

SPECIAL WARRANTY DEED/RIGHT-OF-WAY DEDICATION AGREEMENT

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January ____, 2022

Grantor: SEGUIN ECONOMIC DEVELOPMENT CORPORATION

Grantor's Mailing Address: 211 North River Street, Seguin, Guadalupe County, Texas
78155

Grantee: City of Seguin, Texas

Grantee's Mailing Address: 205 N. River Street, Seguin, Guadalupe County, Texas 78155

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being a 0.4317 of an acre tract of land out of a 33.68 acre portion of a 60.95 acre tract of land located in the Humphreys Branch Survey No.17, Abstract 6 as recorded in Document 201999014434 of the Official Records of Guadalupe County, Texas, and being more particularly described by metes and bounds in the attached Exhibit "A."

Reservations from and Exception to Conveyance and Warranty: None

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED the ____ day of January 2022.

Joshua Schneuker, Executive Director

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

BEFORE ME THE UNDERSIGNED AUTHORITY, on this the ____ day of January 2022, personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein stated.

Notary Public in and for the State of Texas

EXHIBIT A

METES AND BOUNDS DESCRIPTION
FOR PARCEL 3

A 0.4317 acre (18,803 square feet) tract of land out of that calculated 33.68 acre portion of the 60.95 acre tract of land described in a deed to Seguin Economic Development Corporation recorded in Document 201999014434 of the Official Public Records of Guadalupe County, Texas, situated in the Humphreys Branch Survey No. 17, Abstract 6, of Guadalupe County, Texas. Said 0.4317 acre tract being more fully described as follows:

COMMENCING at a found 1/2 inch iron rod on the north right-of-way line of the Galveston Harrisburg and San Antonio Railway, recorded in Volume N, Page 723 of the Deed Records of Guadalupe County, Texas, at the most southerly corner of said 60.95 acre tract;

THENCE, North 76°40'14" West, along the north right-of-way line of said Railway, the south line of said 60.95 acre tract, a distance of 890.14 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the proposed east right-of-way line of 8th Street, at the southeast corner and the POINT OF BEGINNING of herein described Parcel 3. Said point being 99.75 feet left of and at a right angle to 8th Street proposed alignment station 19+01.41 and having surface coordinates of N 13,763,831.05 and E 2,294,253.23;

- (1) THENCE, North 76°40'14" West, continuing along the north right-of-way line of said Railway, the south line of said 60.95 acre tract, a distance of 79.03 feet to the southeast corner of the existing right-of-way of 8th Street, a 55-foot wide right-of-way, established in Volume 373, Page 440 of the Official Public Records of Guadalupe County, Texas, and widened in Volume 8, Page 351 of the Map and Plat Records of Guadalupe County, Texas, the southwest corner of said 60.95 acre tract and herein described Parcel 3, from which a found iron rod with cap marked "Tri-County", held for the south line of said 60.95 acre tract, bears North 76°40'14" West, a distance of 0.21 feet;
- (2) THENCE, North 01°09'13" West, departing the north right-of-way line of said Railway, along the existing east right-of-way line of said 8th Street, the west line of said 60.95 acre tract, a distance of 648.05 feet to a found iron rod with cap marked "Tri-County" at the southwest corner of Lot 1 of 8th Street Industrial Park Unit 1, recorded in Volume 9, Page 227 of the Map and Plat Records of Guadalupe County, Texas, the northwest corner of herein described Parcel 3;

EXHIBIT A

- (3) THENCE, North 88°30'44" East, departing the existing east right-of-way line of said 8th Street, over and across said 60.95 acre tract, along the south line of said Lot 1, a distance of 7.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the proposed east right-of-way line of 8th Street, at the northeast corner of herein described Parcel 3;

THENCE, departing the south line of said Lot 1, over and across said 60.95' acre tract, the following courses and distances:

- (4) South 01°09'13" East, a distance of 403.91 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";
- (5) Southeasterly, along a tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 66°32'23", a chord bearing and distance of South 34°25'24" East, 54.86 feet, for an arc length of 58.07 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";
- (6) Southeasterly, along a reverse curve to the right, said curve having a radius of 65.50 feet, a central angle of 66°32'23", a chord bearing and distance of South 34°25'24" East, 71.86 feet, for an arc length of 76.07 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";
- (7) South 01°09'13" East, a distance of 158.00 feet to the POINT OF BEGINNING, and containing 0.4317 acres (18,803 square feet) in Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00016.


