

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 59048

Description of a variable width permanent easement and right of way 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:

PERMANENT EASEMENT AND RIGHT OF WAY

COMMENCING at a cotton spindle found on the northwest corner of said remainder of 71.079 acre tract of land, **THENCE South 18°16'14" East**, for a distance of **17.96** feet to the **POINT OF BEGINNING**;

THENCE North 89°15'17" East, for a distance of **1992.42** feet to a point;

THENCE North 43°47'10" East, for a distance of **23.07** feet to a point on the north boundary line of said remainder of 71.079 acres;

THENCE North 89°16'26" East, along said north boundary line for a distance of **426.19** feet to a point being the common corner of said remainder of 71.079 acres and a called 31.983 acre tract of land recorded in document number 201999021717 O.P.R.G.C.T.;

THENCE South 11°28'32" West, along said common boundary line for a distance of **14.93** feet to a point;

THENCE North 82°18'00" West, for a distance of **39.64** feet to a point;

THENCE South 89°20'52" West, for a distance of **202.05** feet to a point;

THENCE South 14°29'07" East, for a distance of **22.96** feet to a point;

THENCE North 45°16'36" West, leaving said common boundary line for a distance of 3.64 feet to a point;

THENCE South 89°01'46" West, for a distance of **142.92** feet to a point;

THENCE South 43°47'10" West, for a distance of **52.74** feet to a point;

THENCE South 89°15'17" West, for a distance of **1945.14** feet to a point;

THENCE South 18°16'14" East, for a distance of **770.51** feet to a point;

THENCE South 71°47'02" West, for a distance of **50.00** feet to a point on the west boundary of said remainder of 71.079 acres;

THENCE North 18°16'14" West, along said west boundary line for a distance of **838.69** feet to the **POINT OF BEGINNING**, said permanent easement and right of way having a total area of 3.39 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:



EXHIBIT "A"

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 - 17.96'

POINT OF
BEGINNING
P.E.R.W.
N: 13749442.20
E: 2307765.47

L11

30' PROPOSED
TEMPORARY
EASEMENT

MATCHLINE
SEE SHEET 3 OF 3

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

TOTAL AREA OF P.E.R.W.: 3.39 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	R.O.W.



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

6/6/24

THE CITY OF SEGUIN

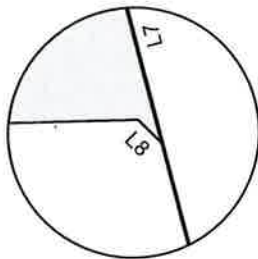
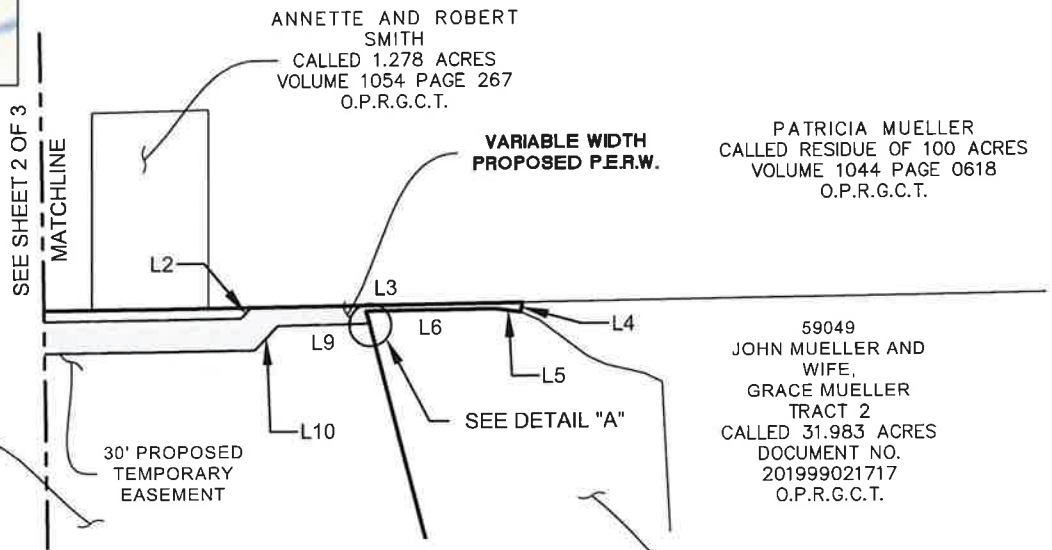
DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES PERMANENT EASEMENT AND RIGHT OF WAY ACROSS THE PROPERTY OF DAVID W DOUGHERTY REVOCABLE TRUST
CKD BY:	TRC	
DATE:	5/25/24	
SCALE:	1" = 300'	
REV#	DATE	DESCRIPTION
1	4/5/24	SEPARATED WORKSPACE
2	5/2/24	REVISED WORKSPACE
DRAWING:		APN 59048_PERW SHEET NO. 2 OF 3

EXHIBIT "A"

GUADALUPE COUNTY, J. SOWELL SURVEY, A-35



VICINITY MAP
N.T.S.



DETAIL "A"
N.T.S.

SEGMENT TABLE			SEGMENT TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°15'17"E	1,992.42'	L10	S43°47'10"W	52.74'
L2	N43°47'10"E	23.07'	L11	S89°15'17"W	1,945.14'
L3	N89°16'26"E	426.19'	L12	S18°16'14"E	770.51'
L4	S11°28'32"W	14.93'	L13	S71°47'02"W	50.00'
L5	N82°18'00"W	39.64'	L14	N18°16'14"W	838.69'
L6	S89°20'52"W	202.05'			
L7	S14°29'07"E	22.96'			
L8	N45°16'36"W	3.64'			
L9	S89°01'46"W	142.92'			

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



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