

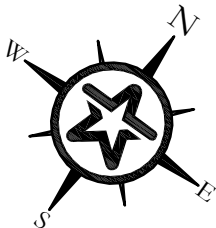
J. D. BROWN SURVEY,
ABSTRACT 62
GUADALUPE COUNTY, TEXAS

MILLENNIUM
INTERESTS, LTD.
CALLED 5.214 ACRES
VOLUME 3023,
PAGE 585
O.P.R.G.C.T.

1/2" IRON ROD
FOUND WITH
CAP STAMPED
"BLS 20242"

15' UTILITY EASEMENT
VOLUME 1498, PAGE 352
O.P.R.G.C.T.

15' UTILITY EASEMENT
VOLUME 1498, PAGE 352
O.P.R.G.C.T.



JAMES COKER
CALLED 12.34 ACRES
VOLUME 2150, PAGE 969
O.P.R.G.C.T.

EASEMENT 1
FIELD NOTE POINT
OF COMMENCEMENT

CARLTON COKER
CALLED 11.16 ACRES
VOLUME 2150, PAGE 961
O.P.R.G.C.T.

CITY OF SCHERTZ, TEXAS
30' WIDE WATERLINE EASEMENT
EASEMENT 1
VOLUME 1635, PAGE 351,
O.P.R.G.C.T.

CECELIA COKER
UNDIVIDED 1/2 INTEREST
FROM CARLTON COKER
CALLED 11.16 ACRES
G.C.C.D. 2016017289
O.P.R.G.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	N 78° 16' 12" E	165.36'
L-2	S 54° 15' 51" W	95.01'
L-3	S 78° 45' 06" W	30.33'
L-4	N 63° 12' 41" W	61.66'
L-5	N 39° 06' 33" W	51.54'
L-6	N 84° 02' 25" E	72.27'
L-7	S 39° 01' 39" E	52.22'
L-8	S 84° 31' 19" W	72.58'
L-9	N 39° 06' 33" W	94.23'

TECO PIPELINE COMPANY
50' WIDE EASEMENT
VOLUME 1170, PAGE 670
O.P.R.G.C.T.

SEE DETAIL "A"
FOR THIS AREA

JUAN PEDRO GOMEZ AND
WIFE, PERCILLA A. GOMEZ
CALLED 9.86 ACRES
G.C.C.D. 2016017373
O.P.R.G.C.T.

EASEMENT 1
FIELD NOTE POINT
OF BEGINNING
GRID COORDINATES
N:13746416.22' E:2271194.96'

0.087 ACRE
EASEMENT

N 54° 15' 51" E
197.00'

(S 55° 06' 23" W 313.07')

0.003 ACRE
TEMPORARY
CONSTRUCTION
EASEMENT

EASEMENT 2
FIELD NOTE POINT
OF BEGINNING
GRID COORDINATES
N:13746451.79' E:2271608.67'

1/2" IRON ROD WITH
CAP STAMPED
"B&A 263" FOUND

N 39° 01' 39" W
216.05'

0.072 ACRE
EASEMENT

0.050 ACRE
TEMPORARY
CONSTRUCTION
EASEMENT

N 38° 17' 14" W 868.22'
(225.37')
S 37° 08' 46" E 226.20'

N 38° 01' 39" E 589.44'

CARLTON COKER
CALLED 8.00 ACRES
VOLUME 1654, PAGE 569
O.P.R.G.C.T.

15' UTILITY EASEMENT
VOLUME 1498, PAGE 352
O.P.R.G.C.T.
(TYPICAL)

20' EASEMENT
VOLUME 1498, PAGE 352
O.P.R.G.C.T.

N 37° 06' 26" W 230.65'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

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S 37° 08' 46" E 226.20'

N 36° 15' 16" W
(225.37')
S 37° 08' 46" E 226.20'

SURVEYOR'S NOTES:

SURVEYED: FEBRUARY 10, 2017
RELEASE DATE: MAY 17, 2017
REVISED DATE: JUNE 12, 2018
(ADDED TEMPORARY CONSTRUCTION EASEMENT LABELS)
REVISION DATE: JUNE 29, 2018
(REVISED THE LOCATION OF THE TEMPORARY CONSTRUCTION EASEMENT)

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

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

AND

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

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY
WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY
ALAMO TITLE INSURANCE, GF NO. 4014013626, WHICH BEARS AN
EFFECTIVE DATE OF DECEMBER 16, 2016.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE
PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE
ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

EASEMENT(S) AS PROVIDED THEREIN, GRANTED TO GUADALUPE VALLEY
ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 1474, PAGE 598,
OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS. AFFECTS THE 12.34
ACRE TRACT

EXHIBIT

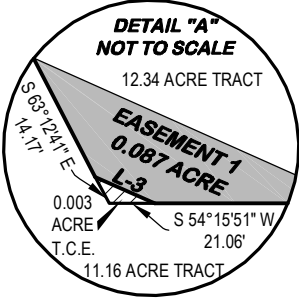
OF TWO WATERLINE EASEMENTS
EASEMENT 1: 0.087 ACRE AND

EASEMENT 2: 0.072 ACRE LOCATED IN THE J. D.
BROWN SURVEY, ABSTRACT 62, IN GUADALUPE
COUNTY, TEXAS, BEING OUT 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

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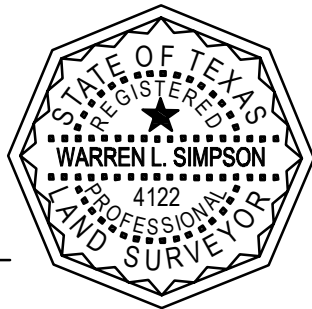
LEGEND

- = 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- () = SUBJECT TRACT DEED CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS
- ⊗ = WATER VALVE
- = GAS LINE SIGN
- = AREA OF EASEMENT
- ▨ = EXISTING WATERLINE EASEMENT
TO BE USED AS TEMPORARY
CONSTRUCTION EASEMENT (T.C.E.)



EASEMENT 2
FIELD NOTE POINT
OF COMMENCEMENT

COUNTY ROAD 404
LONGHORN TRAIL ROAD



Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com



Walker Partners
engineers ★ surveyors

600 Austin Avenue, Suite 20 • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1198 PROJ. NO. 1-02178 DRAFTED 05/11/17
016-1
TAB NA F/N NO. 016-2 FB/PG 383/12 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 016.DWG MAP CHK'D 05/11/17