

"EXHIBIT A"

County: Guadalupe
Highway: 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 0.3564 acre (15,524 square feet) 15-foot Wide Permanent Utility Easement in the City of Seguin, Texas, on that called 74.520 acre tract of land described in a deed executed on February 9, 2024 from Lucra Terra LLC, a Texas limited liability company, to MCLB Land, LLC, a Texas limited liability company, recorded in Document 202499002964 of the Official Public Records of Guadalupe County, Texas, and corrected in a deed recorded in Document 202499012203 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas. Said 0.3564 acre tract being more fully described as follows:

COMMENCING at a found 5/8 inch iron rod on the south line of a called 74.520 acre tract of land described in a deed to Wilfred Bartoskewitz and wife, Betty Bartoskewitz, recorded in Volume 1587, Page 228 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of a called 94.217 acre tract of land described in a deed to CW-Cordova, LLC, recorded in Document 202099028025 of the Official Public Records of Guadalupe County, Texas, the northwest corner of said MCLB 74.520 acre tract;

THENCE, South 00°36'33" East (called North 00°36'54" West), along and with the east line of said 94.217 acre tract and Block 2 of Cordova Trails Unit 1, recorded in Volume 10, Pages 127-129 of the Map and Plat Records of Guadalupe County, Texas, the west line of said MCLB 74.520 acre tract, a distance of 3,143.19 feet to the northwest corner and POINT OF BEGINNING of herein described Easement, said point being 77.06 feet left of and at a right angle to Cordova Road proposed alignment station 243+90.35 and having surface coordinates of N 13,779,476.80 and E 2,292,146.81;

- 1) THENCE, South 88°40'12" East, over and across said MCLB 74.520 acre tract, a distance of 1,034.96 feet to a point on the east line of said MCLB 74.520 acre tract, the west line of a called 15.000 acre tract of land described in a deed to Virgil L. Vogel and Sharron Vogel, recorded in Volume 437, Page 405 of the Official Public Records of Guadalupe County, Texas, at the northeast corner of herein described Easement;
- 2) THENCE, South 00°37'12" East, along and with the common line between said MCLB 74.520 acre tract and said 15.000 acre tract, a distance of 15.01 feet to a found 1/2 inch iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of herein described Easement, said point being 65.59 feet left of and at a right angle to Cordova Road proposed alignment station 254+25.87;

- 3) THENCE, North 88°40'12" West, departing said common line, over and across said MCLB 74.520 acre tract, a distance of 1,034.97 feet to an angle point on the existing north right-of-way line of said Cordova Road (County Road 108, variable width right-of-way) as widened by dedication shown on said Cordova Trails Unit 1, at the southwest corner of herein described Easement, from which a found 1/2 inch iron rod with yellow cap marked "Pape-Dawson" bears South 68°58'50" East, a distance of 0.28 feet;
- 4) THENCE, North 00°36'33" West, along and with the common line between said MCLB 74.520 acre tract and said 94.217 acre tract, same being the east line of Block 2 of said Cordova Trails Unit 1, a distance of 15.01 feet to the POINT OF BEGINNING, and containing 0.3564 acre (15,524 square feet) in the City of Seguin, 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 27, 2024

REVISED: February 27, 2025 Add Correction Deed and darken improvements

JOB NO. 12775-00

DOC. ID. N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL EASEMENTS\WORD\MB-Parcel 72-ESMT-R1.docx



[Handwritten Signature]
02-27-2025

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.

LEGEND:

