



804 Las Cimas Pkwy., Suite 150
Austin, Texas 78746

**0.709 ACRE
TEMPORARY CONSTRUCTION EASEMENT
LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 0.709 ACRE STRIP OF LAND LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 36.943 ACRE TRACT DESCRIBED IN A DEED TO GLENN JEFFREY KUTZ, OF RECORD IN VOLUME 1389, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.709 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE IN THE NORTHWEST MARGIN OF COUNTY ROAD 316 (ALSO KNOWN AS WOSNIG ROAD), IN THE SOUTHEAST LINE OF REMAINDER OF SAID 36.943 ACRE TRACT, 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 36.943 ACRE TRACT AND BEING THE EAST CORNER OF A CALLED 14.00 ACRE TRACT DESCRIBED IN A DEED TO ATILANO G. AGUERO AND AMY AGUERO, HUSBAND AND WIFE, OF RECORD IN VOLUME 2965, PAGE 411 OF THE O.P.R.G.C.T., BEARS S 45°22'04"+W . 10.01q

THENCE N 47°56'49" W – 1029.37' THROUGH SAID 36.943 ACRE TRACT, WITH THE SOUTHWEST LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT OF RECORD IN VOLUME 1607, PAGE 849, IN THE O.P.R.G.C.T, TO A POINT IN THE NORTHWEST LINE OF SAID 36.943 ACRE TRACT, BEING THE SOUTHEAST LINE OF A CALLED 10.795 ACRE TRACT DESCRIBED IN A DEED TO KENNETH WINSTON A/K/A KENNETH E. WINSTON AND WIFE, DEBORAH L. WINSTON A/K/A DEBORAH WINSTON, OF RECORD IN GUADALUPE COUNTY CLERK'S DOCUMENT 2015002314 OF THE O.P.R.G.C.T., FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %RI COUNTY+FOUND AT THE WEST CORNER OF SAID 36.9463 ACRE TRACT, BEARS S 42°57'04"+W . 0.44q

THENCE N 42°57'04" E – 30.00' WITH THE COMMON LINE OF SAID 36.943 ACRE TRACT AND SAID 10.795 ACRE TRACT, TO A POINT IN SAID COMMON LINE FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND IN CONCRETE IN THE SOUTHWEST MARGIN OF COUNTY ROAD 307 (ALSO KNOWN AS PIONEER ROAD) AT THE NORTH CORNER OF SAID 36.943 ACRE TRACT BEARS N 42°57'04"+E . 459.16q

THENCE S 47°56'49" E – 1030.63' THROUGH THE INTERIOR OF SAID 36.943 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, TO A POINT IN THE COMMON LINE OF SAID COUNTY ROAD 316 AND SOUTHEAST LINE OF SAID 36.943 ACRE TRACT, FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE EAST CORNER OF SAID 36.943 ACRE TRACT, BEING AT THE INTERSECTION OF THE NORTHWEST MARGIN OF COUNTY ROAD 316 AND THE SOUTHWEST MARGIN OF COUNTY ROAD 307 BEARS N 45°22'04"+E . 421.28q

THENCE S 45°22'04" W – 30.05' WITH THE COMMON LINE OF SAID 36.943 ACRE TRACT AND NORTHWEST MARGIN OF COUNTY ROAD 316, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.709 ACRES OF LAND.

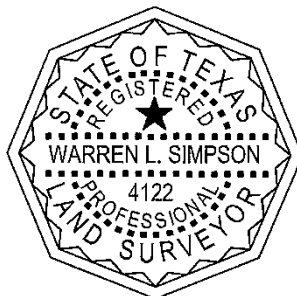
THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

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.

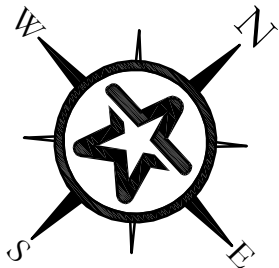
SURVEYED: FEBRUARY 14, 2017
RELEASED: JANUARY 16, 2019

A handwritten signature in black ink that reads "Warren L. Simpson".

WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 1-02178
PLAT NO. A1-1230 AND A1-1560
FIELD NOTE NO. 036-TCE
MAP CHECKED: 01/09/2019-JBM



GU (II) 036
GLENN JEFFREY KUTZ



KENNETH E. WINSTON AND
WIFE, DEBORAH L. WINSTON
CALLED 10.795 ACRES
G.C.C.D. 2015002314
O.P.R.G.C.T.

