

"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 0.3192 acre (13,906 square feet) 15-foot Wide Permanent Utility Easement on four tracts of land, First and Second Tracts: each called a 9.9996 acre tract of land, being Lots 2 and 3, Cordova Subdivision, recorded in Volume 5, Page 277B of the Map and Plat Records of Guadalupe County, Texas, described in a deed executed on June 3, 2016, from Judy Ponce Moya to Richard Moya, Jr., recorded in Document 2016016128 of the Official Public Records of Guadalupe County, Texas; Third Tract: a called 7.8342 acre tract of land, being Lot 1 of said Cordova Subdivision, described in a deed executed on June 3, 2016, from Judy Ponce Moya to Richard Moya, Jr., recorded in Document 2016016129 of the Official Public Records of Guadalupe County, Texas; Fourth Tract: a called 3.000 acre tract of land described in a deed executed on January 11, 2016 from John Koen and Teresa Koen, a married couple, to Richard Moya, recorded in Document 2016000710 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas. Said 0.3192 acre Easement being more fully described as follows:

COMMENCING at a found iron rod with plastic cap stamped "TRI COUNTY" on a south line of Lot 5B, 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, at the northwest corner of said Lot 3, the northeast corner of Lot 4, said Cordova Subdivision;

THENCE, South 00°47'45" East (called North 01°07'00" East), along and with the common line between said Lot 3 and said Lot 4, a distance of 1,379.20 feet to the northwest corner and POINT OF BEGINNING of the herein described Easement. Said point being 95.00 feet left of and at a right angle to Cordova Road proposed alignment station 129+04.32 and having surface coordinates of N 13,779,426.17 and E 2,280,664.05;

- (1) THENCE, North 89°05'41" East, over and across said Lot 3, Lot 2, Lot 1 and said 3.000 acre tract, a distance of 927.08 feet to a calculated point on the east line of said 3.000 acre tract, the west line of a called 48.001 acre tract of land described in a deed to Dirtboys, Inc., recorded in Document 202199015674 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of the herein described Easement;

"EXHIBIT A"

- (2) THENCE, South 00°38'23" East, along and with the common line between said 3.000 acre tract and said 48.001 acre tract, a distance of 15.00 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", said point being 80.00 feet left of and at a right angle to Cordova Road proposed alignment station 138+31.33;
- (3) THENCE, South 89°05'41" West, over and across said 3.000 acre tract, Lot 1, Lot 2 and Lot 3, a distance of 927.04 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the east line of said Lot 4, the west line of said Lot 3, at the southwest corner of the herein described Easement;
- (4) THENCE, North 00°47'45" West, along and with the common line between said Lot 3 and said Lot 4, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.3192 acre (13,906 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

REVISED: November 21, 2024 Changed Easement to Permanent
June 13, 2024 Added RCSJ and removed GCAD information

DATE: May 28, 2024

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL EASEMENTS\WORD\MB-Parcel 7-ESMT.docx



11/21/2024

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.

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
CMP	CORRUGATED METAL PIPE
ETJ	EXTRATERRITORIAL JURISDICTION
I.R.	IRON ROD
● (PD)	FOUND MONUMENTATION AS NOTED
○	FOUND 1/2" IRON ROD WITH PAPE--DAWSON CAP
— R —	SET 1/2" IRON ROD WITH PAPE--DAWSON CAP
— — —	PROPERTY LINE
— — — — —	PROPOSED EASEMENT LINE
— — — — —	ROW DEED LINE
— OHE —	OVERHEAD ELECTRIC LINE
● PP	POWER POLE
→	GUY WIRE
— [] —	MAIL BOX
— [] —	SIGN
⊕	TELEPHONE JUNCTION BOX
⊕	TELEPHONE PEDESTAL
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	LAND HOOK



N.T.S.

