

**Metes and Bounds Description**  
**for a**  
**0.191 Ac. Tract**  
**(8,352 sq. ft.)**  
**(Fee Simple)**

Being 0.191 acre of land (8,352 sq. ft.) out of a 0.55 acre tract recorded in Volume 187, Page 364 of the Deed Records of Guadalupe County, Texas, a 0.54 acre tract recorded in Volume 174, Page 419 of the Deed Records of Guadalupe County, Texas, a 0.162 acre tract recorded in Volume 158, Page 50 of the Deed Records of Guadalupe County, Texas, and a 0.51 acre tract recorded in Volume 147, Page 350 of the Deed Records of Guadalupe County, Texas, all being out of the Humphries Branch League Survey, Abstract No. 6, New City Block 1065, Seguin, Guadalupe County, Texas; said 0.191 acre tract (8,352 sq. ft.) being more particularly described as follows:

**Beginning** at a found iron pin located on the south right-of-way line of Jones Avenue; said iron pin being the common northerly corner between said 0.55 acre tract and of Lot 1, Block 7, Wallace Subdivision No. 2, Seguin, Guadalupe County, Texas, recorded in Volume 1, Page 67, Plat Records of Guadalupe County, Texas; said iron pin being S 88°45'50" W, 353.82 feet from an iron pin found at the intersection of the south right-of-way line of Jones Avenue with the west right-of-way line of Dolle Avenue; said **Point of Beginning** being the most northwesterly corner of a 3.17 acre survey prepared for the City of Seguin by Tri-County Land Surveying, Inc. of Seguin, Texas (survey dated June, 2004) and also being the most northwesterly corner of the tract herein described;

Thence N 88°45'50" E, 26.76 feet along the said south right-of-way line to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC"); said iron pin being the most northeasterly corner of the tract herein described;

Thence S 01°21'25" E, 94.32 feet departing the south right-of-way line of Jones Avenue to an IP W/YC set for an interior corner of the tract herein described;

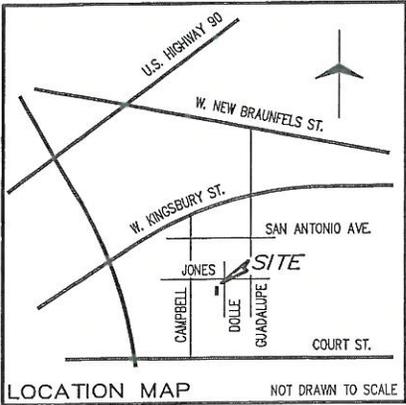
Thence S 23°05'14" E, 38.39 feet to an IP W/YC set for an interior corner of the tract herein described;

Thence S 46°51'34" E, 132.01 feet to a set IP W/YC located on the common line between the said 0.51 acre tract and a 0.53 acre tract recorded in Volume 90, Page 229, Deed Records of Guadalupe County, Texas; said iron pin being the most easterly corner of the tract herein described;

- Thence S 89°21'41" W, 65.77 feet along the said common line to a set IP W/YC located on the west line of the said 3.17 acre survey; said iron pin being the common westerly corner between said 0.51 acre tract, the said 0.53 acre tract, and on the line of a remaining portion of a tract of land described in Volume 222, Page 240, Deed Records of Guadalupe County, Texas, and also being the most southerly corner of the tract herein described;
- Thence The following calls along the said 3.17 acre survey:
- Thence N 29°39'01" W, 66.31 feet departing the said common line and continuing along the common line between the said 0.51 acre tract, the said remaining portion of a tract of land described in Volume 222, Page 240, the said 0.162 acre tract, and of a remaining portion of a 21.8 acre tract described in Volume 205, Page 22, Deed Records of Guadalupe County, Texas to a set IP W/YC for an interior corner;
- Thence N 76°54'10" W, 37.50 feet departing the said common line and continuing along the common line between the said 0.162 acre tract, the said remaining portion of a 21.8 acre tract, and the said 0.54 acre tract to a set IP W/YC located on the east line of a property described as Tract Two, recorded in Volume 2268, Page 496 of the Official Public Records of Guadalupe County, Texas;
- Thence N 01°57'43" W, 154.00 feet departing the said common line and continuing along the common line between the said 0.54 acre tract, the said Tract Two, the said Lot 1, Block 7, Wallace Subdivision No. 2, and the said 0.55 acre tract to the **Point of Beginning** and containing 0.191 acre of land (8,352 sq. ft.), more or less.

