

Exhibit A



METES AND BOUNDS DESCRIPTION FOR A 48.001 ACRE TRACT OF LAND

BEING a 48.001 acre tract of land situated in the A. M. Esnaurizar Eleven League Grant, Abstract No. 20, in Guadalupe County, Texas, and being all of a called 48.000 acre tract of land, as conveyed to Wilfred Bartoskewitz, and recorded in Document No. 201899006302, of the Official Public Records of Guadalupe County, Texas, and said 48.001 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe found in the Northerly Right-of-Way (R.O.W.) line of Cordova Road (a 60' wide R.O.W.), being the Southwest corner of a called 59.277 acre tract of land, as conveyed to 2020 FI Cordova, LLC, and recorded in Document No. 202099009558, of the Official Public Records of Guadalupe County, Texas, and being the Southeast corner of said 48.000 acre tract of land and this herein described tract of land;

THENCE with the Northerly R.O.W. line of said Cordova Road, and with the Southerly line of said 48.000 acre tract of land, S 89° 06' 47" W, a distance of 555.56 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northerly R.O.W. line of said Cordova Road, being the Southeast corner of a called 3.000 acre tract of land, as conveyed to Richard Moya, and recorded in Document No. 2016002564, of the Official Public Records of Guadalupe County, Texas, and being the Southwest corner of said 48.000 acre tract of land and this herein described tract of land;

THENCE departing the Northerly R.O.W. line of said Cordova Road, with the Westerly line of said 48.000 acre tract of land, the Easterly line of said 3.000 acre tract of land, and with the Easterly line of Lot 1, Cordova Subdivision, as recorded in Volume 5, Page 277B, of the Map and Plat Records of Guadalupe County, Texas, N 00° 37' 36" W, a distance of 1,445.27 feet to a ½" iron pin found for the Northeast corner of said Lot 1, being the Southeast corner of Lot 5B, Replat of Lot 5, Cordova Subdivision, as recorded in Volume 8, Page 675, of the Map and Plat Records of Guadalupe County, Texas, and being a Westerly corner of said 48.000 acre tract of land and this herein described tract of land;

THENCE with the common line between said 48.000 acre tract of land and said Lot 5B, N 00° 41' 53" W, a distance of 1,168.87 feet to a ½" iron pin found for the Northeast corner of said Lot 5B, being the Southeast corner of Lot 5A, of said Replat of Lot 5, Cordova Subdivision, and being a Westerly corner of said 48.000 acre tract of land and this herein described tract of land;

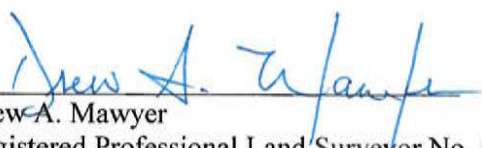
THENCE with the common line between said 48.000 acre tract of land and said Lot 5A, N 00° 35' 56" W, a distance of 1,148.78 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Northeast corner of said Lot 5A, being the Southeast corner of a called 131.22 acre tract of land, as conveyed to Charles Krackau, et al, and recorded in Document No. 2016005309, of the Official Public Records of Guadalupe County, Texas, same being the Southwest corner of a called 334.456 acre tract of land, as conveyed to Charles Krackau, et al, and recorded in Volume 1552, Page 689, of the Official Public Records of Guadalupe County, Texas, and being the Northwest corner of said 48.000 acre tract of land and this herein described tract of land;

THENCE with the common line between said 48.000 acre tract of land and said 334.456 acre tract of land, N 89° 09' 27" E, a distance of 555.57 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southerly line of said 334.456 acre tract of land, being the Northwest corner of aforementioned 59.277 acre tract of land, and being the Northeast corner of said 48.000 acre tract of land and this herein described tract of land;

THENCE departing the Southerly line of said 334.456 acre tract of land, and with the common line between said 48.000 acre tract of land and said 59.277 acre tract of land, S 00° 38' 25" E, a distance of 3,762.49 feet to the POINT OF BEGINNING, and containing 48.001 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 27th day of February, 2021.