EASEMENT NOTES:

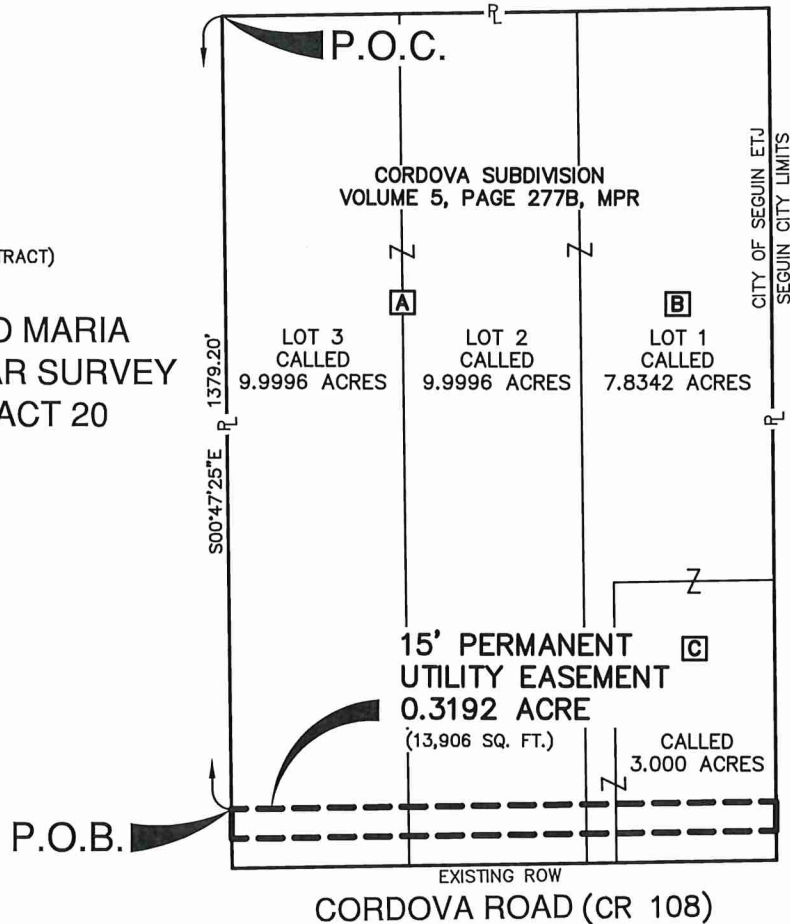
- 1) 15' WATER LINE EASEMENT
SPRINGS HILL WATER SUPPLY CORP.
VOLUME 749, PAGE 937, OPR
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018036, OPR
(UNDEFINED GEOMETRY, APPLIES TO LOT 3)
- 3) ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018035, OPR
(UNDEFINED GEOMETRY, APPLIES TO LOT 2)
- 4) ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017018042, OPR
(UNDEFINED GEOMETRY, APPLIES TO 3.000 ACRE TRACT)

ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT 20

PARENT TRACT [A]
RICHARD MOYA, JR.
FROM JUDY PONCE MOYA
DOCUMENT 2016016128, OPR
JUNE 3, 2016

PARENT TRACT [B]
RICHARD MOYA, JR.
FROM JUDY PONCE MOYA
DOCUMENT 2016016129, OPR
JUNE 3, 2016

PARENT TRACT [C]
RICHARD MOYA, A SINGLE PERSON
FROM JOHN KOEN AND TERESA KOEN,
A MARRIED COUPLE
DOCUMENT 2016000710, OPR
JANUARY 11, 2016



11/21/2024

**PAPE-DAWSON
ENGINEERS**

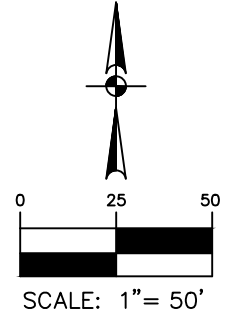
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

2	11/21/24	CHANGED EASEMENT TO PERMANENT				PRL
1	06/13/24	ADD RCSJ AND REMOVED GCAD INFORMATION				MLH
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
P7-ESMT	30.833	0.3192 (13,906)	20	N/A		
PARCEL PLAT SHOWING PARCEL 7-15' PERMANENT UTILITY EASEMENT						
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	MAY 2024		3 OF 6	