Note: A parcel plat of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Inc., Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000

DATE: December 17, 2021

JOB NO. 12460-00

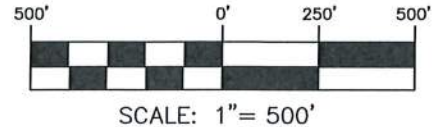
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12/17/2021



NOTES:

- 1) 1/2" IRON ROD WITH CAP STAMPED 'PAPE-DAWSON' SET AT ALL PARCEL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS AND COORDINATES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00016 APPLIED.
- 3) A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

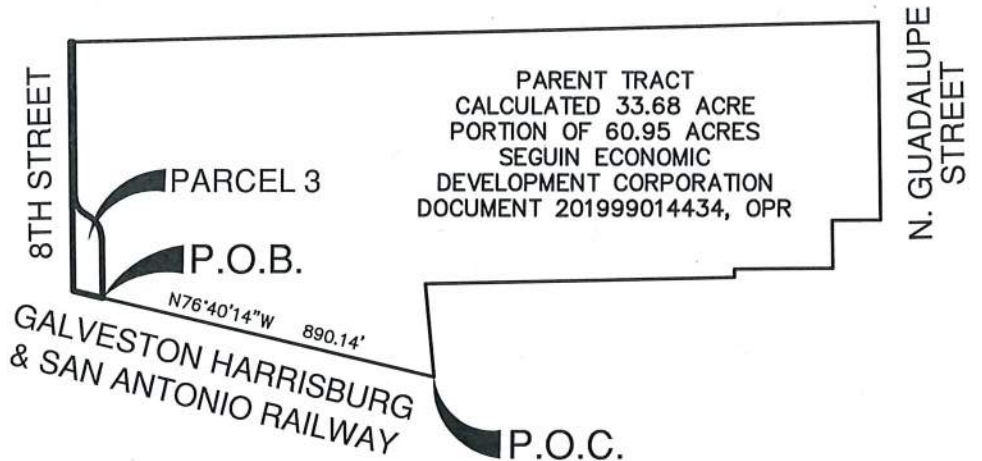


LEGEND:

- CR COURT RECORDS OF GUADALUPE COUNTY, TEXAS
- DR DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- FOUND MONUMENT AS NOTED

○ SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

- GAS- GAS LINE
- OHE- OVERHEAD ELECTRIC LINE
- SS- SANITARY SEWER LINE
- UFO- UNDERGROUND FIBER OPTIC LINE
- GUY ANCHOR
- HCR HANDICAP RAMP
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- PP POWER POLE
- SIGN
- ⊗ WATER METER
- ⊗ WV WATER VALVE
- ⊗ SANITARY SEWER MANHOLE



PARENT TRACT	33.68	ACRES
PARCEL 3	0.4317	ACRE
REMAINDER	33.25	ACRES

I hereby certify that this drawing is based on an actual survey made on the ground under my supervision.

