



0.264 ACRE
WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS

FIELD NOTES FOR A 0.264 ACRE STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.36 ACRE TRACT DESCRIBED IN A DEED TO RANDY W. YOUNG OF RECORD IN VOLUME 1923, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.264 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1+IRON PIPE FOUND IN THE NORTHWEST MARGIN OF COUNTY ROAD 404 (ALSO KNOWN AS LONGHORN TRAIL ROAD), AT THE SOUTH CORNER OF SAID 5.36 ACRE TRACT, THE EAST CORNER OF A CALLED 8.00 ACRE TRACT DESCRIBED IN A DEED TO CARLTON COKER, OF RECORD IN VOLUME 1654, PAGE 569 OF THE O.P.R.G.C.T.,

THENCE N 28°28'06" W – 590.88' WITH THE COMMON LINE OF SAID 5.36 ACRE TRACT AND SAID 8.00 ACRE TRACT TO THE **POINT OF BEGINNING** AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 28°28'06" W – 51.04' WITH THE COMMON LINE OF SAID 5.36 ACRE TRACT AND SAID 8.00 ACRE TRACT TO POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND IN THE SOUTHEAST LINE OF THAT CALLED 5.80 ACRE TRACT DESCRIBED IN A DEED TO DAVID CARPENTER, OF RECORD IN VOLUME 2233, PAGE 793 OF THE O.P.R.G.C.T., AT THE WEST CORNER OF SAID 5.36 ACRE TRACT, AND THE NORTH CORNER OF SAID 8.00 ACRE TRACT BEARS N 28°28'06"+W . 455.03q

THENCE N 84°02'25" E – 239.49' THROUGH THE INTERIOR OF SAID 5.36 ACRE TRACT, NORTH OF, 60qFROM AND PARALLEL TO THE NORTH LINE OF A TECO PIPELINE COMPANY 50qWIDE EASEMENT, OF RECORD IN VOLUME 1170, PAGE 670 OF THE O.P.R.G.C.T., TO A POINT IN THE NORTHEAST LINE OF SAID 5.36 ACRE TRACT AND THE SOUTHWEST LINE OF A CALLED 5.35 ACRE TRACT, DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO MARIE A. STATON, OF RECORD IN VOLUME 1546, PAGE 373, OF THE O.P.R.G.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND FOR THE NORTH CORNER OF SAID 5.36 ACRE TRACT BEARS N 36°48'08"+W . 581.79q

THENCE S 36°48'18" E – 54.77' WITH THE COMMON LINE OF SAID 5.36 ACRE TRACT AND SAID 5.35 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND IN THE NORTHWEST MARGIN OF COUNTY ROAD 404, AT THE EAST CORNER OF SAID 5.36 ACRE TRACT BEARS S 36°48'08"+E . 425.56q

THENCE S 84°00'41" W – 248.04' THROUGH THE INTERIOR OF SAID 5.36 ACRE TRACT, WITH THE NORTH LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, OF RECORD IN VOLUME 1593, PAGE 940 OF THE O.P.R.G.C.T., RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.264 ACRE OF LAND.

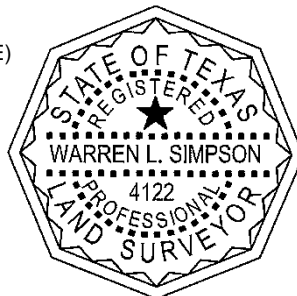
TOGETHER WITH A 30qWIDE (0.173 ACRE) TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND CONTIGUOUS TO SAID 0.264 ACRE EASEMENT, AND BEING THE SAME TRACT DESCRIBED AS A 30qWIDE (0.17 ACRE) CITY OF SCHERTZ, TEXAS, PIPELINE EASEMENT OF RECORD IN VOLUME 1593, PAGE 940 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JANUARY 31, 2017
RELEASED: MAY 4, 2017
REVISED: JULY 10, 2018
(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)


WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178
PLAT NO. A1-1203
FIELD NOTE NO. 014
MAP CHECKED: 05/01/2017-WLS