

0.742 of an Acre
WASTEWATER EASEMENT

State of Texas
County of Guadalupe

Field notes of a 0.742 of an acre Wastewater Easement situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and being over that same tract called 16.743 acres, conveyed to Gregorio Mata and Maria Jimenez Mata, and described in deed recorded as Document No. 2016013013, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said 0.742 of an acre being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap (MDS Surveying) found (N: 13,844,805.77 E: 2,312,764.46 GRID) in the southwest line of Redwood Road (County Road 245) at the east corner of said 16.743 acre tract and this easement, said point being the north corner of a 12.42 acre tract described in Document No. 201899005079 (O.P.R.G.C.T.).

Thence S 35° 39' 24" W. 37.98 feet along the southeast line of said 16.743 acre tract, being the northwest line of said 12.42 acre tract, to a ½" iron rod set at an angle point in this easement.

Thence leaving the southwest line of said 16.743 acre tract and across said 16.743 acre tract, as follows:

S 72° 38' 48" W. 433.62 feet to a ½" iron rod set at an angle point.

S 76° 41' 37" W. 508.23 feet to a ½" iron rod set at an angle point.

S 47° 42' 23" W. 100.13 feet to a ½" iron rod set in a southwest line of said 16.743 acre tract, being a northeast line of a remaining portion of a called 127.198 acre tract according to Volume 447, Page 633, Deed Records of Guadalupe County, Texas (D.R.G.C.T.), being the south corner of this easement.

Thence N 41° 22' 29" W. 30.00 feet along the northeast line of said remaining portion of a called 127.198 acre tract, being a southwest line of said 16.743 acre tract, to a ½" iron rod found at a west corner of said 16.743 acre tract and this easement, being a north corner of said remaining portion of a called 127.198 acre tract, and the east corner of a 1.4970 acre tract described in Volume 2633, Page 551 (O.P.R.G.C.T.).

Thence N 47° 42' 23" E. 107.40 feet along the northwest line of said 16.743 acre tract, being the southeast line of said 1.4970 acre tract and a called 2.0000 acre tract according to Document No. 201899013098 (O.P.R.G.C.T. - no field notes), to a ½" iron rod set at an angle point in this easement.

0.742 of an acre Wastewater Easement...

Thence leaving the northwest line of said 16.743 acre tract and across said 16.743 acre tract, as follows:

N 76° 41' 37" E. 514.92 feet to a ½" iron rod set at an angle point.

N 72° 38' 48" E. 422.53 feet to a ½" iron rod set at an angle point.

N 35° 39' 24" E. 30.04 feet to a ½" iron rod set in the southwest line of Redwood Road, being the northeast line of said 16.743 acre tract, being the east corner of this easement.

Thence S 50° 20' 41" E. 30.07 feet along the southwest line of Redwood Road, being the northeast line of said 16.743 acre tract, to the Place of Beginning and covering 0.742 of an acre (32,331 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 March 7, 2025

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

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

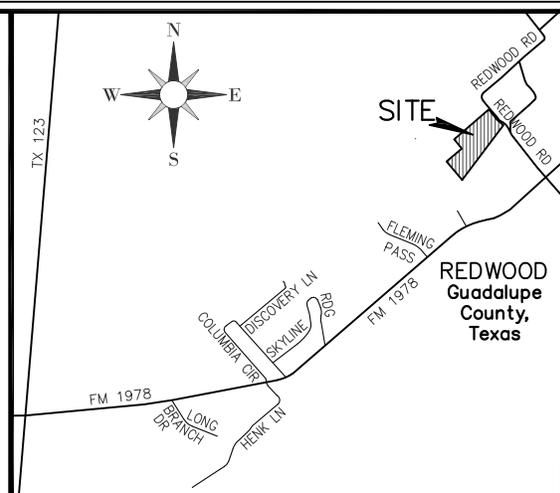
Exhibit "A"

