

RESOLUTION 26-R-007

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN EASEMENT WITH CPS ENERGY FOR FIRE STATION #4

WHEREAS, the City of Schertz previously identified the need for an additional fire station located on Wiederstein Road; and

WHEREAS, the City of Schertz is developing a construction project to build a new fire station on Wiederstein Road, known as Fire Station #4; and

WHEREAS, the CPS Energy needs to extend electrical facilities across Lot 9, Block 45; Lots 8 and 9, Block 48; and Lot 8, Block 49 of Live Oak Hills Subdivision to provide electrical service to Fire Station #4; and

WHEREAS, the City of Schertz owns these lots and wishes to provide a route for the extension of CPS Energy's facilities to provide power to Fire Station #4; and

WHEREAS, CPS Energy requires easements to be provided across private property to construct and maintain electrical facilities.

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 easement documents consistent with the attached easement exhibits across Lot 9, Block 45; Lots 8 and 9, Block 48; and Lot 8, Block 49 of Live Oak Hills Subdivision to CPS Energy for the extension of electrical facilities for Fire Station #4.

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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.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 APPROVED on the _____ day of _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC
City Secretary

EXHIBIT A

EASEMENT EXHIBITS AND METES AND BOUNDS

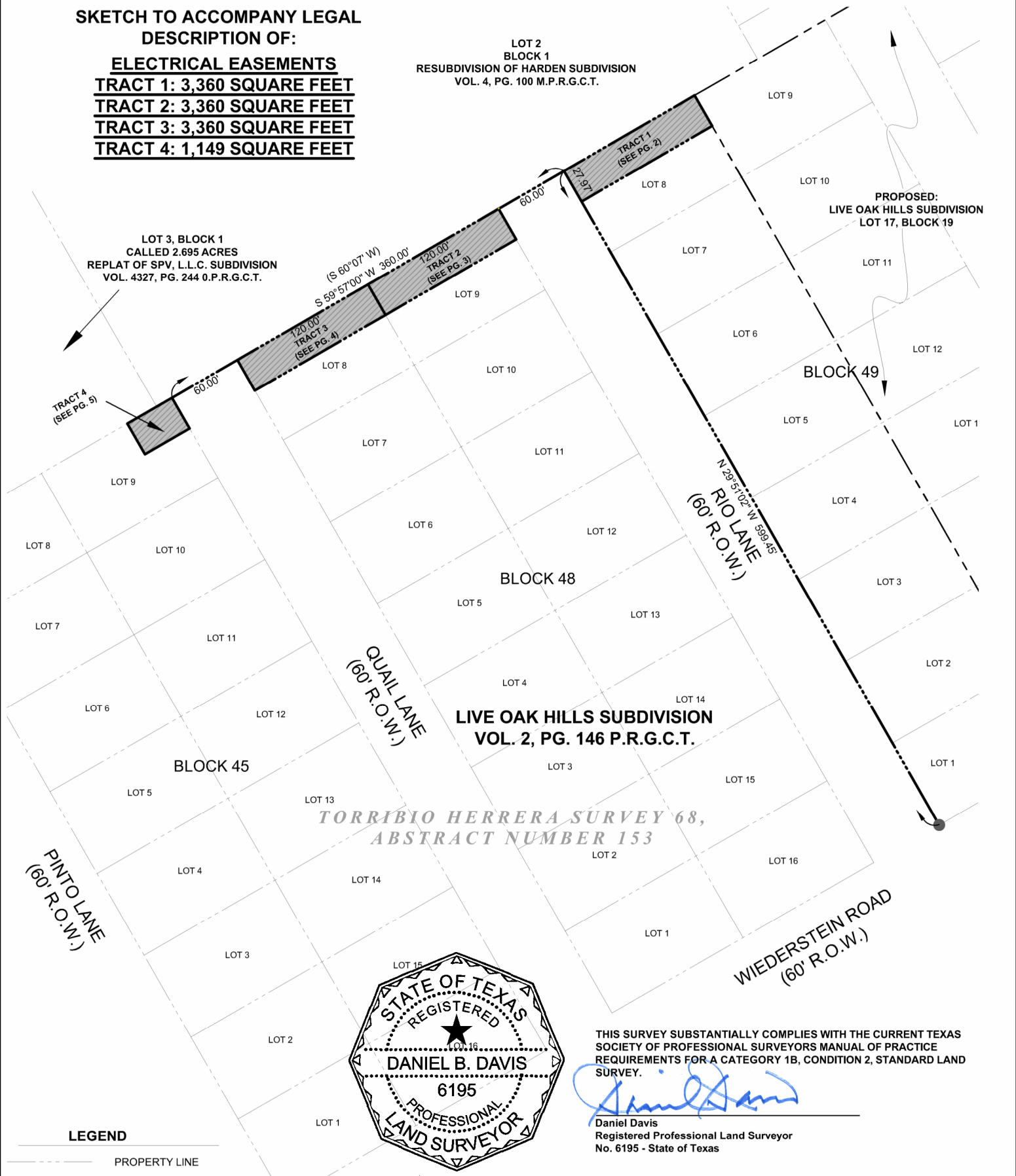
SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:

- ELECTRICAL EASEMENTS**
- TRACT 1: 3,360 SQUARE FEET**
- TRACT 2: 3,360 SQUARE FEET**
- TRACT 3: 3,360 SQUARE FEET**
- TRACT 4: 1,149 SQUARE FEET**

LOT 2
BLOCK 1
RESUBDIVISION OF HARDEN SUBDIVISION
VOL. 4, PG. 100 M.P.R.G.C.T.

