

"EXHIBIT A"

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

LEGAL DESCRIPTION OF  
15-FOOT WIDE PERMANENT UTILITY EASEMENT

A 0.5162 acre (22,486 square feet) 15-foot Wide Permanent Utility Easement on two tracts of land: First, a called 3.004 acre tract of land described in a deed executed on March 26, 2025 from George Frans Du Preez and Catharina Margaretha Brand to Seguin Land Investors LP, recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and Second Tract, a called 57.917 acre tract of land described in a deed executed on September 23, 2024 from Mary Kay Davis and Stephen Davis, individuals, to Seguin Land Investors LP, recorded in Document 202499023213 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, partially in the City of Seguin, all in Guadalupe County, Texas. Said 0.5162 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 northeast corner of a called 7.034 acre tract of land (Tract 1) described in a deed 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, the northwest corner of said 3.004 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 1,713.43 feet to the northwest corner and POINT OF BEGINNING of the herein described Easement. Said point being 90.29 feet left of and at a right angle to Cordova Road proposed alignment station 186+76.82 and having surface coordinates of N 13,779,489.60 and E 2,286,426.79;

THENCE, along and with the proposed north right-of-way line of Cordova Road (County Road 108), the following courses and distances:

- 1) Northeasterly, over and across said 3.004 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,410.00 feet, a central angle of 01°47'08", a chord bearing and distance of North 83°53'31" East, 75.10 feet, for an arc length of 75.11 feet to a point on the east line of said 3.004 acre tract, the west line of said 57.917 acre tract;
- 2) North 00°43'58" West, along and with the common line between said 3.004 acre tract and said 57.917 acre tract, a distance of 10.69 feet to a point;

"EXHIBIT A"

- 3) North 89°04'15" East, departing said common line, a distance of 1,424.05 feet to a point on the east line of said 57.917 acre tract, the west line of a called 7.295 acre tract described in a deed to Mitchell D. Page and Cynthia K. Page, husband and wife, recorded in Volume 2114, Page 799 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of herein described Easement;
- 4) THENCE, South 00°07'52" West, along and with the common line between said 57.917 acre tract and said 7.295 acre tract, a distance of 15.00 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" at the southeast corner of herein described easement, said point being 81.27 feet left of and at a right angle to Cordova Road proposed alignment station 201+70.38;
- 5) THENCE, South 89°04'15" West, over and across said 57.917 acre tract, a distance of 1,423.83 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 57.917 acre tract, the east line of said 3.004 acre tract;
- 6) THENCE, South 00°43'58" East, along and with the common line between said 3.004 acre tract and said 57.917 acre tract, a distance of 10.78 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson";
- 7) THENCE, Southwesterly, departing said common line, along a non-tangent curve to the right, said curve having a radius of 2,425.00 feet, a central angle of 01°46'28", a chord bearing and distance of South 83°55'31" West, 75.10 feet, for an arc length of 75.10 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 3.004 acre tract, the east line of said 7.034 acre tract;
- 8) THENCE, North 00°43'58" West, along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 15.05 feet to the POINT OF BEGINNING, and containing 0.5162 acre (22,486 square feet) partially in the City of Seguin, all 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

REVISED: June 17, 2025 Revised ownership and property lines  
March 11, 2025 Darkened Improvements

DATE: December 13, 2024

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCELEASEMENTS\WORD\MB-Parcel44-ESMT.docx



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                                       |
| CR     | COUNTY ROAD                                        |
| DR     | DEED RECORDS OF GUADALUPE COUNTY, TEXAS            |
| ETJ    | EXTRATERRITORIAL JURISDICTION                      |
| OPR    | OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS |
| I.R.   | IRON ROD                                           |
| ● (PD) | FOUND MONUMENTATION AS NOTED                       |
| ---    | PROPOSED EASEMENT LINE                             |
| ---    | PROPERTY LINE                                      |
| ---    | EASEMENT LINE                                      |
| ---    | ROW DEED LINE                                      |
| X      | WIRE FENCE                                         |
| ⊙      | FIRE HYDRANT                                       |
| →      | GUY WIRE                                           |
| —OHE—  | OVERHEAD ELECTRIC LINE                             |
| Ⓜ      | MAIL BOX                                           |
| ● PP   | POWER POLE                                         |
| ⊙      | SIGN                                               |
| Ⓜ      | TELEPHONE PEDESTAL                                 |
| Ⓜ      | TELEPHONE JUNCTION BOX                             |
| ⊙      | WATER VALVE                                        |

N.T.S.

