

PETITION FOR CREATION OF A WATER CONTROL  
AND IMPROVEMENT DISTRICT

THE STATE OF TEXAS           §  
  §  
COUNTY OF GUADALUPE       §

TO THE HONORABLE GUADALUPE COUNTY COMMISSIONERS COURT:

The undersigned (herein the “Petitioners”), represent more than fifty (50) persons holding title to land in the proposed district, since there are more than fifty (50) individual landowners in the proposed district, as indicated by the tax rolls of Guadalupe County, Texas, acting pursuant to the provisions of Chapter 51, Texas Water Code, together with all amendments and additions thereto, respectfully petition for the creation of a water control and improvement district and would show the following:

I.

The name of the proposed district is LAKE PLACID WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 (the “District”).

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapter 51, Texas Water Code, together with all amendments and additions thereto.

III.

The District’s boundaries will contain an area of approximately 711 acres of land, more or less, situated wholly within Guadalupe County, Texas, described by metes and bounds in **Exhibit A** attached hereto and incorporated herein for all purposes. The proposed District is either within the corporate limits of the City of Seguin, Texas or the extraterritorial jurisdiction of the City of Seguin, Texas. All of the territory proposed to be included may properly be included in the District. The District shall have all of the rights, powers, privileges, authority, and functions conferred by and shall be subject to all duties imposed by the Texas Water Code and the general laws relating to water control and improvement districts, except as hereinafter provided.

#### IV.

The Petitioners represent more than 50 individual landowners who hold title to land within the proposed District, as shown by the tax rolls of Guadalupe County. The Petitioners are identified by the documents attached hereto in **Exhibit B**.

#### V.

To the extent consent, by ordinance or resolution, of any municipality is required by state law for the inclusion of land in the District, this petition shall constitute a request for such consent.

#### VI.

The District shall be organized for the purposes of: (i) the improvement of rivers, creeks, and streams to prevent overflows, to permit navigation or irrigation, or to aid in these purposes; (ii) the construction, improvement, and maintenance of pools, lakes, reservoirs, dams, canals, and waterways for irrigation, drainage, or navigation, or to aid these purposes; (iii) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power, and all other useful purposes; (iv) the reclamation, drainage, conservation, and development of its forests, water, and hydroelectric power; (v) the navigation of its coastal and inland water; (vi) the control, abatement, and change of any shortage or harmful excess of water; (vii) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and (viii) the preservation and conservation of all natural resources of the State.

#### VII.

The general nature of the work proposed to be done at this time by the District is the repairing of the Lake Placid dam and maintenance and operation of Lake Placid for the purposes described in Article VI above. The work proposed shall also include the building, acquisition, construction, completion, carrying out, maintaining, protection, and, in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to conserve, transport and distribute fresh water from any source for domestic and commercial purposes, and to control, divert, abate, conduct and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized. The estimated construction cost for the District's

improvements, based on the information available at the time of this petition, is between \$10,000,000 and \$30,000,000.

#### VIII.

The organization of the District is both feasible and practicable in that the proposed water facilities, lines, drains, and other improvements can be acquired or constructed at reasonable costs, and taxes at reasonable rates can be levied within the District which will be sufficient to amortize all debt incurred by the District for the District's authorized purposes.

#### IX.

The creation of the District is necessary to accomplish its purposes, would be a public benefit to the land included in, and the residents of, the District, and is feasible and practicable. There is not available within the District an adequate dam or flood control system. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of the proposed water facilities. Creation of the District will benefit the health and welfare of the present and future residents of the District, and the protection of lands, property, residences, and commercial establishments within the District requires the construction of such proposed improvements.

#### X.

WHEREFORE, Petitioners respectfully pray that this petition be properly filed, as provided by law, and that the County Judge issue an order setting the date for a hearing on the petition by the Commissioners Court, at a date to be fixed in keeping with the provisions of Chapter 51, Texas Water Code, and endorse such order, and direct the County Clerk to issue notice of the hearing to be given as provided therein, and such hearing be held and that this petition be in all things granted, and that said proposed water control and improvement district be created and five directors thereof be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of creating and organizing said District and to the execution of the purposes for which the District shall be created, as shall be deemed proper and necessary.

RESPECTFULLY SUBMITTED to the Guadalupe County Commissioners Court this  
15th day of June, 2020.

Landowners will sign appropriately and will notarize  
and date their signatures

**Attachments:**

**Exhibit A** – Metes and Bounds Description of the District

**Exhibit B** – Petitioner Signatures and, where applicable, Corresponding Lienholder  
Consent(s)

**Exhibit C** – Petitioner Tracts



# EXHIBIT A

Metes and Bounds Description of District

METES AND BOUNDS DESCRIPTION  
FOR THE POLITICAL BOUNDARY OF THE  
711 ACRE LAKE PLACID WATER CONTROL  
AND IMPROVEMENT DISTRICT

Being a Political Boundary Description for a gross area of 712 acres of land in Guadalupe County, Texas, LESS, SAVE and EXCEPT the following tract:

A called 1.00 acre Tract One, described in Volume 2445, Page 907, Official Public Records, Guadalupe County, Texas, that falls within the herein described political boundary without frontage on Lake Placid.

For a net area of 711 acres, including all of Lake Placid, a portion of Lake McQueeney, a portion of the Guadalupe River, and portions of the right-of-way of Union Pacific Railroad, Old State Highway No. 3 (also known as Bridge Road, not in use), F.M. Highway 78, Interstate Highway 10, Morrison Falls Road (not in use), and U.S. Highway 90 (also known as West Kingsbury Street) lying within these metes and bounds, said Political Boundary being more particularly described as follows:

BEGINNING at a 1/2" iron pin (w/ cap "B&A RPLS 2633") (N=13764436.81', E=2273252.51') found in the Northeast right-of-way line of F.M. Highway 725 for the West corner of Lot 1, McQueeney Camp, recorded in Volume 7, Page 665, Map and Plat Records, Guadalupe County, Texas, same being the South corner of a called 0.42 of an acre tract owned by the Guadalupe-Blanco River Authority (GBRA), described in Volume 195, Page 560, Deed Records, Guadalupe County, Texas;

THENCE with the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.42 of an acre tract, N 70°34' W a distance of 442 feet to a point for the West corner of said 0.42 acre tract;

THENCE departing the right-of-way of F.M. Highway 725, with the Northwest line of said 0.42 acre tract, N 43°45' E a distance of 187 feet to a point at or near the approximate water's edge of Lake McQueeney for the North corner of said 0.42 of an acre tract;

THENCE crossing Lake McQueeney, N 47°19' E a distance of 539 feet to a point at or near the approximate water's edge of Lake McQueeney for the West corner of property owned by GBRA (no recording information found);

THENCE with the boundary of said GBRA property, partially with the approximate water's edge, the following 10 calls:

1. N 13°15' E a distance of 43 feet to a point for a corner;
2. N 39°06' E a distance of 30 feet to a point for a corner;
3. N 57°20' E a distance of 66 feet to a point for a corner;
4. N 62°12' E a distance of 304 feet to a point for a corner;
5. N 15°07' E a distance of 151 feet to a point for a corner;
6. N 63°25' E a distance of 91 feet to a point for a corner;
7. N 02°17' W a distance of 120 feet to a point in the Southeast right-of-way line of Isle of View Drive for a corner;

8. With the Southeast right-of-way line of Isle of View Drive, N 62°44' E a distance of 627 feet to a point at the intersection of the Southeast right-of-way line of Isle of View Drive and the Southwest right-of-way line of Hot Shot Lane for the North corner of said GBRA property;
9. With the Southwest right-of-way line of Hot Shot Lane, S 11°25' E a distance of 292 feet to a point for the East corner of said GBRA property;
10. Departing the right-of-way of Hot Shot Lane, S 62°12' W a distance of 760 feet to a point in the Southwest right-of-way line of Bamboo Bluff Drive for the North corner of a called 0.385 acre Exhibit "D", described in Document No. 2017005857, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest line of Bamboo Bluff Drive, the Northeast line of said Exhibit "D" and three other tracts, and the Northeast line of Lots 8-20, Laechelin-Riverside Addition, recorded in Volume 1, Page 128-129, Map and Plat Records, Guadalupe County, Texas, S 40°11' E a distance of 666 feet to a point for an angle point of Lot 8, Laechelin-Riverside Addition, also being an angle point of Tract 3, recorded in Document No. 2017005857, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of Lots 1-7, Laechelin-Riverside Addition, said Tract 3, and the Southwest line of Bamboo Bluff Drive, S 24°27' E a distance of 362 feet to a point in the Northwest right-of-way line of a Union Pacific Railroad right-of-way for the East corner of said Lot 1 and said Tract 3;

THENCE with the common line of said Lot 1, said Tract 3 and said Union Pacific railroad right-of-way, S 67°23' W a distance of 161 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of Lot 1 and Tract 3;

THENCE crossing said Union Pacific Railroad right-of-way, with the approximate water's edge of Lake Placid, S 23°45' E a distance of 125 feet to a point in the Southeast right-of-way line of said Union Pacific Railroad right-of-way for the West corner of a called 3.15 acre tract, described in Volume 961, Page 120, Official Public Records, Guadalupe County, Texas,

THENCE with the boundary of said 3.15 acre tract, the following 3 calls:

1. With the Southwest right-of-way line of Union Pacific Railroad, N 67°23' E a distance of 524 feet to a point in the Southwest right-of-way line of Hot Shot Lane for the North corner of said 3.15 acre tract;
2. Departing the Union Pacific Railroad right-of-way, with the Southwest right-of-way line of Hot Shot Lane, S 36°39' E a distance of 181 feet to a point at the intersection of the Southwest right-of-way line of Hot Shot Lane and the Northwest right-of-way line of Old State Highway No. 3 (also known as Bridge Road) for the East corner of said 3.15 acres;
3. With the Northwest right-of-way line of Old State Highway No. 3 (Bridge Road), S 49°01' W a distance of 543 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 3.15 acre tract;

THENCE crossing the right-of-way of Old State Highway No. 3 (Bridge Road), with the approximate water's edge of Lake Placid, S 15°50' E a distance of 89 feet to a point in the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road) for the West corner of a called 1.04 acre tract, recorded in Volume 1573, Page 627, Official Public Records, Guadalupe County, Texas (no description), and described in Volume 240, Page 573, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road), the Northwest line of said 1.04 acre tract, and the Northwest line of a called 5.146 acre tract (Guadalupe Appraisal District Only), N 49°07' E a distance of 524 feet to a point at the intersection of the Southeast right-of-way line of Old State Highway No. 3 (Bridge Road) and the Southwest right-of-way line of Hot Shot Lane for the North corner of said 5.146 acre tract;

THENCE with the common line of said 5.146 acre tract and the Southwest right-of-way line of Hot Shot Lane, S 35°46' E a distance of 555 feet to a point in the Northwest right-of-way line of F.M. Highway 78 for the East corner of said 5.146 acre tract;

THENCE with the common line of said 5.146 acre tract and the Northwest right-of-way line of F.M. Highway 78, S 48°52' W a distance of 500 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 5.146 acre tract;

THENCE crossing the right-of-way of F.M. Highway 78, with the approximate water's edge of Lake Placid, S 38°57' E a distance of 117 feet to a point in the Southeast right-of-way line of F.M. Highway 78 for the West corner of a called 2.18 acre tract, described in Volume 930, Page 618, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of said 2.18 acre tract and the Southeast right-of-way line of F.M. Highway 78, N 48°52' E a distance of 526 feet to a point for the North corner of said 2.18 acre tract;

THENCE with the Northeast boundary line of said 2.18 acre tract and a called 2.721 acre tract, described in Volume 602, Page 431, Deed Records, Guadalupe County, Texas, S 30°30' E a distance of 487 feet to a point in the Northwest line of a called 0.503 of an acre tract, described in Volume 1632, Page 1, Official Public Records, Guadalupe County, Texas;

THENCE with the Northwest line of said 0.503 of an acre tract, N 54°23' E a distance of 28 feet to a point for the North corner of said 0.503 of an acre tract;

THENCE with the Northeast line of said 0.503 of an acre tract and a called 2.784 acre tract, described in Volume 2078, Page 621, Official Public Records, Guadalupe County, Texas, S 57°41' E a distance of 124 feet to a point for a corner of said 2.784 acres;

THENCE with the Northeast line of said 2.784 acres, the following 2 calls:

1. S 24°09' E a distance of 153 feet to a point for a corner;
2. S 17°16' E a distance of 99 feet to a point for the North corner of a called 0.538 of an acre tract, described in Volume 2420, Page 266, Official Public Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 0.538 of an acre tract, S 24°14' E a distance of 82 feet to a point in the Northwest line of a called 2.151 acre tract, described in Document No. 201899024878, Official Public Records, Guadalupe County, Texas for the East corner of said 0.538 of an acre tract;