LOT 3, BLOCK 1
CALLED 2.695 ACRES
REPLAT OF SPV, L.L.C. SUBDIVISION
VOL. 4327, PG. 244 O.P.R.G.C.T.

PROPOSED:
LIVE OAK HILLS SUBDIVISION
LOT 17, BLOCK 19



TORRIBIO HERRERA SURVEY 68,
ABSTRACT NUMBER 153

LIVE OAK HILLS SUBDIVISION
VOL. 2, PG. 146 P.R.G.C.T.



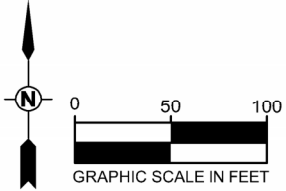
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

[Signature]

Daniel Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- - - - - PROPOSED FIRESTATION REPLAT
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- IRON ROD FOUND
- () [] RECORD INFORMATION



UNINTECH
TPBE #5499
TBPLS # 1005110

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November 11, 2025

Job No. 24-028-S

Page 1 of 2

TRACT 1

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 8, BLOCK 49 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.). SAID 3,360 SQUARE-FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a ½-inch iron rod found for the south corner of Lot 1, said Block 49 and being located in the intersection of the existing northwest right-of-way (ROW) line of Wiederstein Road (called 60 feet wide) with the existing northeast ROW line of Rio Lane (called 60 feet wide);

THENCE North 29° 51' 02" West departing from said Wiederstein Road and with the existing northeast ROW line of said Rio Lane, same being the west line of said Block 49, a distance of 571.44 feet to a ½-inch iron rod with an orange plastic cap stamped "UNINTECH" (hereinafter referred to as "with cap") set for the south corner of the herein described tract and for the **POINT OF BEGINNING**;

THENCE North 29° 51' 02" West continuing with the southwest line of said Lot 8, same being the existing northeast ROW line of said Rio Lane, a distance of 28.00 feet to a ½-inch iron rod with cap set for the west corner of the herein described tract, same being the west corner of said Lot 8 and being located in the ostensible common line of said Live Oak Hills Subdivision and Lot 2, Block 1, Harden Subdivision as depicted on the Resubdivision Plat recorded in Volume 4, Page 100, P.R.G.C.T.;

THENCE North 59° 57' 00" East (North 60° 07' East) departing from said Rio Lane and with said common line, a distance of 120.00 (120) feet to a ½-inch iron rod with cap set for the north corner of the herein described tract, same being the common north corner of said Lot 8 and Lot 9, said Block 49;

THENCE South 29° 51' 02" East departing from said Harden Subdivision and with the common line of said Lots 8 and 9, a distance of 28.00 feet to a ½-inch iron rod with cap set for the east corner of the herein described tract;

THENCE South 59° 57' 00" West departing from said Lot 9, a distance of 120.00 (120) feet to the **POINT OF BEGINNING** and containing 3,360 square feet of land.

****NOTES PERTAINING TO THE ABOVE DESCRIPTION ARE INCORPORATED BY REFERENCE AND APPEAR ON PAGE 2****



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November 11, 2025

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Notes:

An exhibit of even date was prepared in conjunction with this property description.

All bearings and distances listed in parentheses denote record data recorded on relevant subdivision plat/parent tract deed.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 83, as obtained by GPS observations and referenced to the Leica SmartNet. Distances shown hereon are grid values in feet and may be converted to surface by multiplying the values by a conversion factor of 1.00015.

