



**30 FOOT WIDE (0.489 ACRE)
WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.489 ACRE) STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF LOT 28, BLOCK 2, OF THE MUEHLVILLE ADDITION, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGE 178, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.), DESCRIBED IN DEED TO JAMES M. LAWSON AND WIFE, ALICE LAWSON, OF RECORD IN VOLUME 637, PAGE 211 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS (D.R.G.C.T.). SAID 0.489 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 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.), THE SOUTH CORNER OF SAID LOT 28, BLOCK 2,

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 – 684.81'** TO THE **POINT OF BEGINNING** AND THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 28°32'55" W – 709.62' THROUGH THE INTERIOR OF SAID LOT 28, WITH THE NORTHEAST LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATER LINE EASEMENT DESCRIBED IN VOLUME 1583, PAGE 447 OF THE O.P.R.G.C.T., TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE EAST CORNER OF LOT 24, BLOCK 2, OF SAID MUEHLVILLE ADDITION, BEARS S 54°01'41+W . 457.93q

THENCE N 54°01'21" E – 30.25' WITH THE COMMON LINE OF LOT 22, BLOCK 2, OF SAID MUEHLVILLE ADDITION, AND SAID LOT 28, TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 28, BEARS N 54°01'41+E . 1063.48q

THENCE S 28°32'55" E – 709.61' THROUGH THE INTERIOR OF SAID LOT 28, NORTHEAST OF, 30qFROM AND PARALLEL TO THE NORTHEAST LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATER LINE EASEMENT, FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 6+METAL FENCE POST FOUND AT THE EAST CORNER OF SAID LOT 28, BEARS N 53°59'49+E . 1109.30qAND N 53°47'49+E . 225.36q

THENCE S 53°59'19" W – 30.25' WITH THE COMMON LINE OF SAID LOT 28, AND SAID 99.5 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.489 ACRE OF LAND.

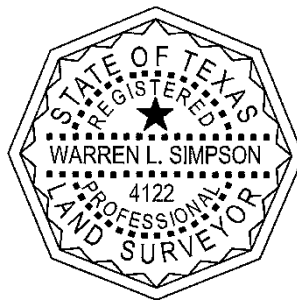
THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

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.

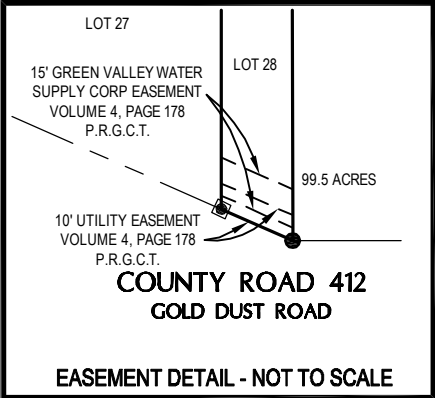
SURVEYED: JANUARY 31, 2017
RELEASED: MAY 31, 2017

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

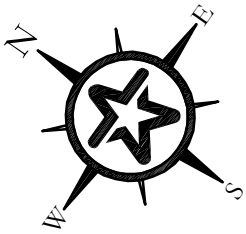
PROJ NO. 1-02178
PLAT NO. A1-1235
FIELD NOTE NO. 010
MAP CHECKED: 05/23/2017-JBM



GU (II) 010
ALICE LAWSON



J. D. BROWN SURVEY
ABSTRACT 62
GUADALUPE COUNTY, TEXAS



J. D. BROWN SURVEY
ABSTRACT 62
GUADALUPE COUNTY, TEXAS

LEGEND

- = 1/2" IRON ROD FOUND
- () = SUBJECT TRACT DEED CALLS
- [] = ADJOINER TRACT PLAT CALLS
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS
- D.R.M.C.T. = DEED RECORDS GUADALUPE
COUNTY, TEXAS
- M & P.R.M.C.T. = MAP AND PLAT RECORDS
GUADALUPE COUNTY, TEXAS
- ⊗ = WATER VALVE
- ⊙ = WATER MANHOLE AIR
RELEASE VALVE
- = GAS LINE SIGN
- = 30 FOOT WIDE EASEMENT

DANNA D. DYESS, DENAE D. BUZBEE
AND MATTHEW J. ENGBROCK
CALLED 42 ACRES
VOLUME 4177, PAGE 704,
VOLUME 4187, PAGE 633
AND G.C.C.D. 2015000538
O.P.R.G.C.T.