THENCE with the Northwest line of said 2.151 acres, N 58°26' E a distance of 178 feet to a point in the Southwest right-of-way line of a Union Pacific Railroad right-of-way for the North corner of said 2.151 acres;

THENCE with the common line of said 2.151 acres and said Union Pacific Railroad right-of-way, S 16°08' E a distance of 326 feet to a point at the intersection of the Southwest right-of-way line of Union Pacific Railroad and the Northwest right-of-way line of Cypress Ridge Road for the Southeast corner of said 2.151 acres;

THENCE with the South line of said 2.151 acres, same being the North line of Cypress Ridge Road, S 89°22' W a distance of 50 feet to a point for the Northeast corner of Lot 1, Zipp-Koepsel Subdivision, recorded in Volume 2, Page 96, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the West right-of-way line of Cypress Ridge Road and the East line of Lots 1-19, Zipp-Koepsel Subdivision, S 15°47' E a distance of 982 feet to a point for the Southeast corner of Lot 19, Zipp-Koepsel Subdivision;

THENCE continuing with the West right-of-way line of Cypress Ridge Road, with the East line of Lots 20-24, Zipp-Koepsel Subdivision, S 07°26' E a distance of 252 feet to a point for the Northeast corner of Lot 25, Zipp-Koepsel Subdivision, also being a called 0.250 of an acre tract, described in Volume 1327, Page 572, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the West right-of-way line of Cypress Ridge Road, with the East line of said 0.250 of an acre Lot 25 and various other tracts, S 01°10' E a distance of 401 feet to a point for the Northeast corner of a called 0.64 of an acre tract, described in Volume 1298, Page 637, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Cypress Ridge Road and the Southeast line of said 0.64 of an acre tract, the following 2 calls:

1. S 17°01' W a distance of 51 feet to a point for a corner;
2. S 32°54' W a distance of 117 feet to a point for the South corner of said 0.64 of an acre tract, same being the East corner of a called 0.68 of an acre tract, described in Volume 1274, Page 165, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast line of said 0.68 of an acre tract, a called 3.71 acre tract, described in Volume 1245, Page 268, Official Public Records, Guadalupe County, Texas, and the Northwest right-of-way line of Cypress Ridge Road, S 40°19' W a distance of 462 feet to a point for a corner;

THENCE with the common line of the Southeast line of said 3.71 acres and the Northwest line of Cypress Ridge Road, the following 2 calls:

1. S 47°40' W a distance of 87 feet to a point for a corner;
2. S 56°07' W a distance of 296 feet to a point for the South corner of said 3.71 acres, same being the East corner of a called 0.766 of an acre tract, described in Volume 1917, Page 527, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Cypress Ridge Road and the Southeast line of said 0.766 of an acre tract and a called 0.46 of an acre tract, described in Volume 1771, Page 11, Official Public Records, Guadalupe County, Texas, S 55°02' W a distance of 202 feet to a point in the Northeast line of a called 29.09 acre tract, described in Volume 886, Page 842, Official Public Records, Guadalupe County, Texas, for the South corner of said 0.46 of an acre tract;

THENCE departing the right-of-way of Cypress Ridge Road, crossing said 29.09 acre tract, S 45°30' W a distance of 452 feet to a point for the Northwest corner of River Drive, same being the Northeast corner of a called 0.331 of an acre tract, described in Document No. 2016024048, Official Public Records, Guadalupe County, Texas, also being known as Lot 39, Riverside Subdivision, recorded in Volume 1, Pages 80-81, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Northwest right-of-way line of River Drive and the Southeast line of said Riverside Subdivision, S 18°00' W a distance of 677 feet to a point for a corner of Lots 25-27, save and except the South portion of Lot 25, Riverside Subdivision, recorded in Volume 1217, Page 419, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the West right-of-way line of River Drive and the East line of said Lots 25-27, save and except the South portion of Lot 25, and one other tract, S 06°27' E a distance of 422 feet to a point for the North corner of Lots 19-22, Riverside Subdivision, recorded in Volume 265, Page 533, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of River Drive and the Northeast line of said Lots 19-22, Riverside Subdivision, the following 2 calls:

1. S 13°37' E a distance of 122 feet to a point for a corner;
2. S 29°21' E a distance of 112 feet to a point for the East corner of said Lots 19-22, same being the North corner of a called 8.38 acre tract (Guadalupe Appraisal District Only), described in Volume 610, Page 639, Deed Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 8.38 acres, partially with the Southwest right-of-way line of River Drive, the following 2 calls:

1. S 45°19' E a distance of 517 feet to a point for a corner;
2. S 58°17' E a distance of 677 feet to a point for the East corner of said 8.38 acres;

THENCE over and across a called 144.929 acre tract (Guadalupe Appraisal District Only), described in Volume 298, Page 395, Deed Records, Guadalupe County, Texas, the following 3 calls:

1. S 60°56' E a distance of 705 feet to a point for a corner;
2. S 76°46' E a distance of 774 feet to a point for a corner;
3. S 08°18' W a distance of 192 feet to a point for the North corner of Lee Street, same being the Northeast corner of Lot 1, Block 2, Subdivision of I.C. Lawson 17.6 Acres, recorded in Volume 2, Page 62, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Lee Street and the Southeast line of said Subdivision of I.C. Lawson 17.6 Acres, S 09°06' W a distance of 326 feet to a point for an angle point of Lot 6, Block 2, Subdivision of I.C. Lawson 17.6 Acres;

THENCE with the common line of the Southwest line of Lee Street, the Northeast line of said Subdivision of I.C. Lawson 17.6 Acres and the Northeast line of Amended Plat, Part of I.C. Lawson Subdivision No. 2, recorded in Volume 6, Page 124, Map and Plat Records, Guadalupe County, Texas, S 29°16' E a distance of 837 feet to a point for the North corner of Lot 15, Block 3, Subdivision of I.C. Lawson 17.6 acres;

THENCE with the common line of the Southwest right-of-way line of Lee Street and the Northeast line of said Lot 15, S 47°32' E a distance of 40 feet to a point for the East corner of said Lot 15;

THENCE with the common line of the Southwest right-of-way line of Lee Street and the Northeast line of two tracts, S 59°46' E a distance of 218 feet to a point in the West line of a called 5.261 acre tract, described in Volume 1544, Page 932, Official Public Records, Guadalupe County, Texas for the Northeast corner of Lot 17, Subdivision of I.C. Lawson 17.6 acres;

THENCE with the boundary of said 5.261 acres, the following 2 calls:

1. N 00°25' W a distance of 273 feet to a point for the Northwest corner of said 5.261 acres;
2. N 89°11' E a distance of 219 feet to a point in the West line of a called 5.537 acre Tract One, described in Volume 1934, Page 973, Official Public Records, Guadalupe County, Texas for the Northeast corner of said 5.261 acres;

THENCE with the West line of said 5.537 acre Tract One, N 00°37' W a distance of 1022 feet to a point in the South right-of-way line of F.M. Highway 464 for the Northwest corner of said 5.537 acre Tract One;

THENCE with the common line of the South right-of-way line of F.M. Highway 464 and the North line of said 5.537 acre Tract One and a called 5.545 acre Tract Two, described in Volume 1934, Page 973, Official Public Records, Guadalupe County, Texas, S 81°49' E a distance of 219 feet to a point for the Northeast corner of said 5.545 acre Tract Two, same being the Northwest corner of a called 26.51 acre tract, described in Volume 2091, Page 877, Official Public Records, Guadalupe County, Texas;

THENCE departing the right-of-way of F.M. Highway 464, with the common line of said 5.545 acre Tract Two and said 26.51 acres, S 00°42' E a distance of 1558 feet to a point for a corner;

THENCE over and across said 26.51 acres and a called 30.10 acre tract, described in Volume 2358, Page 800, Official Public Records, Guadalupe County, Texas, S 57°37' E a distance of 989 feet to a point in the common line of the Southeast line of said 30.10 acres and the Northwest line of Interstate Highway 10 for a corner;

THENCE with the common line of the Southeast line of said 30.10 acres and the Northwest line of Interstate Highway 10, S 55°23' W a distance of 436 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 30.10 acres;

THENCE crossing the right-of-way of Interstate Highway 10, with the approximate water's edge of Lake Placid, S 71°40' E a distance of 455 feet to a point in the Southeast right-of-way line of Interstate Highway

10 for the West corner of a called 1.24 acre tract, described in Volume 3066, Page 49, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said 1.24 acre tract and the Southeast line of Interstate Highway 10, N 55°06' E a distance of 391 feet to a point for the North corner of said 1.24 acre tract in the West right-of-way line of Morrison Falls Road (not in use);

THENCE with the common line of the East line of said 1.24 acre tract and the West right-of-way line of Morrison Falls Road, S 06°09' W a distance of 296 feet to a point at or near the approximate water's edge of Lake Placid for the Southeast corner of said 1.24 acre tract;

THENCE crossing the right-of-way of Morrison Falls Road, with the approximate water's edge of Lake Placid, S 85°39' E a distance of 25 feet to a point in the East right-of-way line of Morrison Falls Road for the Southwest corner of a called 1.343 acre tract, described in Volume 751, Page 261, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the West line of said 1.343 acre tract and the East right-of-way line of Morrison Falls Road, N 06°09' E a distance of 317 feet to a point in the Southeast right-of-way line of Interstate Highway 10 for the Northwest corner of said 1.343 acre tract;

THENCE with the common line of the Northwest line of said 1.343 acre tract, a called 2.194 acre tract (Guadalupe Appraisal District Only), a called 1.243 acre tract, described in Volume 706, Page 577, Official Public Records, Guadalupe County, Texas, a called 1.903 acre, Tract 2 and a called 0.036 of an acre Tract 1, described in Document No. 2017009762, Official Public Records, Guadalupe County, Texas, and the Southeast right-of-way line of Interstate Highway 10, N 58°20' E a distance of 768 feet to a point for the North corner of said 0.036 of an acre Tract 1;

THENCE departing the right-of-way of Interstate Highway 10, with the East line of said 0.036 of an acre Tract 1 and said 1.903 acre Tract 2, S 01°49' E a distance of 365 feet to a point for the Northwest corner of Lot 22, Pecan Grove, recorded in Volume 4, Page 125, Map and Plat Records, Guadalupe County, Texas;

THENCE with the North line of said Lot 22, S 89°50' E a distance of 59 feet to a point for the Northeast corner of said Lot 22, same being the Westernmost North corner of Blumberg Park;

THENCE with the common line of the East line of said Lot 22 and the West right-of-way line of Blumberg Park, S 02°34' E a distance of 51 feet to a point for the Northwest corner of a called 0.77 of an acre tract, described in Document No. 2017005528, Official Public Records, Guadalupe County, Texas, same being the Westernmost South corner of Blumberg Park;

THENCE with common line of the South right-of-way line of Blumberg Park and the North line of various tracts, N 89°42' E a distance of 1035 feet to a point in the West line of Lot 1 and the remainder of Lot 2, Wilson E. Schuessler and James T. Schuessler Subdivision, as recorded in Volume 701, Page 199, Official Public Records, Guadalupe County, Texas, and shown on plat recorded in Volume 1, Page 63, Map and Plat Records, Guadalupe County, Texas, for the Northeast corner of a called 0.27 of an acre tract, described in Document No. 2015014098, Official Public Records, Guadalupe County, Texas;



THENCE with the common line of the West line of said Lot 1 and remainder of Lot 2, and the East right-of-way line of Blumberg Park, N 00°19' W a distance of 68 feet to a point for the North corner of said Lot 1 and remainder of Lot 2;

THENCE with the common line of the Southwest right-of-way line of Blumberg Park, the Northeast line of said Lot 1 and remainder of Lot 2 and various other tracts, and the Northeast line of said Wilson E. Schuessler and James T. Schuessler Subdivision, S 69°12' E a distance of 443 feet to a point in the West line of a called 0.62 of an acre tract, also being Lot 7 and the East 10 feet of Lot 6, Wilson E. Schuessler and James T. Schuessler Subdivision, described in Volume 1386, Page 826, Official Public Records, Guadalupe County, Texas, for the Easternmost South corner of Blumberg Park;

THENCE with the common line of the East right-of-way line of Blumberg Park and the West line of said 0.62 of an acre tract, N 02°06' W a distance of 30 feet to a point in the Southwest line of the Edward W. Behrendt property (Guadalupe County Property ID No. 52796, no deed of record found);

THENCE with the boundary of the Edward W. Behrendt property, the following 4 calls:

1. With the Northeast right-of-way line of Blumberg Park, N 69°08' W a distance of 439 feet to a point for the Southwest corner of the Edward W. Behrendt property;
2. With the East right-of-way line of Blumberg Park, N 02°50' W a distance of 524 feet to a point for a corner;
3. Departing the right-of-way of Blumberg Park, S 65°16' E a distance of 650 feet to a point for a corner;
4. S 39°40' E a distance of 154 feet to a point for a corner in the Westerly line of the remainder of a called 29.3 acre tract, described in Volume 229, Page 349, Deed Records, Guadalupe County, Texas;

