

"EXHIBIT A"

County: Guadalupe

Highway: Cordova Road (CR 108)

Project Limits: SH 46 to SH 123

RCSJ: 0915-46-052

Property Description for Parcel 35

A 1.615 acre (70,338 square feet) tract of land out of that calculated 174.46 acre portion of a called 175 acre tract of land described in a deed executed on January 28, 1992 from Clarence Krackau and wife, Lorine K. Krackau, to Lynnette K. Cranford, Jerry W. Krackau and Charles R. Krackau, recorded in Volume 978, Page 416, Official Public Records of Guadalupe County, Texas, further described in Volume 311, Page 570, Deed Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 1.615 acre tract being more fully described as follows:

COMMENCING at a found 2 inch iron pipe on the existing west right-of-way line of Huber Road (County Road 105, a variable width right-of-way, no record information found) at the southeast corner of a called 103.84 acre tract described in deed to Hilmar Karl Klaehn and wife, Adelena Wendel Klaehn, recorded in Volume 340, Page 353 of the Deed Records of Guadalupe County, Texas, a northeast corner of said 175 acre tract;

THENCE, South 89°00'43" West (called West), along and with the common line between said 103.84 acre tract and said 175 acre tract, a distance of 3,814.60 feet to the southwest corner of said 103.84 acre tract, a re-entrant corner of said 175 acre tract;

THENCE, North 00°59'17" West (called North), along and with said common line, a distance of 1,125.46 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 and POINT OF BEGINNING of the herein described Parcel 35. Said point being 60.00 feet right of and at a right angle to Cordova Road proposed alignment station 176+98.10 and having surface coordinates of N 13,779,316.57 and E 2,285,456.29;

- 1) THENCE, South 89°01'59" West, along and with the proposed south right-of-way line of Cordova Road (County Road 108), over and across said 175 acre tract, a distance of 1,125.68 feet to a point (unable to set, property owner denied entry). Said point being 60.00 feet right of and at a right angle to Cordova Road proposed alignment station 165+72.42;

"EXHIBIT A"

- 2) THENCE, Southwesterly, continuing over and across said 175 acre tract, along and with the proposed south right-of-way line of Cordova Road (County Road 108) and a tangent curve to the right, said curve having a radius of 2,560.00 feet, a central angle of  $00^{\circ}24'53''$ , a chord bearing and distance of South  $89^{\circ}14'25''$  West, 18.53 feet, for an arc length of 18.53 feet to a set  $\frac{1}{2}$  inch iron rod with yellow cap stamped "Pape-Dawson" on the east line of Lot 905, Block 1, Cordova Crossing Unit 1, recorded in Volume 9, Page 272 of the Map and Plat Records of Guadalupe County, Texas, the west line of said 175 acre tract, at the southwest corner of the herein described Parcel 35. Said point being 60.00 feet right of and at a right angle to Cordova Road proposed alignment station 165+54.32;
- 3) THENCE, North  $00^{\circ}38'47''$  West, along and with the common line between said Lot 905 and said 175 acre tract, passing a set  $\frac{1}{2}$  inch iron rod with yellow cap marked "Pape-Dawson" at a distance of 48.12 feet, for an angle point in the existing south right-of-way line of Cordova Road (County Road 108, a variable width right-of-way), as widened in dedications shown on Cordova Crossing Unit 1, recorded in Volume 9, Page 272, Cordova Estates, recorded in Volume 5, Page 354B, Reimers Farm Phase II, recorded in Volume 5, Page 109B, all of the Map and Plat Records of Guadalupe County, Texas, and by deeds recorded in Volume 195, Page 403, Volume 195, Page 433, Volume 195, Page 396, and Volume 195, Page 400, all of the Deed Records of Guadalupe County, Texas, now continuing along and with the existing south right-of-way line of said Cordova Road, an additional distance of 13.00 feet, passing a found iron rod with cap marked "KFW Surveying", and continuing an additional distance of 1.42 feet, for a total distance of 62.54 feet to a set  $\frac{1}{2}$  inch iron rod with yellow cap marked "Pape-Dawson" at an angle point in the existing south right-of-way line of said Cordova Road, at the northwest corner of the herein described Parcel 35;
- 4) THENCE, North  $89^{\circ}08'43''$  East, along and with the existing south right-of-way line of said Cordova Road, a distance of 1,143.84 feet to a set  $\frac{1}{2}$  inch iron rod with yellow cap stamped "Pape-Dawson" on an east line of said 175 acre tract, at the northwest corner of said 103.84 acre tract, the northeast corner of the herein described Parcel 35;
- 5) THENCE, South  $00^{\circ}59'17''$  East, departing the existing south right-of-way line of said Cordova Road, along and with the common line between said 103.84 acre tract and said 175 acre tract, a distance of 60.36 feet to the POINT OF BEGINNING, and containing 1.615 acres (70,338 square feet) in Guadalupe County, Texas.

