

GU (II) 032  
SHARLENE BUCH MARTIN



30 FOOT WIDE (1.836 ACRE)  
TEMPORARY CONSTRUCTION EASEMENT  
LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113  
GUADALUPE COUNTY, TEXAS

FIELD NOTES FOR A 30 FOOT WIDE (1.836 ACRE) STRIP OF LAND LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 76.776 ACRE TRACT DESCRIBED IN A DEED TO SHARLENE BUCH MARTIN, OF RECORD IN VOLUME 4177, PAGE 385, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 1.836 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 PIPE FOUND IN THE SOUTHWEST MARGIN OF COUNTY ROAD 307 (ALSO KNOWN AS PIONEER ROAD), AT THE NORTH CORNER OF SAID 76.776 ACRE TRACT, AN EAST CORNER OF THAT CALLED 80.99 ACRE TRACT DESCRIBED IN A DEED TO RHRP, LLC, OF RECORD IN VOLUME 3075, PAGE 754 OF THE O.P.R.G.C.T.,

**THENCE S 44°26'43" W – 531.10'** WITH THE COMMON LINE OF SAID 76.776 ACRE TRACT AND SAID 80.99 ACRE TRACT, TO THE **POINT OF BEGINNING** AND THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT,

**THENCE S 35°13'07" E – 2667.96'** THROUGH THE INTERIOR OF SAID 76.776 ACRE TRACT, ALONG THE NORTHEAST LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT OF RECORD IN VOLUME 1603, PAGE 334, IN THE O.P.R.G.C.T. TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %LS2024+FOUND IN THE SOUTHWEST MARGIN OF COUNTY ROAD 307, AT THE EAST CORNER OF SAID 76.776 ACRE TRACT, BEARS N 53°06q1+E . 1040.20;

**THENCE S 53°06'11" W – 30.01'** WITH THE COMMON LINE OF SAID 76.776 ACRE TRACT AND THE REMAINDER OF A CALLED 51.44 ACRE TRACT DESCRIBED IN DEEDS TO DORA C. SCHMOEKEL, OF RECORD IN VOLUME 1019, PAGE 994, VOLUME 1066, PAGE 15, VOLUME 1177, PAGE 247, VOLUME 1191, PAGE 487, VOLUME 1251, PAGE 228, VOLUME 1335, PAGE 96, VOLUME 1400, PAGE 299 AND VOLUME 2008, PAGE 961 ALL IN 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 FOUND AT THE SOUTH CORNER OF SAID 76.776 ACRE TRACT AND THE MOST SOUTHERLY EAST CORNER OF SAID 80.99 ACRE TRACT, BEARS S 53°06q1+W . 303.53q

**THENCE N 35°13'07" W – 2663.37'** THROUGH THE INTERIOR OF SAID 76.776 ACRE TRACT AND WITH THE SOUTHWEST LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON PIPE FOUND AT THE WEST CORNER OF SAID 76.776 ACRE TRACT, AT AN INSIDE ELL CORNER OF SAID 80.99 ACRE TRACT, BEARS S 44°26q3+W . 569.95q

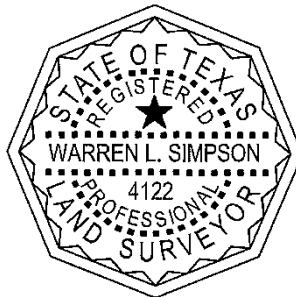
**THENCE N 44°26'43" E – 30.49'** WITH THE COMMON LINE OF SAID 76.776 ACRE TRACT AND SAID 80.99 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 1.836 ACRES OF LAND.

**THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.**

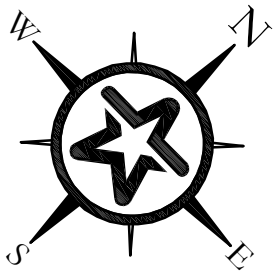
**BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.**

SURVEYED: JUNE 16, 2017  
RELEASED: JANUARY 14, 2019

WARREN L. SIMPSON, R.P.L.S. 4122  
PROJ NO. 1-02178  
PLAT NO. A1-1558  
FIELD NOTE NO. 032-TCE  
MAP CHECKED: 01/08/2019-JBM



GU (II) 032  
SHARLENE BUCH MARTIN



LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "BLS2024" FOUND (UNLESS OTHERWISE NOTED)
- ( ) = SUBJECT TRACT DEED CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
- P.R.G.C.T. = PLAT RECORDS GUADALUPE COUNTY, TEXAS
- = GAS LINE SIGN
- ▨ = EASEMENT AREA
- ▨ = EXISTING WATERLINE EASEMENT TO BE USED AS TEMPORARY CONSTRUCTION EASEMENT

JACOB DARST SURVEY  
ABSTRACT 113  
GUADALUPE COUNTY, TEXAS

RHRP, LLC  
CALLED 80.99 ACRES  
VOLUME 3075, PAGE 754  
O.P.R.G.C.T.