THENCE over and across said remainder of 29.3 acres, S 60°41' E a distance of 705 feet to a point for the Westernmost North corner of a called 2.11 acre, Tract One, described in Volume 4162, Page 789, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 2.11 acre, Tract One, S 28°14' E a distance of 137 feet to a point for a corner;

THENCE with the Northwest line of said 2.11 acre, Tract One and the remainder of a called 17.692 acre Tract 5, described in Volume 1683, Page 74, Official Public Records, Guadalupe County, Texas, N 59°09' E a distance of 408 feet to a point for a corner of said 17.692 acre Tract 5;

THENCE with the boundary of said 17.692 acre Tract 5, the following 4 calls:

1. N 05°01' E a distance of 149 feet to a point for a corner;
2. N 49°24' E a distance of 1014 feet to a point for the North corner of said 17.692 acre Tract 5;
3. S 10°32' W a distance of 1228 feet to a point for a corner;
4. S 86°57' W a distance of 95 feet to a point for the North corner of a called 3.90 acre tract, described in Volume 1218, Page 896, Official Public Records, Guadalupe County, Texas;

THENCE with the Easterly line of said 3.90 acre tract, the following 2 calls:

1. S 04°27' E a distance of 279 feet to a point for a corner;
2. S 33°01' W a distance of 79 feet to a point for a corner;

THENCE with the Southeast line of said 3.90 acre tract and a tract called 3 acres more or less, described in Volume 2814, Page 594, Official Public Records, Guadalupe County, Texas, S 53°25' W a distance of 331 feet to a point in the Northeast line of a called 1.225S acre First Tract, described in Volume 4088, Page 765, Official Public Records, Guadalupe County, Texas;

THENCE with the Northeast line of said 1.2255 acre First Tract, S 36°54' E a distance of 37 feet to a point in the Northwest line of a called 1.345 acre Tract 2, described in Document No. 2016024052, Official Public Records, Guadalupe County, Texas, for the East corner of said 1.2255 acre First Tract;

THENCE with the Northwest line of said 1.345 acre Tract 2, N 51°37' E a distance of 378 feet to a point for the North corner of said 1.345 acre Tract 2;

THENCE with the East line of said 1.345 acre Tract 2 and a called 1.294 acre Tract 1, described in Document No. 2016024052, Official Public Records, Guadalupe County, Texas, S 04°42' E a distance of 222 feet to a point in the Northwest line of U.S. Highway 90 (also known as West Kingsbury Street) for the Southeast corner of said 1.294 acre Tract 1;

THENCE with the common line of the Southeast line of said 1.294 acre Tract 1 and the Northwest line of U.S. Highway 90, S 56°12' W a distance of 678 feet to a point at or near the approximate water's edge of Lake Placid for the South corner of said 1.294 acre Tract 1;

THENCE with the approximate water's edge of Lake Placid, crossing the right-of-way of U.S. Highway 90, S 17°58' E a distance of 129 feet to a point in the Southeast right-of-way line of U.S. Highway 90 for the West corner of Lot 1, Placid's View, recorded in Volume 5, Pages 156A-156B, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said Lot 1 and the Southeast right-of-way line of U.S. Highway 90, N 56°22' E a distance of 567 feet to a point for the North corner of said Lot 1 at the intersection of the Southeast right-of-way line of U.S. Highway 90 and the Southwest right-of-way line of Turtle Lane;

THENCE with the common line of the Northeast line of Lot 1, Placid's View, and the Southwest right-of-way line of Turtle Lane, S 08°52' E a distance of 116 feet to a 1/2" iron pin found (N= 13753788.63', E= 2283514.06') for the East corner of said Lot 1, same being the North corner of Lot 2, Placid's View;

THENCE with the common line of the Southwest right-of-way line of Turtle Lane and the Northeast line of Lots 2-4, Placid's View, S 08°52' E a distance of 347 feet to a 1/2" iron pin found (N= 13753445.95', E= 2283567.52') for the East corner of said Lot 4, same being the North corner of Lot 5, Placid's View Phase II, recorded in Volume 5, Page 173-B, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of Turtle Lane and the Northeast line of said Lot 5, Placid's View Phase II, and Lot 6, Placid's View Phase III, recorded in Volume 5, Page 174-A,

Map and Plat Records, Guadalupe County, Texas, S 08°52' E a distance of 231 feet to a point for the East corner of said Lot 6;

THENCE with the common line of the South line of said Lot 6 and the North right-of-way line of Turtle Lane, S 88°13' W a distance of 47 feet to a point for the Northeast corner of a called 0.67 of an acre tract, described in Volume 3063, Page 559, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Westerly right-of-way line of Turtle Lane and the Easterly lines of various tracts, the following 19 calls:

1. With the East line of said 0.67 of an acre tract and various other tracts, S 02°40' E a distance of 390 feet to a point for the Southeast corner of a called 0.48 of an acre tract, described in Volume 1155, Page 45, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.71 of an acre tract, described in Volume 4180, Page 976, Official Public Records, Guadalupe County, Texas;
2. With the Southeast line of said 0.71 of an acre tract and various other tracts, S 09°39' W a distance of 397 feet to a point for a corner of a called 0.342 of an acre tract, described in Document No. 20189909015, Official Public Records, Guadalupe County, Texas;
3. With the East line of said 0.342 of an acre tract, S 04°42' E a distance of 72 feet to a point for the Southeast corner of said 0.342 of an acre tract, same being the Northeast corner of a called 0.652 of an acre tract, described in Document no. 2016024807, Official Public Records, Guadalupe County, Texas;
4. With the Northeast line of said 0.652 of an acre tract and various other tracts, S 11°43' E a distance of 1144 feet to a point for the Southeast corner of a called 0.536 of an acre tract, described in Volume 2169, Page 1, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.576 of an acre tract, described in Volume 2234, Page 684, Official Public Records, Guadalupe County, Texas;
5. With the Northeast line of said 0.576 of an acre tract and a called 0.581 of an acre tract, described in Volume 2757, Page 758, Official Public Records, Guadalupe County, Texas, S 08°33' E a distance of 180 feet to a point for the Southeast corner of said 0.581 of an acre tract, same being the Northeast corner of a called 0.599 of an acre tract, described in Volume 4135, Page 85, Official Public Records, Guadalupe County, Texas;
6. With the Northeast line of said 0.599 of an acre tract and three other tracts, S 16°44' E a distance of 265 feet to a point for a corner of a called 0.84 of an acre tract, described in Volume 1145, Page 691, Official Public Records, Guadalupe County, Texas;
7. With the Southeast line of said 0.84 of an acre tract, S 10°50' W a distance of 45 feet to a point for the Southeast corner of said 0.84 of an acre tract;
8. With the Southeast line of two tracts, S 30°44' W a distance of 175 feet to a point for the East corner of a called 0.707 of an acre tract, described in Document No. 2015009365, Official Public Records, Guadalupe County, Texas;
9. With the Southeast line of said 0.707 of an acre tract, S 43°19' W a distance of 22 feet to a point for a corner;
10. With the Southeast line of said 0.707 of an acre tract and two other tracts, S 65°33' W a distance of 416 feet to a point for a corner of a called 0.232 of an acre tract, described in Volume 442, Page 538, Deed Records, Guadalupe County, Texas;
11. With the Southeast line of said 0.232 of an acre tract, S 48°55' W a distance of 24 feet to a point for the South corner of said 0.232 of an acre tract;

12. With the Southeast line of four tracts, S 31°57' W a distance of 449 feet to a point for the East corner of a called 0.480 of an acre tract, described in Volume 4023, Page 856, Official Public Records, Guadalupe County, Texas;
13. With the Southeast line of said 0.480 of an acre tract and various other tracts, S 23°48' W a distance of 462 feet to a point for the Southeast corner of a called 0.319 of an acre tract, described in Document No. 2017007416, Official Public Records, Guadalupe County, Texas;
14. With the Southeast line of two tracts, S 13°46' W a distance of 134 feet to a point for the Southeast corner of a called 0.308 of an acre tract, described in Volume 2790, Page 673, Official Public Records, Guadalupe County, Texas, same being the Northeast corner of a called 0.321 of an acre tract, described in Volume 1156, Page 106, Official Public Records, Guadalupe County, Texas;
15. With the East line of said 0.321 of an acre tract and two other tracts, S 02°57' E a distance of 214 feet to a point for the Northeast corner of a called 0.615 of an acre tract, described in Document No. 201999012806, Official Public Records, Guadalupe County, Texas;
16. With the Northeast line of said 0.615 of an acre tract and a called 0.418 of an acre tract, described in Volume 2528, Page 134, Official Public Records, Guadalupe County, Texas, S 12°52' E a distance of 206 feet to a point for the East corner of said 0.418 of an acre tract;
17. With the Northeast line of various tracts, S 26°22' E a distance of 552 feet to a point for the East corner of a called 0.26 of an acre tract, described in Document No. 2015003600, Official Public Records, Guadalupe County, Texas;
18. With the Northeast line of two tracts, S 48°50' E a distance of 159 feet to a point for the East corner of a called 0.526 of an acre tract, described in Volume 2314, Page 186, Official Public Records, Guadalupe County, Texas;
19. With the Northeast line of three tracts, S 59°43' E a distance of 111 feet to a point for a corner of a called 0.500 of an acre tract (Guadalupe Appraisal District Only);

THENCE with the common line of the Southeast right-of-way line of Turtle Lane and the Northwest line of said 0.500 of an acre tract and various other tracts, the following 4 calls:

1. With the Northwest line of said 0.500 of an acre tract and various other tracts, N 58°38' E a distance of 308 feet to a point for the North corner of a called 0.549 of an acre tract, described in Volume 1597, Page 959, Official Public Records, Guadalupe County, Texas;
2. With the Northwest line of four tracts, N 62°46' E a distance of 270 feet to a point for the North corner of a called 0.395 of an acre tract, described in Volume 1204, Page 958, Official Public Records, Guadalupe County, Texas;
3. With the Northwest line of two tracts, N 65°54' E a distance of 163 feet to a point for the North corner of a called 0.37 of an acre tract, described in Document No. 201899026428, Official Public Records, Guadalupe County, Texas, same being the West corner of a called 0.623 of an acre tract, described in Document No. 2017020159, Official Public Records, Guadalupe County, Texas;
4. With the Northwest line of said 0.623 of an acre tract, N 12°01' E a distance of 70 feet to a point for the North corner of said 0.623 of an acre tract, same being the Southwest corner of a called 0.45 of an acre tract, described in Document No. 201999019059, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Turtle Lane and the Southwest line of said 0.45 of an acre tract and various other tracts, the following 2 calls:

1. N 27°36' W a distance of 476 feet to a point for the South corner of a called 0.469 of an acre tract, described in Document No. 2015004547, Official Public Records, Guadalupe County, Texas;
2. With the Southwest line of said 0.469 of an acre tract, a called 0.50 of an acre tract, described in Volume 2185, Page 630, Official Public Records, Guadalupe County, Texas, and a called 0.617 of an acre tract, described in Volume 2995, Page 647, Official Public Records, Guadalupe County, Texas, N 37°49' W a distance of 319 feet to a point in the South line of Lot 3, Doyal Subdivision, recorded in Volume 8, Pages 511-512, Map and Plat Records, Guadalupe County, Texas, for the West corner of said 0.617 of an acre tract;

THENCE with the common line of the North right-of-way line of Turtle Lane and the South line of Lots 1-3, Doyal Subdivision, S 89°12' W a distance of 196 feet to a point for the Southwest corner of said Lot 1;

THENCE departing the right-of-way of Turtle Lane, with the West line of said Lot 1 and a called 1.12 acre Tract 3, described in Volume 2323, Page 863, Official Public Records, Guadalupe County, Texas, N 00°41' W a distance of 508 feet to a point for the Northwest corner of said 1.12 acre tract;

THENCE with the North line of said 1.12 acre tract, N 89°27' E a distance of 50 feet to a point for the Southwest corner of a called 0.513 of an acre tract, described in Volume 2333, Page 320, Official Public Records, Guadalupe County, Texas;

THENCE with the West line of said 0.513 of an acre tract, N 00°36' W a distance of 71 feet to a point for a corner;

THENCE with the West line of said 0.513 of an acre tract and a called 1.87 acre tract, described in Volume 2669, Page 132, Official Public Records, Guadalupe County, Texas, N 10°01' W a distance of 86 feet to a point for an interior corner of said 1.87 acre tract;

THENCE with the Southwest line of said 1.87 acre tract, the following 2 calls:

1. N 81°09' W a distance of 80 feet to a point for a corner;
2. N 58°28' W a distance of 145 feet to a point in the Southeast right-of-way line of Turtle Lane for the West corner of said 1.87 acre tract;

THENCE with the common line of the Southeast right-of-way line of Turtle Lane and the Northwest line of said 1.87 acre tract, the following 3 calls:

1. N 34°46' E a distance of 102 feet to a point for a corner;
2. N 48°51' E a distance of 88 feet to a point for a corner;
3. N 64°21' E a distance of 210 feet to a point for the North corner of said 1.87 acre tract;

THENCE departing the right-of-way of Turtle Lane, with the boundary of said 1.87 acre tract, S 37°45' E a distance of 88 feet to a point for the West corner of Lot 2, Block 1, Pecan Cove Unit 1, recorded in Volume 3, Pages 26-27, and corrected in Volume 3, Pages 37-38, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Northwest line of said Lot 2, N 57°57' E a distance of 195 feet to a point in the Southwest right-of-way line of Lakeside Drive for the North corner of said Lot 2;

THENCE with the common line of the Southwest right-of-way line of Lakeside Drive and the Northeast line of Lots 2-14, Block 1, Pecan Cove Unit 1, S 32°03' E a distance of 1014 feet to a point for a corner of Lot 14;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 14-17, Block 1, Pecan Cove Unit 1, S 32°20' E a distance of 187 feet to a point for a corner of Lot 17;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 17-23, Block 1, Pecan Cove Unit 1, S 41°28' E a distance of 497 feet to a point for a corner of Lot 23;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 23-24, Block 1, Pecan Cove Unit 1, S 55°23' E a distance of 71 feet to a point for a corner of Lot 24;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 24-25, Block 1, Pecan Cove Unit 1, S 69°22' E a distance of 66 feet to a point for a corner of Lot 25;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 25-27, Block 1, Pecan Cove Unit 1, S 73°13' E a distance of 135 feet to a point for a corner of Lot 27;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 27-30, Block 1, Pecan Cove Unit 1, S 69°32' E a distance of 276 feet to a point for a corner of Lot 30;

THENCE continuing with the Southwest right-of-way line of Lakeside Drive, common with the Northeast line of Lots 30-33, Block 1, Pecan Cove Unit 1, S 77°41' E a distance of 212 feet to a point for a corner of Lot 33;

THENCE with the common line of the South right-of-way line of Lakeside Drive and the North line of Lots 33-35, Block 1, Pecan Cove Unit 1, S 89°52' E a distance of 118 feet to a point for a corner of Lot 35;

THENCE with the common line of the South right-of-way line of Lakeside Drive and the North line of Lot 35, Block 1, Pecan Cove Unit 1, S 83°32' E a distance of 63 feet to a point for the Northeast corner of said Lot 35;

THENCE with the common line of the West right-of-way line of Lakeside Drive and the East line of Lot 35, Block 1, Pecan Cove Unit 1, S 12°58' W a distance of 14 feet to a point for the North corner of Lot 36, Block 1, Pecan Cove Unit 1;

THENCE with a cul-de-sac of Lakeside Drive, common with the boundary of Lots 36 and 37, Block 1, Pecan Cove Unit 1, with the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 157 feet, and a chord bearing S 83°32' E a distance of 100 feet to a point for a corner of Lot 37;

THENCE with the West line of said Lot 37 and Lot 38A, Plat and Replat of a Portion of Pecan Cove Unit 1, recorded in Volume 7, Page 479, Map and Plat Records, Guadalupe County, Texas, common with the East line of Lakeside Drive, N 06°28' E a distance of 50 feet to a point for an interior corner of Lot 38A;

THENCE with the common line of the North right-of-way line of Lakeside Drive and the South line of said Lot 38A, N 83°07' W a distance of 162 feet to a point for the West corner of said Lot 38A;

THENCE with the common line of the Southeast right-of-way line of Lakeside Drive and the Northwest line of said Lot 38A, N 17°47' E a distance of 187 feet to a point for the North corner of said Lot 38A;

THENCE departing the right-of-way of Lakeside Drive, with the North line of said Lot 38A, S 84°26' E a distance of 212 feet to a point in the West line of a called 21.510 acre tract (Guadalupe Appraisal District Only) owned by GBRA for the Northeast corner of said Lot 38A;

THENCE with the boundary of said GBRA property, the following 4 calls:

1. N 00°05' E a distance of 290 feet to a point for a corner;
2. N 39°26' E a distance of 52 feet to a point for a corner;
3. N 23°09' W a distance of 164 feet to a point for a corner;
4. S 88°18' W a distance of 15 feet to a point for a corner in the Southeast right-of-way line of Lakeside Drive;

THENCE with the common line of the Southeast right-of-way line of Lakeside Drive and the Northwest line of said GBRA property, the following 2 calls:

1. N 46°46' E a distance of 51 feet to a point for a corner;
2. N 63°20' E a distance of 41 feet to a point for a corner;

THENCE departing the right-of-way of Lakeside Drive, with the boundary of said GBRA property, the following 7 calls:

1. S 36°07' E a distance of 140 feet to a point for a corner;
2. N 40°02' E a distance of 205 feet to a point for a corner;
3. N 73°20' E a distance of 156 feet to a point for a corner;
4. S 72°30' E a distance of 498 feet to a point for a corner;
5. S 01°11' E a distance of 783 feet to a point for a corner;
6. N 86°32' E a distance of 50 feet to a point for a corner;
7. S 01°11' E a distance of 335 feet to a point at or near the approximate water's edge of the Guadalupe River for a corner;

THENCE crossing the Guadalupe River, S 79°24' E a distance of 862 feet to a point for a corner of property owned by GBRA (no recording information found);

THENCE with the boundary of said GBRA property, the following 4 calls:

1. S 15°09' E a distance of 133 feet to a point for a corner;
2. S 80°16' W a distance of 943 feet to a point for a corner;
3. S 88°04' W a distance of 254 feet to a point for a corner;

4. N 86°44' W a distance of 546 feet to a point for a corner in the Northeast line of a called 3.911 acre tract, described in Volume 2470, Page 657, Official Public Records, Guadalupe County, Texas, also being Lots 48-53, Placid Heights Subdivision, Section 1 (an unrecorded subdivision);

THENCE with the boundary of said 3.911 acre tract, the following 10 calls:

1. S 18°08' E a distance of 100 feet to a point for a corner;
2. S 14°03' E a distance of 114 feet to a point for a corner;
3. S 16°52' E a distance of 416 feet to a point for a corner;
4. S 73°05' W a distance of 237 feet to a point in the East right-of-way line of Kiowa Trail for the South corner of said 3.911 acre tract;
5. With the East right-of-way line of Kiowa Trail, N 00°05' E a distance of 268 feet to a point for a corner;
6. With the Northeast right-of-way line of Cherokee Bend, N 13°51' W a distance of 68 feet to a point for a corner;
7. Continuing with the Northeast right-of-way line of Cherokee Bend, N 26°52' W a distance of 67 feet to a point for a corner;
8. Continuing with the Northeast right-of-way line of Cherokee Bend, N 49°47' W a distance of 100 feet to a point for a corner;
9. Continuing with the Northeast right-of-way line of Cherokee Bend, N 57°50' W a distance of 57 feet to a point for a corner;
10. Continuing with the Northeast right-of-way line of Cherokee Bend, N 68°11' W a distance of 80 feet to a point for the West corner of said 3.911-acre tract, same being the West corner of Lot 48, Placid Heights Subdivision, Section 1;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line of Lots 46-47, Placid Heights Subdivision, Section 1 (an unrecorded subdivision), N 62°58' W a distance of 152 feet to a point for the Southwest corner of said Lot 46, recorded in Document No. 201899024333, Official Public Records, Guadalupe County, Texas, same being the South corner of a called 0.417 of an acre tract, also being known as Lot 45, Placid Heights Subdivision, Section 1, described in Document No. 2017026946, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line said 0.417 of an acre tract, N 67°07' W a distance of 78 feet to a point for the Southeast corner of Lot 44, recorded in Volume 3106, Page 625, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.417 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Cherokee Bend and the Southwest line said Lot 44, N 80°29' W a distance of 86 feet to a point for the Southeast corner of Lot 43, recorded in Document No. 2017025230, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said Lot 44;

THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said Lot 43, S 87°05' W a distance of 92 feet to a point for the Southeast corner of a called 0.484 of an acre tract, also being known as Lot 42, Placid Heights Subdivision, Section 1, described in Volume 4217, Page 327, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of Lot 43;



THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said 0.484 of an acre tract, S 74°04' W a distance of 101 feet to a point for the Southeast corner of a called 0.449 of an acre tract, also being known as Lot 41, Placid Heights Subdivision, Section 1, described in Document No. 201899013251, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.484 of an acre tract;

THENCE with the common line of the Northwest right-of-way line of Cherokee Bend and the Southeast line of said 0.449 of an acre tract, S 58°24' W a distance of 95 feet to a point at the intersection of the Northwest right-of-way line of Cherokee Bend and the Northeast right-of-way line of Seminole Circle for the Southeast corner of a called 0.5487 of an acre tract, also being known as Lot 40, Placid Heights Subdivision, Section 1, described in Document No. 2017007454, Official Public Records, Guadalupe County, Texas, same being the Southwest corner of said 0.449 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Seminole Circle and the Southwest line of said 0.5487 of an acre tract, N 73°17' W a distance of 21 feet to a point for a corner;

THENCE with the common line of the Northeast right-of-way line of Seminole Circle and the Southwest line of said 0.5487 of an acre tract and a called 0.50 of an acre tract, also being known as Lot 39, Placid Heights Subdivision, Section 1, described in Volume 3012, Page 1034, Official Public Records, Guadalupe County, Texas, N 48°44' W a distance of 199 feet to a point for a corner of said 0.50 of an acre tract at the beginning of a cul-de-sac of Seminole Circle;

THENCE with said cul-de-sac, with the arc of a non-tangent curve to the left, having a radius of 60.00 feet, an arc length of 325 feet, and a chord bearing S 47°48' W a distance of 50 feet to a point for a corner of Lots 35 and 36, Placid Heights Subdivision, Section 1, recorded in Document No. 2017007743, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southwest right-of-way line of Seminole Circle and the Northeast line of said Lot 35, S 48°44' E a distance of 39 feet to a point for the East corner of Lot 35;

THENCE departing the right-of-way of Seminole Circle, with the Southeast line of said Lot 35, S 78°17' W a distance of 207 feet to a point in the Northeast line of a called 58.6 acre First Tract, described in Volume 719, Page 848, Official Public Records, Guadalupe County, Texas, for the South corner of Lot 35;

THENCE over and across said 58.6 acre tract and a called 102.046 acre tract, described in Volume 1788, Page 734, Official Public Records, Guadalupe County, Texas, S 70°09' W a distance of 2343 feet to a point in the common line of said 102.046 acre tract and the remainder of a called 445 acres, described in Volume 1243, Page 962, Official Public Records, Guadalupe County, Texas;

THENCE over and across said remainder of 445 acres, the following 4 calls:

1. S 74°09' W a distance of 236 feet to a point for a corner;
2. N 89°17' W a distance of 461 feet to a point for a corner;
3. N 50°06' W a distance of 137 feet to a point for a corner;
4. N 11°41' W a distance of 166 feet to a point in the common line of said remainder of 445 acres and a called 71.45 acre tract, described in Volume 650, Page 646, Deed Records, Guadalupe County, Texas;

THENCE over and across said 71.45 acres, the following 9 calls:

1. N 27°07' W a distance of 236 feet to a point for a corner;
2. N 81°12' W a distance of 341 feet to a point for a corner;
3. S 67°28' W a distance of 178 feet to a point for a corner;
4. S 84°41' W a distance of 268 feet to a point for a corner;
5. N 79°23' W a distance of 202 feet to a point for a corner;
6. N 65°07' W a distance of 192 feet to a point for a corner;
7. N 49°55' W a distance of 309 feet to a point for a corner;
8. N 26°13' W a distance of 218 feet to a point for a corner;
9. N 08°57' W a distance of 240 feet to a point for an interior corner of said 71.45 acres;

THENCE with an interior line of said 71.45 acres, N 23°00' W a distance of 221 feet to a point for a corner in the Southerly line of a called 5.900 acre tract (Guadalupe Appraisal District Only) owned by GBRA;

THENCE with the boundary of said GBRA property, the following 9 calls:

1. S 80°18' W a distance of 62 feet to a point for a corner;
2. N 57°34' W a distance of 138 feet to a point for a corner;
3. N 26°34' W a distance of 35 feet to a point for a corner;
4. N 00°58' W a distance of 58 feet to a point for a corner;
5. N 34°33' E a distance of 77 feet to a point for a corner;
6. N 63°58' E a distance of 947 feet to a point for a corner;
7. S 01°55' W a distance of 261 feet to a point for a corner;
8. S 25°59' W a distance of 84 feet to a point for a corner;
9. S 47°10' W a distance of 154 feet to a point for a corner;

THENCE departing the boundary of said GBRA property, S 41°49' W a distance of 184 feet to a point for the North corner of the remainder of a called 5.9 acre tract, described in Volume 1232, Page 870, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said remainder of 5.9 acres, the following 6 calls:

