

EXHIBIT A

01/20/2025

Parcel ID: 4

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County: Guadalupe
Road: Rudeloff Road
Project Limits: From: Huber Road To: State Highway 123

PROPERTY DESCRIPTION FOR PARCEL 4

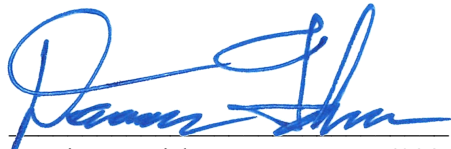
FIELD NOTES FOR A 1.424 ACRE (62,031 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20 OF GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A CALLED 106.19 ACRE TRACT OF LAND AS CONVEYED BY CHARLES FORD, TRUSTEE OF THE DON HENRY AND NANCY LEE MERILL FORD FAMILY IRREVOCABLE TRUST TO TERRAFORMA LAND PARTNERS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 23, 2021 AS RECORDED IN DOCUMENT NUMBER 202199029468 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 1.424 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped "TRI CO" found on the east line of the remainder of a called 21.902 acre tract of land as conveyed to Ya Baby, LLC by Special Warranty Deed recorded in Document Number 202499006146 of the Official Public Records of Guadalupe County, Texas, at the northwest corner of the above described Terraforma Land Partners Tract, and at the southwest corner of a called 59.733 acre tract of land as conveyed to Meredith Lymer and Jordon Wahl by Executer's Deed of Distribution recorded in Document Number 202499001634, corrected by Document Number 202499002758, and described in Document Number 202099025606, all of the Official Public Records of Guadalupe County, Texas, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northwest corner of said Lymer and Wahl Tract, and at the southwest corner of a called 99.07 acre tract of land as conveyed to Helmerich & Payne International Drilling Co. by Warranty Deed recorded in Document Number 14-000418 of the Official Public Records of Guadalupe County, Texas, bears NORTH 00°17'50" WEST a distance of 1,175.06 feet; Thence, with the north line of said Terraforma Land Partners Tract and the south line of said Lymer and Wahl Tract, NORTH 89°32'32" EAST a distance of 155.60 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed northwest right-of-way line of Rudeloff Road, for the most northerly northwest corner and **POINT OF BEGINNING** of the herein described parcel (NAD-83, Texas South Central Zone (SFT) Grid Coordinates: N: 13,773,558.87 E: 2,293,015.57), 60.00 feet left of Rudeloff Road Baseline station 141+83.29;

- 1) THENCE, continuing with the north line of said Terraforma Land Partners Tract and the south line of said Lymer and Wahl Tract, **NORTH 89°32'32" EAST** a distance of **137.00** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed southeast right-of-way line of Rudeloff Road, at the beginning of a non-tangent curve to the left, from which its center bears **SOUTH 59°44'14" EAST** a distance of 980.00 feet, for the northeast corner of the herein described parcel, 60.00 feet right of Rudeloff Road Baseline station 142+49.50, from which a 1/2-inch iron rod found on the south line of said Lymer and Wahl Tract, at the northeast corner of said Terraforma Land Partners Tract, and at the northwest corner of a called 50 acre tract of land as conveyed to Vitesco Technologies USA, LLC by Special Warranty Deed recorded in Document Number 202099000033 of the Official Public Records of Guadalupe County, Texas, bears **NORTH 89°32'32" EAST** a distance of 1,205.64 feet;
- 2) THENCE, leaving the south line of said Lymer and Wahl Tract, with the proposed southeast right-of-way line of Rudeloff Road, over and across said Terraforma Land Partners Tract and along said curve to the left, an arc distance of **89.39** feet, having a radius of **980.00** feet, a central angle of **05°13'35"** and a chord which bears **SOUTH 27°38'59" WEST** a distance of **89.36** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency, 60.00 feet right of Rudeloff Road Baseline station 141+54.64;
- 3) THENCE, continuing with the proposed southeast right-of-way line of Rudeloff Road and over and across said Terraforma Land Partners Tract, **SOUTH 25°02'12" WEST** a distance of **583.37** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the west line of said Terraforma Land Partners Tract and the east line of a called 192.51 acre tract of land as conveyed to 2021 FII Walnut, LP by Special Warranty Deed recorded in Document Number 202499029669 of the Official Public Records of Guadalupe County, Texas, for the southwest corner of the herein described parcel, 60.00 feet right of Rudeloff Road Baseline station 135+71.27, from which a 4-inch metal fence post found on the east line of said 2021 FII Walnut Tract, at the southwest corner of said Terraforma Land Partners Tract, bears **SOUTH 00°25'09" EAST** a distance of 3,212.31 feet;
- 4) THENCE, with the west line of said Terraforma Land Partners Tract and the east line of said 2021 FII Walnut Tract, **NORTH 00°25'09" WEST** a distance of **83.50** feet to a leaning 1-inch iron pipe found at the southeast corner of said Ya Baby Tract, and at the northeast corner of said 2021 FII Walnut Tract, for an angle point, from which a 1-inch iron pipe found on the south line of said Ya Baby Tract and the north line of said 2021 FII Walnut Tract, bears **NORTH 89°01'49" WEST** a distance of 512.33 feet;

