

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 "H. A. Kuehlem", written over a horizontal line.

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

