

# EXHIBIT " \_ "

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 59048

Description of temporary workspace situated in the J. Sowell Survey, A-35, Guadalupe County, Texas, and being over, through, and across the remainder of a called 71.079 acre tract of land conveyed to David W Dougherty Revocable Trust described by an instrument recorded in document number 2014019788 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:

## TEMPORARY WORKSPACE

**COMMENCING** at a cotton spindle found on the northwest corner of said called 71.079 acre tract of land, **THENCE South 18°16'14" East**, for a distance of **856.65** feet to the **POINT OF BEGINNING**;

THENCE **North 71°47'02" East**, for a distance of **50.00** feet to a point;  
THENCE **North 18°16'14" West**, for a distance of **770.51** feet to a point;  
THENCE **North 89°15'17" East**, for a distance of **1945.14** feet to a point;  
THENCE **North 43°47'10" East**, for a distance of **52.74** feet to a point;  
THENCE **North 89°01'46" East**, for a distance of **142.92** feet to a point;  
THENCE **South 45°16'36" East**, for a distance of **3.64** feet to a point common boundary line of said remainder of 71.079 acres and a called 90.14 acre tract of land recorded in document number 201999021717 O.P.R.G.C.T.;  
THENCE **South 14°29'07" East**, along said common boundary line for a distance of **51.86** feet to a point;  
THENCE **South 44°43'24" West**, leaving said common boundary line for a distance of **24.12** feet to a point;  
THENCE **South 89°56'52" West**, for a distance of **142.91** feet to a point;  
THENCE **South 89°15'17" West**, for a distance of **1938.89** feet to a point;  
THENCE **South 18°16'14" East**, for a distance of **830.61** feet to a point;  
THENCE **South 71°47'02" West**, for a distance of **80.00** feet to a point;  
THENCE **North 18°16'14" West**, for a distance of **101.00** feet the **POINT OF BEGINNING**, said temporary construction easement having a total area of 2.307 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 March of 2022.



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

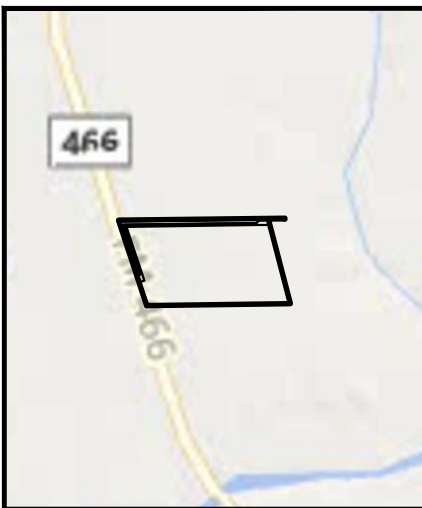
4/4/2025

Date:



EXHIBIT " \_ "  
GUADALUPE COUNTY,  
J. SOWELL SURVEY, A-35

PATRICIA MUELLER  
CALLED RESIDUE OF 100 ACRES  
VOLUME 1044 PAGE 0618  
O.P.R.G.C.T.



VICINITY MAP  
N.T.S.

POINT OF  
COMMENCING  
FND. COTTON SPINDLE

50' PROPOSED P.E.R.W.

S18°16'14"E - 856.65'

POINT OF  
BEGINNING  
T.W.S.

N: 13748645.79  
E: 2308028.40

59048  
DAVID W DOUGHERTY REVOCABLE  
TRUST  
TRACT 2  
CALLED 71.079 ACRES  
DOCUMENT NO. 2014019788  
O.P.R.G.C.T.

MATCHLINE  
SEE SHEET 3 OF 3

TOTAL AREA OF T.W.S.: 2.307 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 MARCH, 2022.
- 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/W

150 0 150 300  
GRAPHIC SCALE IN FEET

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



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

4/4/2025

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF DAVID W DOUGHERTY REVOCABLE TRUST
CKD BY:	TRC	
DATE:	4/4/25	
SCALE:	1" = 300'	
REV#	DATE	DESCRIPTION
3	4/3/25	REVISED WORKSPACE
2	5/3/24	REVISED WORKSPACE
DRAWING:	APN 59048_TWS_REV3	SHEET NO. 2 OF 3

# EXHIBIT " \_ "

## GUADALUPE COUNTY, J. SOWELL SURVEY, A-35



VICINITY MAP  
N.T.S.

ANNETTE AND ROBERT  
SMITH  
CALLED 1.278 ACRES  
VOLUME 1054 PAGE 267  
O.P.R.G.C.T.

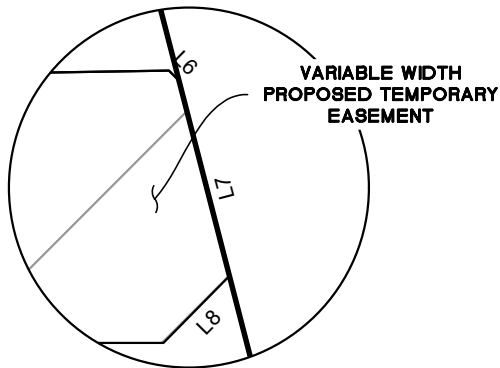
PATRICIA MUELLER  
CALLED RESIDUE OF 100 ACRES  
VOLUME 1044 PAGE 0618  
O.P.R.G.C.T.

59048  
DAVID W DOUGHERTY  
REVOCABLE TRUST  
TRACT 1  
CALLED 71.079 ACRES  
DOCUMENT NO.  
2014019788  
O.P.R.G.C.T.

30' PROPOSED  
TEMPORARY  
EASEMENT

59049  
JOHN AND GRACE  
MUELLER  
TRACT 1  
CALLED 9.014  
ACRES  
DOCUMENT NO.  
201999021717  
O.P.R.G.C.T.

59049  
JOHN AND GRACE MUELLER  
TRACT 2  
CALLED 31.981 ACRES  
DOCUMENT NO. 201999021717  
O.P.R.G.C.T.

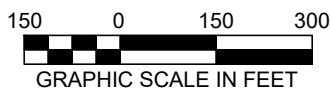


DETAIL "A"  
N.T.S.

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N71°47'02"E	50.00'
L2	N18°16'14"W	770.51'
L3	N89°15'17"E	1,945.14'
L4	N43°47'10"E	52.74'
L5	N89°01'46"E	142.92'
L6	S45°16'36"E	3.64'
L7	S14°29'07"E	51.86'

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L8	S44°43'24"W	24.12'
L9	S89°56'52"W	142.91'
L10	S89°15'17"W	1,938.89'
L11	S18°16'14"E	830.61'
L12	S71°47'02"W	80.00'
L13	N18°16'14"W	101.00'

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



THE CITY OF SEGUIN		
DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY WORKSPACE ACROSS THE PROPERTY OF <b>DAVID W DOUGHERTY REVOCABLE TRUST</b>
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