

"EXHIBIT A"

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

PROPERTY DESCRIPTION FOR PARCEL 3

A 0.0483 acre (2,106 square feet) tract of land out of two tracts of land, First Tract: a called 45.829 acre tract of land, being Lot 5A, Replat of Lot 5, Cordova Subdivision, Establishing Lots 5A and 5B, Cordova Subdivision, recorded in Volume 8, Page 675 of the Map and Plat Records of Guadalupe County, Texas, and described in a deed executed on March 2, 2016 from William O. Wiley and wife, Shirley S. Wiley to Levi Garcia and Amy Garcia, a married couple, recorded in Document 2016005113 of the Official Public Records of Guadalupe County, Texas; Second Tract: a called 23.21 acre tract of land, being Lot 5B, of said Replat, and described in a deed executed on September 21, 2018 from Jeremy Smith, Cambra Smith and Mason Smith to Levi Garcia and Amy Garcia, husband and wife, recorded in Document 201899022312 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas. Said 0.0483 acre tract being more fully described as follows:

COMMENCING at a found 1/2 inch iron rod at an interior corner of said Lot 5B, the northwest corner of Lot 4, Cordova Subdivision, recorded in Volume 5, Page 277B of the Map and Plat Records of Guadalupe County, Texas;

THENCE, South 00°47'23" East (called South 00°46'23" East), along and with the common line between said Lot 4 and said Lot 5B, a distance of 1,393.90 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 3. Said point being 80.00 feet left of and at a right angle to Cordova Road proposed alignment station 126+02.93 and having surface coordinates of N 13,779,406.40 and E 2,280,362.93;

- (1) THENCE, South 00°47'23" East, continuing along and with said common line, a distance of 35.11 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 by a 15 foot wide right-of-way road dedication, shown on said Replat, at the southeast corner of said Lot 5B and the herein described Parcel 3;

"EXHIBIT A"

- (2) THENCE, South 89°04'21" West, along and with the south lines of said Lots 5B and 5A, and the existing north right-of-way line of said Cordova Road, a distance of 59.95 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the east line of a called 50.000 acre tract of land described in a deed to HKEK, LLC, recorded in Volume 3037, Page 748 of the Official Public Records of Guadalupe County, Texas, at the southwest corner of said Lot 5A and the herein described Parcel 3;
- (3) THENCE, North 00°48'11" West, departing the existing north right-of-way line of said Cordova Road, along and with the common line between said 50.000 acre tract and said Lot 5A, a distance of 35.13 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 3. Said point being 80.00 feet left of and at a right angle to Cordova Road proposed alignment station 125+42.96;
- (4) THENCE, North 89°05'41" East, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said Lots 5A and 5B, a distance of 59.96 feet to the POINT OF BEGINNING, and containing 0.0483 acre (2,106 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: March 7, 2025 Darken improvements
June 10, 2024 Removed GCAD information
June 4, 2024 Add RCJS to Property Description
JOB NO. 12775-00
DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 3.docx



3-7-2025

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:

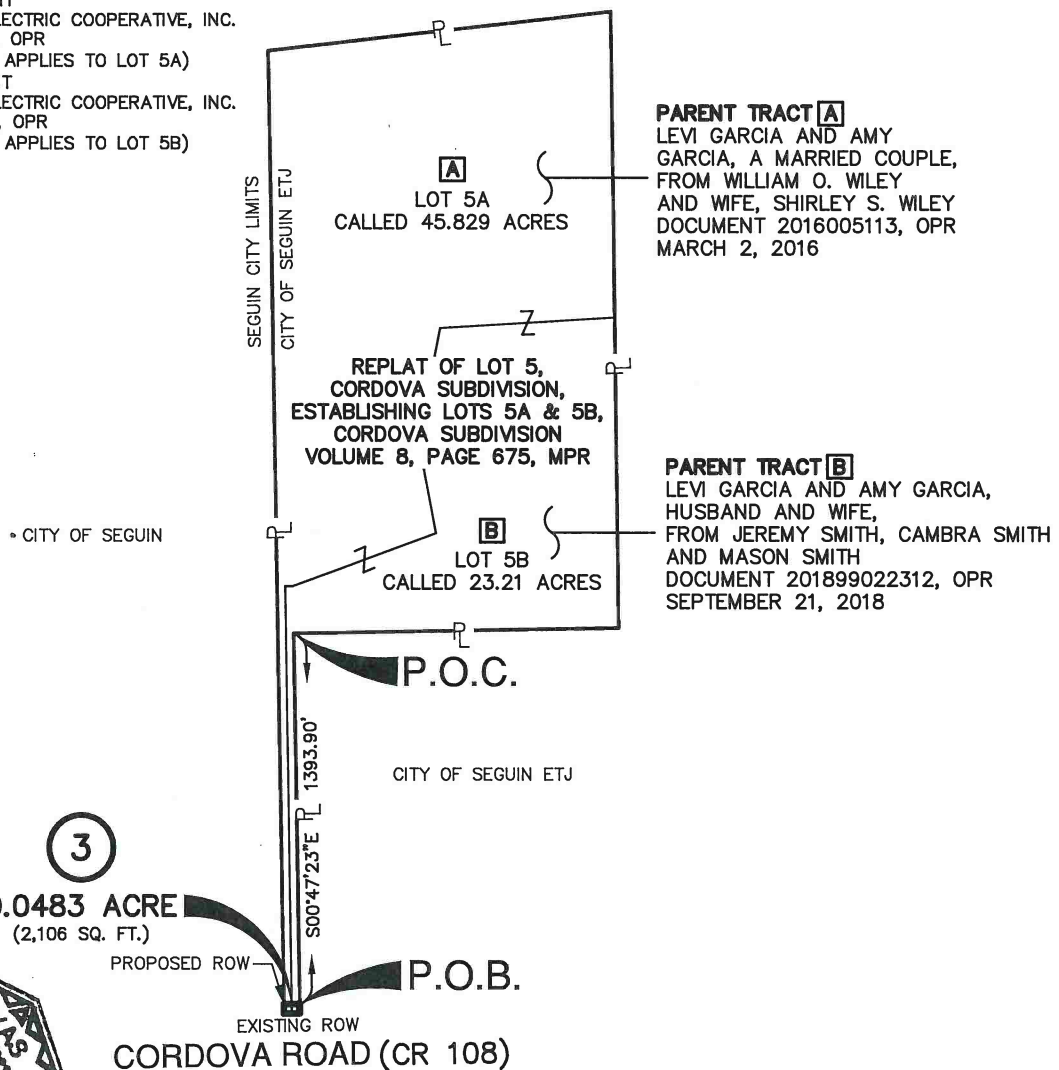
- 1) RIGHT OF WAY EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 749, PAGE 937, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) RIGHT OF WAY EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018034, OPR
(UNDEFINED GEOMETRY, APPLIES TO LOT 5A)
- 3) ELECTRIC LINE EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2016027697, OPR
(UNDEFINED GEOMETRY, APPLIES TO LOT 5B)

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
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
CMP	CORRUGATED METAL PIPE
I.R.	IRON ROD
●	FOUND MONUMENTATION AS NOTED
○	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
—	PARCEL BOUNDARY LINE
—	PROPERTY LINE
---	ROW DEED LINE
—O—	OVERHEAD ELECTRIC LINE
—PP—	POWER POLE
□	MAIL BOX
⊕	SIGN
⊕	TELEPHONE JUNCTION BOX
⊕	TELEPHONE PEDESTAL
⊕	WATER METER
⊕	LAND HOOK



N.T.S.



Sharon L. Sabin
3-7-2025



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

3	3/07/25	DARKEN IMPROVEMENTS			LB
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.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
3	69.039	0.0483 (2,106)	20	N/A	68.991 LT

PARCEL PLAT SHOWING PARCEL 3

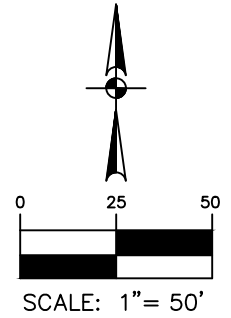
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	3 OF 4

EXISTING ROW DEED LIST

- 1 CALLED 0.48 ACRE
GUADALUPE COUNTY, TEXAS
FROM RUD. ZIPP
VOLUME 196, PAGE 119, DR
FEBRUARY 7, 1941
- 2 CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELENORA BLUMBERG, ET UX
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941
- 3 CALLED 0.4 ACRE
GUADALUPE COUNTY, TEXAS
FROM OSCAR STAUTZENBERGER, ET UX
VOLUME 195, PAGE 401, DR
FEBRUARY 13, 1942
- 4 15' ROW ROAD DEDICATION
REPLAT OF LOT 5, CORDOVA SUBDIVISION
VOLUME 8, PAGE 675, MPR

LOT 5A, CALLED 45.829 ACRES
REPLAT OF LOT 5, CORDOVA SUBDIVISION,
ESTABLISHING LOTS 5A & 5B,
CORDOVA SUBDIVISION
VOLUME 8, PAGE 675, MPR
LOT 5B, CALLED 23.21 ACRES

