

"EXHIBIT A"

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

Property Description for Parcel 72

A 0.8267 acre (36,011 square feet) tract of land out of that called 74.520 acre tract of land in the City of Seguin, Texas, described in a deed executed on February 9, 2024 from Lucra Terra LLC, a Texas limited liability company, to MCLB Land, LLC, a Texas limited liability company, recorded in Document 202499002964 and corrected in a deed recorded in Document 202499012203, both of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.8267 acre tract being more fully described as follows:

COMMENCING at a found 5/8 inch iron rod on the south line of a called 74.520 acre tract of land described in a deed to Wilfred Bartoskewitz and Betty Bartoskewitz, recorded in Volume 1587, Page 228 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of a called 94.217 acre tract of land described in a deed to CW-Cordova, LLC, recorded in Document 202099028025 of the Official Public Records of Guadalupe County, Texas, the northwest corner of said MCLB 74.520 acre tract;

THENCE, South 00°36'33" East, (called North 00°36'54" West), along and with the east line of said 94.217 acre tract and Block 2 of Cordova Trails Unit 1, recorded in Volume 10, Pages 127-129 of the Map and Plat Records of Guadalupe County, Texas, the west line of said MCLB 74.520 acre tract, a distance of 3,158.20 feet to an angle point in the existing north right-of-way line of Cordova Road (County Road 108, variable width right-of-way), as widened by dedication shown on said Cordova Trails Unit 1, and by a deed recorded in Volume 238, Page 295 of the Deed Records of Guadalupe County, Texas, same being on the proposed north right-of-way line of Cordova Road (County Road 108), at the northwest corner and POINT OF BEGINNING of the herein described Parcel 72, from which a found iron rod with yellow cap marked "Pape-Dawson" bears South 68°58'50" East, a distance of 0.28 feet. Said point being 62.07 feet left of and at a right angle to Cordova Road proposed alignment station 243+90.91 and having surface coordinates of N 13,779,461.79 and E 2,292,146.97;

- 1) THENCE, South 88°40'12" East, departing the existing north right-of-way line of said Cordova Road, the east line of said 94.217 acre tract, over and across said MCLB 74.520 acre tract, along and with the proposed north right-of-way line of Cordova Road (County Road 108), a distance of 1,034.97 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of said MCLB 74.520 acre tract, the west line of a called 15.000 acre tract of land described in a deed to Virgil L. Vogel and Sharron Vogel, recorded in Volume 437, Page 405 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of the herein described Parcel 72. Said point being 65.59 feet left of and at a right angle to Cordova Road proposed alignment station 254+25.87;

"EXHIBIT A"

- 2) THENCE, South 00°37'12" East, along and with the common line between said MCLB 74.520 acre tract and said 15.000 acre tract, a distance of 35.02 feet to a point on the existing north right-of-way line of said Cordova Road, at the southwest corner of said 15.000 acre tract, the southeast corner of said MCLB 74.520 acre tract and the herein described parcel 72;
- 3) THENCE, North 88°38'50" West, along and with the existing north right-of-way line of said Cordova Road, the south line of said MCLB 74.520 acre tract, a distance of 1,034.99 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at an angle point in the existing north right-of-way line of said Cordova Road, at the southwest corner of said MCLB 74.520 acre tract and the herein described parcel 72;
- 4) THENCE, North 00°36'33" West, along and with the existing north right-of-way line of said Cordova Road, the west line of said MCLB 74.520 acre tract, a distance of 34.61 feet to the POINT OF BEGINNING, and containing 0.8267 acre (36,011 square feet) in the City of Seguin, 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.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
DATE: December 22, 2023
REVISED: February 27, 2025 Add Correction Deed and darken improvements
December 27, 2024 Changed ownership and adjoiner property information
June 10, 2024 Removed GCAD information
June 4, 2024 Add RCSJ to Property Description
JOB NO. 12775-00
DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 72-R4.docx



[Handwritten Signature]
02-27-2025

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 1.00015 APPLIED.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