Daniel B. Davis, R.P.L.S. No. 6195

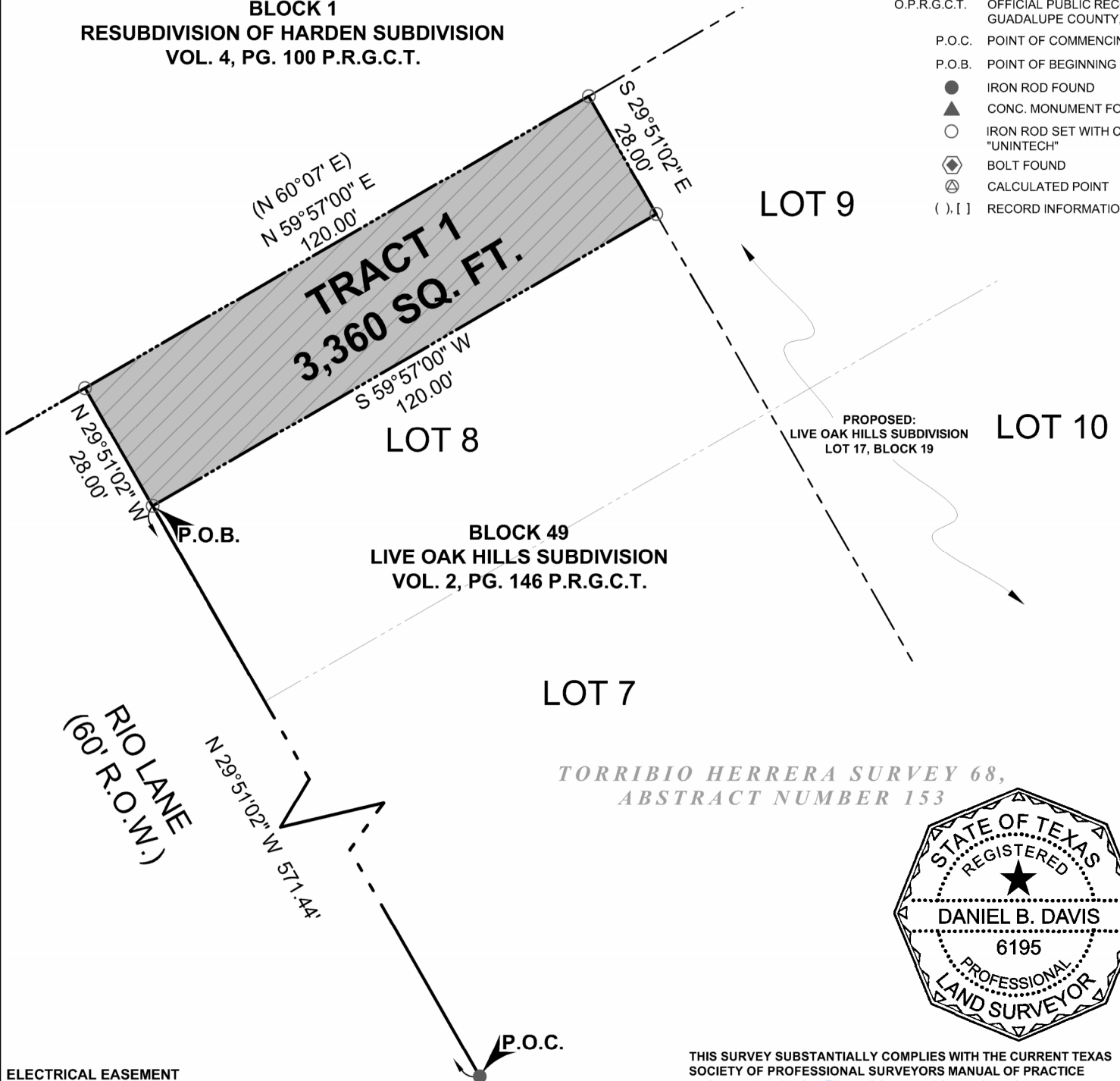


**SKETCH TO ACCOMPANY LEGAL
DESCRIPTION OF:
ELECTRICAL EASEMENT
TRACT 1: 3,360 SQUARE FEET**

**LOT 2
BLOCK 1
RESUBDIVISION OF HARDEN SUBDIVISION
VOL. 4, PG. 100 P.R.G.C.T.**

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- - - - - PROPOSED REPLAT
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- ▲ CONC. MONUMENT FOUND
- IRON ROD SET WITH CAP "UNINTECH"
- ⬡ BOLT FOUND
- ⊙ CALCULATED POINT
- (), [] RECORD INFORMATION



*TORRIBIO HERRERA SURVEY 68,
ABSTRACT NUMBER 153*



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

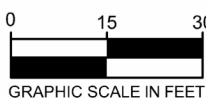
Daniel Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas

ELECTRICAL EASEMENT

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 8, BLOCK 49 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.).

BEARING SOURCE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 83, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET. DISTANCES SHOWN HEREON ARE GRID VALUES IN FEET AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE VALUES BY A CONVERSION FACTOR OF 1.00015.



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1" = 30'		JW		DD		12/12/2024		23-226-S		2 OF 5	



November 11, 2025

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TRACT 2

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 9, BLOCK 48 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.). SAID 3,360 SQUARE-FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a ½-inch iron rod found for the south corner of Lot 1, said Block 49 and being located in the intersection of the existing northwest right-of-way (ROW) line of Wiederstein Road (called 60 feet wide) with the existing northeast ROW line of Rio Lane (called 60 feet wide);

THENCE North 29° 51' 02" West departing from said Wiederstein Road and with the existing northeast ROW line of said Rio Lane, same being the west line of said Block 49, a distance of 599.45 feet to a ½-inch iron rod with an orange plastic cap stamped "UNINTECH" (hereinafter referred to as "with cap") set for the west corner of Lot 8, Block 49, said Live Oak Hills Subdivision and being located in the ostensible common line of said Live Oak Hills Subdivision and Lot 2, Block 1, Harden Subdivision as depicted on the Resubdivision Plat recorded in Volume 4, Page 100, P.R.G.C.T.;

