

# EXHIBIT “ ”

City of Seguin

Newquest Water Line

TRACT NO. APN 53143

## TEMPORARY WORKSPACE

Description of a 30' wide temporary workspace situated in the J.D. Clements Survey No. 18, A-11, Guadalupe County, Texas and being over through and across a called 120.30 acre tract of land conveyed to the Catepillar, INC. described by an instrument recorded in Volume 2696, page 58 of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a found TXDOT monument for the original common north corner of said 120.30 acre tract of land and the remainder of a called 120.508 acre tract of land recorded in Volume 2353, page 234 O.P.R.G.T. THENCE South 01°15'43" East along the common boundary of said tracts of land a distance of 108.73 feet to the **POINT OF BEGINNING**;

THENCE **North 43°44'49" East**, a distance of **114.79** feet to a point;  
THENCE **North 88°44'49" East**, a distance of **42.01** feet to a point;  
THENCE **North 68°59'11" East**, a distance of **391.42** feet to a point;  
THENCE **North 56°03'47" East**, a distance of **764.45** feet to a point;  
THENCE **North 50°04'10" East**, a distance of **286.39** feet to a point;  
THENCE **North 59°47'00" East**, a distance of **260.35** feet to a point on a northeasterly boundary line of said called 120.30 acre tract of land;  
THENCE **South 84°30'13" East**, a distance of **4.15** feet to a point on the east boundary line of said called 120.30 acre tract of land;  
THENCE **South 02°00'51" East**, along said east boundary line a distance of **31.29** feet to a point;  
THENCE **South 59°47'00" West**, a distance of **246.39** feet to a point;  
THENCE **South 50°04'10" West**, a distance of **285.41** feet to a point;  
THENCE **South 56°03'47" West**, a distance of **769.42** feet to a point;  
THENCE **South 68°59'11" West**, a distance of **400.04** feet to a point;  
THENCE **South 88°44'49" West**, a distance of **34.81** feet to a point;  
THENCE **South 43°44'49" West**, a distance of **132.36** feet to a point on the west common line of said called 120.30 acre tract of land and said called 120.508 acre tract of land;  
THENCE **North 01°15'12" West**, along common boundary line, for a distance of **42.43** feet to the **POINT OF BEGINNING**, said temporary workspace having a total area of 1.285 acres, more or less.

All bearings and distances shown herein are grid, based upon the Texas Coordinate System, Texas South Central Zone 4204, North American Datum of 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. Survey Feet, as derived from an on the ground survey performed by TRC Pipeline Services LLC, conducted in October of 2024.



Chad J. Barrios  
Registered Professional Land Surveyor  
Texas Registration No. 6184  
Survey Firm License No. 10193802

2/13/2025

Date:

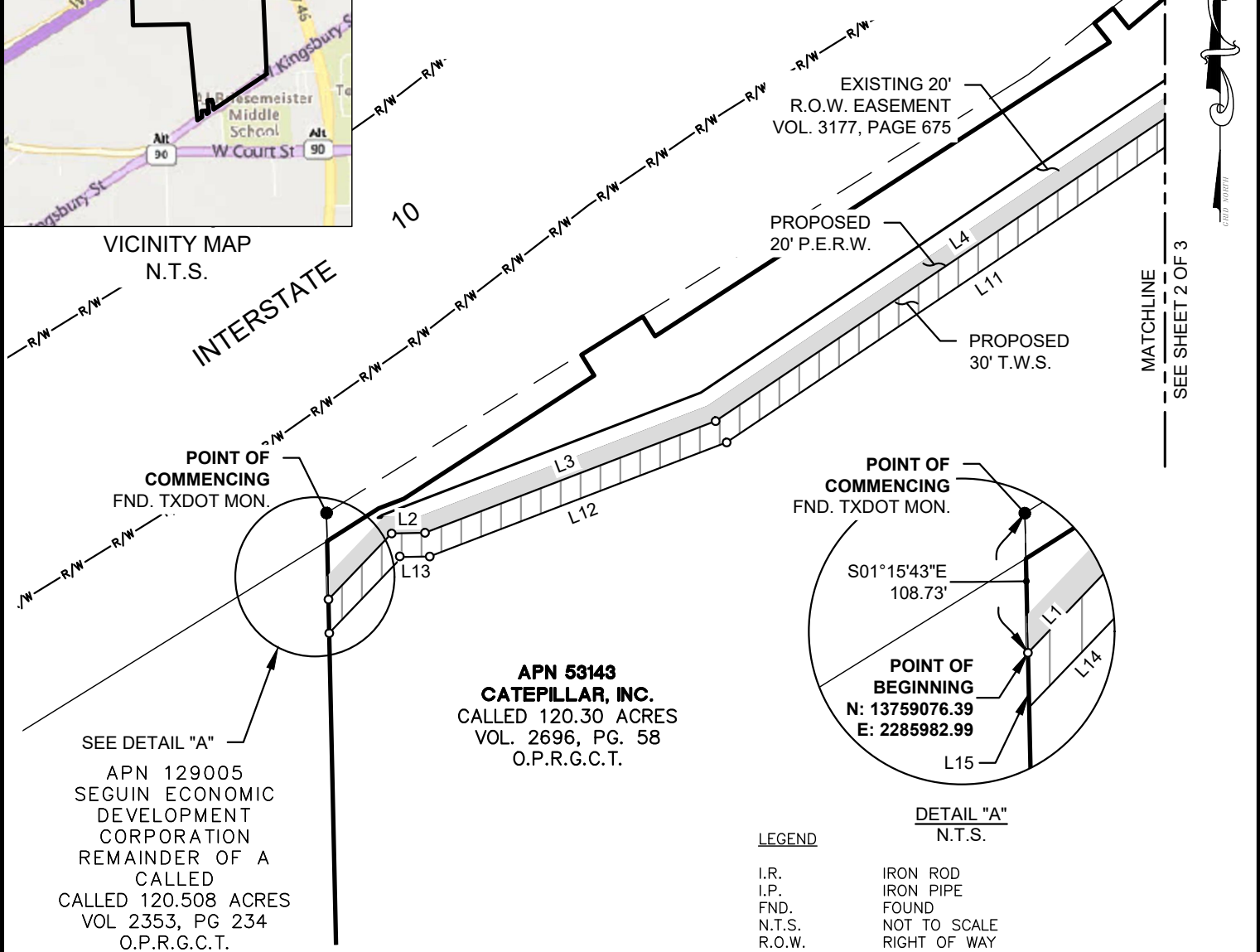




# EXHIBIT "A"

## GUADALUPE COUNTY, TEXAS

### J.D. CLEMENTS SURVEY NO. 18, A-11

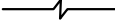






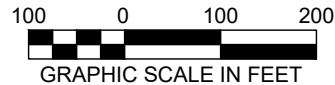
 TOTAL AREA OF TEMPORARY EASEMENT: 1.285 ACRES


#### NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREIN ARE GRID, BASED UPON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 [NAD83(2011)(EPOCH:2010.0000)], U.S. SURVEY FEET, AS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY TRC PIPELINE SERVICES, LLC IN OCTOBER, 2024.
- THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TRC PIPELINE SERVICES, LLC.
- IF THIS PLAT AND ACCOMPANYING DESCRIPTION ARE NOT SIGNED AND SEALED BY THE SURVEYOR WHOSE NAME APPEARS BELOW, IT SHOULD BE CONSIDERED AS A COPY AND NOT THE ORIGINAL.


#### LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
FND.	FOUND
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
T.W.S.	TEMPORARY WORKSPACE
A.T.W.	ADDITIONAL TEMPORARY WORKSPACE
P.E.R.W.	PERMANENT EASEMENT AND RIGHT OF WAY
T.A.R.	TEMPORARY ACCESS ROAD
P.A.R.	PERMANENT ACCESS ROAD
	BROKEN LINE NOT SCALABLE
	PROPERTY LINE
	BASELINE
	EXISTING PIPELINE
	R.O.W.



  
CHAD J. BARRIOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6184  
SURVEY FIRM LICENSE NO. 10193802



 14701 St. Mary's Lane, Suite 500  
Houston, TX 77079  
(281) 616-0100

2/13/2025

#### THE CITY OF SEGUIN

DWG BY:	CP	NEWQUEST WATER LINE PERMANENT EASEMENT AND RIGHT-OF-WAY ACROSS THE PROPERTY OF <b>CATEPILLAR INC.</b>
CKD BY:	TRC	
DATE:	2/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
B	02/11/25	REVISED WORKSPACE
A	01/02/25	ISSUE FOR REVIEW
DRAWING:	SEDC_TWS	SHEET NO. 2 OF 3

