

EXHIBIT A

01/20/2025

Parcel ID: 5

Page 1 of 8

County: Guadalupe
Road: Rudeloff Road
Project Limits: From: Huber Road To: State Highway 123

PROPERTY DESCRIPTION FOR PARCEL 5

FIELD NOTES FOR A 6.056 ACRE (263,810 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A CALLED 59.733 ACRE TRACT OF LAND AS CONVEYED BY MEREDITH LYMER, AS INDEPENDENT EXECUTOR OF THE ESTATE OF MICHAEL J. WAHL TO MEREDITH LYMER AND JORDON WAHL BY EXECUTER'S DEED OF DISTRIBUTION DATED JANUARY 17, 2024, AS RECORDED IN DOCUMENT NUMBER 202499001634, CORRECTED BY DOCUMENT NUMBER 202499002758, AND DESCRIBED IN DOCUMENT NUMBER 202099025606, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 6.056 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with an illegible orange cap found on the south line of a called 99.07 acre tract of land as conveyed to Helmerich & Payne International Drilling Co. by Warranty Deed recorded in Document Number 14-000418 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of the above described Lymer and Wahl Tract, and at the northwest corner of a called 36.656 acre tract of land described as Tract Six as conveyed to Patsy C. Metzner, Trustee of the Patsy C. Metzner Living Trust by Special Warranty Deed recorded in Document Number 202099025605 of the Official Public Records of Guadalupe County, Texas, from which a 1/2-inch iron rod with cap stamped "BGE Inc" set at the northwest corner of said Lymer and Wahl Tract, and at the southwest corner of said Helmerich & Payne International Tract, bears SOUTH 89°30'43" WEST a distance of 2,221.58 feet, and from which a 1/2-inch iron rod with a pink cap found on the west right-of-way line of State Highway 123 (width varies) as dedicated by Volume 128, Page 335, Volume 129, Pages 191 & 194, Volume 206, Pages 214, 235, 237, 239 & 240, Volume 396, Pages 98 & 531, Volume 397, Page 22 and Volume 398, Page 75, all of the Deed Records of Guadalupe County, Texas, at the northeast corner of said Metzner Tract, and at the southeast corner of said Helmerich & Payne International Tract, bears NORTH 89°30'19" EAST a distance of 1,348.81 feet; Thence, with the east line of said Lymer and Wahl Tract and the west line of said Metzner Tract, SOUTH 00°34'54" WEST a distance of 576.76 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed north right-of-way line of Rudeloff Road, for the northeast corner and **POINT OF BEGINNING** of the herein described parcel (NAD-83, Texas South Central Zone (SFT) Grid Coordinates: N: 13,774,174.86 E: 2,295,069.53), 60.00 feet left of Rudeloff Road Baseline station 164+04.85;

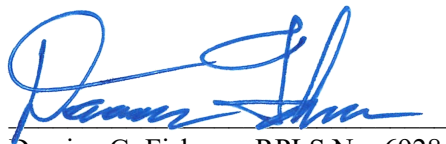
- 1) THENCE, continuing with the east line of said Lymer and Wahl Tract and the west line of said Metzner Tract, **SOUTH 00°34'54" WEST** a distance of **135.02** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed south right-of-way line of Rudeloff Road, for the most easterly southeast corner of the herein described parcel, 75.00 feet right of Rudeloff Road Baseline station 164+02.38, from which a leaning 1/2-inch iron rod found on the north line of a called 50 acre tract of land as conveyed to Vitesco Technologies USA, LLC by Special Warranty Deed recorded in Document Number 202099000033 of the Official Public Records of Guadalupe County, Texas, at the southeast corner of said Lymer and Wahl Tract, and at the southwest corner of said Metzner Tract, bears **SOUTH 00°34'54" WEST** a distance of 464.14 feet;

THENCE, leaving the west line of said Metzner Tract, with the proposed south and southeast right-of-way lines of Rudeloff Road and over and across said Lymer and Wahl Tract, the following four (4) courses:

