



600 Austin Ave., Suite 20  
Waco, Texas 76701

**EASEMENT 1  
0.087 ACRE  
WATERLINE EASEMENT  
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62  
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 0.087 ACRE STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.34 ACRE TRACT DESCRIBED IN A DEED TO JAMES COKER, OF RECORD IN VOLUME 2150, PAGE 969 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.087 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 MOST WESTERLY SOUTH CORNER OF SAID 12.34 ACRE TRACT, THE EAST CORNER OF A CALLED 5.214 ACRE TRACT DESCRIBED IN A DEED TO MILLENNIUM INTERESTS, LTD., OF RECORD IN VOLUME 3023, PAGE 585 OF THE O.P.R.G.C.T., IN THE NORTHWEST LINE OF A CALLED 11.16 ACRE TRACT DESCRIBED IN A DEED TO CARLTON COKER, OF RECORD IN VOLUME 2150, PAGE 961, OF THE O.P.R.G.C.T.,

**THENCE** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 12.34 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. **N 57°18'10" E – 456.07'** TO A 1/2+IRON ROD FOUND AT AN ELL CORNER FOR ANGLE,
2. **S 63°12'41" E – 425.51'** TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE N 78°16'12" E – 165.36'** THROUGH THE INTERIOR OF SAID 12.34 ACRE TRACT, AND 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 SOUTHEAST LINE OF SAID 12.34, THE NORTHWEST LINE OF SAID 11.16 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT AN ELL CORNER OF SAID 12.34 ACRE TRACT BEARS N 54°15'15"E . 197.00q

**THENCE S 54°15'51" W – 95.01'** TO A POINT IN THE SOUTHEAST LINE OF SAID 12.34, THE NORTHEAST LINE OF SAID 11.16 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH AN ELL CORNER OF SAID 12.34 ACRE TRACT BEARS S 54°15'15"W . 21.06q

**THENCE S 78°45'06" W – 30.33'** THROUGH THE INTERIOR OF SAID 12.34 ACRE TRACT, WITH THE NORTH LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT (EASEMENT 1) OF RECORD IN VOLUME 1635, PAGE 351 OF THE O.P.R.G.C.T., TO A POINT IN THE COMMON LINE OF SAID 12.34 ACRE AND SAID 11.16 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH AN ELL CORNER OF SAID 12.34 ACRE TRACT BEARS S 63°12'41"E . 14.17q

**THENCE N 63°12'41" W – 61.66'** WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID 11.16 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.087 ACRE OF LAND.

**TOGETHER WITH** A 0.003 ACRE TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND CONTIGUOUS TO SAID 0.087 ACRE EASEMENT 1, SAID 0.003 ACRE EASEMENT LYING IN AN ELL CORNER OF SAID 12.34 ACRE TRACT AS SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERD PROFESSIONAL SURVEYOR, NO. 4122.

**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.**

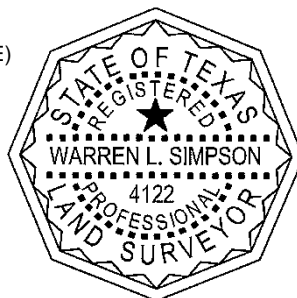
SURVEYED: FEBRUARY 10, 2017

RELEASED: MAY 17, 2017

REVISED: JULY 10, 2018

(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)

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



PROJ NO. 1-02178

PLAT NO. A1-1198

FIELD NOTE NO. 016-1

MAP CHECKED: 05/11/2017-JBM