

"EXHIBIT A"

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

PROPERTY DESCRIPTION FOR PARCEL 44

A 1.351 acre (58,859 square feet) tract of land out 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, 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 1.351 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 1,728.48 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 44. Said point being 75.27 feet left of and at a right angle to Cordova Road proposed alignment station 186+75.88 and having surface coordinates of N 13,779,474.55 and E 2,286,426.98;

- 1) THENCE, Northeasterly, along and with the proposed north right-of-way line of Cordova Road, over and across said 3.004 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,425.00 feet, a central angle of 01°46'28", a chord bearing and distance of North 83°55'31" East, 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 east line of said 3.004 acre tract, the west line of said 57.917 acre tract, said point being 77.55 feet left of and at a right angle to Cordova Road proposed alignment station 187+50.94;
- 2) THENCE, North 00°43'58" West, continuing along and with the proposed north right-of-way line, 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 set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", said point being 88.31 feet left of and at a right angle to Cordova Road proposed alignment station 187+51.62;

"EXHIBIT A"

- 3) THENCE, North 89°04'15" East, departing said common line, over and across said 57.917 acre tract, a distance of 1,423.83 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" 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, said point being 81.27 feet left of and at a right angle to Cordova Road proposed alignment station 201+70.38;
- 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 40.01 feet to a point 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 196, Page 119, Volume 195, Page 402 and Volume 195, Page 397, all of the Deed Records of Guadalupe County, Texas, at the southwest corner of said 7.295 acre tract, the southeast corner of said 57.917 acre tract and the herein described Parcel 44, from which a found iron rod with cap stamped "DAM 5348" (held for line) bears North 00°07'52" East, a distance of 0.31 feet;
- 5) THENCE, South 89°04'15" West, along and with the south line of said 57.917 acre tract and the existing north right-of-way line of said Cordova Road, passing at a distance of 1,423.22 feet, a found iron rod with cap stamped "DAM 5348" at the southwest corner of said 57.917 acre tract, the southeast corner of said 3.004 acre tract, now continuing along and with the south line of said 3.004 acre tract, an additional distance of 74.78 feet, for a total distance of 1,498.00 feet to a found 1/2 inch iron rod at the southeast corner of said 7.034 acre tract, the southwest corner of said 3.004 acre tract and herein described Parcel 44;
- 6) THENCE, North 00°43'58" West, departing the existing north right-of-way line of said Cordova Road, along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 22.48 feet to the POINT OF BEGINNING, and containing 1.351 acres (58,859 square feet), partially in the City of Seguin, 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 23, 2025 March 10, 2025 June 10, 2024 June 4, 2024 October 10, 2023	Revised ownership and property lines Darkened Improvements Removed GCAD information Add RCSJ to Property Description Changed Geometry
DATE:	October 6, 2023	
JOB NO.	12775-00	
DOC. ID.	N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 44-R5.docx	



6-23-2025

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.

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
● FOUND MONUMENTATION AS NOTED
○ SET 1/2" IRON ROD W/ PAPE-DAWSON CAP
— P— PARCEL BOUNDARY LINE
— P— PROPERTY LINE
— E— EASEMENT LINE
— R— 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
LAND HOOK



N.T.S.

P.O.C.

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 1728.48'

CITY OF SEGUIN ETJ
SEGUIN CITY LIMITS

SEGUIN CITY LIMITS
CITY OF SEGUIN ETJ

44

1.351 ACRES
(58,859 SQ. FT.)

P.O.B.

PROPOSED ROW

EXISTING ROW

CORDOVA ROAD (CR 108)



5	6/23/25	REVISED OWNERSHIP AND PROPERTY LINES			PL
4	3/10/25	DARKENED IMPROVEMENTS			SH
3	6/10/24	REMOVED GCAD INFORMATION			MLH
2	6/4/24	ADD RCSJ TO PROPERTY DESCRIPTION			MLH
1	10/10/23	CHANGED GEOMETRY			SLS
REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALLED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
44	60.921	1.3512 (58,859)	20	N/A	59.570 LT

PARCEL PLAT SHOWING
PARCEL 44

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	3 OF 6

PAPE-DAWSON ENGINEERS

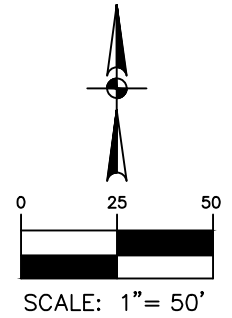
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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 UX
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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°43'58"W	10.78'
L3	N00°43'58"W	22.48'