THENCE South 59° 57' 00" West (South 60° 07' West) departing from said Block 49 and with said ostensible common line, a distance of 60.00 feet to a ½-inch iron rod with cap set for the north corner of the herein described tract and for the **POINT OF BEGINNING**, same being the north corner of said Lot 9 and being located in the existing southwest ROW line of said Rio Lane. For reference, a ½-inch iron rod found bears North 18° 34' 35" East, a distance of 0.46 feet;

THENCE South 29° 51' 02" East departing from said Harden Subdivision and with the northeast line of said Lot 9, same being the existing southwest ROW line of said Rio Lane, a distance of 28.00 feet to a ½-inch iron rod with cap set for the east corner of the herein described tract;

THENCE South 59° 57' 00" West departing from said Rio Lane, a distance of 120.00 (120) feet to a ½-inch iron rod with cap set for the south corner of the herein described tract, and being located in the common line of said Lot 9 and Lot 8, Block 48, said Live Oak Hills Subdivision;

THENCE North 29° 51' 02" West with the common line of said Lots 9 and 8, a distance of 28.00 feet to a ½-inch iron rod with cap set for the west corner of the herein described tract, same being the common north corner of said Lots 9 and 8, and being located in the ostensible common line of said Live Oak Hills Subdivision and said Lot 2, Block 1, Harden Subdivision;



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THENCE North 59° 57' 00" East (North 60° 07' East) departing from said Lot 8 and with said ostensible common line, a distance of 120.00 (120) feet to the **POINT OF BEGINNING** and containing 3,360 square feet of land.

Notes:

An exhibit of even date was prepared in conjunction with this property description.

All bearings and distances listed in parentheses denote record data recorded on relevant subdivision plat/parent tract deed.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 83, as obtained by GPS observations and referenced to the Leica SmartNet. Distances shown hereon are grid values in feet and may be converted to surface by multiplying the values by a conversion factor of 1.00015.

A handwritten signature in blue ink, appearing to read "Daniel B. Davis", written over a horizontal line.

Daniel B. Davis, R.P.L.S. No. 6195



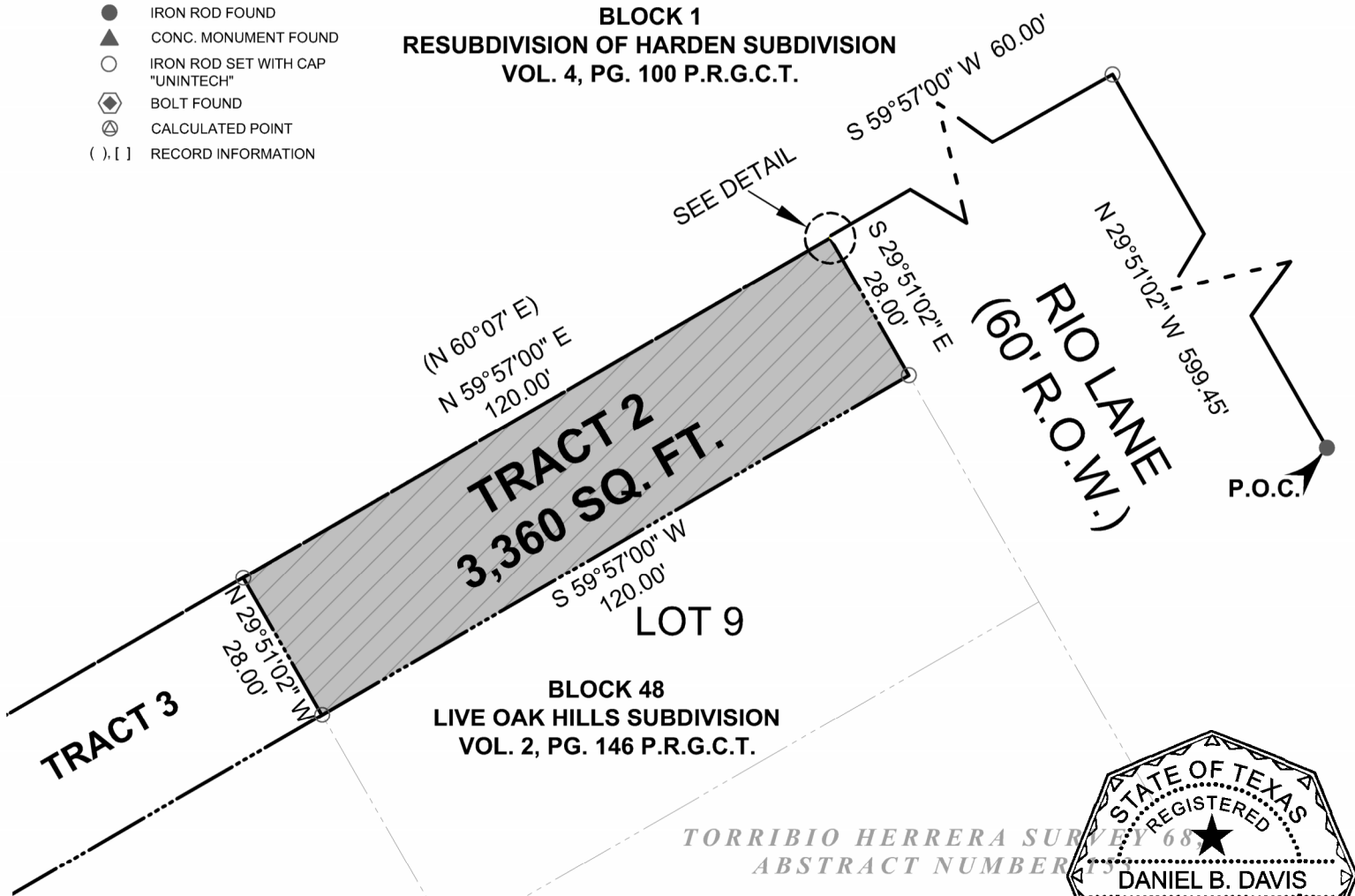
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- ▲ CONC. MONUMENT FOUND
- IRON ROD SET WITH CAP "UNINTECH"
- ⬠ BOLT FOUND
- ⊙ CALCULATED POINT
- (), [] RECORD INFORMATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:

ELECTRICAL EASEMENT
TRACT 2: 3,360 SQUARE FEET

LOT 2
BLOCK 1
RESUBDIVISION OF HARDEN SUBDIVISION
VOL. 4, PG. 100 P.R.G.C.T.



TORRIBIO HERRERA SURVEY 68
ABSTRACT NUMBER 153



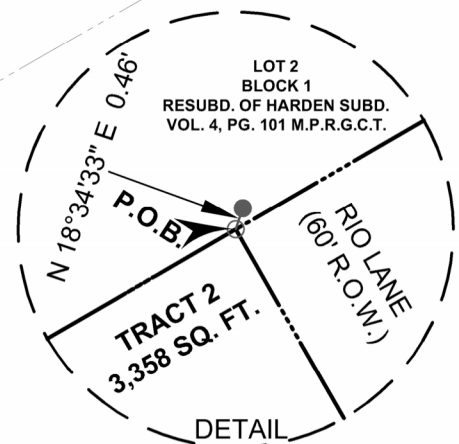
LOT 10
ELECTRICAL EASEMENT

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 9, BLOCK 48 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.).

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

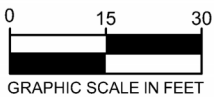
[Signature]

Daniel Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas



BEARING SOURCE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 83, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET. DISTANCES SHOWN HEREON ARE GRID VALUES IN FEET AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE VALUES BY A CONVERSION FACTOR OF 1.00015.



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1" = 30'	JW	DD	12/12/2024	23-226-S	3 OF 5



November 11, 2025

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TRACT 3

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 8, BLOCK 48 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.). SAID 3,360 SQUARE-FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a ½-inch iron rod found for the south corner of Lot 1, said Block 49 and being located in the intersection of the existing northwest right-of-way (ROW) line of Wiederstein Road (called 60 feet wide) with the existing northeast ROW line of Rio Lane (called 60 feet wide);

THENCE North 29° 51' 02" West departing from said Wiederstein Road and with the existing northeast ROW line of said Rio Lane, same being the west line of said Block 49, a distance of 599.45 feet to a ½-inch iron rod with an orange plastic cap stamped "UNINTECH" (hereinafter referred to as "with cap") set for the west corner of Lot 8, Block 49, said Live Oak Hills Subdivision and being located in the ostensible common line of said Live Oak Hills Subdivision and Lot 2, Block 1, Harden Subdivision as depicted on the Resubdivision Plat recorded in Volume 4, Page 100, P.R.G.C.T.;

THENCE South 59° 57' 00" West (South 60° 07' West) departing from said Block 49 and with said ostensible common line, a distance of 180.00 feet to a ½-inch iron rod with cap set for the north corner of the herein described tract and for the **POINT OF BEGINNING**, same being the common north corner of said Lot 8 and Lot 9, Block 48, said Live Oak Hills Subdivision;

THENCE South 29° 51' 02" East departing from said Harden Subdivision and with the common line of said Lots 8 and 9, a distance of 28.00 feet to a ½-inch iron rod with cap set for the east corner of the herein described tract;

THENCE South 59° 57' 00" West departing from said Lot 9, a distance of 120.00 (120) feet to a ½-inch iron rod with cap set for the south corner of the herein described tract and being located in the southwest line of said Lot 8, same being the existing northeast ROW line of Quail Lane (called 60 feet wide);

THENCE North 29° 51' 02" West with the southwest line of said Lot 8, same being the existing northeast ROW line of said Quail Lane, a distance of 28.00 feet to a ½-inch iron rod with cap set for the west corner of the herein described tract, same being the west corner of said Lot 8, and being located in the ostensible common line of said Live Oak Hills Subdivision and said Lot 2, Block 1, Harden Subdivision. For reference, a ½-inch iron rod found with a broken plastic cap stamped "RPLS 5787" bears South 76° 09' 24" West, a distance of 3.27 feet;



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November 11, 2025

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THENCE North 59° 57' 00" East (North 60° 07' East) departing from said Quail Lane and with said ostensible common line, a distance of 120.00 (120) feet to the **POINT OF BEGINNING** and containing 3,360 square feet of land.

