

EXHIBIT " A "

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 157037

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 I, and being over through and across a called 4.23 acre tract of land (Tract E) dedicated for drainage and utility 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:

PERMANENT EASEMENT AND RIGHT OF WAY

BEGINNING at a found 1/2 inch iron rod on the northwest corner of said called 4.23 acre tract of land and in the south right of way line of Nolte Farm drive begin in a curve to the left;

THENCE along said curve to the left having a radius of 630 feet, a chord bearing of **North 82°09'36" East**, for a distance of **40.90** feet and an arch length of 40.91 feet to a point on the east boundary line of said called 4.23 acres;
THENCE **South 21°17'07" East**, along the east boundary line of said tract, for a distance of **471.67** feet to a point to a 1/2 iron rod for an interior corner;
THENCE **South 00°24'12" East**, following along said east boundary line, for a distance of **473.10** feet to a point;
THENCE **South 45°31'51" East**, for a distance of **240.98** feet to a point on the east boundary line of said tract;
THENCE **South 00°23'36" East**, for a distance of **4.08** feet to a point to a 1/2 iron rod for an interior corner of said tract;
THENCE **North 89°33'52" East**, along a north boundary line of said tract, for a distance of **869.26** feet to a point for the easterly northeast corner;
THENCE **South 00°26'08" East**, along the east boundary of said tract, for a distance of **40.49** feet to a point for the easterly southeast corner of said tract;
THENCE **South 89°21'50" West**, following along a south boundary line of said tract, for a distance of **892.24** feet to a point;
THENCE **North 45°31'51" West**, for a distance of **263.88** feet to a point on the west boundary line of said tract;
THENCE **North 00°27'36" West**, along said west boundary line, for a distance of **497.64** feet to an angle point on said west boundary line;
THENCE **North 21°18'42" West**, continuing along said west boundary line, for a distance of **473.58** feet the **POINT OF BEGINNING**, said permanent easement and right of way having a total area of 2.01 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. 1019380

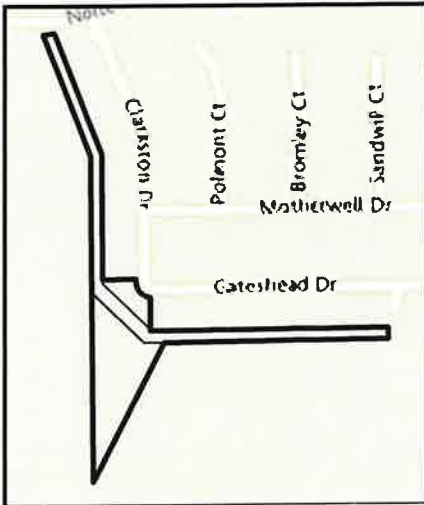
6/6/24

Date:

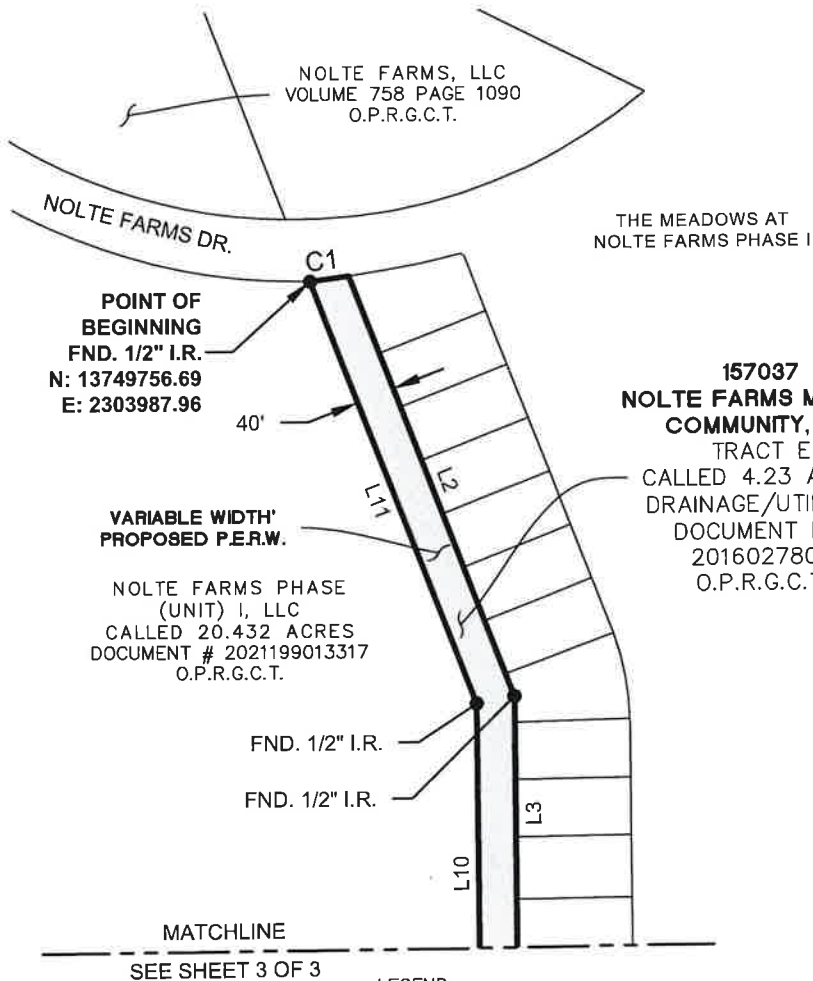


EXHIBIT "A"

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



VICINITY MAP
N.T.S.



**157037
NOLTE FARMS MASTER
COMMUNITY, INC**
TRACT E
CALLED 4.23 ACRES
DRAINAGE/UTILITIES
DOCUMENT NO.
2016027809
O.P.R.G.C.T.

NOLTE FARMS PHASE
(UNIT) I, LLC
CALLED 20.432 ACRES
DOCUMENT # 2021199013317
O.P.R.G.C.T.

MATCHLINE
SEE SHEET 3 OF 3

TOTAL AREA OF P.E.R.W.: 2.01 ACRES

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 MARCH, 2022.
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.

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.



Chad J. Barrios

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



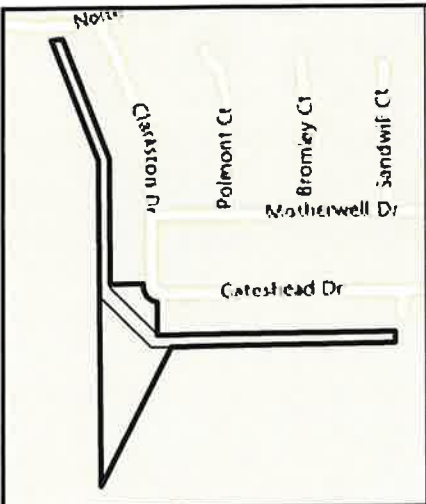
6/6/24

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:	6/5/24	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
1	04/09/24	SEPARATED WORKSPACE
DRAWING:		APN 157037_PERW SHEET NO. 2 OF 3

EXHIBIT "A"

