

EXHIBIT A

Trihydro Corporation
1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130
PHONE (830) 626-3588
jhickman@trihydro.com
TBPELS Firm Registration #10194320

WATERLINE EASEMENT

BEING, a centerline description of a 20 foot wide easement with limits 10.00 feet to the left and 10.00 feet to the right which extend or shorten to meet at property lines crossed by said centerline, and being a 0.59 acre (25,693 square feet) tract of land out of the J. D. Clements Survey, Abstract No. 11, Guadalupe County, Texas, and being a portion of a called 162.83 acre tract (Lot 1) described in deed to Caterpillar Inc. as recorded in Volume 3085, Page 627 and in Document No. 2012001608, both of the Official Public Records, Guadalupe County, Texas (O.P.R.G.C.TX.), said centerline being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the northwest right-of-way line of West Kingsbury Street marking a corner on the southeast line of said Lot 1;

THENCE, South 56°13'53" West, a distance of 248.88 feet along said northwest right-of-way line of West Kingsbury Street with the southeast line of said Lot 1 to the **POINT OF BEGINNING** of said centerline;

THENCE, departing said northwest right-of-way line of West Kingsbury Street over and across said Lot 1 the following five (5) courses and distances;

1. North 33°21'35" West, a distance of 10.00 feet to a calculated point for corner;
2. South 56°11'51" West, a distance of 532.04 feet to a calculated point for corner;
3. South 56°43'51" West, a distance of 400.05 feet to a calculated point for corner;
4. South 88°17'55" West, a distance of 139.38 feet to a calculated point for corner; and
5. South 78°58'21" West, a distance of 203.17 feet to the **POINT OF TERMINATION**, being on the common line of said Lot 1 and a called 119.2485 acre tract described in deed to Baltisse-Ackerman Seguin, LLLP as recorded in Document No. 202399012909, from which a 1/2-inch iron rod found on said northwest right-of-way line of West Kingsbury Street bears South 01°14'59" East, a distance of 10.15 feet and containing 0.59 acre (25,693 square feet). The easement to include a temporary construction easement as shown on exhibit attached hereto, said temporary construction easement containing 0.60 acre (26,264 square feet). The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.




John Mark Hickman, RPLS 7001
Job No.: 90G-001-001
Date: 3/1/2024



EXHIBIT A 1 OF 4	0.59 AC (25,693 SQ. FT.) WATERLINE EASEMENT OWNER: CATERPILLAR INC.	CITY OF SEGUIN IH-10 AND FM 464 WATERLINE EXTENSION	DRAWN BY: PME	<div>PREPARED BY:</div> <div></div> <div>New Braunfels Branch Office Texas Survey Firm 10194320 1672 Independence Dr., Ste 315 New Braunfels, Texas 78132 (P) 830/626.0337 (F) 830/626.3601</div>
	NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.		CHECKED BY: JMH	
			DATE: 3/1/2024	
			SCALE: NONE	
			FILE: CATERPILLAR INC	

Scale: 1" = 60'



LOT 1
162.83 ACRES
CATERPILLAR INC.
VOL. 3085, PG. 627
DOC. 2012001608

S 56°13'53" W 248.88' POC

TEMPORARY CONSTRUCTION EASEMENT
0.60 AC (26,264 SQ. FT.)

POB
WATERLINE
EASEMENT

MATCHLINE SHEET 3
MATCHLINE SHEET 2

S 56°11'51" W 532.04'

WATERLINE EASEMENT
0.59 AC (25,693 SQ. FT.)

W KINGSBURY ST

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N33°21'35"W	10.00'

LEGEND:

- ●

▲

POB

POC

POR

—————

|||||

- 1/2" IRON ROD FOUND

IRON PIPE FOUND

CALCULATED POINT

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF REFERENCE

PROPERTY LINE

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

CENTERLINE EASEMENT

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0.59 AC (25,693 SQ. FT.)
WATERLINE EASEMENT
OWNER: CATERPILLAR INC.

