

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



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

30 FOOT WIDE (2.112 ACRE)  
TEMPORARY CONSTRUCTION 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 (2.112 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 2.112 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 . 225.33q

**THENCE** THROUGH THE INTERIOR OF SAID 90.515 ACRE TRACT, WITH THE NORTH 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 – 115.96'** TO AN ANGLE POINT,
2. **N 60°44'26" E – 181.75'** TO AN ANGLE POINT,
3. **N 30°44'26" E – 149.75'** TO AN ANGLE POINT,
4. **N 60°44'26" E – 2619.82'** 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 . 73.10q

**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 . 1018.82q

**THENCE** THROUGH THE INTERIOR OF SAID 90.515 ACRE TRACT, WITH THE SOUTH LINE OF SAID CITY OF SCHERTZ, TEXAS 30q WIDE WATERLINE EASEMENT THE FOLLOWING FOUR (4) CALLS:

1. **S 60°44'26" W – 2612.59'** TO AN ANGLE POINT,
2. **S 30°44'26" W – 149.75'** TO AN ANGLE POINT,
3. **S 60°44'26" W – 197.82'** TO AN ANGLE POINT,
4. **N 89°15'34" W – 105.89'**, 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 . 1082.13q

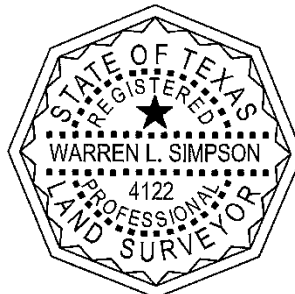
**THENCE N 30°22'19" W – 35.04'** WITH THE COMMON LINE OF SAID 90.515 ACRE TRACT AND A CALLED 87.681 ACRE TRACT DESCRIBED IN A PARTITION DEED TO CLINTON W. GEMBLER, JR., OF RECORD IN VOLUME 2829, PAGE 636 OF THE O.P.R.G.C.T., RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 2.112 ACRES OF LAND.

**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: JANUARY 17, 2019

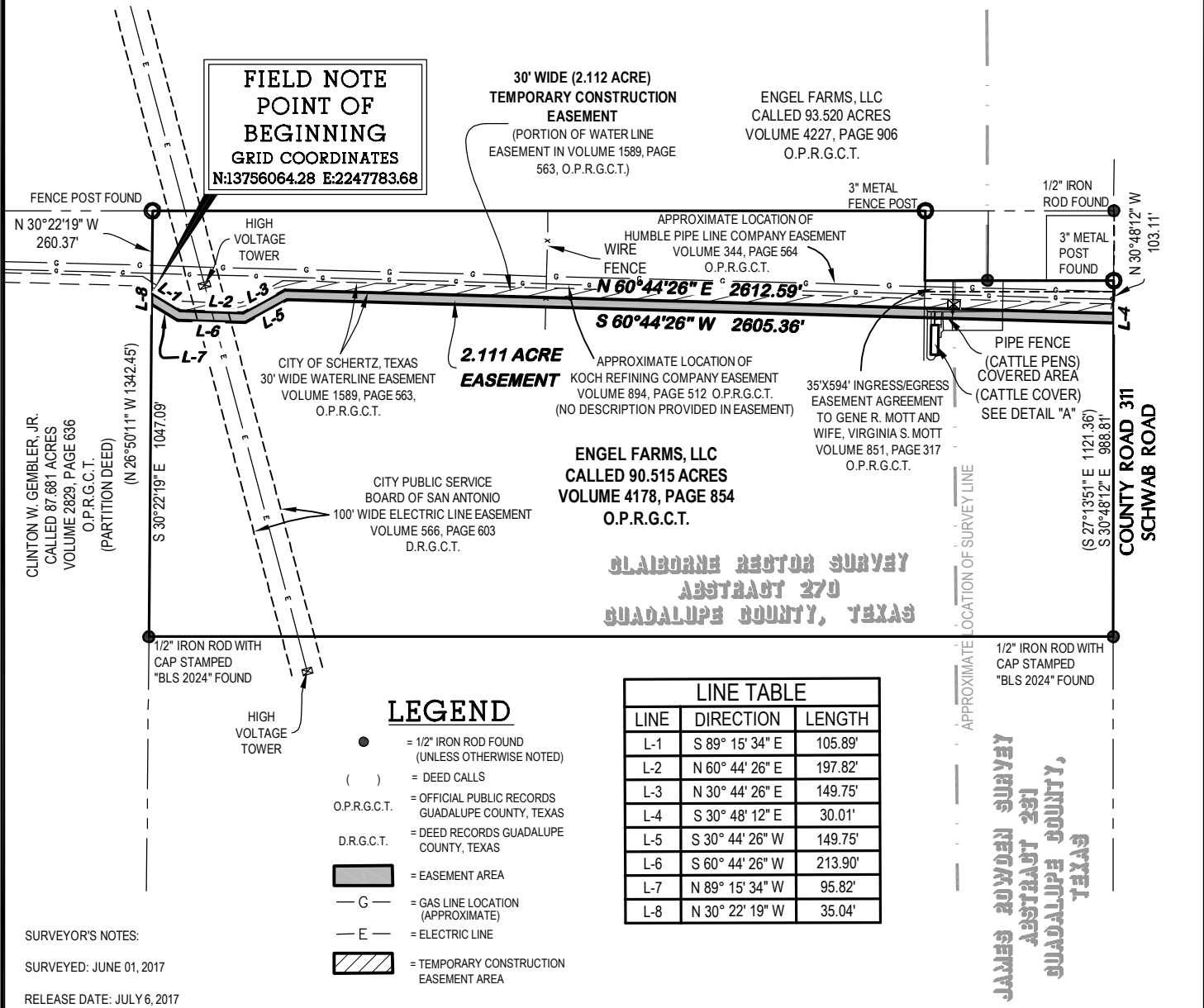
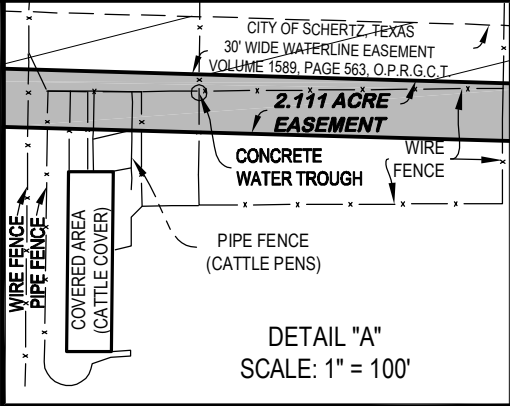
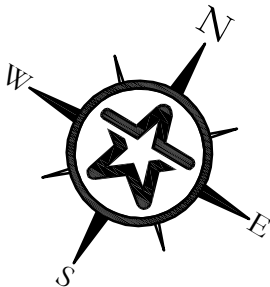
A handwritten signature in black ink, reading "Warren L. Simpson".  
WARREN L. SIMPSON, R.P.L.S. 4122



PROJ NO. 1-02178  
PLAT NO. A1-1273 AND A1-1564  
FIELD NOTE NO. 046-TCE  
MAP CHECKED: 01/14/2019-JBM

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



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
- ▨ = TEMPORARY CONSTRUCTION EASEMENT AREA

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'

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



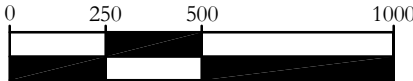
Warren L. Simpson  
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engineers ★ surveyors

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T.B.P.L.S. Registration No. 10194317



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