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

EXISTING ROW DEED LIST

- [1] CALLED 0.4 ACRE
GUADALUPE COUNTY, TEXAS
FROM OSCAR STAUTZENBERGER, ET UX
VOLUME 195, PAGE 401, DR
FEBRUARY 13, 1942
- [2] CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELEANORA BLUMBERG, ET VIR
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941



P.O.C.
FD. I.R.
(TRI COUNTY)

LOT 4, CALLED 10.000 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 5'

LOT 3, CALLED 9.9996 ACRES
CORDOVA SUBDIVISION
VOLUME 5, PAGE 277B, MPR

LOTS 2 & 3
RICHARD MOYA, JR.
FROM JUDY PONCE MOYA
DOCUMENT 2016016128, OPR
JUNE 3, 2016

ANTONIO MARIA ESNAURIZAR SURVEY
ABSTRACT 20

P.O.B.

STA: 129+04.32
OFFSET: 95.00' LT
N: 13,779,426.17
E: 2,280,664.05

N89°05'41"E 927.08'

15' PERMANENT
UTILITY EASEMENT
0.3192 ACRE
(13,906 SQ. FT.)

N00°47'45"W
15.00'

(PD)

GRAVEL DRIVEWAY

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

SPRING HILL
WATER LINE
SIGN

CITY OF SEGUIN ETJ

EXISTING ROW

SEGUIN CITY LIMITS

EDGE OF ASPHALT

129+00

(NO RECORD
INFORMATION FOUND)
N89°05'41"E

CORDOVA ROAD (CR 108)
(VARIABLE WIDTH ROW)

131+00

EDGE OF ASPHALT

SEGUIN CITY LIMITS

EXISTING ROW

SEGUIN CITY LIMITS

EXISTING ROW

SHEET 5 OF 6



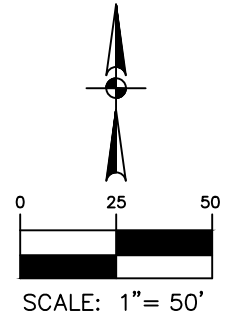
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING
PARCEL 7-15' PERMANENT UTILITY EASEMENT

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

EXISTING ROW DEED LIST

- 1 CALLED 0.4 ACRE
GUADALUPE COUNTY, TEXAS
FROM OSCAR STAUTZENBERGER, ET UX
VOLUME 195, PAGE 401, DR
FEBRUARY 13, 1942
- 2 CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELEANORA BLUMBERG, ET VIR
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941



