

**1.507 Acres****State of Texas  
County of Guadalupe**

Field notes of a 1.507 acre tract of land situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and being a remaining portion of the 207 ½ acre tract conveyed to Millard Fleming as described in Volume 42, Page 104, Deed Records of Guadalupe County, Texas (D.R.G.C.T.), and that tract conveyed to Malcom Flemimg, being out of the called 127.198 acre tract (no field notes) according to deed recorded in Volume 447, Page 633, (D.R.G.C.T.), said 1.507 acre tract being known as Fleming Pass, said 1.507 acres being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod found (N: 13,842,079.01 E: 2,311,202.85 GRID) in the northwest line of F.M. Highway 1978, according to Volume 270, Page 500 (D.R.G.C.T.), at the south corner of this tract, said point being the east corner of a 64.57 acre tract described in Document No. 201999019538, Official Public Records of Guadalupe County Texas (O.P.R.G.C.T.).

Thence along the southwest line of this tract, being the northeast line of said 64.57 acre tract, as follows:

N 42° 14' 03” W. 195.96 feet to a ½” iron rod found at an angle point.

N 66° 16' 03” W. 787.82 feet to a ½” iron rod set at an angle point.

N 38° 12' 03” W. 329.01 feet to a ½” iron rod found in the southeast line of a 25.013 acre tract described in Document No. 202499026872 (O.P.R.G.C.T.), being the north corner of said 64.57 acre tract and the west corner of this tract.

Thence N 48° 38' 13” E. 50.08 feet along the southeast line of said 25.013 acre tract to a ½” iron rod set at the west corner of a 5.11 acre tract described in Volume 596, Page 828 (D.R.G.C.T.), being the north corner of this tract.

Thence along the southwest line of said 5.11 acre tract, across a remaining portion of said 207 ½ acre tract, and along the southwest line of a 2 acre tract described in Volume 210, Page 254 (D.R.G.C.T.), as follows:

S 38° 12' 03” E. 319.28 feet to a ½” iron rod set at an angle point.

S 66° 16' 03” E. 785.97 feet to a ½” iron rod set in the southwest line of said 2 acre tract.

S 42° 14' 03” E. 207.30 feet to a ½” iron rod set in the northwest line of F.M. Highway 1978, being the east corner of this tract.

1.507 acres continued...

Thence S 48° 33' 38" W. 50.00 feet along the northwest line of F. M. Highway 1978. to the Place of Beginning and containing 1.507 acres (65,637 square feet) of land according to a survey made on the ground.

All ½" iron rods set with plastic cap "BASELINE CORP"

Job No. 0000044163 – City of San Marcos

RE: Plat-Bearing Source: Texas Coordinate System NAD 83 (2011) – South Central Zone (4204)

Distances are GRID – to convert to surface multiply by 1.00013



Surveyed February 17, 2025

A handwritten signature in black ink, appearing to read "HAK", written over a horizontal line.

**HENRY A. KUEHLEM**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**NO. 4020**