"EXHIBIT A"

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 55572

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800  
2000 NW Loop 410, San Antonio, Texas, 78213  
210-375-9000  
REVISED: June 4, 2024 Add RCSJ to Property Description  
December 22, 2023 Unable to set point in call 1, property owner denied entry  
ORIGINAL DATE: December 15, 2023  
JOB NO. 12775-00  
DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 35.docx



*[Handwritten Signature]*  
06-05-2024

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.  
ROW  
CMP  
CR  
DR  
ETJ  
GCAD  
MPR  
OPR  
I.R.  
I.P.

NOT TO SCALE  
RIGHT-OF-WAY  
CORRUGATED METAL PIPE  
COUNTY ROAD  
DEED RECORDS OF GUADALUPE COUNTY, TEXAS  
EXTRATERRITORIAL JURISDICTION  
GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID  
MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS  
IRON ROD  
IRON PIPE

FOUND MONUMENTATION AS NOTED  
SET 1/2" IRON ROD W/ PAPE-DAWSON CAP  
MAIL BOX  
SIGN  
LAND HOOK  
FIRE HYDRANT  
TELEPHONE JUNCTION BOX  
WATER METER



N.T.S.

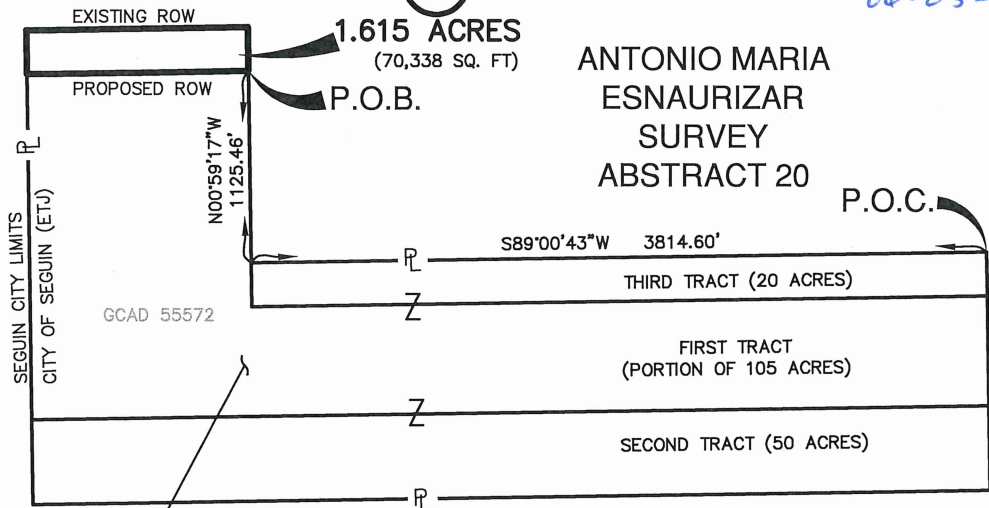
— PARCEL BOUNDARY LINE  
— P — PROPERTY LINE  
— E — EASEMENT LINE  
— OHE — OVERHEAD ELECTRIC LINE  
— UFO — UNDERGROUND FIBER OPTIC  
— TELE — TELEPHONE LINE  
— W — WATER LINE



