

GU (II) 017
CARLTON COKER AND CECILIA COKER



**EASEMENT 3
0.069 ACRE
WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 0.069 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 0.069 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 WITH CAP STAMPED %PLS 5482+FOUND IN THE NORTHWEST MARGIN OF COUNTY ROAD 404 (ALSO KNOWN AS LONGHORN TRAIL ROAD), AT THE SOUTHERLY EAST CORNER OF SAID 11.16 ACRE TRACT, THE NORTHERLY EAST 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 WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND OF SAID 9.86 ACRE TRACT THE FOLLOWING TWO (2) CALLS:

1. **N 37°24'15" W – 234.13'** TO A 1/2+IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID 9.86 ACRE TRACT,
2. **N 39°04'47" W – 667.69'** TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 39°04'47" W – 46.69' WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND SAID 9.86 ACRE TRACT TO A POINT AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD AT THE NORTH CORNER OF SAID 9.86 ACRE TRACT BEARS N 39°04'47+W - 2.06q

THENCE THROUGH THE INTERIOR OF SAID 11.16 ACRE TRACT, AND BEING 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 TWO (2) CALLS:

1. **N 78°16'12" E – 34.27'** TO A POINT FOR ANGLE,
2. **N 84°02'25" E – 35.07'** TO A POINT IN THE NORTHEAST LINE OF SAID 11.16 ACRE TRACT, AND 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 MOST EASTERLY NORTH CORNER OF SAID 11.16 ACRE TRACT BEARS N 39°06'33+W - 94.23q

THENCE S 39°06'33" E – 51.54' 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 A 1/2+IRON ROD FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID 11.16 ACRE TRACT BEARS S 39°06'33+E . 629.08q

THENCE S 84°31'19" W – 71.83' THROUGH THE INTERIOR OF SAID 11.16 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 OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.069 ACRE OF LAND.

TOGETHER WITH A 30qWIDE (0.049 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 0.069 ACRE EASEMENT 3, 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

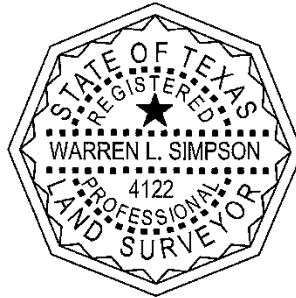
RELEASED: MAY 18, 2017

REVISED: JULY 10, 2018

(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)

Warren L. Simpson

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



PROJ NO. 1-02178

PLAT NO. A1-1170

FIELD NOTE NO. 017-3

MAP CHECKED: 05/11/2017-JBM