



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

FIELD NOTES FOR A 0.417 ACRE STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.00 ACRE TRACT DESCRIBED IN A DEED TO CARLTON COKER, OF RECORD IN VOLUME 1654, PAGE 569 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.417 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2+IRON ROD FOUND AT THE NORTHWEST MARGIN OF COUNTY ROAD 404 (ALSO KNOWN AS LONGHORN TRAIL ROAD), AT THE SOUTH CORNER OF SAID 8.00 ACRE TRACT, THE EAST CORNER OF A CALLED 12.34 ACRE TRACT DESCRIBED IN A DEED TO JAMES COKER, OF RECORD IN VOLUME 2150, PAGE 969 OF THE O.P.R.G.C.T.,

THENCE WITH THE COMMON LINE OF SAID 8.00 ACRE TRACT AND SAID 12.34 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. **N 37°08'46" W – 226.20'** TO A 1/2+IRON ROD FOUND FOR ANGLE,
2. **N 39°01'39" W – 589.44'** TO THE **POINT OF BEGINNING** AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 39°01'39" W – 52.22' WITH THE COMMON LINE OF SAID 8.00 ACRE TRACT AND SAID 12.34 ACRE TRACT TO POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %B&A 263+FOUND AT THE WEST CORNER OF SAID 8.00 ACRE TRACT, THE SOUTH CORNER OF THAT CALLED 5.44 ACRE TRACT DESCRIBED IN A DEED TO JESUS CARLOS HERNANDEZ AND SPOUSE ALEJANDRA HERNANDEZ, OF RECORD IN VOLUME 1485, PAGE 186, OF THE O.P.R.G.C.T. BEARS N 39°01'39" W - 216.05q

THENCE N 84°02'25" E – 405.62' THROUGH THE INTERIOR OF SAID 8.00 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 8.00 ACRE TRACT, THE SOUTHWEST LINE OF A CALLED 5.36 ACRE TRACT, DESCRIBED IN A DEED TO RANDY YOUNG, OF RECORD IN VOLUME 1923, PAGE 236 OF THE O.P.G.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND IN THE SOUTHEAST LINE OF A 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 NORTH CORNER OF SAID 8.00 ACRE TRACT, BEARS N 28°28'06" W . 455.03q

THENCE S 28°28'06" E – 50.98' WITH THE COMMON LINE OF SAID 8.00 ACRE TRACT AND SAID 5.36 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1+IRON PIPE FOUND IN THE NORTHWEST MARGIN OF COUNTY ROAD 404, AT THE EAST CORNER OF SAID 8.00 ACRE TRACT BEARS S 28°28'06" E . 590.88q

THENCE S 84°31'19" W – 396.66' THROUGH THE INTERIOR OF SAID 8.00 ACRE TRACT, WITH THE NORTH LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE EASEMENT, OF RECORD IN VOLUME 1635, PAGE 351 OF THE O.P.R.G.C.T., RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.417 ACRE OF LAND.

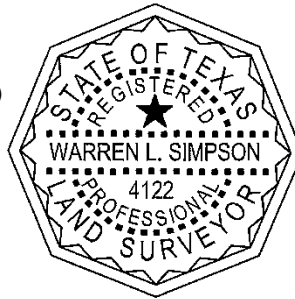
TOGETHER WITH A 30qWIDE (0.271 ACRE) TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND CONTIGUOUS TO SAID 0.417 ACRE EASEMENT AND BEING THAT PORTION OF A 30qWIDE WATERLINE EASEMENT, CALLED EASEMENT 1+, DESCRIBED IN A DEED TO THE CITY OF SCHERTZ, TEXAS, OF RECORD IN VOLUME 1635, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LYING WITHIN THE 8.00 ACRE TRACT DESCRIBED IN A DEED TO CARLTON COKER OF RECORD IN VOLUME 1654, PAGE 569 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 5, 2017
REVISED: JULY 10, 2018
(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)


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



PROJ NO. 1-02178
PLAT NO. A1-1199
FIELD NOTE NO. 015
MAP CHECKED: 05/5/2017-WLS