

GU (II) 038
FRED MICHAEL KUTZ



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Austin, Texas 78746

**30 FOOT WIDE (0.706 ACRE)
TEMPORARY CONSTRUCTION ZEASEMENT
LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (0.706 ACRE) STRIP OF LAND LOCATED IN THE JACOB DARST SURVEY, ABSTRACT 113 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.960 ACRE TRACT DESCRIBED IN A DEED TO FRED MICHAEL KUTZ, OF RECORD IN VOLUME 1389, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 0.706 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 OF COUNTY ROAD 307 (ALSO KNOWN AS PIONEER ROAD), AT THE NORTH CORNER OF SAID 36.960 ACRE TRACT, AND THE EAST CORNER OF A CALLED 18.445 ACRE TRACT DESCRIBED IN A DEED TO HAMILTON KUTZ, JR., TRUSTEE FOR DUSTY EDWARD KUTZ, OF RECORD IN VOLUME 1389, PAGE 203 OF THE O.P.R.G.C.T.,

THENCE S 44°07'50" W – 508.09' WITH THE COMMON OF SAID 36.960 ACRE TRACT AND SAID 18.445 ACRE TRACT, TO A POINT FOR THE **POINT OF BEGINNING** AND THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE S 47°56'49" E – 1025.53' THROUGH THE INTERIOR OF SAID 36.960 ACRE TRACT, WITH THE NORTHEAST LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT OF RECORD IN VOLUME 1607, PAGE 840, 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 FOUND AT THE EAST CORNER OF SAID 36.960 ACRE TRACT BEARS N 43°57'55"E . 469.94q

THENCE S 43°57'55" W – 30.02' WITH THE COMMON LINE OF SAID 36.960 ACRE TRACT AND THAT 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., TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE SOUTH CORNER OF SAID 36.960 ACRE TRACT BEARS S 43°57'55"W . 1074.70q

THENCE N 47°56'49" W – 1025.61' THROUGH THE INTERIOR OF SAID 36.960 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, TO POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD FOUND AT THE WEST CORNER OF SAID 36.960 ACRE TRACT AND THE SOUTH CORNER OF SAID 18.445 ACRE TRACT BEARS S 44°07'50"W . 1025.06q

THENCE N 44°07'50" E – 30.02' WITH THE COMMON LINE OF SAID 36.960 ACRE TRACT AND SAID 18.445 ACRE TRACT, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.706 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.

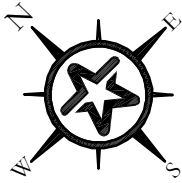
SURVEYED: MARCH 15, 2017
RELEASED: JANUARY 16, 2019

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

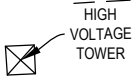
WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 1-02178
PLAT NO. A1-1233 AND A1-1561
FIELD NOTE NO. 038-TCE
MAP CHECKED: 01/09/2019-JBM



MOSES BAKER SURVEY
ABSTRACT 4
GUADALUPE COUNTY, TEXAS



FIELD NOTE
POINT OF
COMMENCEMENT



LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 43° 57' 55" W	30.02'
L-2	N 44° 07' 50" E	30.02'

HAMILTON KUTZ, JR., TRUSTEE
FOR DUSTY EDWARD KUTZ
CALLED 18.445 ACRES
VOLUME 1389, PAGE 203
O.P.R.G.C.T.

LEGEND

- = 1/2" IRON ROD 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
- G.C.C.D. = GUADALUPE COUNTY CLERK'S DOCUMENT
- ⊥ = GAS LINE SIGN
- ▬ = EASEMENT AREA
- ⊙ = WATER MANHOLE AIR RELEASE VALVE
- ⊕ = WATER VALVE
- ▨ = TEMPORARY CONSTRUCTION EASEMENT AREA

JACOB DARST SURVEY
ABSTRACT 113
GUADALUPE COUNTY, TEXAS

SURVEYOR'S NOTES:

SURVEYED: MARCH 15, 2017

RELEASE DATE: MAY 30, 2017

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

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

30 FOOT WIDE (0.706 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. 4014013738, 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.

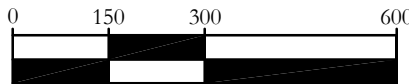
EASEMENT GRANTED TO COMAL POWER COMPANY BY INSTRUMENT RECORDED NOVEMBER 9, 1925 IN VOLUME 86, PAGE 487, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. (SAID EASEMENT AFFECTED BY INSTRUMENT RECORDED IN VOLUME 88, PAGE 231, DEED RECORDS, GUADALUPE COUNTY, TEXAS. AFFECTS THE 123 ACRE TRACT DESCRIBED IN VOLUME 404, PAGE 378 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

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GRAPHIC SCALE IN FEET

PLAT NO. A1-1233 PROJ. NO. 1-02178 DRAFTED 5/22/17

TAB NA F/N NO. 038 FB/PG 383/69 DRAWN BY JBW

DWG. NAME 1-02178ESMT-GU (II) 038.DWG MAP CHK'D 5/22/17

COUNTY ROAD 307
PIONEER ROAD

APPROXIMATE LOCATION OF SURVEY LINE

1/2" IRON ROD FOUND 1/2" IRON ROD FOUND 1/2" IRON ROD FOUND

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 CORP.
15' WATERLINE EASEMENT
VOLUME 626, PAGE 190 AND
VOLUME 638, PAGE 732
O.P.R.G.C.T.

CITY OF SCHERTZ, TEXAS
30' WIDE WATERLINE EASEMENT
VOLUME 1607, PAGE 840,
O.P.R.G.C.T.

FIELD NOTE
POINT OF
BEGINNING
GRID COORDINATES
N:13759395.36 E:2257534.25

0.706 ACRE
EASEMENT
0.706 ACRE
TEMPORARY CONSTRUCTION
EASEMENT
(WATER LINE EASEMENT
VOLUME 1607, PAGE 840
O.P.R.G.C.T.)

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

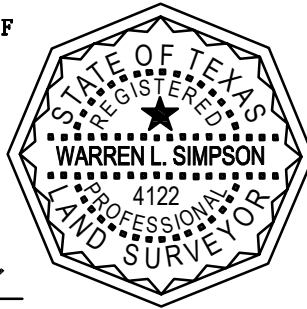
FRED MICHAEL KUTZ
CALLED 36.960 ACRES
VOLUME 1389, PAGE 206
O.P.R.G.C.T.

WAYNE LOOFF, JEFFREY N. LOOFF
AND KAREN LOOFF CARELTON
REFERENCED AS 77.80 ACRES
VOLUME 708, PAGE 878
O.P.R.G.C.T.
DESCRIBED IN VOLUME 301, PAGE 130
D.R.G.C.T.

WAYNE CHARLES LOOFF,
KAREN ANN CARELTON
AND JEFFREY NELSON LOOFF
CALLED 42.21 ACRES
VOLUME 2357, PAGE 724
O.P.R.G.C.T.
DESCRIBED IN VOLUME 301, PAGE 133
D.R.G.C.T.

EXHIBIT

OF A 30 FOOT WIDE (0.706 ACRE) WATERLINE
EASEMENT LOCATED IN THE JACOB DARST
SURVEY, ABSTRACT 113, IN GUADALUPE COUNTY,
TEXAS, BEING A PORTION OF A CALLED 36.960
ACRE TRACT DESCRIBED IN A DEED TO FRED
MICHAEL KUTZ, OF RECORD IN VOLUME 1389,
PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS.



Warren L. Simpson
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lsimpson@walkerpartners.com