



**30 FOOT WIDE (1.125 ACRE)
WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (1.125 ACRE) STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF LOT 22, BLOCK 2, OF THE MUEHSVILLE ADDITION, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORD IN VOLUME 4, PAGE 178, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (P.R.G.C.T.), DESCRIBED IN DEEDS TO DANNA D. DYESS, DENAE D. BUZBEE AND MATTHEW J. ENGBROCK, OF RECORD IN VOLUME 4177, PAGE 704, VOLUME 4187, PAGE 633 AND GUADALUPE COUNTY CLERK'S DOCUMENT 2015000538 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 1.125 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 AT THE SOUTH CORNER OF THE SAID LOT 22, THE WEST CORNER OF LOT 28, BLOCK 2 OF SAID MUEHSVILLE ADDITION, AT THE NORTH CORNER OF LOT 25 OF SAID ADDITION,

THENCE N 54°01'21" E - 457.93' WITH THE COMMON LINE OF SAID LOT 28 AND LOT 22, TO THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,

THENCE THROUGH THE INTERIOR OF SAID LOT 22 WITH THE NORTH LINE OF THE CITY OF SHERTZ, TEXAS 30qWIDE WATER LINE EASEMENT DESCRIBED IN VOLUME 1609, PAGE 544 OF THE O.P.R.G.C.T., THE FOLLOWING FOUR (4) CALLS:

1. **N 28°39'52" W - 98.24'** TO A POINT FOR ANGLE,
2. **N 41°18'17" W - 52.41'** TO A POINT FOR ANGLE,
3. **N 53°56'41" W - 1355.88'** TO A POINT FOR ANGLE,
4. **N 43°09'11" W - 125.19'** TO A POINT IN THE SOUTHEAST MARGIN OF COUNTY ROAD 404 (ALSO KNOWN AS LONGHORN TRAIL ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE WEST CORNER OF SAID LOT 22, AT THE EAST INTERSECTION OF SAID COUNTY ROAD 404 AND COUNTY ROAD 412 (ALSO KNOWN AS GOLD DUST ROAD), BEARS S 47°04'05+W . 130.00qAND A 1/2+IRON ROD FOUND AT A WESTERLY CORNER OF LOT 22 AND THE WEST CORNER OF LOT 23 BEARS S 11°39'05+W . 770.50' FROM SAID WEST CORNER OF LOT 22;

THENCE N 47°04'05" E - 30.00' WITH THE COMMON LINE OF SAID LOT 22 AND SAID COUNTY ROAD 404, TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE WEST CORNER OF LOT 21, BLOCK 2, OF THE SAID MUEHSVILLE ADDITION, BEARS N 47°04'05+E . 314.60';

THENCE THROUGH THE INTERIOR OF SAID LOT 22 THE FOLLOWING FOUR (4) CALLS:

1. **S 43°09'11" E - 122.24'** TO A POINT FOR ANGLE,
2. **S 53°56'41" E - 1356.37'** TO A POINT FOR ANGLE,
3. **S 41°18'17" E - 59.05'** TO A POINT FOR ANGLE,
4. **S 28°39'52" E - 97.72'** TO A POINT IN THE COMMON LINE OF THE SAID LOT 22 AND SAID LOT 28, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 22, BEARS N 54°01'21+E . 1063.48q

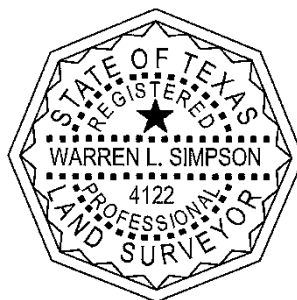
THENCE S 54°01'21" W - 30.25' WITH THE COMMON LINE OF SAID LOT 22, AND SAID LOT 28, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.125 ACRE OF LAND.