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

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	1°46'28"	N83°55'31"E	75.10'	75.10'

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 7.034 ACRES
(TRACT I)

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

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

20' WATERLINE RIGHT OF WAY EASEMENT
SPRINGS HILL WATER SUPPLY CORPORATION
VOLUME 1298, PAGE 797, OPR

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

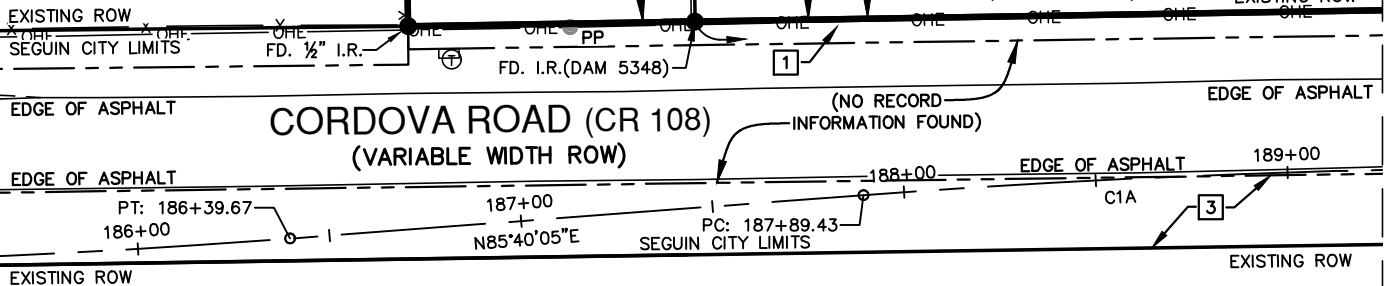
P.O.B.
STA: 186+75.88
OFFSET: 75.27' LT
N: 13,779,474.55
E: 2,286,426.98

STA: 187+51.62
OFFSET: 88.31' LT
STA: 187+50.94
OFFSET: 77.55' LT

N89°04'15"E 1423.83' PROPOSED ROW

44

1.351 ACRES
(58,859 SQ. FT.)



CORDOVA ROAD (CR 108) (VARIABLE WIDTH 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 44

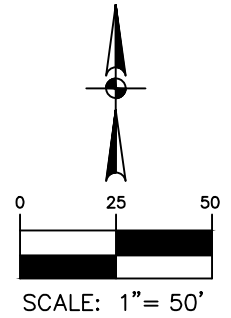
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	4 OF 6

- 1 CALLED 0.26 ACRE (FIRST TRACT)
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DECEMBER 8, 1941