- 5) THENCE, with the west line of said Terraforma Land Partners Tract and the east line of said Ya Baby Tract, **NORTH 00°23'55" WEST** a distance of **195.84** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed northwest right-of-way line of Rudeloff Road, for the most westerly northwest corner of the herein described parcel, 60.00 feet left of Rudeloff Road Baseline station 138+23.52;
- 6) THENCE, leaving the east line of said Ya Baby Tract, with the proposed northwest right-of-way line of Rudeloff Road and over and across said Terraforma Land Partners Tract, **NORTH 25°02'12" EAST** a distance of **331.12** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right, 60.00 feet left of Rudeloff Road Baseline station 141+54.64;
- 7) THENCE, continuing with the proposed northwest right-of-way line of Rudeloff Road, over and across said Terraforma Land Partners Tract and along said curve to the right, an arc distance of **30.31** feet, having a radius of **1,100.00** feet, a central angle of **01°34'43"** and a chord which bears **NORTH 25°49'33" EAST** a distance of **30.30** feet to the **POINT OF BEGINNING** and containing **1.424 acres (62,031 square feet)** of land.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision from April 2023 to October 2024, conforms in all ways to the TBPELS standards and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD 83, (2011 Adjustment, Epoch 2010.00). Units are in U.S. Survey Feet. Distances and coordinates shown hereon are in grid. A parcel plat of even date was prepared in conjunction with this property description.



Damian G. Fisher RPLS No. 6928

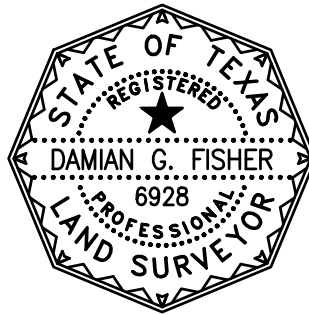
BGE, Inc.

