



**30 FOOT WIDE (0.892 ACRE)  
WATERLINE EASEMENT  
LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298  
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.892 ACRE) STRIP OF LAND LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 40.560 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID G. SCHUMANN AND WIFE, CANDYCE J. SCHUMANN, OF RECORD IN VOLUME 1493, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.892 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 LINE OF COUNTY ROAD 307 (ALSO KNOWN AS PIONEER ROAD), AT THE NORTH CORNER OF A CALLED 39.362 ACRE TRACT DESCRIBED IN A DEED TO DAVID G. SCHUMANN AND WIFE, CANDYCE J. SCHUMANN, OF RECORD IN VOLUME 1372, PAGE 555, OF THE O.P.R.G.C.T., AND THE EAST CORNER OF A CALLED 49.457 ACRE TRACT DESCRIBED IN A DEED TO DAVID GLENN SCHUMANN AND WIFE, CANDYCE JEAN SCHUMANN, OF RECORD IN VOLUME 1554, PAGE 463, OF THE O.P.R.G.C.T.,

**THENCE S 46°23'33" W – 1004.09'** TO A 1/2+IRON ROD FOUND IN THE SOUTHEAST LINE OF THE SAID 49.457 ACRE TRACT, AT THE NORTH CORNER OF THE SAID 40.560 ACRE TRACT,

**THENCE S 46°23'33" W – 944.95'** TO A POINT IN THE NORTHWEST LINE OF SAID 40.560 ACRE TRACT FOR THE **POINT OF BEGINNING** AND THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE S 35°14'29" E – 1298.10'** THROUGH THE INTERIOR OF SAID 40.560 ACRE TRACT WITH THE SOUTHWEST LINE OF THE CITY OF SCHERTZ, TEXAS 30' WIDE WATERLINE EASEMENT DESCRIBED IN CAUSE NO. 4172 AND RECORDED IN VOLUME 8, PAGE 860 OF THE DISTRICT COURT RECORDS OF GUADALUPE COUNTY, TEXAS, TO A POINT IN THE SOUTHEAST LINE OF SAID 40.560 ACRE TRACT, AND THE NORTHWEST LINE OF A CALLED 97.08 ACRE TRACT, DESCRIBED IN A DEED TO WILBURN H. SCHEFFEL AND WIFE, LOLA U. SCHEFFEL, OF RECORD IN VOLUME 1232, PAGE 222 OF THE O.P.R.G.C.T., DESCRIBED IN LIS PENDENS RECORDED IN VOLUME 1603, PAGE 539, O.P.R.G.C.T., FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE EAST CORNER OF SAID 40.560 ACRE TRACT BEARS  
N 58°51'07" E . 396.19' AND N 59°36'05" E - 444.14'

**THENCE S 58°51'07" W – 30.08'** WITH THE COMMON LINE OF SAID 40.560 ACRE TRACT AND SAID SCHEFFEL TRACT TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED

WRI-COUNTY+FOUND AT THE SOUTH CORNER OF SAID 40.560 ACRE TRACT, BEARS S 58°51'07" W . 432.21'

**THENCE N 35°14'29" W – 1291.54'** THOUGH THE INTERIOR OF SAID 40.560 ACRE TRACT, TO A POINT IN THE COMMON LINE OF SAID 40.560 ACRE TRACT AND SAID 49.457 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED WRI-COUNTY+FOUND FOR THE WEST CORNER OF SAID 40.560 ACRE TRACT AND THE SOUTH CORNER OF SAID 49.457 ACRE TRACT BEARS  
S 46°23'33" W . 357.22'

**THENCE N 46°23'33" E – 30.32'** WITH THE COMMON LINE OF SAID 40.560 ACRE TRACT AND SAID 49.457 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.892 ACRE OF LAND.

