

2.998 Acres

State of Texas County of Guadalupe

Field notes of a 2.998 acre tract of land situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and comprising that same tract called 1.4970 acres, conveyed to Gloria D. Garza by deed recorded in Volume 2542, Page 916, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), and that same tract also called 1.4970 acres, conveyed to Gloria D. Garza by deed recorded in Volume 2633, Page 551, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said 2.998 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod (N: 13,844,208.97 E: 2,311,428.36 GRID) found in the northeast line of a 25.013 acre tract described in Document No. 202499026872 (O.P.R.G.C.T.), being the west corner of a remaining portion of a 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.), and being the south corner of said 1.4970 acre tract and this tract.

Thence N 41° 42’ 01” W. 286.84 feet along the northeast line of said 25.013 acre tract, being the southwest line of said 1.4970 acre tract, to a ½” iron rod found in the southeast line of a 100 acre tract described in Volume 1156, Page 741 (O.P.R.G.C.T.), being a north corner of said 25.013 acre tract and the west corner of said 1.4970 acre tract and this tract.

Thence along the northwest line of said two 1.4970 acre tracts, being the southeast line of said 100 acre tract, as follows:

N 48° 52’ 20” E. 228.85 feet to a ½” iron rod with orange cap (Hays RPLS 5703) found at the north corner of said 1.4970 acre tract, being the west corner of said other 1.4970 acre tract, and being an angle point in this tract.

N 48° 24’ 24” E. 227.66 feet to a ½” iron rod with orange cap (Hays RPLS 5703) found at the west corner of a 1.52 acre tract (no field notes found), according to Document No. 2018002340 (O.P.R.G.C.T.), being the north corner of said other 1.4970 acre tract and this tract.

Thence S 41° 30’ 39” E. 285.85 feet along the northeast line of said other 1.4970 acre tract, being the southwest line of said 1.52 acre tract, to a ½” iron rod with orange cap (Hays RPLS 5703) found in the northwest line of a 16.743 acre tract described in Document No. 2016013013 (O.P.R.G.C.T.), being the south corner of said 1.52 acre tract, and being the east corner of said other 1.4970 acre tract and this tract.

2.998 acres continued...

Thence along the southeast line of said two 1.496 acre tracts, being the northwest line of said 16.743 acre tract and the remaining portion of said called 127.198 acre tract, as follows:

S 47° 42' 23" W. 40.12 feet to a ½" iron rod found at a west corner of said 16.743 acre tract, being a north corner of said remaining portion of said called 127.198 acre tract, and being an angle point in this line.

S 48° 30' 05" W. 187.42 feet a ½" iron rod with orange cap (Hays RPLS 5703) found at the south corner of said other 1.496 acre tract and the east corner of said 1.496 acre tract, and being an angle point in this line.

S 48° 40' 13" W. 228.02 feet to the Place of Beginning and containing 2.998 acres (130,598 square feet) of land according to a survey made on the ground.

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

Job No. 0000044163.2000 – 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



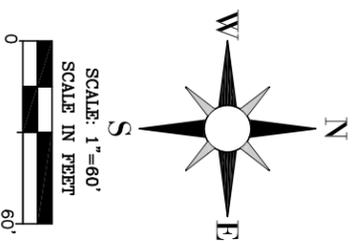
Surveyed March 7, 2025

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

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

Exhibit "A"
Parcel: 00048.0007

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



Legend:

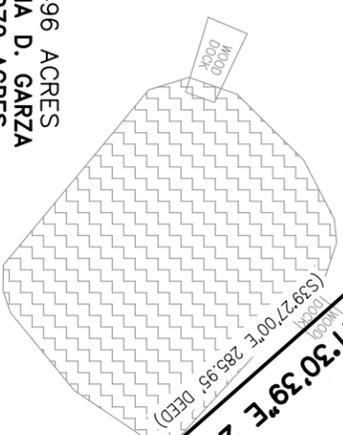
- 1/2 INCH IRON ROD FOUND
- ⊕ 1/2 INCH IRON ROD WITH YELLOW CAP "DAM 5348" FOUND
- ⊗ 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "HAYS RPLS 5703" FOUND
- ⊙ 1/2 INCH IRON PIPE FOUND
- ⊖ 1/2 INCH IRON ROD STAMPED "MDS SURVEYING" FOUND
- X— WIRE FENCE
- ▨ WATER SURFACE
- ▨ OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. DEED RECORDS GUADALUPE COUNTY, TEXAS

MOELLER FAMILY
LIMITED PARTNERSHIP
TRACT TWO:
VOL. 1156, PG. 741
O.P.R.G.C.T.

N48°24'24"E 227.66'
(N50°33'46"E 227.72' DEED)

2.998 ACRES
130,598 SQ. FT.

1.496 ACRES
GLORIA D. GARZA
1.4970 ACRES
VOL. 2633, PG. 551
O.P.R.G.C.T.



ROXANNE MORALES
1.52 ACRES
(NO RECORD O.P.R.G.C.T.)
OWNERSHIP FIELD NOTES PER G.C.A.D.