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 21, 2017

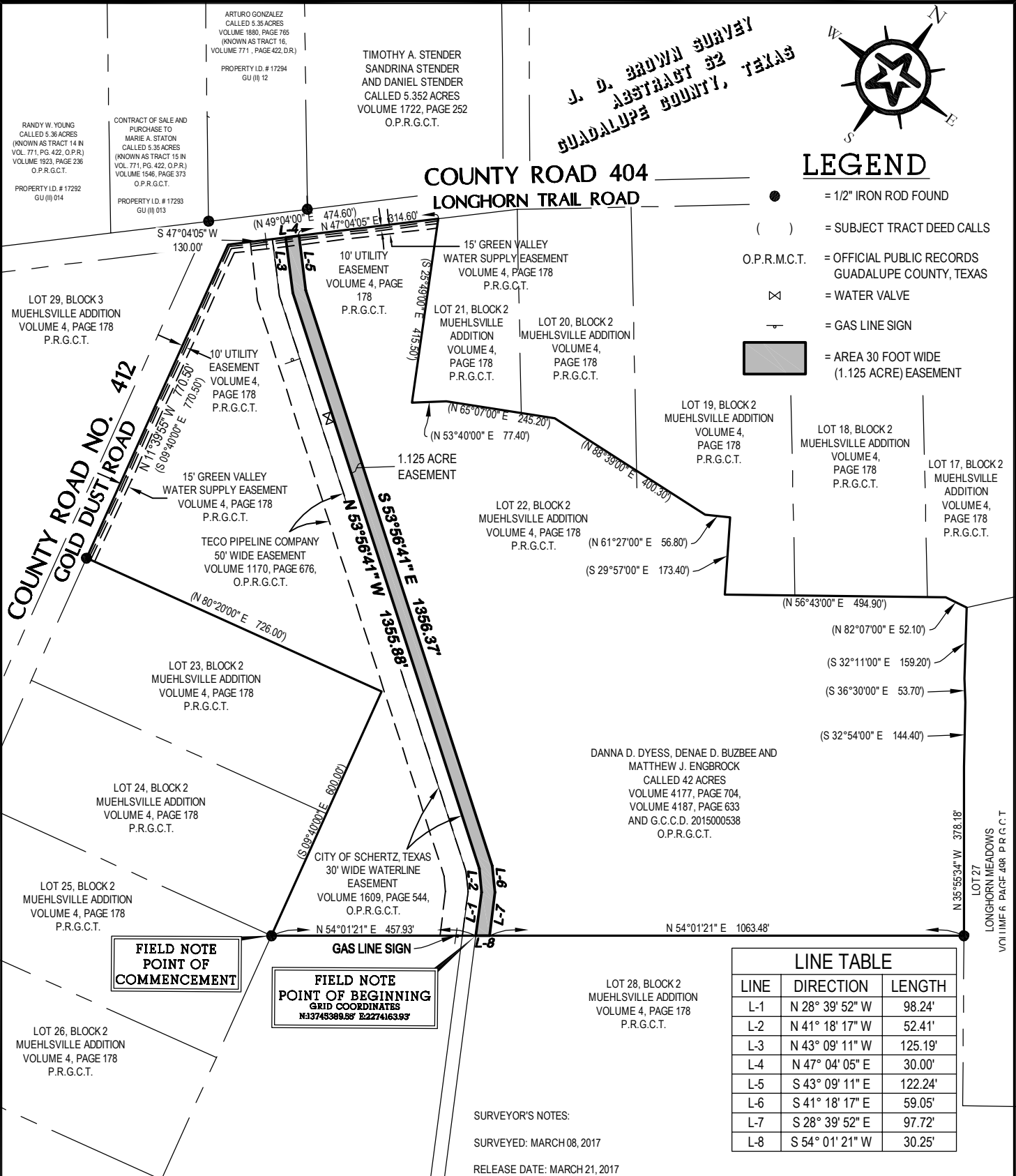
WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178
PLAT NO. A1-1172
FIELD NOTE NO. 011
MAP CHECKED: 03/20/2017-JBM

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GU (II) 011
DANNA D. DYESS, DENAE D. BUZBEE AND MATTHEW J. ENGBROCK

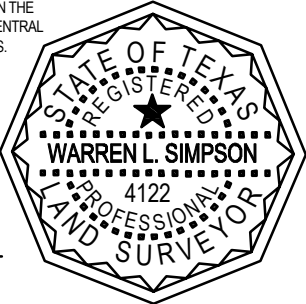


EXHIBIT

OF A 30 FOOT WIDE (1.125 ACRE) WATERLINE EASEMENT LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62, IN GUADALUPE COUNTY, TEXAS, BEING OUT OF LOT 22 (42.00 ACRES), BLOCK 2, MUEHLVILLE ADDITION, GUADALUPE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORD IN VOLUME 4, PAGE 178-181, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, DESCRIBED IN DEEDS TO DANNA D. DYESS, DENAE D. BUZBEE AND MATTHEW J. ENGBROCK, OF RECORD IN VOLUME 4177, PAGE 704, VOLUME 4187, PAGE 633 AND GUADALUPE COUNTY CLERK'S DOCUMENT 2015000538 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

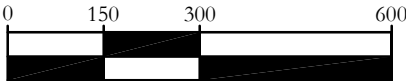
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Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com



Walker Partners
engineers ★ surveyors

600 Austin Avenue, Suite 20 • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1172 PROJ. NO. 1-02178 DRAFTED 03/20/17
TAB NA F/N NO. 011 FB/PG 383/12 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 011.DWG MAP CHK'D 03/20/17