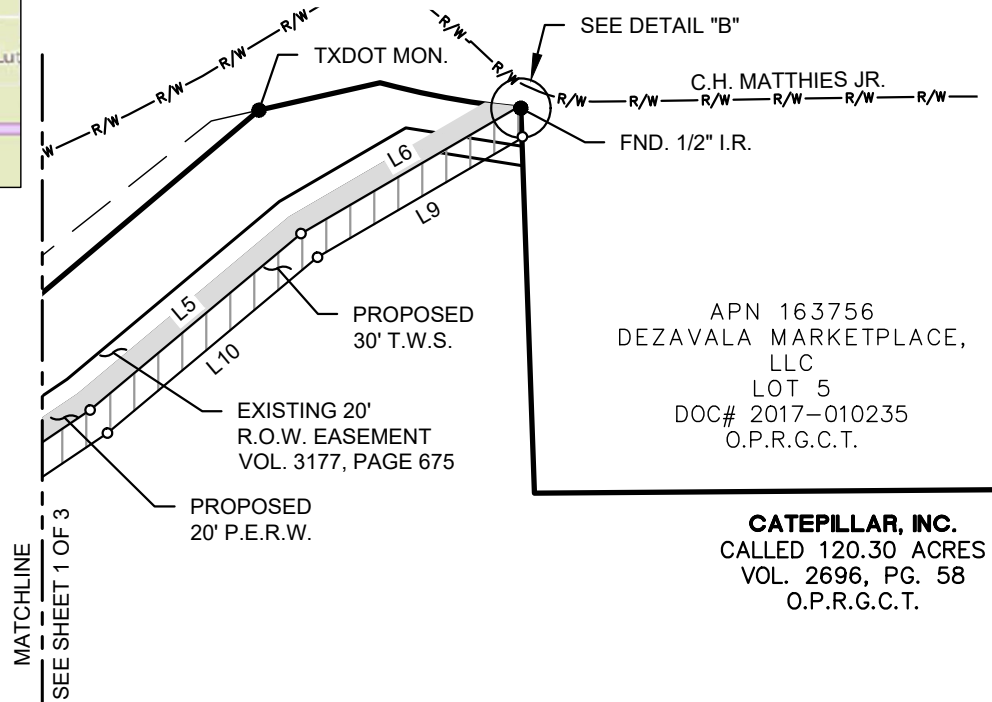


VICINITY MAP  
N.T.S.

# EXHIBIT "A"

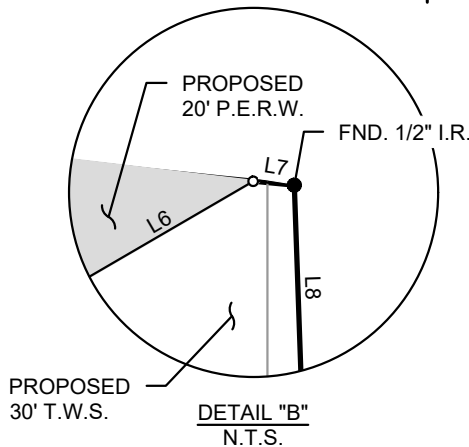
## GUADALUPE COUNTY, TEXAS

### J.D. CLEMENTS SURVEY NO. 18, A-11



APN 163756  
DEZAVALA MARKETPLACE,  
LLC  
LOT 5  
DOC# 2017-010235  
O.P.R.G.C.T.

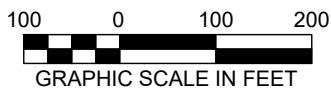
**CATEPILLAR, INC.**  
CALLED 120.30 ACRES  
VOL. 2696, PG. 58  
O.P.R.G.C.T.



DETAIL "B"  
N.T.S.

#### LEGEND

I.R. IRON ROD  
I.P. IRON PIPE  
FND. FOUND  
N.T.S. NOT TO SCALE  
R.O.W. RIGHT OF WAY  
T.W.S. TEMPORARY WORKSPACE  
A.T.W. ADDITIONAL TEMPORARY WORKSPACE  
P.E.R.W. PERMANENT EASEMENT AND RIGHT OF WAY  
T.A.R. TEMPORARY ACCESS ROAD  
P.A.R. PERMANENT ACCESS ROAD  
BROKEN LINE NOT SCALABLE  
PROPERTY LINE  
BASELINE  
EXISTING PIPELINE  
R/W R.O.W.



BASELINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N43°44'49"E	114.79'
L2	N88°44'49"E	42.01'
L3	N68°59'11"E	391.42'
L4	N56°03'47"E	764.45'
L5	N50°04'10"E	286.39'
L6	N59°47'00"E	260.35'
L7	S84°30'13"E	4.15'
L8	S02°00'51"E	31.29'
L9	S59°47'00"W	246.39'

BASELINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L10	S50°04'10"W	285.41'
L11	S56°03'47"W	769.42'
L12	S68°59'11"W	400.04'
L13	S88°44'49"W	34.81'
L14	S43°44'49"W	132.36'
L15	N01°15'12"W	42.43'

NOTE:

SEE SHEET 2 OF 3 FOR NOTES, SIGNATURE, AND SEAL.

THE CITY OF SEGUIN		
DWG BY:	CP	NEWQUEST WATER LINE PERMANENT EASEMENT AND RIGHT-OF-WAY ACROSS THE PROPERTY OF <b>CATEPILLAR INC.</b>
CKD BY:	TRC	
DATE:	2/11/25	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
B	02/11/25	REVISED WORKSPACE
A	01/02/25	ISSUE FOR REVIEW
DRAWING:	SEDC_TWS	SHEET NO. 3 OF 3