GU (II) 010 ALICE LAWSON



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

30 FOOT WIDE (0.489 ACRE) TEMPORARY CONSTRUCTION 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 MUEHLSVILLE 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. WOEHLER, 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 654.56' TO THE POINT OF BEGINNING AND THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 28°32'55" W - 709.64' THROUGH THE INTERIOR OF SAID LOT 28, WITH THE SOUTHWEST 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 MUEHLSVILLE ADDITION, BEARS S 54°01¢1+W . 427.68q

THENCE N 54°01'21" E -30.25' WITH THE COMMON LINE OF LOT 22, BLOCK 2, OF SAID MUEHLSVILLE 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@1+E . 1093.73q

THENCE \$ 28°32'55" E - 709.62' THROUGH THE INTERIOR OF SAID LOT 28, ALONG 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°59q19+E . 1139.55qAND N 53°47q19+E . 225.36q

THENCE S 53°59'19" W - 30.26' 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: JANUARY 16, 2019

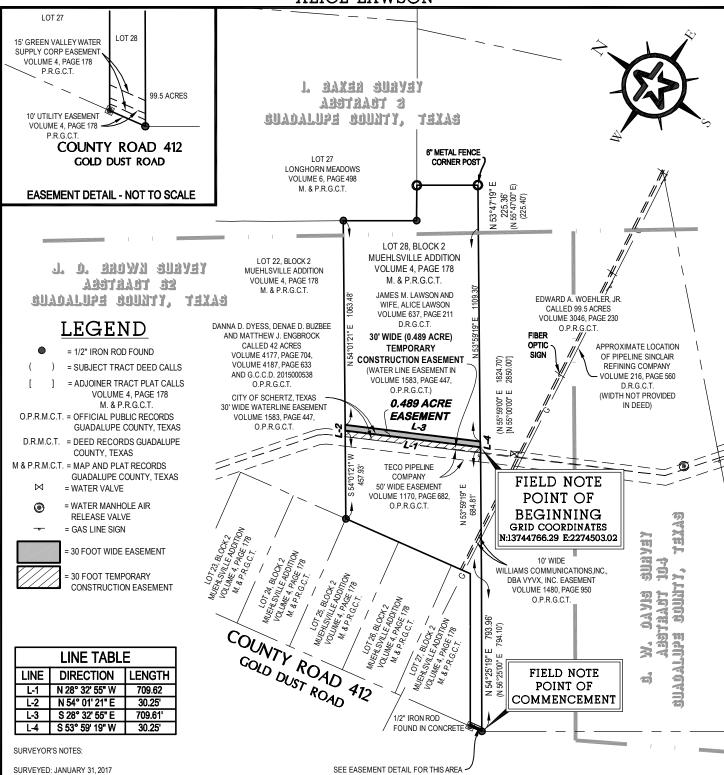
WARREN L. SIMPSON, R.P.L.S. 4122

PROJ NO. 1-02178 PLAT NO. A1-1235 & A1-1550 FIELD NOTE NO. 010 - TCE MAP CHECKED: 01/03/2019-JBM WARREN L. SIMPSON

4122

SURVE

www.WalkerPartners.com



SURVEYED: JANUARY 31, 2017

RELEASE DATE: MAY 31, 2017

REVISED: JANUARY 16, 2019 (SHOW TEMPORARY CONSTRUCTION EASEMENT)

IELD 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 THE SURVETOR DID NOT ABSTRACT THE SUBJECT TRACT. THE SURVET 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 VYVX, 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, MUEHLSVILLE ADDITION, PLAT OF RECORD IN VOLUME 4, PAGE 178 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

ECTRIC 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, MUEHLSVILLE ADDITION, PLAT OF RECORD IN VOLUME 4, PAGE 178 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

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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, MUEHLSVILLE 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







804 Las Cimas Pkwy., Suite 150 ● Austin, Texas 78746 Phone: 1-512-382-0021 ● T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



PLAT NO. <u>A1-1235</u> PROJ. NO. <u>1-02178</u> DRAFTED <u>05/23/17</u> TAB <u>NA</u> F/N NO. <u>010</u> FB/PG <u>383/12</u> DRAWN BY <u>JBM</u> DWG. NAME **1-02178ESMT-GU (II) 010.DWG** MAP CHK'D <u>5/23/17</u>

SURVEY\1.0 CAD\1-02178ESMT-GU (II) 010.DWG, 8.5X14-NO CERT, 1/16/2019 7:45:22 AM, jmontemayor,