



600 Austin Ave., Suite 20  
Waco, Texas 76701

**30 FOOT WIDE (0.638 ACRE)  
WATERLINE EASEMENT  
LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298  
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.638 ACRE) STRIP OF LAND LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 49.457 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID GLENN SCHUMANN AND WIFE, CANDYCE JEAN SCHUMANN, OF RECORD IN VOLUME 1554, PAGE 463 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.638 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 SOUTHWEST 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 SAID 49.457 ACRE TRACT;

**THENCE S 46°23'33" W – 1949.04'** TO A POINT IN THE SOUTHEAST LINE OF SAID 49.457 ACRE TRACT, FOR THE **POINT OF BEGINNING** AND THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

**THENCE S 46°23'33" W – 30.32'** WITH THE COMMON LINE OF SAID 49.457 ACRE TRACT AND A CALLED 40.560 ACRE TRACT DESCRIBED IN DEED TO DAVID G. SCHUMANN AND WIFE, CANDYCE J. SCHUMANN, OF RECORD IN VOLUME 1493, PAGE 320 OF THE O.P.R.G.C.T., TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %RI-COUNTY+FOUND AT THE SOUTH CORNER OF SAID 49.457 ACRE TRACT, THE WEST CORNER OF SAID 40.560 ACRE TRACT BEARS S 46°23'33" W . 357.22q

**THENCE N 35°14'29" W – 925.07'** THROUGH THE INTERIOR OF SAID 49.457 ACRE TRACT, TO A POINT IN THE NORTHWEST LINE OF SAID 49.457 ACRE TRACT AND THE SOUTHEAST LINE OF A CALLED 26.593 ACRE TRACT DESCRIBED IN A DEED TO DOLLIE FAYE MERGELE, OF RECORD IN VOLUME 1335, PAGE 99, OF THE O.P.R.G.C.T., FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE WEST CORNER OF THE SAID 49.457 ACRE TRACT BEARS S 43°41'00" W . 299.29q

**THENCE N 43°41'50" E – 30.57'** WITH THE COMMON LINE OF SAID 49.457 ACRE TRACT AND SAID 26.593 ACRE TRACT, TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %RI-COUNTY+FOUND IN CONCRETE AT THE NORTH CORNER OF SAID 49.457 ACRE TRACT, THE EAST CORNER OF A CALLED 160.5 ACRE TRACT DESCRIBED IN A DEED TO MAURICE WIEDERSTEIN, OF RECORD IN VOLUME 503, PAGE 895 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS (D.R.G.C.T.), BEARS N 43°41'00" E -908.39q AND N 43°57'06" E 921.52q

**THENCE S 35°14'29" E – 926.52'** WITH THE NORTHEAST LINE OF THE CITY OF SCHERTZ, TEXAS 30q WIDE WATERLINE EASEMENT DESCRIBED IN CAUSE NO. 4172 AND RECORDED IN VOLUME 8, PAGE 860 OF THE DISTRICT COURT RECORDS OF GUADALUPE COUNTY, TEXAS, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.638 ACRE OF LAND.

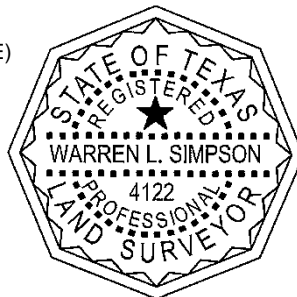
**TOGETHER WITH** A 30q WIDE (0.639 ACRE) TEMPORARY CONSTRUCTION EASEMENT LYING NORTHEAST OF AND CONTIGUOUS TO SAID 0.638 ACRE EASEMENT, AND BEING THE SAME TRACT DESCRIBED AS A 30q WIDE CITY OF SCHERTZ, TEXAS, WATERLINE EASEMENT CAUSE NO. 4172, OF RECORD IN VOLUME 8, PAGE 860 OF THE DISTRICT COURT RECORDS 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)

