

"EXHIBIT A"

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

PROPERTY DESCRIPTION FOR PARCEL 41

A 0.0890 acre (3,877 square feet) tract of land out of a calculated 11.141 acre portion of that called 18.175 acre tract of land described in a deed executed on January 9, 1992 from Preston Engelke and wife, Doris Engelke to Chris D. Bernhard and wife, Judith M. Bernhard, recorded in Volume 976, Page 955 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0890 acre tract being more fully described as follows:

COMMENCING at the northwest corner of said 18.175 acre tract, the northeast corner of Engelke Subdivision, recorded in Volume 6, Page 271 of the Map and Plat Records of Guadalupe County, Texas, on the south line of that 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, from which a found 1/2 inch iron rod (held for line) bears South 00°44'20" East, a distance of 0.29 feet;

THENCE, South 00°44'20" East (called North), along and with the common line between said 18.175 acre tract and the east lines of said Engelke Subdivision, Engelke Subdivision Unit 2, recorded in Volume 6, Page 456 of the Map and Plat Records of Guadalupe County, Texas, and a calculated 5.342 acre tract portion of a called 16.175 acre tract of land described in a deed to Arlan Engelke and wife, Deanne Engelke, recorded in Volume 976, Page 949 of the Official Public Records of Guadalupe County, Texas, a distance of 1,737.20 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 and POINT OF BEGINNING of the herein described Parcel 41. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 182+19.55 and having surface coordinates of N 13,779,460.35 and E 2,285,975.39;

- (1) THENCE, North 89°01'59" East, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 18.175 acre tract, a distance of 273.31 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson". Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+92.86;

Revised: June 10, 2024

October 6, 2023

Parcel 41

Page 2 of 4

- (2) THENCE, northeasterly, continuing along the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 18.175 acre tract, along a tangent curve to the left, said curve having a radius of 2,425.00 feet, a central angle of 00°04'49", a chord bearing and distance of North 88°59'34" East, 3.39 feet, for an arc length of 3.39 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", on the west line of that called 7.034 acre tract (Tract I) described in a deed to George Frans Du Preez and Catharina Margaretha Brand, recorded in Document 2021199035495 of the Official Public Records of Guadalupe County, Texas, the northeast corner of the herein described Parcel 41. Said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.36;
- (3) THENCE, South 00°43'58" East, 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 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 and Volume 195, Page 119, both of the Deed Records of Guadalupe County, Texas, on the south line of said 18.175 acre tract, at the southwest corner of said 7.034 acre tract, the southeast corner of the herein described Parcel 41;
- (4) 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 18.175 acre tract, a distance of 276.70 feet to a found 5/8 inch iron rod at the southeast corner of said 16.175 acre tract, the southwest corner of said 18.175 acre tract and the herein described Parcel 41;
- (5) THENCE, North 00°44'20" West, departing the existing north right-of-way line of said Cordova Road, along and with the common line between said 18.175 acre tract and said 16.175 acre tract, a distance of 13.17 feet to the POINT OF BEGINNING, and containing 0.0890 acre (3,877 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 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 41.doc



[Handwritten Signature]
06-10-2024

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.

EASEMENT NOTES:

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

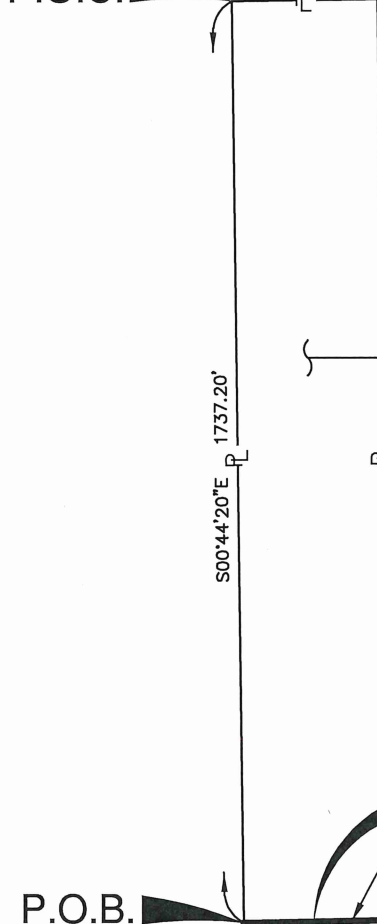
LEGEND:

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
—P—	PARCEL BOUNDARY LINE
—P—	PROPERTY LINE
---	ROW DEED LINE
-X-	FENCE
—OHE—	OVERHEAD ELECTRIC LINE
⊙	MAIL BOX
●PP	POWER POLE
⊕	SIGN
⊕	TELEPHONE PEDESTAL
⊕	WATER METER



N.T.S.

P.O.C.



PARENT TRACT

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, OPR
JANUARY 9, 1992

41

0.0890 ACRE
(3,877 SQ. FT.)

PROPOSED ROW

P.O.B.

EXISTING ROW

CORDOVA ROAD (CR 108)



Sharon L. Sabin
06-10-2024

PAPE-DAWSON
ENGINEERS

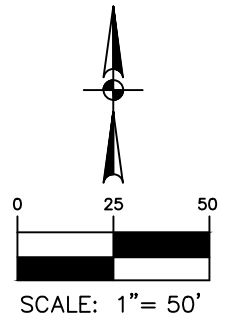
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
41	11.141	0.0890 (3,877)	20	N/A	11.052 LT
PARCEL PLAT SHOWING PARCEL 41					
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023		3 OF 4

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

EXISTING ROW DEED LIST

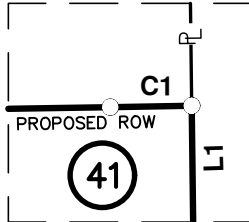
- 1 CALLLED 0.15 ACRE (SECOND TRACT)
GUADALUPE COUNTY, TEXAS
FROM MRS. HULDA DOLLE, ET AL
VOLUME 195, PAGE 396, DR
FEBRUARY 13, 1942
- 2 CALLLED 1.53 ACRES
GUADALUPE COUNTY, TEXAS
FROM FERD. FORSHAGE, ET UX
VOLUME 195, PAGE 119, DR
DECEMBER 8, 1941



ENGELKE SUBDIVISION
VOLUME 6, PAGE 271, MPR

P.O.C.

FD. 1/2" I.R. (HELD FOR LINE)
BEARS S00°44'20"E, 0.29'
FROM PROPERTY CORNER



DETAIL A
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	14.85'
L2	N00°44'20"W	13.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	0°04'49"	N88°59'34"E	3.39'	3.39'

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+66.29 N: 13,779,391.21' E: 2,286,323.34'

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

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, OPR
JANUARY 9, 1992

CALCULATED 5.342 ACRE PORTION
OF CALLED 16.175 ACRES
ARLAN ENGELKE AND WIFE, DEANNE ENGELKE
FROM PRESTON ENGELKE AND
WIFE, DORIS ENGELKE
VOLUME 976, PAGE 949, OPR
JANUARY 6, 1992

CALLLED 7.034 ACRES (TRACT 1)
GEORGE FRANS DU PREZ AND CATHARINA
MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 20219035495, OPR
OCTOBER 8, 2021

P.O.B.

STA: 182+19.55
OFFSET: 75.00' LT
N: 13,779,460.35
E: 2,285,975.39

N89°01'59"E 273.31'

0.0890 ACRE
(3,877 SQ. FT.)

STA: 184+96.36
OFFSET: 75.00' LT
STA: 184+92.86
OFFSET: 75.00' LT

PROPOSED ROW
EXISTING ROW

SEE DETAIL A

S89°22'47"W 276.70'

CORDOVA ROAD (C.R. 108)
(VARIABLE WIDTH ROW)

182+00 SEGUIN CITY LIMITS 183+00
EXISTING ROW

N89°01'59"E

184+00 185+00 C1A
EXISTING ROW



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 41

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