P.O.C.

CITY OF SEGUIN ETJ  
SEGUIN CITY LIMITS

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

PARENT TRACT  
**A**

PARENT TRACT **B**  
CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024

S00°43'58"E 1,728.48'

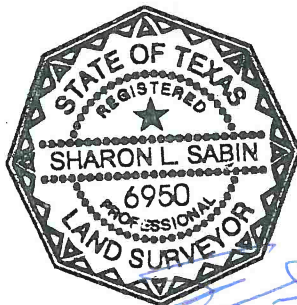
CITY OF SEGUIN ETJ  
SEGUIN CITY LIMITS

SEGUIN CITY LIMITS  
CITY OF SEGUIN ETJ

15' PERMANENT  
UTILITY EASEMENT  
0.5162 ACRE  
(22,486 SQ. FT.)

P.O.B.

EXISTING ROW  
CORDOVA ROAD (CR 108)



6-23-2025

**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

|            |                    |                                      |          |                                   |           |
|------------|--------------------|--------------------------------------|----------|-----------------------------------|-----------|
| 2          | 6/23/25            | REVISED OWNERSHIP AND PROPERTY LINES |          |                                   | PL        |
| 1          | 3/11/25            | DARKENED IMPROVEMENTS                |          |                                   | SH        |
| REV. NO.   | DATE               | DESCRIPTION                          |          |                                   | BY        |
| PARCEL NO. | CALCULATED ACREAGE | ACQUIRED ACRES (SQ.FT.)              | ABSTRACT | ACRES (SQ.FT.) IN ORIGINAL SURVEY | REMAINDER |
| P44-ESMT   | 60.921             | 0.5162 (22,486)                      | 20       | N/A                               |           |

PARCEL PLAT SHOWING  
**PARCEL 44-15' PERMANENT UTILITY EASEMENT**

|           |       |              |               |           |
|-----------|-------|--------------|---------------|-----------|
| COUNTY    | STATE | HIGHWAY/ROAD | ORIGINAL DATE | SHEET NO. |
| GUADALUPE | TEXAS | CORDOVA      | DECEMBER 2024 | 3 OF 6    |

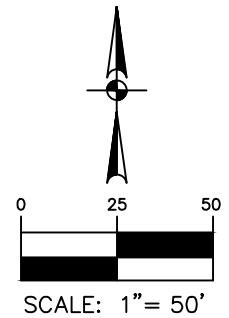
# EXISTING ROW DEED LIST

- 1 CALLED 0.26 ACRE (FIRST TRACT)  
GUADALUPE COUNTY, TEXAS  
WALTER H. SCHLEICHER, ET UX  
VOLUME 195, PAGE 397, DR  
FEBRUARY 28, 1942
- 2 CALLED 0.03 ACRE  
GUADALUPE COUNTY, TEXAS  
FROM THEO SCHLEICHER, ET UX  
VOLUME 195, PAGE 402, DR  
DECEMBER 8, 1941
- 3 CALLED 1.53 ACRES  
GUADALUPE COUNTY, TEXAS  
FROM FERD. FORSHAGE, ET  
VOLUME 196, PAGE 119, DR  
DECEMBER 8, 1941

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. 1/2" I.R.  
(HELD FOR LINE)  
BEARS N00°43'58"W,  
0.29'

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N00°43'58"W | 10.69' |
| L3         | S00°43'58"E | 10.78' |
| L4         | N00°43'58"W | 15.05' |



| CURVE TABLE |          |          |               |        |        |
|-------------|----------|----------|---------------|--------|--------|
| CURVE       | RADIUS   | DELTA    | CHORD BEARING | CHORD  | LENGTH |
| C1          | 2410.00' | 1°47'08" | N83°53'31"E   | 75.10' | 75.11' |
| C2          | 2425.00' | 1°46'28" | S83°55'31"W   | 75.10' | 75.10' |

| PROPOSED ALIGNMENT CURVE TABLE |          |           |         |               |         |         |
|--------------------------------|----------|-----------|---------|---------------|---------|---------|
| CURVE                          | RADIUS   | DELTA     | TANGENT | CHORD BEARING | CHORD   | LENGTH  |
| C1A                            | 2500.00' | 03°23'30" | 74.02'  | N87°21'50"E   | 147.97' | 147.99' |

