

EXHIBIT A

01/20/2025
Parcel ID: 5E P1
Page 1 of 5

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

PROPERTY DESCRIPTION FOR EASEMENT PARCEL 5E PART 1

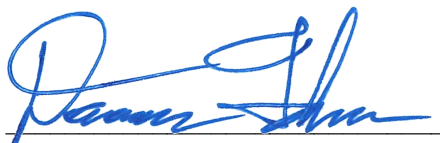
FIELD NOTES FOR A 0.0025 ACRE (108 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A CALLED 59.733 ACRE TRACT OF LAND AS CONVEYED BY MEREDITH LYMER, AS INDEPENDENT EXECUTOR OF THE ESTATE OF MICHAEL J. WAHL TO 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 0.0025 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 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 the above described Lymer and Wahl Tract, and at the northwest corner 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, from which a leaning 1-inch iron pipe found on the west line of said Terraforma Land Partners Tract, at the southeast corner of said Ya Baby Tract, and at the northeast corner of a called 192.51 acre tract of land as conveyed to 2021 FII Walnut, LP by Special Warranty Deed recorded in Document Number 202499029669 of the Official Public Records of Guadalupe County, Texas, bears SOUTH 00°23'55" EAST a distance of 521.88 feet, and 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 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, bears NORTH 00°17'50" WEST a distance of 1,175.06 feet; Thence, with the south line of said Lymer and Wahl Tract and the north line of said Terraforma Land Partners Tract, NORTH 89°32'32" EAST a distance of 138.79 feet to a calculated point at the beginning of a non-tangent curve to the right, from which its center bears SOUTH 63°46'41" EAST a distance of 1,115.00 feet, for the southwest corner and **POINT OF BEGINNING** of the herein described parcel, 75.00 feet left of Rudeloff Road Baseline station 141+76.15;

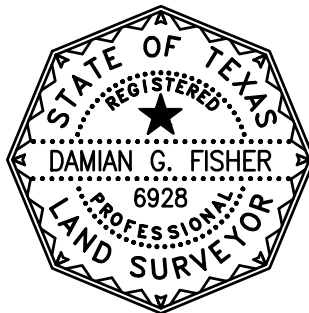
- 1) THENCE, leaving the north line of said Terraforma Land Partners Tract, and over and across said Lymer and Wahl Tract, along said curve to the right, an arc distance of **7.19** feet, having a radius of **1,115.00** feet, a central angle of **00°22'11"** and a chord which bears **NORTH 26°24'24" EAST** a distance of **7.19** feet to a calculated point for the northwest corner of the herein described parcel, 75.00 feet left of Rudeloff Road Baseline station 141+82.86;

- 2) THENCE, continuing over and across said Lymer and Wahl Tract, **NORTH 89°29'34" EAST** a distance of **16.88** feet to a calculated point on the proposed northwest right-of-way line of Rudeloff Road, at the beginning of a non-tangent curve to the left, from which its center bears **SOUTH 63°00'29" EAST** a distance of 1,100.00 feet, for the northeast corner of the herein described parcel, 60.00 feet left of Rudeloff Road Baseline station 141+90.13;
- 3) THENCE, with the proposed northwest right-of-way line of Rudeloff Road and continuing over and across said Lymer and Wahl Tract, along said curve to the left, an arc distance of **7.24** feet, having a radius of **1,100.00** feet, a central angle of **00°22'37"** and a chord which bears **SOUTH 26°48'13" WEST** a distance of **7.24** 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 said Terraforma Land Partners Tract, for the southeast corner of the herein described parcel (NAD-83, Texas South Central Zone (SFT) Grid Coordinates: N: 13,773,558.87 E: 2,293,015.57), 60.00 feet left of Rudeloff Road Baseline station 141+83.29, 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 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 **NORTH 89°32'32" EAST** a distance of 1,342.64 feet;
- 4) 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 **16.82** feet to the **POINT OF BEGINNING** and containing **0.0025 acre (108 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.



