

GU (II) 017  
CARLTON COKER AND CECILIA COKER



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

FIELD NOTES FOR A 0.134 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 0.134 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 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 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 54°18'03" E - 1045.74'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 9.86 ACRE TRACT TO THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,

**THENCE S 78°45'06" W - 146.17'** THROUGH THE INTERIOR OF SAID 11.16 ACRE TRACT, WITH THE NORTH LINE OF A CITY OF SCHERTZ, TEXAS 30' WIDE WATERLINE EASEMENT (EASEMENT 1) OF RECORD IN VOLUME 1635, PAGE 351, OF THE O.P.R.G.C.T., TO A POINT IN THE 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 SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH AN ELL CORNER OF SAID 11.16 ACRE TRACT BEARS S 54°15'15" W - 21.06q

**THENCE N 54°15'51" E - 95.01'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 12.34 ACRE TRACT TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE MOST EASTERLY NORTH CORNER OF SAID 11.16 ACRE TRACT BEARS N 54°15'15" E - 197.00q

**THENCE N 78°16'12" E - 149.08'** 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., TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE NORTH CORNER OF SAID 9.86 ACRE TRACT BEARS N 54°18'03" E - 4.50q

**THENCE S 54°18'03" W - 98.17'** WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 9.86 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.134 ACRE OF LAND.

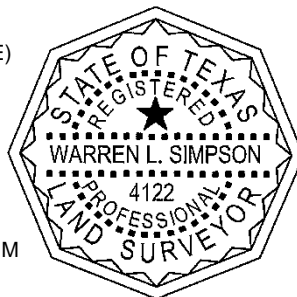
**TOGETHER WITH** A 30qWIDE (0.769 ACRE) TEMPORARY CONSTRUCTION EASEMENT, A PORTION OF A 30qWIDE WATERLINE EASEMENT TO THE CITY OF SCHERTZ, TEXAS, OF RECORD IN VOLUME 1635, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND LYING SOUTH OF AND CONTIGUOUS TO SAID 0.757 ACRE EASEMENT 1, AND SAID 0.134 ACRE EASEMENT 2, AS SHOWN ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED 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  
(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)

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



PROJ NO. 1-02178 - PLAT NO. A1-1170  
FIELD NOTE NO. 017- 2 - MAP CHECKED: 05/11/2017-JBM

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