

"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 0.0603 acre (2,628 square feet) 15-foot Wide Permanent Utility Easement on that called 7.034 acre tract of land (Tract I) described in a deed executed on October 8, 2021, from Catharina Margaretha Brand to George Frans Du Preez and Catharina Margaretha Brand, a married couple, recorded in Document 202199035495 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas. Said 0.0603 acre tract being more fully described as follows:

COMMENCING at a point 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, at the northwest corner of a called 3.004 acre tract of land described in a deed to Seguin Land Investors LP and recorded in Document 202599007265 of the Official Public Records of Guadalupe County, Texas, and the northeast corner of said 7.034 acre tract, from which a found 1/2 inch iron rod (held for line) bears North 00°43'58" West, a distance of 0.29 feet;

THENCE, South 00°43'58" East (called North 00°43'56" West), along and with the common line between said 3.004 acre tract and said 7.034 acre tract, a distance of 1,713.43 feet to a point at the northeast corner and POINT OF BEGINNING of herein described Easement, said point being 90.29 feet left of and at a right angle to Cordova Road proposed alignment station 186+76.82 and having surface coordinates of N 13,779,489.60 and E 2,286,426.79;

- (1) THENCE, South 00°43'58" East, continuing with said common line, a distance of 15.05 feet to a set 1/2 inch iron rod with yellow cap stamped "Pape-Dawson", at the southeast corner of herein described Easement, said point being 75.88 feet left of and at a right angle to Cordova Road proposed alignment station 186+75.88, from which a found 1/2 inch iron rod on the existing north right-of-way line of Cordova Road (a variable width right-of-way) widened by deeds recorded in Volume 196, Page 119, Volume 195, Page 396, and Volume 195, Page 397, all of the Deed Records of Guadalupe County, Texas, bears South 00°43'58" East, a distance of 22.48 feet, at the southeast corner of said 7.034 acre tract, the southwest corner of said 3.004 acre tract;

"EXHIBIT A"

- (2) THENCE, southwesterly, over and across said 7.034 acre tract, along a non-tangent curve to the right, said curve having a radius of 2,425.00 feet, a central angle of $04^{\circ}08'25''$, a chord bearing and distance of South $86^{\circ}52'58''$ West, 175.19 feet, for an arc length of 175.23 feet to a found 1/2 inch iron rod with yellow cap stamped "Pape-Dawson" on the west line of said 7.034 acre tract, at the southwest corner of herein described Easement, said point being 75.00 feet left of and at a right angle to Cordova Road proposed alignment station 184+96.35;
- (3) THENCE, North $00^{\circ}43'58''$ West, along and with the west line of said 7.034 acre tract, a distance of 15.00 feet to a point at the northwest corner of herein described Easement;
- (4) THENCE, northeasterly, over and across said 7.034 acre tract, along a non-tangent curve to the left, said curve having a radius of 2,410.00 feet, a central angle of $04^{\circ}09'58''$, a chord bearing and distance of North $86^{\circ}52'04''$ East, 175.19 feet, for an arc length of 175.23 feet to the POINT OF BEGINNING, and containing 0.0603 acre (2,628 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 13, 2024

REVISED: June 23, 2025 Revised ownership and property lines
March 10, 2025 Darkened Improvements

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCELEASEMENTS\WORD\MB-Parcel42-ESMT-R2.docx



[Handwritten signature]
6-23-2025

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, COMMUNICATION, INGRESS AND EGRESS EASEMENT GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. DOCUMENT 2017027288, OPR (UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 2) ELECTRIC, COMMUNICATION, INGRESS AND EGRESS EASEMENT GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. DOCUMENT 2017018062, OPR (UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 3) 15' ELECTRIC, INGRESS AND EGRESS EASEMENT GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. VOLUME 1492, PAGE 496, OPR (UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)
- 4) 15' WATER EASEMENT SPRINGS HILL WATER SUPPLY CORP. VOLUME 748, PAGE 1399, DR (UNDEFINED GEOMETRY, APPLIES TO PARENT TRACT)

