



600 Austin Ave., Suite 20
Waco, Texas 76701

**EASEMENT 2
0.072 ACRE
WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 0.072 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 0.072 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 IN THE NORTHWEST MARGIN OF COUNTY ROAD 404 (ALSO KNOWN AS LONGHORN TRAIL ROAD), AT THE MOST EASTERLY SOUTH CORNER OF SAID 12.34 ACRE TRACT, THE MOST NORTHERLY EAST CORNER 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 12.34 ACRE TRACT AND SAID 11.16 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. **N 37°06'26" W – 230.65'** TO A 1/2+IRON ROD FOUND FOR ANGLE,
2. **N 39°06'33" W – 629.08'** TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 39°06'33" W – 51.54' WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID 11.16 ACRE TRACT TO A POINT FOR THE NORTHWEST 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 39°06'33"W . 94.23q

THENCE N 84°02'25" E – 72.27' 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 NORTHEAST LINE OF SAID 12.34 ACRE TRACT, THE SOUTHWEST LINE 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., FOR THE NORTHEAST 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 BEARS N 39°01'39"W . 216.05q

THENCE S 39°01'39" E – 52.22' WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID 8.00 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND FOR ANGLE IN THE NORTHEAST LINE OF SAID 12.34 ACRE TRACT BEARS S 39°01'39"E . 589.44q AND FROM SAID 1/2+IRON ROD FOUND A 1/2+IRON ROD FOUND AT THE SOUTH CORNER OF SAID 8.00 ACRE TRACT BEARS S 37°08'46"E . 226.20q

THENCE S 84°31'19" W – 72.58' THROUGH THE INTERIOR OF SAID 12.34 ACRE TRACT AND 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., RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.072 ACRE OF LAND.

TOGETHER WITH A 30qWIDE (0.050 ACRE) TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND CONTIGUOUS TO SAID 0.072 ACRE EASEMENT 2 AND BEING THAT PORTION OF A 30qWIDE WATERLINE EASEMENT TO THE CITY OF SCHERTZ, TEXAS, OF RECORD IN VOLUME 1635, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, WHICH CROSSES THE 60qSTRIP COMPRISING THE MOST SOUTHEASTERN PART OF SAID 12.34 ACRE TRACT.

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.

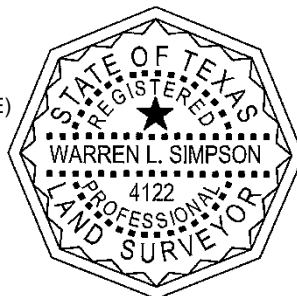
SURVEYED: FEBRUARY 10, 2017

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. 016-2 - MAP CHECKED: 05/11/2017-JBM