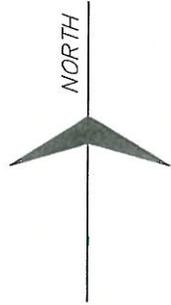
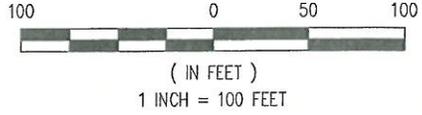


  
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Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
January 16, 2014  
Revised April 14, 2014

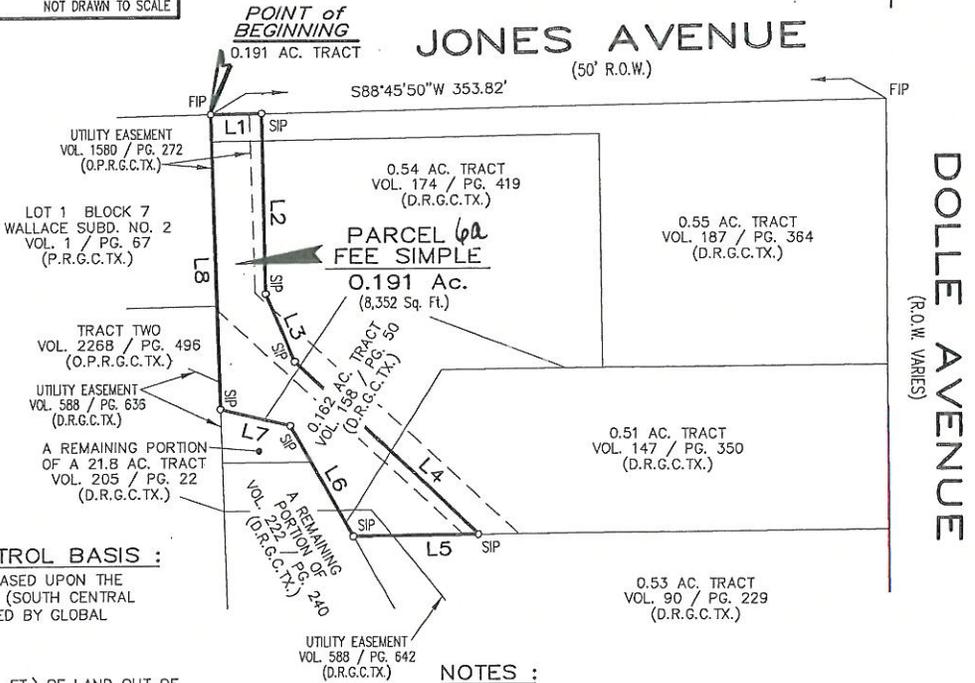


5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

DOLLE-JONES PARCEL NO.: *6a*  
PROJECT NAME: WALNUT BRANCH  
LINEAR PARK HIKE & BIKE TRAIL



NO.	BEARING	LENGTH
L1	N88°45'50"E	26.76'
L2	S01°21'25"E	94.32'
L3	S23°05'14"E	38.39'
L4	S46°51'34"E	132.01'
L5	S89°21'41"W	65.77'
L6	N29°39'01"W	66.31'
L7	N76°54'10"W	37.50'
L8	N01°57'43"W	154.00'



**DIRECTIONAL CONTROL BASIS :**  
ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**  
BEING 0.191 ACRE (8,352 SQ. FT.) OF LAND OUT OF A 0.55 ACRE TRACT RECORDED IN VOLUME 187, PAGE 364 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF A 0.54 ACRE TRACT RECORDED IN VOLUME 174, PAGE 419 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF A 0.162 ACRE TRACT RECORDED IN VOLUME 158, PAGE 50 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND OUT OF THE A 0.51 ACRE TRACT RECORDED IN VOLUME 147, PAGE 350 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, ALL BEING OUT OF THE HUMPHRIES BRANCH LEAGUE SURVEY, ABSTRACT NO. 6, NEW CITY BLOCK 1065, SEGUIN, GUADALUPE COUNTY, TEXAS.

