

GU (II) 042
ALTON W. DREYER UNIFIED CREDIT TRUST, GAYLE LYNN STROH
AND SUSAN KAY DREYER ZIPERMAN, CO TRUSTEE



**30 FOOT WIDE (3.091 ACRE)
WATERLINE EASEMENT
LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281
AND THE WILLIAM BRACKEN SURVEY, ABSTRACT 52
GUADALUPE COUNTY, TEXAS**

FIELD NOTES FOR A 30 FOOT WIDE (3.091 ACRE) STRIP OF LAND LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281 AND THE WILLIAM BRACKEN SURVEY, ABSTRACT 52, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT II, REFERENCED IN A DEED TO ALTON W. DREYER UNIFIED CREDIT TRUST, GAYLE LYNN STROH AND SUSAN KAY DREYER ZIPERMAN, CO TRUSTEES, OF RECORD IN VOLUME 3125, PAGE 643 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.), AND DESCRIBED IN TRACT NUMBERS 1, 2, AND 3, IN A DEED TO ALTON W. DREYER AND WIFE, GRACE T. DREYER RECORDED IN VOLUME 424, PAGE 280 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS (D.R.G.C.T.). SAID 3.091 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, IN THE COMMON LINE BETWEEN A CALLED 57.14 ACRE TRACT DESCRIBED AS TRACT NO. 3 IN SAID DEED TO ALTON W. DREYER AND WIFE, GRACE T. DREYER AND THE REMAINDER OF A CALLED 164.46 ACRE TRACT, DESCRIBED IN A DEED TO LEOMA STEFFEN AND MARSHA BRADLEY, OF RECORD IN VOLUME 3194, PAGE 410 OF THE O.P.R.G.C.T., FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 57.14 ACRE TRACT BEARS S 31°00'00"E . 264.04q

THENCE N 31°00'50" W – 30.18' WITH SAID COMMON LINE, TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/8" IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF THE REMAINDER OF SAID 164.46 ACRE TRACT BEARS N 31°00'00"W . 940.68q

THENCE THROUGH THE INTERIOR OF SAID ALTON W. DREYER UNIFIED CREDIT TRUST, GAYLE LYNN STROH AND SUSAN KAY DREYER ZIPERMAN, CO TRUSTEES, TRACT II, WITH THE SOUTH LINE OF A CITY OF SCHERTZ, TEXAS, 30q WIDE WATERLINE EASEMENT, OF RECORD IN VOLUME 1716, PAGE 442 OF THE O.P.R.G.C.T. THE FOLLOWING TWO (2) CALLS:

1. **N 65°19'07" E – 396.19'** TO A POINT FOR ANGLE,
2. **N 76°15'43" E – 4120.92'** TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH THE NORTH CORNER OF A CALLED 77.80 ACRE TRACT REFERENCED IN A DEED TO WAYNE LOOFF, JEFFREY N. LOOFF AND KAREN LOOFF CARELTON, OF RECORD IN VOLUME 708, PAGE 878 OF THE O.P.R.G.C.T., AND DESCRIBED IN A DEED RECORDED IN VOLUME 301, PAGE 130 OF THE D.R.G.C.T., BEARS N 44°42'00"E . 4.09q FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTHWEST MARGIN OF COUNTY ROAD 307 (ALSO KNOWN AS PIONEER ROAD), BEARS N 44°08'00"E . 1548.05q AND FROM WHICH A 1" IRON PIPE FOUND AT THE EAST CORNER OF A CALLED 120 ACRE TRACT DESCRIBED AS TRACT NO. 1, IN SAID DEED TO ALTON W. DREYER AND WIFE, GRACE T. DREYER BEARS N 44°09'00"E . 399.70q

THENCE S 44°42'20" W – 57.32' WITH THE COMMON LINE SAID 120 ACRE TRACT AND SAID 77.80 ACRE TRACT, TO A POINT AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3/4" IRON ROD FOUND AT THE WEST CORNER OF SAID 77.80 ACRE TRACT BEARS S 44°42'00"W - 1694.84q

THENCE THROUGH THE INTERIOR OF SAID TRACT II, SOUTH OF, 30qFROM AND PARALLEL TO THE SOUTH LINE OF SAID CITY OF SCHERTZ, TEXAS, 30qWIDE WATERLINE EASEMENT, THE FOLLOWING TWO (2) CALLS:

1. **S 76°15'43" W – 4069.20'** TO A POINT FOR ANGLE,
2. **S 65°19'07" W – 389.99'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 3.091 ACRES OF LAND.