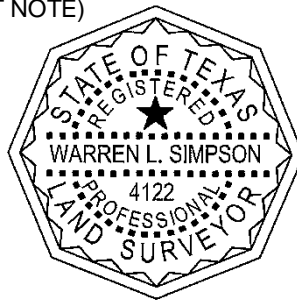
**TOGETHER WITH** A 30qWIDE (0.896 ACRE) TEMPORARY CONSTRUCTION EASEMENT LYING NORTHEAST OF AND CONTIGUOUS TO SAID 0.892 ACRE EASEMENT, AND BEING THE SAME TRACT DESCRIBED AS A 30qWIDE CITY OF SCHERTZ, TEXAS, WATERLINE EASEMENT CAUSE NO. 4172, OF RECORD IN VOLUME 8, PAGE 860 OF THE DISTRICT COURT RECORDS OF GUADALUPE COUNTY, TEXAS.

**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.**

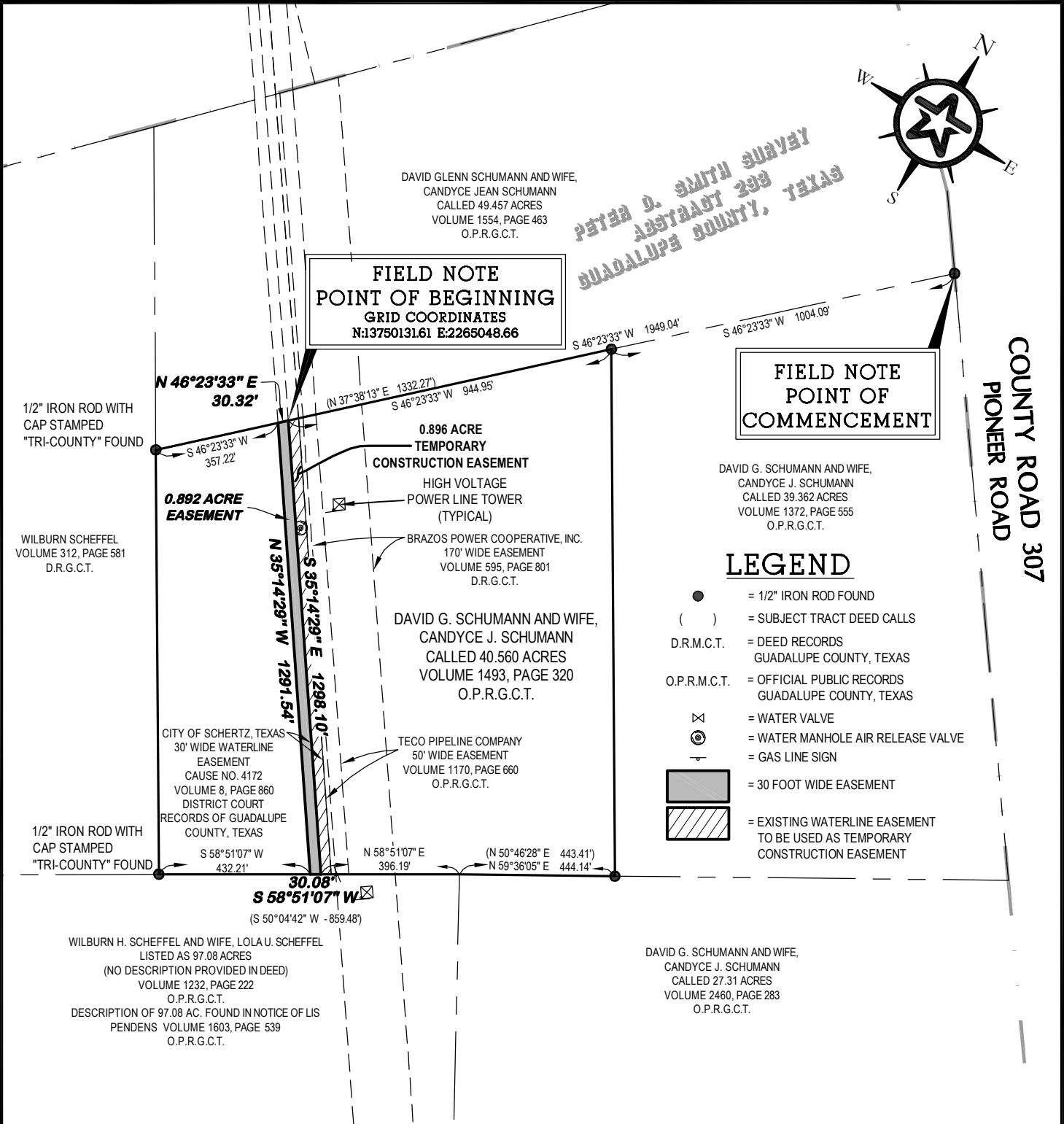
SURVEYED: MARCH 8, 2017  
RELEASED: MARCH 28, 2017  
REVISED: AUGUST 30, 2018  
(ADDED TEMPORARY CONSTRUCTION EASEMENT NOTE)