*Sharon L. Sabin*  
06-05-2024

CORDOVA ROAD (CR 108)

35



CALCULATED 174.46 ACRE PORTION OF  
CALLED 175 ACRES  
LYNNETTE K. CRANFORD, JERRY W.  
KRACKAU AND CHARLES R. KRACKAU  
FROM CLARENCE KRACKAU AND WIFE  
LORINE K. KRACKAU  
VOLUME 978, PAGE 416, OPR  
JANUARY 28, 1992  
DESCRIBED IN VOLUME 311, PAGE 570, DR

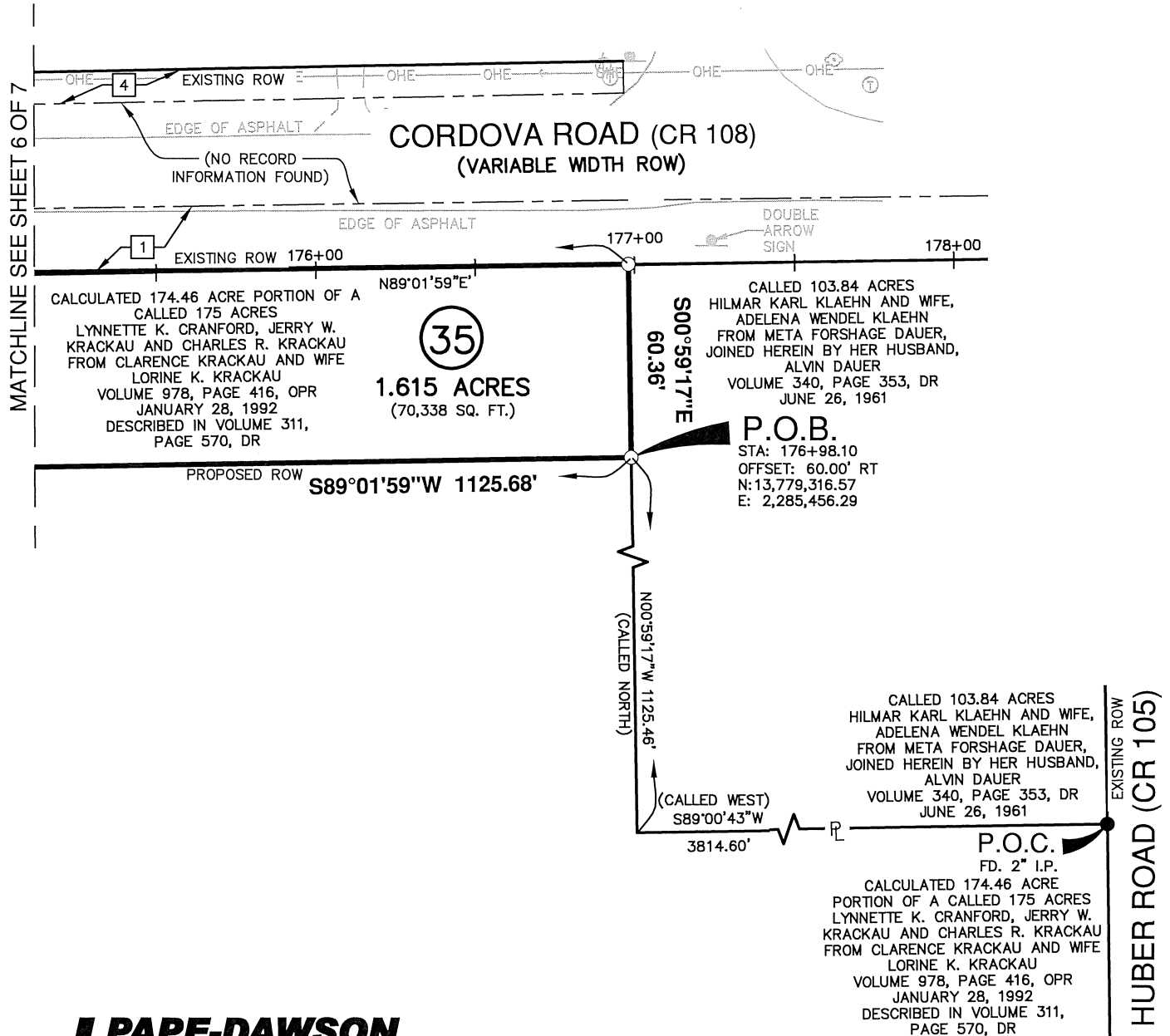
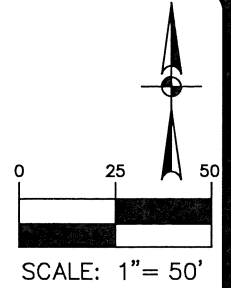
2	6/4/2024	ADD RCSJ TO PROPERTY DESCRIPTION				MLH
1	12/22/23	SHEET 7, UNABLE TO SET POINT, OWNER DENIED ENTRY				ERG
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
35	174.46	1.615 (70,338)	20	N/A	172.85 RT	
PARCEL PLAT SHOWING PARCEL 35						
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023		4 OF 7	