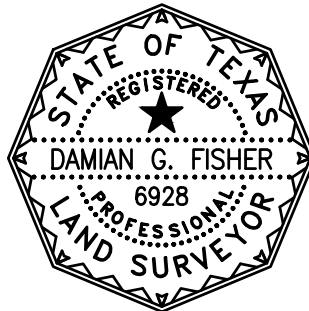
- 2) **SOUTH 89°31'53" WEST** a distance of **22.38** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 75.00 feet right of Rudeloff Road Baseline station 163+80.00;
- 3) **NORTH 81°47'35" WEST** a distance of **99.44** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet right of Rudeloff Road Baseline station 162+81.69;
- 4) **SOUTH 89°31'53" WEST** a distance of **956.38** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left, 60.00 feet right of Rudeloff Road Baseline station 153+25.31; and
- 5) Along said curve to the left, an arc distance of **1,013.74** feet, having a radius of **980.00** feet, a central angle of **59°16'07"** and a chord which bears **SOUTH 59°53'50" WEST** a distance of **969.15** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the south line of said Lymer and Wahl Tract and the north line of a called 106.19 acre tract of land as conveyed to Terraforma Land Partners, LLC by Special Warranty Deed with Vendor's Lien recorded in Document Number 202199029468 of the Official Public Records of Guadalupe County, Texas, for the most southerly southeast corner of the herein described parcel, 60.00 feet right of Rudeloff Road Baseline station 142+49.50, from which a 1/2-inch iron rod found on the south line of said Lymer and Wahl Tract, at the northeast corner of said Terraforma Land Partners Tract, and at the northwest corner of said Vitesco Technologies Tract, bears **NORTH 89°32'32" EAST** a distance of 1,205.64 feet;

- 6) THENCE, with the south line of said Lymer and Wahl Tract and the north line of said Terraforma Land Partners Tract, **SOUTH 89°32'32" WEST** a distance of **137.00** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the proposed northwest right-of-way line of Rudeloff Road, at the beginning of a non-tangent curve to the right, from which its center bears **SOUTH 63°23'06" EAST** a distance of 1,100.00 feet, for the southwest corner of the herein described parcel, 60.00 feet left of Rudeloff Road Baseline station 141+83.29, from which a 1/2-inch iron rod with cap stamped "TRI CO" found on the east line of the remainder of a called 21.902 acre tract of land as conveyed to Ya Baby, LLC by Special Warranty Deed recorded in Document Number 202499006146 of the Official Public Records of Guadalupe County, Texas, at the southwest corner of said Lymer and Wahl Tract, and at the northwest corner of said Terraforma Land Partners Tract, bears **SOUTH 89°32'32" WEST** a distance of 155.60 feet;
- 7) THENCE, leaving the north line of said Terraforma Land Partners Tract, with the proposed northwest right-of-way line of Rudeloff Road and over and across said Lymer and Wahl Tract, along said curve to the right, an arc distance of **1,207.91** feet, having a radius of **1,100.00** feet, a central angle of **62°54'59"** and a chord which bears **NORTH 58°04'24" EAST** a distance of **1,148.13** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency, 60.00 feet left of Rudeloff Road Baseline station 153+25.31;
- 8) THENCE, with the proposed north right-of-way line of Rudeloff Road and continuing over and across said Lymer and Wahl Tract, **NORTH 89°31'53" EAST** a distance of **1,079.54** feet to the **POINT OF BEGINNING** and containing **6.056 acres (263,810 square feet)** of land.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision from April 2023 to October 2024, conforms in all ways to the TBPELS standards and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD 83, (2011 Adjustment, Epoch 2010.00). Units are in U.S. Survey Feet. Distances and coordinates shown hereon are in grid. A parcel plat of even date was prepared in conjunction with this property description.


 Damian G. Fisher RPLS No. 6928

BGE, Inc.
 101 West Louis Henna Blvd, Suite 400
 Austin, Texas 78728
 Telephone: (512) 879-0400
 TBPLS Licensed Surveying Firm No. 10106502



01/20/2025

Date

Client: City of Seguin
 Job No: 9790-00

\\bgeinc\data\TXC\Projects\City_Sequin\9790-00 Rudeloff\04_Finals\Drawings\Parcels\9790-00_P5_EX1.dwg, 1/20/2025 4:24 PM, Damian Fisher

MATCHLINE PAGE 6 OF 8

PARCEL 5
6.056 ACRES
263,810 SQUARE FEET

MEREDITH LYMER AND JORDON WAHL
CALLED 59.733 ACRES
DOC. NO. 202499001634, CORRECTED
BY DOC. NO. 202499002758 &
DESCRIBED IN DOC. NO.
202099025606 O.P.R.G.C.
GCAD PID # 54936

