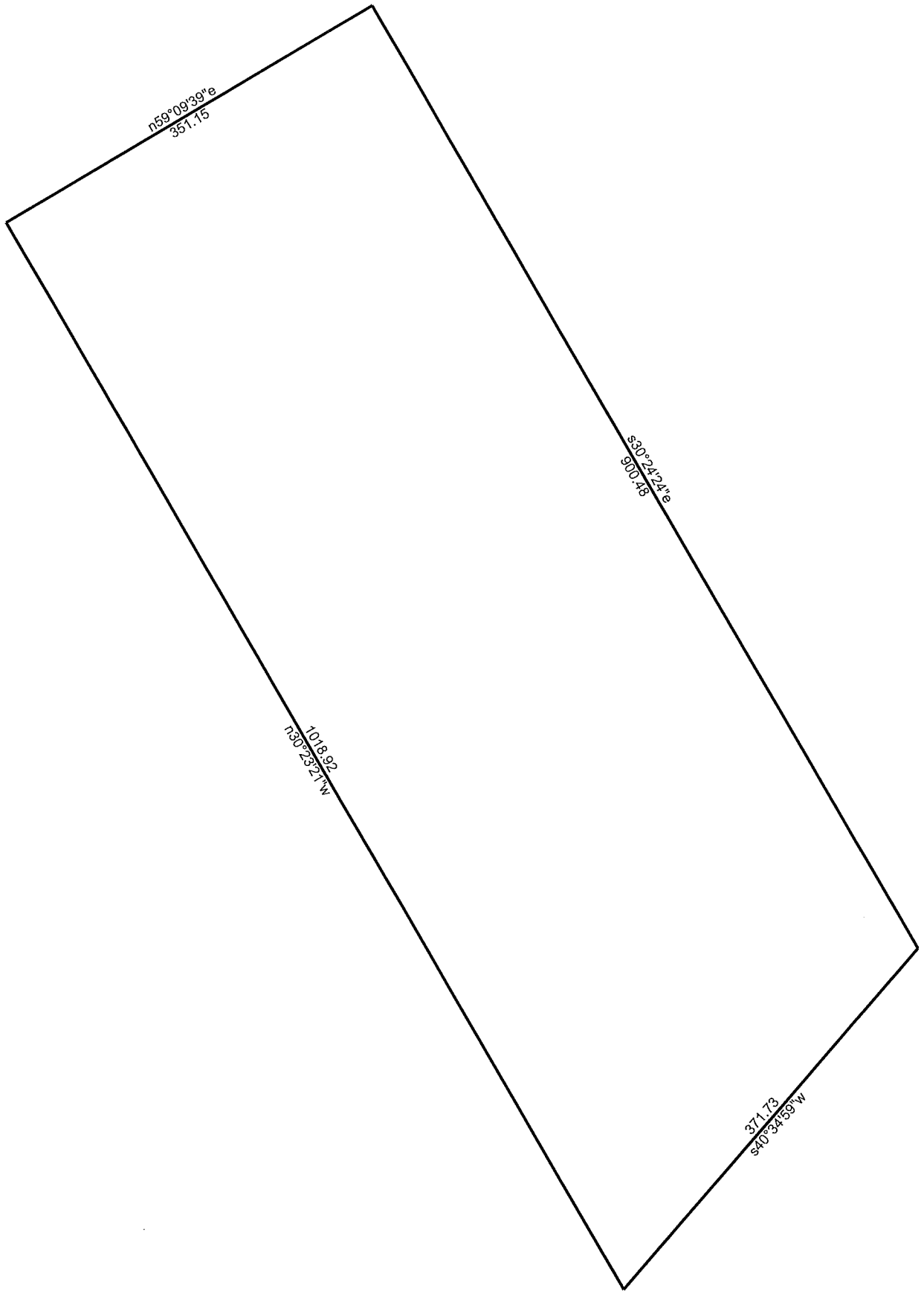
THENCE: N 59°09'39" E, along and with the common line of Lot 2, Block 1 of the Clayton Homes Subdivision and the 36.248 acre tract, a distance of **351.15 feet** to a found $\frac{1}{2}$ " iron rod for the northwest corner of the 3.659 acre tract, the northeast corner of Lot 2, Block 1 of the Clayton Homes Subdivision and the tract described herein, from which a $\frac{1}{2}$ " iron rod for the northeast corner of the 3.659 acre tract and the northwest corner of a 5.000 acre tract as conveyed to Gary L. and Carol Cusick of record in Volume 300 Page 792 (O.P.R.) bears, N 57°25'29" E, a distance of 193.33 feet;

THENCE: S 30°24'24" E, along and with the common line of Lot 2, Block 1 of the Clayton Homes Subdivision, the 3.659 acre tract and the 0.344 of an acre tract, at a distance of 749.36 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" for the northwest corner of the 0.344 of an acre tract and the westerly southwest corner of the 3.659 acre tract, continuing for a total distance of **900.48 feet**, to the **POINT OF BEGINNING** and containing **7.739 acres** more or less, situated in the City of Schertz, Comal County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-188
Prepared by: KFW Surveying
Date: March 10, 2022
File: S:\Draw 2021\21-188 Schertz Assemblage\DOCS\FN - 7.739AC.docx



Handwritten signature: Douglas A. Kramer
Handwritten date: 3-10-22



3/9/2022

Scale: 1 inch= 118 feet

File: 7.739AC.ndp

Tract 1: 7.7395 Acres (337131 Sq. Feet), Closure: s79.1610e 0.01 ft. (1/423511), Perimeter=2642 ft.

- 01 s40.3459w 371.73
- 02 n30.2321w 1018.92
- 03 n59.0939e 351.15
- 04 s30.2424e 900.48