

**2.407 Acres****State of Texas  
County of Guadalupe**

Field notes of a 2.407 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 metes and bounds) according to deed recorded in Volume 447, Page 633, (D.R.G.C.T.), said 2.407 acres being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod found (N: 13,844,208.97 E: 2,311,428.36 GRID) in the northeast line of a 25.013 acre tract described in Document No. 202499026872, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), being the west corner of this tract and the south corner of a 1.4970 acre tract described in Volume 2542, Page 916 (O.P.R.G.C.T.), said point of beginning being S 47° 42’ 23” W. 957.87 feet, S 48° 30’ 05” W. 187.42 feet, and S 48° 40’ 13” W. 228.02 feet from a ½” iron rod found in the southwest line of Redwood Road (County Road 245).

Thence along the southeast line of said 1.4970 acre tract and another 1.4970 acre tract described in Volume 2633, Page 551 (O.P.R.G.C.T.), as follows:

N 48° 40’ 13” E. 228.02 feet to a ½” iron rod with an orange plastic cap (Hays RPLS 5703) found at the east corner of said 1.4970 acre tract, being the south corner of said other 1.4970 acre tract, and being an angle point in this line.

N 48° 30’ 05” E. 187.42 feet to a ½” iron rod found at a west corner of a 16.743 acre tract described in Document No. 2016013013 (O.P.R.G.C.T.), being the north corner of this tract.

Thence S 41° 22’ 29” E. 250.75 feet along a southwest line of said 16.743 acre tract to a ½” iron rod with cap (MDS Surveying) found at an interior corner of said 16.743 acre tract, being the east corner of this tract.

Thence S 48° 18’ 38” W. 417.84 feet along a northwest line of said 16.743 acre tract, to a ½” iron rod found in the northeast line of a 7.002 acre tract described in Document No. 202199000056 (O.P.R.G.C.T.), being a west corner of said 16.743 acre tract, and being the south corner of this tract.

**2.407 acres continued...**

**Thence along the northeast line of said 7.002 acre tract, also being a northeast line of said 25.013 acre tract, as follows:**

**N 40° 44' 47" W. 42.24 feet to a ½" iron pipe found at the north corner of said 7.002 acre tract, being the east corner of said 134.473 acre tract, and being an angle point in this line.**

**N 40° 51' 00" W. 210.59 feet, continuing along a northeast line of said 134.473 acre tract, to the Place of Beginning and containing 2.407 acres 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)**



**Surveyed February 10, 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**

REDWOOD ROAD (COUNTY ROAD 245)

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# Exhibit "A"

Parcel: 00048.0019

TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY  
GF No. 2501355-SMA  
Effective Date: January 2, 2025, 8:00 am  
Issued Date: January 15, 2025, 8:00 am

This Survey was prepared in reference to the above Title Commitment only and is Certified to the parties hereon for this transaction only and is not intended for any subsequent transactions. It does not constitute a title search by the surveyor. All information regarding record encumbrances, 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. 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. Eosement: Recorded: Document No. 202299031599, Official Public Records, Guadalupe County, Texas.  
To: Crystal Clear Water Supply Corp.  
Purpose: water pipe line  
**DOES NOT AFFECT TRACT-BLANKET IN NATURE**

- 10f. Easement and Right of Way granted to Lower Colorado River Authority, recorded in Volume 446, Page 195, of the Deed Records of Guadalupe County, Texas.
- 10g. 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.
- 10h. 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.

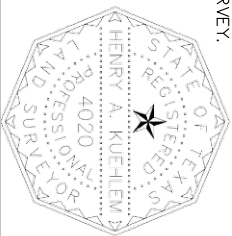
Legend:

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD
- "MDS SURVEYING" FOUND
- 1/2 INCH IRON ROD ORANGE CAP STAMP "HAYS RPLS 5703" FOUND
- 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "B&A 2633" FOUND
- 1/2 INCH IRON PIPE FOUND
- WIRE FENCE
- DRAINAGE FLOW - TOPO
- OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- DEED RECORDS GUADALUPE COUNTY TEXAS

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, ABOVEGROUND EVIDENCE OF THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES HAVE BEEN SHOWN. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE 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

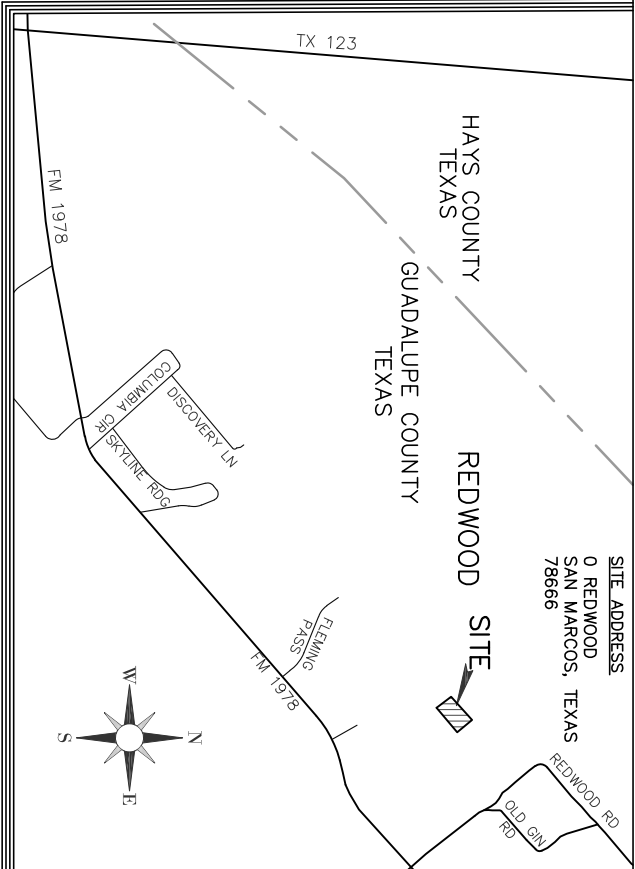


## GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011) EPOCH 2010.00, TEXAS SOUTH CENTRAL ZONE 4204, FOR ADJUSTMENT FROM STATE PLANE GRID TO SURFACE USE A SCALED ADJUSTMENT FACTOR OF 1.00013. (RECIPROCAL OF 1.00013=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, 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. Z501355-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 10, 2025. PROJECT NUMBER 0000044163.2000.
6. RECORD TITLE APPEARS TO BE VESTED IN: LAURA LYNN OTTMERS PELITERA, MICHAEL THOMAS FLEMING, DARYL PEYTON FLEMING, MAXINE CASSIDY, DAVID LEYTON FLEMING, GEOFFREY 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.

## LOCATION MAP

NOT TO SCALE



CATEGORY 1A  
LAND TITLE SURVEY

2,407 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 Milford Fleming as described in Volume 42, Page 104, and that tract conveyed to Malcom Flemming, out of the called 127.198 acre tract (no metes and bounds) according to deed(s) recorded in Volume 447, Page 633, Deed Records of Guadalupe County, Texas.

# BASELINE

**BASELINE**  
**BCCM**

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Baseline Corporation  
TxSurv F-10030200  
190 S Seguin Ave  
New Braunfels, TX 78130  
830.606.3973  
BaselineSurvey@rs.net

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