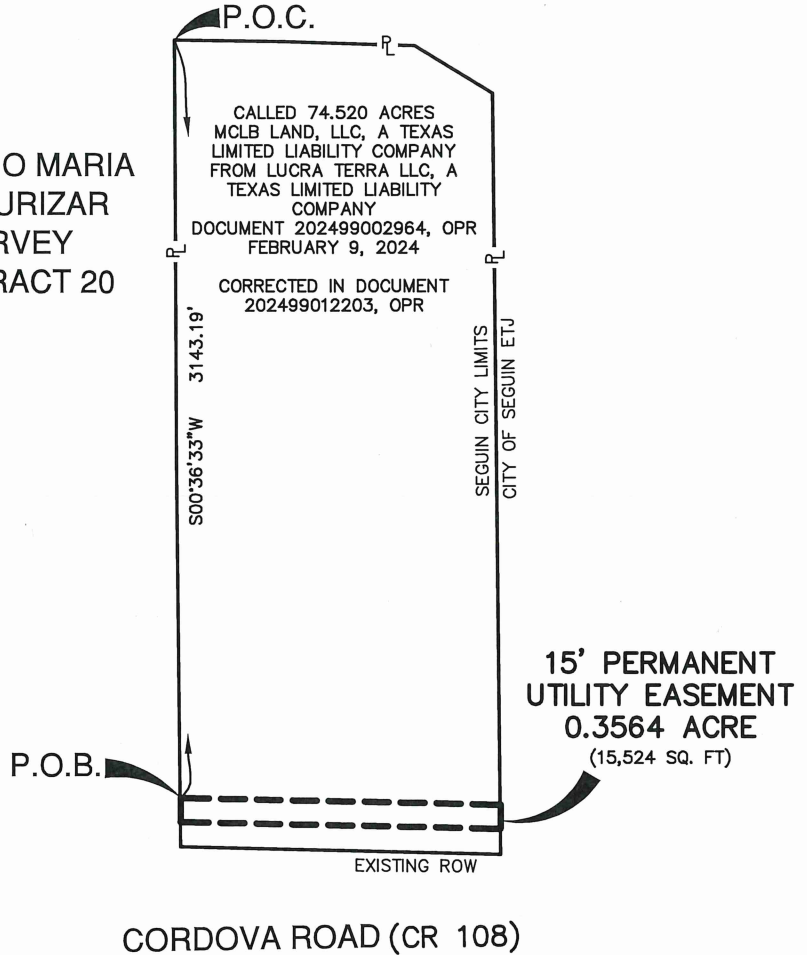
N.T.S.	NOT TO SCALE
ROW	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE
CR	COUNTY ROAD
DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
I.R.	IRON ROD
● (PD)	FOUND MONUMENTATION AS NOTED
—P—	FOUND 1/2" IRON ROD W/ PAPE-DAWSON CAP
—P—	PROPOSED EASEMENT
—P—	PROPERTY LINE
—E—	EASEMENT LINE
—X—	FENCE
—OHE—	OVERHEAD ELECTRIC LINE
—UFO—	UNDERGROUND FIBER OPTIC LINE
—GAS—	UNDERGROUND GAS LINE



N.T.S.

○	MANHOLE
●	POWER POLE
□	TELEPHONE PEDESTAL
⊕	FIRE HYDRANT
⊙	SIGN
⊗	VALVE

ANTONIO MARIA
ESNAURIZAR
SURVEY
ABSTRACT 20



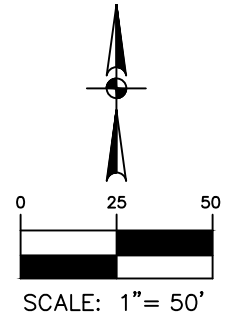
Sharon L. Sabin
02-27-2025

**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

1	2/27/25	ADD CORRECTION DEED & DARKEN IMPROVEMENTS				PRL
REV. NO.	DATE	DESCRIPTION				BY
PARCEL NO.	CALLED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER	
P72-ESMT	74.520	0.3564 (15,524)	20	N/A		
PARCEL PLAT SHOWING PARCEL 72-15' PERMANENT UTILITY EASEMENT						
COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE		SHEET NO.	
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024		3 OF 6	

CALLLED 74.520 ACRES
WILFRED BARTOSKEWITZ AND WIFE, BETTY BARTOSKEWITZ
FROM RIO NOGALES POWER PROJECT L.P., A DELAWARE
LIMITED PARTNERSHIP
VOLUME 1587, PAGE 228, OPR
APRIL 2, 2001



CALCULATED 54.431 ACRE PORTION
OF CALLED 94.217 ACRES
CW-CORDOVA, LLC, A TEXAS
LIMITED LIABILITY COMPANY
FROM MCLB LAND, LLC, A TEXAS
LIMITED LIABILITY COMPANY
DOCUMENT 202099028025, OPR
DECEMBER 5, 2020

P.O.C.
FD. 5/8" I.R.

CITY OF SEGUIN

CALLLED 74.520 ACRES
MCLB LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
FROM LUCRA TERRA LLC, A TEXAS LIMITED LIABILITY COMPANY
DOCUMENT 202499002964, OPR
FEBRUARY 9, 2024

CORRECTED IN DOCUMENT 202499012203, OPR

ANTONIO MARIA
ESNAURIZAR SURVEY
ABSTRACT 20
15' PERMANENT
UTILITY EASEMENT
0.3564 ACRE
(15,524 SQ. FT.)

