GU (II) 026B David Glenn Schumann and wife, Candyce Jean Schumann



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¢3+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 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¢0+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°4160+E -908.39qAND N 43°5766+E 921.52q

THENCE S 35°14'29" E - 926.52' WITH THE NORTHEAST LINE OF THE CITY OF SCHERTZ, TEXAS 30qWIDE 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 30qWIDE (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 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. A1-1185 FIELD NOTE NO. 026B

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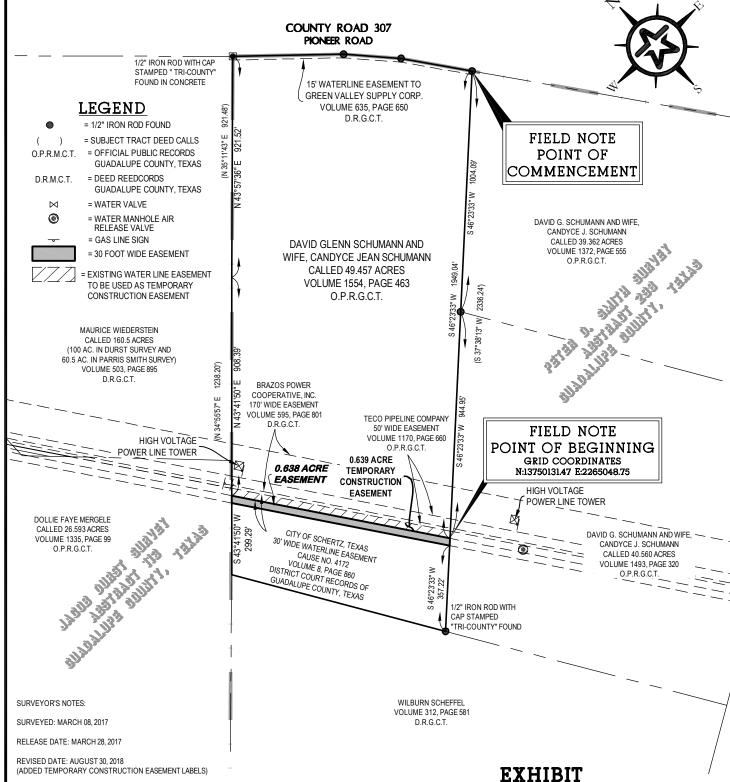
MAP CHECKED: 03/27/2017-JBM

WARREN L. SIMPSON

4122

SURVE

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

30 FOOT WIDE (0.638 ACRE) WATERLINE EASEMENT LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298, 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. 4014013748, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 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.

EASEMENT RESERVED IN DEED DATED JULY 1, 1981, EXECUTED BY EDGAR J. ZWICKE AND WIFE, TELKA A ZWOCKE TO ESPERANZA ENERGY CORPORATION, RECORDED IN VOLUME 623, PAGE 483 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS A 90 ACRE PARENT TRACT RECORDED IN VOLUME 623, PAGE 486 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS, THE LOCATION OF WHICH IS 10' CENTERED ON A EXISTING WATER INFE

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 ACRET TRACT DESCRIBED 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 FERUARY 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 COUNTY, TEXAS.

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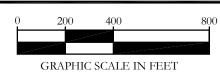
OF A 30 FOOT WIDE (0.638 ACRE) WATERLINE EASEMENT LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298, IN GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 49.457 ACRE TRACT DESCRIBED IN A DEED TO DAVID GLENN SCHUMANN AND WIFE, CANDYCE JEAN SCHUMANN,

OF RECORD IN VOLUME 1554, PAGE 463 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS



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

PROJECTS\1-02178\1 SURVEY\1.0 CAD\1-02178ESMT-GU (II) 026B.DWG, 8.5X14-NO CERT, 8/30/2018 11:12:34 AM,

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