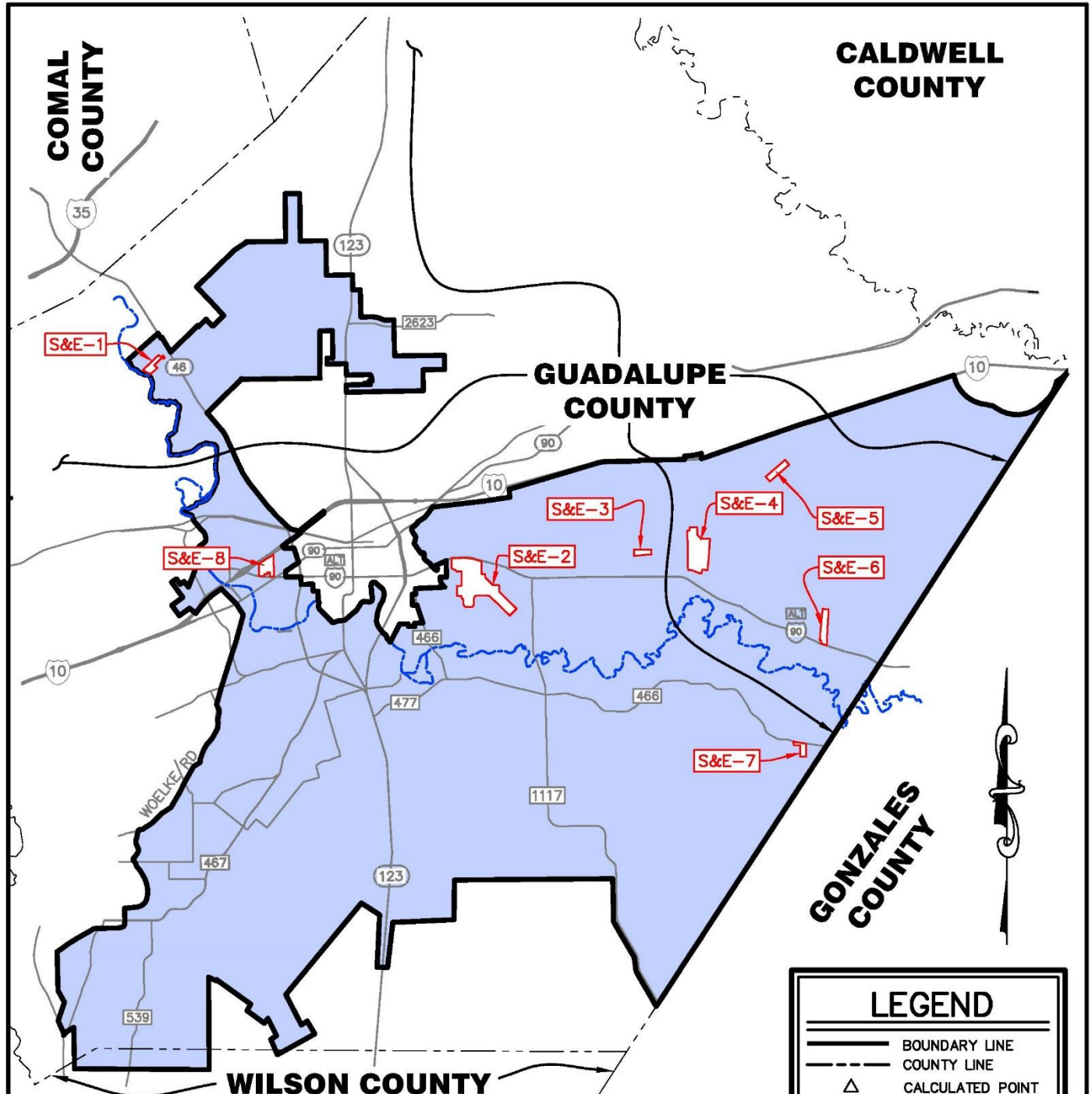


# BOUNDARIES OF SPRINGS HILL SUD



**WILSON COUNTY**  
**VICINITY MAP**

SCALE: 1" = 20000'

LEGEND	
	BOUNDARY LINE
	COUNTY LINE
	CALCULATED POINT
	SAVE & EXCEPT (SEE SHEET 61)
P.O.B.	POINT OF BEGINNING

## Springs Hill WSC Certificate of Convenience and Necessity (CCN) Map

**4WARD**  
Land Surveying  
*A Limited Liability Company*

PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	5/4/2023
Project:	01634
Scale:	1" = 20000'
Reviewer:	FM
Tech:	SZG
Field Crew:	-
Survey Date:	MAR. 2023
Sheet:	1 OF 61

