

EXHIBIT A

01/20/2025
Parcel ID: 6E
Page 1 of 6

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

PROPERTY DESCRIPTION FOR EASEMENT PARCEL 6E

FIELD NOTES FOR A 0.1235 ACRE (5,381 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A CALLED 36.656 ACRE TRACT OF LAND DESCRIBED AS TRACT SIX AS CONVEYED BY PATSY C. METZNER TO PATSY C. METZNER, TRUSTEE OF THE PATSY C. METZNER LIVING TRUST BY SPECIAL WARRANTY DEED DATED SEPTEMBER 12, 2020, AS RECORDED IN DOCUMENT NUMBER 202099025605 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 0.1235 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with an illegible orange cap found on the south line 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, at the northwest corner of the above described Metzner Tract, and at the northeast 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 said Helmerich & Payne International Tract, bears SOUTH 89°30'43" WEST a distance of 2,221.58 feet, and from which a 1/2-inch iron rod with a pink cap found on the west right-of-way line of State Highway 123 (width varies) as dedicated by Volume 128, Page 335, Volume 129, Pages 191 & 194, Volume 206, Pages 214, 235, 237, 239 & 240, Volume 396, Pages 98 & 531, Volume 397, Page 22 and Volume 398, Page 75, all of the Deed Records of Guadalupe County, Texas, at the northeast corner of said Metzner Tract, and at the southeast corner of said Helmerich & Payne International Tract, bears NORTH 89°30'19" EAST a distance of 1,348.81 feet; Thence, with the west line of said Metzner Tract and the east line of said Lymer and Wahl Tract, SOUTH 00°34'54" WEST a distance of 711.79 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection with the proposed south right-of-way line of Rudeloff Road, from which a leaning 1/2-inch iron rod found on the north line 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, at the southwest corner of said Metzner Tract, and at the southeast corner of said Lymer and Wahl Tract, bears SOUTH 00°34'54" WEST a distance of 464.14 feet; Thence, with the proposed south right-of-way line of Rudeloff Road and over and across said Metzner Tract, NORTH 89°31'53" EAST a distance of 294.91 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly corner and **POINT OF BEGINNING** of the herein described parcel (NAD-83, Texas South Central Zone (SFT) Grid Coordinates: N: 13,774,042.26 E: 2,295,363.05), 75.00 feet right of Rudeloff Road Baseline station 166+97.29;

THENCE, continuing with the proposed south right-of-way line of Rudeloff Road and over and across said Metzner Tract, the following three (3) courses:

- 1) **NORTH 82°25'09" EAST** a distance of **121.15** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet right of Rudeloff Road Baseline station 168+17.50;
- 2) **NORTH 89°31'53" EAST** a distance of **243.45** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet right of Rudeloff Road Baseline station 170+60.95; and
- 3) **SOUTH 80°11'57" EAST** a distance of **112.19** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most easterly corner of the herein described parcel, 80.00 feet right of Rudeloff Road Baseline station 171+71.34, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set on the east line of said Metzner Tract and the west right-of-way line of said State Highway 123, at the proposed southeast terminus of Rudeloff Road, bears **NORTH 89°31'53" EAST** a distance of 582.03 feet;
- 4) THENCE, leaving the proposed north right-of-way line of Rudeloff Road and continuing over and across said Metzner Tract, **NORTH 87°52'30" WEST** a distance of **110.50** feet to a calculated angle point, 75.00 feet right of Rudeloff Road Baseline station 170+60.95;

- 5) THENCE, continuing over and across said Metzner Tract, **SOUTH 89°31'53" WEST** a distance of **363.67** feet to the **POINT OF BEGINNING** and containing **0.1235 acre (5,381 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.

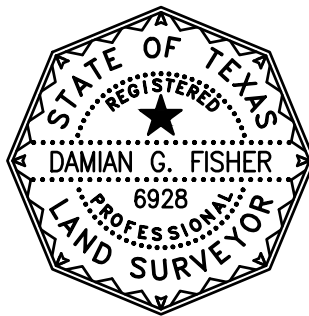


Damian G. Fisher RPLS No. 6928
BGE, Inc.