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



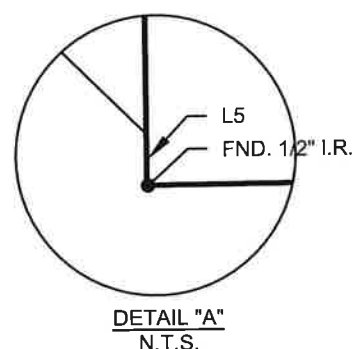
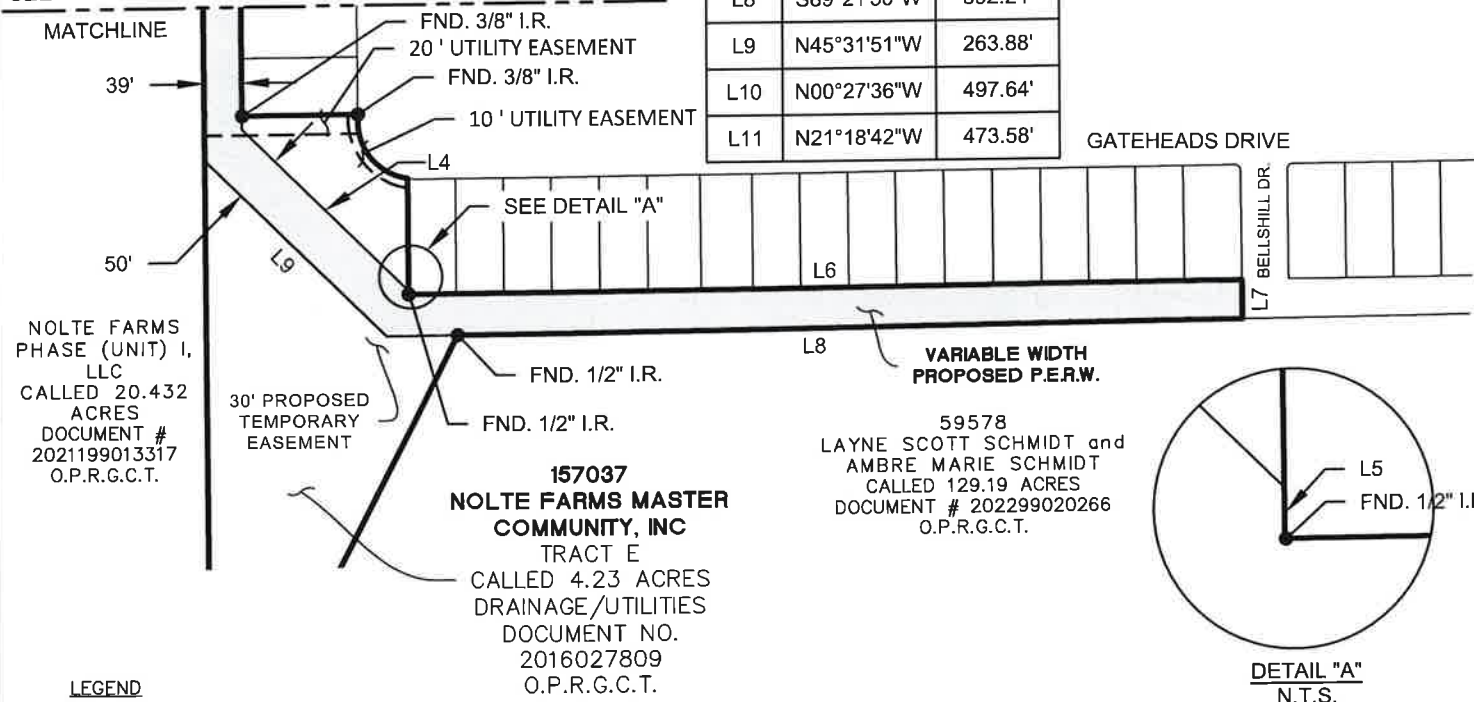
VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	630.00'	3°43'13"	40.91'	N82°09'06"E	40.90'

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L2	S21°17'07"E	471.67'
L3	S00°24'12"E	473.10'
L4	S45°31'51"E	240.98'
L5	S00°23'36"E	4.08'
L6	N89°33'52"E	869.26'
L7	S00°26'08"E	40.49'
L8	S89°21'50"W	892.24'
L9	N45°31'51"W	263.88'
L10	N00°27'36"W	497.64'
L11	N21°18'42"W	473.58'