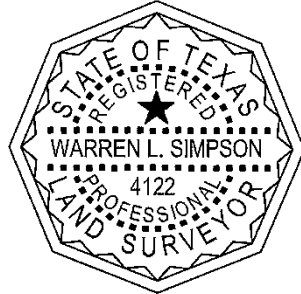
THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.

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: APRIL 6, 2017
RELEASED: JUNE 26, 2017

Warren L. Simpson

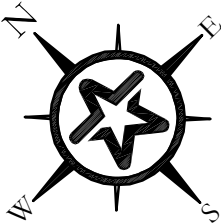
WARREN L. SIMPSON, R.P.L.S. 4122
PROJ NO. 1-02178
PLAT NO. A1-1264
FIELD NOTE NO. 042
MAP CHECKED: 06/25/2017-JBM



GU (II) 042
ALTON W. DREYER UNIFIED CREDIT TRUST, GAYLE LYNN STROH
AND SUSAN KAY DREYER ZIPERMAN, CO TRUSTEES

EXHIBIT

OF A 30 FOOT WIDE (3.091 ACRE) WATERLINE EASEMENT
LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281 AND
THE WILLIAM BRACKEN SURVEY, ABSTRACT 52, GUADALUPE
COUNTY, TEXAS, BEING A PORTION OF TRACT II, REFERENCED
IN A EXECUTRIX'S DEED TO ALTON W. DREYER UNIFIED CREDIT
TRUST, GAYLE LYNN STROH AND SUSAN KAY DREYER
ZIPERMAN, CO-TRUSTEES, OF RECORD IN VOLUME 3125, PAGE
643 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE
COUNTY, TEXAS AND DESCRIBED IN TRACTS NUMBERS 1, 2,
AND 3, IN A DEED TO ALTON W. DREYER AND WIFFE GRACE T.
DREYER, RECORDED IN VOLUME 424, PAGE 280 OF THE DEED
RECORDS OF GUADALUPE COUNTY, TEXAS.



- LEGEND**
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - () = DEED CALLS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
 - D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
 - + = GAS LINE SIGN
 - = EASEMENT AREA
 - ⊙ = WATER MANHOLE
 - ⊗ = WATER VALVE
 - = METAL POWER POLE
 - E — = OVERHEAD ELECTRIC LINE

SURVEYOR'S NOTES:
SURVEYED: APRIL 6, 2017
RELEASE DATE: JUNE 26, 2017

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

30 FOOT WIDE (3.091 ACRE) WATERLINE EASEMENT
LOCATED IN THE JAMES ROWDEN SURVEY,
ABSTRACT 281 AND THE WILLIAM BRACKEN SURVEY,
ABSTRACT 52, 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. 4014013699, WHICH BEARS
AN EFFECTIVE DATE OF JANUARY 08, 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.

RIGHT OF WAY GRANTED TO GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC. RECORDED IN
VOLUME 1534, PAGE 132, OFFICIAL RECORDS,
GUADALUPE COUNTY, TEXAS. AFFECTS THE PARENT
TRACT OF RECORD IN VOLUME 424, PAGE 280 OF THE
DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

| LINE TABLE | | |
|------------|-----------------|---------|
| LINE | DIRECTION | LENGTH |
| L-1 | N 65° 19' 07" E | 396.19' |
| L-2 | S 44° 42' 20" W | 57.32' |
| L-3 | S 65° 19' 07" W | 389.99' |

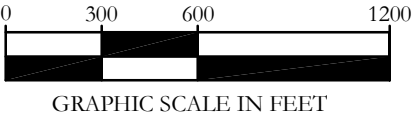
ALTON W. DREYER AND
GRACE T. DREYER
TRACT NO. 3
CALLED 57.14 ACRES
VOLUME 424 PG 280
D.R.G.C.T.

FIELD NOTE
POINT OF
BEGINNING
GRID COORDINATES
N:13758239.87 E:2251723.42

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



PLAT NO. A1-1264 PROJ. NO. 1-02178 DRAFTED 06/23/17
TAB NA F/N NO. 042 FB/PG 393/14 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 042.DWG MAP CHK'D 06/23/17

G:\PROJECTS\1-02178\1 SURVEY\1.0 CAD\1-02178ESMT-GU (II) 042.DWG, 8.5X14-NO CERT, 6/26/2017 3:02:22 PM, jmontemayor, 1:1