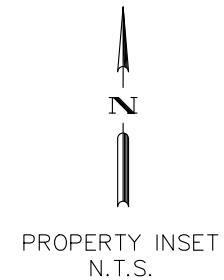
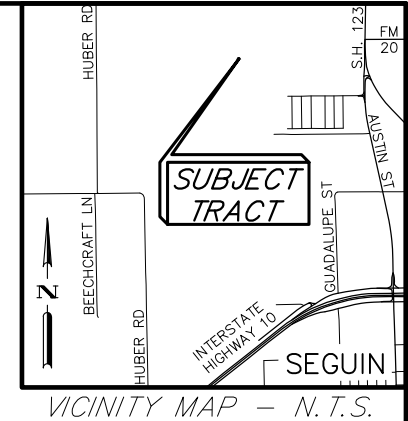
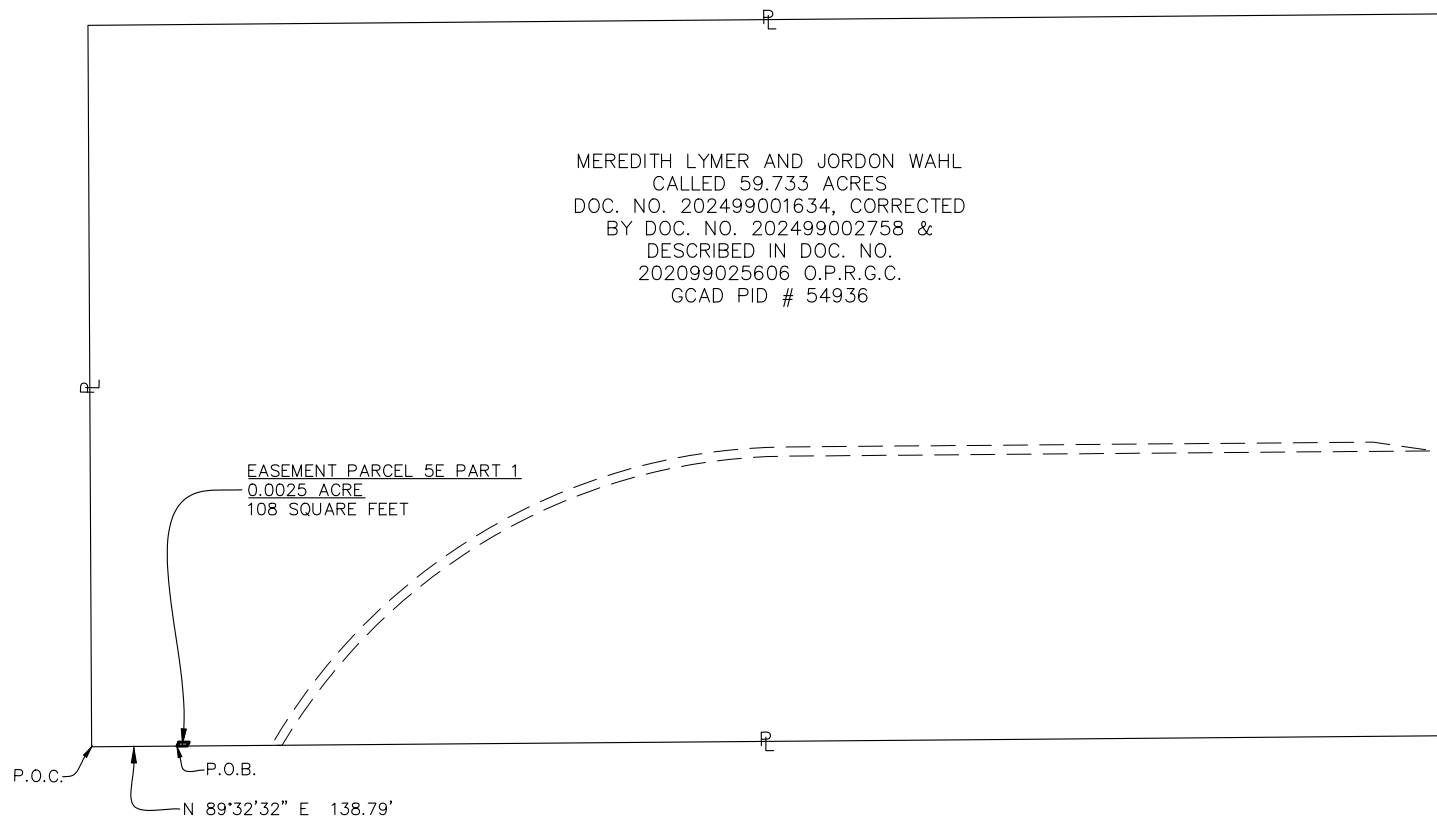
Damian G. Fisher RPLS No. 6928
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