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

# EXISTING ROW DEED LIST

- 1 CALLED 0.54 ACRE  
GUADALUPE COUNTY  
FROM OTTO BLUMBERG AND WIFE  
ELEANORA BLUMBURG  
VOLUME 195, PAGE 403, DR  
DECEMBER 8, 1941
- 2 13' ROW DEDICATION  
CORDOVA CROSSING UNIT 1  
VOLUME 9, PAGE 272, MPR
- 3 CALLED 0.22 ACRE  
GUADALUPE COUNTY  
FROM ELTON E. BABEL AND WIFE,  
ELTHOR E. BABEL  
VOLUME 195, PAGE 433, DR  
OCTOBER 24, 1941
- 4 CALLED 0.22 ACRE (FIRST TRACT)  
GUADALUPE COUNTY  
FROM MRS. HULDA DOLLE, WIDOW  
VOLUME 195, PAGE 396, DR  
FEBRUARY 13, 1942
- 5 CALLED 0.882 ACRE DEDICATED TO  
GUADALUPE COUNTY FOR ROAD  
WIDENING  
CORDOVA ESTATES  
VOLUME 5, PAGE 354B, MPR  
MAY 8, 1997
- 6 CALLED 0.03 ACRE TO GUADALUPE  
COUNTY FOR ROAD WIDENING  
REIMERS FARM PHASE II  
VOLUME 5, PAGE 109B, MPR  
OCTOBER 23, 1989
- 7 CALLED 0.77 ACRE  
GUADALUPE COUNTY  
FROM ARNO KOEPP  
VOLUME 195, PAGE 400, DR  
FEBRUARY 13, 1942



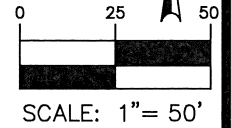
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