1. S 12°15' E a distance of 384 feet to a point for a corner;
2. S 50°15' E a distance of 212 feet to a point for a corner;
3. S 85°30' E a distance of 147 feet to a point for a corner;
4. S 15°00' E a distance of 33 feet to a point for a corner;
5. N 72°30' E a distance of 229 feet to a point for a corner;
6. N 01°27' E a distance of 275 feet to a point for the West corner of a called 0.625 of an acre Tract 2, described in Volume 497, Page 250, Deed Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.625 of an acre Tract 2, the following 2 calls:

1. N 72°20' E a distance of 252 feet to a point for a corner;
2. S 82°43' E a distance of 58 feet to a point for a corner in the Northwest line of a called Part of Lot 175, Lake Placid Estates, as shown on plat recorded in Volume 1, Page 54, Map and Plat Records, Guadalupe County, Texas, and described in Document No. 201999020597;

THENCE with the Northwest line of said part of Lot 175, N 17°04' E a distance of 364 feet to a point in the South right-of-way line of Lakewood Drive for the Northwest corner of said part of Lot 175;

THENCE with the common line of the South right-of-way line of Lakewood Drive and the North line of said part of Lot 175, S 87°49' E a distance of 119 feet to a point for a corner;

THENCE with the common line of the Southwest right-of-way line of Lakewood Drive and the Northeast line of said part of Lot 175 and 4 other tracts, S 65°49' E a distance of 544 feet to a point for the North corner of a Lot 164, Lake Placid Estates;

THENCE continuing with the Southwest right-of-way line of Lakewood Drive, common with the Northeast line of said Lot 164, S 49°14' E a distance of 101 feet to a point for the West corner of said Lot 164;

THENCE continuing with the Southwest right-of-way line of Lakewood Drive, common with the Northeast line of 2 tracts, S 41°13' E a distance of 225 feet to a point in the Northwest line of a called 0.516 of an acre tract, described in Document No. 2017002626, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast line of Lakewood Drive and the Northwest line of said 0.516 of an acre tract, N 50°13' E a distance of 139 feet to a point at the intersection of the Southeast right-of-way line of Lakewood Drive and the Southwest right-of-way line of Lake Placid Drive for the North corner of said 0.516 of an acre tract;

THENCE with the common line of the Southwest line of Lake Placid Drive and the Northeast line of said 0.516 of an acre tract and 2 other tracts, S 26°18' E a distance of 293 feet to a point for a corner of a called 0.758 of an acre tract, described in Document No. 2016003481, Official Public Records, Guadalupe County, Texas, also being Lots 211-213, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, recorded in Volume 1, Page 64, Map and Plat Records, Guadalupe County, Texas;

THENCE continuing with the Southwest line of Lake Placid Drive, common with the Northeast line of said 0.758 of an acre tract and a tract called Lots 208-210, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, S 30°05' E a distance of 151 feet to a point for the North corner of a called 0.057 of an acre tract, described in Volume 1763, Page 193, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of a cul-de-sac of Lake Placid Drive and the North line of said 0.057 of an acre tract, S 83°34' E a distance of 36 feet to a point for the Northeast corner of said 0.057 of an acre tract, same being the West corner of another called 0.057 of an acre tract, described in Volume 1583, Page 767, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the cul-de-sac of Lake Placid Drive, with the Northwest line of said second 0.057 of an acre tract, N 23°11' E a distance of 45 feet to a point in the Southwest line of Tract II, called Part of Lot 207, Lake Placid Estates Subdivision of 6 Acres and Boat Landing, described in Volume 801, Page 354, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Lake Placid Drive and the Southwest line of said Part of Lot 207, N 43°54' W a distance of 83 feet to a point for the West corner of said Part of Lot 207;

THENCE with the Easterly right-of-way line of Lake Placid Drive and the Westerly line of Lake Placid Estates, the following 26 calls:

1. N 26°40' W a distance of 601 feet to a point for the South corner of a called 0.588 of an acre tract, described in Volume 2224, Page 1, Official Public Records, Guadalupe County, Texas, also being Lots 116B & 117A, Lake Placid Estates;
2. With the Easterly line of said 0.588 of an acre tract, N 20°42' W a distance of 101 feet to a point for a corner;
3. Continuing with the Easterly line of said 0.588 of an acre tract, N 13°42' W a distance of 54 feet to a point for the West corner of said 0.588 of an acre tract;
4. N 09°18' W a distance of 314 feet to a point for the Northwest corner of Lot 113B, Lake Placid Estates;
5. N 04°18' W a distance of 409 feet to a point for the Southwest corner of Lot 109A, Lake Placid Estates;
6. N 00°41' E a distance of 50 feet to a point for the Northwest corner of said Lot 109A, same being the Southwest corner of Lot 108B, Lake Placid Estates;
7. N 07°44' E a distance of 50 feet to a point for the Northwest corner of Lot 108B, Lake Placid Estates;
8. N 13°05' E a distance of 251 feet to a point for the West corner of Lot 105B, Lake Placid Estates;
9. N 18°10' E a distance of 102 feet to a point for the North corner of Lot 105A, Lake Placid Estates, same being the West corner of Lot 104B, Lake Placid Estates;
10. N 22°04' E a distance of 671 feet to a point for the West corner of Lot 98A, Lake Placid Estates;
11. N 14°15' E a distance of 50 feet to a point for the North corner of said Lot 98A;
12. N 09°02' E a distance of 249 feet to a point for the West corner of the called North One Half of Lot 95 and All of Lot 94, Lake Placid Estates, recorded in Volume 1802, Page 437, Official Public Records, Guadalupe County, Texas;
13. With the Northwest line of said North One Half of Lot 95 and All of Lot 94, N 14°37' E a distance of 59 feet to a point for a corner;
14. Continuing with the Northwest line of said North One Half of Lot 95 and All of Lot 94, N 24°14' E a distance of 84 feet to a point for the North corner of said North One Half of Lot 95 and All of Lot 94, same being the West corner of a called 0.785 of an acre tract, described in Volume 1611, Page 954, Official Public Records, Guadalupe County, Texas, and also being a part of Wirtz Landing, as shown on plat of Lake Placid Estates;
15. With the Northwest line of said 0.785 of an acre tract, N 33°08' E a distance of 209 feet to a point for the North corner of said 0.785 of an acre tract, same being the West corner of a called 0.538 of an acre tract, described in Document No. 2017010558, Official Public Records, Guadalupe County, Texas, and also being a portion of Lake Placid Estates;
16. With the Northwest line of said 0.538 of an acre tract, N 22°27' E a distance of 49 feet to a point for a corner;
17. Continuing with the Northwest line of said 0.538 of an acre tract, N 13°08' E a distance of 40 feet to a point for the Northwest corner of said 0.538 of an acre tract;
18. N 07°10' E a distance of 417 feet to a point for the Northwest corner of Lot 19, Lake Placid Estates;
19. N 02°17' E a distance of 406 feet to a point for the Southwest corner of a called 0.479 of an acre tract, described in Document No. 201999014888, Official Public Records, Guadalupe County, Texas, also being a portion of Lot 14, Lake Placid Estates;

20. N 08°27' W a distance of 199 feet to a point for the South corner of Lot 12A, Vacate and Replat Part of Lake Placid Estates, recorded in Volume 7, Page 694, Map and Plat Records, Guadalupe County, Texas
21. With the West line of Lots 11A and 12A, Vacate and Replat Part of Lake Placid Estates, N 05°24' W a distance of 199 feet to a point for the Northwest corner of said Lot 11A;
22. N 01°08' W a distance of 103 feet to a point for the South corner of a called 0.732 of an acre tract, described in Volume 1814, Page 154, Official Public Records, Guadalupe County, Texas, also being Lot 9 and part of Lot 8, Lake Placid Estates;
23. N 15°29' W a distance of 456 feet to a point for the South corner of a called 0.472 of an acre tract, described in Document No. 201999003063, Official Public Records, Guadalupe County, Texas, also being part of Lots 4 and 5, Lake Placid Estates;
24. N 21°01' W a distance of 93 feet to a point for the West corner of said 0.472 of an acre tract, same being the South corner of a called 0.489 of an acre tract, described in Volume 1100, Page 982, Official Public Records, Guadalupe County, Texas, also being a portion of Lots 3 and 4, Lake Placid Estates;
25. With the West line of said 0.489 of an acre tract, N 06°16' W a distance of 50 feet to a point for a corner;
26. With the West line of said 0.489 of an acre tract and two other tracts, N 14°53' W a distance of 237 feet to a point at the intersection of the Easterly right-of-way line of Lake Placid Drive and the Southeast right-of-way line of U.S. Highway 90 (also known as West Kingsbury Street) for the West corner of Lot 1, Lake Placid Estates;

THENCE with the common line of the Southeast right-of-way line of U.S. Highway 90 and the Northwest line of said Lot 1, N 56°22' E a distance of 229 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said Lot 1;

THENCE crossing the right-of-way of U.S. Highway 90, with the approximate water's edge of Lake Placid, N 12°15' W a distance of 127 feet to a point in the Northwest right-of-way line of U.S. Highway 90 for the East corner of a called 12.31 acre tract, described in Document No. 2015025519, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of U.S. Highway 90 and the Southeast line of said 12.31 acre tract, the following 6 calls:

1. S 55°55' W a distance of 439 feet to a point for a corner;
2. N 20°48' W a distance of 149 feet to a point for a corner;
3. S 69°22' W a distance of 290 feet to a point for a corner;
4. S 20°23' E a distance of 105 feet to a point for a corner;
5. S 55°46' W a distance of 926 feet to a point for a corner;
6. S 29°33' W a distance of 217 feet to a 1/2" iron pin found (N= 13752542.11', E= 2281232.40') for the South corner of said 12.31 acre tract at the intersection of the Northwest right-of-way line of U.S. Highway 90 and the Northeast right-of-way line of Reiley Road;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 12.31 acre tract, N 32°24' W a distance of 331 feet to a point for the West corner of said 12.31 acre tract;

THENCE with the Northwest line of said 12.31 acre tract and a called 0.953 of an acre tract, described in Volume 2132, Page 747, Official Public Records, Guadalupe County, Texas, N 52°15' E a distance of 1524 feet to a point for the South corner of a called 0.921 of an acre Tract Two, described in Volume 766, Page 1443, Official Public Records, Guadalupe County, Texas;

THENCE with the Southwest line of said 0.921 of an acre Tract Two and a called 0.864 of an acre Tract One, described in Volume 766, Page 1443, Official Public Records, Guadalupe County, Texas, N 36°26' W a distance of 240 feet to a point in the Southeast line of a called 0.718 of an acre Tract 1, described in Document No. 2016000004, Official Public Records, Guadalupe County, Texas;

THENCE with the Southeast line of said Tract 1 and a called 20 Foot Strip known as Tract 2, described in Document No. 2016000004, Official Public Records, Guadalupe County, Texas, S 51°56' W a distance of 1530 feet to a point in the Northeast right-of-way line of Reiley Road for the South corner of said Tract 2;

THENCE with the Northeast right-of-way line of Reiley Road, common with the Southwest line of Tract 2, N 40°05' W a distance of 21 feet to a point for the West corner of said Tract 2;

THENCE with the Northwest line of said Tract 2, N 51°49' E a distance of 1425 feet to a point for the South corner of a called 1.173 acre tract, described in Volume 4229, Page 266, Official Public Records, Guadalupe County, Texas;

THENCE with the Southwest line of said 1.173 acre tract, N 39°22' W a distance of 107 feet to a point in the Southeast line of a called 0.999 of an acre tract, also being known as Parts of Tracts 2 and 3, El-Rey Court, described in Volume 2940, Page 438, Official Public Records, Guadalupe County, Texas, and as shown on plat recorded in Volume 1, Pages 111-112, Map and Plat Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.999 of an acre tract, the following 3 calls:

1. S 46°50' W a distance of 115 feet to a point for the South corner of said 0.999 of an acre tract;
2. N 42°19' W a distance of 120 feet to a point in the Southeast right-of-way line of El Rhea Court for the West corner of said 0.999 of an acre tract;
3. With the Southeast right-of-way line of El Rhea Court, N 48°35' E a distance of 28 feet to a point for the South corner of a called 0.72 of an acre (Guadalupe Appraisal District Only) tract, being a portion of the park as shown on the aforementioned plat of El-Rey Court;

THENCE with common line of the Northeast right-of-way line of El Rhea Court and the Southwest line of said 0.72 of an acre tract, N 46°20' W a distance of 102 feet to a point for the West corner of said 0.72 of an acre tract;

THENCE with the common line of the Northwest right-of-way line of El Rhea Court and the Southeast line of 3 tracts, S 48°35' W a distance of 197 feet to a point for the South corner of a called 0.82 of an acre tract, described in Volume 2996, Page 634, Official Public Records, Guadalupe County, Texas;

