

GU (II) 009A AND 9B
EDWARD A. WOEHLE, JR



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

30 FOOT WIDE (0.870 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104 AND J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS

FIELD NOTES FOR A 30 FOOT WIDE (0.870 ACRE) STRIP OF LAND LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104 AND J. D. BROWN SURVEY, ABSTRACT 62, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.5 ACRE TRACT DESCRIBED IN A DEED TO EDWARD A. WOEHLE, JR., OF RECORD IN VOLUME 3046, PAGE 230, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.870 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 MARGIN OF COUNTY ROAD 412 (ALSO KNOWN AS GOLD DUST ROAD), AT THE WEST CORNER OF SAID 99.5 ACRE TRACT, THE SOUTH CORNER OF LOT 28, BLOCK 2, OF THE MUEHLVILLE SUBDIVISION, ACCORDING TO PLAT OF RECORD IN VOLUME 4, PAGE 178, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS,

THENCE WITH THE COMMON LINE OF SAID 99.5 ACRE TRACT AND LOT 28, THE FOLLOWING TWO (2) CALLS:

1. **N 54°25'19" E – 793.96'** TO AN ANGLE POINT,
2. **N 53°59'19" E – 654.56'** TO THE **POINT OF BEGINNING** AND THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 53°59'19" E – 30.25' WITH THE COMMON LINE OF SAID 99.5 ACRE TRACT AND SAID LOT 28, TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 6+METAL FENCE CORNER POST FOUND AT THE EAST CORNER OF SAID LOT 28, AN INSIDE ELL CORNER OF SAID 99.5 ACRE TRACT BEARS N 53°59'19" E . 1139.56q AND N 53°47'09" E . 225.36q

THENCE THROUGH THE INTERIOR OF SAID 99.5 ACRE TRACT, WITH THE EAST LINE OF A CALLED CITY OF SCHERTZ, TEXAS 30q WIDE WATERLINE EASEMENT, DESCRIBED IN VOLUME 1570, PAGE 474 OF THE O.P.R.G.C.T., THE FOLLOWING TWO (2) CALLS:

1. **S 28°30'20" E – 965.42'** TO A POINT FOR ANGLE,
2. **S 53°37'58" E – 294.95'** TO A POINT IN THE NORTHWEST LINE 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 AS TRACT FIVE, IN A DEED TO LYDIA WOEHLE, OF RECORD IN VOLUME 3002, PAGE 430, OF THE O.P.R.G.C.T., FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3+METAL FENCE CORNER POST FOUND AT THE EAST CORNER OF THE SAID 99.5 ACRE TRACT, THE NORTH CORNER OF THE SAID 103.897 ACRE TRACT BEARS N 43°22'05" E . 1984.78q AND A 1/2+IRON ROD FOUND BEARS S 24°00'48" E . 263.27q FROM THE NORTH CORNER OF SAID 103.897 ACRE TRACT;

THENCE S 43°22'05" W – 30.22' WITH THE COMMON LINE OF SAID 99.5 ACRE TRACT AND SAID 103.897 ACRE TRACT, TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED TBPLS 2024+ FOUND AT THE SOUTH CORNER OF SAID 99.5 ACRE TRACT, THE WEST CORNER OF SAID 103.897 ACRE TRACT, BEARS S 43°22'05" W . 1210.02q

THENCE THROUGH THE INTERIOR OF SAID 99.5 ACRE TRACT, WITH THE WEST LINE OF A CALLED CITY OF SCHERTZ, TEXAS 30q WIDE WATERLINE EASEMENT THE FOLLOWING TWO (2) CALLS:

1. **N 53°37'58" W – 297.95'** TO AN ANGLE POINT,
2. **N 28°30'20" W – 968.15'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.870 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: JANUARY 15, 2019