LOT 22, BLOCK 2
MUEHLVILLE ADDITION
VOLUME 4, PAGE 178
M. & P.R.G.C.T.

LOT 28, BLOCK 2
MUEHLVILLE ADDITION
VOLUME 4, PAGE 178
M. & P.R.G.C.T.

JAMES M. LAWSON AND
WIFE, ALICE LAWSON
VOLUME 637, PAGE 211
D.R.G.C.T.

CITY OF SCHERTZ, TEXAS
30' WIDE WATERLINE EASEMENT
VOLUME 1583, PAGE 447,
O.P.R.G.C.T.

EDWARD A. WOEHLE, JR.
CALLED 99.5 ACRES
VOLUME 3046, PAGE 230
O.P.R.G.C.T.

APPROXIMATE LOCATION
OF PIPELINE SINCLAIR
REFINING COMPANY
VOLUME 216, PAGE 560
D.R.G.C.T.
(WIDTH NOT PROVIDED
IN DEED)

FIELD NOTE
POINT OF
BEGINNING
GRID COORDINATES
N:13744766.29 E:2274503.02

10' WIDE
WILLIAMS COMMUNICATIONS, INC.,
DBA VVX, INC. EASEMENT
VOLUME 1480, PAGE 950
O.P.R.G.C.T.

FIELD NOTE
POINT OF
COMMENCEMENT

G. W. DAVIS SURVEY
ABSTRACT 104
GUADALUPE COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	N 28° 32' 55" W	709.62
L-2	N 54° 01' 21" E	30.25'
L-3	S 28° 32' 55" E	709.61'
L-4	S 53° 59' 19" W	30.25'

COUNTY ROAD 412
GOLD DUST ROAD

SURVEYOR'S NOTES:

SURVEYED: JANUARY 31, 2017

RELEASE DATE: MAY 31, 2017

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

30 FOOT WIDE (0.489 ACRE) WATERLINE EASEMENT LOCATED IN THE 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. 4014013622, WHICH BEAR EFFECTIVE DATE OF DECEMBER 11, 2016.

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.

EASEMENT AND RIGHT OF WAY AGREEMENT TO WILLIAM COMMUNICATIONS, INC. DBA VVX, INC. BY JAMES M. LAWSON AND WIFE, ALICE LAWSON DATED NOVEMBER 22, 1999, RECORDED IN VOLUME 1480, PAGE 950, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS LOT 28, BLOCK 2, MUEHLVILLE ADDITION, PLAT OF RECORD IN VOLUME 4, PAGE 178 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

ELECTRIC LINE EASEMENT, PURPOSE AS PROVIDED THEREIN IN GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 2988, PAGE 643, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (LOCATION OF EASEMENT NOT DESCRIBED). AFFECTS LOT 28, BLOCK 2, MUEHLVILLE ADDITION, PLAT OF RECORD IN VOLUME 4, PAGE 178 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

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Warren L. Simpson



SEE EASEMENT DETAIL FOR THIS AREA

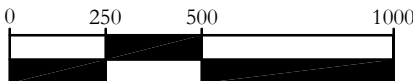
EXHIBIT

OF A 30 FOOT WIDE (0.489 ACRE) WATERLINE EASEMENT LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62, IN GUADALUPE COUNTY, TEXAS, BEING OUT OF LOT 28, BLOCK 2, MUEHLVILLE ADDITION, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 178, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED IN A DEED TO JAMES M. LAWSON AND WIFE, ALICE LAWSON, OF RECORD IN VOLUME 637, PAGE 211 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



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T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1235 PROJ. NO. 1-02178 DRAFTED 05/23/17

TAB NA F/N NO. 010 FB/PG 383/12 DRAWN BY JBM

DWG. NAME 1-02178ESMT-GU (II) 010.DWG MAP CHK'D 5/23/17