Drew A. Mawyer

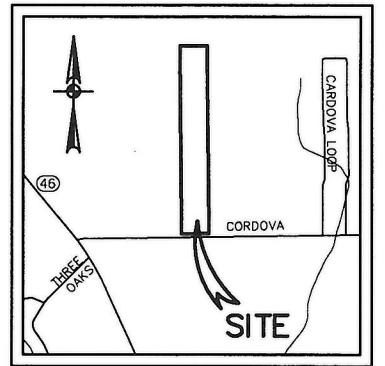
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
MOE435- CORDOVA- 48.001 AC- 022821



CALLLED 131.22 ACRES
CHARLES KRACKAU, ET AL
(DOC. NO. 2016005309,
OPRGCT)

CALLLED 334.456 ACRES
CHARLES KRACKAU, ET AL
(VOL. 1552, PG. 689,
OPRGCT)

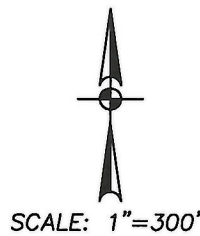
BOUNDARY SURVEY
BEING 48.001 ACRES OF LAND SITUATED
IN THE A. M. ESNAURIZAR ELEVEN
LEAGUE GRANT, ABSTRACT NO. 20, IN
GUADALUPE COUNTY, TEXAS, AND BEING
ALL OF A CALLED 48.000 ACRE TRACT
OF LAND, AS CONVEYED TO WILFRED
BARTOSKEWITZ, AND RECORDED IN
DOCUMENT NO. 201899006302, OF THE
OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS.



LOCATION MAP
N.T.S.

LEGEND:

- = (IPS) SET 1/2" IRON PIN W/ PLASTIC
CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
● = (IRFC) FOUND 1/2" IRON
PIN WITH CAP, UNLESS
OTHERWISE NOTED
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
() = RECORD INFORMATION
MPRGCT = MAP AND PLAT RECORDS
OF GUADALUPE COUNTY, TEXAS
OPRGCT = OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY, TEXAS



FIELD NOTE DESCRIPTION:

BEING A 48.001 ACRE TRACT OF LAND SITUATED IN THE A. M. ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A CALLED 48.000 ACRE TRACT OF LAND, AS CONVEYED TO WILFRED BARTOSKEWITZ, AND RECORDED IN DOCUMENT NO. 201899006302, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND SAID 48.001 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF CORDOVA ROAD (A 60' WIDE R.O.W.), BEING THE SOUTHWEST CORNER OF A CALLED 59.277 ACRE TRACT OF LAND, AS CONVEYED TO 2020 FI CORDOVA, LLC, AND RECORDED IN DOCUMENT NO. 202099009558, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHERLY R.O.W. LINE OF SAID CORDOVA ROAD, AND WITH THE SOUTHERLY LINE OF SAID 48.000 ACRE TRACT OF LAND, S 89° 06' 47" W, A DISTANCE OF 555.56 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE NORTHERLY R.O.W. LINE OF SAID CORDOVA ROAD, BEING THE SOUTHEAST CORNER OF A CALLED 3.000 ACRE TRACT OF LAND, AS CONVEYED TO RICHARD MOYA, AND RECORDED IN DOCUMENT NO. 2016002564, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE NORTHERLY R.O.W. LINE OF SAID CORDOVA ROAD, WITH THE WESTERLY LINE OF SAID 48.000 ACRE TRACT OF LAND, THE EASTERLY LINE OF SAID 3.000 ACRE TRACT OF LAND, AND WITH THE EASTERLY LINE OF LOT 1, CORDOVA SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 277B, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, N 00° 37' 36" W, A DISTANCE OF 1,445.27 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BEING THE SOUTHEAST CORNER OF LOT 5B, REPLAT OF LOT 5, CORDOVA SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 675, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING A WESTERLY CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN SAID 48.000 ACRE TRACT OF LAND AND SAID LOT 5B, N 00° 41' 53" W, A DISTANCE OF 1,168.87 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5B, BEING THE SOUTHEAST CORNER OF LOT 5A, OF SAID REPLAT OF LOT 5, CORDOVA SUBDIVISION, AND BEING A WESTERLY CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN SAID 48.000 ACRE TRACT OF LAND AND SAID LOT 5A, N 00° 35' 56" W, A DISTANCE OF 1,148.78 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE NORTHEAST CORNER OF SAID LOT 5A, BEING THE SOUTHEAST CORNER OF A CALLED 131.22 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES KRACKAU, ET AL, AND RECORDED IN DOCUMENT NO. 2016005309, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CALLED 334.456 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES KRACKAU, ET AL, AND RECORDED IN VOLUME 1552, PAGE 689, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN SAID 48.000 ACRE TRACT OF LAND AND SAID 334.456 ACRE TRACT OF LAND, N 89° 09' 27" E, A DISTANCE OF 555.57 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHERLY LINE OF SAID 334.456 ACRE TRACT OF LAND, BEING THE NORTHWEST CORNER OF AFOREMENTIONED 59.277 ACRE TRACT OF LAND, AND BEING THE NORTHEAST CORNER OF SAID 48.000 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID 334.456 ACRE TRACT OF LAND, AND WITH THE COMMON LINE BETWEEN SAID 48.000 ACRE TRACT OF LAND AND SAID 59.277 ACRE TRACT OF LAND, S 00° 38' 25" E, A DISTANCE OF 3,762.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 48.001 ACRES OF LAND, MORE OR LESS.