101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728

Telephone: (512) 879-0400

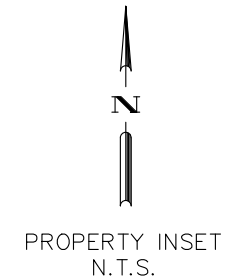
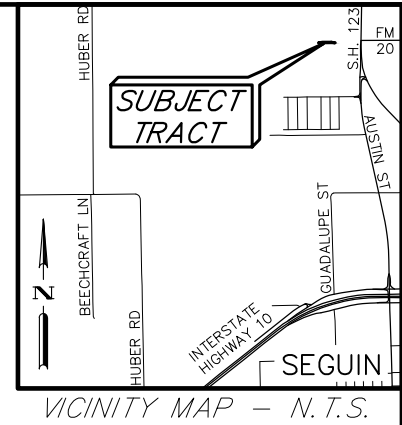
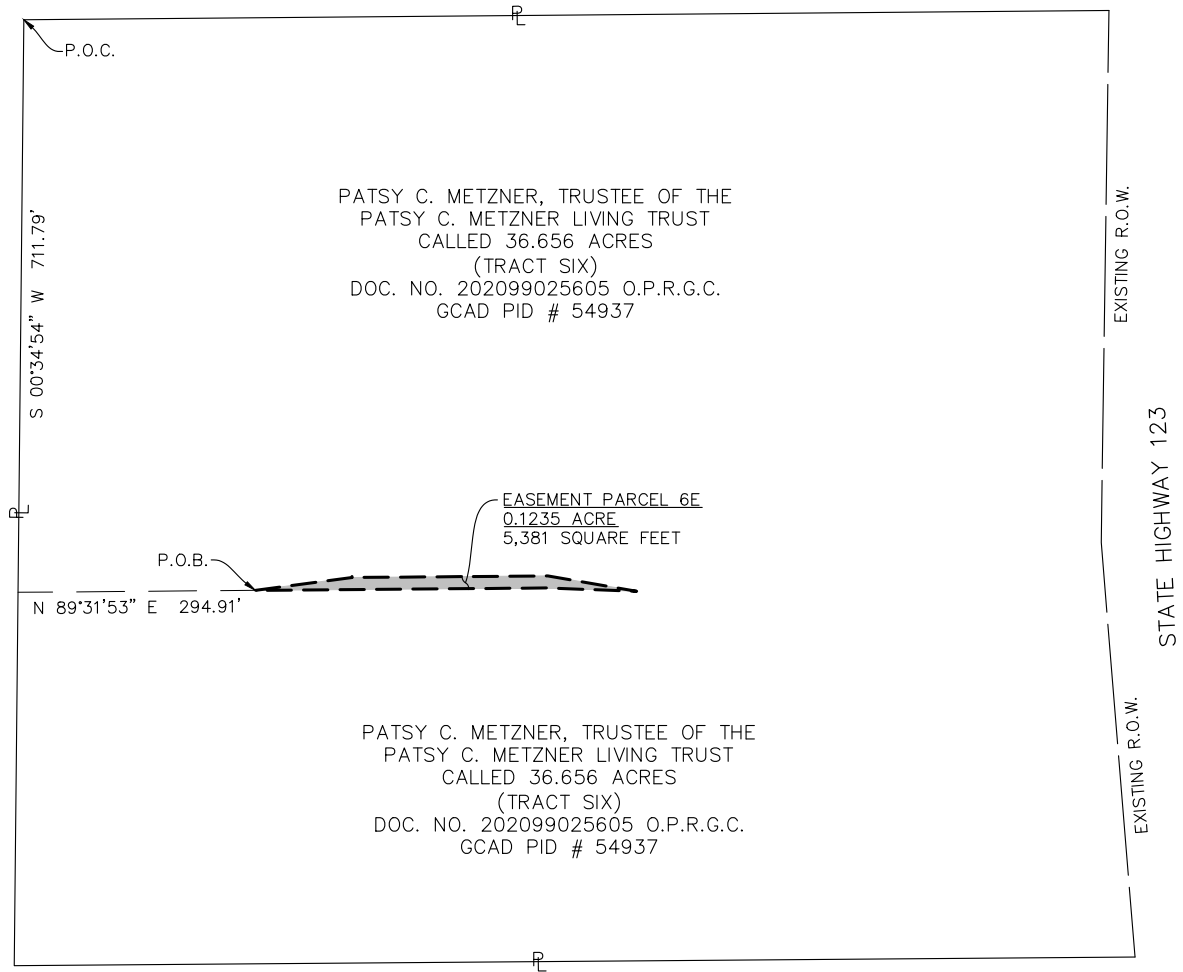
TBPLS Licensed Surveying Firm No. 10106502



01/20/2025

Date

Client: City of Seguin
Job No: 9790-00



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. 034985STC, DATED EFFECTIVE MARCH 31, 2024 AND ISSUED ON APRIL 4, 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.