Notes:

An exhibit of even date was prepared in conjunction with this property description.

All bearings and distances listed in parentheses denote record data recorded on relevant subdivision plat/parent tract deed.

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Daniel B. Davis, R.P.L.S. No. 6195



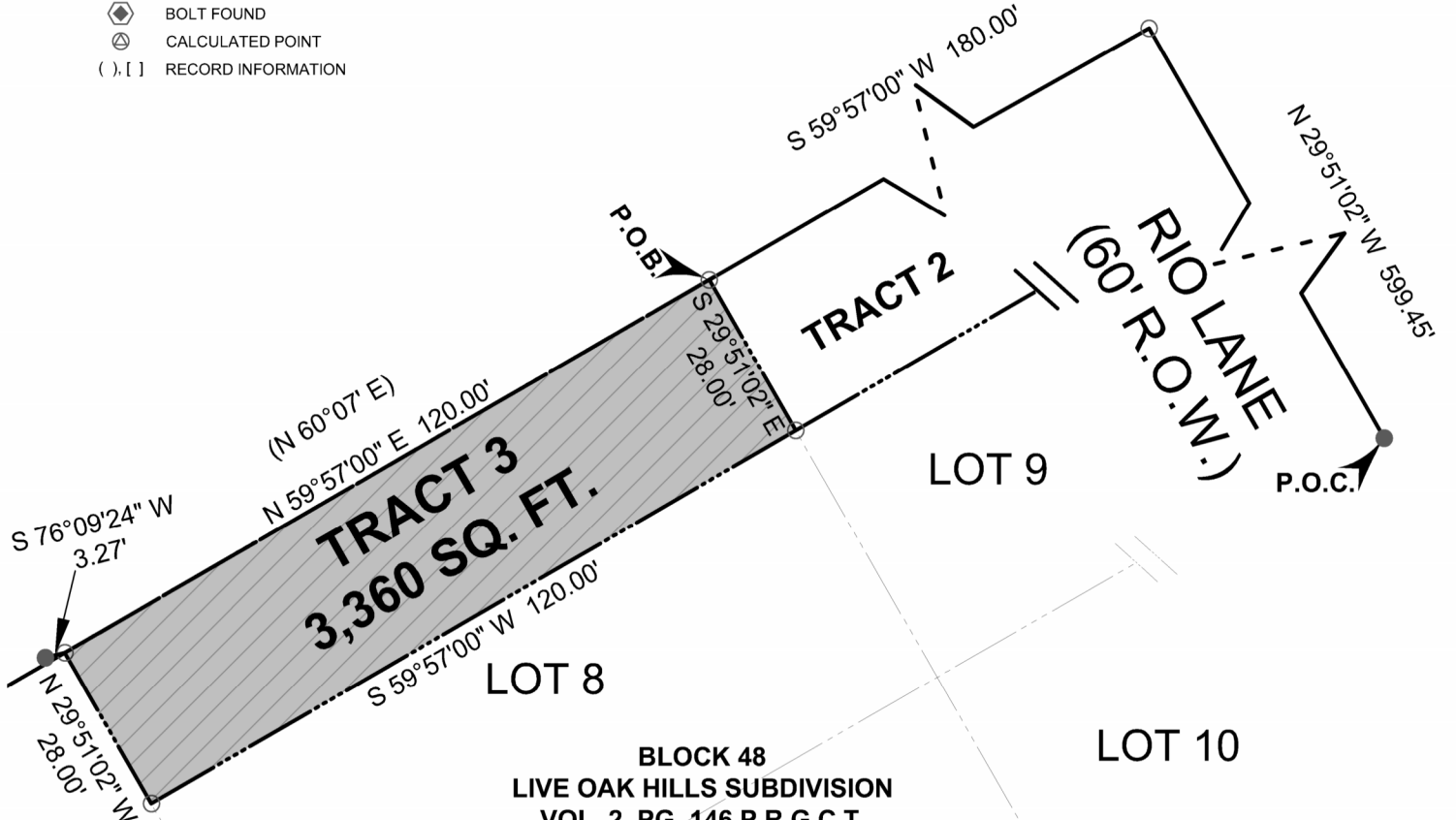
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- ▲ CONC. MONUMENT FOUND
- IRON ROD SET WITH CAP "UNINTECH"
- ⬠ BOLT FOUND
- ⊙ CALCULATED POINT
- (), [] RECORD INFORMATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:

ELECTRICAL EASEMENT
TRACT 3: 3,360 SQUARE FEET

LOT 2
BLOCK 1
RESUBDIVISION OF HARDEN SUBDIVISION
VOL. 4, PG. 100 P.R.G.C.T.



