

GU (II) 007
EDWARD WOEHLE, JR AND LYDIA WOEHLE



**EASEMENT NO. 1
30 FOOT WIDE (0.732 ACRE)
WATERLINE EASEMENT
LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104
AND H. M. SWIFT SURVEY, ABSTRACT 288
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.732 ACRE) STRIP OF LAND LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104 AND H. M. SWIFT SURVEY, ABSTRACT 288 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 103.897 ACRE TRACT DESCRIBED IN A DEED TO EDWARD A. WOEHLE, SR. AND EDWARD A. WOEHLE, JR., OF RECORD IN VOLUME 2329, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAME BEING DESCRIBED IN TRACT FIVE IN A DEED TO LYDIA WOEHLE, OF RECORD IN VOLUME 3002, PAGE 430, OF THE O.P.R.G.C.T. SAID 0.732 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 2024+FOUND FOR THE WEST CORNER OF SAID 103.897 ACRE TRACT, IN THE SOUTHEAST LINE OF A CALLED 100 ACRE TRACT DESCRIBED IN A DEED TO EDWARD WOEHLE, JR, OF RECORD IN VOLUME 3046, PAGE 230 OF THE O.P.R.G.C.T., IN THE NORTHEAST MARGIN OF COUNTY ROAD 412, ALSO KNOWN AS GOLD DUST ROAD,

THENCE N 43°22'05" E - 1240.24' WITH THE COMMON LINE OF SAID 100 ACRE TRACT AND SAID 103.897 ACRE TRACT, TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT,

THENCE N 43°22'05" E - 30.22' WITH THE COMMON LINE OF SAID 100 ACRE TRACT AND SAID 103.897 ACRE TRACT, TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTH CORNER OF SAID 103.897 ACRE TRACT, AND THE EAST CORNER OF SAID 100 ACRE TRACT, BEARS N 43°22'05" E . 1954.56q AND A 1/2+IRON ROD FOUND BEARS S 24°00'18"E . 263.27q FROM SAID NORTH CORNER OF 103.897 ACRE TRACT;

THENCE S 53°41'53" E - 1070.32' THROUGH THE INTERIOR OF SAID 103.897 ACRE TRACT TO A POINT IN THE NORTHWEST LINE OF A CALLED 66.437 ACRE TRACT DESCRIBED IN A DEED TO MATTHEW NOLTE AND STEPHANIE NOTLE, HUSBAND AND WIFE, OF RECORD IN VOLUME 4203, PAGE 280 OF THE O.P.R.G.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD AT AN INSIDE ELL CORNER OF SAID 103.897 ACRE TRACT AND THE NORTH CORNER OF SAID 66.437 ACRE TRACT BEARS N 68°12'00"E - 277.82q

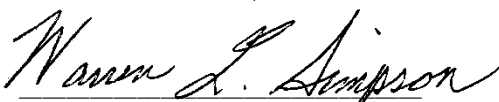
THENCE S 68°12'00" W - 35.34' WITH THE COMMON LINE OF SAID 103.897 ACRE TRACT AND SAID 66.437 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE WEST CORNER OF SAID 66.437 ACRE TRACT, BEARS S 68°12'00"W 1693.67q

THENCE N 53°41'53" W - 1055.37' THROUGH THE INTERIOR OF SAID 103.897 ACRE TRACT, WITH THE NORTHEAST LINE OF THE CITY OF SHERTZ, TEXAS 30q WIDE WATER LINE EASEMENT DESCRIBED IN VOLUME 1589, PAGE 69 OF THE O.P.R.G.C.T., RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.732 ACRE OF LAND.