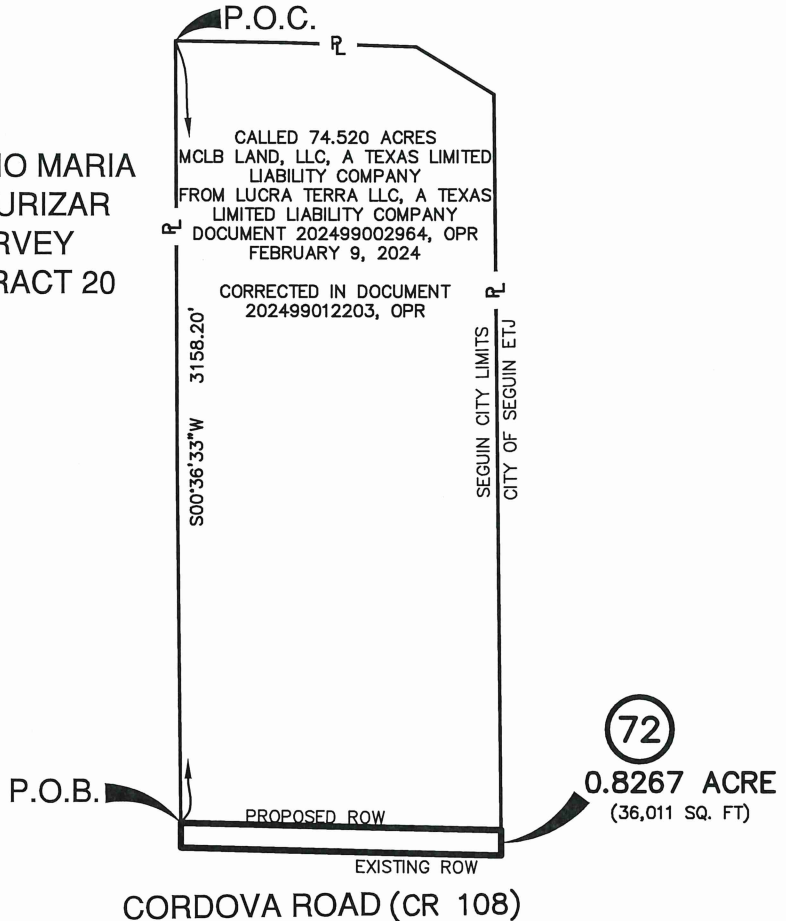
N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
●	FOUND MONUMENTATION AS NOTED
○	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP
—P—	PARCEL BOUNDARY LINE
—P—	PROPERTY LINE
—E—	EASEMENT LINE
—X—	FENCE
—OHE—	OVERHEAD ELECTRIC LINE
—UFO—	UNDERGROUND FIBER OPTIC LINE
—GAS—	UNDERGROUND GAS LINE



N.T.S.

○	MANHOLE
●	POWER POLE
⊞	TELEPHONE PEDESTAL
⊙	FIRE HYDRANT
⊕	SIGN
⊖	VALVE

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20



[Signature]
02-27-2025

**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

4	2/27/25	ADD CORRECTION DEED & DARKEN IMPROVEMENTS	PRL
3	12/27/24	CHANGED OWNERSHIP AND ADJOINER PROPERTY INFORMATION	SH
2	6/10/24	REMOVED GCAD INFORMATION	MLH
1	6/4/24	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
72	74.520	0.8267 (36,011)	20	N/A	73.693 LT

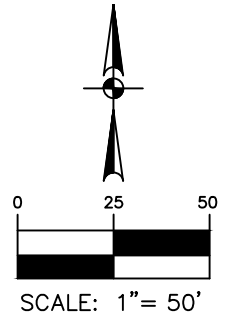
PARCEL PLAT SHOWING
PARCEL 72

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	3 OF 6

CALLLED 74.520 ACRES
WILFRED BARTOSKEWITZ AND WIFE, BETTY BARTOSKEWITZ
FROM RIO NOGALES POWER PROJECT L.P., A DELAWARE
LIMITED PARTNERSHIP
VOLUME 1587, PAGE 228, OPR
APRIL 2, 2001

CALCULATED 54.431 ACRE PORTION
OF CALLED 94.217 ACRES
CW-CORDOVA, LLC, A TEXAS
LIMITED LIABILITY COMPANY
FROM MCLB LAND, LLC, A TEXAS
LIMITED LIABILITY COMPANY
DOCUMENT 202099028025, OPR
DECEMBER 5, 2020

P.O.C.
FD. 5/8" I.R.



BLOCK 2
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGES 127-129, MPR

CALLLED 74.520 ACRES
MCLB LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
FROM LUCRA TERRA LLC, A TEXAS LIMITED LIABILITY COMPANY
DOCUMENT 202499002964, OPR
FEBRUARY 9, 2024

CORRECTED IN DOCUMENT 202499012203, OPR

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

P.O.B.

STA: 243+90.91
OFFSET: 62.07' LT
N: 13,779,461.79
E: 2,292,146.97

CITY OF SEGUIN

S88°40'12"E 1034.97'

30' PUBLIC UTILITY EASEMENT
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGE 127, MPR
N00°36'33"W

EXISTING ROW 34.61'

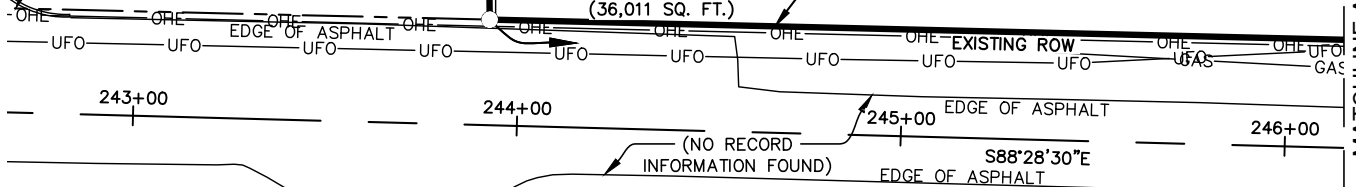
35' RIGHT-OF-WAY DEDICATION TO THE
CITY OF SEGUIN CALLED 1.02 ACRES
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGES 127-129, MPR