TORRIBIO HERRERA SURVEY
ABSTRACT NUMBER 153



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

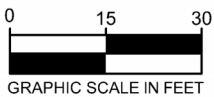
Daniel Davis
Registered Professional Land Surveyor
No. 6195 - State of Texas

ELECTRICAL EASEMENT

BEING A 3,360 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 8, BLOCK 48 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.).

BEARING SOURCE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 83, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET. DISTANCES SHOWN HEREON ARE GRID VALUES IN FEET AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE VALUES BY A CONVERSION FACTOR OF 1.00015.



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SAN ANTONIO, TEXAS 78259 AUSTIN, TEXAS 78752
(210) 641-6003 FAX: (210) 641-8279 (512) 579-0722

Scale	Drawn by	Checked by	Field Date	Project No.	Page No.
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November 11, 2025

Job No. 24-028-S

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TRACT 4

BEING A 1,149 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 9, BLOCK 45 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.). SAID 1,149 SQUARE-FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a ½-inch iron rod found for the south corner of Lot 1, said Block 49 and being located in the intersection of the existing northwest right-of-way (ROW) line of Wiederstein Road (called 60 feet wide) with the existing northeast ROW line of Rio Lane (called 60 feet wide);

THENCE North 29° 51' 02" West departing from said Wiederstein Road and with the existing northeast ROW line of said Rio Lane, same being the west line of said Block 49, a distance of 599.45 feet to a ½-inch iron rod with an orange plastic cap stamped "UNINTECH" (hereinafter referred to as "with cap") set for the west corner of Lot 8, Block 49, said Live Oak Hills Subdivision and being located in the ostensible common line of said Live Oak Hills Subdivision and Lot 2, Block 1, Harden Subdivision as depicted on the Resubdivision Plat recorded in Volume 4, Page 100, P.R.G.C.T.;

THENCE South 59° 57' 00" West (South 60° 07" West) departing from said Block 49 and with said ostensible common line, a distance of 360.00 feet to a ½-inch iron rod with cap set for the north corner of the herein described tract and for the **POINT OF BEGINNING**, same being the north corner of said Lot 9 and being located in the existing southwest ROW line of Quail Lane (called 60 feet wide);

THENCE South 29° 52' 28" East departing from said Harden Subdivision and with the northeast line of said Lot 9, same being the existing southwest ROW line of said Quail Lane, a distance of 28.00 feet to a ½-inch iron rod with cap set for the east corner of the herein described tract;

THENCE South 59° 57' 00" West departing from said Quail Lane, a distance of 41.00 feet to a ½-inch iron rod with cap set for the south corner of the herein described tract;

THENCE North 30° 03' 28" West, a distance of 28.00 feet to a ½-inch iron rod with cap set for the west corner of the herein described tract, and being located in the ostensible common line of said Live Oak Hills Subdivision and Lot 3, Block 1, SPV. L.L.C. Subdivision as depicted on a replat exhibit recorded in Volume 4327, Page 224, Official Public Records of Guadalupe County, Texas (O.P.R.C.T.);

THENCE North 59° 57' 00" East (North 60° 07' East) with said ostensible common line, at a distance of 26.95 feet pass a bolt found, continuing for a total distance of 41.09 feet to the **POINT OF BEGINNING** and containing 1,149 square feet of land.

****NOTES PERTAINING TO THE ABOVE DESCRIPTION ARE INCORPORATED BY REFERENCE AND APPEAR ON PAGE 2****



UNINTECH CONSULTING ENGINEERS, INC.

STRUCTURAL • CIVIL • SURVEYING

November 11, 2025

Job No. 24-028-S

Page 2 of 2

Notes:

An exhibit of even date was prepared in conjunction with this property description.

All bearings and distances listed in parentheses denote record data recorded on relevant subdivision plat/parent tract deed.

Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 83, as obtained by GPS observations and referenced to the Leica SmartNet. Distances shown hereon are grid values in feet and may be converted to surface by multiplying the values by a conversion factor of 1.00015.

A handwritten signature in blue ink, appearing to read "Daniel B. Davis", written over a horizontal line.

