

GU (II) 046.A&B
ENGEL FARMS, LLC



30 FOOT WIDE (2.111 ACRE)
WATERLINE EASEMENT
LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281
AND THE CLAIBORNE RECTOR SURVEY, ABSTRACT 270
GUADALUPE COUNTY, TEXAS

FIELD NOTES FOR A 30 FOOT WIDE (2.111 ACRE) STRIP OF LAND LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281 AND THE CLAIBORNE RECTOR SURVEY, ABSTRACT 270 IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 90.515 ACRE TRACT DESCRIBED IN A DEED TO ENGEL FARMS, LLC., OF RECORD IN VOLUME 4178, PAGE 854 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS (O.P.R.G.C.T.). SAID 2.111 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 SOUTHWEST LINE OF SAID 90.515 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A FENCE POST FOUND AT THE WEST CORNER OF SAID 90.515 ACRE TRACT BEARS N 30°22'49"W . 260.37q

THENCE THROUGH THE INTERIOR OF SAID 90.515 ACRE TRACT, WITH THE SOUTH LINE OF A CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT, DESCRIBED IN VOLUME 1589, PAGE 563, OF THE O.P.R.G.C.T., THE FOLLOWING FOUR (4) CALLS:

1. **S 89°15'34" E – 105.89'** TO AN ANGLE POINT,
2. **N 60°44'26" E – 197.82'** TO AN ANGLE POINT,
3. **N 30°44'26" E – 149.75'** TO AN ANGLE POINT,
4. **N 60°44'26" E – 2612.59'** TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 3+METAL FENCE POST FOUND AT THE NORTH CORNER OF SAID 90.515 ACRE TRACT BEARS N 30°48'42+W . 103.11q

THENCE S 30°48'12" E – 30.01' WITH THE NORTHEAST LINE OF SAID 90.515 ACRE TRACT, AND THE SOUTHWEST MARGIN OF COUNTY ROAD 311 (ALSO KNOWN AS SCHWAB ROAD), TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %BLS 2024+FOUND AT THE EAST CORNER OF SAID 90.515 ACRE TRACT BEARS S 30°48'42+E . 988.81q

THENCE THROUGH THE INTERIOR OF SAID 90.515 ACRE TRACT, SOUTH OF, 30qFROM AND PARALLEL TO THE SOUTH LINE OF SAID CITY OF SCHERTZ, TEXAS 30qWIDE WATERLINE EASEMENT THE FOLLOWING FOUR (4) CALLS:

1. **S 60°44'26" W – 2605.36'** TO AN ANGLE POINT,
2. **S 30°44'26" W – 149.75'** TO AN ANGLE POINT,
3. **S 60°44'26" W – 213.90'** TO AN ANGLE POINT,
4. **N 89°15'34" W – 95.82'**, TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 1/2+IRON ROD WITH CAP STAMPED %BLS 2024+FOUND AT THE SOUTH CORNER OF SAID 90.515 ACRE TRACT BEARS S 30°22'49+E . 1047.09q

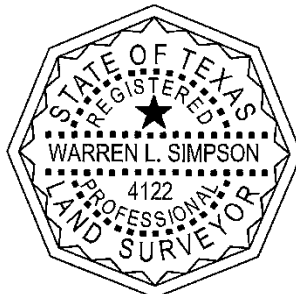
THENCE N 30°22'19" W – 35.04' WITH THE COMMON LINE OF SAID 90.515 ACRE TRACT AND A CALLED 87.681 ACRE TRACT DESCRIBED IN A PARTITION DEED TO CLINTON W. GEMBLER, JR., OF RECORD IN VOLUME 2829, PAGE 636 OF THE O.P.R.G.C.T., RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 2.111 ACRES OF LAND.

