

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



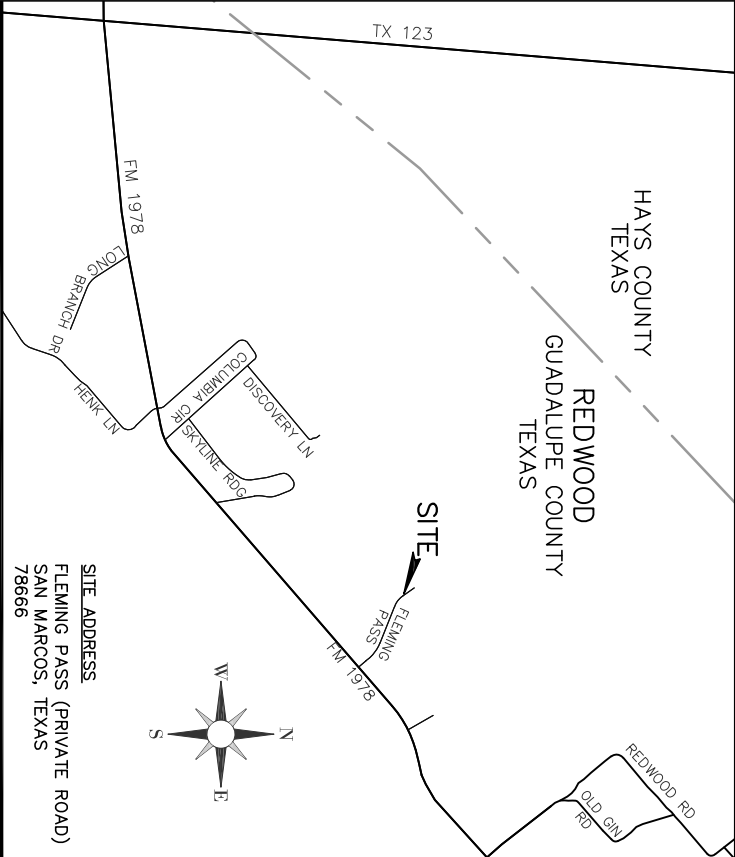
Surveyed February 17, 2025

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

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

HAYS COUNTY
TEXAS

REDWOOD
GUADALUPE COUNTY
TEXAS



SITE ADDRESS
FLEMING PASS (PRIVATE ROAD)
SAN MARCOS, TEXAS
78666

LOCATION MAP

NOT TO SCALE

CHICAGO TITLE INSURANCE COMPANY
GF No. 2501356-SMA
Effective Date: January 2, 2025, 8:00 am
Issued Date: January 13, 2025, 8:00 am

Exhibit "A"

Parcel: 00048.0018

This Survey was prepared in reference to the above Title Commitment and is Certified to the parties hereon for this transaction only and not intended for any subsequent transactions. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- 10a. Rights of Parties in Possession. (Owner Policy)
- 10b. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.
- 10c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- 10d. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)
- 10e. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10f. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by Sect. 2703.056(c) of the Texas Insurance Code.

General Notes:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011) EPOCH 2010.00. TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES TO CONVERT STATE PLANE GRID TO SURFACE, APPLY USING A SURFACE ADJUSTMENT FACTOR OF 1.00013 (RECIPOCAL OF 0.99987006698).
2. THIS MAP WAS PREPARED FROM FIELD DATA OBTAINED FROM JULY 10 TO JULY 16, 2024 AND JULY 23 TO JULY 26 & 29, AUGUST 9 & 13, SEPTEMBER 18, 2024 AND FEBRUARY 10, 2025.
3. SOME FEATURES SHOWN ON THIS SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 2501356-SMA, EFFECTIVE DATE: JANUARY 2, 2025, 8:00 am, ISSUED DATE: JANUARY 15, 2025, 8:00 am.
5. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON FEBRUARY 17, 2025. PROJECT NUMBER 0000044163.2000.
6. RECORD TITLE APPEARS TO BE VESTED IN: LAURA LYNN OTTMERS, MICHAEL OTTMERS, DANIEL OTTMERS, FLEMING, EMMA HOLTERMANN, AND RAYMOND A. HOLTERMANN, FIRST TRACT: 4.64 ACRES, VOL. 417, PG. 278 D.R.G.C.T.; SECOND TRACT: 4.64 ACRES, VOL. 254, PG. 254 D.R.G.C.T.

O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

D.R.G.C.T. DEED RECORDS GUADALUPE COUNTY, TEXAS

Flood Note:

A PORTION OF THIS PROPERTY IS IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED BY FIRM, FLOOD INSURANCE RATE MAP, NUMBER 48187C0045F, GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 45 OF 460, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2007.

Legend:

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD SET WITH PLASTIC CAP "BASELINE CORP."
- 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP "BYRN SURVEY"

POST

POWER POLE

SIGN

UTILITY MARKER POST

MAILBOX

GATE

TELEPHONE PEDESTAL

TREE

CONCRETE

ASPHALT

GRAVEL

CATTLE GUARD

WIRE FENCE

OVERHEAD UTILITY LINE

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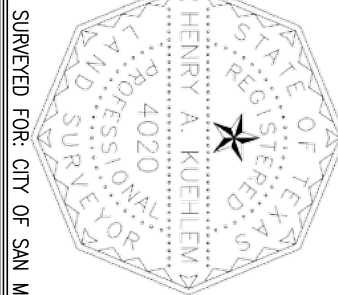
CATEGORY 1A LAND TITLE SURVEY

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 1/2 acre tract conveyed to Millard Fleming as described in Volume 42, Page 104, and that tract conveyed to Malcom Fleming, being out of the called 127,198 acre tract (no metes and bounds) according to deed recorded in Volume 447, Page 633, Deed Records of Guadalupe County, Texas (D.R.G.C.T.).

BASELINE

Baseline Corporation
TxSurv F-10030200
190 S Seguin Ave
New Braunfels, TX 78130
830.606.3913
BaselineSurveyors.net

DRAWN BY: M.H.	DATE: FEBRUARY 2025	SHEET 1 OF 1
CHECKED BY: H.A.K.	JOB NO.: 0000044163.200	



SURVEYED FOR: CITY OF SAN MARCOS

MILLARD FLEMING
207-1/2 ACRES
VOL. 42, PG. 104
D.R.G.C.T.

MALCOM FLEMING
REMAINING PORTION
OF
127.198 ACRES
VOL. 447, PG. 633
D.R.G.C.T.
(SEE NOTE 6)

HENRY A. KUEHLEMM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
LICENSE NO. 4020

LINE	BEARING	LENGTH
L1	N48°38'13"E	50.08
L2	S48°33'38"W	50.00



SEE DETAIL "A"

JLBC 710 INVESTMENTS, LLC
REMAINING OF A
134.475 ACRES
DOC#202199026067
O.P.R.G.C.T.

(S48°38'03"E 768.03' DEED)
S48°38'13"W 767.91

(S48°37'59"E 8.68' DEED)
S48°38'13"W 8.68

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