

**EXHIBIT A  
METES AND BOUNDS  
DESCRIPTION**

**PEDERNALES ELECTRIC COOPERATIVE  
HAYS COUNTY, TEXAS  
7.500 ACRE TRACT**

**EXHIBIT “A”**

**BEING** a 7.500 acre tract of land lying in the John Williams Survey, Abstract 490 and in the John Maximillion Jr. Survey No. 15, Abstract 299, Hays County, Texas, same being a portion of a 31.079 acre tract of land described as Exhibit “B” and recorded in document number 17016156, Official Public Records of Hays County, Texas, same also being described by a drawing (7.500 Acres.dwg dated February 28, 2024) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 5/8” iron rod found with Texas Department of Transportation Type III aluminum disk (Northing: 13,877,093.77, Easting: 2,288,535.22) in the southwest right-of-way line of R.M. Highway 12 (varying width right-of-way) for the north corner of the aforementioned 31.079 acre tract, the south corner of a 0.0458 of an acre tract of land as described and recorded in document number 16006618, Official Public Records of Hays County, Texas, a west corner of a 0.464 of an acre tract of land as described and recorded in volume 4264, page 511, Official Public Records of Hays County, Texas, the east corner of a 4.337 acre tract of land described as “Tract One” and recorded in volume 1080, page 874, Official Public Records of Hays County, Texas, and the north corner of the herein described 7.500 acre tract, from which a 1/2” iron rod found in the northwest line of said 4.337 acre tract bears N81°37’38”W a distance of 122.24 feet;

**THENCE** along the southwest right-of-way line of the aforementioned R.M. Highway 12, a northeast line of the aforementioned 31.079 acre tract and a southwest line of the aforementioned 0.464 of an acre tract, S66°44’02”E a distance of 147.44 feet (S66°44’02”E – 147.44’) to a 5/8” iron rod found with Texas Department of Transportation Type III aluminum disk for an interior corner of said 0.464 of an acre tract and an east corner of the herein described 7.500 acre tract;

**THENCE** along a southeast line of the aforementioned 31.079 acre tract and a northwest line of the aforementioned 0.464 of an acre tract, S23°05’26”W a distance of 19.99 feet to a 5/8” iron rod found with Texas Department of Transportation Type III aluminum disk in a southwest right-of-way line of the aforementioned R.M. Highway 12 for an interior corner of said 31.079 acre tract, a west corner of said 0.464 of an acre tract;

**THENCE** leaving the southwest right-of-way line of the aforementioned R.M. Highway 12, S23°05’26”W a distance of 46.36 feet a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for an interior corner of the herein described 7.500 acre tract;

**THENCE** S46°22’49”E a distance of 310.56 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” for an east corner of the herein described 7.500 acre tract, from which a 5/8” iron rod found with Texas Department of Transportation Type III aluminum disk in the southwest right-of-way line of the aforementioned R.M. Highway 12 and a northeast line of the aforementioned 31.079 acre tract for the east corner of the aforementioned 0.464 of an acre tract bears N78°45’57”E a distance of 310.95 feet;

**THENCE** S43°23’46”W a distance of 694.58 feet to a 1/2” iron rod set with plastic cap stamped “CDS/MUERY S.A. TX.” in a southwest line of the aforementioned 31.0179 acre tract and the northeast line of Lot 1 of the La Cima Fire Station Plat as described and recorded in document number 21021091, Plat Records of Hays County, Texas, for the south corner of the herein described 7.500 acre tract, from which a 1/2” iron rod found with plastic cap stamped “BCG” bears S40°23’45”E a distance of 181.93 feet (Record – S40°23’45”E);

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**THENCE** along a southwest line of the aforementioned 31.079 acre tract and the northeast line of the aforementioned Lot 1, N40°23'45"W a distance of 263.02 feet (Record – N40°23'45"W) to a 1/2" iron rod found with plastic cap strapped "BCG" for an interior corner of said 31.079 acre tract, the north corner of said Lot 1 and an interior corner of the herein described 7.500 acre tract;

**THENCE** along a southeast line of the aforementioned 31.079 acre tract and the northwest line of the aforementioned Lot 1, S48°50'54"W a distance of 109.33 feet (Record – S48°50'54"W – 109.93') to a 1/2" iron rod found for an angle corner of said 31.079 acre tract, an angle corner of the aforementioned 4.337 acre tract and an angle corner of the herein described 7.500 acre tract;

**THENCE** along a west line of the aforementioned 31.079 acre tract and the east line of the aforementioned 4.337 acre tract, N01°39'13"W a distance of 282.80 feet (Record – N01°39'13"W – 282.80') to a 1/2" iron rod found for the west corner of said 31.079 acre tract and an interior corner of said 4.337 acre tract and the west corner of the herein described 7.500 acre tract;

**THENCE** along the northwest line of the aforementioned 31.079 acre tract and a southeast line of the aforementioned 4.337 acre tract, N43°23'46"E a distance of 587.87 feet (Record – N43°23'46"E – 587.88') to the **PLACE OF BEGINNING** and containing 7.500 acres of land.

The bearing basis for this survey and noted coordinates is Grid North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone (4204) Epoch: 2010. All noted distances are Surface (Scale Factor: 1.00012).

**THE STATE OF TEXAS**    X  
                                      X    **KNOWN TO ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BEXAR**        X

I, Derek Snoga, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in January of 2024.

Date 28<sup>th</sup> day of February 2024 A.D.