PARENT TRACT

CALLED 7.034 ACRES (TRACT I)
GEORGE FRANS DU PREEZ AND
CATHARINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
DOCUMENT 202199035495, OPR
OCTOBER 8, 2021

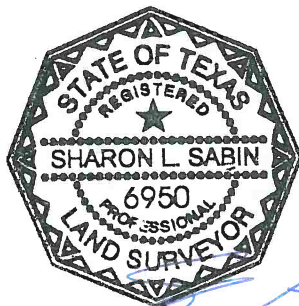
LEGEND:

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
○	FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE
---	ROW DEED LINE
-X-	FENCE
-OHE-	OVERHEAD ELECTRIC LINE
□	MAIL BOX
● PP	POWER POLE
□	SIGN
□	TELEPHONE PEDESTAL
□	LAND HOOK
□	TELEPHONE JUNCTION BOX
□	WATER METER



15' PERMANENT
UTILITY EASEMENT
0.0603 ACRE
(2,628 SQ. FT.)

P.O.C.
P.O.B.
EXISTING ROW
CORDOVA ROAD (CR 108)



6-23-2025

**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 #10028800

2	6/23/25	REVISED OWNERSHIP AND PROPERTY LINES				PL
1	3/10/25	DARKENED IMPROVEMENTS				SH
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	CALCULATED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
P42-ESMT	7.034	0.0603 (2,628)	20	N/A		

PARCEL PLAT SHOWING PARCEL 42-15' PERMANENT UTILITY EASEMENT

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	3 OF 4

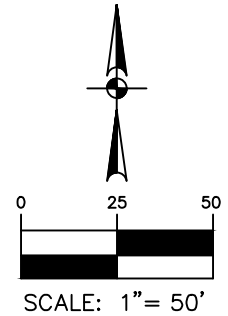
EXISTING ROW DEED LIST

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 0.26 ACRE (FIRST TRACT)
GUADALUPE COUNTY, TEXAS
FROM WALTER H. SCHLEICHER, ET UX
VOLUME 195, PAGE 397, DR
FEBRUARY 28, 1942

3 CALLED 1.53 ACRES
GUADALUPE COUNTY, TEXAS
FROM FERD. FORSHAGE, ET UX
VOLUME 196, PAGE 119, DR
DECEMBER 8, 1941

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°43'58"E	15.05'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2425.00'	4°08'25"	S86°52'58"W	175.19'	175.23'
C2	2410.00'	4°09'58"	N86°52'04"E	175.19'	175.23'

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+66.28 N: 13,779,391.21 E: 2,286,323.34

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

P.O.C.

FD. 1/2" I.R.
(HELD FOR LINE) BEARS
N00°43'58"W, 0.29'

(CALLED N00°43'56"W)
S00°43'58"E 1713.43'

ANTONIO MARIA ESNAURIZAR SURVEY ABSTRACT 20

CALLED 7.034 ACRES
(TRACT I)