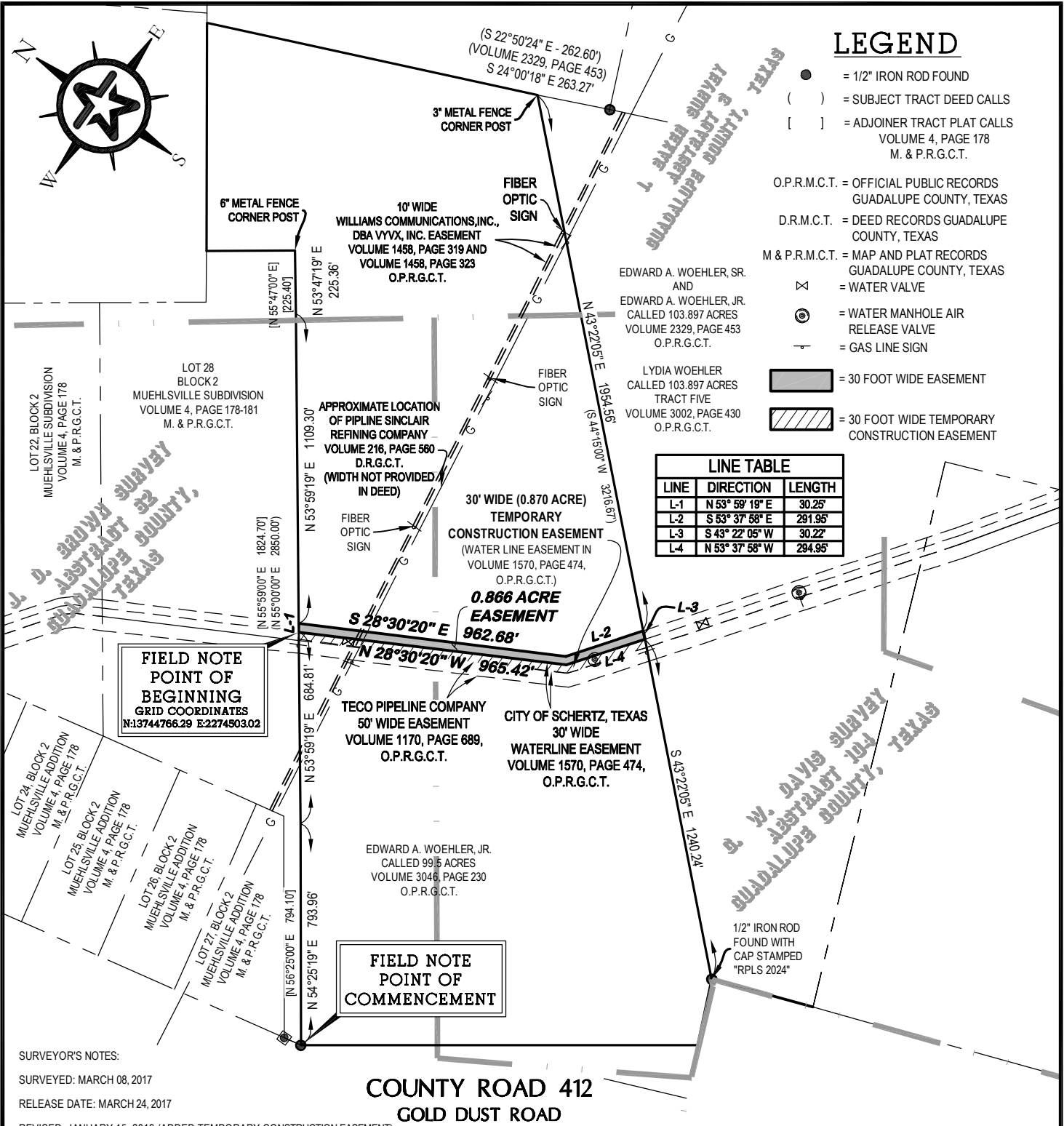

WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178
PLAT NO. A1-1180 & A1-1549
FIELD NOTE NO. 009
MAP CHECKED: 01/03/2019-JBM

www.WalkerPartners.com

GU (II) 009A AND 9B
EDWARD A. WOEHLER, JR



SURVEYOR'S NOTES:

SURVEYED: MARCH 08, 2017

RELEASE DATE: MARCH 24, 2017

REVISED: JANUARY 15, 2019 (ADDED TEMPORARY CONSTRUCTION EASEMENT)

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

30 FOOT WIDE (0.866 ACRE) WATERLINE EASEMENT LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104, AND J. D. BROWN SURVEY, ABSTRACT 62, IN 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. 4014013761 AND GF NO. 4014013762, WHICH BEAR EFFECTIVE DATES OF JANUARY 21, 2017.

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

RIGHT OF WAY TO SINCLAIR REFINING COMPANY BY WALTER DAUER ET UX DATED JANUARY 23, 1946, RECORDED IN VOLUME 216, PAGE 560, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. DESCRIPTION CONTAINS NO WIDTH FOR EASEMENT. AFFECTS THE 99.5 ACRE TRACT AS SHOWN HEREON. SHOWN HEREON

EASEMENT AND RIGHT OF WAY AGREEMENT TO WILLIAM COMMUNICATIONS, INC. DBA VVYX, INC. BY HERBERT N. STACY DATED AUGUST 17, 1999, RECORDED IN VOLUME 1458, PAGE 319 AND VOLUME 1458, PAGE 323, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 99.5 ACRE TRACT AS SHOWN HEREON. SHOWN HEREON

ELECTRIC LINE EASEMENT, PURPOSE AS PROVIDED THEREIN IN GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 2975, PAGE 534, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (LOCATION OF EASEMENT NOT DESCRIBED) AFFECTS THE 99.5 ACRE TRACT

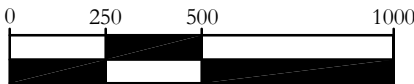
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EXHIBIT
OF A 30 FOOT WIDE (0.866 ACRE) WATERLINE EASEMENT
LOCATED IN THE G. W. DAVIS SURVEY, ABSTRACT 104 AND J. D. BROWN SURVEY, ABSTRACT 62, IN GUADALUPE COUNTY, TEXAS,
BEING OUT OF A CALLED 99.5 ACRE TRACT DESCRIBED IN A
DEED TO EDWARD A. WOEHLER, JR., OF RECORD IN VOLUME
3046, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS



Walker Partners
engineers ★ surveyors

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T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A1-1180 PROJ. NO. 1-02178 DRAFTED 03/23/17

TAB NA F/N NO. 009 FB/PG 383/12 DRAWN BY JBW

DWG. NAME 1-02178ESMT-GU (II) 007.DWG MAP CHK'D 3/24/17



Warren L. Simpson
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