HELMERICH & PAYNE INTERNATIONAL DRILLING CO.
CALLED 99.07 ACRES
DOC. NO. 14-000418 O.P.R.G.C. GCAD PID # 154248

S 89°30'43" W 2,221.58'
[S 89°30'46" W 2,222.15']
<S 89°30'55" W>

N 89°30'19" E 1,348.81'
(N 89°30'46" E 1,348.79')
<N 89°30'55" E>

P.O.C.
ILLEGIBLE
ORANGE CAP

PATSY C. METZNER, TRUSTEE OF THE
PATSY C. METZNER LIVING TRUST
CALLED 36.656 ACRES (TRACT SIX)
DOC. NO. 202099025605 O.P.R.G.C.
GCAD PID # 54937

PINK CAP
STATE
HIGHWAY
123

P.O.B.
STA 164+04.85
60.00' LT
N: 13,774,174.86
E: 2,295,069.53

N 89°31'53" E 1,079.54'

PROPOSED R.O.W.

158+00

159+00

160+00

161+00

162+00

163+00

N 89°31'53" E 2,873.47'

PROPOSED RUDELOFF
ROAD BASELINE

PROPOSED R.O.W.

PROPOSED PARCEL 5E PART 2
PERMANENT ACCESS ESMT.

S 89°31'53" W 956.38'

STA 162+81.69
60.00' RT

STA 163+80.00
75.00' RT

N 81°47'35" W
99.44'

STA 164+02.38
75.00' RT

135.02'
S 00°34'54" W
1,176.57'
[S 00°35'48" W 1,176.57']

PROPOSED R.O.W.

MEREDITH LYMER AND JORDON WAHL
CALLED 59.733 ACRES
DOC. NO. 202499001634, CORRECTED
BY DOC. NO. 202499002758 &
DESCRIBED IN DOC. NO.
202099025606 O.P.R.G.C.
GCAD PID # 54936

PATSY C. METZNER, TRUSTEE OF THE
PATSY C. METZNER LIVING TRUST
CALLED 36.656 ACRES
(TRACT SIX)
DOC. NO. 202099025605 O.P.R.G.C.
GCAD PID # 54937

LEANING

VITESCO TECHNOLOGIES USA, LLC
CALLED 50 ACRES
DOC. NO. 202099000033 O.P.R.G.C.
GCAD PID # 55802

LINE TABLE

NO.	BEARING	DIST.
L1	S 89°31'53" W	22.38'



