

"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 0.0953 acre (4,151 square feet) 15-foot Wide Permanent Utility Easement on a calculated 11.141 acre portion of a called 18.175 acre tract of land described in a deed executed on January 9, 1992 from Preston Engelke and wife, Doris Engelke to Chris D. Bernhard and wife, Judith M. Bernhard, recorded in Volume 976, Page 955 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0953 acre tract being more fully described as follows:

COMMENCING at the northwest corner of said 18.175 acre tract, the northeast corner of Engelke Subdivision, recorded in Volume 6, Page 271 of the Map and Plat Records of Guadalupe County, Texas, on the south line of a called 84.306 acre tract of land (Tract 2) described in a deed to Darla Ann Schumann Roessing, recorded in Volume 1483, Page 197 of the Official Public Records of Guadalupe County, Texas, from which a found 1/2 inch iron rod (held for line) bears South 00°44'20" East, a distance of 0.29 feet;

THENCE, South 00°44'20" East (called North), along and with the common line between said 18.175 acre tract and the east lines of said Engelke Subdivision, Engelke Subdivision Unit 2, recorded in Volume 6, Page 456 of the Map and Plat Records of Guadalupe County, Texas, and a calculated 5.342 acre portion of a called 16.175 acre tract of land described in a deed to Arlan Engelke and wife, Deanne Engelke, recorded in Volume 976, Page 949 of the Official Public Records of Guadalupe County, Texas, a distance of 1,722.20 feet to the northwest corner and POINT OF BEGINNING of the herein described Easement, said point being 90.00 feet left of and at a right angle to Cordova Road proposed alignment station 182+19.61 and having surface coordinates of N 13,779,475.35 and E 2,285,975.20;

- (1) THENCE, North 89°01'59" East, over and across said 18.175 acre tract, a distance of 273.25 feet to a point;
- (2) THENCE, northeasterly, continuing over and across said 18.175 acre tract, along a tangent curve to the left, said curve having a radius of 2,410.00 feet, a central angle of 00°04'56", a chord bearing and distance of North 88°59'31" East, 3.46 feet, for an arc length of 3.46 feet to a point on the west line of a called 7.034 acre tract (Tract I) described in a deed to George Frans Du Preez and Catharina Margaretha Brand, recorded in Document 2021199035495 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of the herein described Easement;

"EXHIBIT A"

- (3) THENCE, South 00°43'58" East, along and with the west line of said 7.034 acre tract, 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 the herein described Easement, said point being 75.00 feet left of and at a right angle to proposed right-of-way alignment station 184+96.35;
- (4) THENCE, southwesterly, over and across said 18.175 acre tract, along a non-tangent curve to the right, said curve having a radius of 2,425.00 feet, a central angle of 00°04'49", a chord bearing and distance of South 88°59'34" West, 3.39 feet, for an arc length of 3.39 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson";
- (5) THENCE, South 89°01'59" West, continuing over and across said 18.175 acre tract, a distance of 273.31 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 18.175 acre tract, the east line of said 16.175 acre tract, at the southwest corner of the herein described Easement;
- (6) THENCE, North 00°44'20" West, along and with the common line between said 18.175 acre tract and said 16.175 acre tract, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.0953 acre (4,151 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  
DATE: December 6, 2024  
JOB NO. 12775-00  
DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL EASEMENTS\WORD\MB-Parcel 41-ESMT.docx



*[Handwritten Signature]*  
12-06-2024

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.

EASEMENT NOTES:

- 1) ELECTRIC, INGRESS AND EGRESS EASEMENT  
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.  
VOLUME 1492, PAGE 496, OPR  
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC AND COMMUNICATIONS EASEMENT  
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.  
DOCUMENT 2017018062, OPR  
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' WATER EASEMENT  
SPRINGS HILL WATER SUPPLY CORP.  
VOLUME 748, PAGE 1399, DR  
(UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

LEGEND:

N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
●	FOUND MONUMENTATION AS NOTED
●(PD)	FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE
---	ROW DEED LINE
X	FENCE
OHE	OVERHEAD ELECTRIC LINE
MB	MAIL BOX
PP	POWER POLE
SW	SIGN
TP	TELEPHONE PEDESTAL
WM	WATER METER



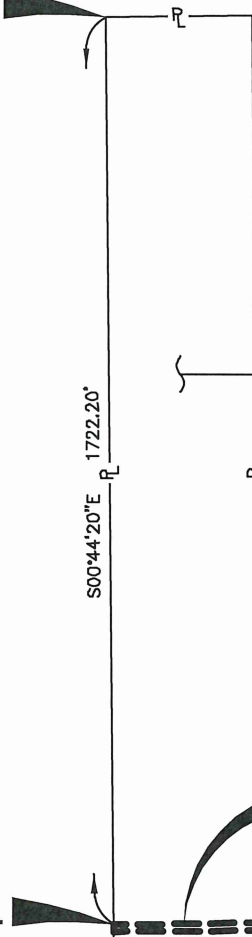
ANTONIO MARIA  
ESNAURIZAR SURVEY  
ABSTRACT 20



12-06-2024

P.O.C.

