



**30 FOOT WIDE (0.639 ACRE)
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE PETER D. SMITH SURVEY, ABSTRACT 298
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.639 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 0.639 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 – 1918.72' 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 . 387.54q

THENCE N 35°14'29" W – 926.52' THROUGH THE INTERIOR OF SAID 49.457 ACRE TRACT, WITH THE SOUTHWEST 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, 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 . 329.86q

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 -877.82qAND N 43°57'06"+E 921.52q

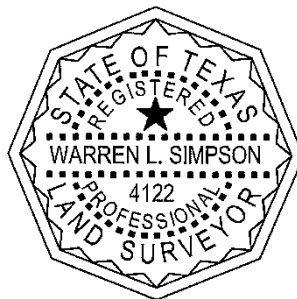
THENCE S 35°14'29" E – 927.98' WITH THE NORTHEAST LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.639 ACRE OF LAND.

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.

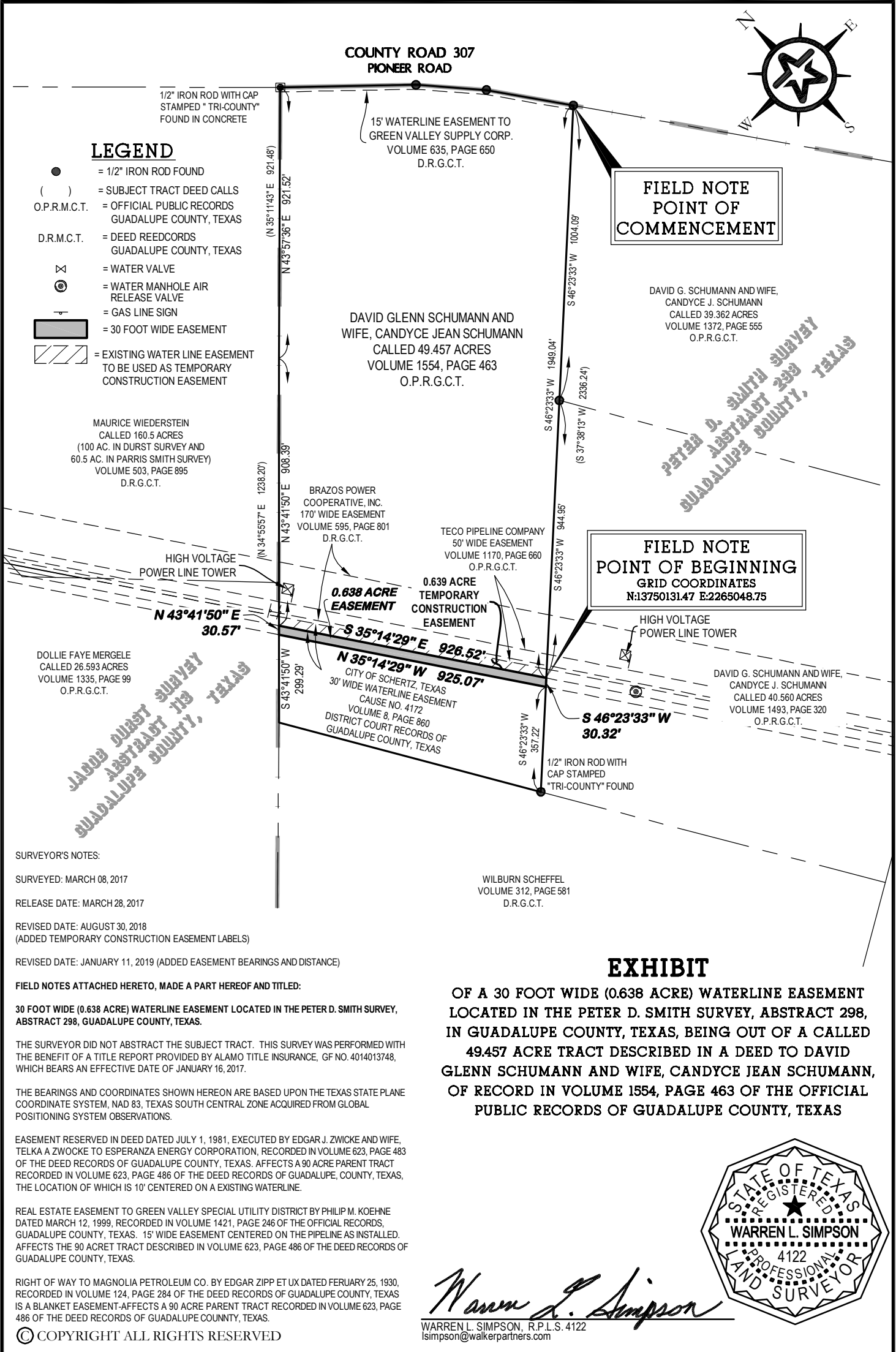
SURVEYED: MARCH 8, 2017
RELEASED: JANUARY 14, 2019

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



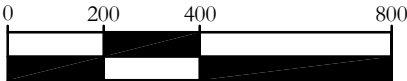
PROJ NO. 1-02178
PLAT NO. A1-1557
FIELD NOTE NO. 026B-TCE
MAP CHECKED: 01/08/2019-JBM

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



Walker Partners
engineers ★ surveyors

804 Las Cimas Pkwy., Suite 150 • Austin, Texas 78746
Phone: 1-512-382-0021 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10194317



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