P.O.B.

STA: 243+90.35
OFFSET: 77.06' LT
N: 13,779,476.80
E: 2,292,146.81

S88°40'12"E 1034.96'

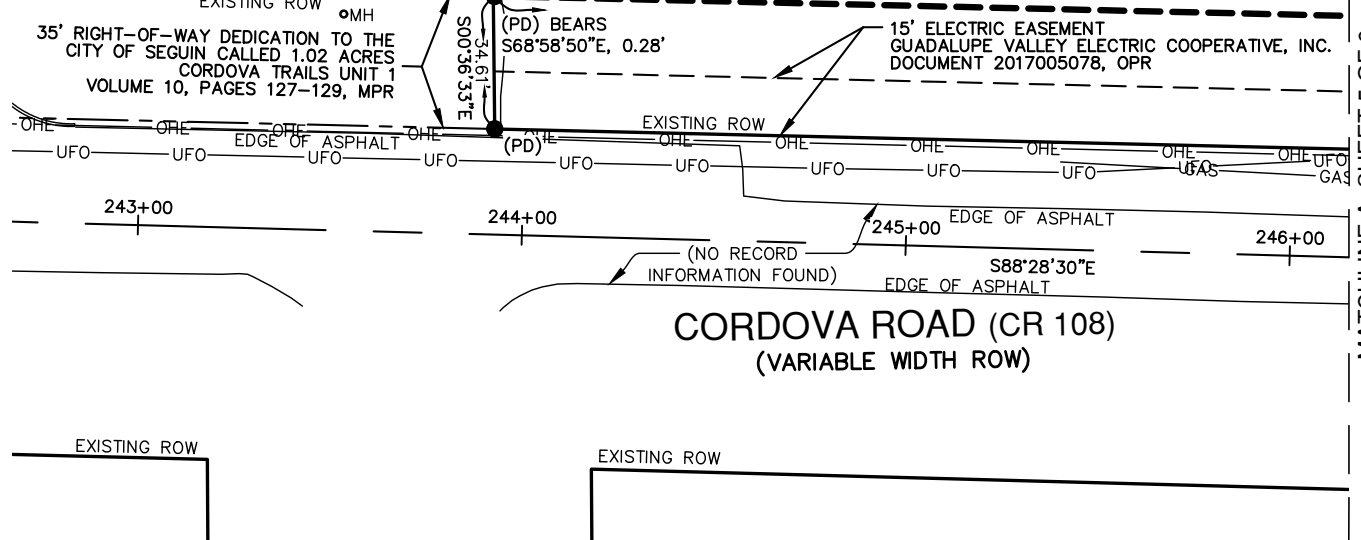
N00°36'33"W 15.01'

BLOCK 2
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGES 127-129, MPR

30' PUBLIC UTILITY EASEMENT
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGE 127, MPR

35' RIGHT-OF-WAY DEDICATION TO THE
CITY OF SEGUIN CALLED 1.02 ACRES
CORDOVA TRAILS UNIT 1
VOLUME 10, PAGES 127-129, MPR

15' ELECTRIC EASEMENT
GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
DOCUMENT 2017005078, OPR



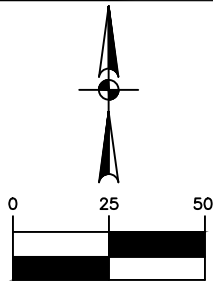
CORDOVA ROAD (CR 108)
(VARIABLE WIDTH ROW)



