

GU (II) 019
MILLENNIUM INTERESTS, LTD.



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

30 FOOT WIDE (0.107 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62
GUADALUPE COUNTY, TEXAS

FIELD NOTES FOR A 30 FOOT WIDE (0.107 ACRE) STRIP OF LAND LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 42.317 ACRE TRACT DESCRIBED IN A DEED TO MILLENNIUM INTERESTS, LTD., OF RECORD IN VOLUME 3023, PAGE 579 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.107 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 WITH CAP STAMPED %BLS 2024+FOUND IN THE EAST MARGIN OF PRAIRIE HILL ROAD, AT THE SOUTH CORNER OF A CALLED 10.020 ACRE TRACT OF LAND DESCRIBED IN DEED TO LOUISE NAZARIO, SUSAN MCCURTY AND TIMOTHY MICHAEL CRAMER, OF RECORD IN VOLUME 4230, PAGE 416 OF THE O.P.R.G.C.T.;

THENCE N 28°48'54" E- 798.68' TO THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE N 28°48'54" E – 31.89' WITH THE COMMON LINE OF SAID 10.020 ACRE TRACT AND THE REMAINDER OF SAID 42.317 ACRE TRACT TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %BLS 2024+FOUND AT THE EAST CORNER OF SAID 10.020 ACRE TRACT BEARS N 28°48'54" E . 107.60q

THENCE THROUGH THE INTERIOR OF SAID REMAINDER 42.317 ACRE TRACT, WITH THE NORTH LINE OF A 30 FOOT WIDE WATERLINE EASEMENT DESCRIBED IN A DEED TO THE CITY OF SCHERTZ, TEXAS, RECORDED IN VOLUME 1635, PAGE 341 OF THE O.P.R.G.C.T., THE FOLLOWING TWO (2) CALLS:

- 1) **S 81°00'53" E – 129.95'** TO A POINT FOR ANGLE IN THE NORTH LINE OF THE HEREIN DESCRIBED EASEMENT,
- 2) **S 89°30'12" E – 7.20'** TO A POINT IN THE COMMON LINE OF THE REMAINDER OF SAID 42.317 ACRE TRACT AND OF A CALLED 11.16 ACRE TRACT DESCRIBED IN A DEED TO CECILIA COKER, FOR AN UNDIVIDED 1/2 INTEREST, FROM CARLTON COKER, OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2016017289 OF THE O.P.R.G.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE SOUTH CORNER OF A CALLED 5.214 ACRE TRACT DESCRIBED IN A DEED TO MILLENNIUM INTERESTS, LTD, OF RECORD IN VOLUME 3023, PAGE 585 OF THE O.P.R.G.C.T. BEARS N 36°04'49" W . 41.56q

THENCE S 36°04'19" E – 37.35' WITH THE COMMON LINE OF SAID 11.16 ACRE TRACT AND THE REMAINDER OF SAID 42.317 ACRE TRACT, TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE SOUTH CORNER OF SAID 11.16 ACRE TRACT BEARS S 36°04'49" E 450.41q


THENCE THROUGH THE INTERIOR OF SAID REMAINDER 42.317 ACRE TRACT, WITH THE SOUTH LINE OF 30 FOOT WIDE WATERLINE EASEMENT DESCRIBED IN A DEED TO THE CITY OF SCHERTZ, TEXAS, RECORDED IN VOLUME 1635, PAGE 341 OF THE O.P.R.G.C.T., THE FOLLOWING TWO (2) CALLS:

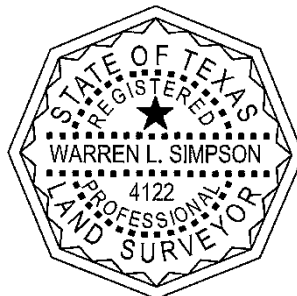
- 1) **N 89°30'12" W – 31.68'** TO A POINT FOR ANGLE IN THE SOUTH LINE OF THE HEREIN DESCRIBED EASEMENT,
- 2) **N 81°00'53" W – 143.00'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.107 ACRE OF LAND.

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: JUNE 01, 2017
RELEASED: JANUARY 16, 2019


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



PROJ NO. 1-02178
PLAT NO. A1-1167 & A1-1554
FIELD NOTE NO. 019 - TCE
MAP CHECKED: 01/04/2019-JBM

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MILLENNIUM INTERESTS, LTD.

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

FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:13746227.27 E:2270151.25

CITY OF SCHERTZ, TEXAS
30' WIDE WATERLINE EASEMENT
VOLUME 1635, PAGE 341,
O.P.R.G.C.T.