THE MEADOWS AT
NOLTE FARMS PHASE I

SEE SHEET 2 OF 3



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



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:	6/5/24	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
1	04/09/24	SEPARATED WORKSPACE
DRAWING:		APN 157037_PERW SHEET NO. 3 OF 3

EXHIBIT "A"

City of Seguin

Geronimo Creek WWTP Utilities

TRACT NO. APN 157037

Description of a 30 foot temporary construction easement situated in the J. Sowell Survey, A-35, Guadalupe County, Texas, out of The Meadows at Nolte Farms Phase I, and being over through and across a called 4.23 acre tract of land (Tract E) dedicated for drainage and utility 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:

TEMPORARY WORKSPACE

BEGINNING at a found 1/2 inch iron rod marking a southerly interior corner of said called 4.23 acre tract of land, and a northwest corner of a called 129.19 acre tract of land described by an instrument recorded in document number 202299020266 of the O.P.R.G.C.T.,

THENCE **South 26°51'57" West**, along the easterly boundary line of said called 4.23 acres, for a distance of **33.82** feet to a point;
THENCE **South 89°22'18" West**, leaving said easterly boundary line, for a distance of **70.59** feet to a point;
THENCE **North 45°31'51" West**, for a distance of **246.40** feet to a point;
THENCE **North 00°27'36" West**, for a distance of **42.37** feet to a point;
THENCE **South 45°31'51" East**, for a distance of **263.88** feet to a point on the west boundary of said called 4.23 acres;
THENCE **North 89°21'50" East**, along said west boundary line, for a distance of **73.74** feet to the **POINT OF BEGINNING**, said temporary workspace and right of way having a total area of 0.23 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.



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Registered Professional Land Surveyor
Texas Registration No. 6184
Survey Firm License No. 1019380

6/6/24

Date:



EXHIBIT "A"

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

SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S26°51'57"W	33.82'
L2	S89°22'18"W	70.59'
L3	N45°31'51"W	246.40'
L4	N00°27'36"W	42.37'
L5	S45°31'51"E	263.88'
L6	N89°21'50"E	73.74'

THE MEADOWS AT
NOLTE FARMS PHASE I

GATEHEADS DRIVE

PROPOSED 30'
TEMPORARY
EASEMENT

POINT OF
BEGINNING T.W.S.
FND 1/2" I.R.
N: 13748633.83
E: 2304426.12

VARIABLE WIDTH
PROPOSED P.E.R.W.

VICINITY MAP
N.T.S.

VARIABLE WIDTH
PROPOSED
P.E.R.W.

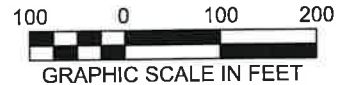
NOLTE FARMS
PHASE (UNIT) I,
LLC
CALLED 20.432
ACRES
DOCUMENT #
2021199013317
O.P.R.G.C.T.

157037
NOLTE FARMS MASTER
COMMUNITY, INC
TRACT E
CALLED 4.23 ACRES
DRAINAGE/UTILITIES
DOCUMENT NO.
2016027809
O.P.R.G.C.T.

59578
LAYNE SCOTT SCHMIDT and
AMBRE MARIE SCHMIDT
CALLED 129.19 ACRES
DOCUMENT # 202299020266
O.P.R.G.C.T.

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

TOTAL AREA OF T.W.S.: 0.23 ACRES

- 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.

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SURVEY FIRM LICENSE NO. 10193802



6/6/24

THE CITY OF SEGUIN

DWG BY:	CP	GERONIMO CREEK WWTP UTILITIES TEMPORARY CONSTRUCTION EASEMENT ACROSS THE PROPERTY OF NOLTE FARMS MASTER COMMUNITY, INC
CKD BY:	TRC	
DATE:	5/29/24	
SCALE:	1" = 200'	
REV#	DATE	DESCRIPTION
1	04/09/24	SEPARATED WORKSPACE
DRAWING:		APN 157037_TWS SHEET NO. 2 OF 2