01/20/2025

Date

Client: City of Seguin
Job No: 9790-00



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. 034981STC, DATED EFFECTIVE OCTOBER 10, 2024 AND ISSUED ON OCTOBER 18, 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:



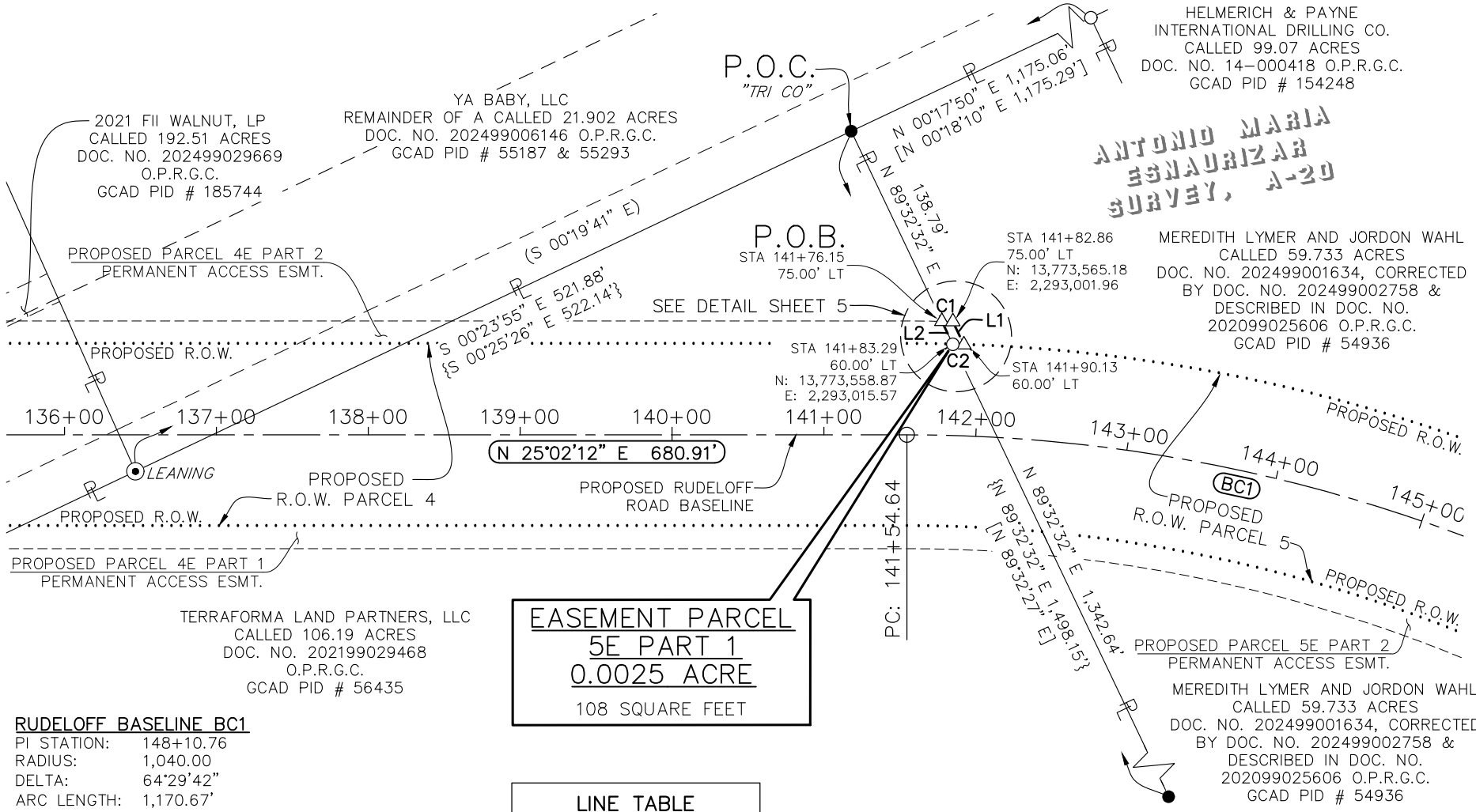
BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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**PARCEL PLAT SHOWING
EASEMENT PARCEL 5E PART 1
0.0025 ACRE
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS**