ANTONIO MARIA
ESNAURIZAR
SURVEY, A-20



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 5
6.056 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale: 1"=100'	Job No.: 9790-00	Date: 01/20/2025	Page: 5 of 8
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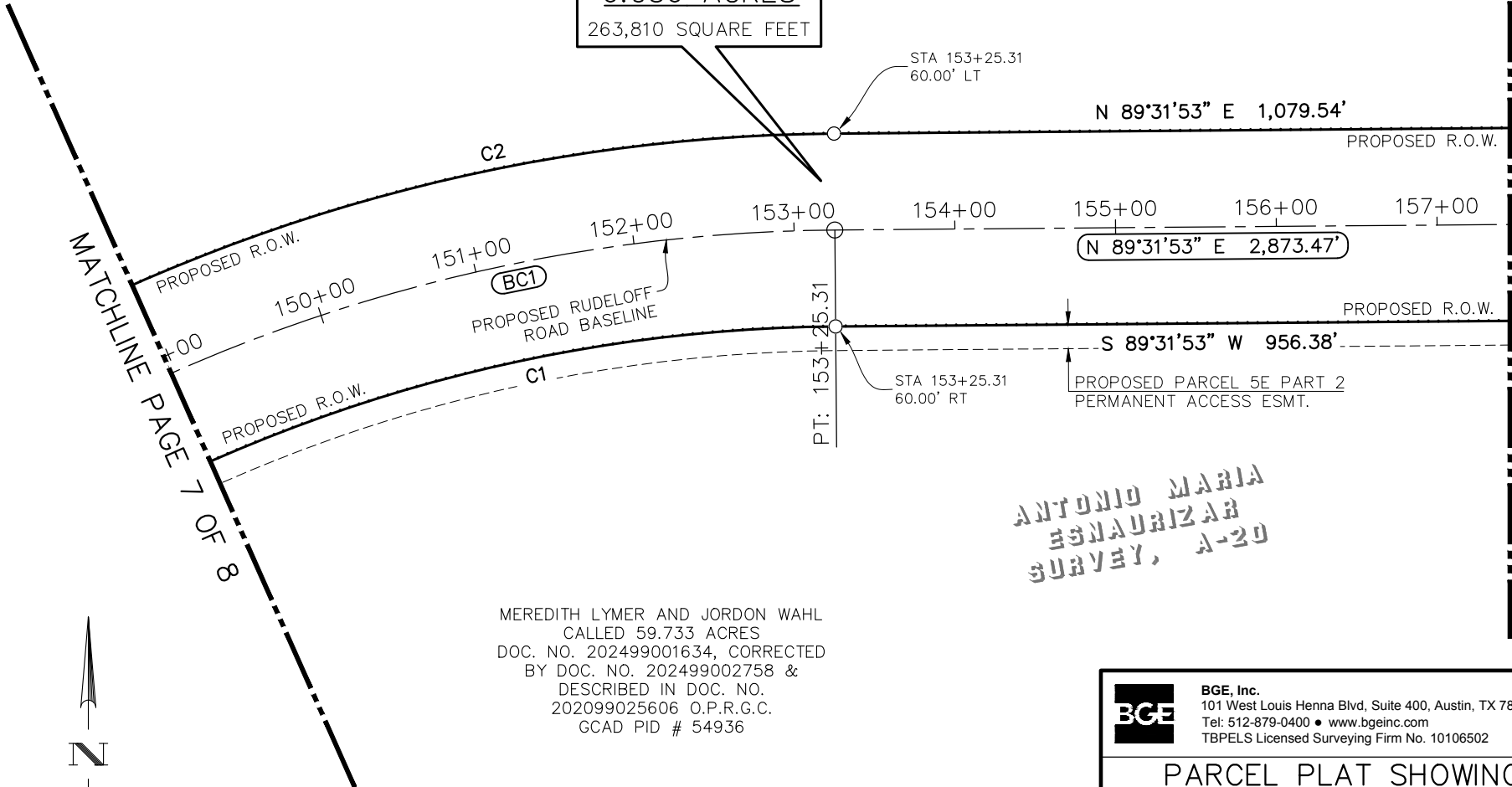
\\bgeinc\data\TxC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P5_EX1.dwg, 1/20/2025 4:24 PM, Damian Fisher

RUDELOFF BASELINE BC1

PI STATION: 148+10.76
RADIUS: 1,040.00
DELTA: 64°29'42"
ARC LENGTH: 1,170.67'
CHORD BRNG.: N 57°17'03" E
CHORD DIST.: 1,109.84'
PI NORTHING: 13,774,100.67
PI EASTING: 2,293,334.41

MEREDITH LYMER AND JORDON WAHL
CALLED 59.733 ACRES
DOC. NO. 202499001634, CORRECTED
BY DOC. NO. 202499002758 &
DESCRIBED IN DOC. NO.
202099025606 O.P.R.G.C.
GCAD PID # 54936

PARCEL 5
6.056 ACRES
263,810 SQUARE FEET



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DESCRIBED IN DOC. NO.
202099025606 O.P.R.G.C.
GCAD PID # 54936

ANTONIO MARIA
ESNAURIZAR
SURVEY, A-20

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	1,013.74'	980.00'	59°16'07"	S 59°53'50" W	969.15'
C2	1,207.91'	1,100.00'	62°54'59"	N 58°04'24" E	1,148.13'

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PARCEL 5
6.056 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale: 1"=100'	Job No.: 9790-00	Date: 01/20/2025	Page: 6 of 8
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MATCHLINE PAGE 5 OF 8

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YA BABY, LLC
REMAINDER OF A
CALLED 21.902 ACRES
DOC. NO. 202499006146
O.P.R.G.C.
GCAD PID # 55187 & 5523

