

EXHIBIT " A "

Permanent 16 - Foot Wide
Utility Easement

Field Notes for a Tract of Land
Containing 0.266 of an acre (11,566.05 square feet)
Being a Permanent 16-Foot wide Utility Easement

A 0.266 of an acre (11,566.05 square feet) tract of land being a Permanent 16-Foot wide Utility Easement situated in the Margarita Cherino, Survey Number 20, Abstract Number 10, Guadalupe County, Texas, being out the remainder of a 95.65 acre tract, as conveyed to Roy Schulmeier, by Deed by Independent Executor Under a Will as recorded in Volume 1555, Page 877, of the Official Public Records of Guadalupe County, Texas, said 0.266 of an acre (11,566.05 square feet) easement being more particularly described as follows:

Beginning: at a found 1/2" iron rod, having Texas State Plane Coordinates of N:13,774,161.86, E:2,298,703.72, on the north right of way line of F.M. Highway 20, a Variable Width right of way, being the southwest corner of the remainder of said 95.65 acre tract, and being the southwest corner of the herein described easement;

Thence, with the north right of way line of said F.M. Highway 20, being the west boundary of the remainder of said 95.65 acre tract, North 00 degrees 28 minutes 15 seconds West, passing the southeast corner of Lot 901, Block 3, as shown on plat of Woodside Farms Subdivision Unit 1, as recorded in Volume 9, Pages 229-232, of the Official Public Records of Guadalupe County, Texas, and continuing said course for a total distance of 35.85 feet to a point, being the northwest corner of the herein described easement;

Thence, leaving the east boundary of said Lot 901, Block 3, over the remainder of said 95.65 acre tract, the following four (4) courses:

North 89 degrees 38 minutes 02 seconds East, a distance of 18.49 feet to a point, being a northeast corner of the herein described easement;

South 00 degrees 21 minutes 57 seconds East, a distance of 19.85 feet to a point, being an interior corner of the herein described easement;

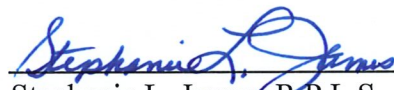
North 89 degrees 38 minutes 03 seconds East, a distance of 681.57 feet to a point, being a northeast corner of the herein described easement;

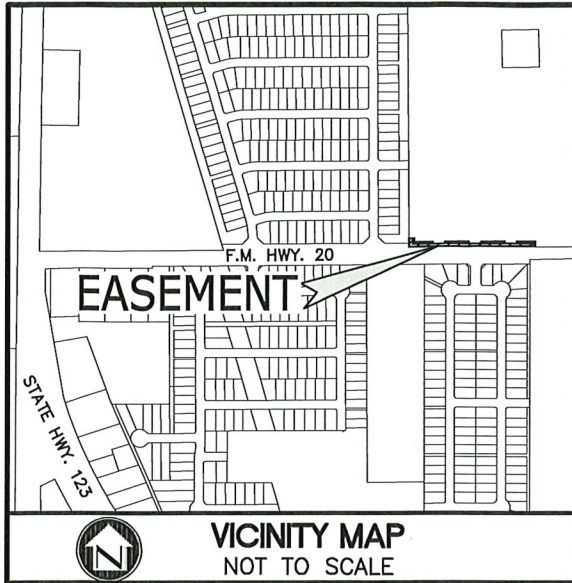
South 00 degrees 00 minutes 00 seconds East, a distance of 16.00 feet to a point on the north right of way line of said F.M. Highway 20, being the south boundary of the remainder of said 95.65 acre tract, and being the southeast corner of the herein described easement;

Thence, with the north right of way line of said F.M. Highway 20, being the south boundary of the remainder of said 95.65 acre tract, South 89 degrees 38 minutes 03 seconds West, a distance of 699.90 feet to the **Point of Beginning**, containing a 0.266 of an acre (11,566.05 square feet) of land.

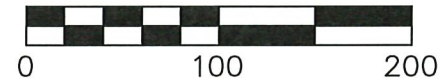
Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2024-08-20 Job No. 24026
Revised: 2024-10-03
Revised: 2024-10-31
Revised: 2024-12-10
SL