## PARCEL PLAT SHOWING PARCEL 35

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	5 OF 7

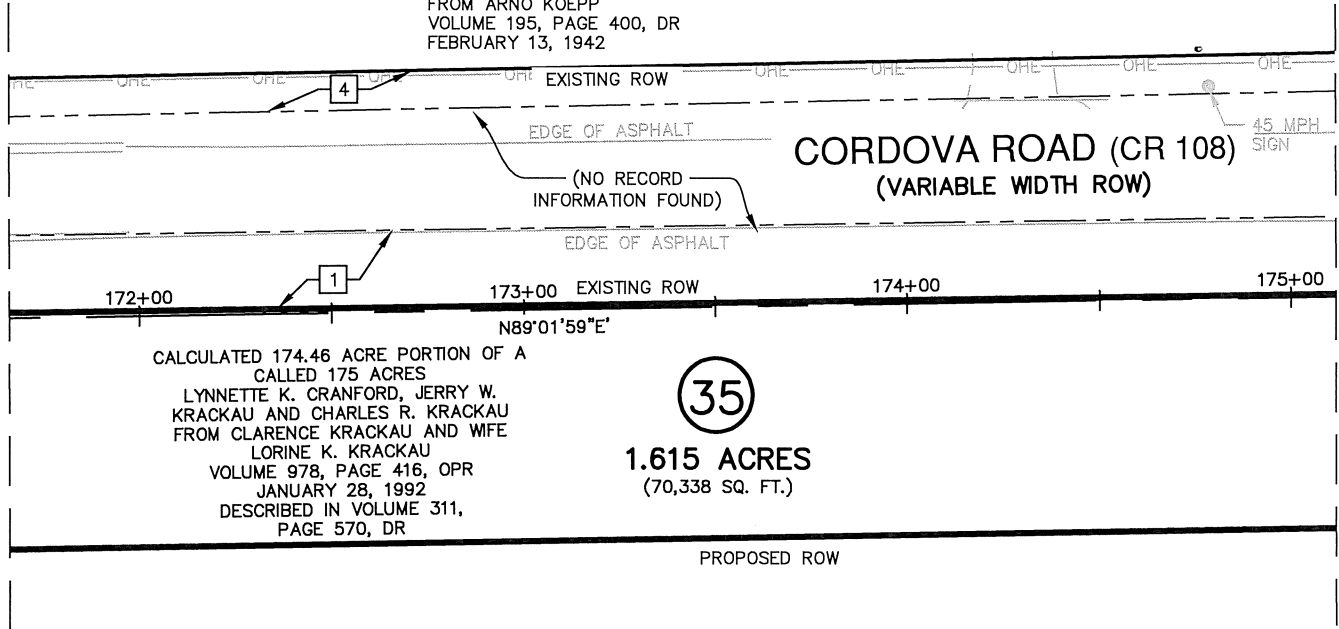
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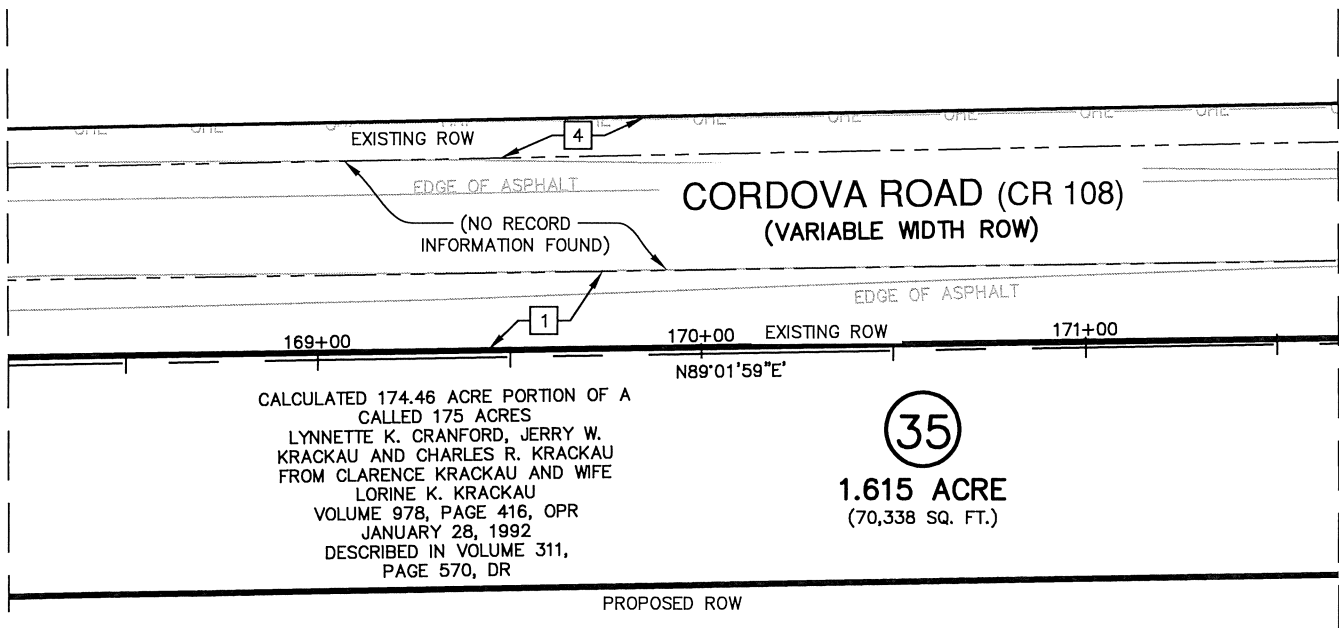
MATCHLINE THIS SHEET

