

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities
TRACT NO. APN 162828

PERMANENT EASEMENT AND RIGHT OF WAY

Description of a variable width permanent easement and right of way situated in the J. Sowell Survey, A-35, Guadalupe County, Texas, out of The Meadows at Nolte Farms Phase II and being over, through, and across a called 0.60 acre tract of land (Tract F) dedicated for drainage and utilities use, conveyed to Nolte Farms Master Community, Inc described by an instrument recorded in document number 2016027809 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:

BEGINNING at a found 1/2 inch iron rod on the southeast corner of said called 0.60 acre tract of land and in the north boundary line of a called 129.19 acre tract of land recorded in document number 202299020266 f the O.P.R.G.C.T.;

THENCE **South 89°21'50" West**, along the common boundary line of said called 0.60 acres (Tract F) and said called 129.19 acres, for a distance of **438.89** feet to a point for the southwest corner of said called tract F;

THENCE **North 00°26'08" West**, along the west boundary line of said called 0.60 acres, for a distance of **40.56** feet to a point being the northwest corner of said tract F;

THENCE **North 89°33'52" East**, following the north boundary line of said tract, for a distance of **413.02** feet to a point;

THENCE **South 45°37'25" East**, for a distance of **35.92** feet to a point on the east boundary line of said tract F;

THENCE **South 02°02'07" East**, along the east boundary line of said tract F, for a distance of **13.72** feet the **POINT OF BEGINNING**, said permanent easement and right of way having a total area of 0.39 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

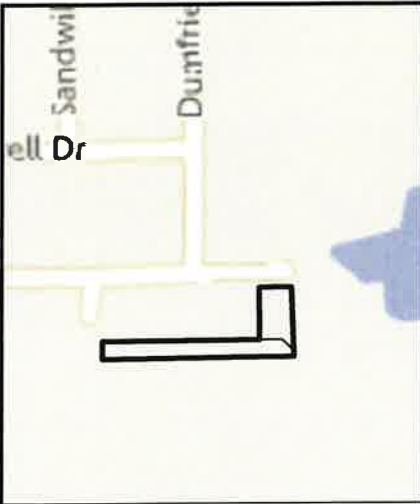
6/6/24

Date:



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GUADALUPE COUNTY J. SOWELL SURVEY, A-35 THE MEADOWS AT NOLTE FARMS PHASE II TRACT F



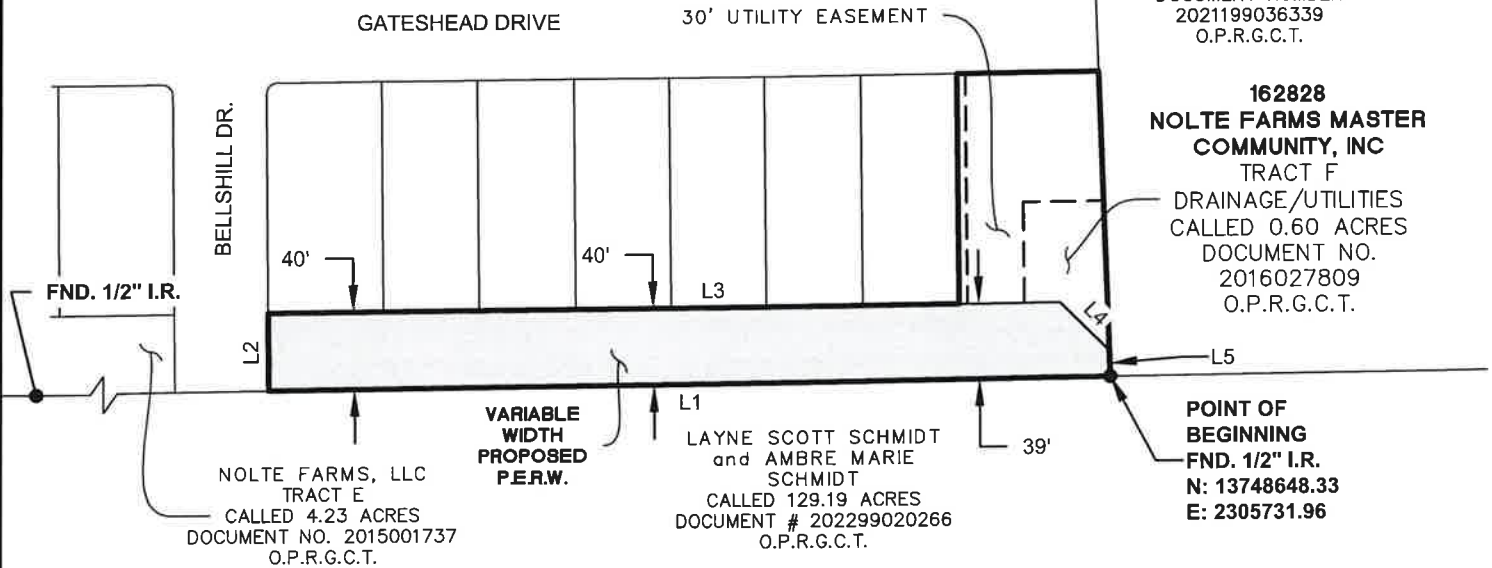
VICINITY MAP
N.T.S.

NOLTE FARMS, MASTER
COMMUNITY
DOCUMENT NO.
2015001737
O.P.R.G.C.T.

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S89°21'50"W	438.89'
L2	N00°26'08"W	40.56'
L3	N89°33'52"E	413.02'
L4	S45°37'25"E	35.92'
L5	S02°02'07"E	13.72'

SA SCREAMING EAGLE,
LP
CALLED 88.4250 ACRES
DOCUMENT NUMBER
2021199036339
O.P.R.G.C.T.

162828
NOLTE FARMS MASTER
COMMUNITY, INC
TRACT F
DRAINAGE/UTILITIES
CALLED 0.60 ACRES
DOCUMENT NO.
2016027809
O.P.R.G.C.T.



TOTAL AREA OF P.E.R.W.: 0.39 ACRES

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.



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.

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



6/6/24

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF NOLTE FARMS MASTER COMMUNITY, INC
CKD BY:	TRC	
DATE:	5/25/24	
SCALE:	1" = 100'	
REV#	DATE	DESCRIPTION
DRAWING:		APN 162828_PERW SHEET NO. 2 OF 2