- REFERENCES :**
- VOL. 187, PG. 364 (D.R.G.C.TX.)
  - VOL. 174, PG. 419 (D.R.G.C.TX.)
  - VOL. 158, PG. 50 (D.R.G.C.TX.)
  - VOL. 147, PG. 350 (D.R.G.C.TX.)
  - VOL. 86, PG. 404 (D.R.G.C.TX.)
  - VOL. 1580, PG. 272 (O.P.R.G.C.TX.)
  - VOL. 1, PG. 67 (P.R.G.C.TX.)
  - VOL. 588, PG. 636 (D.R.G.C.TX.)
  - VOL. 588, PG. 642 (D.R.G.C.TX.)
  - VOL. 2268, PG. 496 (O.P.R.G.C.TX.)
  - VOL. 205, PG. 22 (D.R.G.C.TX.)
  - VOL. 222, PG. 240 (D.R.G.C.TX.)
  - 3.17 ACRE SURVEY BY TRI-COUNTY LAND SURVEY, SURVEY DATE: JUNE 2004

JOB NO. : 12005  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)

- NOTES :**
1. "O.P.R.G.C.TX." - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
  2. "P.R.G.C.TX." - PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
  3. "D.R.G.C.TX." - DEED RECORDS OF GUADALUPE COUNTY, TEXAS.
  4. "FIP" DENOTES FOUND IRON PIN.
  5. "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".

OWNER: GUADALUPE COUNTY  
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 1402675-NBF, HAVING AN EFFECTIVE DATE OF MARCH 21, 2014 AND AN ISSUE DATE OF APRIL 1, 2014, ISSUED BY STEWART TITLE GUARANTY COMPANY.

STATE OF TEXAS  
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 16th DAY OF JANUARY 2014, A.D.

*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.-P.-E.S. NO. 3929



REVISED APRIL 14, 2014

SHEET 3 OF 3

H:\Jobs\12\005\Techprod\Survey\12005 Jones Dolle.dwg\12005 Jones Dolle.dwg 4/14/2014 9:03:22 AM CDT

J.O. 12005 Jones Dolle Parcel *la*txt

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Parcel name: *la*

North: 13759593.1709 East : 2295113.7046  
Line Course: N 88-45-50 E Length: 26.76  
North: 13759593.7482 East : 2295140.4569  
Line Course: S 01-21-25 E Length: 94.32  
North: 13759499.4587 East : 2295142.6903  
Line Course: S 23-05-14 E Length: 38.39  
North: 13759464.1411 East : 2295157.7451  
Line Course: S 46-51-34 E Length: 132.01  
North: 13759373.8720 East : 2295254.0720  
Line Course: S 89-21-41 W Length: 65.77  
North: 13759373.1389 East : 2295188.3051  
Line Course: N 29-39-01 W Length: 66.31  
North: 13759430.7654 East : 2295155.5016  
Line Course: N 76-54-10 W Length: 37.50  
North: 13759439.2630 East : 2295118.9771  
Line Course: N 01-57-43 W Length: 154.00  
North: 13759593.1709 East : 2295113.7046

Perimeter: 615.06 Area: 8,352 sq.ft. 0.191 acres

**Metes and Bounds Description**  
**for a**  
**0.161 Ac. Tract**  
**(7,014 sq. ft.)**  
**(Fee Simple)**

Being 0.161 acre of land (7,014 sq. ft.) out of a 0.53 acre tract recorded in Volume 90, Page 229 of the Deed Records of Guadalupe County, Texas; being out of the Humphries Branch League Survey, Abstract No. 6, New City Block 1065, Seguin, Guadalupe County, Texas; said 0.161 acre tract (7,014 sq. ft.) being more particularly described as follows:

**Beginning** at a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located on the common line between the said 0.53 acre tract and a 0.51 acre tract recorded in Volume 147, Page 350, Deed Records of Guadalupe County, Texas; said iron pin being S 00°38'19" E, 224.54 feet and N 89°21'41" W, 215.89 feet from an iron pin found at the intersection of the south right-of-way line of Jones Avenue with the west right-of-way line of Dolle Avenue; said **Point of Beginning** being the most northeasterly corner of the tract herein described;

Thence S 46°51'34" E, 103.62 feet departing the said common line to an IP W/YC set for an exterior corner of the tract herein described;

Thence S 01°14'52" E, 14.30 feet to a set IP W/YC located on the common line between the said 0.53 acre tract and a 1.01 acre tract recorded in Volume 86, Page 404, Deed Records of Guadalupe County, Texas; said iron pin being the most southeasterly corner of the tract herein described;