ANTONIO MARIA ESNAURIZAR SURVEY

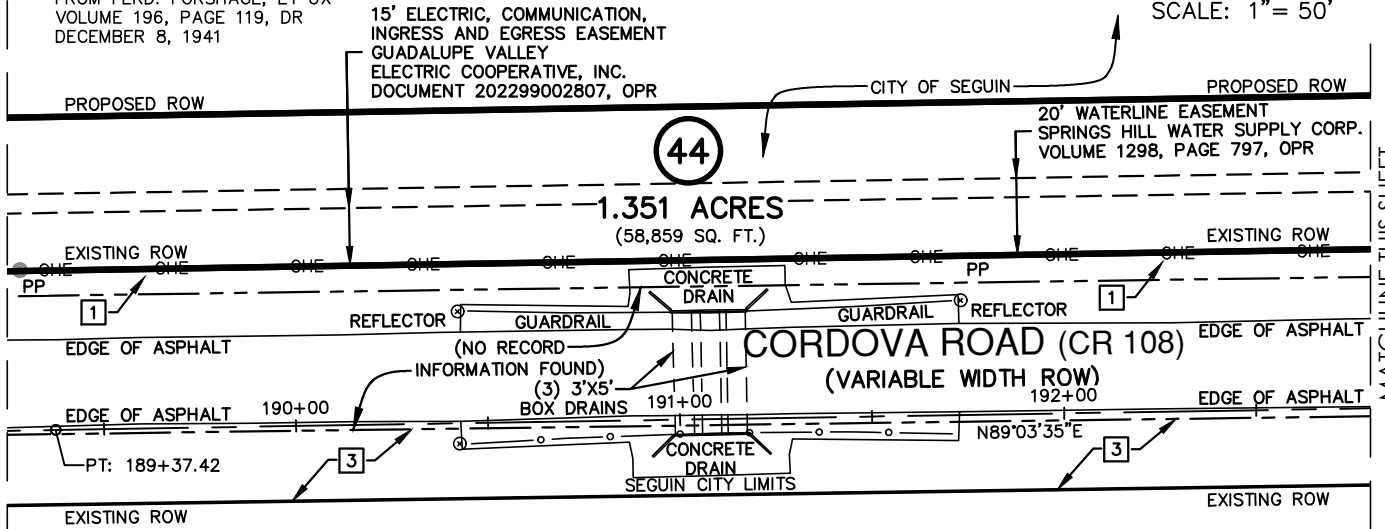
ABSTRACT 20

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FROM MARY KAY DAVIS AND
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DOCUMENT 202499023213, OPR
SEPTEMBER 23, 2024



SHEET 4 OF 6

MATCHLINE THIS SHEET



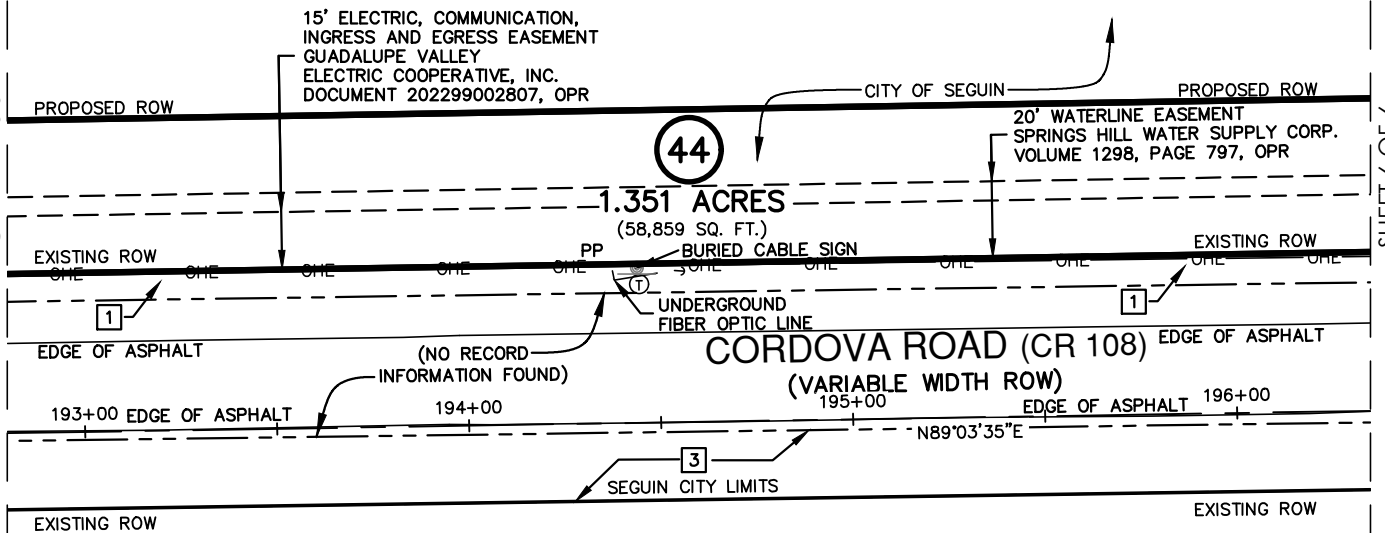
ANTONIO MARIA ESNAURIZAR SURVEY

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A TEXAS LIMITED PARTNERSHIP
FROM MARY KAY DAVIS AND
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DOCUMENT 202499023213, OPR
SEPTEMBER 23, 2024

MATCHLINE THIS SHEET

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

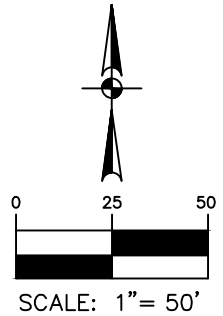
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	5 OF 6

