

EXHIBIT A

01/20/2025

Parcel ID: 6

Page 1 of 8

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

PROPERTY DESCRIPTION FOR PARCEL 6

FIELD NOTES FOR A 4.162 ACRE (181,290 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A CALLED 36.656 ACRE TRACT OF LAND DESCRIBED AS TRACT SIX AS CONVEYED BY PATSY C. METZNER TO PATSY C. METZNER, TRUSTEE OF THE PATSY C. METZNER LIVING TRUST BY SPECIAL WARRANTY DEED DATED SEPTEMBER 12, 2020, AS RECORDED IN DOCUMENT NUMBER 202099025605 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 4.162 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 northwest corner of the above described Metzner Tract, and at the northeast corner of a called 59.733 acre tract of land as conveyed to Meredith Lymer and Jordon Wahl by Executer's Deed of Distribution 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, 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; Thence, with the west line of said Metzner Tract and the east line of said Lymer and Wahl 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 northwest 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;

THENCE, leaving the east line of said Lymer and Wahl Tract, with the proposed north right-of-way line of Rudeloff Road and over and across said Metzner Tract, the following nine (9) courses:

- 1) **NORTH 89°31'53" EAST** a distance of **132.43** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet left of Rudeloff Road Baseline station 165+37.29;

- 2) **NORTH 85°43'03" EAST** a distance of **75.17** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 65.00 feet left of Rudeloff Road Baseline station 166+12.29;
- 3) **NORTH 89°31'53" EAST** a distance of **91.00** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 65.00 feet left of Rudeloff Road Baseline station 167+03.29;
- 4) **SOUTH 86°39'16" EAST** a distance of **75.17** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet left of Rudeloff Road Baseline station 167+78.29;
- 5) **NORTH 89°31'53" EAST** a distance of **598.99** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet left of Rudeloff Road Baseline station 173+77.27;
- 6) **NORTH 85°55'24" EAST** a distance of **79.45** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 65.00 feet left of Rudeloff Road Baseline station 174+56.57;
- 7) **NORTH 89°31'53" EAST** a distance of **86.25** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 65.00 feet left of Rudeloff Road Baseline station 175+42.82;
- 8) **SOUTH 86°39'16" EAST** a distance of **75.17** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 60.00 feet left of Rudeloff Road Baseline station 176+17.82; and
- 9) **NORTH 89°31'53" EAST** a distance of **133.36** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set 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, and the east line of said Metzner Tract, at the proposed northeast terminus of Rudeloff Road, for the northeast corner of the herein described parcel, 60.00 feet left of Rudeloff Road Baseline station 177+51.18, from which a 1/2-inch iron rod with a pink cap found on the west right-of-way line of said State Highway 123, at the northeast corner of said Metzner Tract, and at the southeast corner of said Helmerich & Payne International Tract, bears NORTH 00°49'39" EAST a distance of 577.43 feet;

- 10) THENCE, with the west right-of-way line of said State Highway 123 and the east line of said Metzner Tract, **SOUTH 00°49'39" WEST** a distance of **83.99** feet to a broken a TXDOT Type I concrete right-of-way monument found for an angle point;
- 11) THENCE, continuing with the west right-of-way line of said State Highway 123 and the east line of said Metzner Tract, **SOUTH 04°39'05" EAST** a distance of **56.18** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the proposed southeast terminus of Rudeloff Road, for the southeast corner of the herein described parcel, 80.00 feet right of Rudeloff Road Baseline station 177+53.37, from which a 1/2-inch iron rod with an illegible purple cap found on the west right-of-way line of said State Highway 123, at the southeast corner of said Metzner Tract, and at the northeast corner 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, bears SOUTH 04°39'05" EAST a distance of 461.05 feet;

THENCE, leaving the west right-of-way line of said State Highway 123, with the proposed south right-of-way line of Rudeloff Road and over and across said Metzner Tract, the following five (5) courses

- 12) **SOUTH 89°31'53" WEST** a distance of **582.03** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point, 80.00 feet right of Rudeloff Road Baseline station 171+71.34;
- 13) **NORTH 80°11'57" WEST** a distance of **112.19** 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 170+60.95;
- 14) **SOUTH 89°31'53" WEST** a distance of **243.45** 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 168+17.50;
- 15) **SOUTH 82°25'09" WEST** a distance of **121.15** 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 166+97.29; and