MATCHLINE SEE SHEET 5 OF 7



MATCHLINE SEE SHEET 7 OF 7

MATCHLINE THIS SHEET



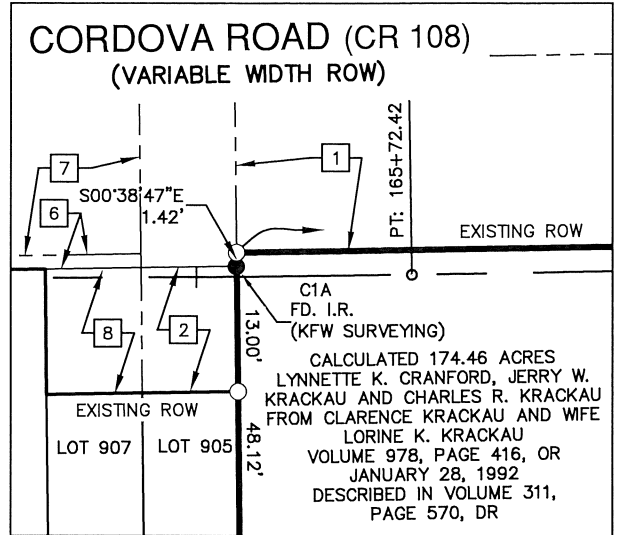
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PARCEL PLAT SHOWING  
**PARCEL 35**