Parcel: 00048.0008

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 (RECIPROCAL OF 0.999870016898).
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 AND SEPTEMBER 18, 2024.
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. 2500522-SMA, EFFECTIVE DATE: JANUARY 2, 2025, 8:00 am, ISSUED DATE: JANUARY 13, 2025, 8:00 am.
5. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON MARCH 7, 2025. PROJECT NUMBER 0000044163.2000.
6. THIS EXHIBIT IS PREPARED FOR THE ACQUISITION OF THE SUBJECT EASEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
7. SITE ADDRESS: 4800 REDWOOD RD., SAN MARCOS, TEXAS 78666, GUADALUPE COUNTY, TEXAS.
8. RECORD TITLE OF THE FLEMING ADJOINING PROPERTY APPEARS TO BE VESTED IN: LAURA LYNN OTTMERS PELITERA, MICHAEL THOMAS FLEMING, DARYL PEYTON FLEMING, MAXINE CASSIDY, DAVID LEYTON FLEMING, GREGORY SCOTT FLEMING, CAROLYN DEE OTTMERS, NANCY KAY OTTMERS, DAVIS, AND DELBERT MAX OTTMERS, III, ACCORDING TO GUADALUPE COUNTY PROBATE CAUSE NO. 2021-PC0042 AND CAUSE NO. 2018-PC-0231 AS RECORDED IN THE GUADALUPE COUNTY DISTRICT CLERK OFFICE, GUADALUPE COUNTY, TEXAS.

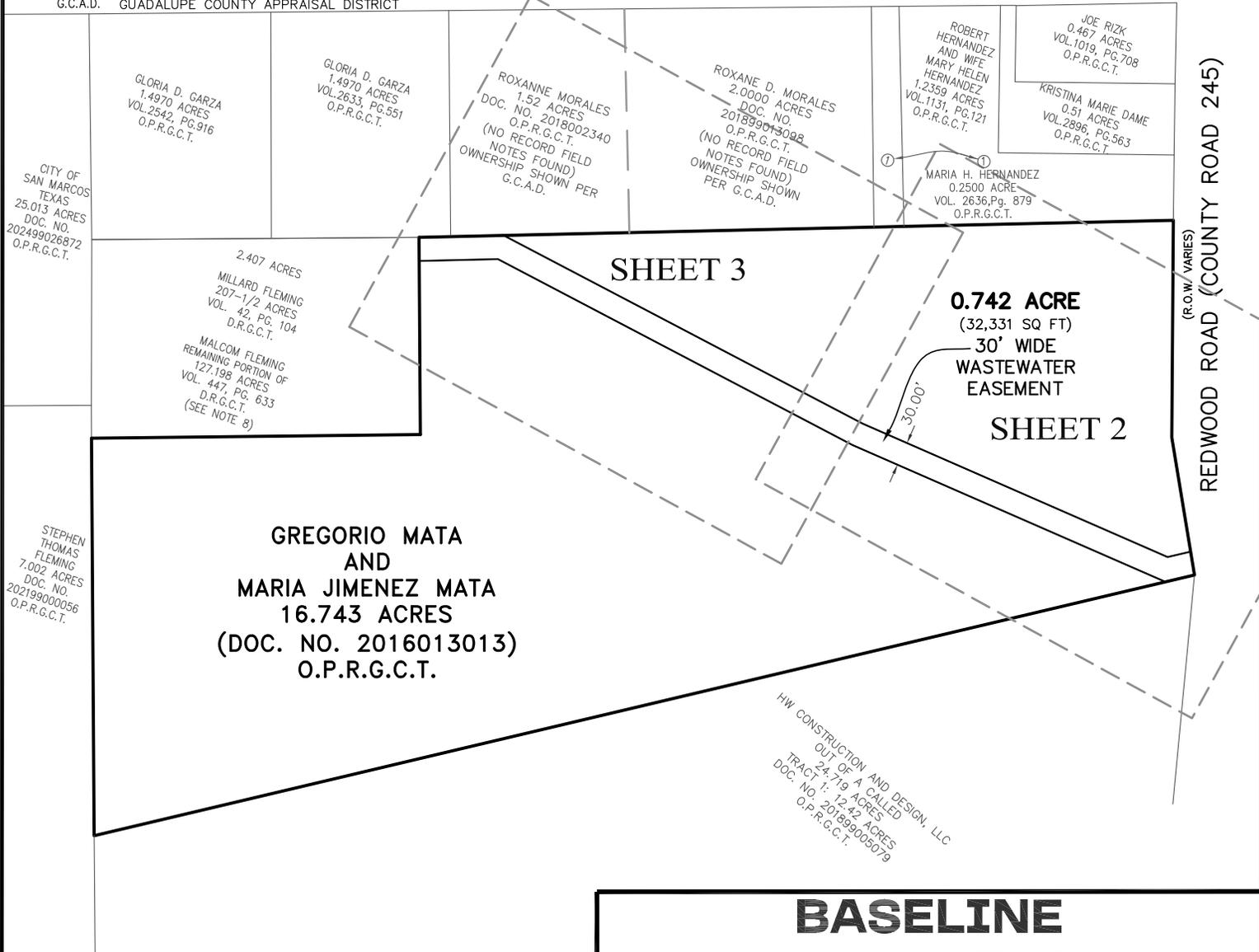
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
 D.R.G.C.T. DEED RECORDS GUADALUPE COUNTY, TEXAS
 G.C.A.D. GUADALUPE COUNTY APPRAISAL DISTRICT