PI STATION: 188+63.44 N: 13,779,413.66 E: 2,286,619.69

## ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024

CALLED 7.034 ACRES  
(TRACT 1)

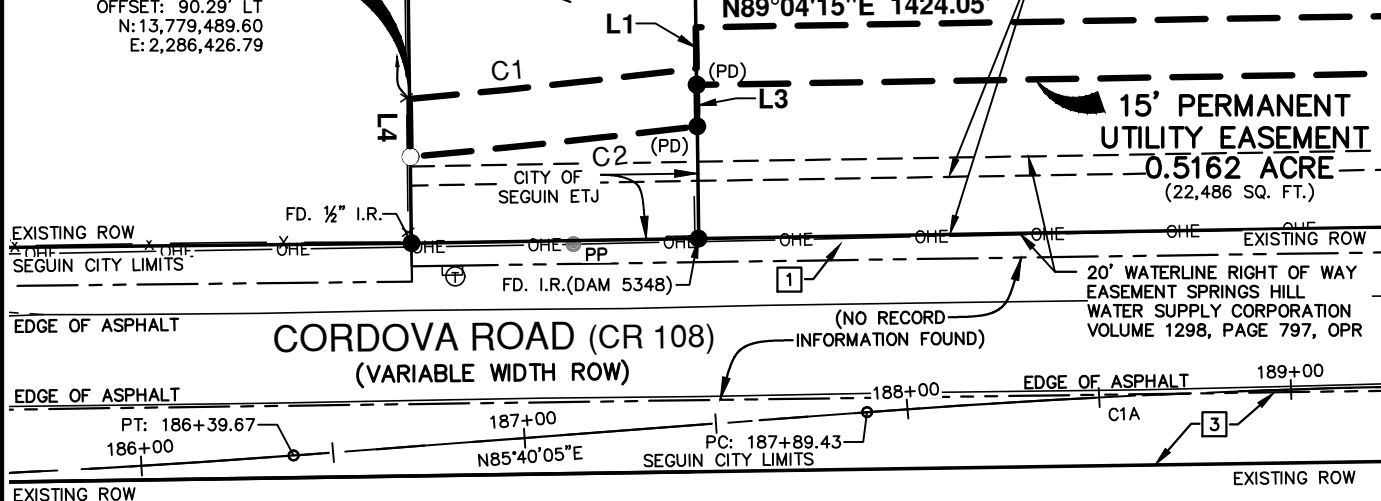
GEORGE FRANS DU PREEZ AND  
CATHARINA MARGARETHA BRAND,  
A MARRIED COUPLE  
FROM CATHARINA MARGARETHA BRAND  
DOCUMENT 202199035495, OPR  
OCTOBER 8, 2021

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

**P.O.B.**  
STA: 186+76.82  
OFFSET: 90.29' LT  
N: 13,779,489.60  
E: 2,286,426.79

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

**15' PERMANENT  
UTILITY EASEMENT**  
**0.5162 ACRE**  
(22,486 SQ. FT.)



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 44-15' PERMANENT UTILITY EASEMENT

| COUNTY    | STATE | HIGHWAY/ROAD | ORIGINAL DATE | SHEET NO. |
|-----------|-------|--------------|---------------|-----------|
| GUADALUPE | TEXAS | CORDOVA      | DECEMBER 2024 | 4 OF 6    |

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

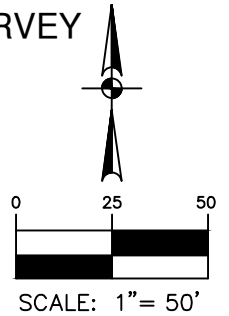
2 CALLED 0.03 ACRE  
GUADALUPE COUNTY, TEXAS  
FROM THEO SCHLEICHER, ET UX  
VOLUME 195, PAGE 402, DR  
DECEMBER 8, 1941