16) **SOUTH 89°31'53" WEST** a distance of **294.91** feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the west line of said Metzner Tract and the east line of said Lymer and Wahl Tract, for the southwest 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 said Vitesco Technologies Tract, at the southwest corner of said Metzner Tract, and at the southeast corner of said Lymer and Wahl Tract, bears **SOUTH 00°34'54" WEST** a distance of 464.14 feet;

17) THENCE, with the west line of said Metzner Tract and the east line of said Lymer and Wahl Tract, **NORTH 00°34'54" EAST** a distance of **135.02** feet to the **POINT OF BEGINNING** and containing **4.162 acres (181,290 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.

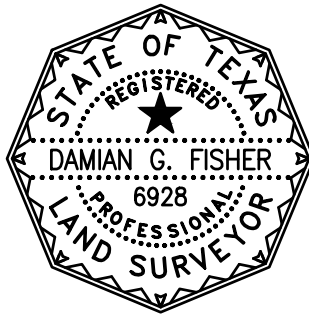


Damian G. Fisher RPLS No. 6928
BGE, Inc.

101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502

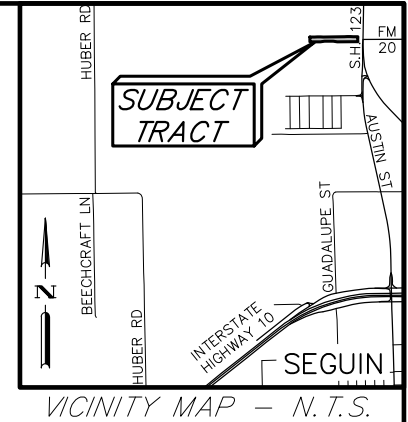
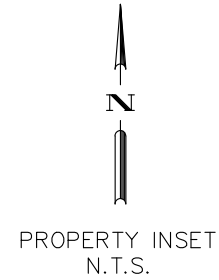
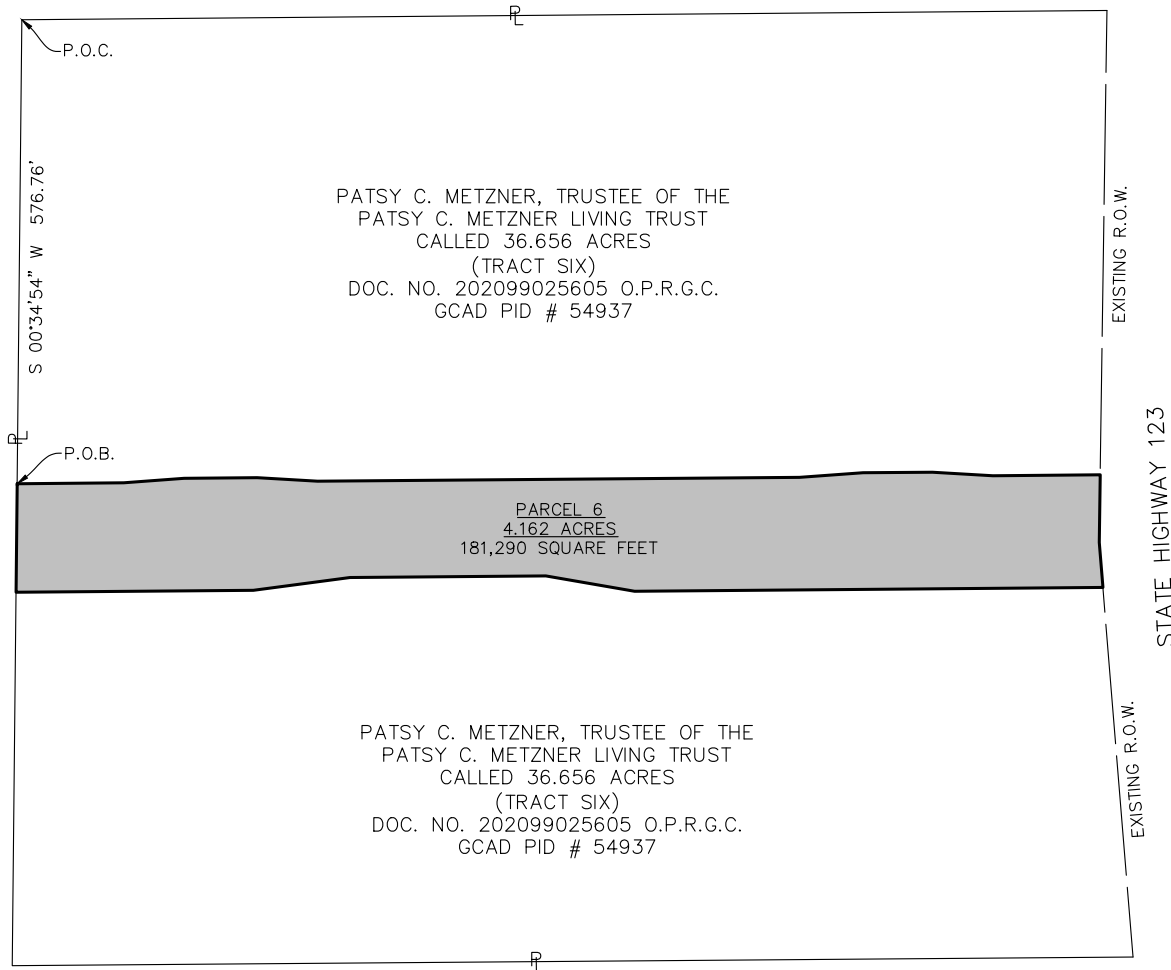


