

"EXHIBIT A"

County: Guadalupe
Highway: Cordova Road (CR 108)
Project Limits: SH 46 to SH 123
RCSJ: 0915-46-052

Property Description for Parcel 20

A 0.0093 acre (403 square feet) tract of land out of that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of the Map and Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 from Lorene Schriewer, individually as beneficiary and as independent executrix of the estate of Chester Ray Koepp, deceased; Kevin R. Koepp and Melissa D. Koepp, each individually and as beneficiaries of the estate of Chester Ray Koepp, deceased, to Jesus Valdez, Jr. and wife, Rosaria Valdez, recorded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0093 acre tract being more fully described as follows:

COMMENCING at a found $\frac{1}{2}$ inch iron rod at the southeast corner of a called 1.000 acre tract described in a deed to Antonio Sanchez and spouse, Arcedalia Sanchez recorded in Volume 1472, Page 837 of the Official Public Records of Guadalupe County, Texas, a southeast reentrant corner of said Lot 4;

THENCE, North $00^{\circ}55'44''$ West (called North $00^{\circ}22'24''$ West), along and with the common line between said 1.000 acre tract and said Lot 4, a distance of 372.11 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south right-of-way line of Cordova Road (County Road 108), at the southwest corner and POINT OF BEGINNING of the herein described Parcel 20. Said point being 60.00 feet right of and at a right angle to Cordova Road proposed alignment station 155+40.36 and having surface coordinates of N 13,779,337.52 and E 2,283,305.25;

- 1) THENCE, North $00^{\circ}55'44''$ West, continuing along and with said common line, a distance of 4.86 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap stamped "Pape-Dawson" on the existing south right-of-way line of Cordova Road (County Road 108, a variable width right-of-way), as widened by dedication on said Santana Subdivision, and by deeds recorded in Volume 195, Page 400 and Volume 195, Page 398, both of the Deed Records of Guadalupe County, Texas, at the northwest corner of said Lot 4 and the herein described Parcel 20,

- 2) THENCE, North 89°05'09" East, along and with the existing south right-of-way line of said Cordova Road, the north line of said Lot 4, passing a found iron rod with cap marked "TRI COUNTY" at the northeast corner of said Lot 4, the northwest corner of said Lot 3, at a distance of 41.69 feet, and now continuing along the north line of said Lot 3 an additional distance of 41.75 feet, for a total distance of 83.44 feet to a found iron rod with cap marked "TRI COUNTY" at the northwest corner of Lot 2, of said Santana Subdivision, the northeast corner of said Lot 3 and the herein described Parcel 20. Said point being 59.73 feet right of and at a right angle to Cordova Road proposed alignment station 156+26.00;
- 3) THENCE, South 00°55'44" East, departing the existing south right-of-way line of said Cordova Road, along and with the common line between said Lot 3 and said Lot 2, a distance of 4.81 feet to a set ½ inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed south right-of-way line of Cordova Road (County Road 108), at the southeast corner of the herein described Parcel 20. Said point being 64.53 feet right of and at a right angle to Cordova Road proposed alignment station 156+25.82;
- 4) THENCE, South 89°02'43" West, along and with the proposed south right-of-way line of Cordova Road (County Road 108), over and across said Lot 3 and said Lot 4, a distance of 83.44 feet to the POINT OF BEGINNING, and containing 0.0093 acre (403 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 1.00015.

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

Appraisal District note: Applies to Guadalupe County Appraisal District Parcel ID 148684 and Parcel ID 148683

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

DATE: November 22, 2023

REVISED: June 4, 2024 Add RCSJ to Property Description

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 20.docx



NOTES:

- 1) $\frac{1}{2}$ " 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 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING EASEMENTS

- 1) 20' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORPORATION
VOLUME 408, PAGE 275, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 4174, PAGE 39, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) PIPELINE EASEMENT
HUMBLE PIPE LINE COMPANY
VOLUME 344, PAGE 574, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

**ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20**



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
	FOUND MONUMENTATION AS NOTED
	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP
—	PARCEL BOUNDARY LINE
—	PROPERTY LINE
—	EASEMENT LINE

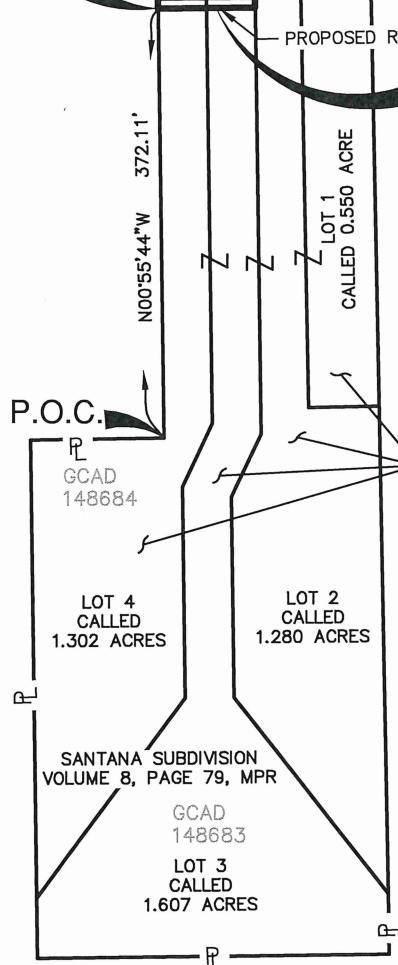


N.T.S.

MAIL BOX
SIGN
WATER METER
LAND HOOK

CORDOVA ROAD (CR 108)
P.O.B. — EXISTING ROW

(20)
0.0093 ACRE
(403 SQ. FT)

**PARENT TRACT**

JESUS VALDEZ, JR. AND WIFE, ROSARIA VALDEZ FROM LORENE SCHRIEWER, INDIVIDUALLY AS BENEFICIARY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF CHESTER RAY KOEPP, DECEASED; KEVIN R. KOEPP AND MELISSA D. KOEPP, EACH INDIVIDUALLY AND AS BENEFICIARIES OF THE ESTATE OF CHESTER RAY KOEPP, DECEASED
VOLUME 988, PAGE 946, OPR
04-28-1992

1	6/4/2024	ADD RCSJ TO PROPERTY DESCRIPTION			MLH
REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALLED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
20	4.739	0.0093 (403)	20	N/A	4.730 RT
PARCEL PLAT SHOWING PARCEL 20					
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	NOVEMBER 2023	3 OF 4	

