

EXHIBIT “ _ ”

City of Seguin

Newquest Water Line

TRACT NO. APN 53143

PERMANENT EASEMENT AND RIGHT OF WAY

Description of a 20' wide permanent easement and right of way 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°15'54" East along the common boundary of said tracts of land a distance of 80.44 feet to the **POINT OF BEGINNING**;

THENCE **North 43°44'49" East**, a distance of **103.08** feet to a point;
THENCE **North 88°44'49" East**, a distance of **46.81** feet to a point;
THENCE **North 68°59'11" East**, a distance of **385.67** feet to a point;
THENCE **North 56°03'47" East**, a distance of **761.14** feet to a point;
THENCE **North 50°04'10" East**, a distance of **287.04** feet to a point;
THENCE **North 59°47'00" East**, a distance of **235.46** feet to a point on the northeasterly boundary of said called 12.30 acre tract of land;
THENCE **South 83°16'24" East**, along said boundary a distance of **33.28** feet to a point;
THENCE **South 59°47'00" West**, a distance of **260.35** feet to a point;
THENCE **South 50°04'10" West**, a distance of **286.39** feet to a point;
THENCE **South 56°03'47" West**, a distance of **764.45** feet to a point;
THENCE **South 68°59'11" West**, a distance of **391.42** feet to a point;
THENCE **South 88°44'49" West**, a distance of **42.01** feet to a point;
THENCE **South 43°44'49" West**, a distance of **114.79** 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 **28.28** feet to the **POINT OF BEGINNING**, said permanent easement and right of way having a total area of 0.844 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:

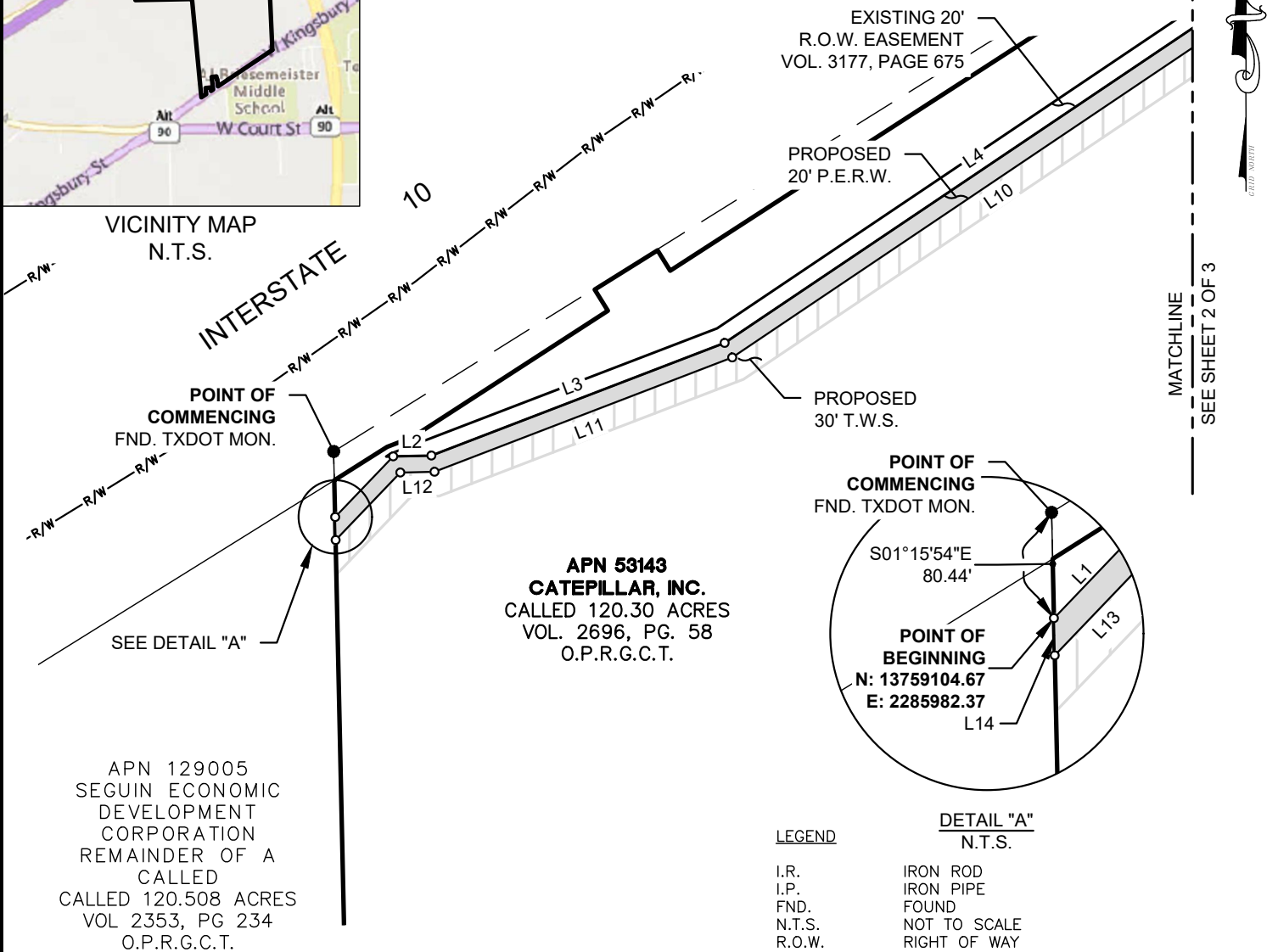




EXHIBIT "A"

GUADALUPE COUNTY, TEXAS

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



NOTES

1. 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.