01/20/2025

Date

Client: City of Seguin
Job No: 9790-00

\\bgeinc\data\TxC\Projects\City_Seguin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P6_EX1.dwg, 1/20/2025 4:59 PM, Damian Fisher



AREA TABLE		
	ACRES	SQUARE FEET
CALCULATED	36.651	1,596,503
ACQUISITION	4.162	181,290
REMAINDER RT	14.677	639,348
REMAINDER LT	17.811	775,864

GENERAL NOTES:

1. 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.
2. THIS PARCEL PLAT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND COUNTERSIGNED BY SEGUIN TITLE COMPANY UNDER G.F. NO. 034985STC, DATED EFFECTIVE MARCH 31, 2024 AND ISSUED ON APRIL 4, 2024.
3. FIELDWORK WAS PERFORMED FROM APRIL, 2023 TO OCTOBER, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

REVISIONS:



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 6
4.162 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale:	Job No.:	Date:	Drawing:
N.T.S.	9790-00	01/20/2025	5 of 8

\\bgeinc\data\TXC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P6_EX1.dwg, 1/20/2025 4:59 PM, Damian Fisher

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

STATE
HIGHWAY
123

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

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

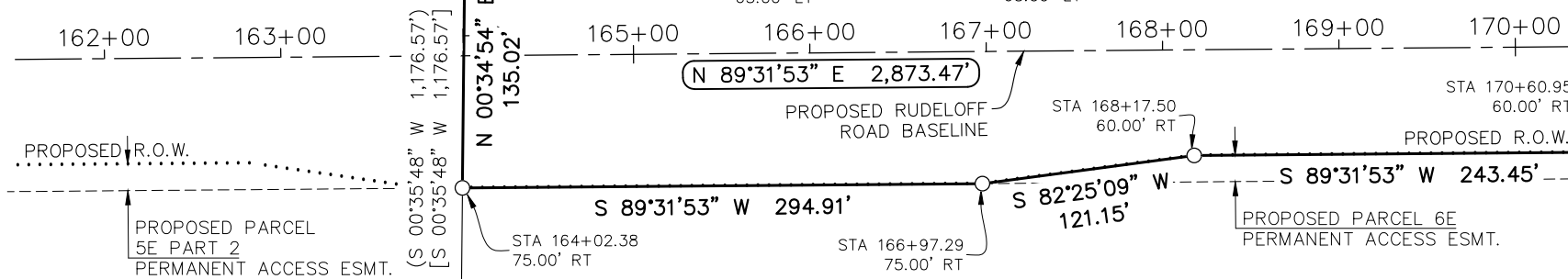
P.O.C.
ILLEGIBLE
ORANGE CAP

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

PARCEL 6
4.162 ACRES
181,290 SQUARE FEET

PROPOSED R.O.W.

