

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



**30 FOOT WIDE (3.131 ACRE)  
TEMPORARY CONSTRUCTION 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 (3.131 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 3.131 ACRE EASEMENT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT POINT 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., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 57.14 ACRE TRACT BEARS S 31°00'00"E . 294.22q

**THENCE N 31°00'50" W – 30.18'** WITH THE COMMON LINE OF SAID 57.14 ACRE TRACT AND THE REMAINDER OF SAID 164.46 ACRE TRACT, 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 . 910.50q

**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 NORTH LINE OF A CITY OF SCHERTZ, TEXAS, 30" 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 – 402.39'** TO A POINT FOR ANGLE,
2. **N 76°15'43" E – 4171.67'** TO A POINT IN THE COMMON LINE OF A CALLED 120 ACRE TRACT DESCRIBED AS TRACT NO. 1, IN SAID DEED TO ALTON W. DREYER AND WIFE, GRACE T. DREYER AND A CALLED 18.445 ACRE TRACT DESCRIBED IN A DEED TO HAMILTON KUTZ, JR. TRUSTEE FOR DARREN RAY KUTZ, OF RECORD IN VOLUME 1389, PAGE 201 OF THE O.P.R.G.C.T., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 18.445 ACRE TRACT BEARS N 44°08'00"E . 1495.65q AND FROM SAID 1/2" IRON ROD FOUND A 1" IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID 120 ACRE TRACT BEARS N 44°09'00"E . 399.70q

**THENCE S 44°08'50" W – 52.40'** WITH THE COMMON LINE OF SAID 120 ACRE TRACT AND SAID 18.445 ACRE TRACT TO A POINT AT THE WEST CORNER OF SAID 18.445 ACRE TRACT, BEING 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., FOR AN ANGLE POINT OF THE HEREIN DESCRIBED EASEMENT;

**THENCE S 44°42'20" W – 4.10'** WITH THE COMMON LINE OF SAID 120 ACRE TRACT AND SAID 77.80 ACRE TRACT TO A POINT FOR 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 . 1752.16q

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

1. **S 76°15'43" W – 4120.92'** TO A POINT FOR ANGLE,
2. **S 65°19'07" W – 396.19'**, RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 3.131 ACRES OF LAND.

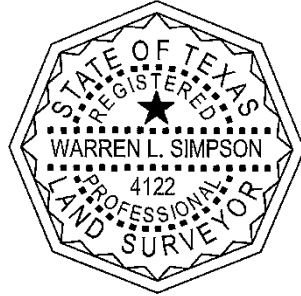
**THIS DESCRIPTION IS BASED ON THE ATTACHED EXHIBIT DRAWING MADE BY WARREN L. SIMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4122.**

**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: JANUARY 16, 2019

*Warren L. Simpson*  
WARREN L. SIMPSON, R.P.L.S. 4122

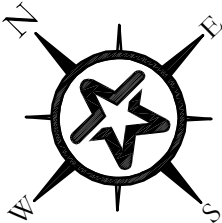
PROJ NO. 1-02178  
PLAT NO. A1-1264 AND A1-1562  
FIELD NOTE NO. 042-TCE  
MAP CHECKED: 01/10/2019-JBM



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
  - ▨ = TEMPORARY CONSTRUCTION EASEMENT AREA

SURVEYOR'S NOTES:

SURVEYED: APRIL 6, 2017

RELEASE DATE: JUNE 26, 2017

REVISED: JANUARY 16, 2019

(SHOW TEMPORARY CONSTRUCTION EASEMENT)

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

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.

CITY OF SCHERTZ, TEXAS  
30' WIDE WATERLINE EASEMENT  
GU 101  
VOLUME 1716, PAGE 442  
O.P.R.G.C.T.  
(NO EASEMENT DESCRIPTION PROVIDED)  
DESCRIBED IN  
NOTICE OF LIS PENDENS  
VOLUME 1600, PAGE 108  
O.P.R.G.C.T.

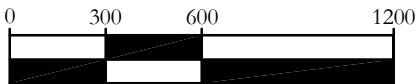
FIELD NOTE  
POINT OF  
BEGINNING  
GRID COORDINATES  
N:13758239.87 E:2251723.42

© COPYRIGHT ALL RIGHTS RESERVED



**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. A1-1264 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, 1/16/2019 3:30:52 PM, jmontemayor, 1:1