THENCE departing the right-of-way of El Rhea Court, with the Southwest line of said 0.82 of an acre tract, N 47°06' W a distance of 234 feet to a point in the Southeast line of a called 1.20 acre tract, described in Document No. 2015000577, Official Public Records, Guadalupe County, Texas, also being known as part of Lot 18, "O.K." Addition, recorded in Volume 1, Page 72, Map and Plat Records, Guadalupe County, Texas;

THENCE with the Southeast line of said 1.20 acre tract, S 48°33' W a distance of 297 feet to a point in the Northeast right-of-way line of Loop Drive for the South corner of said 1.20 acre tract;

THENCE with the common line of the Northeast right-of-way line of Loop Drive and the Southwest line of said 1.20 acre tract and Lot 28, Vacate & Replat Part of the OK Addition, recorded in Volume 7, Page 429, Map and Plat Records, Guadalupe County, Texas, N 45°31' W a distance of 179 feet to a point for the West corner of said Lot 28, same being the South corner of a called 1.44 acre tract (Guadalupe Appraisal District Only), shown as a park on the aforementioned plat of the "O.K." Addition;

THENCE continuing with the Northeast right-of-way line of Loop Drive, common with the Southwest line of said 1.44 acre park, N 62°42' W a distance of 31 feet to a point for the West corner of said 1.44 acre park, same being the South corner of a called 2.019 acre tract, described in Document No. 2015014280, Official Public Records, Guadalupe County, Texas, also being Lot 15 and a portion of Lot 16, "O.K." Addition;

THENCE continuing with the Northeast right-of-way line of Loop Drive, common with the Southwest line of the "O.K." Addition, the following 2 calls:

1. N 78°23' W a distance of 723 feet to a point for the Southeast corner of a tract called to be the West 80 feet of Lot 9, "O.K." Addition;
2. N 80°36' W a distance of 376 feet to a point for an angle point of Lot 5, "O.K." Addition;

THENCE with the common line of the Northwest right-of-way line of Loop Drive and the Southeast line of said Lot 5, S 27°57' W a distance of 119 feet to a point at the intersection of the Northwest right-of-way line of Loop Drive and the Northeast right-of-way line of Reiley Road for the South corner of said Lot 5;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said Lot 5 and one other tract, N 65°30' W a distance of 158 feet to a point for the South corner of a called 1.48 acre tract, described in Document No. 2017010841, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northerly right-of-way line of Reiley Road and the Southwest line of said 1.48 acre tract, the following 2 calls:

1. N 64°53' W a distance of 243 feet to a point for a flare corner;
2. N 32°03' W a distance of 48 feet to a point for a flare corner at the intersection of the Northeast right-of-way line of Reiley Road and the Southeast right-of-way line of Morrison Falls Road (not in use);

THENCE with the common line of the Southeast right-of-way line of Morrison Falls Road and the Northwest line of said 1.48 acre tract, N 06°51' E a distance of 174 feet to a point at or near the approximate water's edge of Lake Placid for the Northwest corner of said 1.48 acre tract;

THENCE with the approximate water's edge of Lake Placid, N 81°28' W a distance of 61 feet to a point in the Northwest right-of-way line of Morrison Falls Road for the Northeast corner of a called 0.55 of an acre tract, described in Volume 1250, Page 47, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Westerly right-of-way line of Morrison Falls Road and the Southeast line of said 0.55 of an acre tract, the following 2 calls:

1. S 07°34' E a distance of 90 feet to a point for a corner;
2. S 21°56' W a distance of 61 feet to a point for a flare corner at the intersection of the Westerly right-of-way line of Morrison Falls Road and the Northerly right-of-way line of Reiley Road;

THENCE with the common line of the Northerly right-of-way line of Reiley Road and the Southeast line of said 0.55 of an acre tract, S 51°46' W a distance of 73 feet to a point for a flare corner;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 0.55 of an acre tract and various other tracts, N 67°13' W a distance of 556 feet to a point at the intersection of the Northeast right-of-way line of Reiley Road and the Southeast right-of-way line of Interstate Highway 10 for the West corner of a called 0.268 of an acre tract, described in Document No. 2017002658, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Southeast right-of-way line of Interstate Highway 10 and the Northwest line of said 0.268 of an acre tract, N 28°27' E a distance of 123 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said called 0.268 of an acre tract;

THENCE crossing the right-of-way of Interstate Highway 10, with the approximate water's edge of Lake Placid, N 66°39' W a distance of 463 feet to a point in the Northwest right-of-way line of Interstate Highway 10 for the East corner of a called 0.161 of an acre tract, described in Volume 3120, Page 710, Official Public Records, Guadalupe County, Texas, also being Lot 2, Malinda Zipp Subdivision, recorded in Volume 181, Page 152, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Interstate Highway 10 and the Southeast line of said 0.161 of an acre tract, S 43°33' W a distance of 141 feet to a point at the intersection of the Northwest right-of-way line of Interstate Highway 10 and the Northeast right-of-way line of Reiley Road for the South corner of said 0.161 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of Reiley Road and the Southwest line of said 0.161 of an acre tract and various other tracts, N 55°44' W a distance of 726 feet to a point for the South corner of a called 0.135 of an acre tract, described in Document No. 201899023607, Official Public Records, Guadalupe County, Texas, also being Lot 16, Malinda Zipp Subdivision;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.135 of an acre tract and a called 0.244 of an acre tract, described in Document No. 201999019320, Official Public Records, Guadalupe County, Texas, also being Lot 17, 18 and a portion of Lot 19, Malinda Zipp Subdivision, N 52°02' W a distance of 108 feet to a point for a corner of said 0.244 of an acre tract;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.244 of an acre tract and various other tracts, N 54°30' W a distance of 596 feet to a point for the South corner of a called 0.260 of an acre tract, described in Volume 2903, Page 91, Official Public Records, Guadalupe County, Texas;



THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.260 of an acre tract and a called 0.34 of an acre tract, described in Volume 2210, Page 144, Official Public Records, Guadalupe County, Texas, N 55°24' W a distance of 199 feet to a point for the South corner of a called 0.34 of an acre tract, described in Document No. 2016005699, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of Reiley Road, common with the Southwest line of said 0.34 of an acre tract and various other tracts, N 42°12' W a distance of 812 feet to a point for the West corner of a called 0.29 of an acre tract, described in Volume 2507, Page 257, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of Reiley Road, N 40°45' W a distance of 253 feet to a point for a corner in an interior line of the remainder of a called 92 acre tract, described in Volume 2507, Page 234, Official Public Records, Guadalupe County, Texas;

THENCE over and across said remainder of 92 acres, N 37°59' W a distance of 848 feet to a point in the Northeast right-of-way line of Erskine Ferry Road for the South corner of a called 0.655 of an acre tract, described in Volume 896, Page 361, Official Public Records, Guadalupe County, Texas, also being Lot 1 and the South 3 feet of Lot 2, Erskine Ferry Subdivision, recorded in Volume 1, Page 62, Map and Plat Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Erskine Ferry Road and the Southwest line of said Erskine Ferry Subdivision, the following 2 calls:

1. N 52°36' W a distance of 548 feet to a point for a corner of Lot 10, Erskine Ferry Subdivision;
2. N 46°13' W a distance of 393 feet to a point in the Southeast line of a called 0.339 of an acre tract, described in Document No. 201899018711, Official Public Records, Guadalupe County, Texas, also being a portion of Lots 17 and 18, Erskine Ferry Subdivision, for the North corner of Erskine Ferry Road

THENCE with the common line of the Northwest right-of-way line of Erskine Ferry Road and the Southeast line of said 0.339 of an acre tract, S 35°52' W a distance of 40 feet to a point for the South corner of said 0.339 of an acre tract;

THENCE with the Southwest line of said 0.339 of an acre tract, N 42°56' W a distance of 122 feet to a point in an interior line of a called 103.699 acre Tract 1, described in Volume 975, Page 843, Official Public Records, Guadalupe County, Texas, for the West corner of said 0.339 of an acre tract;

THENCE over and across said 103.699 acre Tract 1, the following 8 calls:

1. N 79°16' W a distance of 141 feet to a point for a corner;
2. N 65°57' W a distance of 270 feet to a point for a corner;
3. N 49°50' W a distance of 245 feet to a point for a corner;
4. N 27°14' W a distance of 445 feet to a point for a corner;
5. N 16°30' W a distance of 249 feet to a point for a corner;
6. N 11°22' W a distance of 477 feet to a point for a corner;
7. N 11°29' E a distance of 267 feet to a point for a corner;
8. N 17°31' E a distance of 227 feet to a point for a corner;

THENCE over and across said 103.699 acre Tract 1 and a tract called 30 acres more or less, described in Volume 2686, Page 822, Official Public Records, Guadalupe County, Texas, N 21°48' E a distance of 976 feet to a point for the West corner of a called 0.976 of an acre tract, described in Document No. 2017012174, Official Public Records, Guadalupe County, Texas;

THENCE with the Northwest line of said 0.976 of an acre tract and a called 0.65 of an acre tract (Guadalupe Appraisal District Only), described in Volume 3015, Page 829, Official Public Records, Guadalupe County, Texas, N 51°36' E a distance of 185 feet to a point for a corner;

THENCE with the boundary of said 0.65 of an acre tract, the following 3 calls:

1. S 36°45' E a distance of 28 feet to a point for a corner;
2. N 52°17' E a distance of 30 feet to a point for a corner;
3. N 37°17' W a distance of 28 feet to a point for a corner;

THENCE with the Northwest line of said 0.65 of an acre tract and various other tracts, N 51°36' E a distance of 463 feet to a point for the North corner of a called 1.25 acre tract, described in Volume 1162, Page 294, Official Public Records, Guadalupe County, Texas;

THENCE over and across a called 32.38 acre Tract 1, described in Volume 1721, Page 399, Official Public Records, Guadalupe County, Texas, N 81°14' E a distance of 523 feet to a point for the South corner of a called 0.33 of an acre tract, described in Document No. 201999005378, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.33 of an acre tract, N 59°02' W a distance of 36 feet to a point for a corner;

THENCE continuing with the boundary of said 0.33 of an acre tract and a called 0.36 of an acre tract, described in Volume 2729, Page 189, Official Public Records, Guadalupe County, Texas N 03°01' E a distance of 61 feet to a point for a corner of said 0.36 of an acre tract;

THENCE continuing with the boundary of said 0.36 of an acre tract, N 25°24' E a distance of 35 feet to a point for a corner;

THENCE with the Northwest line of said 0.36 of an acre tract and a separate 0.36 of an acre tract also described in Volume 2729, Page 189, Official Public Records, Guadalupe County, Texas, N 00°46' W a distance of 110 feet to a point for the Northwest corner of the second 0.36 of an acre tract;

THENCE with the Southwest line of three tracts, N 20°36' W a distance of 141 feet to a point in the Southeast line of a called 0.535 of an acre tract, described in Document No. 2018003383, Official Public Records, Guadalupe County, Texas, for the West corner of a called 0.416 of an acre tract, described in Volume 2625, Page 209, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 0.535 of an acre tract, the following 2 calls:

1. S 75°58' W a distance of 142 feet to a point for a corner;

2. N 53°08' W a distance of 29 feet to a point in the Southeast right-of-way line of Riverview Road for a corner of said 0.535 acre tract;

THENCE with the common line of the Southeast right-of-way line of Riverview Road and the Northwest line of various tracts, N 10°19' E a distance of 309 feet to a point for the South corner of a called 0.465 of an acre tract, described in Document No. 201899005631, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.465 of an acre tract, N 06°35' W a distance of 49 feet to a point for a corner;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.465 of an acre tract and two other tracts, N 20°09' W a distance of 165 feet to a point for the South corner of a called 0.59 of an acre tract, described in Document No. 2015018641, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northeast right-of-way line of Riverview Road and the Southwest line of said 0.59 of an acre tract, N 29°48' W a distance of 42 feet to a point for a corner;

THENCE continuing with the Northeast right-of-way line of Riverview Road, common with the Southwest line of said 0.59 of an acre tract and the Southwest line of the Koepsel Subdivision No. 1, recorded in Volume 241, Page 22, Deed Records, Guadalupe County, Texas, N 39°32' W a distance of 1054 feet to a point for the West corner of a called 0.67 of an acre tract, described in Volume 850, Page 973, Official Public Records, Guadalupe County, Texas, also being part of Lot 11, Koepsel Subdivision No. 1;

THENCE departing the right-of-way of Riverview Road, with the Northwest line of said 0.67 of an acre tract, N 60°57' E a distance of 226 feet to a point in the Southwest line of a called 1.60 acre Tract No. 2, described in Document No. 2016013633, Official Public Records, Guadalupe County, Texas;

THENCE with the boundary of said 1.60 acre Tract No. 2, the following 3 calls:

1. N 56°37' W a distance of 177 feet to a point for a corner;
2. N 38°46' W a distance of 184 feet to a point in the Southeast right-of-way line of F.M. Highway 78 for the West corner of said 1.60 acre Tract No. 2;
3. With the Southeast right-of-way line of F.M. Highway 78, N 49°24' E a distance of 219 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 1.60 acre Tract No. 2;