Dated : 12/17/2021

ANGELA M. WELLER
Registered Professional Land Surveyor No. 5981

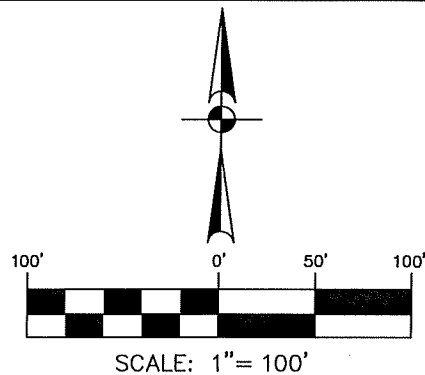
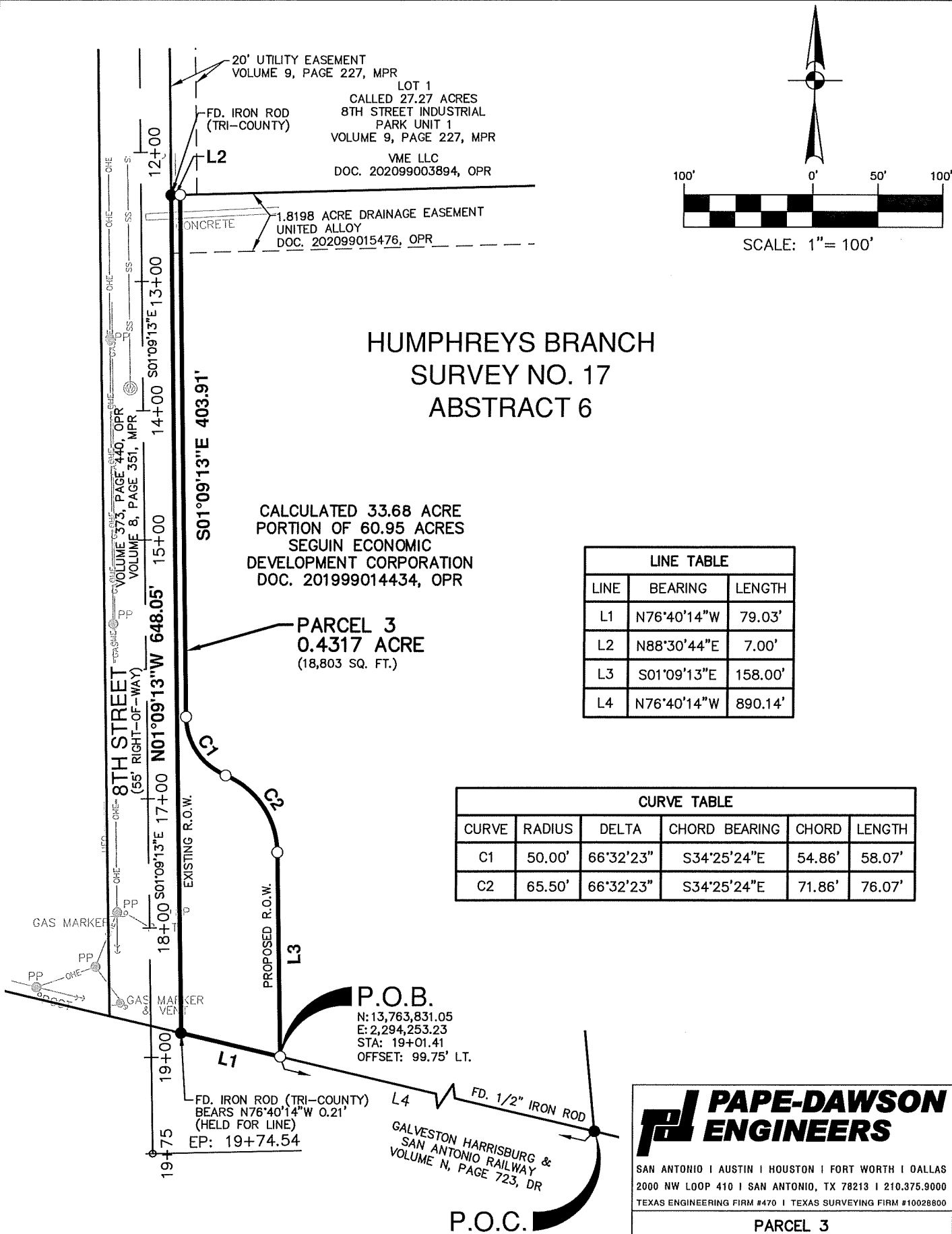


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL 3
8TH STREET
CITY OF SEGUIN

COUNTY	STATE	JOB NO.	SHEET NO.
GUADALUPE	TEXAS	12460-00	3 OF 4

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HUMPHREYS BRANCH SURVEY NO. 17 ABSTRACT 6

CALCULATED 33.68 ACRE
PORTION OF 60.95 ACRES
SEGUIN ECONOMIC
DEVELOPMENT CORPORATION
DOC. 201999014434, OPR

PARCEL 3
0.4317 ACRE
(18,803 SQ. FT.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°40'14"W	79.03'
L2	N88°30'44"E	7.00'
L3	S01°09'13"E	158.00'
L4	N76°40'14"W	890.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	66°32'23"	S34°25'24"E	54.86'	58.07'
C2	65.50'	66°32'23"	S34°25'24"E	71.86'	76.07'

P.O.B.
N: 13,763,831.05
E: 2,294,253.23
STA: 19+01.41
OFFSET: 99.75' LT.

P.O.C.

**PAPE-DAWSON
ENGINEERS**

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