

**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);

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

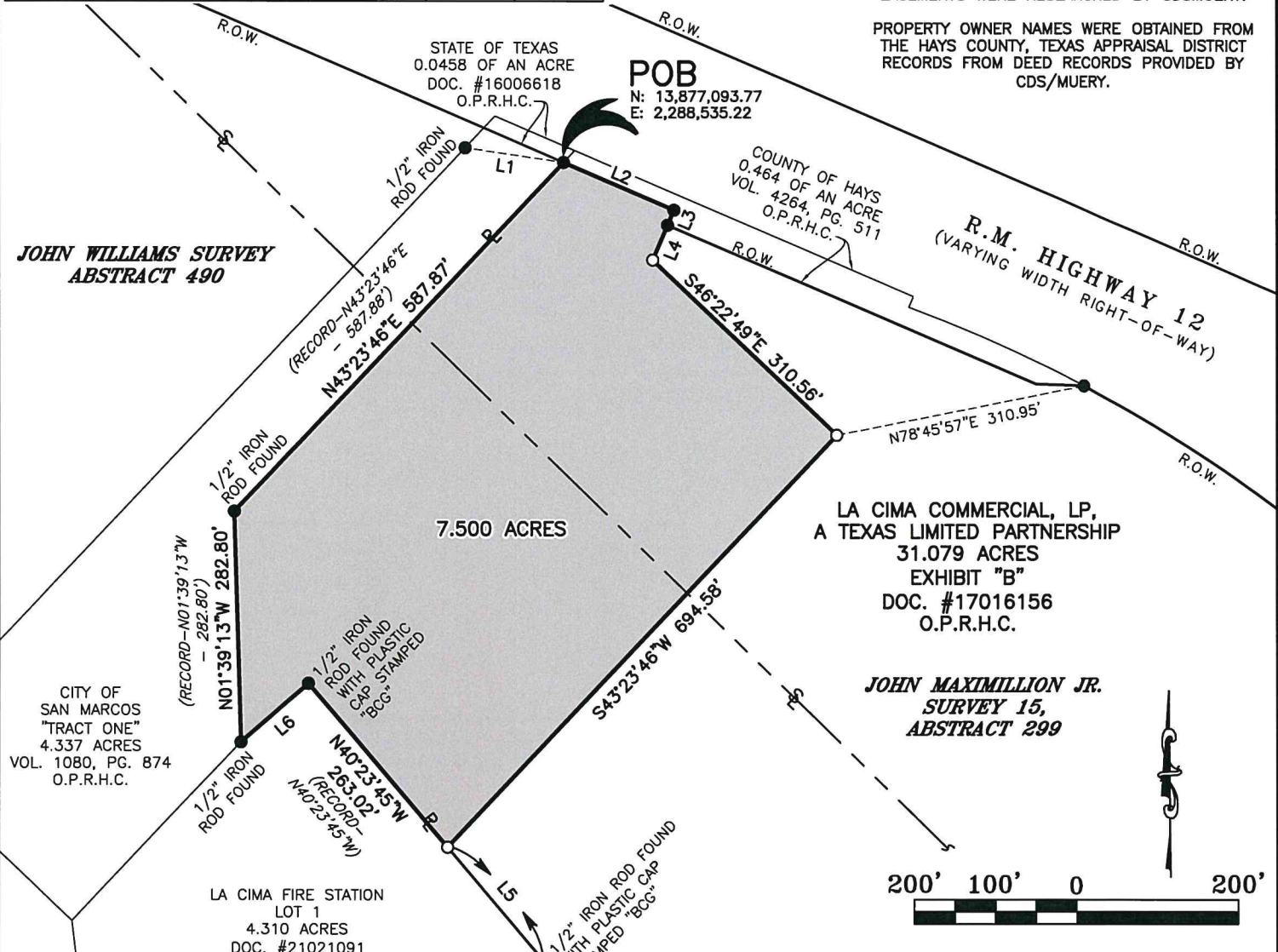
BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD83(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

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"



LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - 5/8" IRON ROD FOUND WITH TEXAS DEPARTMENT OF TRANSPORTATION TYPE III ALUMINUM DISK (UNLESS OTHERWISE NOTED)
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- ~ - APPROXIMATE SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- P.R.H.C. - PLAT RECORDS OF HAYS COUNTY
- O.P.R.H.C. - OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM DOC. #17016156, O.P.R.H.C.



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

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

FIELD NOTE DESCRIPTION

DESCRIPTION OF 0.413 ACRE (17,980 SQUARE FEET) OF LAND BEING OUT OF THE JOHN MAXIMILIAN JR. SURVEY NO. 15, ABSTRACT 299, HAYS COUNTY, TEXAS, SAID BEING A PORTION OF A CALLED 0.464 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO COUNTY OF HAYS, RECORDED IN VOLUME 4264, PAGE 511, OFFICIAL PUBLIC RECORD RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), AND ALSO BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF STATE HIGHWAY RANCH TO MARKET ROAD 12 (R.M. 12), A VARIABLE WIDTH RIGHT-OF-WAY, SAID 0.413 ACRE TRACT AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCHES, BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found, for the most southerly southwest corner of said 0.464 acre tract, same being an interior ell corner of the remainder of a called 31.079 acre tract of land, described in a deed to La Cima Commercial, LP, recorded in Document No. 17016156, O.P.R.H.C.TX.,

THENCE, N 23° 05' 26" E, with the common line of said 0.464 acre tract and remainder of a said 31.079 acre tract, a distance of **19.99 feet** to a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found, for an interior ell corner of said 0.464 acre tract, same being the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