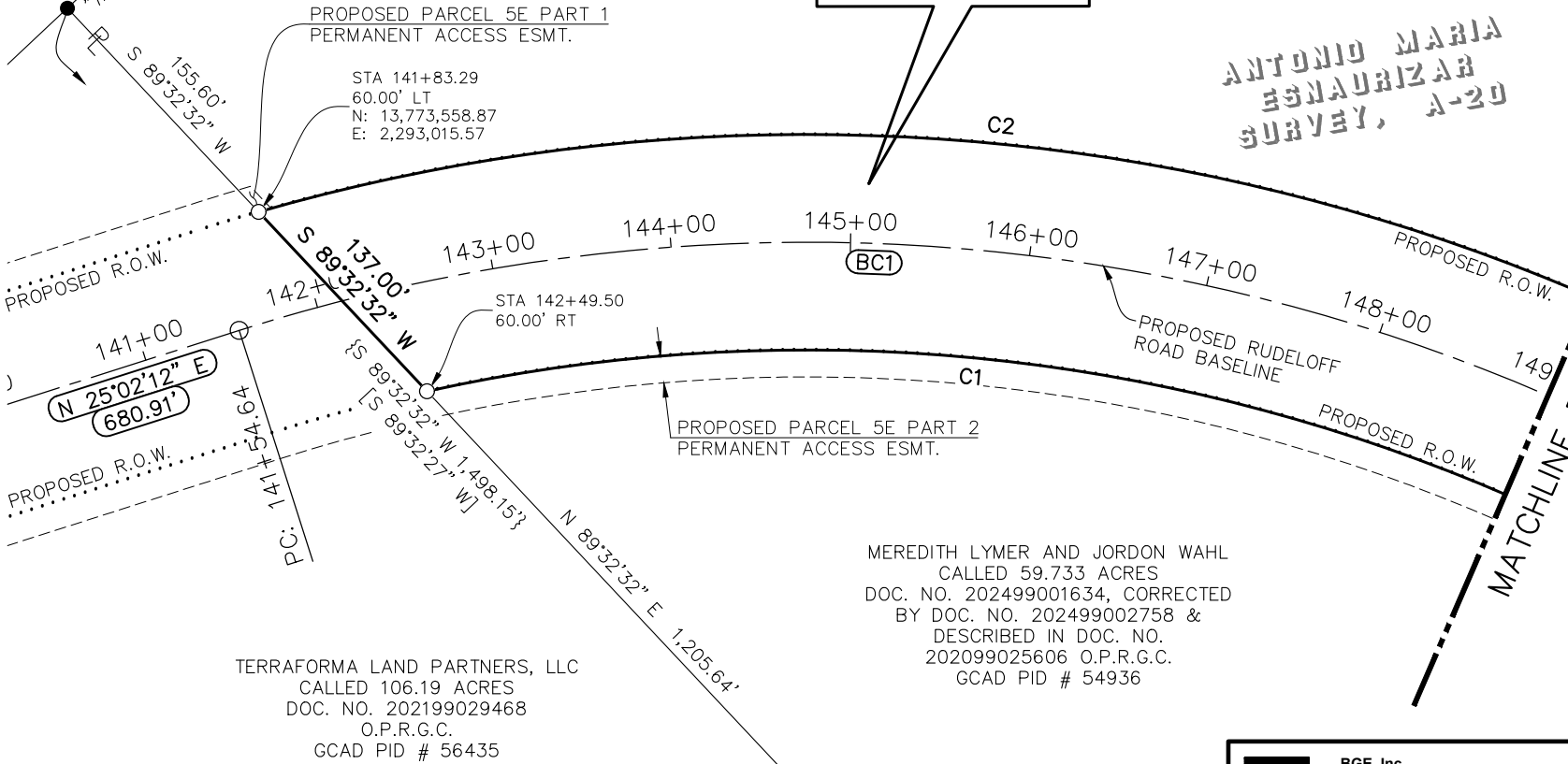
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DOC. NO. 202499001634, CORRECTED
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202099025606 O.P.R.G.C.
GCAD PID # 54936

RUDELOFF BASELINE BC1
PI STATION: 148+10.76
RADIUS: 1,040.00
DELTA: 64°29'42"
ARC LENGTH: 1,170.67'
CHORD BRNG.: N 57°17'03" E
CHORD DIST.: 1,109.84'
PI NORTHING: 13,774,100.67
PI EASTING: 2,293,334.41

PARCEL 5
6.056 ACRES
263,810 SQUARE FEET

ANTONIO MARIA
ESNAURIZAR
SURVEY, A-20

MATCHLINE PAGE 6 OF 8



MEREDITH LYMER AND JORDON WAHL
CALLED 59.733 ACRES
DOC. NO. 202499001634, CORRECTED
BY DOC. NO. 202499002758 &
DESCRIBED IN DOC. NO.
202099025606 O.P.R.G.C.
GCAD PID # 54936

