

"EXHIBIT A"

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

PROPERTY DESCRIPTION FOR PARCEL 1

A 0.0647 acre (2,819 square feet) tract of land out of that called 57.141 acre tract of land described in a deed executed on April 20, 2018 from Shelly Lassig Turner and Michael Roy Lassig to Lassig Farms, LLC - Cordova Series, a separate series established by Lassig Farms, LLC, a manager-managed Texas limited liability company, recorded in Document 201899008974 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas. Said 0.0647 acre tract being more fully described as follows:

COMMENCING at a found iron rod with a plastic cap stamped "B&A RPLS 2633", on the south line of a called 91.021 acre tract of land described in deed to Lynette K. Cranford, Jerry W. Krackau and Charles R. Krackau, recorded in Document 2016005309, of the Official Public Records of Guadalupe County, Texas, at the northeast corner of said 57.141 acre tract, the northwest corner of a called 7.143 acre tract of land described in a deed to HKEK, LLC, recorded in Volume 3037, Page 751 of the Official Public Records of Guadalupe County, Texas;

THENCE, South 00°47'13" East (called South), along and with the common line between said 57.141 acre tract and said 7.143 acre tract, a distance of 3,540.25 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 1. Said point being 82.08 feet left of and at a right angle to Cordova Road proposed alignment station 118+68.63 and having surface coordinates of N 13,779,374.14 and E 2,279,611.89;

- (1) THENCE, South 00°47'13" East, continuing along and with said common line, a distance of 30.00 feet to a found 1/2 inch iron rod 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 and Volume 195, Page 403, both of the Deed Records of Guadalupe County, Texas, at the southwest corner of said 7.143 acre tract, the southeast corner of said 57.141 acre tract and the herein described Parcel 1;

"EXHIBIT A"

- (2) THENCE, South 89°04'21" West, along and with the south line of said 57.141 acre tract and the existing north right-of-way line of said Cordova Road, a distance of 93.93 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 southwest corner of the herein described Parcel 1. Said point being 80.00 feet left of and at a right angle to Cordova Road proposed alignment station 117+79.32;
- (3) THENCE, North 00°55'39" West, departing the existing north right-of-way line of said Cordova Road, along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 57.141 acre tract, a distance of 30.00 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" at the northwest corner of the herein described Parcel 1. Said point being 108.28 feet left of and at a right angle to Cordova Road proposed alignment station 117+88.24;
- (4) THENCE, North 89°04'21" East, continuing along and with the proposed north right-of-way line of Cordova Road (County Road 108), over and across said 57.141 acre tract, a distance of 94.01 feet to the POINT OF BEGINNING, and containing 0.0647 acre (2,819 square feet) 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

DATE: October 6, 2023

REVISED: March 11, 2025 Darken Improvements
June 10, 2024 Removed GCAD information
June 4, 2024 Add RCSJ to Property Description

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\WORD\MB-Parcel 1.docx

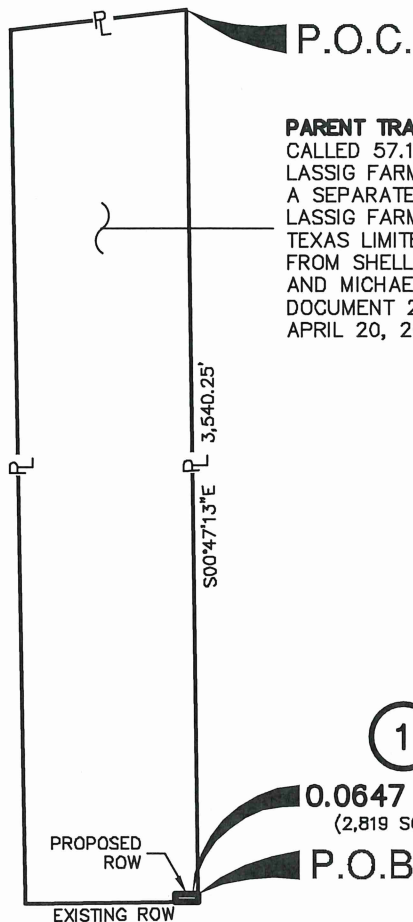


NOTES:

- 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
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT PARCEL ID
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
—OHE—	OVERHEAD ELECTRIC LINE
● PP	POWER POLE
●	SIGN



PARENT TRACT

CALLED 57.141 ACRES
 LASSIG FARMS, LLC—CORDOVA SERIES,
 A SEPARATE SERIES ESTABLISHED BY
 LASSIG FARMS, LLC, A MANAGER—MANAGED
 TEXAS LIMITED LIABILITY COMPANY
 FROM SHELLEY LASSIG TURNER
 AND MICHAEL ROY LASSIG
 DOCUMENT 201899008974, OPR
 APRIL 20, 2018

1

0.0647 ACRE
(2,819 SQ. FT.)

P.O.B.



