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TBPE FIRM F-10961

METES AND BOUNDS DESCRIPTION
FOR A
0.652 ACRE TRACT OF LAND

Being a 0.652 of an acre tract, being all of the remainder of a called 0.912 acre tract of land located in the J.D. Clements League No. 18, Guadalupe County, Texas, described in Volume 2685, Page 958, Official Public Records, Guadalupe County, Texas, said 0.652 of an acre tract being further described as follows:

BEGINNING at a 1/2" iron pin with cap stamped "2633" found in the Westerly right-of-way line of County Road 14-D (Turtle Lane) (50-feet right-of-way – Volume 427, Page 64) (Occupied 60-feet right-of-way), for the Southeast corner of a called 0.37 of an acre tract of land described in Volume 3105, Page 877, Official Public Records, Guadalupe County, Texas, for the Northeast corner of this herein described 0.652 of an acre tract;

THENCE along the Westerly right-of-way line of County Road 14-D, South 10° 56' 00" East, a distance of 194.53 feet to a 1/2" iron pin with cap stamped "2633" found for the Northeast corner of a called 0.36 of an acre tract of land recorded in Volume 1679, Page 356, Official Public Records, Guadalupe County, Texas, for the Southeast corner of this herein described 0.652 of an acre tract;

THENCE along the Northerly line of said 0.36 of an acre tract, North 89° 59' 43" West, passing at a distance of 120.04 feet to a 1/2" iron pin with cap stamped "2633" found and continuing in all a distance of 140.36 feet to a point in the Northeasterly line of the Guadalupe River, for the Southwest corner of this herein described 0.652 of an acre tract;

THENCE along the edge of water of the Guadalupe River, North 14° 21' 20" West, a distance of 202.97 feet to a point in the Southerly line of the aforementioned 0.37 of an acre tract, for the Northwest corner of this herein described 0.652 of an acre tract;

THENCE along the Southerly line of said 0.37 of an acre tract, South 87° 53' 58" East, passing at a distance of 0.60 feet a 1/2" iron pin found in the Northeasterly line of the Guadalupe River, continuing along the Southerly line of said 0.37 acre tract, passing at a distance of 59.51 feet, a 1/2" iron pin with cap stamped "2633" found and continuing in all a distance of 153.89 feet to the POINT OF BEGINNING and containing 0.652 of an acre of land in Guadalupe County, Texas.

Bearings are based upon the Westerly right-of-way line of County Road 14-D, being previously recognized as South 15° 56' 00" East.

Surveyed this the 12th day of March, 2014.

Revised: March 25, 2014 Acreage, Right-of-way

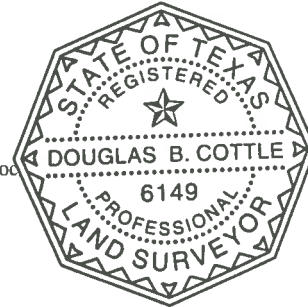
Reference survey of said 0.652 of an acre tract of land prepared this same date.



Douglas B. Cottle

Registered Professional Land Surveyor No. 6149

S:\Projects\Title Surveys\Clements, Joseph D. Survey - Guadalupe\0.912 ac\MB 0.652 ac.doc



BEING 0.652 OF AN ACRE SITUATED IN THE J.D. CLEMENTS LEAGUE NO. 18, GUADALUPE COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 0.912 ACRE TRACT, RECORDED IN VOLUME 2685, PAGE 958, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE SEGUN TITLE COMMITMENT, GF #028222STC, EFFECTIVE DATE 03/07/2014

REFERENCE TERMS AND CONDITIONS TO TEXAS POWER CORPORATION RECORDED IN VOLUME 91, PAGE 533, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE EASEMENT TO TEXAS HYDRO ELECTRIC CORPORATION RECORDED IN VOLUME 137, PAGE 448, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE TERMS AND CONDITIONS TO A.W. SAEGERT RECORDED IN VOLUME 191, PAGE 65, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE 40' ROADWAY TO TEXAS POWER CORPORATION RECORDED IN VOLUME 360, PAGE 531, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

REFERENCE RIGHT-OF-WAY EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 368, PAGE 605, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

NOTES:

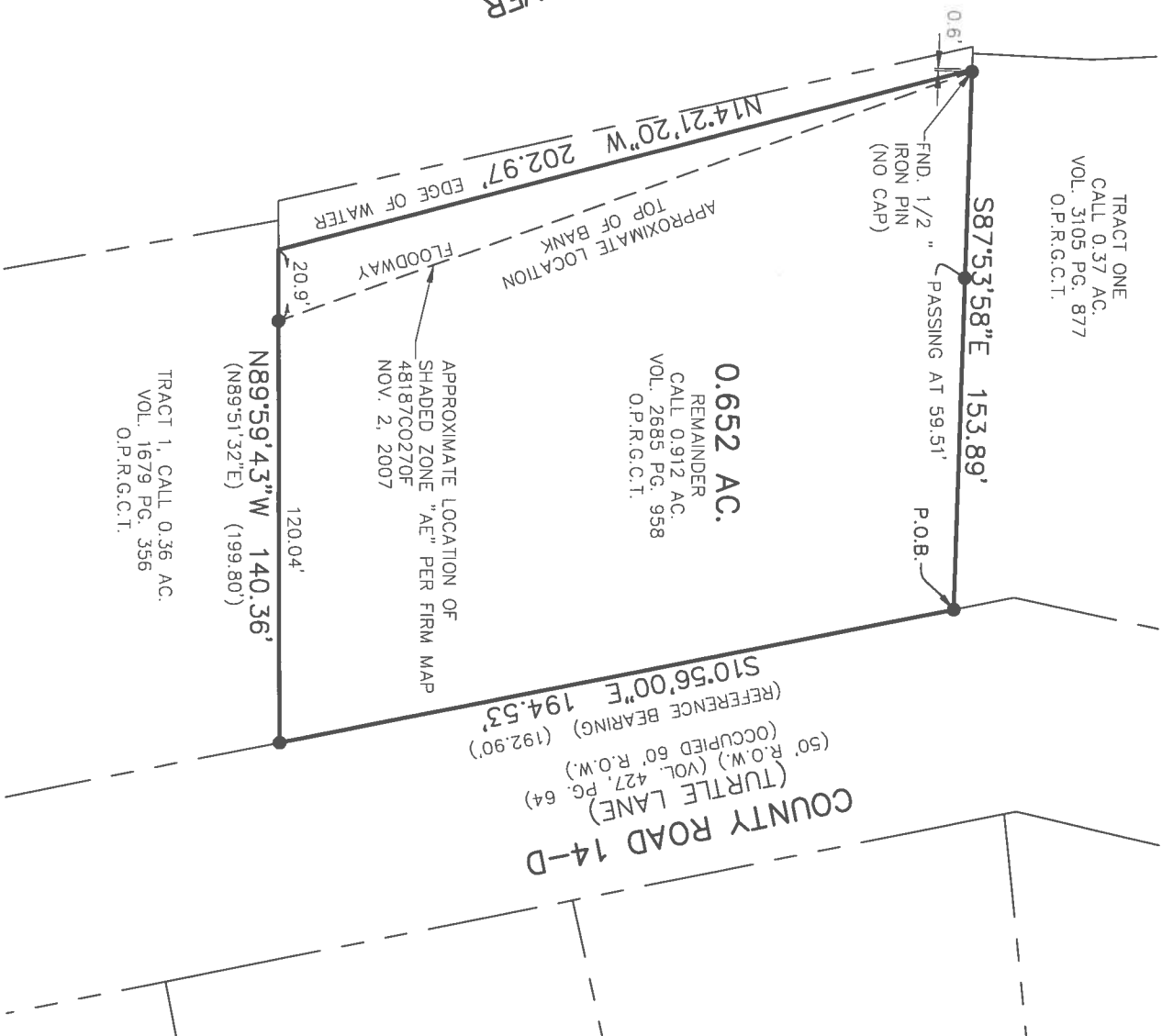
ACCORDING TO MAP NO. 48187C0270F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, TEXAS AND INCORPORATED AREAS, DATED NOVEMBER 02, 2007, PORTION OF THE SUBJECT TRACT IS SITUATED WITHIN: ZONE AE DESCRIBED AS A SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT (100-YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED:

THE FEMA WEBSITE (WWW.MSC.FEMA.GOV) WAS CHECKED ON MARCH 13, 2014, AT THIS DATE 1 LOMA WAS REPORTED, NONE OF WHICH ARE LOCATED ON THE SUBJECT TRACT.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

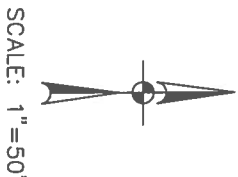
THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FIRM MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. HMT ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

GUADALUPE RIVER



LEGEND:

- = FND 1/2" IRON PIN
- = PLASTIC CAP STAMPED "2633"
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS



THIS SURVEY IS CERTIFIED TO:
DAVID AND ROBIN BREED AND
SEGUN TITLE COMPANY

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 12TH DAY OF MARCH 2014
REVISED: MARCH 25, 2014 ACREAGE, RIGHT-OF-WAY
DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149 14-0237

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