Thence S 89°21'41" W, 65.96 feet along the said common line to a set IP W/YC located on the west line of 3.17 acre survey prepared for the City of Seguin by Tri County Land Surveying, Inc. of Seguin, Texas (survey dated June, 2004); said iron pin being an exterior corner of the tract herein described;

Thence The following calls along the said west line of the 3.17 acre survey:

N 01°44'46" W, 11.79 feet departing the said common line and continuing along the common line between the said 0.53 acre tract and a property described in Volume 1261, Page 752, Official Public Records of Guadalupe County, Texas to an iron pin found for an interior corner of the said 0.53 acre tract and also of the tract herein described;

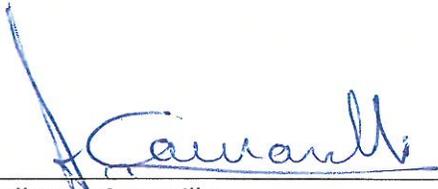
S 88°05'50" W, 33.00 feet departing the said common line and continuing along the common line between the said 0.53 acre tract and the said property described in Volume 1261, Page 752 to a set IP W/YC located on the common line between the said 0.53 acre tract and a remaining portion of a property described in Volume 222, Page 240, Deed Records of Guadalupe County, Texas; said iron pin being an exterior corner of the said 0.53 acre tract and also of the tract herein described;

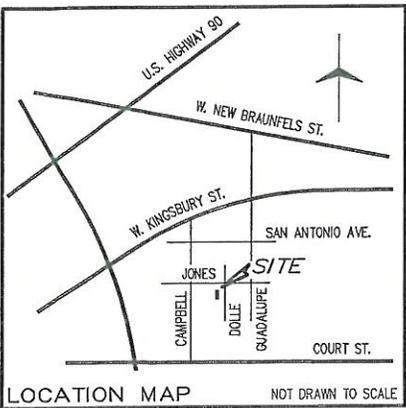
N 29°39'01" W, 85.69 feet departing the said common line and continuing along the common line between the said 0.53 acre tract and the said remaining portion of a property described in Volume 222, Page 240 to a set IP W/YC located on the common line between the said 0.53 acre tract and the said 0.51 acre tract; said iron pin being the most northwesterly corner of the said 0.53 acre tract and of the tract herein described;

Thence

N 89°21'41" E, 65.77 feet departing the said west line of the 3.17 acre survey, the said common line, and continuing along the common line between the said 0.53 acre tract and the said 0.51 acre tract to the **Point of Beginning** and containing 0.161 acre of land (7,014 sq. ft.), more or less.

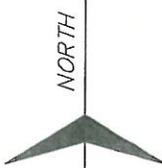
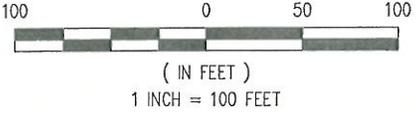


  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
January 16, 2014  
Revised April 14, 2014



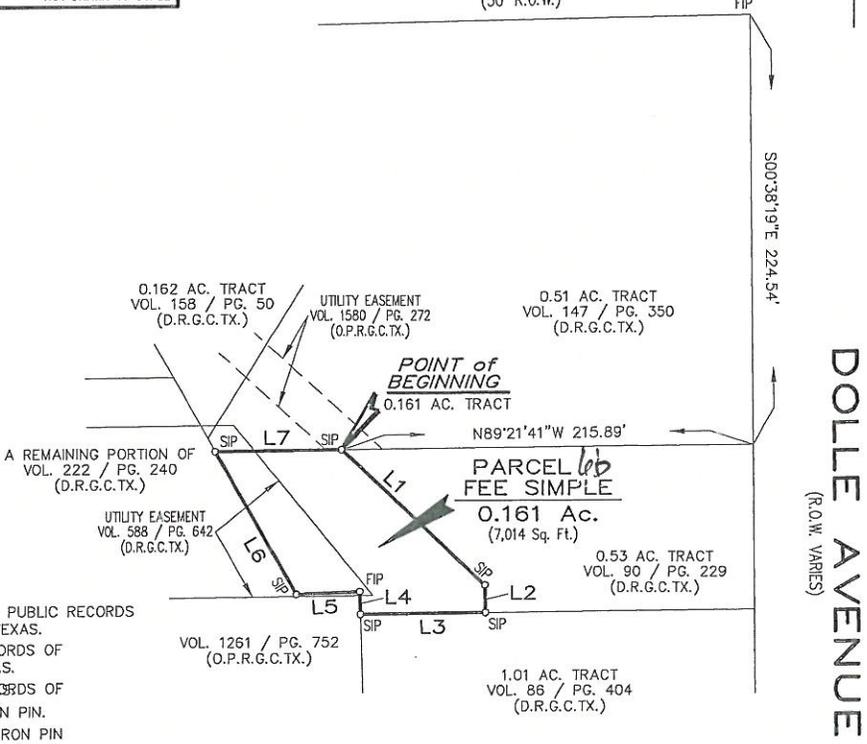
**POZNECKI INC**  
**AMARILLO**  
 5835 CALLAGHAN RD. / SUITE 200  
 SAN ANTONIO, TEXAS 78228 210.349.3273