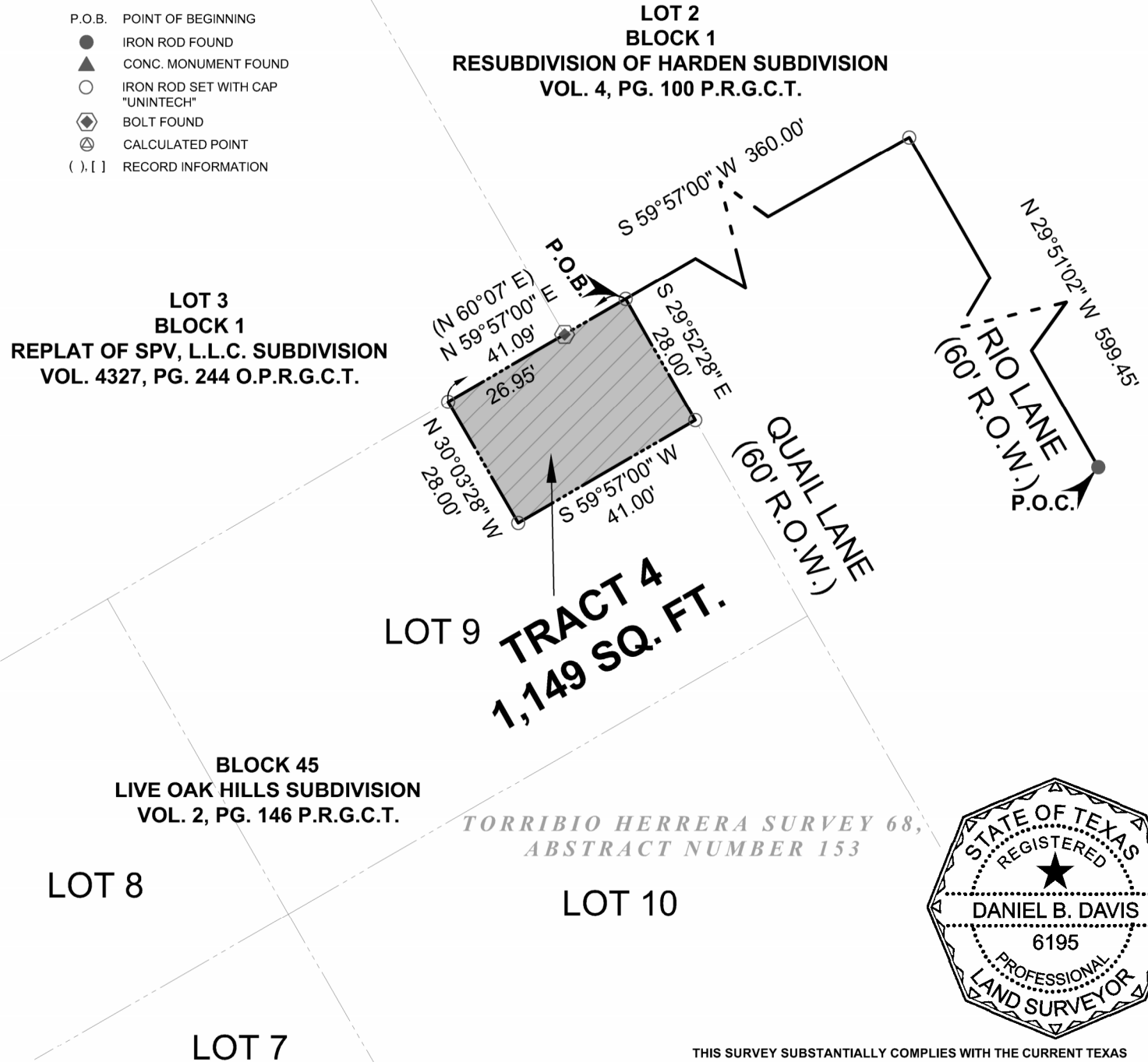
Daniel B. Davis, R.P.L.S. No. 6195



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- P.R.G.C.T. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- IRON ROD FOUND
- ▲ CONC. MONUMENT FOUND
- IRON ROD SET WITH CAP "UNINTECH"
- ⬠ BOLT FOUND
- ⊙ CALCULATED POINT
- (), [] RECORD INFORMATION

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:
ELECTRICAL EASEMENT
TRACT 4: 1,149 SQUARE FEET**



TORRIBIO HERRERA SURVEY 68,
ABSTRACT NUMBER 153



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE [2, STANDARD LAND

Registered Professional Land Surveyor
No. 6195 - State of Texas

ELECTRICAL EASEMENT

BEING A 1,149 SQUARE-FOOT TRACT SITUATED IN THE TORRIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, SCHERTZ, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF LOT 9, BLOCK 45 AS DEPICTED ON THE PLAT OF LIVE OAK HILLS SUBDIVISION RECORDED IN VOLUME 2, PAGE 146, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.).

BEARING SOURCE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 83, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET. DISTANCES SHOWN HEREON ARE GRID VALUES IN FEET AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING THE VALUES BY A CONVERSION FACTOR OF 1.00015.



		UNINTECH CONSULTING ENGINEERS, INC. WWW.UNINTECH.COM			
2431 E. EVANS RD. SAN ANTONIO, TEXAS 78259 (210) 641-6003 FAX: (210) 641-8279		505 E. HUNTLAND DR, SUITE 335 AUSTIN, TEXAS 78752 (512) 579-0722			
Scale 1" = 30'	Drawn by JW	Checked by DD	Field Date 12/12/2024	Project No. 23-226-S	Page No. 5 OF 5