*Derek Snoga*  
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 Derek Snoga  
 Registered Professional Land Surveyor  
 No. 6511 - State of Texas

LEGAL DESC. 7.500 ACRES.docx  
CDS JOB NO. 124016

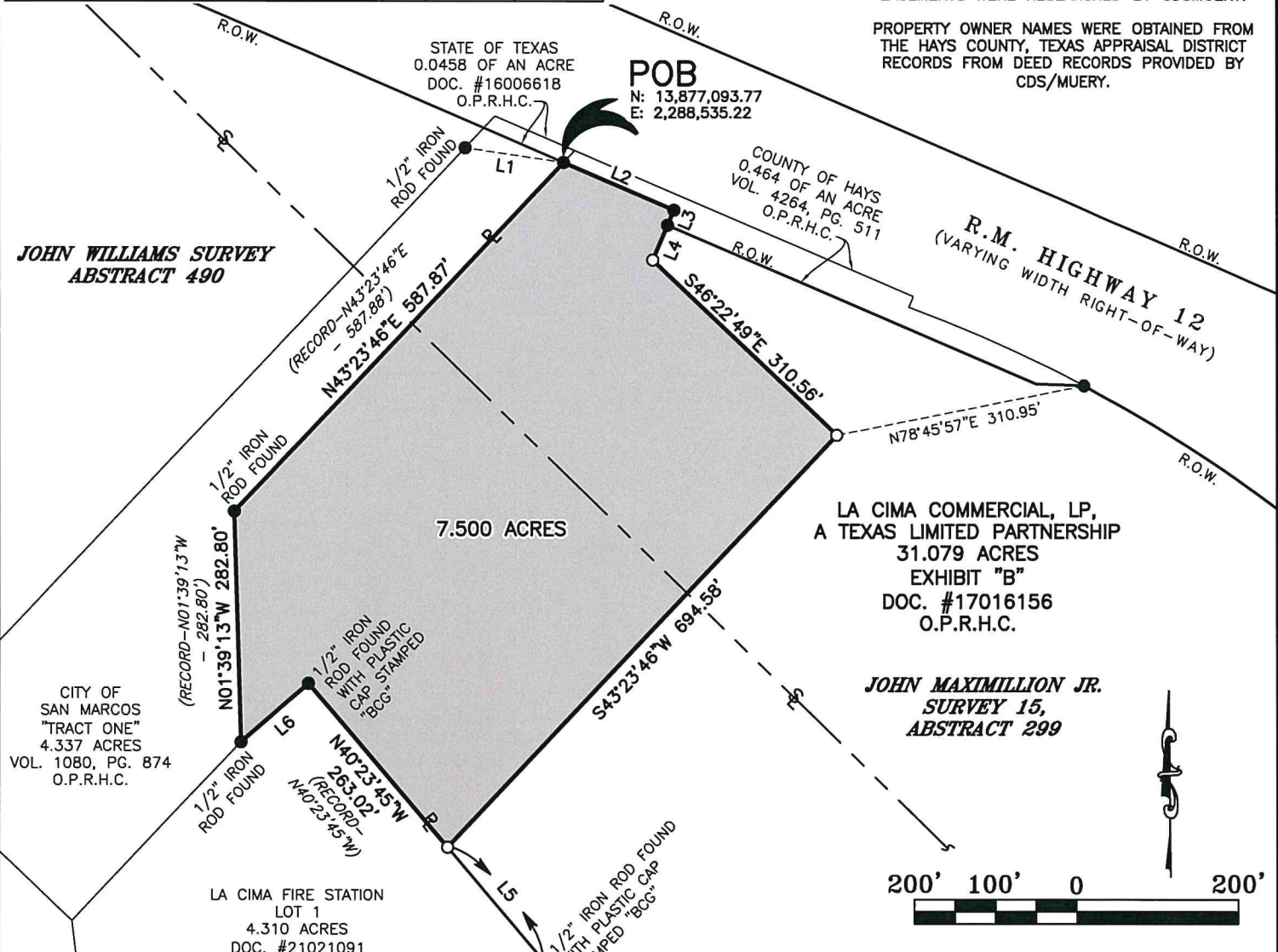
BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD83(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00012 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. EASEMENTS SHOWN HEREON ARE FOR  
REFERENCE PURPOSES ONLY. NO ADDITIONAL  
EASEMENTS WERE RESEARCHED BY CDSMUERY.

PROPERTY OWNER NAMES WERE OBTAINED FROM  
THE HAYS COUNTY, TEXAS APPRAISAL DISTRICT  
RECORDS FROM DEED RECORDS PROVIDED BY  
CDS/MUERY.

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	N81°37'38"W	122.24'			
L2	S66°44'02"E	147.44'	S66°44'02"E	147.44'	"1"
L3	S23°05'26"W	19.99'			
L4	S23°05'26"W	46.36'			
L5	S40°23'45"E	181.93'	S40°23'45"E		"1"
L6	S48°50'54"W	109.33'	S48°50'54"W	109.93'	"1"



7.500 ACRES  
PEDERNALES ELECTRIC  
COOPERATIVE  
JOHN MAXIMILLION JR.  
SURVEY NO. 15,  
ABSTRACT 299 AND  
JOHN WILLIAMS SURVEY,  
ABSTRACT 490  
HAYS COUNTY, TEXAS

**CDS muery**  
ENGINEERS | SURVEYORS  
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY: M.C.  
DATE: 02/28/2024  
DRAWING NAME: 7.500 ACRES.DWG