LOCATION MAP
Not to Scale



SCALE: 1"=200'
SCALE IN FEET



Overall Layout

0.742 of an acre Wastewater Easement situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and being over that same tract called 16.743 acres, conveyed to Gregorio Mata and Maria Jimenez Mata, and described in deed recorded as Document No. 2016013013, Official Public Records of Guadalupe County, Texas.

BASELINE

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

DRAWN BY: M.H.	DATE: JANUARY 2025	SHEET 3 OF 6
CHECKED BY: H.A.K.	JOB NO.: 0000044163.2000	

J:\COSamMarcos\0000044163.200_COSM Lift Station 24 Design Survey\8.00_Survey\8.02_CADD\8.02.2_dwg\CoSm Sedona WWTP_44163.2000_Mat-a-Esmt_Sheet 1.dwg

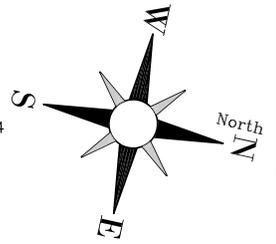
Exhibit "A"

Parcel: 00048.0008

ANDREW MITCHELL LEAGUE
SURVEY NO. 62, ABSTRACT NO. 220
GUADALUPE, TEXAS

NOTES

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SCALE: 1"=60'
SCALE IN FEET



LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°39'24"W	37.98
L2	S72°38'48"W	433.62
L3	S76°41'37"W	508.23
L4	S47°42'23"W	100.13
L5	N41°22'29"W	30.00
L6	N47°42'23"E	107.40
L7	N76°41'37"E	514.92
L8	N72°38'48"E	422.53
L9	N35°39'24"E	30.04
L10	S50°20'41"E	30.07

Legend:

- 1/2 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD "MDS SURVEYING"
- 1/2 INCH IRON ROD SET WITH PLASTIC CAP "BASELINE CORP."
- ⊕ POWER POLE
- ⌋ ANCHOR GUY WIRE
- ⊙ TREE WITH TAG
- ▭ WATER
- X— WIRE FENCE
- O— OVERHEAD UTILITY LINE
- FLOODPLAIN LINE
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- D.R.G.C.T. DEED RECORDS GUADALUPE COUNTY TEXAS

**GREGORIO MATA
AND
MARIA JIMENEZ MATA**
16.743 ACRES
(DOC. NO. 2016013013)
O.P.R.G.C.T.

0.742 ACRE
(32,331 SQ FT)
**30' WIDE
WASTEWATER
EASEMENT**

S40°36'16"E 276.03'
(S38°39'06"E 276.03' DEED)
(R.O.W. VARIES)
REDWOOD ROAD (COUNTY ROAD 245)

Exhibit

0.742 of an acre Wastewater Easement situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and being over that same tract called 16.743 acres, conveyed to Gregorio Mata and Maria Jimenez Mata, and described in deed recorded as Document No. 2016013013, Official Public Records of Guadalupe County, Texas.

BASELINE



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

DRAWN BY: M.H.

DATE: JANUARY 2025

SHEET 4 OF 6

CHECKED BY: H.A.K.

JOB NO.: 0000044163.2000

**POINT OF
BEGINNING**

GRID N=13,844,805.77
GRID E=2,312,764.46

J:\COSanMarcos\0000044163.200_COSM Lift Station 24 Design Survey\8.00_Survey\8.02_CADD\8.02.2_dwg\CoSm Sedona WWTP_44163.2000_Mat- Esmt_Sheet 2-3.dwg