DOLLE-JONES PARCEL NO.: *66*  
 PROJECT NAME: WALNUT BRANCH  
 LINEAR PARK HIKE & BIKE TRAIL



**JONES AVENUE**  
 (50' R.O.W.)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S46°51'34"E	103.62'
L2	S01°14'52"E	14.30'
L3	S89°21'41"W	65.96'
L4	N01°44'46"W	11.79'
L5	S88°05'50"W	33.00'
L6	N29°39'01"W	85.69'
L7	N89°21'41"E	65.77'



- NOTES :**
- "O.P.R.G.C.TX." - OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
  - "P.R.G.C.TX." - PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
  - ~~GUADALUPE COUNTY RECORDS OF~~
  - "FIP" DENOTES FOUND IRON PIN.
  - "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.161 ACRE (7,014 SQ. FT.) OF LAND OUT OF A 0.53 ACRE TRACT RECORDED IN VOLUME 90, PAGE 229 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; BEING OUT OF THE HUMPHRIES BRANCH LEAGUE SURVEY, ABSTRACT NO. 6, NEW CITY BLOCK 1065, SEGUIN, GUADALUPE COUNTY, TEXAS.

**REFERENCES :**

- VOL. 158, PG. 50 (D.R.G.C.TX.)
- VOL. 147, PG. 350 (D.R.G.C.TX.)
- VOL. 90, PG. 229 (D.R.G.C.TX.)
- VOL. 86, PG. 404 (D.R.G.C.TX.)
- VOL. 1580, PG. 272 (O.P.R.G.C.TX.)
- VOL. 588, PG. 642 (D.R.G.C.TX.)
- 3.17 ACRE SURVEY BY TRI-COUNTY LAND SURVEY, SURVEY DATE: JUNE 2004

JOB NO. : 12005  
 DWN BY : TALAMANTEZ  
 DWG FILE : (REF. DATESTAMP)



REVISED APRIL 14, 2014

OWNER: CITY OF SEGUIN, TEXAS  
 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 1402675-NBF, HAVING AN EFFECTIVE DATE OF MARCH 21, 2014 AND AN ISSUE DATE OF APRIL 1, 2014, ISSUED BY STEWART TITLE GUARANTY COMPANY.

**STATE OF TEXAS**  
**COUNTY OF GUADALUPE**

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 16th DAY OF JANUARY 2014, A.D.

*Adalberto Camarillo*  
 ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

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J.O. 12005 Jones Dolle Parcel ~~bb~~txt

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Parcel name: bb

North: 13759373.1388 East : 2295188.3052  
Line Course: N 89-21-41 E Length: 65.77  
North: 13759373.8719 East : 2295254.0721  
Line Course: S 46-51-34 E Length: 103.62  
North: 13759303.0142 East : 2295329.6848  
Line Course: S 01-14-52 E Length: 14.30  
North: 13759288.7130 East : 2295329.9963  
Line Course: S 89-21-41 W Length: 65.96  
North: 13759287.9778 East : 2295264.0381  
Line Course: N 01-44-46 W Length: 11.79  
North: 13759299.7640 East : 2295263.6788  
Line Course: S 88-05-50 W Length: 33.00  
North: 13759298.6682 East : 2295230.6970  
Line Course: N 29-39-01 W Length: 85.69  
North: 13759373.1388 East : 2295188.3052