3 CALLED 1.53 ACRES  
GUADALUPE COUNTY, TEXAS  
FROM FERD. FORSHAGE, ET UX  
VOLUME 196, PAGE 119, DR  
DECEMBER 8, 1941

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

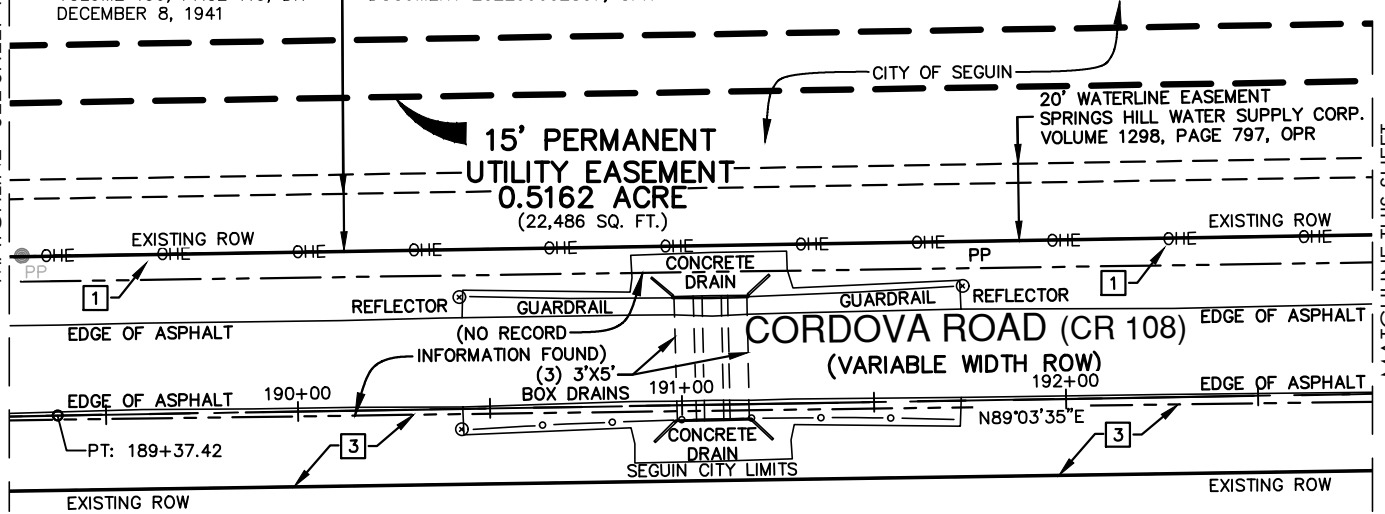
## ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024



MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE THIS SHEET



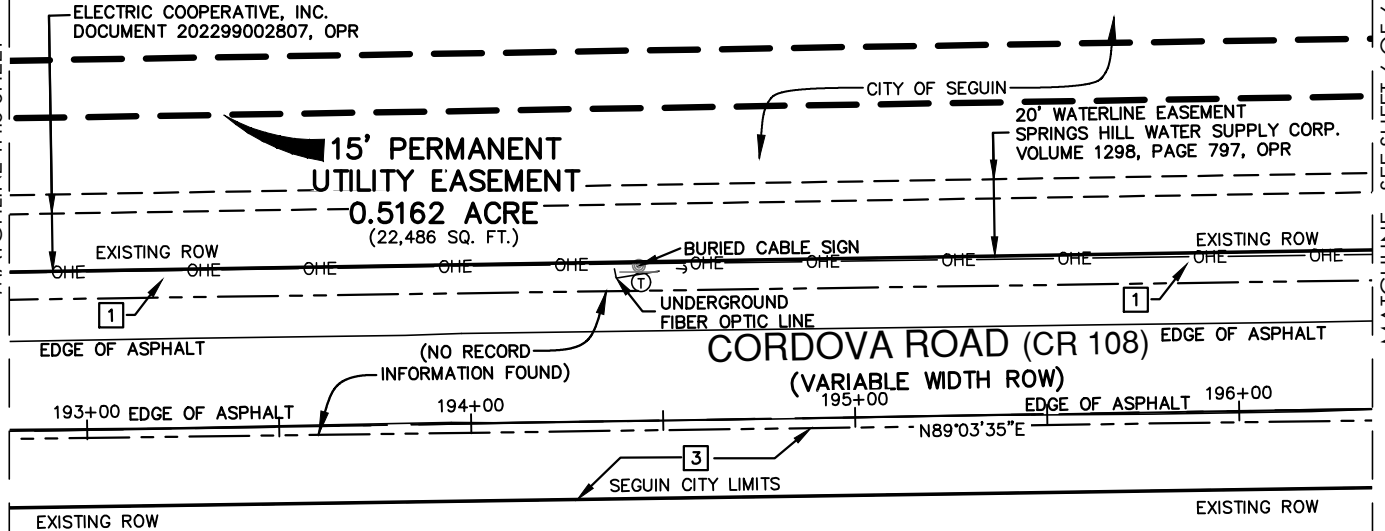
## ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024