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CATHARINA MARGARETHA BRAND,
A MARRIED COUPLE
FROM CATHARINA MARGARETHA BRAND
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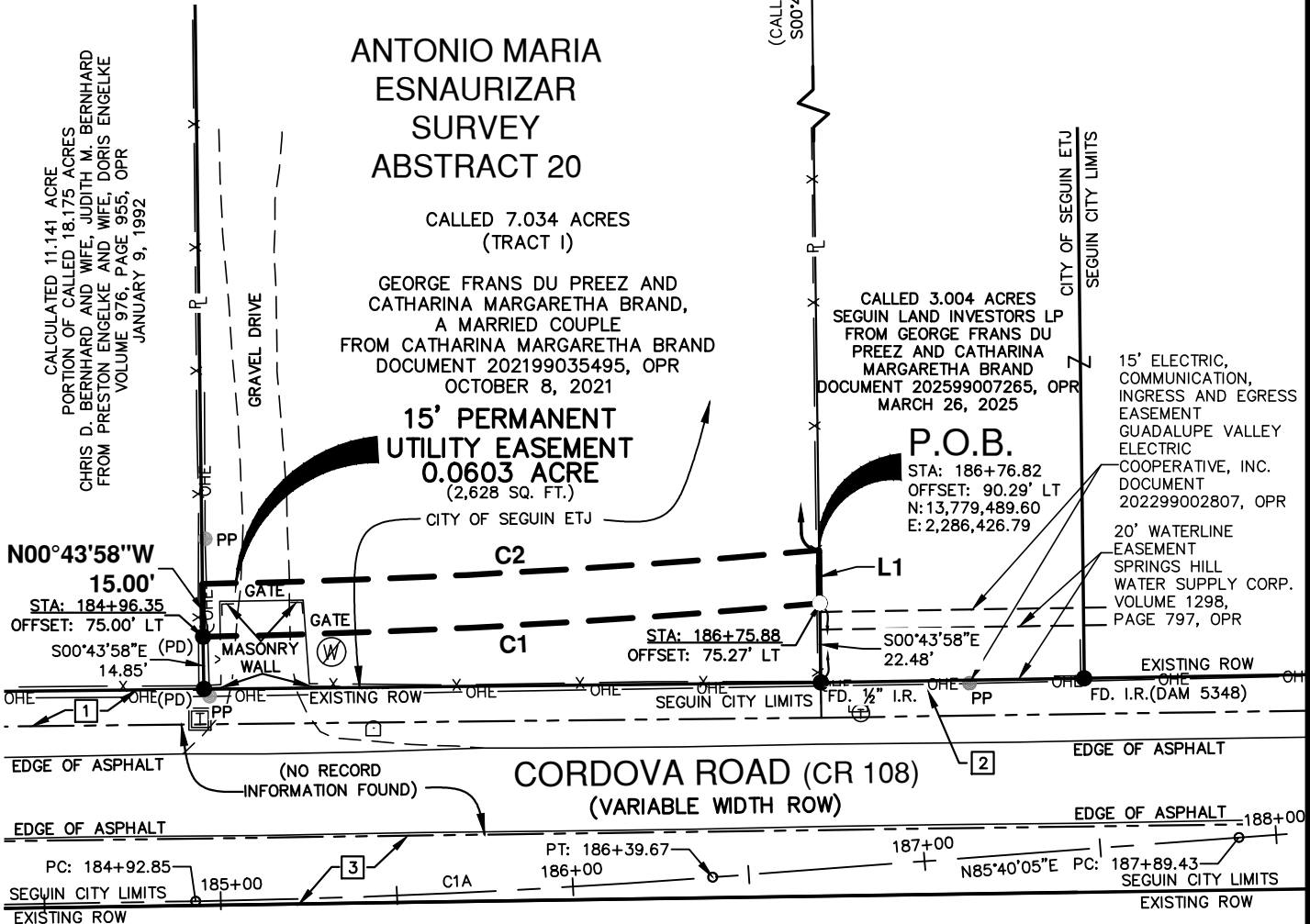
CALLED 3.004 ACRES
SEGUIN LAND INVESTORS LP
FROM GEORGE FRANS DU
PREEZ AND CATHARINA
MARGARETHA BRAND
DOCUMENT 202599007265, OPR
MARCH 26, 2025

P.O.B.

STA: 186+76.82
OFFSET: 90.29' LT
N: 13,779,489.60
E: 2,286,426.79

15' ELECTRIC,
COMMUNICATION,
INGRESS AND EGRESS
EASEMENT
GUADALUPE VALLEY
ELECTRIC
COOPERATIVE, INC.
DOCUMENT
202299002807, OPR

20' WATERLINE
EASEMENT
SPRINGS HILL
WATER SUPPLY CORP.
VOLUME 1298,
PAGE 797, OPR



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