

"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 0.0206 acre (899 square feet) 15-foot Wide Permanent Utility Easement on 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 0.0206 acre Easement 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 1,378.90 feet to the northeast 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 126+02.96 and having surface coordinates of N 13,779,421.40 and E 2,280,362.72;

- (1) THENCE, South 00°47'23" East, continuing along and with said common line, a distance of 15.00 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" at the southeast corner of herein described Easement;

Revised: March 07, 2025

May 28, 2024

Parcel 3-Easement

Page 2 of 4

"EXHIBIT A"

- (2) THENCE, South 89°05'41" West, over and across said Lots 5B and 5A, a distance of 59.96 feet to a found 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 the herein described Easement;
- (3) THENCE, North 00°48'11" West, along and with the common line between said 50.000 acre tract and said Lot 5A, a distance of 15.00 feet to the northwest corner of the herein described Easement;
- (4) THENCE, North 89°05'41" East, over and across said Lots 5A and 5B, a distance of 59.97 feet to the POINT OF BEGINNING, and containing 0.0206 acre (899 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: March 7, 2025 Darken Improvements
November 21, 2024 Change Easement to Permanent
June 13, 2024 Add 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 3-ESMT.docx



[Handwritten signature]
3-7-2025

- 1) $\frac{1}{2}$ " 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.

- 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)

ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT 20

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
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
● (PD) FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
○ SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

 SET 1/2" IRON ROD WITH
 PROPERTY LINE
 PROPOSED EASEMENT LINE
 ROW DEED LINE
 OVERHEAD ELECTRIC LINE
 POWER POLE



MAIL BOX
SIGN
TELEPHONE JUNCTION BOX
TELEPHONE PEDESTAL
WATER METER
LAND HOOK

N.T.S.

CITY OF SEGUIN

**15' PERMANENT
UTILITY EASEMENT
0.0206 ACRE
(899 SQ. FT.)**

CITY OF SEGUIN ETJ

P.O.B.

EXISTING ROW
CORDOVA ROAD (CR 108)



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	03/07/25	DARKEN IMPROVEMENTS			LB
2	11/21/24	CHANGE 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
P3-ESMT	69.039	0.0206 (899)	20	N/A	

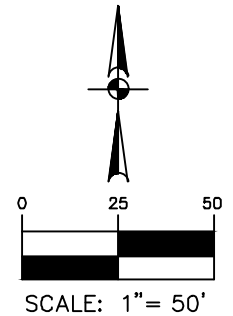
PARCEL PLAT SHOWING
PARCEL 3-15' PERMANENT UTILITY EASEMENT

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

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

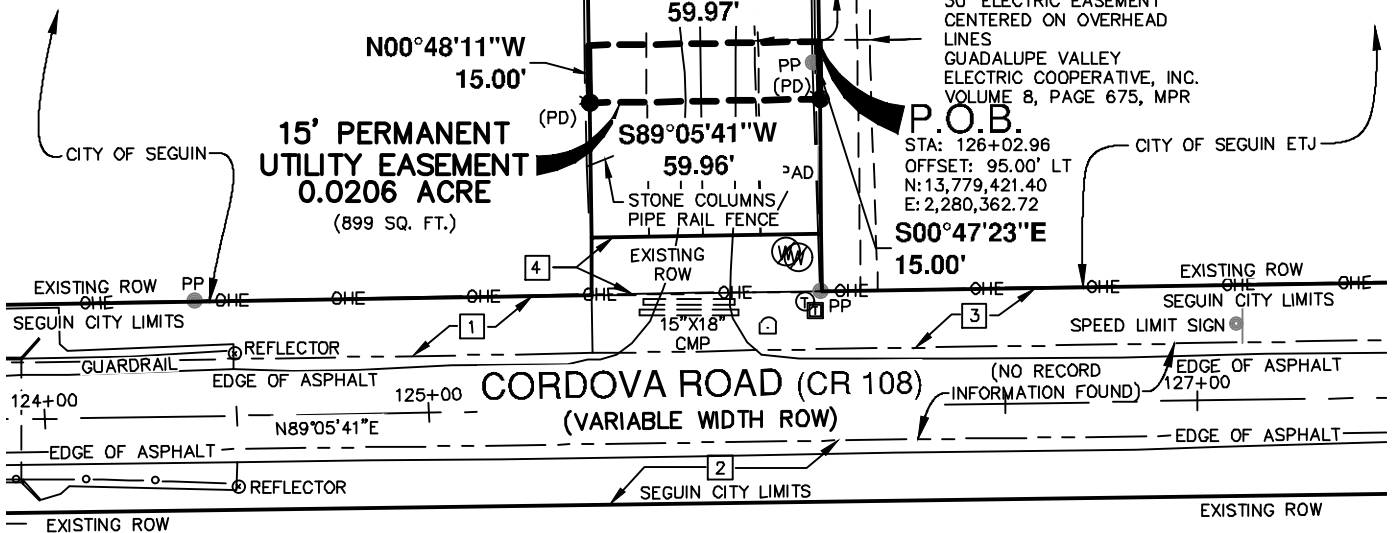
15' ELECTRIC EASEMENT
GUADALUPE VALLEY
ELECTRIC COOPERATIVE, INC.
VOLUME 8, PAGE 675, MPR

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

15' PERMANENT
UTILITY EASEMENT
0.0206 ACRE
(899 SQ. FT.)

P.O.B.
STA: 126+02.96
OFFSET: 95.00' LT
N: 13,779,421.40
E: 2,280,362.72
S00°47'23"E
15.00'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING PARCEL 3-15' PERMANENT UTILITY EASEMENT

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