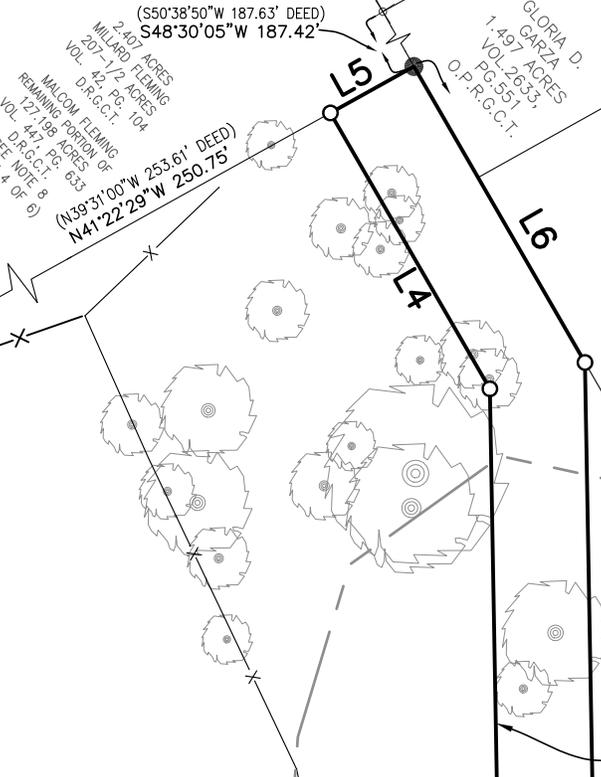
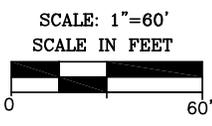
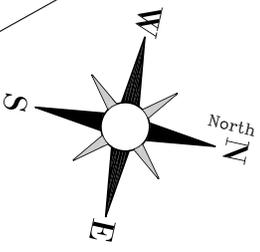
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Exhibit "A"

Parcel: 00048.0008

Legend:

- 1/2 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD "MDS SURVEYING"
- ⊗ 1/2 INCH IRON ROD ORANGE CAP STAMP "HAYS RPLS 5703"
- 1/2 INCH IRON ROD SET WITH PLASTIC CAP "BASELINE CORP."
- ⊗ TREE WITH TAG
- X — WIRE FENCE
- - - FLOODPLAIN LINE
- O.P.R.G.C.T OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- D.R.G.C.T. DEED RECORDS GUADALUPE COUNTY TEXAS



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0.742 ACRE
(32,331 SQ FT)
30' WIDE WASTEWATER EASEMENT

ANDREW MITCHELL LEAGUE SURVEY NO. 62, ABSTRACT NO. 220 GUADALUPE, TEXAS

GREGORIO MATA AND MARIA JIMENEZ MATA
16.743 ACRES
(DOC. NO. 2016013013)
O.P.R.G.C.T.

REDWOOD ROAD (COUNTY ROAD 245)

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DCCM

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DRAWN BY: M.H.	DATE: JANUARY 2025	SHEET 5 OF 6
CHECKED BY: H.A.K.	JOB NO.: 0000044163.2000	

MATCHLINE—SEE SHEET 2 of 3

CATTLE

Exhibit "A"

Parcel: 00048.0008

NOTES:
THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 2500522-SMA, EFFECTIVE DATE: JANUARY 2, 2025, 8:00 am, ISSUED DATE: JANUARY 13, 2025, 8:00 am.

- 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. Easement:
Recorded: Volume 174, Page 550, Deed Records, Guadalupe County, Texas.
To: Texas Power & Light Company
Purpose: electric transmission and/or distribution line **DOES AFFECT, BLANKET IN NATURE**
- 10f. Easement:
Recorded: Document No. 2014018805, Official Public Records, Guadalupe County, Texas.
To: Bluebonnet Electric Cooperative, Inc.
Purpose: underground electric facilities **DOES AFFECT, BLANKET IN NATURE, UNDERGROUND NOT LOCATED**
- 10g. Easement:
Recorded: Document No. 202099025151, Official Public Records, Guadalupe County, Texas.
To: Crystal Clear Special Utility District
Purpose: water distribution and/or sewer collection lines **DOES AFFECT, BLANKET IN NATURE**
- 10h. 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.
- 10i. 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(a) of the Texas Insurance Code.

Surveyor's Certificate:

WE, BASELINE CORPORATION, HAVE MADE AN ON THE GROUND FIELD SURVEY, UNDER MY DIRECTION AND SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON; OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES HAVE BEEN SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.



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



Exhibit

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BASELINE

DCCM

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DRAWN BY: M.H.

DATE: JANUARY 2025

CHECKED BY: H.A.K.

JOB NO.: 0000044163.2000

SHEET 6 OF 6

J:\COSamMarcos\0000044163.2000_COSM Lift Station 24 Design Survey\8.00_Survey\8.02_CADD\8.02.2_dwg\CoSm Sedona WWTP_44163.2000_Mata-Esmr_Sheet 2-3.dwg