THENCE crossing the right-of-way of F.M. Highway 78, with the approximate water's edge of Lake Placid, N 49°37' W a distance of 151 feet to a point in the Northwest right-of-way line of F.M. Highway 78 for the East corner of a called 3.74 acre Tract No. 1, described in Document No. 2016013633, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of F.M. Highway 78 and said 3.74 acre Tract No. 1, S 48°50' W a distance of 227 feet to a point for a corner;

THENCE departing the right-of-way of F.M. Highway 78, with the boundary of said 3.74 acre Tract No. 1, the following 5 calls:

1. N 24°43' W a distance of 119 feet to a point for a corner;
2. S 43°29' W a distance of 179 feet to a point for a corner;
3. N 38°41' W a distance of 209 feet to a point in the Northeast right-of-way line of F.M. Highway 725 for a corner;
4. With the Northeast right-of-way line of F.M. Highway 725, N 21°10' W a distance of 117 feet to a point for a corner;
5. Continuing with the Northeast right-of-way line of F.M. Highway 725, N 32°15' W a distance of 119 feet to a point at the intersection of the Northeast right-of-way line of F.M. Highway 725 and the Southeast right-of-way line of Old State Highway No. 3 for the West corner of said 3.74 acre Tract No. 1;

THENCE with the common line of the Northwest line of said 3.74 acre Tract No. 1 and the Southeast right-of-way line of Old State Highway No. 3, N 50°57' E a distance of 256 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 3.74 acre Tract No. 1;

THENCE crossing the right-of-way of Old State Highway No. 3, with the approximate water's edge of Lake Placid, N 76°36' W a distance of 38 feet to a point in the Northwest right-of-way line of Old State Highway No. 3 for the East corner of a called 0.55 of an acre tract (Guadalupe Appraisal District Only), described in Document No. 2017001876, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest right-of-way line of Old State Highway No. 3 and the Southeast line of said 0.55 of an acre tract, S 50°56' W a distance of 229 feet to a point at the intersection of the Northwest right-of-way line of Old State Highway No. 3 and the Northeast right-of-way line of F.M. Highway 725 for the South corner of said 0.55 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.55 of an acre tract, N 30°17' W a distance of 267 feet to a point for the West corner of said 0.55 of an acre tract, same being the South corner of a called 1.10 acre tract, described in Volume 2200, Page 606, Official Public Records, Guadalupe County, Texas;

THENCE continuing with the Northeast right-of-way line of F.M. Highway 725, common with the Southwest line of said 1.10 of an acre tract, N 21°46' W a distance of 277 feet to a point at the intersection of the Northeast right-of-way line of F.M. Highway 725 and the Southeast right-of-way line of a Union Pacific Railroad right-of-way for the West corner of said 1.10 acre tract;

THENCE with the common line of the Southeast line of said Union Pacific Railroad right-of-way and the Northwest line of said 1.10 acre tract, N 67°23' E a distance of 219 feet to a point at or near the approximate water's edge of Lake Placid for the North corner of said 1.10 acre tract;

THENCE crossing said Union Pacific Railroad right-of-way, with the approximate water's edge of Lake Placid, N 15°54' W a distance of 126 feet to a point in the Northwest line of said Union Pacific Railroad right-of-way for the East corner of a called 0.65 of an acre tract, described in Volume 1407, Page 204, Official Public Records, Guadalupe County, Texas;

THENCE with the common line of the Northwest line of said Union Pacific Railroad right-of-way and the Southeast line of said 0.65 of an acre tract, S 67°23' W a distance of 267 feet to a point at the intersection

of the Northeast right-of-way line of F.M. Highway 725 and the Northwest line of said Union Pacific Railroad right-of-way for the South corner of said 0.65 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of said 0.65 of an acre tract, N 45°37' W a distance of 88 feet to a 1/2" iron pin (w/ cap "B&A RPLS 2633") found (N= 13764264.59', E= 2273714.08') for the South corner of Lot 4, McQueeney Camp, recorded in Volume 7, Page 665, Map and Plat Records, Guadalupe County, Texas, same being the West corner of said 0.65 of an acre tract;

THENCE with the common line of the Northeast right-of-way line of F.M. Highway 725 and the Southwest line of McQueeney Camp, the following 3 calls:

1. With the arc of a curve to the left, having a radius of 348.37 feet, an arc length of 61 feet, and a chord bearing N 64°27' W a distance of 61 feet to a Texas Department of Transportation (TXDOT) brass disk found (N= 13764290.98', E=2273658.87') for a corner of said Lot 4;
2. N 69°30' W a distance of 227 feet to a TXDOT brass disk found (N=13764370.66', E=2273445.82') for a corner of Lot 2, McQueeney Camp;
3. N 71°07' W a distance of 204 feet to the POINT OF BEGINNING of a Political Boundary containing 711 acres in Guadalupe County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

  
Douglas B. Cottle  
Registered Professional Land Surveyor No.6149



S:\Projects\356 - CULP\001 - Lake Placid Political Subdivision\M&B\  
Lake Placid WCID Boundary M&B\_356.001\_DRAFT2.docx

# EXHIBIT B

Petitioner Signatures and, where  
applicable, Corresponding Lienholder  
Consent(s)

RESPECTFULLY SUBMITTED by the undersigned on this 10 day of June, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36947


  
Lisa Ahart

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 10 day of June, 2019, by Lisa Ahart

  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 10 day of JUNE, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36947

Erik Ahart  
Erik Ahart

STATE OF TEXAS

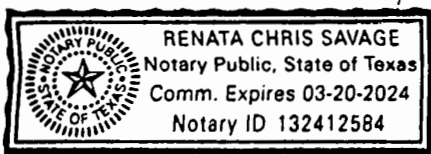
COUNTY OF Bexar

§  
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This instrument was acknowledged before me this 10 day of June, 2020, by Erik Ahart

Renata Chris Savage  
Notary Public, State of Texas

(NOTARY SEAL)





RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of MARCH, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 16576

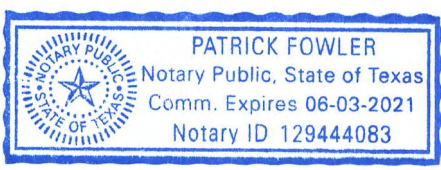
M. Bolner  
Michael J. Bolner

STATE OF TEXAS

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COUNTY OF Bexar

This instrument was acknowledged before me this 19<sup>th</sup> day of MARCH, 2020, by Michael J. Bolner



Patrick Fowler  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 16576

Mary P. Bolner

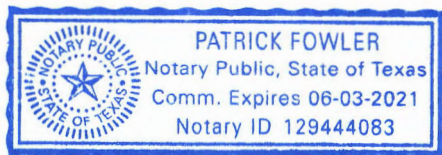
*Mary P. Bolner*

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by Mary P. Bolner



*Patrick*

Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 10 day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 70598

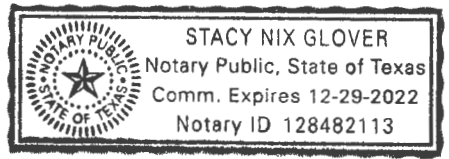
Ginger L. Brendler  
Ginger L. Brendler, Trustee of Ginger  
L. Brendler Living Trust

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by Ginger L. Brendler, Trustee of Ginger L. Brendler Living Trust



(NOTARY SEAL)

Stacy Nix Glover  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30020

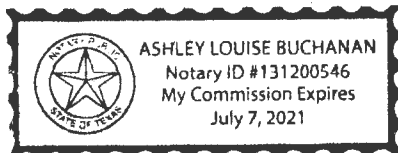
*Charles M. Cain, III*  
Charles M. Cain, III

STATE OF TEXAS

COUNTY OF Guadalupe

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§

This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by Charles M. Cain, III



(NOTARY SEAL)

*Ashley L. Buchanan*  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Carol Ann Cain

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30020

Carol Ann Cain  
Carol Ann Cain

STATE OF TEXAS

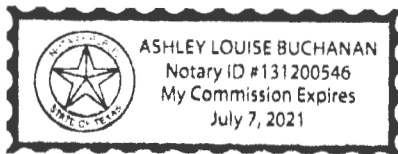
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by Carol Ann Cain



Ashley Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 11<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29964

Patrick Caisse

Patrick Caisse

STATE OF TEXAS

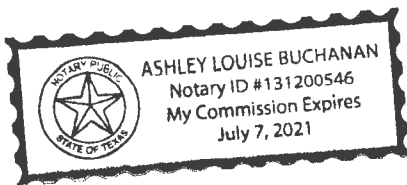
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 11<sup>th</sup> day of December, 2019, by Patrick Caisse



(NOTARY SEAL)

Ashley Buchanan

Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 11<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29964

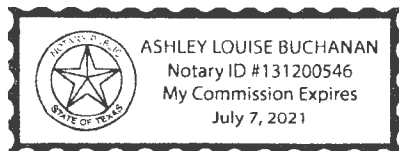
Bonnie Caisse  
Bonnie Caisse

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 11<sup>th</sup> day of December, 2019, by Bonnie Caisse



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 30<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30032

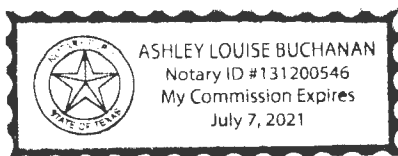
Thomas Ray Carroll  
Thomas Ray Carroll

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 30<sup>th</sup> day of March, 2020, by Thomas Ray Carroll



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas



RESPECTFULLY SUBMITTED by the undersigned on this 9<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30035

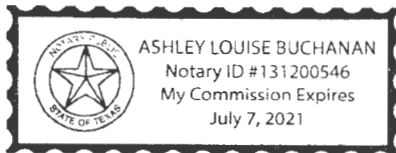
Randall T Cox  
Randall Cox A/K/A Randall T. Cox

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9<sup>th</sup> day of December, 2019, by Randall Cox A/K/A Randall T. Cox



(NOTARY SEAL)

Ashley L Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 9<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s): 30035

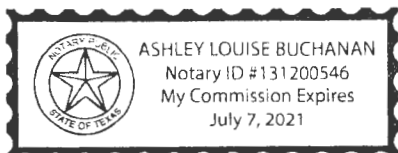
Kelly Cox A/K/A Kelly S. Cox  
Kelly Cox A/K/A Kelly S. Cox

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9<sup>th</sup> day of December, 2019, by Kelly Cox A/K/A Kelly S. Cox

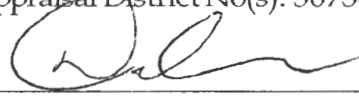


(NOTARY SEAL)

Ashley Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 36734



Don Crook

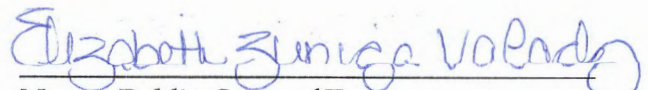
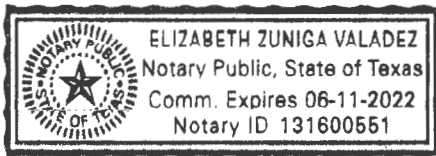
STATE OF TEXAS

COUNTY OF Brewster

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This instrument was acknowledged before me this 6<sup>th</sup> day of December, 2019, by Don Crook

  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 14<sup>th</sup> day of Dec, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).29141

Don Dabbs  
Don Dabbs, President of Dabbs Univ.  
Inc.

STATE OF TEXAS

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COUNTY OF Brazos

This instrument was acknowledged before me this 14th day of December, 2019, by Don Dabbs, President of Dabbs Univ. Inc.