2. THE TITLE INFORMATION OF THE SUBJECT TRACT, SHOWN HEREIN, IS BASED UPON TITLE RESEARCH CONDUCTED BY TRC PIPELINE SERVICES, LLC.

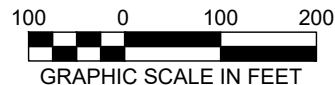
3. IF THIS PLAT AND ACCOMPANYING DESCRIPTION ARE NOT SIGNED AND SEALED BY THE SURVEYOR WHOSE NAME APPEARS BELOW, IT SHOULD BE CONSIDERED AS A COPY AND NOT THE ORIGINAL.

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



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	BROKEN LINE NOT SCALABLE
PROPERTY LINE	PROPERTY LINE
BASELINE	BASELINE
EXISTING PIPELINE	EXISTING PIPELINE
R.O.W.	R.O.W.



THE CITY OF SEGUIN

DWG BY:	CP	NEWQUEST WATER LINE PERMANENT EASEMENT AND RIGHT-OF-WAY ACROSS THE PROPERTY OF CATEPILLAR INC.
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_PERW	SHEET NO. 2 OF 3

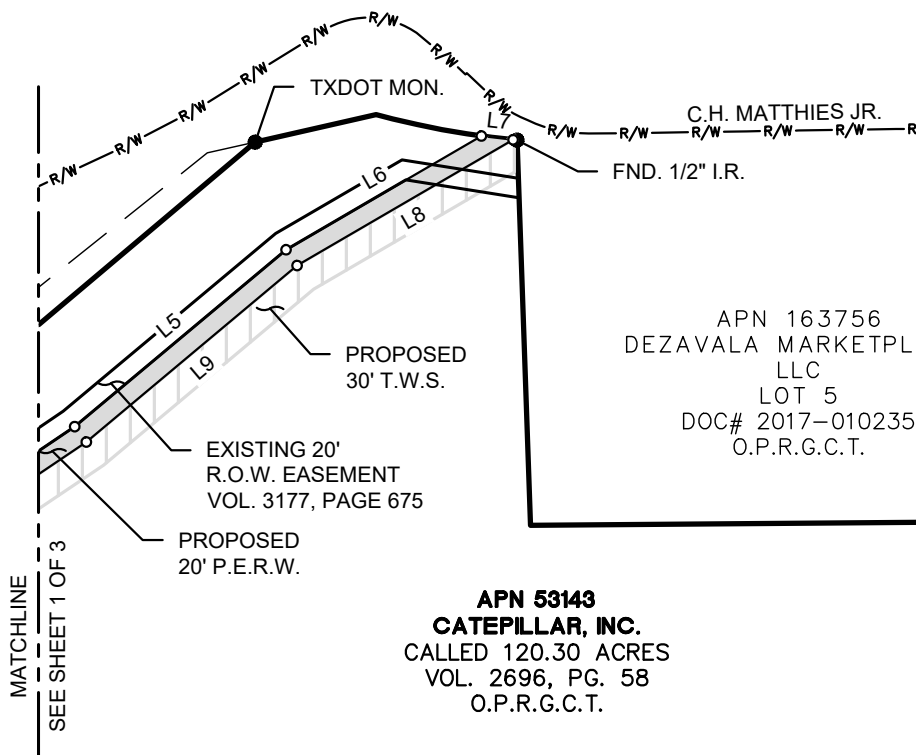


VICINITY MAP
N.T.S.

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.

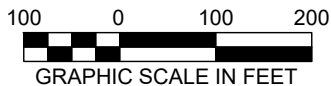
APN 53143
CATEPILLAR, INC.
CALLED 120.30 ACRES
VOL. 2696, PG. 58
O.P.R.G.C.T.

BASELINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N43°44'49"E	103.08'
L2	N88°44'49"E	46.81'
L3	N68°59'11"E	385.67'
L4	N56°03'47"E	761.14'
L5	N50°04'10"E	287.04'
L6	N59°47'00"E	235.46'
L7	S83°16'24"E	33.28'
L8	S59°47'00"W	260.35'
L9	S50°04'10"W	286.39'

BASELINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L10	S56°03'47"W	764.45'
L11	S68°59'11"W	391.42'
L12	S88°44'49"W	42.01'
L13	S43°44'49"W	114.79'
L14	N01°15'12"W	28.28'

LEGEND

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



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

THE CITY OF SEGUIN		
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DRAWING:	SEDC_PERW	SHEET NO. 3 OF 3



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