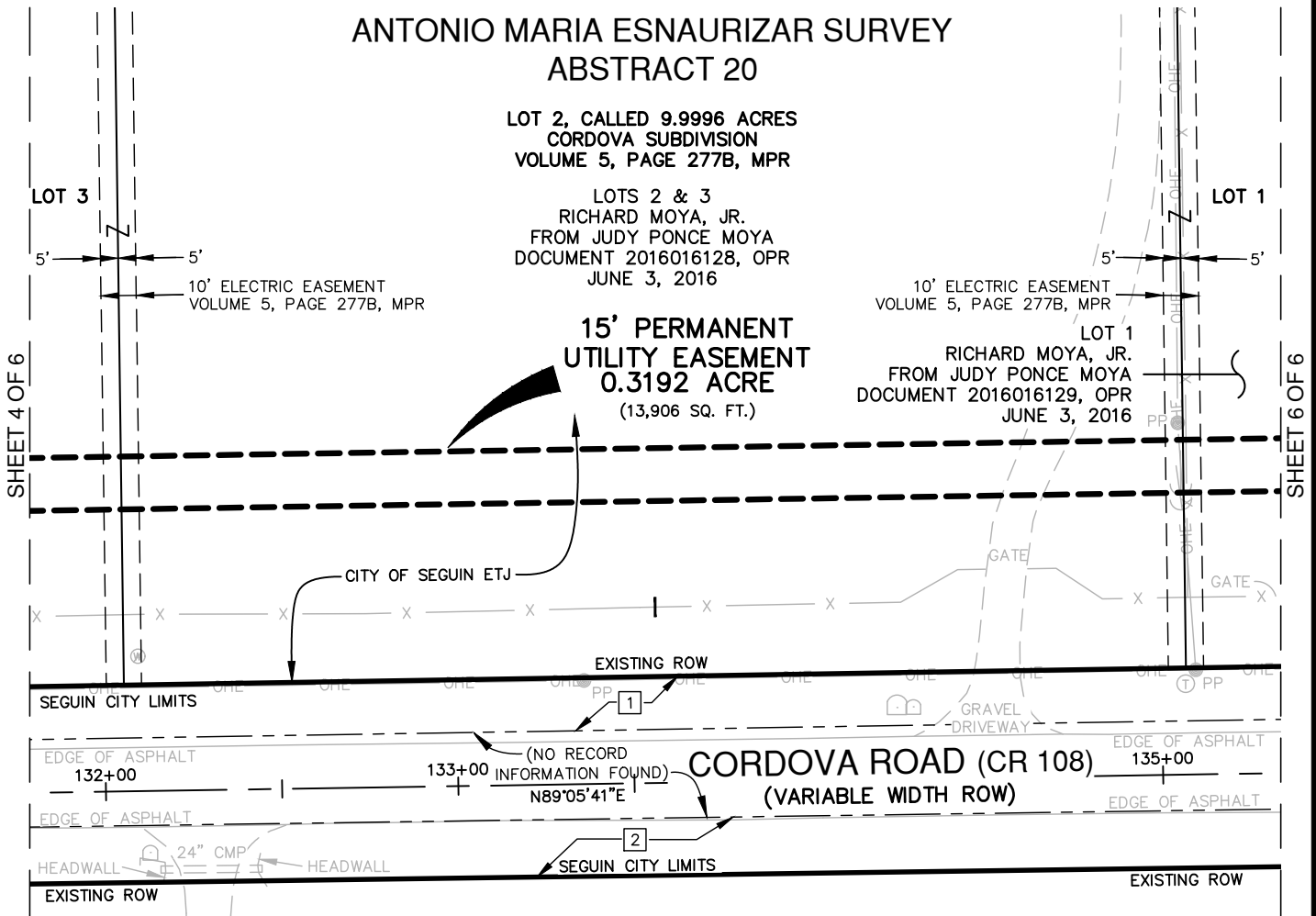
ANTONIO MARIA ESNAURIZAR SURVEY
ABSTRACT 20

LOT 2, CALLED 9.9996 ACRES
CORDOVA SUBDIVISION
VOLUME 5, PAGE 277B, MPR

LOTS 2 & 3
RICHARD MOYA, JR.
FROM JUDY PONCE MOYA
DOCUMENT 2016016128, OPR
JUNE 3, 2016

15' PERMANENT
UTILITY EASEMENT
0.3192 ACRE
(13,906 SQ. FT.)