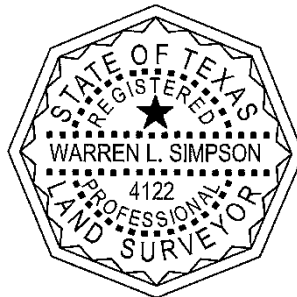
THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

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: MARCH 8, 2017
RELEASED: MARCH 22, 2017


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

PROJ NO. 1-02178
PLAT NO. A1-1174
FIELD NOTE NO. 007 TRACT 1
MAP CHECKED: 03/21/2017-JBM



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EDWARD WOEHLER, JR AND LYDIA WOEHLER



**EASEMENT NO. 2
30 FOOT WIDE (0.784 ACRE)
WATERLINE EASEMENT
LOCATED IN THE H. M. SWIFT SURVEY, ABSTRACT 288
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.784 ACRE) STRIP OF LAND LOCATED IN THE H. M. SWIFT SURVEY, ABSTRACT 288 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 103.897 ACRE TRACT DESCRIBED IN A DEED TO EDWARD A. WOEHLER, SR. AND EDWARD A. WOEHLER, JR., OF RECORD IN VOLUME 2329, PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), SAME BEING DESCRIBED IN TRACT FIVE IN A DEED TO LYDIA WOEHLER, OF RECORD IN VOLUME 3002, PAGE 430, OF THE O.P.R.G.C.T.. SAID 0.784 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 FOR THE MOST EASTERLY SOUTH CORNER OF SAID 103.897 ACRE TRACT, THE EAST CORNER OF A CALLED 66.437 ACRE TRACT DESCRIBED IN A DEED TO MATTHEW NOLTE AND STEPHANIE NOTLE, HUSBAND AND WIFE, OF RECORD IN VOLUME 4203, PAGE 280 OF THE O.P.R.G.C.T., IN THE NORTHWEST LINE OF A CALLED 42.02 ACRE TRACT DESCRIBED IN A DEED TO SAMMY L. SMITH AND WIFE, MARY FRANCES SMITH, OF RECORD IN VOLUME 901, PAGE 912 OF THE O.P.R.G.C.T.,

THENCE N 66°54'12" E- 659.93' WITH THE COMMON LINE OF SAID 103.897 ACRE TRACT AND SAID 42.02 ACRE TRACT, TO THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,

THENCE N 55°49'11" W – 1106.75' THROUGH THE INTERIOR OF SAID 103.897 ACRE TRACT, WITH THE NORTHEAST LINE OF THE CITY OF SHERTZ, TEXAS 30qWIDE WATER LINE EASEMENT DESCRIBED IN VOLUME 1589, PAGE 69 OF THE O.P.R.G.C.T., TO A POINT IN THE NORTHEAST LINE OF SAID 66.437 ACRE, AND A SOUTH LINE OF SAID 103.897 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE EAST CORNER OF SAID 66.437 ACRE TRACT, BEARS S 21°52q1+E - 550.77qAND S 15°37q3+E . 383.71q

THENCE N 21°52'21" W – 53.72' WITH A COMMON LINE OF SAID 103.897 ACRE TRACT AND SAID 66.437 ACRE TRACT, TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT AN INSIDE ELL CORNER OF SAID 103.897 ACRE TRACT, AND THE NORTH CORNER OF SAID 66.437 ACRE TRACT BEARS N 21°52q1+W . 419.51q

THENCE S 55°49'11" E 1170.60' THOUGH THE INTERIOR OF SAID 103.897 ACRE TRACT TO A POINT IN THE NORTHWEST LINE OF SAID 42.02 ACRE TRACT, THE SOUTHEAST LINE OF SAID 103.897 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON PIPE FOUND AT THE EAST CORNER OF SAID 103.897 ACRE TRACT, BEARS N 66°54q2+E - 360.43q

THENCE S 66°54'12" W – 35.66' WITH THE COMMON LINE OF SAID 103.897 ACRE TRACT AND SAID 42.02 ACRE, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.784 ACRE OF LAND.