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PARCEL PLAT SHOWING
PARCEL 72-15' PERMANENT UTILITY EASEMENT

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	4 OF 6

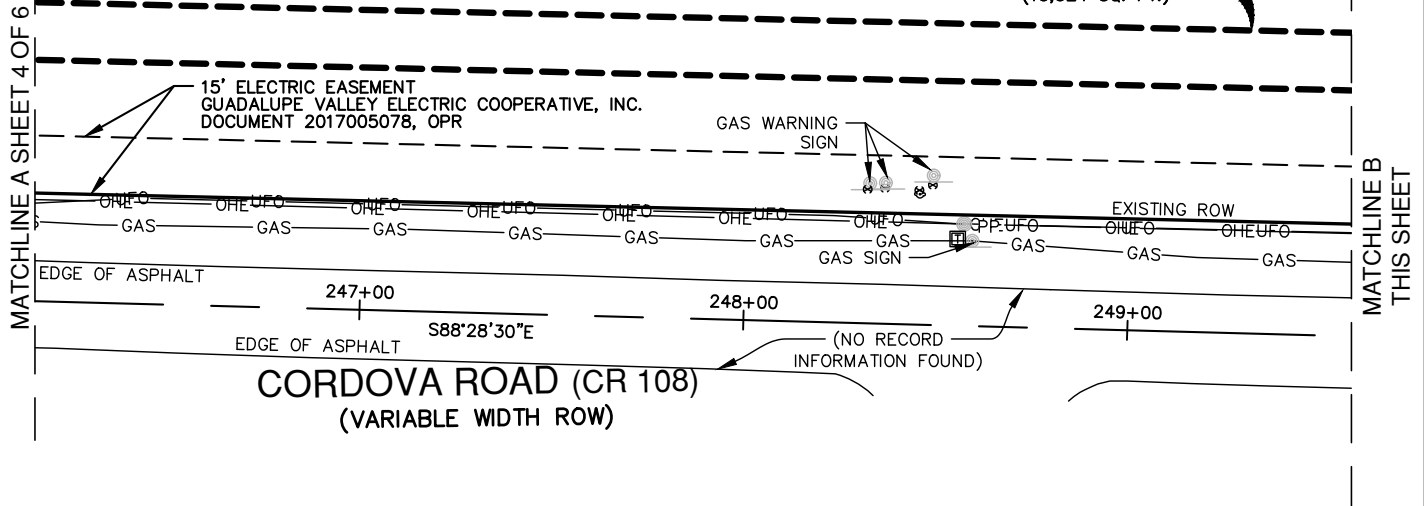


SCALE: 1" = 50'

CALLLED 74.520 ACRES
MCLB LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
FROM LUCRA TERRA LLC,
A TEXAS LIMITED LIABILITY COMPANY
DOCUMENT 202499002964, OPR
FEBRUARY 9, 2024

CORRECTED IN DOCUMENT 202499012203, OPR
ANTONIO MARIA ESNAURIZAR SURVEY
ABSTRACT 20

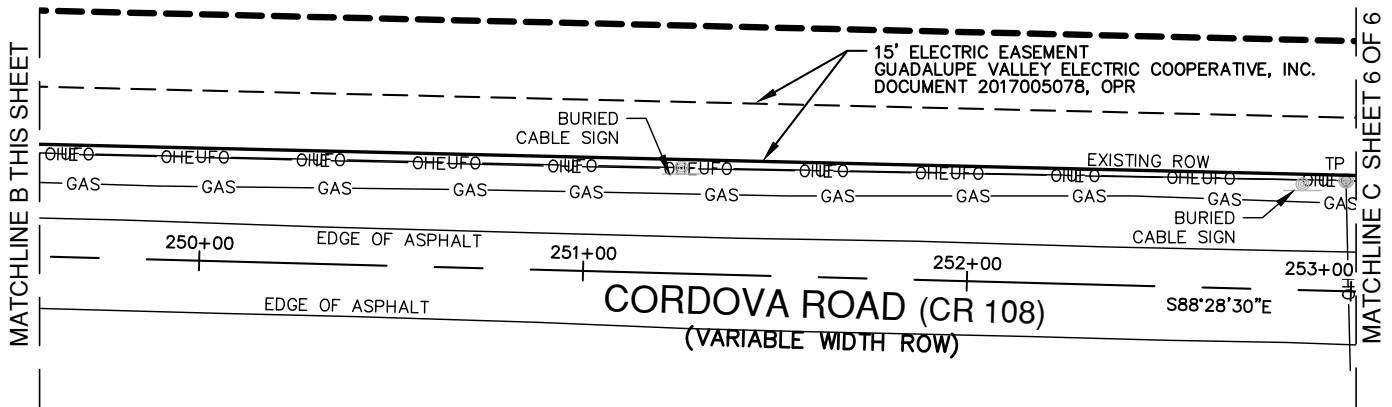
**15' PERMANENT
UTILITY EASEMENT**
0.3564 ACRE
(15,524 SQ. FT.)