Scale:	Job No.:	Date:	Page:
N.T.S.	9790-00	01/20/2025	3 of 5

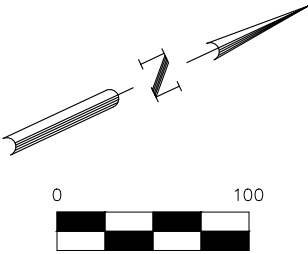
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EASEMENT PARCEL
5E PART 1
0.0025 ACRE
108 SQUARE FEET

LINE TABLE		
NO.	BEARING	DIST.
L1	N 89°29'34" E	16.88'
L2	S 89°32'32" W	16.82'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	7.19'	1,115.00'	0°22'11"	N 26°24'24" E	7.19'
C2	7.24'	1,100.00'	0°22'37"	S 26°48'13" W	7.24'





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EASEMENT PARCEL 5E PART 1
0.0025 ACRE
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS**

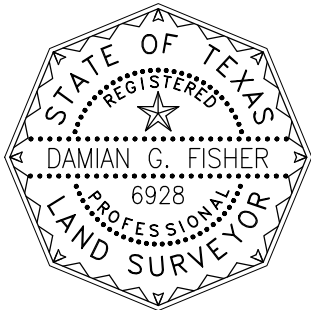
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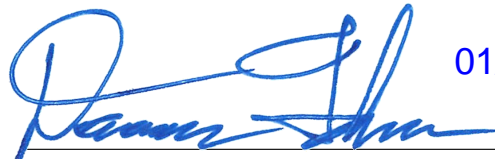
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RESTRICTIVE COVENANT AND EASEMENT NOTES:

- 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

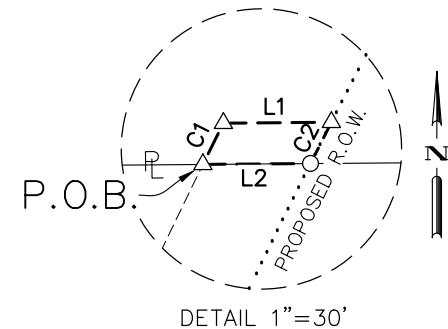
DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400

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. 202499006146 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.

SYMBOL LEGEND

●	FOUND 1/2" IRON ROD
⊙	FOUND 1" IRON PIPE
○	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
ℓ	PROPERTY LINE (OWNERSHIP DIVISION)



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0.0025 ACRE
RUDELOFF ROAD
GUADALUPE COUNTY, TEXAS

Scale: 1"=30'	Job No.: 9790-00	Date: 01/20/2025	Page: 5 of 5
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