S41°30'39"E 285.85'
(S59°27'00"E 285.95' DEED)

N47°42'23"E 957.87'
(N49°46'54"E) (958.41' DEED)

GREGORIO MATA
MANILA "MIMENZ" MATA
O.P.R.G.C.T.
VOL. 16743, PG. 2016013013

N41°22'29"W 250.75'
(N59°31'00"W 253.61' DEED)

LINE	BEARING	LENGTH
L1	S47°42'23"W	40.12
(DEED)	(S49°45'38"W)	(40.09)

S48°30'05"W 187.42'
(S50°36'50"W 187.63' DEED)

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

MALCOM FLEMING
VOL. 447 ACRES
D.R.G.C.T. 633
(SEE NOTE 6)

S48°40'13"W 228.02'
(S50°17'45"W 228.84' DEED)

N48°52'20"E 228.85'
(N50°45'38"E 228.84' DEED)

N41°42'07"W 286.84'
(N59°27'00"W 285.89' DEED)

1.502 ACRES
GLORIA D. GARZA
1.4970 ACRES
VOL. 2542, PG. 916
O.P.R.G.C.T.

CITY OF SAN MARCOS
DOC. NO. 25073 ACRES
O.P.R.G.C.T. TEXAS
2024990206872

POINT OF BEGINNING
GRID N=13,844,208.97
GRID E=2,311,428.36

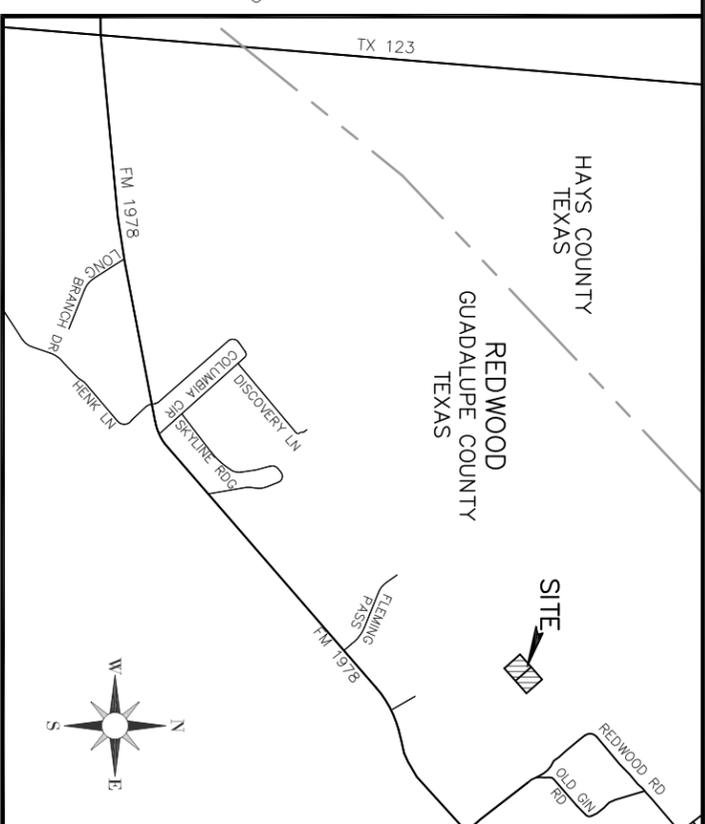
N40°57'00"W 210.62'
(N40°53'37"W 210.62' DEED)



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

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 IN 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.



LOCATION MAP
NOT TO SCALE

NOTES

- 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 TO STATE PLANE GRID TO SURFACE, APPLY A SURFACE ADJUSTMENT FACTOR OF 1.00013 (RECIPROCAL OF 0.999870016989).
- 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 AND MARCH 5, 2025.
- A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON MARCH 7, 2025. PROJECT NUMBER 0000044163.2000.
- THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE SEARCH REPORT BY HOLLERBACK & ASSOCIATES, INC. ORDER NO. HA520765, ORDER DATE: 10/24/2023. CERTIFICATION DATE: 10/25/2023. ELECTRIC EASEMENT AND RIGHT OF WAY: VOLUME 174, PAGE 550, DEED RECORDS GUADALUPE COUNTY, TEXAS TEXAS POWER & LIGHT COMPANY DOES AFFECT, BLANKET IN NATURE
- SITUS ADDRESS, BASED ON GUADALUPE APPRAISAL DISTRICT: 292 BLUEBONNET LANE, SAN MARCOS, TEXAS 78666, GUADALUPE COUNTY, TEXAS.
- RECORD TITLE OF THE SOUTHERN ADJOINING PROPERTY APPEARS TO BE VESTED IN: LAURA LYNN OTTMERS PELUTERA, MICHAEL THOMAS FLEMING, DARYL BEYTON FLEMING, MAXINE CASSIDY, DAVID LETYTON 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.

**CATEGORY 1A
LAND TITLE SURVEY**

2.998 acre tract of land situated in Guadalupe County, Texas and being out of the Andrew Mitchell League Survey No. 62, Abstract No. 220, and comprising that same tract called 1.4970 acres, conveyed to Gloria D. Garza by deed recorded in Volume 2542, Page 916, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), and that same tract also called 1.4970 acres, conveyed to Gloria D. Garza by deed recorded in Volume 2633, Page 551, Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.).

BASELINE



Baseline Corp. | TxSurv F-10030200
190 S Seguin Ave, New Braunfels, TX 78130
830.606.3913 | Baseline.DCCM.com

DRAWN BY: M.H.	DATE: MARCH 7, 2025	SHEET 1 OF 1
CHECKED BY: HAK.	JOB NO.: 0000044163.2000	