LOT 1
RICHARD MOYA, JR.
FROM JUDY PONCE MOYA
DOCUMENT 2016016129, OPR
JUNE 3, 2016

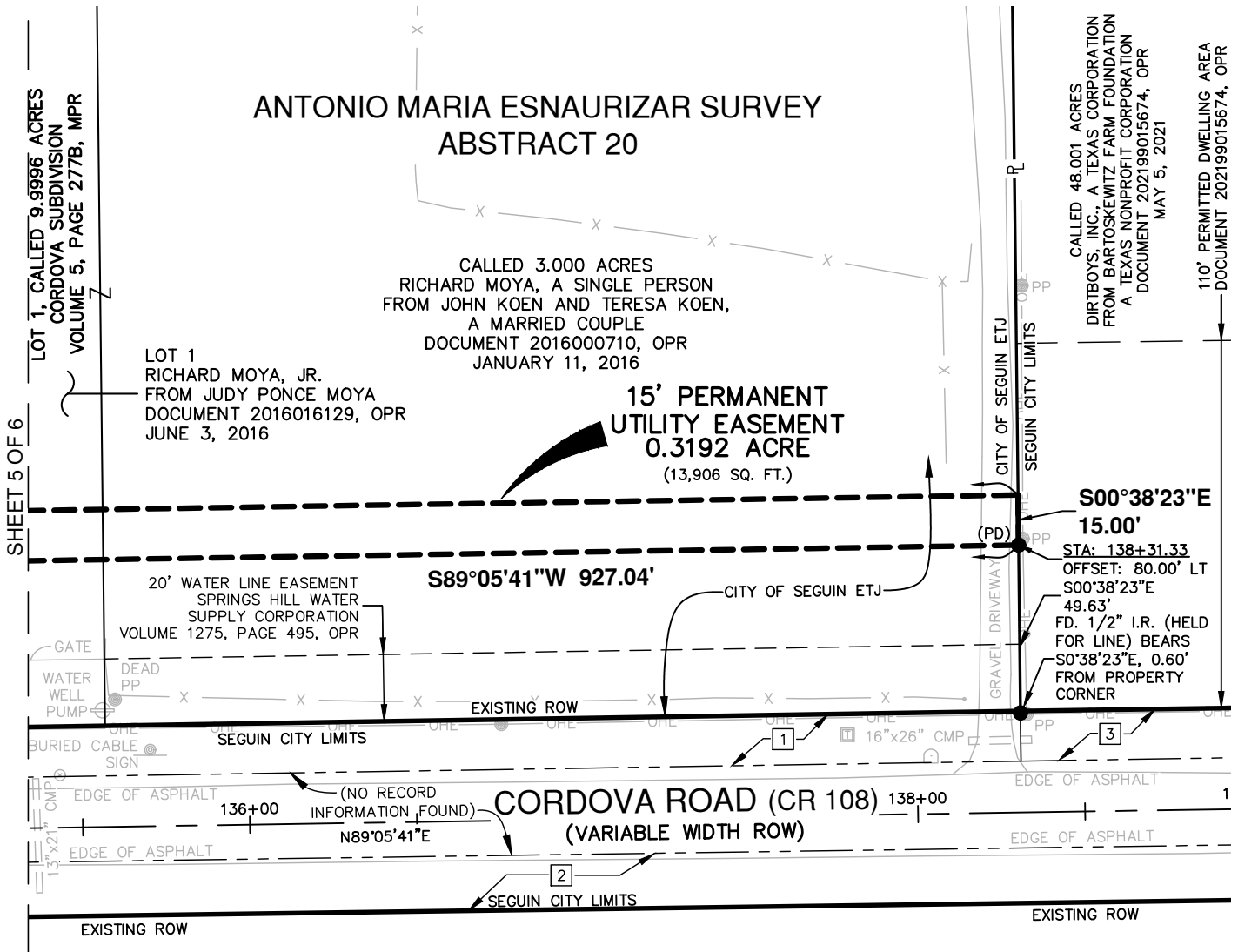


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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING
PARCEL 7-15' PERMANENT UTILITY EASEMENT

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

- 1 CALLED 0.4 ACRE
GUADALUPE COUNTY, TEXAS
FROM OSCAR STAUTZENBERGER, ET UX
VOLUME 195, PAGE 401, DR
FEBRUARY 13, 1942
- 2 CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELEANORA BLUMBERG, ET VIR
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941
- 3 CALLED 0.36 ACRE
GUADALUPE COUNTY, TEXAS
FROM BRUNO SOEFJE, ET UX
VOLUME 195, PAGE 399, DR
FEBRUARY 13, 1942



**PAPE-DAWSON
ENGINEERS**

PARCEL PLAT SHOWING
PARCEL 7-15' PERMANENT UTILITY EASEMENT

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