TITLE COMMITMENT:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
PROPOSED INSURED: RUSSELL DORAZIO
GF NO.: 033261STC
EFFECTIVE DATE: DECEMBER 31, 2020

RESTRICTIONS:

- 10.(e.) RIGHT-OF-WAY EASEMENT TO SPRINGS HILL WATER SUPPLY CORPORATION, VOLUME 749, PAGE 938, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (AFFECTS, BLANKET-TYPE)
- 10.(f.) RIGHT-OF-WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., DOC. NO. 2017018033, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. (AFFECTS, BLANKET-TYPE)

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 27 DAY OF February 2021

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
drewm@dam-tx.com
FIRM #10191500

DATE: FEBRUARY 2021 JOB: MOE435

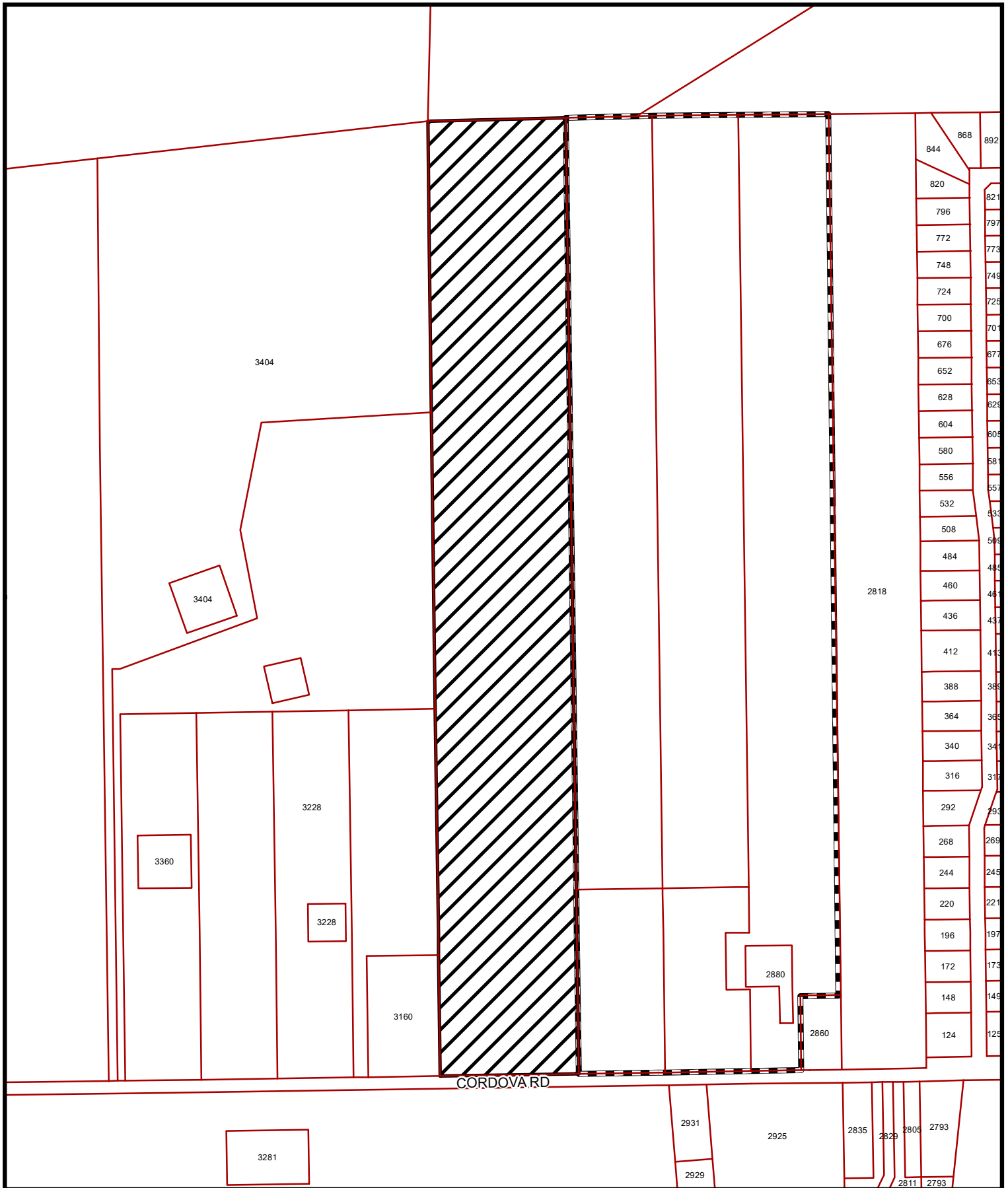
NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

ADDRESS:
CORDOVA ROAD
SEGUIN, TX 78155



Exhibit B



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

Lot_Lines

1 inch = 500 feet

Printed: 4/21/2021

Exhibit C

SERVICE AGREEMENT 2021 Requested Annexation City of Seguin

AREA 2 (48 acres +/-) 2021

I. INTRODUCTION

This Service Agreement (“Agreement”) is prepared by the City of Seguin, Texas (“City”) pursuant to Chapter 43 of the Texas Local Government Code. This Agreement relates to the requested annexation of **AREA 1**, consisting of 48 (+/-) acres (hereafter referred to as THE AREA), located in the extra-territorial jurisdiction of the City of Seguin, Guadalupe County, Texas.

II. EFFECTIVE TERM

This Agreement shall be in effect for the period required by state law, commencing on the effective date of the requested annexation of THE AREA, unless otherwise stated in this Agreement. Renewal of the Agreement shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Agreement and specifically renews this Agreement for a stated period of time and in accordance with all applicable State statutes.

III. INTENT

It is the intent of the City of Seguin that services under this Agreement shall equal the number of services and the level of services in existence in THE AREA prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in THE AREA. However, it is not the intent of this Agreement to require that a uniform level of services be provided to all areas of the City, including THE AREA, where differing characteristics of topography, land utilization and population density constitute a sufficient basis for providing differing service levels.

The City reserves the right to amend this statutorily created contract if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws making this service Agreement unworkable or obsolete or unlawful.

IV. SERVICE PROGRAMS

A. In General

1. This Agreement includes the following programs: services immediately provided upon effective date of annexation, the 60 day program to provide services and the Capital Improvement Program.
2. As used in this Agreement, providing services includes having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area or cause the area to be provided with services in accordance with the service Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to

provide such services, in whole or in part. The acquisition or construction of the facilities shall be accomplished by purchase, lease, or other contract or by the municipality succeeding to the powers, duties, assets, and obligations of a conservation and reclamation district as authorized or required by law.