S 42°57'04" W 516.62'
(N 43°59'06" E 516.74')

N 42°57'04" E 0.44'

N 42°57'04" E 489.16'
(N 46°53'03" E)

1/2" IRON ROD
FOUND IN
CONCRETE

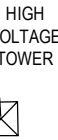
LEGEND

- = 1/2" IRON ROD WITH CAP
STAMPED "TRI COUNTY" FOUND
(UNLESS OTHERWISE NOTED)
- () = SUBJECT TRACT DEED CALLS
- [] = ADJOINER DEED CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = DEED RECORDS
GUADALUPE COUNTY, TEXAS
- G.C.C.D. = GUADALUPE COUNTY CLERK'S DOCUMENT
- = GAS LINE SIGN
- ▨ = EASEMENT AREA
- ⊙ = WATER MANHOLE AIR RELEASE VALVE
- ▨ = TEMPORARY CONSTRUCTION EASEMENT AREA

JACOB DARST SURVEY
ABSTRACT 113
GUADALUPE COUNTY, TEXAS

ATILANO G. AGUERO AND
AMY AGUERO, HUSBAND AND WIFE
CALLED 14.00 ACRES
VOLUME 2965, PAGE 411
O.P.R.G.C.T.

ATILANO G. AGUERO, III AND
AMY L. AGUERO, HUSBAND AND WIFE
CALLED 14.00 ACRES
VOLUME 4238, PAGE 415
O.P.R.G.C.T.



GLENN JEFFREY KUTZ
REMAINDER OF
CALLED 36.943 ACRES
VOLUME 1389, PAGE 213
O.P.R.G.C.T.

0.709 ACRE
TEMPORARY CONSTRUCTION
EASEMENT

CITY OF SCHERTZ, TEXAS
30' WIDE WATERLINE EASEMENT
VOLUME 1607, PAGE 849,
O.P.R.G.C.T.

TECO PIPELINE COMPANY
50' WIDE EASEMENT
VOLUME 1158, PAGE 43
O.P.R.G.C.T.

BRAZOS ELECTRIC POWER
COOPERATIVE, INC.
170' WIDE EASEMENT
VOLUME 614, PAGE 501
D.R.G.C.T.

GREEN VALLEY WATER
SUPPLY CORPORATION 15'
WIDE EASEMENT VOLUME
626, PAGE 190
VOLUME 638, PAGE 732
O.P.R.G.C.T.

0.123 ACRE
EASEMENT

FIELD NOTE
POINT OF BEGINNING
GRID COORDINATES
N:13757815.63 E:2259270.55

S 45°23'31" W 683.83'

S 45°22'04" W
10.01'

COUNTY ROAD 316
WOSNG ROAD

1/2" IRON
ROD FOUND

COUNTY ROAD 307
PIONEER ROAD

SURVEYOR'S NOTES:

SURVEYED: FEBRUARY 14, 2017

RELEASE DATE: MAY 25, 2017

REVISED: JANUARY 16, 2019
(SHOW TEMPORARY CONSTRUCTION EASEMENT)

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

0.123 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. 4014013739, WHICH BEARS AN
EFFECTIVE DATE OF JANUARY 21, 2017.

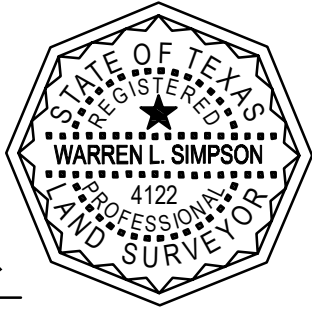
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON
THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH
CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM
OBSERVATIONS.

EASEMENT AND RIGHT-OF-WAY DATED SEPTEMBER 29, 1925 BY OTTO
LOEHMANN, SR. TO COMAL POWER COMPANY, RECORDED IN VOLUME 86,
PAGE 487, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE
123 ACRE TRACT DESCRIBED IN VOLUME 404, PAGE 378 OF THE DEED
RECORDS OF GUADALUPE COUNTY, TEXAS.

BOUNDARY LINE AGREEMENT BY AND BETWEEN GLENN JEFFREY KUTZ
AND DANA KUTZ AND HAMILTON KUTZ, JR. AND CARLA JEAN KUTZ DATED
FEBRUARY 5, 2011, RECORDED IN VOLUME 2965, PAGE 402, OFFICIAL
PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. AFFECTS THE 36.943
ACRE TRACT DESCRIBED IN VOLUME 1389, PAGE 213 OFFICIAL PUBLIC
RECORDS GUADALUPE COUNTY, TEXAS.

EXHIBIT

OF A 0.123 ACRE WATERLINE EASEMENT LOCATED IN
THE JACOB DARST SURVEY, ABSTRACT 113, IN
GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A
REMAINDER OF A CALLED 36.943 ACRE TRACT
DESCRIBED IN A DEED TO GLENN JEFFREY KUTZ, OF
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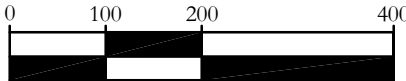
Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com

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Walker Partners
engineers ★ surveyors

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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. A1-1230 PROJ. NO. 1-02178 DRAFTED 05/18/17
TAB NA F/N NO. 036 FB/PG 383/22 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 036.DWG MAP CHK'D 05/18/17