REVISIONS:



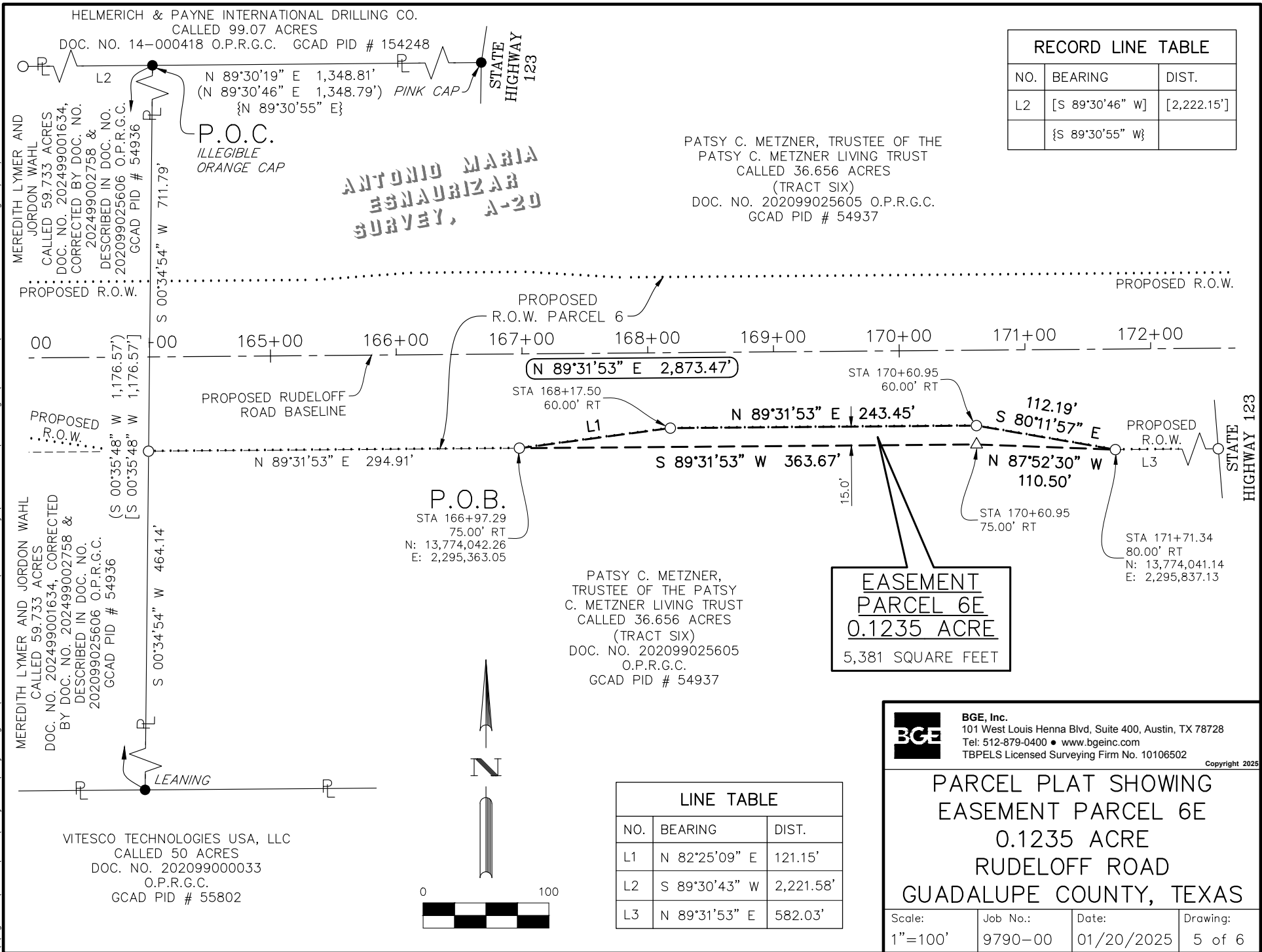
BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

