

"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



NOTES:

- 1) $\frac{1}{2}$ " 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)

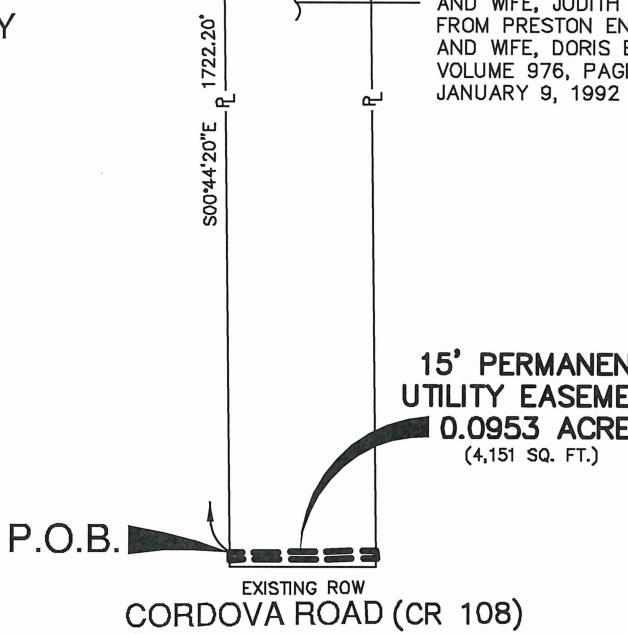
LEGEND:

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
(PD)	FOUND MONUMENTATION AS NOTED
— (PL) —	FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
— (RL) —	PROPOSED EASEMENT LINE
— (PL) —	PROPERTY LINE
— (RD) —	ROW DEED LINE
— (X) —	FENCE
— (OHE) —	OVERHEAD ELECTRIC LINE
— (MB) —	MAIL BOX
— (PP) —	POWER POLE
— (S) —	SIGN
— (TP) —	TELEPHONE PEDESTAL
— (WM) —	WATER METER



ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT 20

P.O.C.

**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



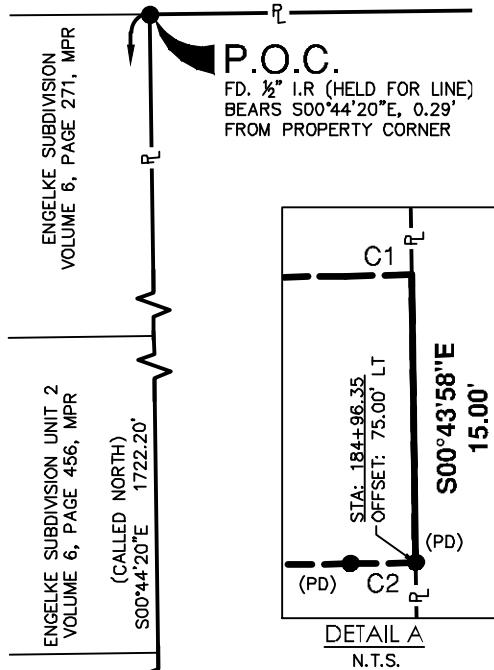
12-06-2024

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10026800

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	

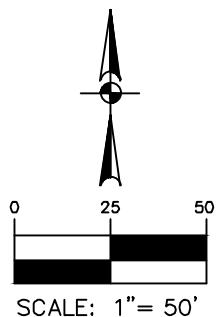
CALLED 84.306 ACRES (TRACT 2)
 DARLA ANN SCHUMANN ROESSING
 FROM RHONDA KAY SCHUMANN KOENIG
 VOLUME 1483, PAGE 197, OPR
 DECEMBER 23, 1999



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



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 ESNARIZAR 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

