



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

FIELD NOTES FOR A 0.757 ACRE STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.16 ACRE TRACT DESCRIBED IN A DEED TO CARLTON COKER, OF RECORD IN VOLUME 2150, PAGE 961 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.757 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 NORTHEAST LINE OF A REMAINDER OF A CALLED 42.317 ACRE TRACT DESCRIBED IN A DEED TO MILLENNIUM INTERESTS, LTD., OF RECORD IN VOLUME 3023, PAGE 579 OF THE O.P.R.G.C.T., FOR THE SOUTH CORNER OF SAID 11.16 ACRE TRACT AND THE WEST CORNER OF A CALLED 9.86 ACRE TRACT DESCRIBED IN A DEED TO JUAN PEDRO GOMEZ AND WIFE, PERCILLA A. GOMEZ, OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2016017373 OF THE O.P.R.G.C.T.,

**THENCE N 36°04'19" W – 528.72'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND THE REMAINDER OF SAID 42.317 ACRE TRACT TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE WEST CORNER OF SAID 11.16 ACRE TRACT BEARS N 36°04'19" W . 0.60q

**THENCE** THROUGH THE INTERIOR OF SAID 11.16 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., THE FOLLOWING THREE (3) CALLS:

1. **S 81°00'53" E – 18.73'** TO A POINT FOR ANGLE,
2. **N 87°01'11" E – 68.32'** TO A POINT FOR ANGLE,
3. **N 78°16'12" E – 863.72'** TO A POINT IN A NORTHEAST LINE OF SAID 11.16 ACRE TRACT, THE SOUTHWEST LINE 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., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE NORTH CORNER OF SAID 11.16 ACRE TRACT BEARS N 63°12'41" W . 425.51q

**THENCE S 63°12'41" E – 61.66'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 12.34 ACRE TRACT, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH AN INSIDE ELL CORNER OF SAID 11.16 ACRE TRACT BEARS S 63°12'41" E . 14.17q

**THENCE** THROUGH THE INTERIOR OF SAID 11.16 ACRE TRACT, AND THE NORTH LINE OF THE CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT (EASEMENT 1) OF RECORD IN VOLUME 1635, PAGE 351 OF THE O.P.R.G.C.T., THE FOLLOWING TWO (2) CALLS:

1. **S 78°45'06" W – 915.75'** TO A POINT FOR ANGLE,

2. **S 87°26'20" W – 65.23'** TO A POINT IN THE NORTHEAST LINE OF THE REMAINDER OF SAID 42.317 ACRE TRACT, THE SOUTHWEST LINE OF SAID 11.16 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE SOUTH CORNER OF SAID 11.16 ACRE TRACT BEARS S 36°04'19"E - 487.76q

**THENCE N 36°04'19" W – 40.96'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND THE REMAINDER OF SAID 42.317 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.757 ACRE OF LAND.

**TOGETHER WITH** A 30qWIDE (0.769 ACRE) TEMPORARY CONSTRUCTION EASEMENT, A 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, AND LYING SOUTH OF AND CONTIGUOUS TO SAID 0.757 ACRE EASEMENT 1, AND THE 0.134 ACRE EASEMENT 2, 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.**

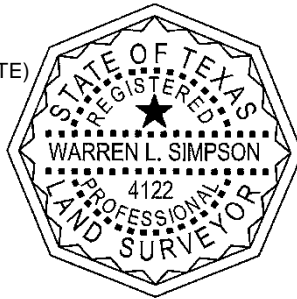
SURVEYED: FEBRUARY 10, 2017

RELEASED: MAY 18, 2017

REVISED: JULY 10, 2018

(ADDEDS TEMPORARY CONSTRUCTION EASEMENT NOTE)

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



PROJ NO. 1-02178

PLAT NO. A1-1170

FIELD NOTE NO. 017-1

MAP CHECKED: 05/11/2017-JBM