P.O.B.



PARENT TRACT

CALCULATED 11.141 ACRE PORTION  
OF CALLED 18.175 ACRES  
CHRIS D. BERNHARD  
AND WIFE, JUDITH M. BERNHARD  
FROM PRESTON ENGELKE  
AND WIFE, DORIS ENGELKE  
VOLUME 976, PAGE 955, OPR  
JANUARY 9, 1992

15' PERMANENT  
UTILITY EASEMENT  
0.0953 ACRE  
(4,151 SQ. FT.)

EXISTING ROW  
CORDOVA ROAD (CR 108)

REV. NO.	DATE	DESCRIPTION			BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER
P41-ESMT	11.141	0.0953 (4,151)	20	N/A	
PARCEL PLAT SHOWING PARCEL 41-15' PERMANENT UTILITY EASEMENT					
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024		3 OF 4

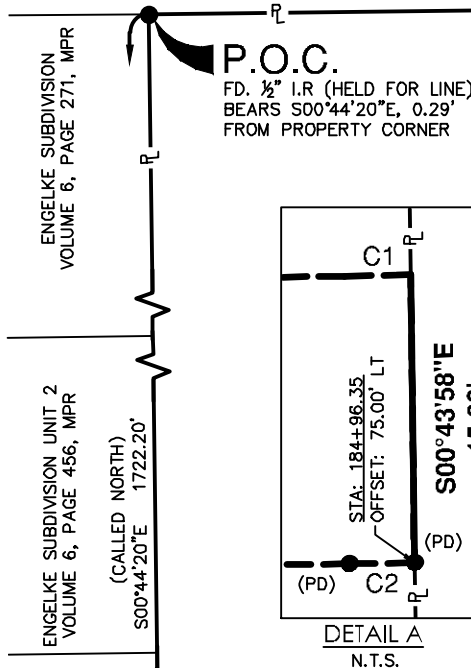
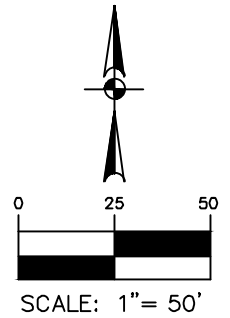
**PAPE-DAWSON  
ENGINEERS**

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

CALLED 84.306 ACRES (TRACT 2)  
DARLA ANN SCHUMANN ROESSING  
FROM RHONDA KAY SCHUMANN KOENIG  
VOLUME 1483, PAGE 197, OPR  
DECEMBER 23, 1999

#### EXISTING ROW DEED LIST

- 1 CALLED 0.15 ACRE (SECOND TRACT)  
GUADALUPE COUNTY, TEXAS  
FROM MRS. HULDA DOLLE, ET AL  
VOLUME 195, PAGE 396, DR  
FEBRUARY 13, 1942
- 2 CALLED 1.53 ACRES  
GUADALUPE COUNTY, TEXAS  
FROM FERD. FORSHAGE, ET UX  
VOLUME 195, PAGE 119, DR  
DECEMBER 8, 1941