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°47'23"E	35.11'
L2	S89°04'21"W	59.95'
L3	N00°48'11"W	35.13'
L4	N89°05'41"E	59.96'

CALLED 50,000 ACRES
HKEK, LLC
FROM HAROLD KOHLENBERG
AND ELENORA KOHLENBERG
VOLUME 3037, PAGE 748, OPR
SEPTEMBER 6, 2011

LOT 4, CALLED 10 ACRES
CORDOVA SUBDIVISION
VOLUME 5, PAGE 277B, MPR

HOWARD N. SCALES
FROM HANK SANTOS, AKA HENRY SANTOS
AND WIFE, SHERRY K. SANTOS
VOLUME 1701, PAGE 984, OPR
APRIL 18, 2002

EASEMENT AGREEMENT
FOR RECIPROCAL ACCESS
DOCUMENT 2016004660, OPR

15' ELECTRIC EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
VOLUME 8, PAGE 675, MPR

LOT 5A
LEVI GARCIA AND AMY GARCIA,
A MARRIED COUPLE,
FROM WILLIAM O. WILEY
AND WIFE, SHIRLEY S. WILEY
DOCUMENT 2016005113, OPR
MARCH 2, 2016

10' ELECTRIC EASEMENT
VOLUME 5, PAGE 277B, MPR

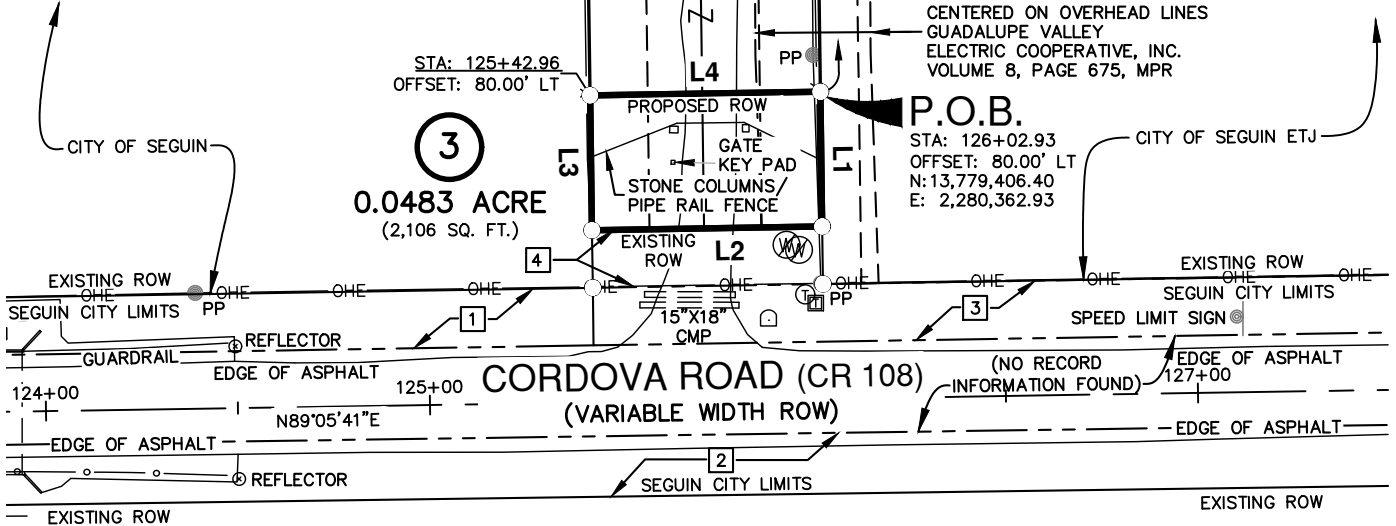
15' ELECTRIC EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
VOLUME 8, PAGE 675, MPR

LOT 5B,
LEVI GARCIA AND AMY GARCIA,
HUSBAND AND WIFE,
FROM JEREMY SMITH, CAMBRA SMITH
AND MASON SMITH
DOCUMENT 201899022312, OPR
SEPTEMBER 21, 2018

30' ELECTRIC EASEMENT
CENTERED ON OVERHEAD LINES
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
VOLUME 8, PAGE 675, MPR

STA: 125+42.96
OFFSET: 80.00' LT

P.O.B.
STA: 126+02.93
OFFSET: 80.00' LT
N: 13,779,406.40
E: 2,280,362.93



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PARCEL PLAT SHOWING PARCEL 3

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