CALLLED 74.520 ACRES
MCLB LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
FROM LUCRA TERRA LLC,
A TEXAS LIMITED LIABILITY COMPANY
DOCUMENT 202499002964, OPR
FEBRUARY 9, 2024

CORRECTED IN DOCUMENT 202499012203, OPR
ANTONIO MARIA ESNAURIZAR SURVEY
ABSTRACT 20

**15' PERMANENT
UTILITY EASEMENT**
0.3564 ACRE
(15,524 SQ. FT.)



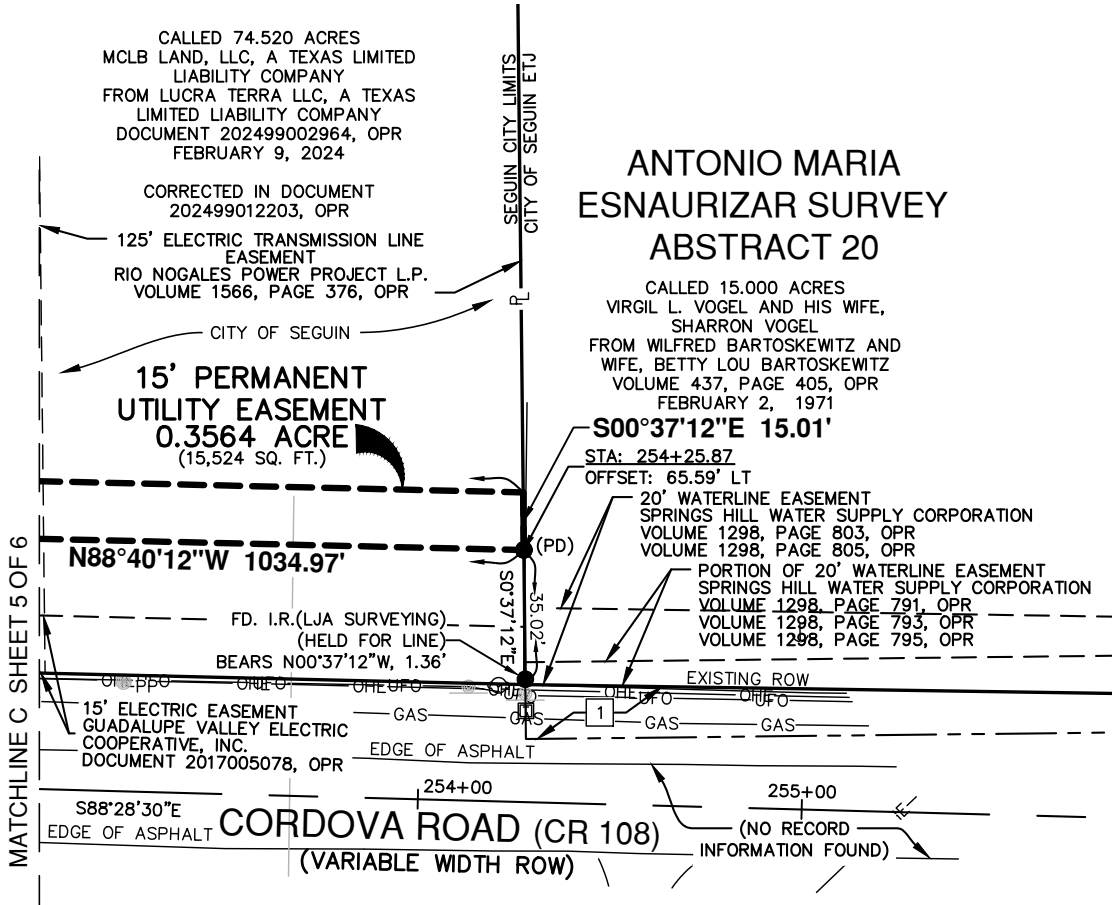
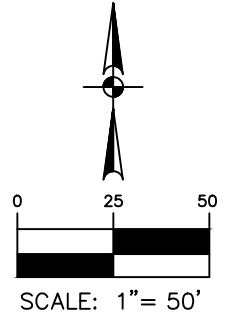
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PARCEL PLAT SHOWING
PARCEL 72-15' PERMANENT UTILITY EASEMENT

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	5 OF 6

EXISTING ROW DEED LIST

1 CALLED 0.9 ACRE
GUADALUPE COUNTY
FROM ALVIN BAESE, ET UX
VOLUME 238, PAGE 295, DR
AUGUST 15, 1949



Date: Feb 28, 2025, 3:55pm User: ID: plarue
File: N:\Transpo\Civil\12775-00\dwg\PARCELS\PARCEL EASEMENTS\PARCEL 72-ESMT-R1.dwg



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PARCEL 72-15' PERMANENT UTILITY EASEMENT

COUNTY	STATE	HIGHWAY/ROAD	ORIGINAL DATE	SHEET NO.
GUADALUPE	TEXAS	CORDOVA	DECEMBER 2024	6 OF 6