

"EXHIBIT A"

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

PROPERTY DESCRIPTION FOR PARCEL 42

A 0.0708 acre (3,083 square feet) tract of land out of that called 7.034 acre tract of land (Tract I) described in a deed executed on October 8, 2021, from Catharina Margaretha Brand to George Frans Du Preez and Catharina Margaretha Brand, a married couple, recorded in Document 202199035495 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0708 acre tract being more fully described as follows:

COMMENCING at a point on the south line of a called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, at the northwest corner of a called 3.004 acre tract of land described in a deed to Seguin Land Investors LP, and recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and the northeast corner of said 7.034 acre tract, from which a found 1/2 inch iron rod (held for line) bears North 00°43'58" West, a distance of 0.29 feet;

THENCE, South 00°43'58" East (called North 00°43'56" West), along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 1,728.48 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northeast corner and POINT OF BEGINNING of the herein described Parcel 42. Said point being 75.27 feet left of and at a right angle to Cordova Road proposed alignment station 186+75.88 and having surface coordinates of N 13,779,474.55 and E 2,286,426.98;

- (1) THENCE, South 00°43'58" East, continuing along and with said common line, a distance of 22.48 feet to a found 1/2 inch iron rod on the existing north right-of-way line of Cordova Road (County Road 108, a variable width right-of-way) as widened in deeds recorded in Volume 195, Page 396, Volume 195, Page 397 and Volume 195, Page 119, all of the Deed Records of Guadalupe County, Texas, at the southwest corner of said 3.004 acre tract and the herein described Parcel 42;
- (2) THENCE, South 89°22'47" West, along and with the existing north right-of-way line of said Cordova Road, the south line of said 7.034 acre tract, a distance of 175.04 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", at the southwest corner of said 7.034 acre tract and the herein described Parcel 42;

"EXHIBIT A"

(3) THENCE, North 00°43'58" West, departing the existing north right-of-way line of said Cordova Road, along and with the west line of said 7.034 acre tract, a distance of 14.85 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the proposed north right-of-way line of Cordova Road (County Road 108), at the northwest corner of the herein described Parcel 42. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.35;

(4) THENCE, northeasterly, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 7.034 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,425.00 feet, a central angle of 04°08'25", a chord bearing and distance of North 86°52'58" East, 175.19 feet, for an arc length of 175.23 feet to the POINT OF BEGINNING, and containing 0.0708 acre (3,083 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.

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

DATE: October 6, 2023

REVISED: June 23, 2025 Revised ownership and property lines
March 7, 2025 Darkened Improvements
June 10, 2024 Removed GCAD information
June 4, 2024 Add RCSJ to Property Description
November 14, 2023 Corrected Grantee name spelling

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 42-R5.docx



NOTES:

- 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
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
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
	FOUND MONUMENTATION AS NOTED
	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
	PARCEL BOUNDARY LINE
— RL	PROPERTY LINE
— RD	ROW DEED LINE
— X	FENCE
— OHE	OVERHEAD ELECTRIC LINE
— MB	MAIL BOX
● PP	POWER POLE
— S	SIGN
— TP	TELEPHONE PEDESTAL
— LZ	LAND HOOK
— W	WATER METER



N.T.S.

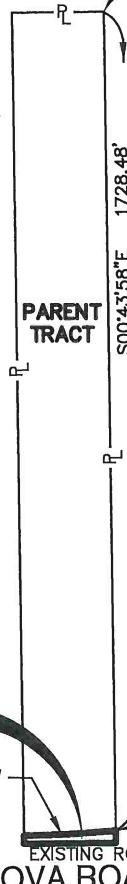
EASEMENT NOTES:

- 1) ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017027288, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018062, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' ELECTRIC, INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
VOLUME 1492, PAGE 496, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 4) 15' WATER EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 748, PAGE 1399, DR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

PARENT TRACT

CALLED 7.034 ACRES (TRACT 1)
GEORGE FRANS DU PREEZ AND
CATHERINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

P.O.C.



42
0.0708 ACRE
(3,083 SQ. FT.)

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



6-23-2025

REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
42	7.034	0.0708 (3,083)	20	N/A	6.963 LT

**PARCEL PLAT SHOWING
PARCEL 42**

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	3 OF 4

EXISTING ROW DEED LIST

- [1] CALLED 0.15 ACRE (SECOND TRACT)
GUADALUPE COUNTY, TEXAS
FROM MRS. HULDA DOLLE, ET AL
VOLUME 195, PAGE 396, DR
FEBRUARY 13, 1942

- [2] CALLED 0.26 ACRE (FIRST TRACT)
GUADALUPE COUNTY, TEXAS
FROM WALTER H. SCHLEICHER, ET UX
VOLUME 195, PAGE 397, DR
FEBRUARY 28, 1942

CALLED 1.53 ACRES
GUADALUPE COUNTY, TEXAS
FROM FERD. FORSHAGE, ET UX
VOLUME 195, PAGE 119, DR
DECEMBER 8, 1941

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	22.48'
L2	N00°43'58"W	14.85'





CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	4°08'25"	N86°52'58"E	175.19'	175.23'

PROPOSED ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

PI STATION: 185+66.28 N: 13,779,391.21 E: 2,286,323.34

CALLED 84.306 ACRES (TRACT 2)
DARLA ANN SCHUMANN ROESSING
FROM RHONDA KAY SCHUMANN KOENIG
VOLUME 1483, PAGE 197, OPR
DECEMBER 23, 1999

P.O.C.
FD. $\frac{1}{2}$ " I.R.
HELD FOR LINE
BEARS N00°43'58" W,
0.29'

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20

CALLED 7.034 ACRES
(TRACT I)

GEORGE FRANS DU PREEZ AND
CATHARINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

P.O.C.
FD. $\frac{1}{2}$ " I.R.
HELD FOR LINE
BEARS N00°43'58" W,
0.29'

CALLED 3.004 ACRES
SEGUIN LAND INVESTORS LP
FROM GEORGE FRANS DU
PREEZ AND CATHARINA
MARGARETHA BRAND
DOCUMENT 202599007265, OPR
MARCH 26, 2025

CITY OF SEGUIN ETJ
SEGUIN CITY LIMITS

20' WATERLINE EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 1298, PAGE 797, OPR
15' ELECTRIC COMMUNICATION

15' ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
DOCUMENT 202299002807, OPR

CALCULATED 11.141 ACRE
PORTION OF CALLED 18.175 ACRES
CHRIS D. BERNHARD AND WIFE, JUDITH M. BERNHARD
FROM PRESTON ENGELKE AND WIFE, DORIS ENGELKE
VOLUME 976, PAGE 955, QPR
JANUARY 9, 1992

**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

PARCEL PLAT SHOWING
PARCEL 42

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