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 1, 2017
RELEASED: JULY 06, 2017

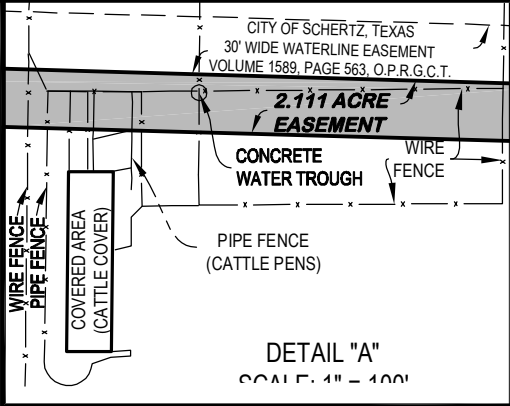
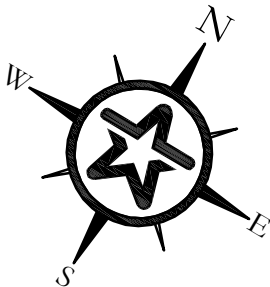
WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178
PLAT NO. A1-1273
FIELD NOTE NO. 046.A&B
MAP CHECKED: 07/05/2017-JBM

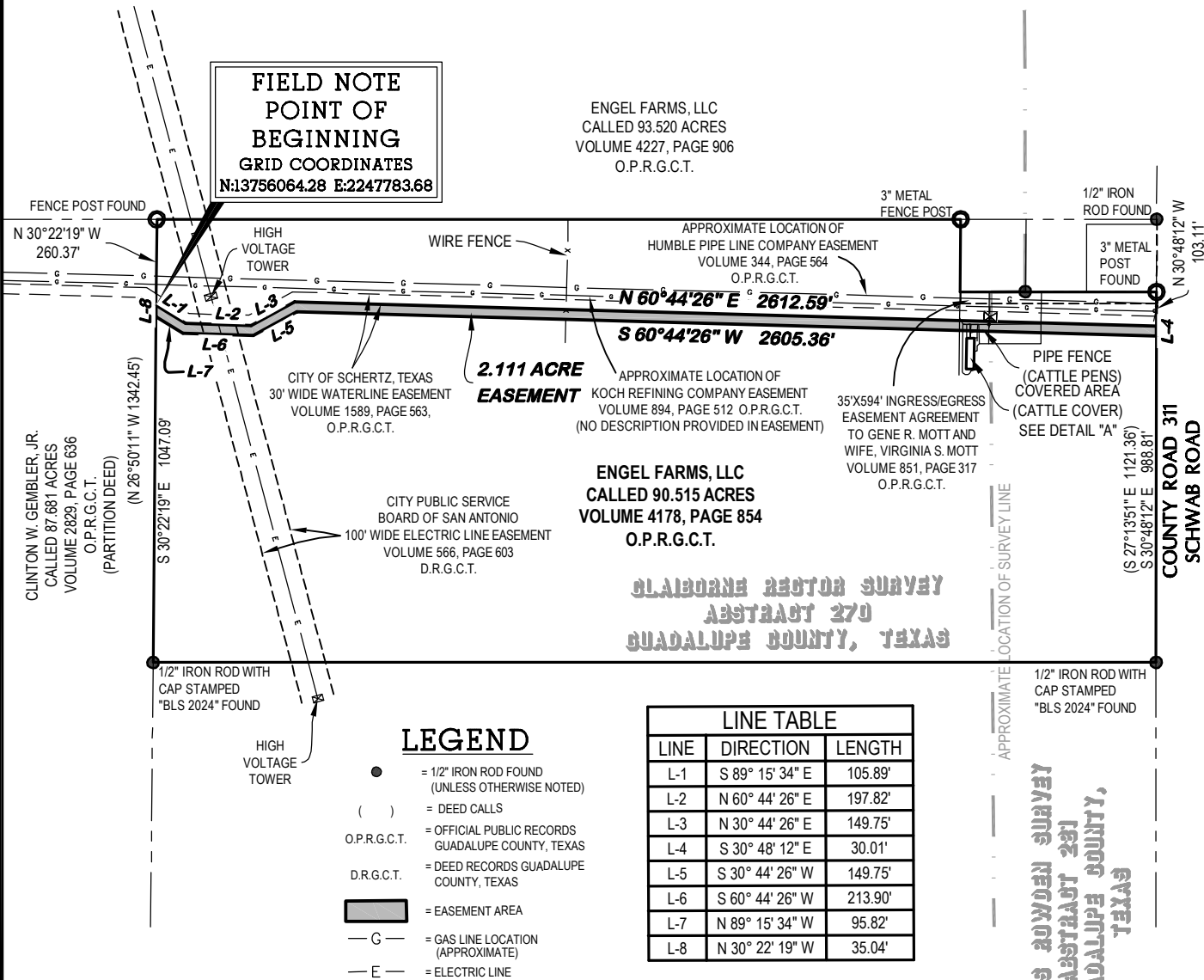
www.WalkerPartners.com

GU (II) 046.A&B
ENGEL FARMS, LLC



FIELD NOTE
POINT OF
BEGINNING
GRID COORDINATES
N:13756064.28 E:2247783.68

ENGEL FARMS, LLC
CALLED 93.520 ACRES
VOLUME 4227, PAGE 906
O.P.R.G.C.T.



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
- = EASEMENT AREA
- G — = GAS LINE LOCATION (APPROXIMATE)
- E — = ELECTRIC LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L-1	S 89° 15' 34" E	105.89'
L-2	N 60° 44' 26" E	197.82'
L-3	N 30° 44' 26" E	149.75'
L-4	S 30° 48' 12" E	30.01'
L-5	S 30° 44' 26" W	149.75'
L-6	S 60° 44' 26" W	213.90'
L-7	N 89° 15' 34" W	95.82'
L-8	N 30° 22' 19" W	35.04'

SURVEYOR'S NOTES:

SURVEYED: JUNE 01, 2017

RELEASE DATE: JULY 6, 2017

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

30' WIDE (2.111 ACRE) WATERLINE EASEMENT LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281, AND THE CLAIBORNE RECTOR SURVEY, ABSTRACT 270, GUADALUPE COUNTY, TEXAS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORTS PROVIDED BY ALAMO TITLE INSURANCE. GF NO'S. 4014013701 AND 4014013702, WHICH BEAR EFFECTIVE DATES OF JANUARY 8, 2017.