Sharon L. Sabin
3-11-2025

CORDOVA ROAD (CR 108)

3	3/11/25	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
1	57.141	0.0647 (2,819)	20	N/A	57.076 LT

PARCEL PLAT SHOWING PARCEL 1

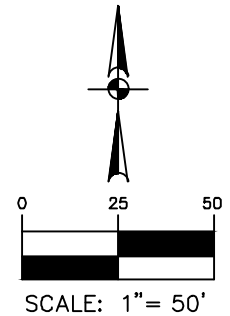
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	OCTOBER 2023	3 OF 4

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PROPOSED ALIGNMENT CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	770.00'	39°17'33"	274.88'	N69°26'54"E	517.76'	528.05'

PI STATION: 117+92.73 N: 13,779,313.27 E: 2,279,532.39



EXISTING ROW DEED LIST

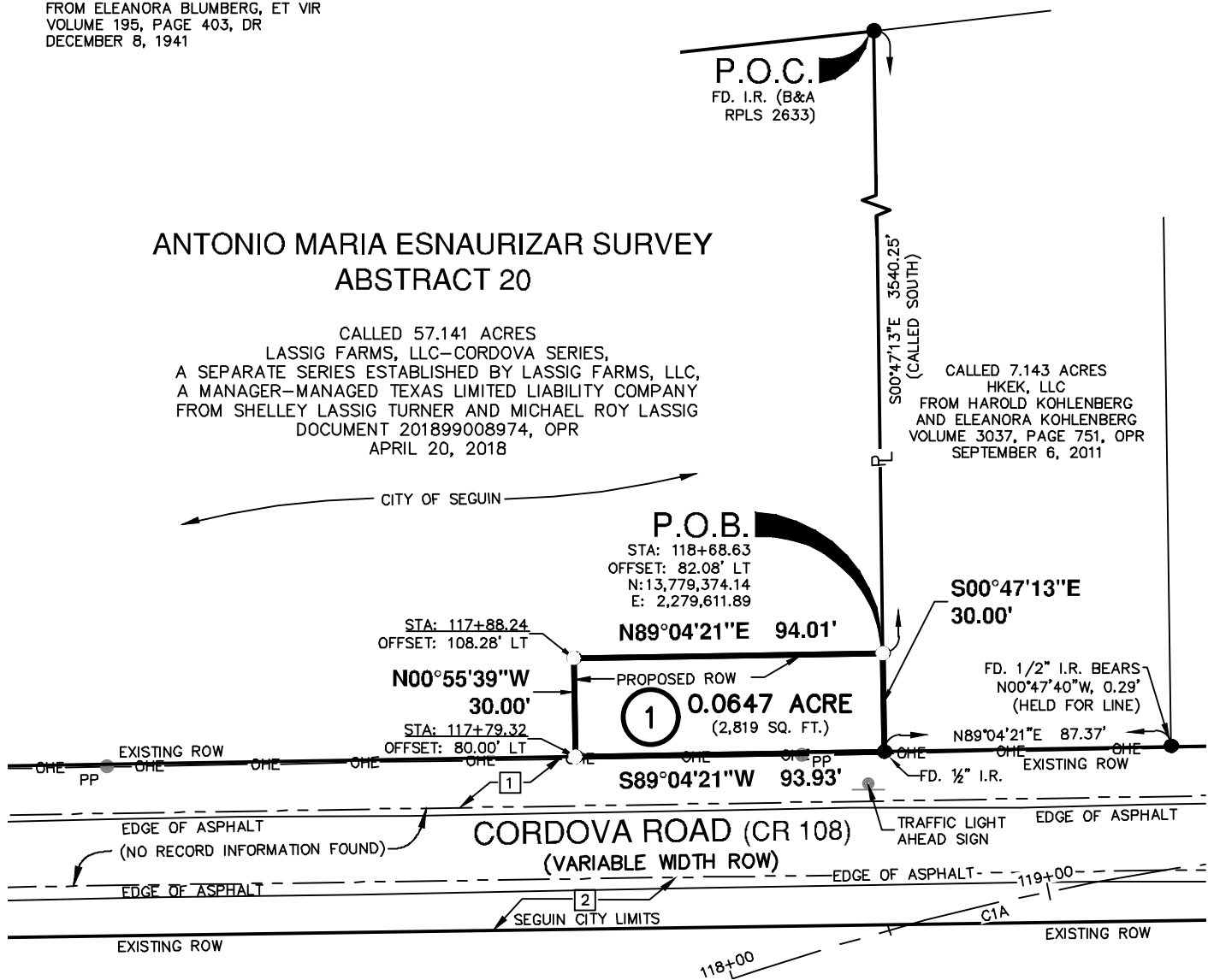
- 1 CALLED 0.48 ACRE
GUADALUPE COUNTY, TEXAS
FROM RUDOLPH ZIPP
VOLUME 196, PAGE 119, DR
FEBRUARY 7, 1942
- 2 CALLED 0.54 ACRE
GUADALUPE COUNTY, TEXAS
FROM ELEANORA BLUMBERG, ET VIR
VOLUME 195, PAGE 403, DR
DECEMBER 8, 1941

CALLED 91.021 ACRES (EXHIBIT H)
LYNETTE K. CRANFORD,
JERRY W. KRACKAU AND
CHARLES R. KRACKAU
FROM CHARLES R. KRACKAU, TRUSTEE OF
THE CLARENCE A. KRACKAU FAMILY TRUST
DOCUMENT 2016005309, OPR
MARCH 10, 2016

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 57.141 ACRES
LASSIG FARMS, LLC-CORDOVA SERIES,
A SEPARATE SERIES ESTABLISHED BY LASSIG FARMS, LLC,
A MANAGER-MANAGED TEXAS LIMITED LIABILITY COMPANY
FROM SHELLEY LASSIG TURNER AND MICHAEL ROY LASSIG
DOCUMENT 201899008974, OPR
APRIL 20, 2018

CALLED 7.143 ACRES
HKEK, LLC
FROM HAROLD KOHLENBERG
AND ELEANORA KOHLENBERG
VOLUME 3037, PAGE 751, OPR
SEPTEMBER 6, 2011



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PARCEL PLAT SHOWING PARCEL 1

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