EXISTING ROW DEED LIST

[1] CALLED 0.77 ACRE
GUADALUPE COUNTY
FROM ARNO KOEPP, ET UX
VOLUME 195, PAGE 400, DR
FEBRUARY 13, 1942

[2] CALLED 0.008 ACRE DEDICATION
SANTANA SUBDIVISION
VOLUME 8, PAGE 79, MPR
DECEMBER 28, 2012

[3] CALLED 0.2 ACRE
GUADALUPE COUNTY
FROM D. REIMERS AND LAURA REIMERS
VOLUME 195, PAGE 398, DR
FEBRUARY 18, 1941

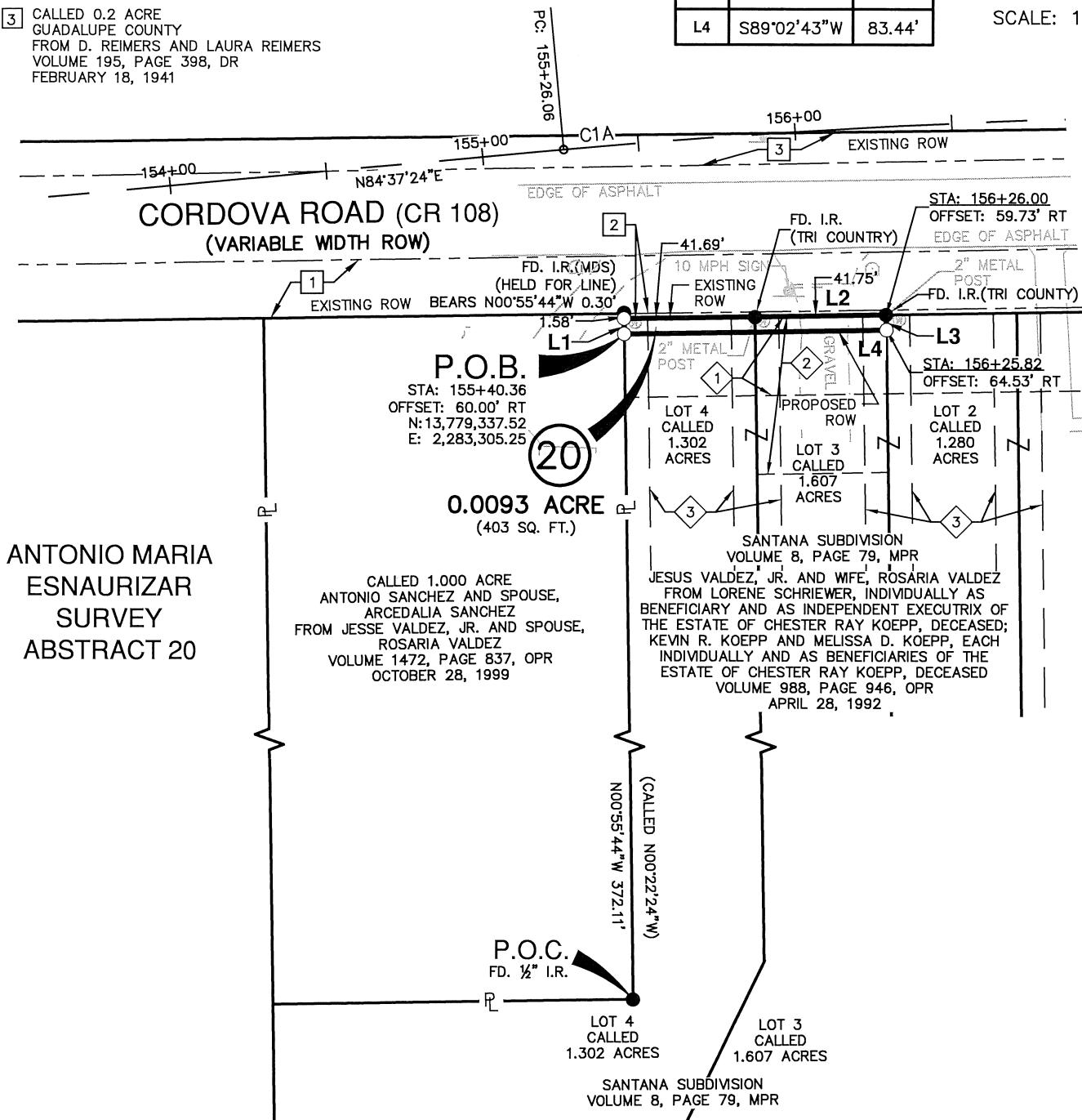
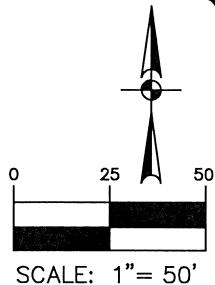
EXISTING EASEMENTS

[1] 25' SETBACK & UTILITY EASEMENT
VOLUME 8, PAGE 79, MPR

[2] APPROXIMATE LOCATION SHARED
ACCESS DRIVEWAY
VOLUME 8, PAGE 79, MPR

[3] 7.5' SETBACK LINE
VOLUME 8, PAGE 79, MPR

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°55'44"W	4.86'
L2	N89°05'09"E	83.44'
L3	S00°55'44"E	4.81'
L4	S89°02'43"W	83.44'



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COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.
GUADALUPE	TEXAS	CORDOVA	NOVEMBER 2023		4 OF 4