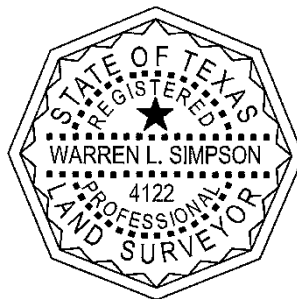
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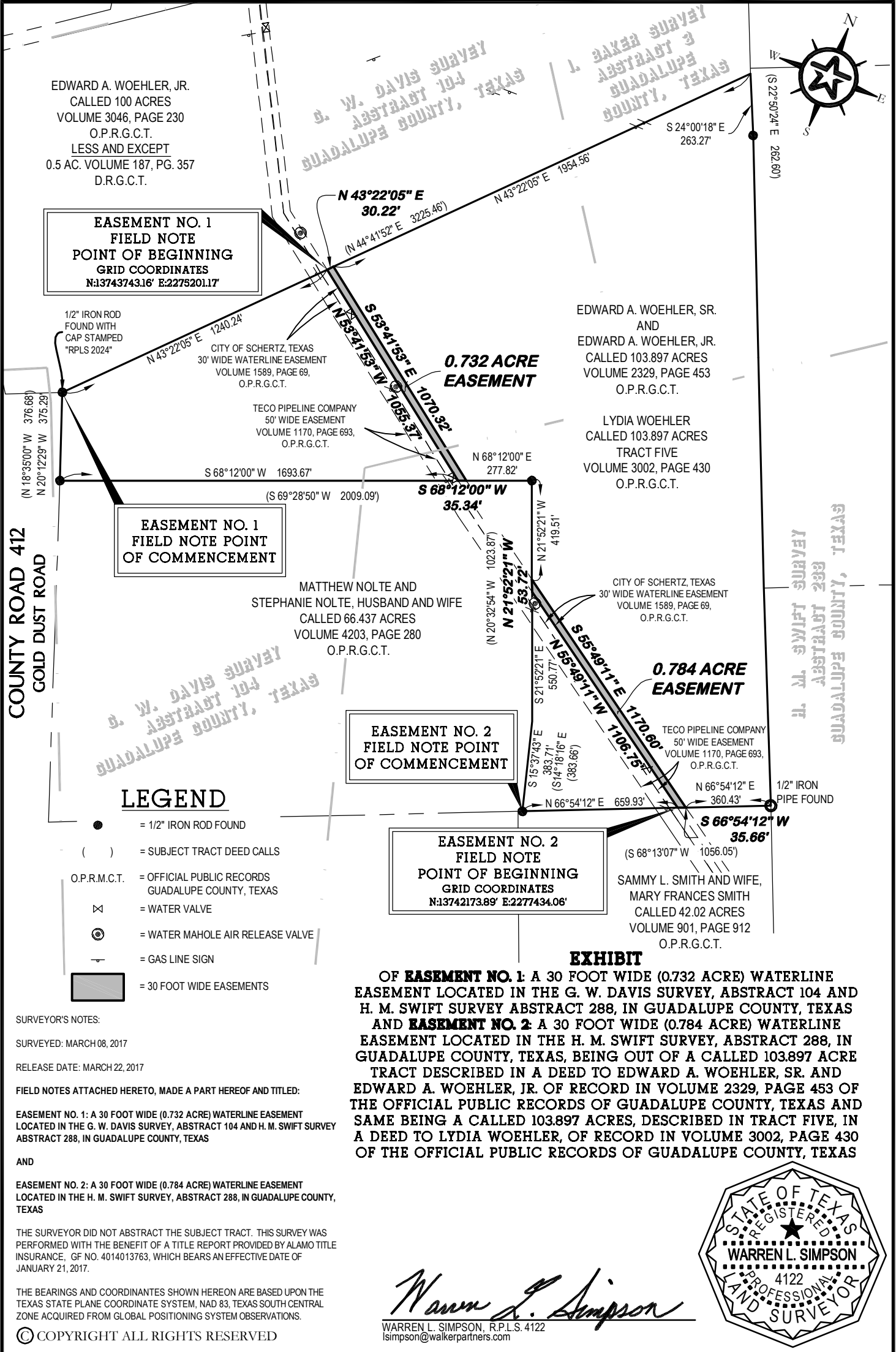
SURVEYED: MARCH 8, 2017
RELEASED: MARCH 22, 2017


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

PROJ NO. 1-02178
PLAT NO. A1-1174
FIELD NOTE NO. 007 TRACT 2
MAP CHECKED: 03/22/2017-JBM

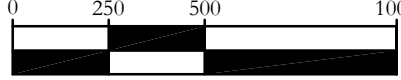


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GRAPHIC SCALE IN FEET

PLAT NO. A1-1174 PROJ. NO. 1-02178 DRAFTED 03/21/17
007 TRACT 1 AND 2
TAB NA F/N NO. FB/PG 383/12 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 007.DWG MAP CHK'D 03/21/17

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