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



PROJ NO. 1-02178  
PLAT NO. A1-1181  
FIELD NOTE NO. 026A  
MAP CHECKED: 03/24/2017-JBM

GU (II) 026A  
DAVID G. SCHUMANN AND WIFE, CANDYCE J. SCHUMANN



SURVEYOR'S NOTES:

SURVEYED: MARCH 08, 2017

RELEASE DATE: MARCH 28, 2017

REVISED DATE: AUGUST 30, 2018  
(ADDED TEMPORARY CONSTRUCTION EASEMENT LABELS)

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

30 FOOT WIDE (0.892 ACRE) WATERLINE EASEMENT LOCATED IN THE  
PETER D. SMITH SURVEY, ABSTRACT 298, GUADALUPE COUNTY, TEXAS.

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.

REAL ESTATE EASEMENT TO GREEN VALLEY SPECIAL UTILITY DISTRICT BY  
PHILIP M. KOEHNE DATED MARCH 12, 1999, RECORDED IN VOLUME 1421,  
PAGE 246, OF THE OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS. 15'  
WIDE EASEMENT CENTERED ON THE PIPELINE AS INSTALLED. AFFECTS  
THE 90 ACRE PARENT TRACT OF RECORD IN VOLUME 623, PAGE 486 OF  
THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS.

RIGHT OF WAY TO MAGNOLIA PETROLEUM CO. BY EDGAR ZIPP ET UX  
DATED FEBRUARY 25, 1930, RECORDED IN VOLUME 124, PAGE 284 OF THE  
DEED RECORDS OF GUADALUPE COUNTY, TEXAS IS A BLANKET  
EASEMENT-AFFECTS A 90 ACRE PARENT TRACT RECORDED IN VOLUME  
623, PAGE 486 OF THE DEED RECORDS OF GUADALUPE COUNNTY, TEXAS.

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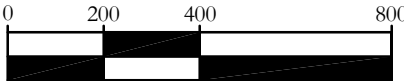
EXHIBIT

OF A 30 FOOT WIDE (0.892 ACRE) WATERLINE EASEMENT  
LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298, IN  
GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 40.560  
ACRE TRACT DESCRIBED IN A DEED TO DAVID G. SCHUMANN  
AND WIFE, CANDYCE J. SCHUMANN, OF RECORD IN VOLUME  
1493, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TEXAS



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T.B.P.L.S. Registration No. 10194317



GRAPHIC SCALE IN FEET

PLAT NO. A1-1181 PROJ. NO. 1-02178 DRAFTED 3/24/2017  
TAB NA F/N NO. 026 FB/PG 383/12 DRAWN BY JBW  
DWG. NAME 1-02178ESMT-GU (II) 026A.DWG MAP CHK'D 03/24/17



*Warren L. Simpson*  
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