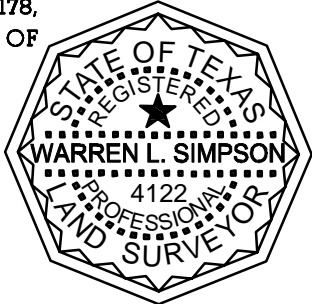
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., ELECTRIC LINE EASEMENT RECORDED IN DOCUMENT NO. 2016020655, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. AFFECTS THE 90.515 ACRE PARENT TRACT RECORDED IN VOLUME 4178, PAGE 854, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

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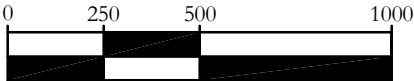
EXHIBIT
OF A 30 FOOT WIDE (2.111 ACRE) WATERLINE EASEMENT LOCATED IN THE JAMES ROWDEN SURVEY, ABSTRACT 281, AND THE CLAIBORNE RECTOR SURVEY, ABSTRACT 270, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 90.515 ACRE TRACT DESCRIBED IN A DEED TO ENGEL FARMS, LLC, OF RECORD IN VOLUME 4178, PAGE 854 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

Warren L. Simpson
WARREN L. SIMPSON, R.P.L.S. 4122
lsimpson@walkerpartners.com



Walker Partners
engineers ★ surveyors

600 Austin Avenue, Suite 20 • Waco, Texas 76701
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053
T.B.P.L.S. Registration No. 10032500



GRAPHIC SCALE IN FEET

PLAT NO. A1-1273 PROJ. NO. 1-02178 DRAFTED 07/05/17
TAB NA F/N NO. 046.A&B FB/PG 393/28 DRAWN BY JBW
DWG. NAME 1-02178ESMT-GU (II) 046 A AND B.DWG MAP CHK'D 07/05/17