THENCE, N 66° 44' 02" W, continuing with the common line of said 0.464 acre tract and remainder of a said 31.079 acre tract, a distance of **147.44 feet** to a 1/2-inch iron rod with an aluminum cap stamped "TXDOT" found, for the northeast corner of the remainder of a called 4.337 acre tract of land, described as Tract 1 in a deed to City of San Marcos, recorded in Volume 1080, Page 874, O.P.R.H.C.TX., same being southwest corner of remainder of a said 31.079 acre tract and of the tract described herein;

THENCE, over and across the existing right-of-way of said R.M. 12 and the said 0.464 acre tract, the following three (3) courses and distances;

1. **N 23° 15' 58" E**, a distance of **121.95 feet** to a calculated point, for the northwest corner of the tract described herein,
2. **S 66° 44' 02" E**, a distance of **147.44 feet** to a calculated point, for the northeast corner of the tract described herein,
3. **S 23° 15' 58" W**, a distance of **121.95 feet** to the **POINT OF BEGINNING**, and containing 0.413 acre (17,980 square feet) of land.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Distances shown hereon are based on surface measurements, to convert surface distances to grid, multiply by the combined scale factor. The combined scale factor for this project is 0.999875.

BOWMAN WORD FILE: FN 2896

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HAYS §

That I, Daniel Cogburn, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during March 2024, under my direction and supervision.

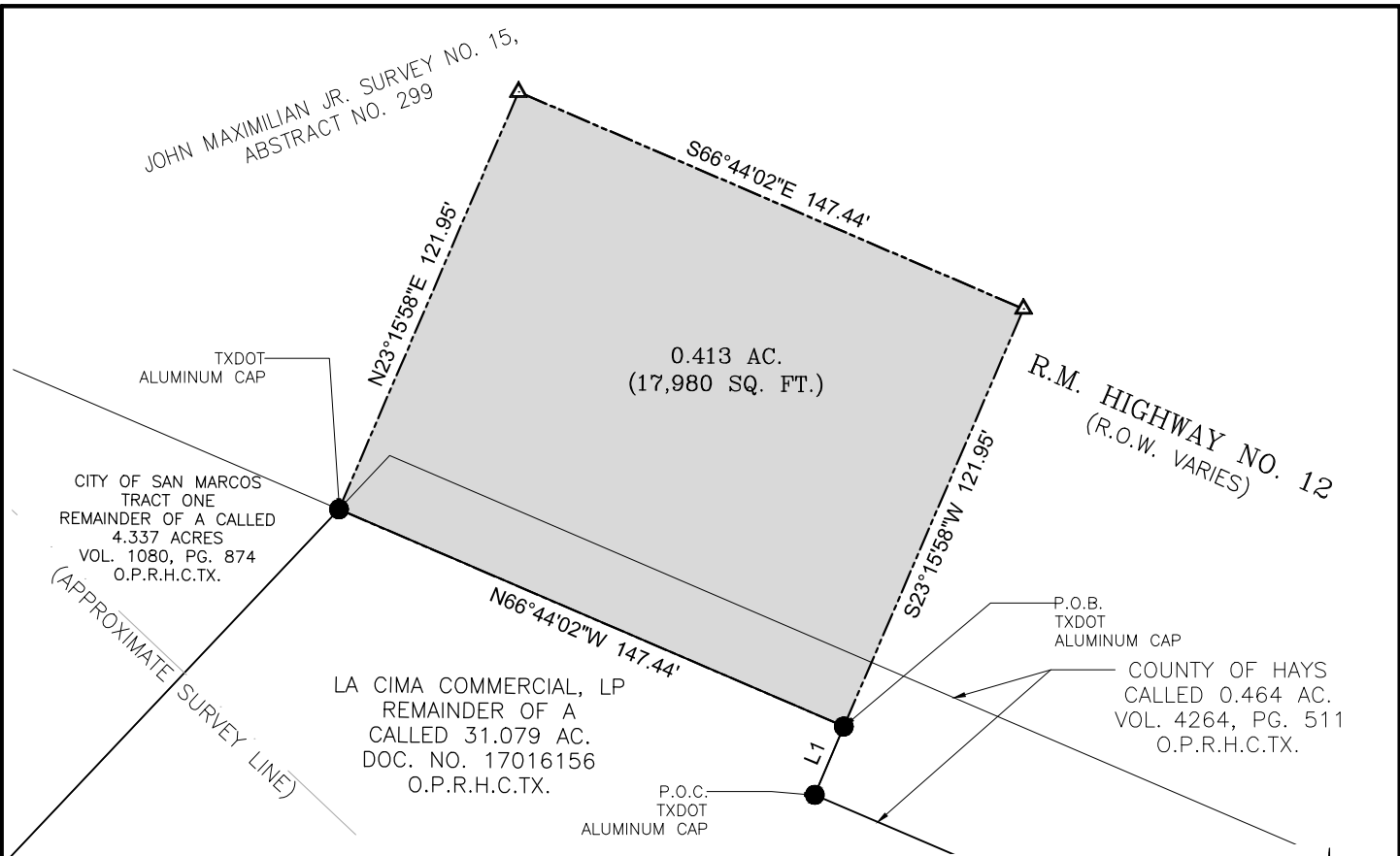
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 9th day of May 2024 A.D.

 5/9/2024

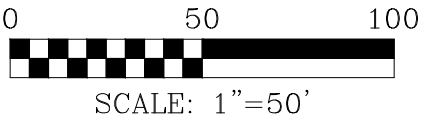
Bowman Consulting Group, Ltd.
Austin, Texas 78746

Daniel Cogburn
Registered Professional Land Surveyor
No. 6894 – State of Texas





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N23°05'26"E	19.99'



LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999875.
4. THIS PROJECT WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT;



Bowman Consulting Group, Ltd.
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 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
 FIELD NOTES DESCRIPTION
 FN2896