



**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 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 – 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 MUEHLVILLE ADDITION, BEARS S 54°01'41"W . 427.68q

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 . 1093.73q

THENCE S 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°59'49"E . 1139.55q AND N 53°47'49"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