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

ANTONIO MARIA
ESNAURIZAR
SURVEY, A-20

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

MATCHLINE PAGE 7 OF 8



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

LINE TABLE

NO.	BEARING	DIST.
L1	N 85°43'03" E	75.17'
L2	S 86°39'16" E	75.17'
L8	N 80°11'57" W	112.19'



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PARCEL PLAT SHOWING
PARCEL 6
4.162 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

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

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

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

10' UTILITY ESMT.
VOL. 4263, PG. 166
[10f.] O.P.R.G.C.

20' UTILITY ESMT.
VOL. 2280, PG. 568
[10k.] O.P.R.G.C.

PINK CAP

STATE HIGHWAY 123

R.O.W. VARIES
VOL. 128, PG. 335, VOL. 129, PGS.
191 & 194, VOL. 206, PGS. 214,
235, 237, 239 & 240, VOL. 396,
PGS. 98 & 531, VOL. 397, PG. 22
& VOL. 398, PG. 75 D.R.G.C.

EXISTING R.O.W.

F.M. 20
R.O.W. VARIES

ANTONIO MARIA
ESNAURIZAR SURVEY, A-20
MARGARITA CHERINO
SURVEY, A-10

EXISTING R.O.W.
BROKEN

STA 177+51.18
60.00' LT

STA 176+17.82
60.00' LT

STA 173+77.27
60.00' LT

STA 174+56.57
65.00' LT

STA 175+42.82
65.00' LT

N 89°31'53" E 598.99'

PROPOSED R.O.W.

PROPOSED R.O.W.

N 89°31'53" E 2,873.47'

PROPOSED RUDELOFF
ROAD BASELINE

STA 171+71.34
80.00' RT

PROPOSED R.O.W.

PROPOSED R.O.W.

S 89°31'53" W 582.03'

STA 177+53.37
80.00' RT
N: 13,774,045.89
E: 2,296,419.15

PROPOSED PARCEL 6E
PERMANENT ACCESS ESMT.

PARCEL 6
4.162 ACRES
181,290 SQUARE FEET

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

ILLEGIBLE PURPLE CAP

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



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TBPELS Licensed Surveying Firm No. 10106502

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PARCEL PLAT SHOWING
PARCEL 6
4.162 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale: 1"=100'	Job No.: 9790-00	Date: 01/20/2025	Drawing: 7 of 8
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LINE TABLE

NO.	BEARING	DIST.
L3	N 85°55'24" E	79.45'
L4	N 89°31'53" E	86.25'
L5	S 86°39'16" E	75.17'
L6	S 00°49'39" W	83.99'
L7	S 04°39'05" E	56.18'
L8	N 80°11'57" W	112.19'

ANTONIO MARIA
ESNAURIZAR
SURVEY, A-20

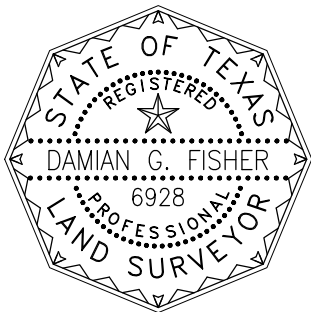


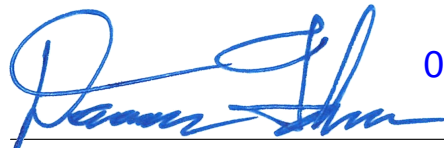
\\bgeinc\data\TxC\Projects\City_Sequin\9790-00 Rudeloff 2\06_Survey\04_Finals\Drawings\Parcels\9790-00_P6_EX1.dwg, 1/20/2025 4:59 PM, Damian Fisher

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 AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.
- 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 AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.
- 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, AS THE TEMPORARY EASEMENT EXPIRED UPON COMPLETION OF THE ADJACENT WASTEWATER LINE.
- 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
D.R.G.C.	DEED RECORDS OF GUADALUPE COUNTY
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
PG.	PAGE
PGS.	PAGES
PID	PROPERTY IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO., DOC. NO. 202099025605 O.P.R.G.C.
[]	RECORD INFO., DOC. NO. 202099025606 O.P.R.G.C.
{ }	RECORD INFO., DOC. NO. 14-000418 O.P.R.G.C.
< >	RECORD INFO., VOL. 397, PG. 22 D.R.G.C.

SYMBOL LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP "BGE INC"
■	FOUND TXDOT TYPE I R.O.W. MONUMENT
△	CALCULATED POINT
ℙ	PROPERTY LINE (OWNERSHIP DIVISION)



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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 6
4.162 ACRES
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

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