Perimeter: 380.15 Area: 7,014 sq.ft. 0.161 acres

**Metes and Bounds Description**  
**for a**  
**0.306 Ac. Tract**  
**(13,329 sq. ft.)**  
**(Fee Simple)**

Being 0.306 acre of land (13,329 sq. ft.) out of a 1.01 acre tract recorded in Volume 86, Page 404 of the Deed Records of Guadalupe County, Texas, and out of a remaining portion of a tract of land described in Volume 254, Page 317, Deed Records of Guadalupe County, Texas; all being out of the Humphries Branch League Survey, Abstract No. 6, New City Block 1065, Seguin, Guadalupe County, Texas; said 0.306 acre tract (13,329 sq. ft.) being more particularly described as follows:

**Beginning** at a set 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located on the common line between the said 1.01 acre tract and a 0.53 acre tract recorded in Volume 90, Page 229, Deed Records of Guadalupe County, Texas; said iron pin being S 89°21'41" W, 140.92 feet from the common easterly corner located on the west right-of-way line of Dolle Avenue of the said 1.01 acre tract and the said 0.53 acre tract; said **Point of Beginning** being the most northeasterly corner of the tract herein described;

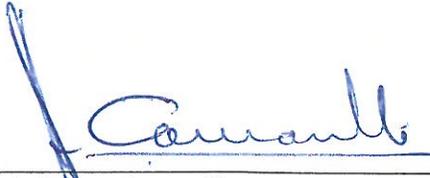
Thence S 01°14'52" E, departing the said common line at 200.52 feet a point on the north line of the remaining portion of a tract land as described by deed recorded in Volume 254, Page 317 of the Deed Records of Guadalupe County, Texas; continuing a total of 210.01 feet to a set IP W/YC located on the south line of the said 1.01 acre tract; said iron pin being the most southeasterly corner of the tract herein described;

Thence S 89°21'41" W, 28.74 feet along the said south line to a set IP W/YC located on the west line of a 3.17 acre survey prepared for the City of Seguin by Tri County Land Surveying, Inc. of Seguin, Texas (survey dated June, 2004); said iron pin being an exterior corner of the tract herein described;

Thence N 08°05'27" W, 9.58 feet departing the said south line and continuing along the said west line of a 3.17 acre survey to a set IP W/YC located on the north line of the said remaining portion of a tract of land described in Volume 254, Page 317; said iron pin being an interior corner of the tract herein described;

- Thence S 89°23'22" W, 34.33 feet departing the said west survey line and continuing along the common line between the said 1.01 acre tract, the said remaining portion of property described in Volume 254, Page 317, and the east 120 feet of Lot 12, Block 1065, Juan Seguin Addition, recorded in Volume 2837, Page 950, Official Public Records of Guadalupe County, Texas to a set IP W/YC located on the common line between the said 1.01 acre tract and Lot 1, Block 9, Wallace Subdivision No. 2, Seguin, Guadalupe County, Texas, recorded in Volume 1, Page 67 of the Plat Records of Guadalupe County, Texas; said iron pin being the most southwesterly corner of the tract herein described;
- Thence N 01°44'46" W, 200.52 feet departing the said common line and continuing along the common line between the said 1.01 acre tract and the said Lot 1, the western terminus of the Medlin Avenue right-of-way, and of a tract of land described in Volume 1261, Page 752, Official Public Records of Guadalupe County, Texas, to a set IP W/YC located on the common line between the said 1.01 acre tract and the said 0.53 acre tract; said iron pin being the most northwesterly corner of the said 1.01 acre tract and also of the tract herein described;
- Thence N 89°21'41" E, 65.96 feet departing the said common line and continuing along the common line between the said 1.01 acre tract and the said 0.53 acre tract to the **Point of Beginning** and containing 0.306 acre of land (13,329 sq. ft.), more or less.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
January 16, 2014  
Revised April 14, 2014



J.O. 12005 Jones Dolle Parcel *bc*txt

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Parcel name: *bc*

North: 13759287.9778 East : 2295264.0381  
Line Course: N 89-21-41 E Length: 65.96  
North: 13759288.7130 East : 2295329.9963  
Line Course: S 01-14-52 E Length: 210.01  
North: 13759078.7509 East : 2295334.5698  
Line Course: S 89-21-41 W Length: 28.74  
North: 13759078.4305 East : 2295305.8290  
Line Course: N 08-05-27 W Length: 9.58  
North: 13759087.9185 East : 2295304.4802  
Line Course: S 89-23-22 W Length: 34.33  
North: 13759087.5526 East : 2295270.1484  
Line Course: N 01-44-46 W Length: 200.52  
North: 13759287.9778 East : 2295264.0381

Perimeter: 549.15 Area: 13,329 sq.ft. 0.306 acres