As used in this Agreement, the phrase “standard policies and procedures” means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at a time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

B. Services Immediately Provided Upon Effective Date of Annexation

1. The Fire Department of the City of Seguin presently provides fire protection to THE AREA.
2. Emergency Medical Service – EMS is currently provided by the City of Seguin for THE AREA. EMS will remain at the current level of service.
3. Library – Library services are currently provided for THE AREA at the Seguin Public Library.
4. Parks – Access to all park facilities is currently being provided for THE AREA.
5. Police Protection – The Police Department of the City will provide protection and law enforcement services in THE AREA. These activities will include normal patrols and police responses, the handling of complaints and incident reports, and as appropriate, support by special units.
6. Solid Waste Collection – All eligible residences in THE AREA will be provided solid waste collection service by contract with the City’s solid waste collection provider. Such service will consist of once weekly curbside pickup of refuse and may be amended through the City’s contract with the solid waste collection provider.
7. Building Inspection – Building inspection services including but not limited to structural, plumbing and electrical inspections and permitting will be provided for all construction activities that occur immediately upon effective date of annexation.
8. Floodplain Management – Floodplain management in accordance with FEMA and the City of Seguin floodplain management ordinances shall occur immediately upon the effective date of annexation. These ordinances are designed to minimize the risk of damage and loss of life due to flooding.
9. Code Enforcement – Code enforcement including high weeds, junk vehicle removal and nuisance violations will be provided immediately upon the effective date of annexation.

10. Animal Control – Animal control services will be provided by the City of Seguin upon annexation.

C. 60 Day Program to Provide Services

The City will provide the following services in THE AREA within 60 days after the effective date of the annexation.

1. Brush – The City will provide for the collection of brush within 60 days of the effective date of annexation in the established brush schedule for the City. Under certain conditions, agricultural operations may apply for a burn permit through the Seguin Fire Marshal in accordance with state and local policies.
2. Zoning Administration – The City will begin providing zoning administration for THE AREA within 60 days of the effective date of annexation.

D. Capital Improvement Program – (Water, Wastewater and Electric)

Water

Water is provided to THE AREA by the **Springs Hill WSC**.

Wastewater

Sewer extensions to serve future development may be considered in accordance with adopted City of Seguin ordinances and policies.

Electric

Electric service to THE AREA is provided by Guadalupe Valley Electric Cooperative (G.V.E.C.).

V. AMENDMENT: GOVERNING LAW

This Agreement may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in methods or means of implementing any part of the service programs nor changes in the responsibilities of the various Departments of the City shall constitute amendments to this Agreement, and the City reserves the right to make such changes. This Agreement is subject to and shall be interpreted in accordance with the Constitution of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

VI. FORCE MAJEURE

The municipality does not violate this service Agreement if the construction process is interrupted for any reason by circumstances beyond the direct control of the municipality. In case of an emergency, such as a flood or other “Force Majeure” as that term is defined herein,

in which the City is forced to temporarily divert its personnel and resources away from this area for humanitarian purposes or for the safety of the general public, the City hereby obligates itself to take all reasonable measures to restore services to the level described in this Agreement as soon as possible. "Force Majeure", for the purposes of this Agreement, shall include, but not be limited to, acts of God, acts of a public enemy, war, blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraint of government, explosions, collisions, and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute "Force Majeure" for the purposes of this Agreement.

VII. ENTIRE AGREEMENT

This document contains the entire and integrated Service Agreement relating to annexation and supersedes all other negotiations, representations, Agreements, and agreements whether written or oral.

ACKNOWLEDGEMENT OF SERVICE AGREEMENT:

I, WILFRED BARTOSKEWICZ, owner of the land described within
this document acknowledges the receipt and acceptance of this service agreement.


Owner Signature

5/10/21
Date

Please sign and return to the Planning & Codes Department
205 N River St
Seguin, TX 78155