CITY OF SEGUIN
IH-10 AND FM 464 WATERLINE
EXTENSION

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PREPARED BY:



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Texas Survey Firm 10194320
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New Braunfels, Texas 78132
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MATCHLINE SHEET 3
MATCHLINE SHEET 2

TEMPORARY CONSTRUCTION EASEMENT
0.60 AC (26,264 SQ. FT.)

WATERLINE EASEMENT
0.59 AC (25,693 SQ. FT.)

MATCHLINE SHEET 4
MATCHLINE SHEET 3

W KINGSBURY ST

S 56°43'51" W 400.05'

S 56°11'51" W 532.04'

LEGEND:

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- ▲ CALCULATED POINT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- POR POINT OF REFERENCE
- PROPERTY LINE
- - - PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- — — CENTERLINE EASEMENT

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3 OF 4

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OWNER: CATERPILLAR INC.

CITY OF SEGUIN
IH-10 AND FM 464 WATERLINE
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PREPARED BY:



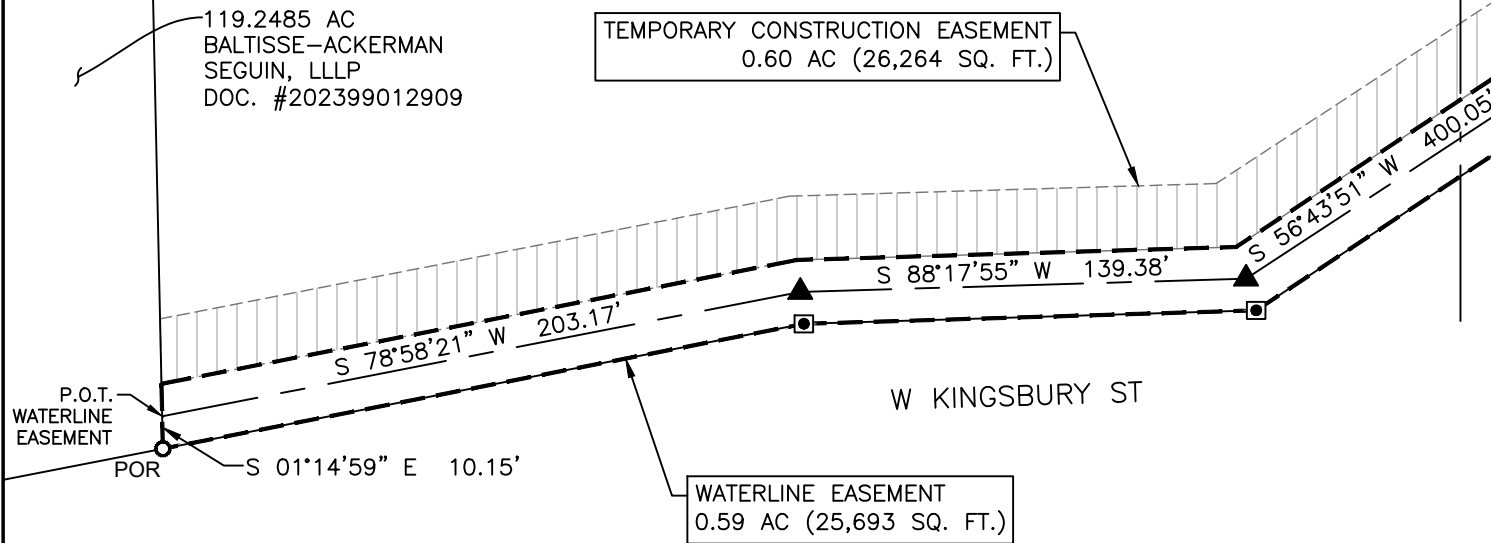
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MATCHLINE SHEET 4
MATCHLINE SHEET 3



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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

John Mark Hickman

JOHN MARK HICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
7001
TEXAS REGISTRATION NO.
JOB # CATERPILLAR INC
DATE: 3/1/24

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4 OF 4

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