Copyright 2025

**PARCEL PLAT SHOWING
EASEMENT PARCEL 6E
0.1235 ACRE
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS**

| | | | |
|--------|----------|------------|----------|
| Scale: | Job No.: | Date: | Drawing: |
| N.T.S. | 9790-00 | 01/20/2025 | 4 of 6 |

\\bgeinc\data\TxC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P6E_EX1.dwg, 1/20/2025 5:07 PM, Damian Fisher

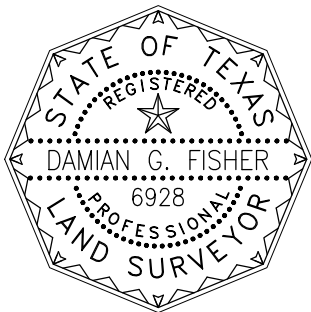


\\bgeinc\data\TxC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P6E_EX1.dwg, 1/20/2025 5:07 PM, Damian Fisher

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10f. 10' PERMANENT UTILITY EASEMENT AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 4263, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10g. ELECTRIC LINE EASEMENT RECORDED UNDER DOCUMENT NO. 2014022121, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10h. EASEMENT AND ASSIGNMENT AGREEMENT DATED DECEMBER 29, 2014, BY AND BETWEEN LOUIS P. WAHL, JR., AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED UNDER DOCUMENT NO. 2015002839 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AS AFFECTED BY MARITAL STATUS AFFIDAVIT AND SPOUSAL CONSENT TO PERPETUAL EASEMENT RECORDED UNDER DOCUMENT NO. 2015002838 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES AFFECT THE SUBJECT PARCEL.
- 10i. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE RECORDED IN VOLUME 1662, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10j. ASSIGNMENT AND ASSUMPTION OF LAND LEASE AGREEMENT FOR OPTION AND SITE LEASE AGREEMENT WITH AT&T WIRELESS SERVICES OF SAN ANTONIO, INC. RECORDED IN VOLUME 1681, PAGE 699 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES AFFECT THE SUBJECT PARCEL.
- 10k. UTILITY EASEMENT GRANTED TO THE CITY OF SEGUIN, RECORDED IN VOLUME 2280, PAGE 568 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOTE AFFECT THE SUBJECT PARCEL.
- 10l. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY OF SEGUIN, FOR THE CONSTRUCTION OF A SEWER LINE RECORDED IN VOLUME 2280, PAGE 574 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10m. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE RECORDED IN VOLUME 1662, PAGE 638, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10n. PERMANENT SANITARY SEWER EASEMENT GRANTED TO CITY OF SEGUIN, RECORDED UNDER DOCUMENT NO. 202099008307 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10o. EASEMENT(S) AS RESERVED THEREIN, BEING A 50 FOOT RIGHT-OF-WAY FOR INGRESS AND EGRESS, PURSUANT TO SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 202099025607 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.

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

DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

LEGEND

| | |
|------------|--|
| DOC. | DOCUMENT |
| NO. | NUMBER |
| GCAD | GUADALUPE COUNTY APPRAISAL DISTRICT |
| N.T.S. | NOT TO SCALE |
| O.P.R.G.C. | OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY |
| PG. | PAGE |
| PID | PROPERTY IDENTIFICATION NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| () | RECORD INFO., DOC. NO. 202099025605 O.P.R.G.C. |
| [] | RECORD INFO., DOC. NO. 202099025606 O.P.R.G.C. |
| { } | RECORD INFO., DOC. NO. 14-000418 O.P.R.G.C. |

SYMBOL LEGEND

| | |
|---|------------------------------------|
| ● | FOUND 1/2" IRON ROD |
| ○ | SET 1/2" IRON ROD W/CAP "BGE INC" |
| △ | CALCULATED POINT |
| ℓ | PROPERTY LINE (OWNERSHIP DIVISION) |



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

Copyright 2025

PARCEL PLAT SHOWING
EASEMENT PARCEL 6E
0.1235 ACRE
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

| | | | |
|--------|----------|------------|----------|
| Scale: | Job No.: | Date: | Drawing: |
| N.T.S. | 9790-00 | 01/20/2025 | 6 of 6 |