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

MATCHLINE THIS SHEET

MATCHLINE - SEE SHEET 6 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 44-15' PERMANENT UTILITY EASEMENT

| COUNTY    | STATE | HIGHWAY/ROAD | ORIGINAL DATE | SHEET NO. |
|-----------|-------|--------------|---------------|-----------|
| GUADALUPE | TEXAS | CORDOVA      | DECEMBER 2024 | 5 OF 6    |

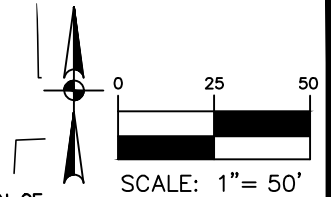
1 CALLED 0.26 ACRE (FIRST TRACT)  
GUADALUPE COUNTY, TEXAS  
WALTER H. SCHLEICHER, ET UX  
VOLUME 195, PAGE 397, DR  
FEBRUARY 28, 1942

2 CALLED 0.03 ACRE  
GUADALUPE COUNTY, TEXAS  
FROM THEO SCHLEICHER, ET UX  
VOLUME 195, PAGE 402, DR  
DECEMBER 8, 1941

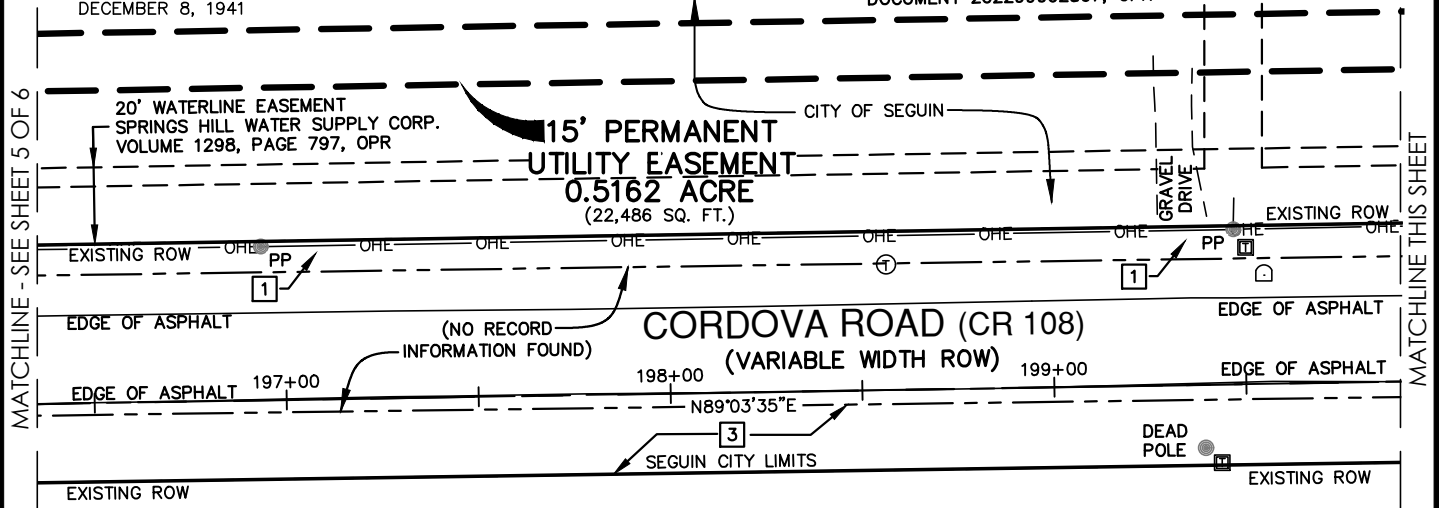
3 CALLED 1.53 ACRES  
GUADALUPE COUNTY, TEXAS  
FROM FERD. FORSHAGE, ET UX  
VOLUME 196, PAGE 119, DR  
DECEMBER 8, 1941

## ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024



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

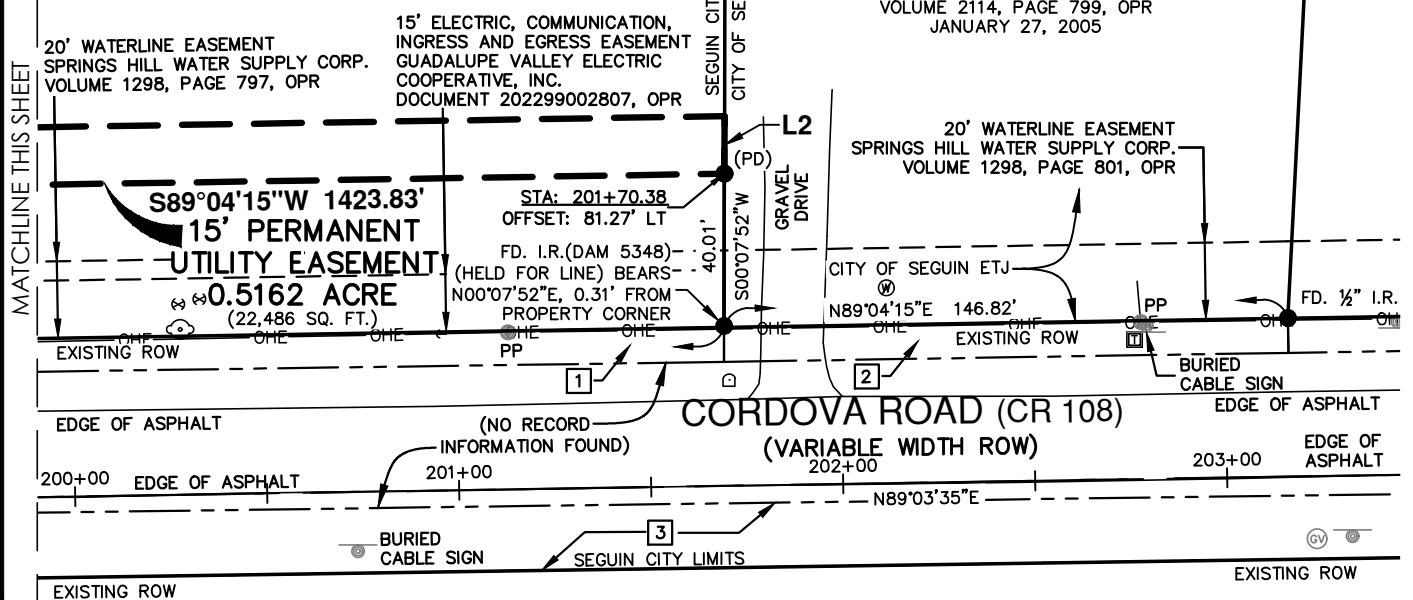


## ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.917 ACRES  
SEGUIN LAND INVESTORS LP,  
A TEXAS LIMITED PARTNERSHIP  
FROM MARY KAY DAVIS AND  
STEPHEN DAVIS, INDIVIDUALS  
DOCUMENT 202499023213, OPR  
SEPTEMBER 23, 2024

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L2         | S00°07'52"W | 15.00' |

CALLED 7.295 ACRES  
MITCHELL D. PAGE AND CYNTHIA K. PAGE,  
HUSBAND AND WIFE  
FROM ROGER F. WINCH AND GERALDINE A. WINCH  
VOLUME 2114, PAGE 799, OPR  
JANUARY 27, 2005



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 44-15' PERMANENT UTILITY EASEMENT

| COUNTY    | STATE | HIGHWAY/ROAD | ORIGINAL DATE | SHEET NO. |
|-----------|-------|--------------|---------------|-----------|
| GUADALUPE | TEXAS | CORDOVA      | DECEMBER 2024 | 6 OF 6    |