101 West Louis Henna Blvd, Suite 400

Austin, Texas 78728

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502

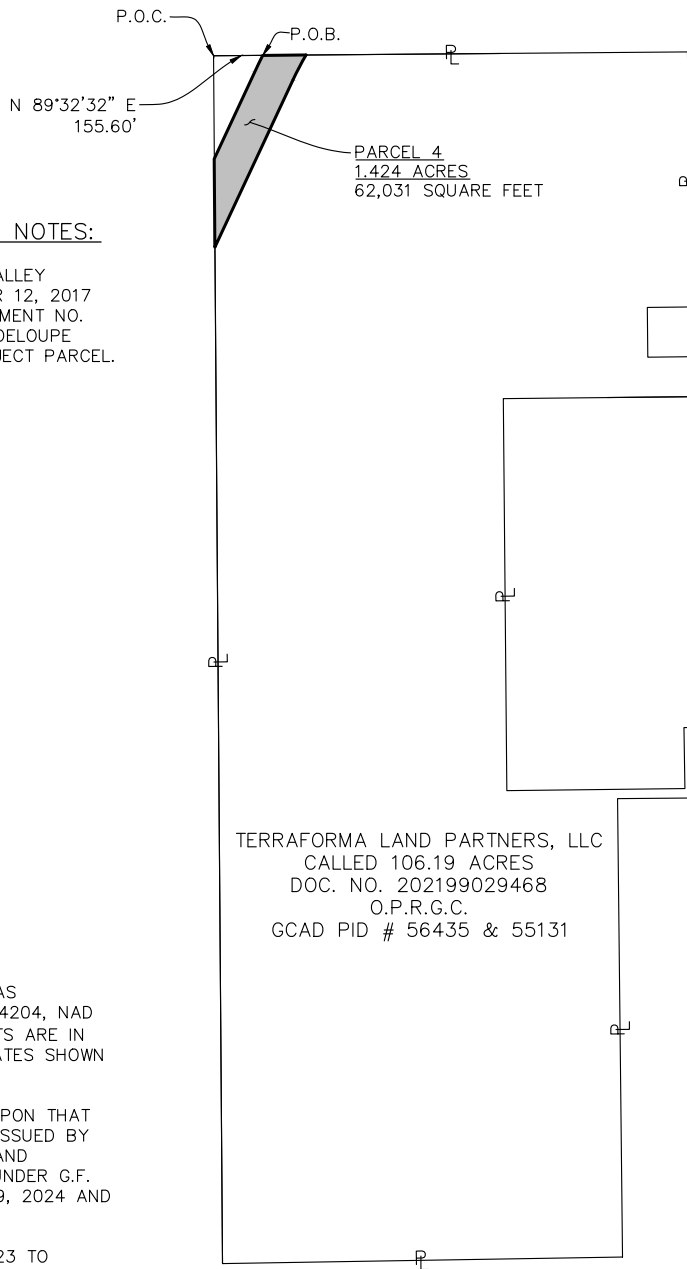


01/20/2025

Date

Client: City of Seguin

Job No: 9790-00



RESTRICTIVE COVENANT AND EASEMENT NOTES:

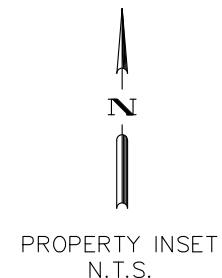
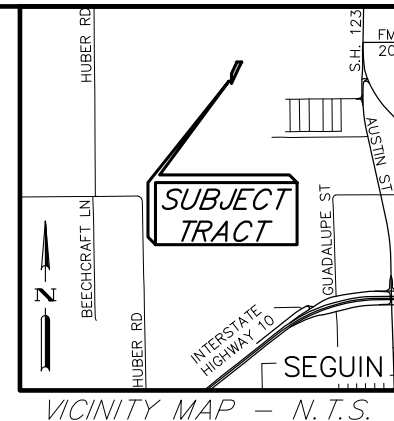
- 10e. RIGHT OF WAY EASEMENT TO GUADELOUPE VALLEY ELECTRIC COOPERATIVE, INC., DATED OCTOBER 12, 2017 AND RECORDED NOVEMBER 17, 2017 IN DOCUMENT NO. 2017027271, OFFICIAL PUBLIC RECORDS, GUADELOUPE COUNTY, TEXAS, **DOES NOT AFFECT** THE SUBJECT PARCEL.

AREA TABLE		
	ACRES	SQUARE FEET
RECORDED	106.19	4,625,636
ACQUISITION	1.424	62,031
REMAINDER LT.	0.581	25,296
REMAINDER RT.	104.185	4,538,309

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83 (2011 ADJUSTMENT, EPOCH 2010.00). UNITS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRID.
2. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND COUNTERSIGNED BY SEGUIN TITLE COMPANY UNDER G.F. NO. 035850STC, DATED EFFECTIVE OCTOBER 9, 2024 AND ISSUED ON OCTOBER 22, 2024.
3. FIELDWORK WAS PERFORMED FROM APRIL, 2023 TO OCTOBER, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

TERRAFORMA LAND PARTNERS, LLC
CALLED 106.19 ACRES
DOC. NO. 202199029468
O.P.R.G.C.
GCAD PID # 56435 & 55131



REVISIONS:

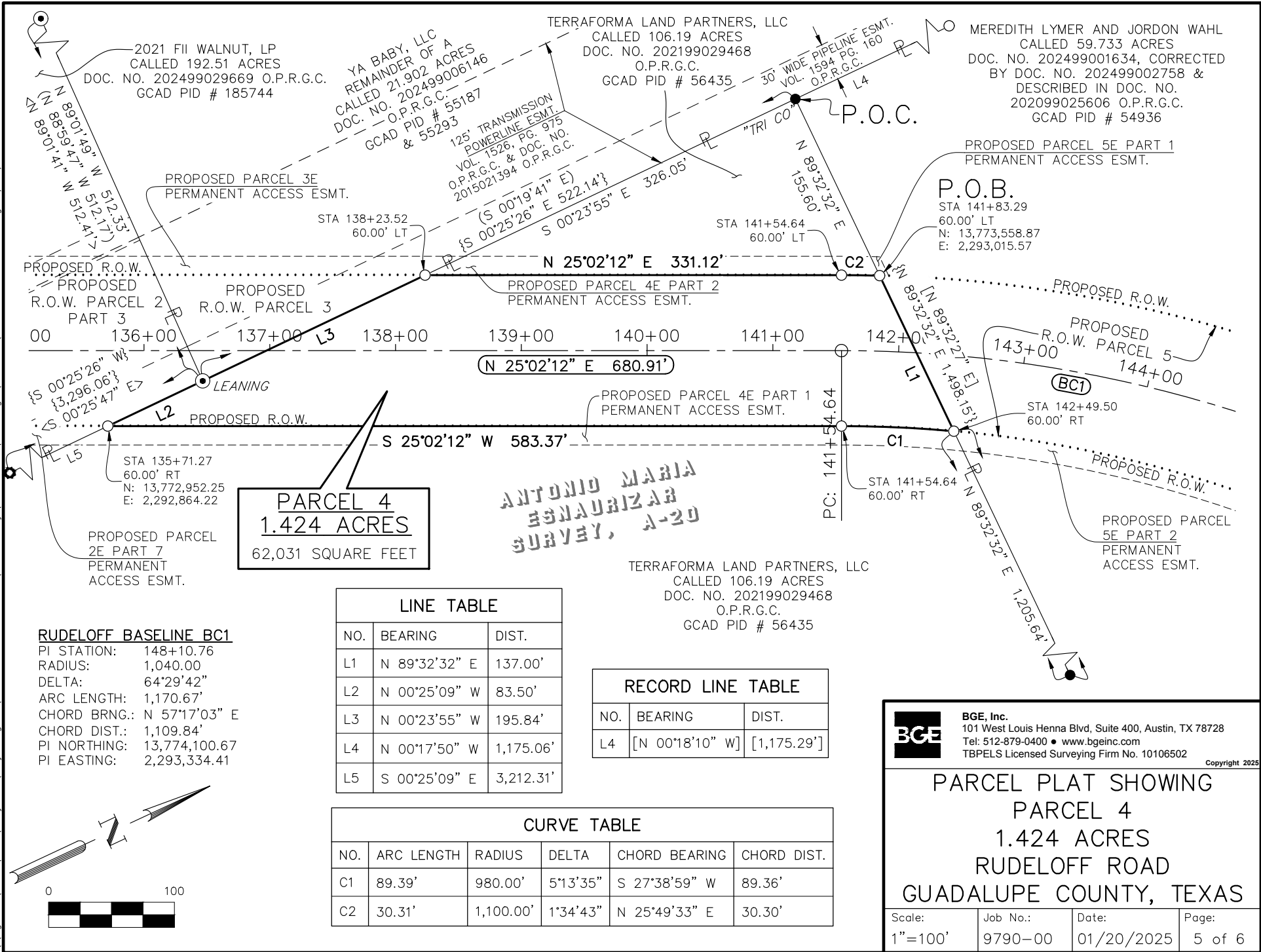


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101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
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TBPELS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 4
1.424 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

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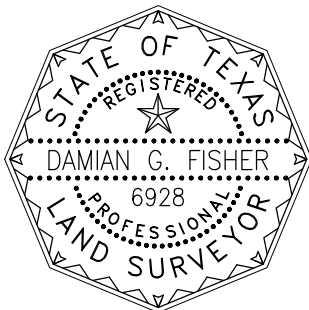
LEGEND

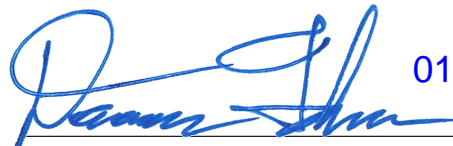
DOC. DOCUMENT
D.R.G.C. DEED RECORDS OF GUADALUPE COUNTY
ESMT. EASEMENT
GCAD GUADALUPE COUNTY APPRAISAL DISTRICT
NO. NUMBER
N.T.S. NOT TO SCALE
O.P.R.G.C. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY
PID PROPERTY IDENTIFICATION NUMBER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY
() RECORD INFO., DOC. NO. 202499006146 O.P.R.G.C.
[] RECORD INFO., DOC. NO. 202099025606 O.P.R.G.C.
{ } RECORD INFO., DOC. NO. 202199029468 O.P.R.G.C.
< > RECORD INFO., VOL. 202299009490
& 202499029669 O.P.R.G.C.

SYMBOL LEGEND

● FOUND 1/2" IRON ROD
⊙ FOUND 1" IRON PIPE
○ SET 1/2" IRON ROD W/CAP "BGE INC"
⚙ FOUND 4" METAL FENCE POST
ℙ PROPERTY LINE (OWNERSHIP DIVISION)

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision from April, 2023 to October, 2024, conforms in all ways to the TBPELS standards and is true and correct to the best of my knowledge.




01/20/2025
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