# BOUNDARIES OF SPRINGS HILL SUD

**SAVE AND EXCEPT TRACTS:**

S&E 1 – BEING ALL OF A CALLED 26.900 ACRE TRACT CONVEYED TO NEW BRAUNFELS UTILITIES IN VOLUME 2053, PAGE 879 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), BEING ALL OF A CALLED 11.034 ACRE TRACT CONVEYED TO NEW BRAUNFELS UTILITIES IN VOLUME 3160, PAGE 568 (O.P.R.G.C.T.), BEING A PORTION OF A CALLED 25.391 ACRE TRACT CONVEYED TO HEIMER FP, LTD. AND HOLLMIG, FP, LTD. IN DOCUMENT NO. 2015022035 (O.P.R.G.C.T.), BEING ALL OF A CALLED 0.279 ACRE TRACT CONVEYED TO DELIA SAUDER, ET AL IN VOLUME 3185, PAGE 406 (O.P.R.G.C.T.), BEING ALL OF LOTS 28–29 OF THE RE–SUBDIVISION PLAT OF SAUDER FARMS – UNIT ONE, LOTS 1 THRU 45, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 156 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.), BEING ALL OF LOTS 34–35 OF THE RE–SUBDIVISION PLAT OF SAUDER FARMS – UNIT ONE, LOTS 34 THRU 45, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 161 (P.R.G.C.T.), AND BEING ALL OF LOTS 46–55, LOTS 59–72, AND LOTS 80–85, ALL OF SAUDER FARMS UNIT TWO, A SUBDIVISION PLAT IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 192 (P.R.G.C.T.).

S&E 2 – BEING APPROXIMATELY 746 ACRES OWNED BY THE UNITED STATES OF AMERICA (PER GUADALUPE COUNTY APPRAISAL DISTRICT) OUT OF SAID J.G. KING SURVEY NO. 15, ABSTRACT NO. 26 AND OUT OF SAID JOHN SOWELL SURVEY NO. 16, ABSTRACT NO. 35, AND BEING KNOWN AS THE SEGUIN AIR FORCE AUXILLARY FIELD IN GUADALUPE COUNTY, TEXAS.

S&E 3 – BEING ALL OF A CALLED 50.0 ACRE TRACT CONVEYED TO THE PASCHAL HERITAGE TRUST IN DOCUMENT NO. 2015022371 (O.P.R.G.C.T.).

S&E 4 – BEING ALL OF A CALLED 162.747 ACRE TRACT CONVEYED TO BRADLEY AND DARLA MONDIN IN VOLUME 4272, PAGE 839 (O.P.R.G.C.T.), AND BEING ALL OF THE REMAINING PORTION OF A CALLED 391.262 ACRE TRACT CONVEYED TO S. WHITE RANCHES AND PROPERTIES, LTD. IN VOLUME 1766, PAGE 701 (O.P.R.G.C.T.).

S&E 5 – BEING ALL OF A CALLED 80.15 ACRE TRACT CONVEYED TO ANN SCHUMANN IN VOLUME 1113, PAGE 578 (O.P.R.G.C.T.).

S&E 6 – BEING ALL OF A CALLED 113.26 ACRE TRACT CONVEYED TO TLREM, LLC IN DOCUMENT NO. 201899013431 (O.P.R.G.C.T.).

S&E 7 – BEING ALL OF LOTS 6–9 OF GUADALUPE HILLS RANCH, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 320 (P.R.G.C.T.), AND BEING ALL OF LOT 11 OF GUADALUPE HILLS RANCH PHASE II, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS RECORDED IN VOLUME 4, PAGE 323 (P.R.G.C.T.).

S&E 8 – BEING ALL OF A CALLED 108.98 ACRE TRACT CONVEYED TO 121.08 GREEN VALLEY, J.V IN DOCUMENT NO. 2014002882 (O.P.R.G.C.T.), AND BEING ALL OF CALLED 12.10 ACRE TRACT CONVEYED TO 121.08 GREEN VALLEY J.V. IN DOCUMENT NO. 2014002880 (O.P.R.G.C.T.).

**BEARING BASIS:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, US SURVEY FEET
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

S&E ACREAGE TABLE	
NAME	ACRES
S&E 1	67
S&E 2	746
S&E 3	50
S&E 4	391
S&E 5	80
S&E 6	113
S&E 7	50
S&E 8	118
TOTAL	1,615

  
  
 5/4/2023

OVERALL ACREAGE = 174,765 ACRES  
 S&E TRACT ACREAGE = 1,615 ACRES  
 NET ACREAGE = 173,150 ACRES

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 Certificate of  
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