

Page 1 of 2 Parcel 00048.0007 Job No. 0000044163.2000 March 7, 2025

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 1/2" iron rods set with plastic cap "BASELINE CORP"

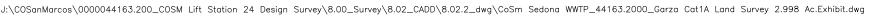
Job No. 0000044163.2000 - City of San Marcos

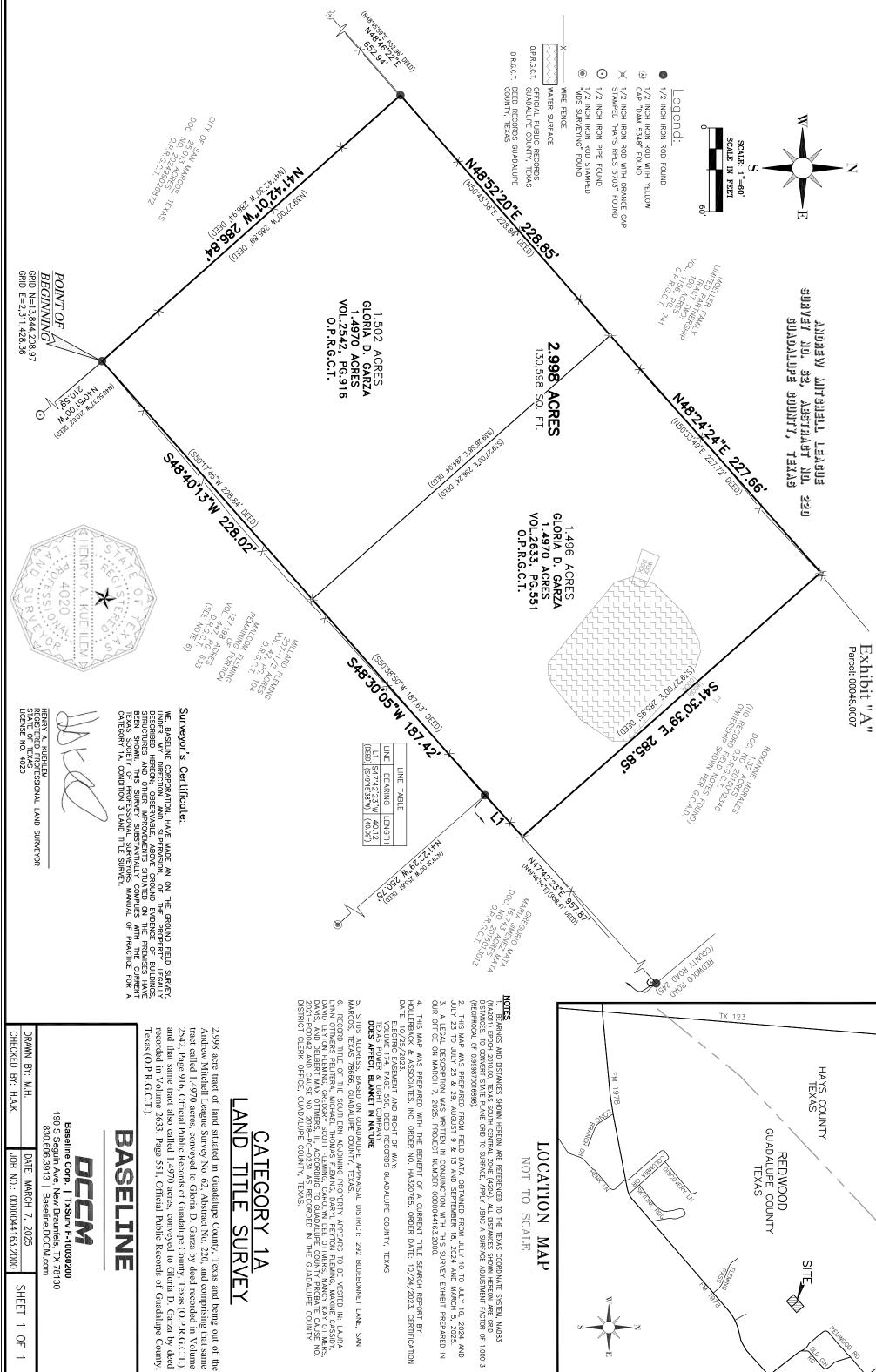
RE: Plat-Bearing Source: Texas Coordinate System NAD 83 (2011) – South Central Zone (4204) Distances are GRID – to convert to surface multiply by 1.00013



Surveyed March 7, 2025

HENRY A. KUEHLEM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4020





HAYS COUNTY TEXAS

SITE

GUADALUPE COUNTY TEXAS

PASS

FM 1978

BRANCH

LOCATION MAP

NOT TO SCALE

BASELINE	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.).	<u>CATEGORY 1A</u> LAND TITLE SURVEY	STUS ADDRESS, BASED ON GUADAULPE APPRAISAL DISTRICT: 292 BLUEBONNET LANE, SAN RCOS, TEXAS 78666, GUADALUPE COUNTY, TEXAS. RECORD TITLE OF THE SOUTHERN ADJOINING PROPERTY APPEARS TO BE VESTED IN: LAURA VN OTTMERS PELITERA. MICHAEL THOMAS FLEMING, DARYL PEYTON FLEMING, MAXINE CASSIDY, VID LEYTON FLEMING, GREOGRY SCOTT FLEMING, CAROLYN DEE OTTMERS, NANCY KAY OTTMERS, VID LEYTON FLEMING, GREOGRY SCOTT FLEMING, CAROLYN DEE OTTMERS, NANCY KAY OTTMERS, VID LEYTON FLEMING, GREOGRY SCOTT FLEMING, CAROLYN DEE OTTMERS, NANCY KAY OTTMERS, VID LEYTON FLEMING, OR OL 2010, AND ALD E COUNTY PROBATE CAUSE NO. 21-PEC042 AND CAUSE NO. 2010, PC-0233 RECORDED IN THE GUADALUPE COUNTY STRICT CLERK OFFICE, GUADALUPE COUNTY, TEXAS.	THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE SEARCH REPORT BY LLERBACK & ASSOCIATES, INC. ORDER NO. HA320765, ORDER DATE: 10/24/2023, CERTIFICATION TE: 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	THIS MAP WAS PREPARED FROM FIELD DATA OBTAINED FROM JULY 10 TO JULY 16, 2024 AND _Y 23 TO JULY 26 & 29, AUGUST 9 & 13 AND SEPTEMBER 18, 2024 AND MARCH 5, 2025. A LECAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN R OFFICE ON MARCH 7, 2025. PROJECT NUMBER 0000044163.2000.
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Baseline Corp. TxSurv F-10030200 190 S Seguin Ave, New Braunfels, TX 78130 830.606.3913 Baseline.DCCM.com		BASELINE
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CHECKED DRAWN BY: M.H.

BY:

H.A.K.

JOB NO.: 0000044163.2000 DATE: MARCH 7, 2025

SHEET

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