TERRAFORMA LAND PARTNERS, LLC
CALLED 106.19 ACRES
DOC. NO. 202199029468
O.P.R.G.C.
GCAD PID # 56435

CURVE TABLE

NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	1,013.74'	980.00'	59°16'07"	S 59°53'50" W	969.15'
C2	1,207.91'	1,100.00'	62°54'59"	N 58°04'24" E	1,148.13'



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PARCEL PLAT SHOWING
PARCEL 5
6.056 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

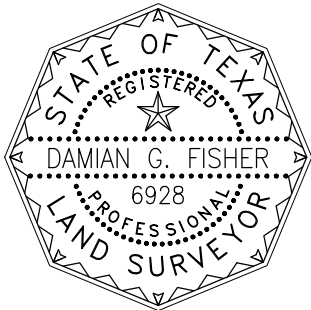
Scale: 1"=100'	Job No.: 9790-00	Date: 01/20/2025	Page: 7 of 8
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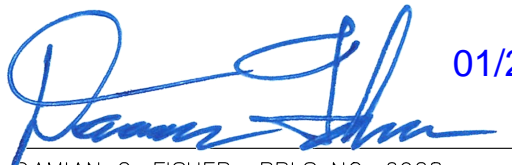
\\bgeinc\data\TxC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P5_EX1.dwg, 1/20/2025 4:24 PM, Damian Fisher

RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 10f. 10' PERMANENT UTILITY EASEMENT AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 4263, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10g. ELECTRIC LINE EASEMENT RECORDED UNDER DOCUMENT NO. 2014022121, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10h. EASEMENT AND ASSIGNMENT AGREEMENT DATED DECEMBER 29, 2014, BY AND BETWEEN LOUIS P. WAHL, JR., AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED UNDER DOCUMENT NO. 2015002839 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AS AFFECTED BY MARITAL STATUS AFFIDAVIT AND SPOUSAL CONSENT TO PERPETUAL EASEMENT RECORDED UNDER DOCUMENT NO. 2015002838 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES AFFECT THE SUBJECT PARCEL.
- 10i. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE RECORDED IN VOLUME 1662, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10j. ASSIGNMENT AND ASSUMPTION OF LAND LEASE AGREEMENT FOR OPTION AND SITE LEASE AGREEMENT WITH AT&T WIRELESS SERVICES OF SAN ANTONIO, INC. RECORDED IN VOLUME 1681, PAGE 699 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES AFFECT THE SUBJECT PARCEL.
- 10k. UTILITY EASEMENT GRANTED TO THE CITY OF SEGUIN, RECORDED IN VOLUME 2280, PAGE 568 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10l. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY OF SEGUIN, FOR THE CONSTRUCTION OF A SEWER LINE RECORDED IN VOLUME 2280, PAGE 574 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10m. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE RECORDED IN VOLUME 1662, PAGE 638, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10n. PERMANENT SANITARY SEWER EASEMENT GRANTED TO CITY OF SEGUIN, RECORDED UNDER DOCUMENT NO. 202099008307 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.
- 10o. EASEMENT(S) AS RESERVED THEREIN, BEING A 50 FOOT RIGHT-OF-WAY FOR INGRESS AND EGRESS, PURSUANT TO SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 202099025607 OF THE OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PARCEL.

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision from April, 2023 to October, 2024, conforms in all ways to the TBPELS standards and is true and correct to the best of my knowledge.





01/20/2025

DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

LEGEND

DOC.	DOCUMENT
ESMT.	EASEMENT
GCAD	GUADALUPE COUNTY APPRAISAL DISTRICT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.G.C.	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY
PID	PROPERTY IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
()	RECORD INFO., DOC. NO. 202099025605 O.P.R.G.C.
[]	RECORD INFO., DOC. NO. 202099025606 O.P.R.G.C.
{ }	RECORD INFO., DOC. NO. 202199029468 O.P.R.G.C.
< >	RECORD INFO., DOC. NO. 14-000418 O.P.R.G.C.

SYMBOL LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "BGE INC"
ℙ	PROPERTY LINE (OWNERSHIP DIVISION)



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 5
6.056 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale:	Job No.:	Date:	Page:
N.T.S.	9790-00	01/20/2025	8 of 8