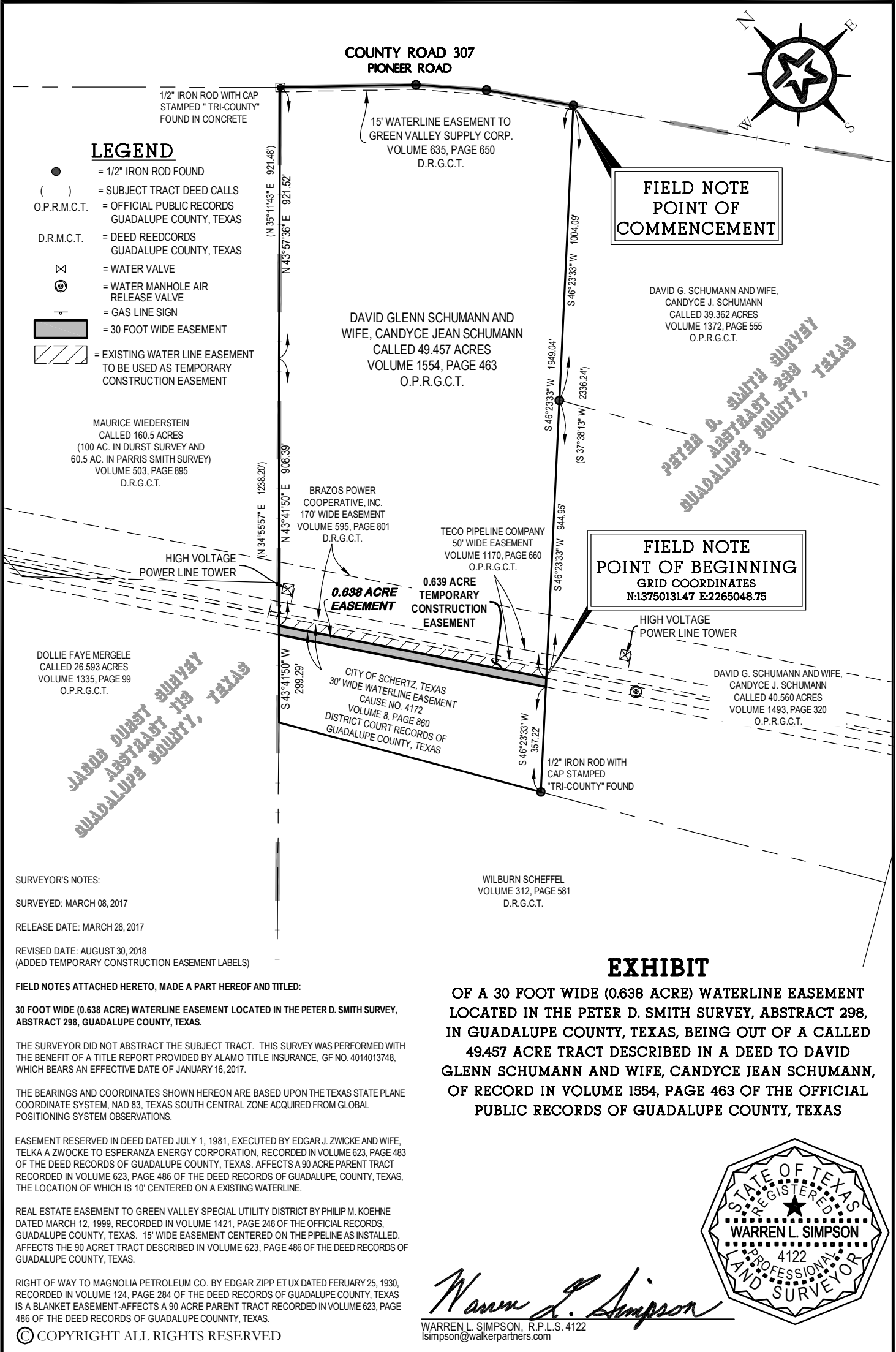
*Warren L. Simpson*  
WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178  
PLAT NO. A1-1185  
FIELD NOTE NO. 026B  
MAP CHECKED: 03/27/2017-JBM

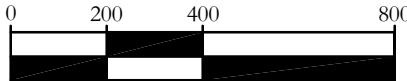
[www.WalkerPartners.com](http://www.WalkerPartners.com)

GU (II) 026B  
DAVID GLENN SCHUMANN AND WIFE, CANDYCE JEAN SCHUMANN



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GRAPHIC SCALE IN FEET

PLAT NO. A1-1185 PROJ. NO. 1-02178 DRAFTED 3/27/2017  
TAB NA F/N NO. 026B FB/PG 383/12 DRAWN BY JBW  
DWG. NAME 1-02178ESMT-GU (II) 026B.DWG MAP CHK'D 03/27/17