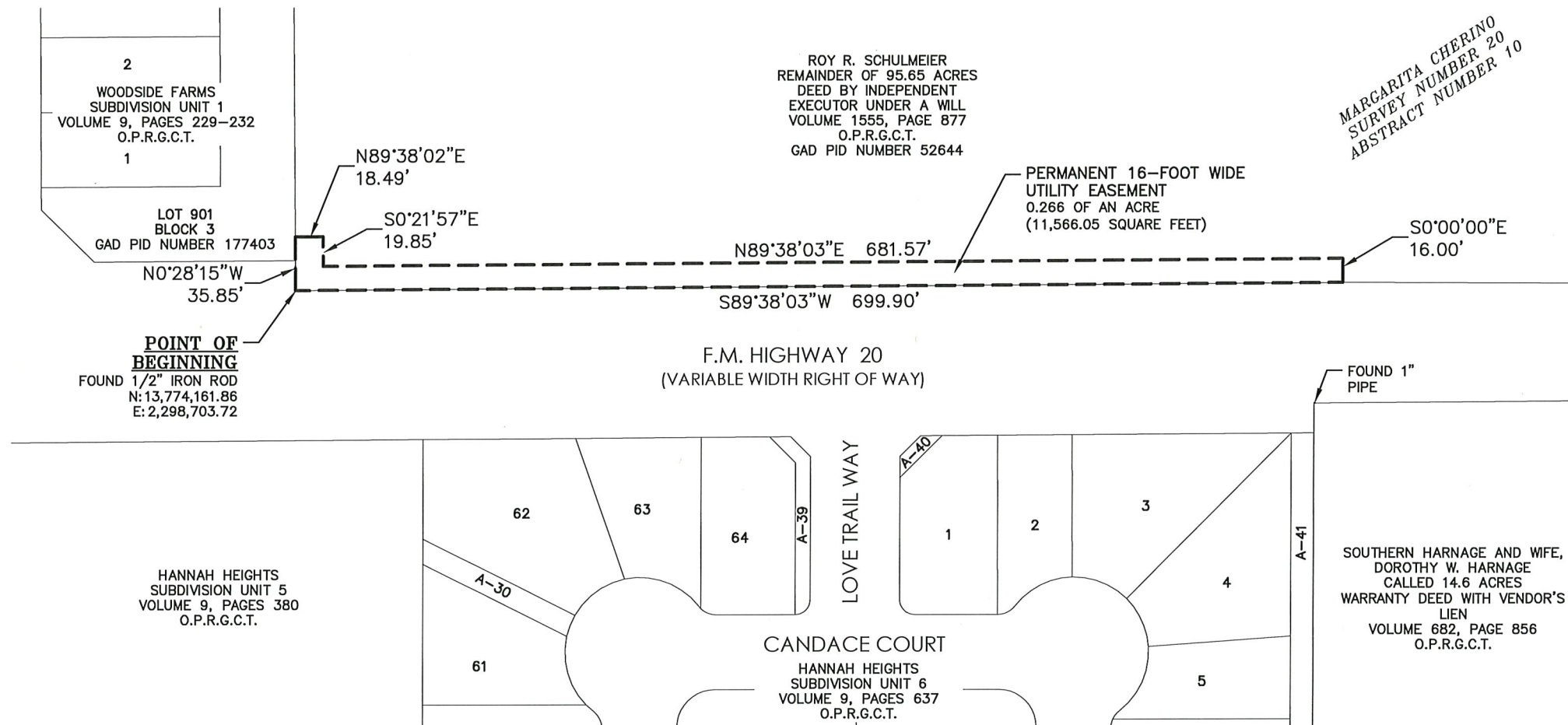
SCALE: 1"=100'



LEGEND:

O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
OF GUADALUPE COUNTY, TEXAS

GAD PID GUADALUPE APPRAISAL DISTRICT
PROPERTY IDENTIFICATION



Stephanie L. James



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

• Engineers
• Surveyors
• Planners

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

EXHIBIT OF

A 0.266 OF AN ACRE (11,566.05 SQUARE FEET) TRACT OF LAND BEING A PERMANENT 16-FOOT WIDE UTILITY EASEMENT SITUATED IN THE MARGARITA CHERINO, SURVEY NUMBER 20, ABSTRACT NUMBER 10, GUADALUPE COUNTY, TEXAS, BEING OUT THE REMAINDER OF A 95.65 ACRE TRACT, AS CONVEYED TO ROY SCHULMEIER, BY DEED BY INDEPENDENT EXECUTOR UNDER A WILL AS RECORDED IN VOLUME 1555, PAGE 877, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

DATE: AUGUST 20, 2024
REVISED: OCTOBER 03, 2024
REVISED: OCTOBER 31, 2024
REVISED: DECEMBER 10, 2024

JOB NO. 24026

Parcel Map Check Report

Job No. 24026 (0.266 of an ac) 16-Foot Perm. Utility Esmt.

Point of Beginning: North: 13774161.8550' East: 2298703.7200'

Segment #1 : Line

Course: N00° 28' 15"W Length: 35.85'

North: 13774197.7038' East: 2298703.4254'

Segment #2 : Line

Course: N89° 38' 02"E Length: 18.49'

North: 13774197.8219' East: 2298721.9150'

Segment #3 : Line

Course: S00° 21' 57"E Length: 19.85'

North: 13774177.9723' East: 2298722.0418'

Segment #4 : Line

Course: N89° 38' 03"E Length: 681.57'

North: 13774182.3241' East: 2299403.5979'

Segment #5 : Line

Course: S00° 00' 00"E Length: 16.00'

North: 13774166.3241' East: 2299403.5979'

Segment #6 : Line

Course: S89° 38' 03"W Length: 699.90'

North: 13774161.8553' East: 2298703.7121'

Perimeter: 1471.66' Area: 11566.05 Sq. Ft.

Error Closure: 0.0079 Course: N87° 46' 29"W

Error North: 0.00031 East: -0.00786

Precision 1: 186286.08