•MH

FD. I.R.(PD)
BEARS
S68°58'50"E 0.28'

0.8267 ACRE
(36,011 SQ. FT.)

15' ELECTRIC EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017005078, OPR



CORDOVA ROAD (CR 108)
(VARIABLE WIDTH ROW)

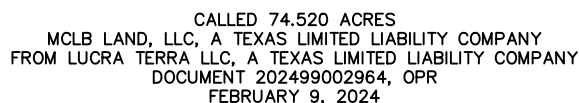
MATCHLINE A SHEET 5 OF 6



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

PARCEL PLAT SHOWING PARCEL 72

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	4 OF 6



CITY OF SEGUIN

CORRECTED IN DOCUMENT 202499012203, OPR

PROPOSED ROW

15' ELECTRIC EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017005078. OPR

**GAS WARNING
SIGN**

(72) 0.8267 ACRE
(36,011 SQ. FT.)

EXISTING ROW

EDGE OF ASPHALT

247+00

S88°28'30"E

CORDOVA ROAD (CR 108)
(VARIABLE WIDTH ROW)

— (NO RECORD —
INFORMATION FOUND)

CALLED 74.520 ACRES
 MCLB LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
 FROM LUCRA TERRA LLC, A TEXAS LIMITED LIABILITY COMPANY
 DOCUMENT 202499002964, OPR
 FEBRUARY 9, 2024

CORRECTED IN DOCUMENT 202499012203. OPR

ANTONIO MARIA ESNAURIZAR SURVEY

ABSTRACT 20

PROPOSED ROW

0.8267 ACRE
(36,011 SQ. FT.)

72

- 15' ELECTRIC EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017005078, OPR

EXISTING ROW

250+00

EDGE OF ASPHALT

251+00

252+00

253+00

EDGE OF ASPHALT CORDOVA ROAD (CR 108) S88°28'30"E

CORDOVA ROAD (CR 108)
(VARIABLE WIDTH ROW)

S88°28'30"E



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

PARCEL PLAT SHOWING
PARCEL 72

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	5 OF 6

Date: Feb 28, 2025, 3:43pm User ID: plarue
File: N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL 72-R4.dwg

EXISTING ROW DEED LIST

1 CALLED 0.9 ACRE
GUADALUPE COUNTY
FROM ALVIN BAESE, ET UX
VOLUME 238, PAGE 295, DR
AUGUST 15, 1949



SCALE: 1" = 50'

ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT 20

CALLED 74.520 ACRES
MCLB LAND, LLC, A TEXAS LIMITED
LIABILITY COMPANY
FROM LUCRA TERRA LLC, A TEXAS
LIMITED LIABILITY COMPANY
DOCUMENT 202499002964, OPR
FEBRUARY 9, 2024

CORRECTED IN DOCUMENT
202499012203, OPR

125' ELECTRIC TRANSMISSION LINE
EASEMENT
RIO NOGALES POWER PROJECT L.P.
VOLUME 1566, PAGE 376, OPR

CITY OF SEGUIN

PROPOSED ROW

0.8267 ACRE (72) S00°37'12"E
(36,011 SQ. FT.) 35.02'

15' ELECTRIC EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017005078, OPR

N88°38'50"W 1034.99'

EDGE OF ASPHALT

S88°28'30"E

EDGE OF ASPHALT

CORDOVA ROAD (CR 108)

(VARIABLE WIDTH ROW)

CALLED 15.000 ACRES
VIRGIL L. VOGEL AND HIS WIFE, SHARRON VOGEL
FROM WILFRED BARTOSKEWITZ AND WIFE, BETTY
LOU BARTOSKEWITZ
VOLUME 437, PAGE 405, OPR
FEBRUARY 2, 1971

STA: 254+25.87
OFFSET: 65.59' LT

20' WATERLINE EASEMENT
SPRINGS HILL WATER SUPPLY CORPORATION
VOLUME 1298, PAGE 803, OPR
VOLUME 1298, PAGE 805, OPR

PORTION OF 20' WATERLINE EASEMENT
SPRINGS HILL WATER SUPPLY CORPORATION
VOLUME 1298, PAGE 791, OPR
VOLUME 1298, PAGE 793, OPR
VOLUME 1298, PAGE 795, OPR

SEGUIN CITY LIMITS
CITY OF SEGUIN ETJ

MATCHLINE C SHEET 5 OF 6

Date: Feb 28, 2025, 3:43pm User ID: plarue
File: N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL 72-R4.dwg



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

PARCEL PLAT SHOWING
PARCEL 72

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	6 OF 6