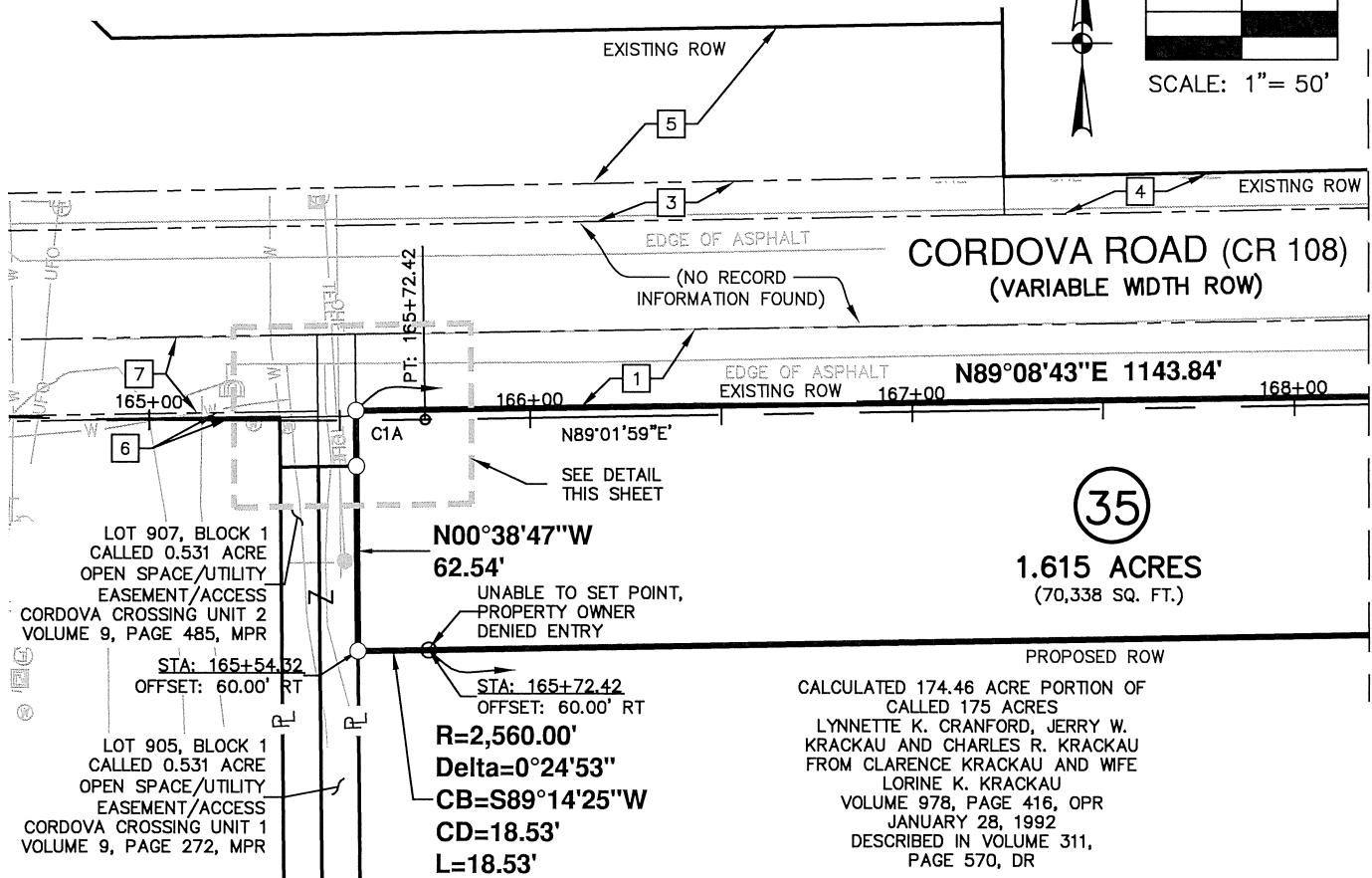
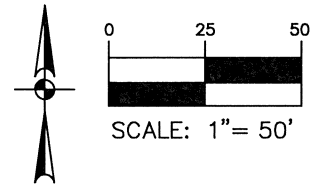
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GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	6 OF 7

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- 7 CALLED 0.77 ACRE GUADALUPE COUNTY FROM ARNO KOEPP VOLUME 195, PAGE 400, DR FEBRUARY 13, 1942
- 8 13' ROW DEDICATION CORDOVA CROSSING UNIT 2 VOLUME 9, PAGE 485, MPR



DETAIL  
SCALE: 1"=20'



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LYNNETTE K. CRANFORD, JERRY W.  
KRACKAU AND CHARLES R. KRACKAU  
FROM CLARENCE KRACKAU AND WIFE  
LORINE K. KRACKAU  
VOLUME 978, PAGE 416, OPR  
JANUARY 28, 1992  
DESCRIBED IN VOLUME 311,  
PAGE 570, DR

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	6°16'27"	137.02'	S87°49'48"E	273.63'	273.76'
C1A	PI STATION: 164+35.67		N: 13,779,355.25'		E: 2,284,192.76'	



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## PARCEL PLAT SHOWING PARCEL 35

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2023	7 OF 7