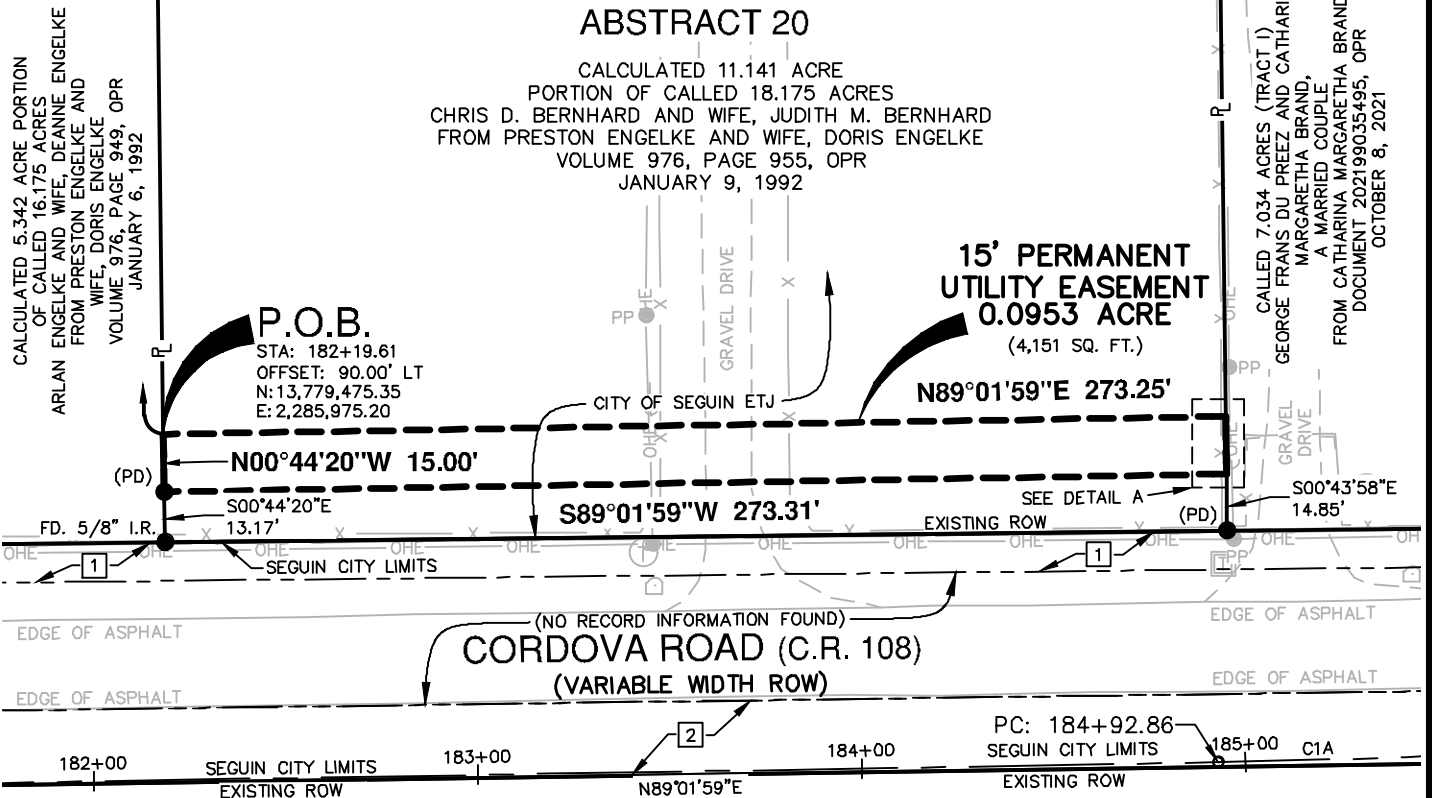
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2410.00'	0°04'56"	N88°59'31"E	3.46'	3.46'
C2	2425.00'	0°04'49"	S88°59'34"W	3.39'	3.39'

PROPOSED ALIGNMENT CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1A	2500.00'	03°21'54"	73.43'	N87°21'02"E	146.80'	146.82'

PI STATION: 185+66.29 N: 13,779,391.21' E: 2,286,323.34'

### ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALCULATED 11.141 ACRE  
PORTION OF CALLED 18.175 ACRES  
CHRIS D. BERNHARD AND WIFE, JUDITH M. BERNHARD  
FROM PRESTON ENGELKE AND WIFE, DORIS ENGELKE  
VOLUME 976, PAGE 955, OPR  
JANUARY 9, 1992



**15' PERMANENT  
UTILITY EASEMENT**  
0.0953 ACRE  
(4,151 SQ. FT.)

CALLLED 7.034 ACRES (TRACT 1)  
GEORGE FRANS DU PREZ AND CATHARINA  
MARGARETHA BRAND,  
A MARRIED COUPLE  
FROM CATHARINA MARGARETHA BRAND  
DOCUMENT 202199035495, OPR  
OCTOBER 8, 2021



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000  
TBPE FIRM REGISTRATION #4470 | TBPLS FIRM REGISTRATION #10028800

### PARCEL PLAT SHOWING PARCEL 41-15' PERMANENT UTILITY EASEMENT

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