LOUISE NAZARIO, SUSAN McCURT
AND TIMOTHY MICHAEL CRAMER
CALLED 10.020 ACRES
VOLUME 4230, PAGE 416
O.P.R.G.C.T.

FIELD NOTE
POINT OF
COMMENCEMENT

MILLENNIUM INTERESTS, LTD.
REMAINDER OF CALLED 42.317 ACRES
VOLUME 3023, PAGE 579
O.P.R.G.C.T.

15' GREEN VALLEY SPECIAL
UTILITY DISTRICT EASEMENT
VOLUME 1081, PAGE 370,
O.P.R.G.C.T.

THOMAS WEATHERFORD
AND DONNA WEATHERFORD
CALLED 10.500 ACRES
VOLUME 4162, PAGE 641
O.P.R.G.C.T.

15' GREEN VALLEY SPECIAL
UTILITY DISTRICT EASEMENT
VOLUME 1081, PAGE 370,
O.P.R.G.C.T.

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	N 28° 48' 54" E	31.89'
L-2	S 81° 00' 53" E	97.26'
L-3	S 36° 04' 19" E	40.96'
L-4	N 89° 30' 12" W	7.20'
L-5	N 81° 00' 53" W	129.95'

1/2" IRON ROD FOUND WITH
CAP STAMPED "BLS 2024"

1/2" IRON ROD
FOUND WITH
CAP STAMPED
"BLS 2024"

1/2" IRON ROD
FOUND WITH CAP
STAMPED "BLS 2024"

MILLENNIUM
INTERESTS, LTD.
CALLED 5.214 ACRES
VOLUME 3023,
PAGE 585
O.P.R.G.C.T.

JAMES COKER
CALLED 12.34 ACRES
VOLUME 2150, PAGE 96'
O.P.R.G.C.T.

1/2" IRON
ROD FOUND
WITH
CAP STAMPED
"BLS 2024"



CECELIA COKER
UNDIVIDED 1/2 INTEREST
FROM CARLTON COKER
CALLED 11.16 ACRES
G.C.C.D. 2016017289
O.P.R.G.C.T.

BRANDON SULT
AND AMY R. STACER
CALLED 9.86 ACRES
G.C.C.D. 2016018033
O.P.R.G.C.T.

BRANDON SULT
AND AMY STACER
CALLED 9.84 ACRES
VOLUME 2578, PAGE 444
O.P.R.G.C.T.

EXHIBIT

OF A 30 FOOT WIDE (0.081 ACRE) WATERLINE EASEMENT
LOCATED IN THE J. D. BROWN SURVEY, ABSTRACT 62, IN
GUADALUPE COUNTY, TEXAS, BEING OUT OF THE
REMAINDER CALLED 42.317 ACRE TRACT DESCRIBED IN
A DEED TO MILLENNIUM INTERESTS, LTD., OF RECORD
IN VOLUME 3023, PAGE 579 OF THE OFFICIAL PUBLIC
RECORDS OF GUADALUPE COUNTY, TEXAS

 = AREA 30 FOOT WIDE (0.350 ACRE) EASEMENT
 = TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S NOTES:

SURVEYED: JUNE 01, 2017

RELEASE DATE: JUNE 19, 2017

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

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

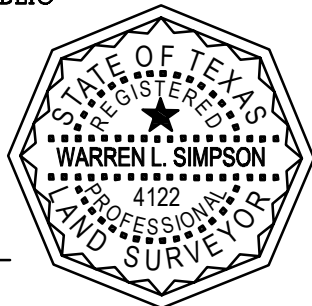
30 FOOT WIDE (0.081 ACRE) WATERLINE EASEMENT LOCATED IN THE J. D.
BROWN SURVEY, ABSTRACT 62, GUADALUPE COUNTY, TEXAS.

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. 4014013728, WHICH BEARS AN EFFECTIVE DATE OF
JANUARY 19, 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.

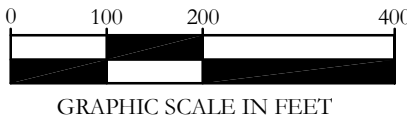
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 **Walker Partners**
engineers ★ surveyors

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Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



PLAT NO. A1-1167 PROJ. NO. 1-02178 DRAFTED 06/19/17
TAB NA F/N NO. 019 FB/PG 383/12 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 019.DWG MAP CHK'D 06/19/17

G:\PROJECTS\1-02178\1 SURVEY\1.0 CAD\1-02178ESMT-GU (II) 019.DWG, 8.5X14-NO CERT, 1/16/2019 8:35:30 AM, jmontemayor, 1:1