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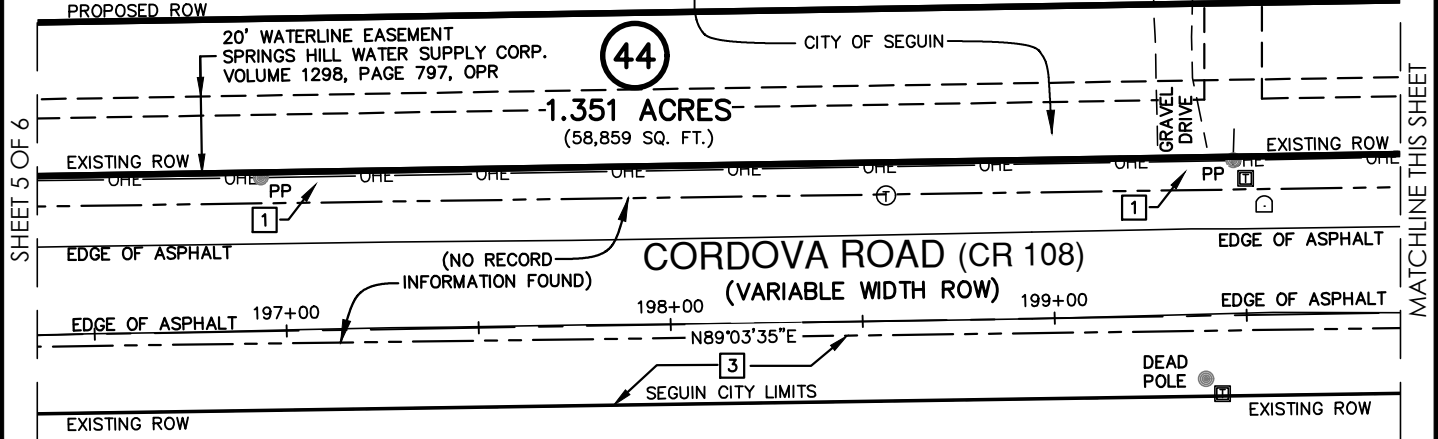
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DOCUMENT 202499023213, OPR
SEPTEMBER 23, 2024

LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°07'52"W	40.01'



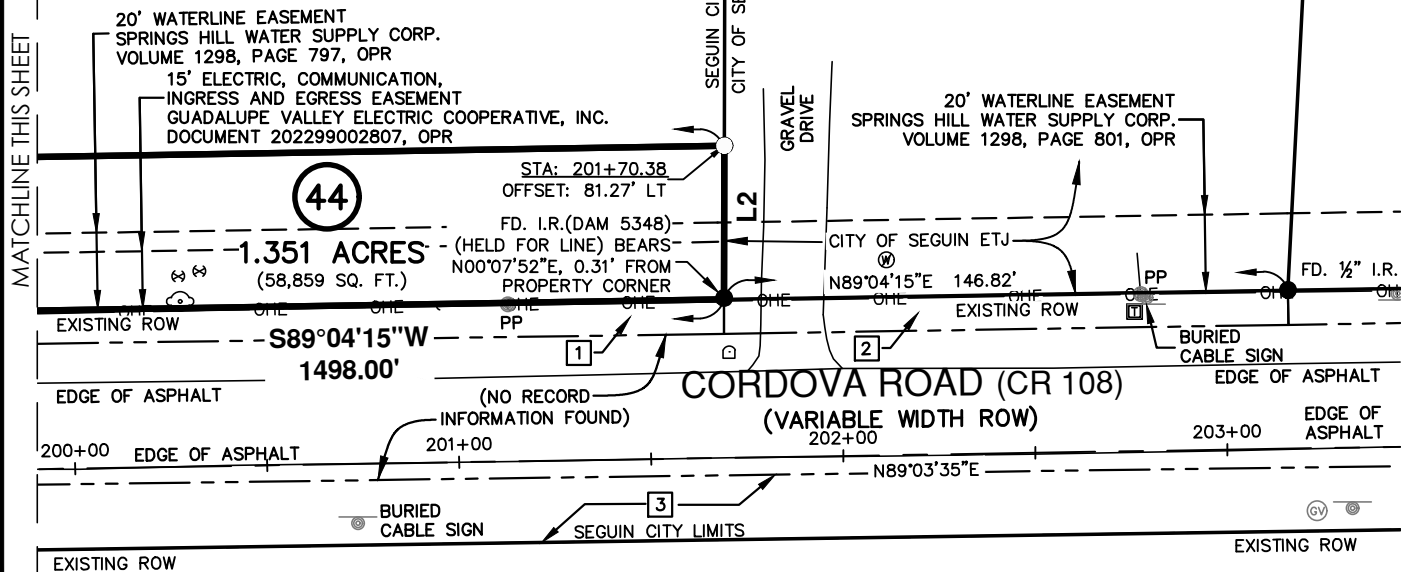
APPROXIMATE LOCATION OF
15' ELECTRIC, COMMUNICATION,
INGRESS AND EGRESS EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
DOCUMENT 202299002807, OPR



ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

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

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

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	6 OF 6