SURVEYOR'S NOTES:

SURVEYED: JUNE 16, 2017

RELEASE DATE: JUNE 20, 2017

REVISED DATE: AUGUST 07, 2018  
(ADDED TEMPORARY CONSTRUCTION EASEMENT LABELS)

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

30 FOOT WIDE (1.833 ACRE) WATERLINE EASEMENT LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113, 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. 4014013725, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 22, 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.

1/2" IRON ROD FOUND

RALPH DOJAHN AND  
KATHY DOJAHN  
REMAINDER OF  
CALLED 83 ACRES  
VOLUME 2607, PAGE 896  
O.P.R.G.C.T.

BRAD ALLEN LACKEY  
CALLED 4.00 ACRES  
VOLUME 2757, PAGE 171  
O.P.R.G.C.T.

CHARLES R. LACKEY  
REMAINDER OF  
CALLED 15.11 ACRES  
VOLUME 2042, PAGE 991  
O.P.R.G.C.T.

LOT 8  
PIONEER PARK  
SUBDIVISION  
VOLUME 7, PAGE 283  
P.R.G.C.T.  
LOT 9  
PIONEER PARK  
SUBDIVISION  
VOLUME 7, PAGE 283  
P.R.G.C.T.

FIELD NOTE  
POINT OF  
COMMENCEMENT

FIELD NOTE  
POINT OF BEGINNING  
GRID COORDINATES  
N:13756338.90 E:2260662.54

1/2" IRON  
PIPE FOUND

1/2" IRON  
PIPE FOUND

N 44°26'43" E 30.49'

S 44°26'43" W 539.46'

(N 45°23'02" E 1132.16')

S 44°26'43" W 561.59'

HIGH  
VOLTAGE  
TOWER

1.833 ACRE  
EASEMENT

1.836 ACRE  
TEMPORARY  
CONSTRUCTION  
EASEMENT

BRAZOS ELECTRIC POWER  
COOPERATIVE, INC.  
170' WIDE EASEMENT  
VOLUME 651, PAGE 322  
D.R.G.C.T.

HIGH  
VOLTAGE  
TOWER

SHARLENE BUCH MARTIN  
CALLED 76.776 ACRES  
VOLUME 4177, PAGE 385  
O.P.R.G.C.T.

CITY OF SCHERTZ, TEXAS  
30' WIDE WATERLINE EASEMENT  
VOLUME 1603, PAGE 334  
O.P.R.G.C.T.

TECO PIPELINE COMPANY  
50' WIDE EASEMENT  
VOLUME 1170, PAGE 640  
O.P.R.G.C.T.

HIGH  
VOLTAGE  
TOWER

S 53°06'11" W 273.52'

N 53°06'11" E 1070.21'  
(S 54°02'30" W 1373.95')

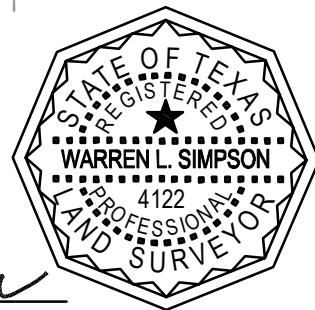
S 53°06'11" W 30.01'

DORA C. SCHMOEKL  
REMAINDER OF  
CALLED 51.44 ACRES  
VOLUME 1019, PAGE 994, VOLUME 1066, PAGE 15,  
VOLUME 1177, PAGE 247, VOLUME 1191, PAGE 487,  
VOLUME 1251, PAGE 228, VOLUME 1335, PAGE 96,  
VOLUME 1400, PAGE 299, VOLUME 2008, PAGE 961  
O.P.R.G.C.T.

COUNTY ROAD 307  
PIONEER ROAD

MOSES BAKER SURVEY  
ABSTRACT 4  
GUADALUPE COUNTY, TEXAS

JACOB DARST SURVEY, ABSTRACT 113  
MOSES BAKER SURVEY, ABSTRACT 4



EXHIBIT

OF A 30 FOOT WIDE (1.833 ACRE) WATERLINE  
EASEMENT LOCATED IN THE JACOB DARST SURVEY,  
ABSTRACT 113, IN GUADALUPE COUNTY, TEXAS, BEING  
OUT OF A CALLED 76.776 ACRE TRACT DESCRIBED IN  
A DEED TO SHARLENE BUCH MARTIN, OF RECORD IN  
VOLUME 4177, PAGE 385 OF THE OFFICIAL PUBLIC  
RECORDS OF GUADALUPE COUNTY, TEXAS.

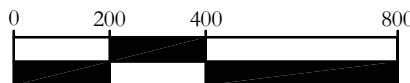
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T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1257 PROJ. NO. 1-02178 DRAFTED 06/19/17  
TAB NA F/N NO. 032 FB/PG 383/22 DRAWN BY JBW  
DWG. NAME 1-02178ESMT-GU (II) 032 - MAP CHK'D 06/19/17  
REVISED 08-07-2018.DWG