(NOTARY SEAL)

Susan L. Stevener  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 28 day of JAN, 2020

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 53252

  
Brian Dahl

STATE OF TEXAS

§

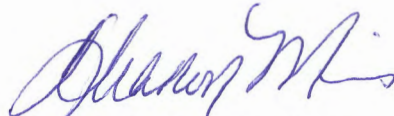
§

COUNTY OF Austin

§

This instrument was acknowledged before me this 28 day of Jan,  
2020 by Brian Dahl



  
Notary Public, State of Texas

(NOTARY SEAL)

April RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of \_\_\_\_\_, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 70580

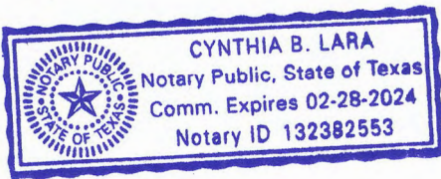
Charles Dake

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 6<sup>th</sup> day of April, 2020, by Charles Dake



(NOTARY SEAL)

Cynthia B. Lara  
Notary Public, State of Texas

April RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of  
\_\_\_\_\_, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 70580

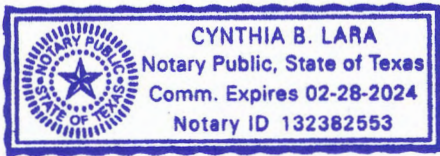
Colleen Dake  
Colleen Dake

STATE OF TEXAS

COUNTY OF Bexar

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April This instrument was acknowledged before me this 6<sup>th</sup> day of  
\_\_\_\_\_, 2020, by Colleen Dake



(NOTARY SEAL)

Cynthia B. Lara  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 45419

Robin V. Dwyer

Robin V. Dwyer, Independent  
Executor, Estate of Cliftine Van Gilder  
Dwyer

STATE OF TEXAS

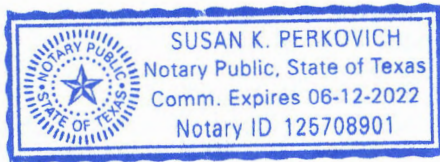
§

COUNTY OF GUADALUPE

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This instrument was acknowledged before me this 26<sup>th</sup> day of December, 2019, by Robin V. Dwyer, Independent Executor, Estate of Cliftine Van Gilder Dwyer



Susan K Perkovich  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 45419

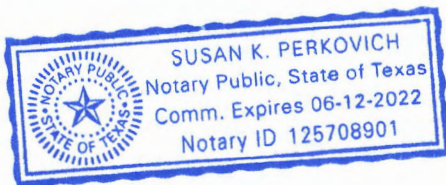
Michael S. Dwyer  
Michael S. Dwyer

STATE OF TEXAS

COUNTY OF GUADALUPE

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This instrument was acknowledged before me this 26th day of December, 2019, by Michael S. Dwyer



(NOTARY SEAL)

Susan K. Perkovich  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 45419

Patrick W. Dwyer  
Patrick W. Dwyer

STATE OF TEXAS

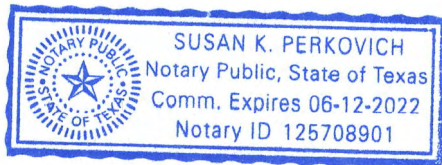
§

COUNTY OF GUADALUPE

§

§

This instrument was acknowledged before me this 26th day of December, 2019, by Patrick W. Dwyer



Susan K Perovich  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of Mar, ~~2019~~  
2020

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53089

Bjorn Dybdahl  
Bjorn Dybdahl

STATE OF TEXAS

§

COUNTY OF Bexar

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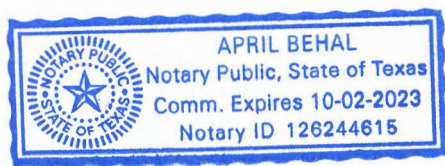
§

~~2019~~ This instrument was acknowledged before me this 26 day of March,  
2020, by Bjorn Dybdahl

[Signature]

Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 26 day of Mar, ~~2019~~  
2020

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53089

Sharon L. Dybdahl  
Sharon L. Dybdahl

STATE OF TEXAS

COUNTY OF Bexar

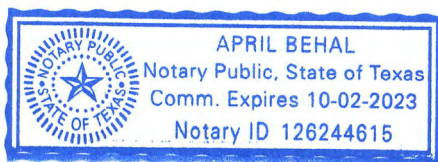
§  
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~~2019~~ This instrument was acknowledged before me this 26 day of March,  
2020, by Sharon L. Dybdahl

[Signature]

Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 26<sup>TH</sup> day of MARCH, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53176

Edward M. Eanes  
Edward M. Eanes

STATE OF TEXAS

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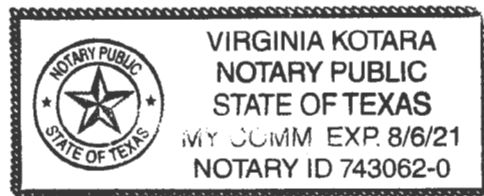
COUNTY OF GUADALUPE

§

This instrument was acknowledged before me this 26<sup>TH</sup> day of MARCH, 2020, by Edward M. Eanes

Virginia Kotara  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 25 day of February, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 30056

William S. Fischer

**William S. Fischer, Managing Partner  
Lake Placid Properties, LLC.**

STATE OF TEXAS

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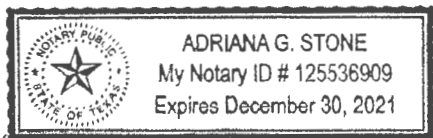
§

COUNTY OF

Texas

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This instrument was acknowledged before me this 25 day of February, 2020, by William S. Fischer, Managing Partner Lake Placid Properties, LLC.



(NOTARY SEAL)

Adriana G. Stone

**Notary Public, State of Texas**

RESPECTFULLY SUBMITTED by the undersigned on this 22 day of May, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 48587

William M. Fisher  
William M. Fisher

STATE OF TEXAS

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§

COUNTY OF Harris

§

This instrument was acknowledged before me this 22 day of May, 2020, by William M. Fisher

Kerry L. Campbell  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 10<sup>th</sup> day of JUNE, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 41106

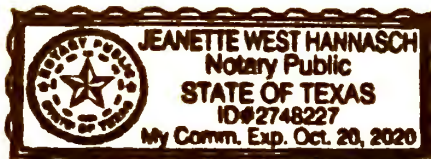
Amy L Gibbs  
Amy L Gibbs

STATE OF TEXAS

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§  
§

COUNTY OF Guadalupe

This instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2020, by Amy L Gibbs



(NOTARY SEAL)

Jeanette West Hannasch  
Notary Public, State of Texas  
JEANETTE WEST HANNASCH



RESPECTFULLY SUBMITTED by the undersigned on this 30<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s): 29967

Deborah H Gilpin  
Deborah H Gilpin

STATE OF TEXAS

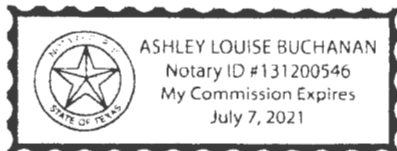
§

COUNTY OF Guadalupe

§

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This instrument was acknowledged before me this 30<sup>th</sup> day of March, 2020, by Deborah H Gilpin



Ashley L Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 30<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s): 29967

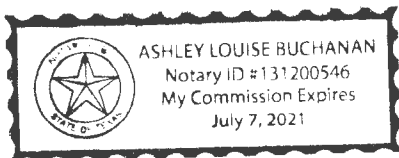
John B. Gilpin II

STATE OF TEXAS

COUNTY OF Guadalupe

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§

This instrument was acknowledged before me this 30<sup>th</sup> day of March, 2020, by John B. Gilpin II



(NOTARY SEAL)

Ashley Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 52981

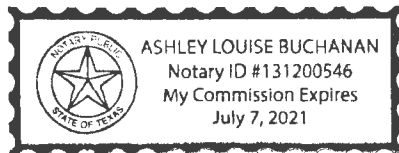
James O. Gips  
James O. Gips

STATE OF TEXAS

COUNTY OF Guadalupe

§  
§  
§

This instrument was acknowledged before me this 6<sup>th</sup> day of December  
2019, by James O. Gips



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 6 day of December ~~2019~~.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 52981

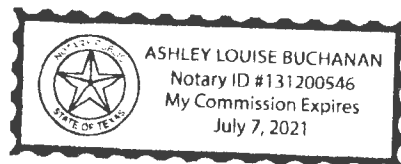
Lanette M Gips  
Lanette Mueller Gips

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 6th day of December  
2019, by Lanette Mueller Gips

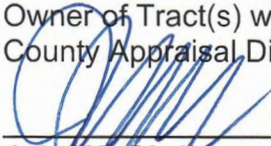


Ashley Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 12 day of June, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 21529

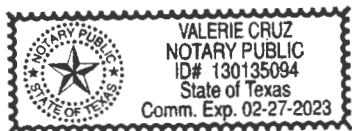
  
\_\_\_\_\_  
John H. Girdley

STATE OF TEXAS

COUNTY OF BEXAR

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This instrument was acknowledged before me this 12<sup>th</sup> day of JUNE, 2020, by John H. Girdley



(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 12 day of June, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 21529

Gayle K. Girdley  
Gayle K. Girdley

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 12<sup>th</sup> day of June, ~~2019~~ 2020, by Gayle K. Girdley  
(PAT)

Mayra A. Torres  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 2<sup>nd</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36741

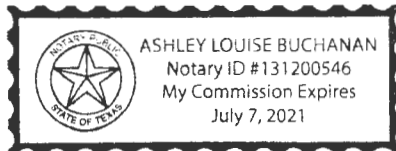
Lynne L. Hackedorn  
Lynne L. Hackedorn

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 2<sup>nd</sup> day of April, 2020, by Lynne L. Hackedorn.



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 2<sup>nd</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36741

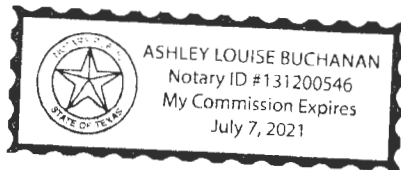
James M. Hackedorn  
James M. Hackedorn a/k/a James  
Hackedorn

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 2<sup>nd</sup> day of April, 2020, by James Hackedorn



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas



RESPECTFULLY SUBMITTED by the undersigned on this 30 day of May, 2020.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 16571

*Jeanette West Hannasch*  
Jeanette West Hannasch

STATE OF TEXAS

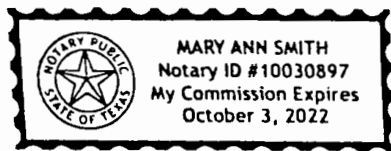
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 30<sup>th</sup> day of May, 2020, by Jeanette West Hannasch

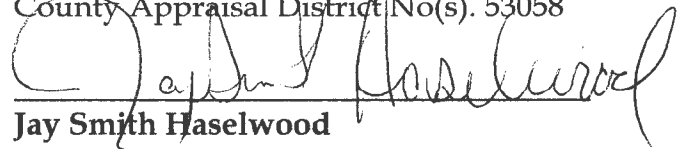


*Mary Ann Smith*  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 29<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53058

  
Jay Smith Haselwood

STATE OF TEXAS

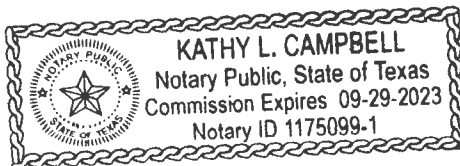
§

COUNTY OF HARRIS

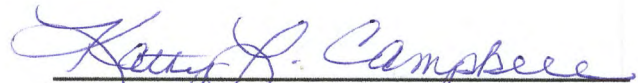
§

§

This instrument was acknowledged before me this 29 day of March,  
2020, by Jay Smith Haselwood



(NOTARY SEAL)

  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 12<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53293

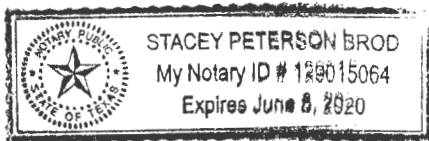
Michael K Heinz  
Michael Heinz

STATE OF TEXAS

COUNTY OF Harris

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This instrument was acknowledged before me this 12<sup>th</sup> day of March, 2020, by Michael Heinz



Stacey Brod

Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 12<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53293

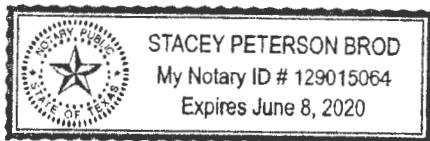
Michelle S Heinz  
Michelle Heinz

STATE OF TEXAS

COUNTY OF Harris

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§

This instrument was acknowledged before me this 12<sup>th</sup> day of March, 2020, by Michelle Heinz



Stacy Brod  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 12<sup>th</sup> day of June, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52953

Randall Lawrence Hohlaus  
Randall Lawrence Hohlaus

STATE OF TEXAS

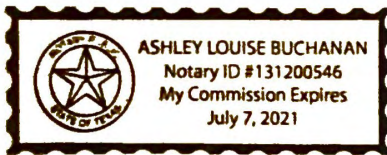
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 12<sup>th</sup> day of June, 2020, by Randall Lawrence Hohlaus.



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 12<sup>th</sup> day of June, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52953

Paula Marie Hohlaus

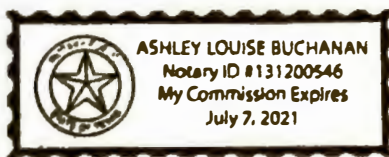
Paula Marie Hohlaus

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 12<sup>th</sup> day of June, 2020, by Paula Marie Hohlaus.

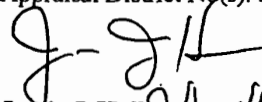



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 2nd day of June, 2020.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 53210

  
~~Jamie J. Hull~~  JAMIE J. HULL

STATE OF TEXAS

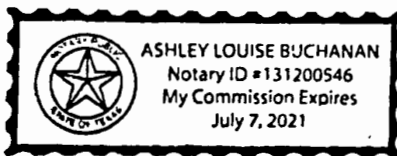
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COUNTY OF

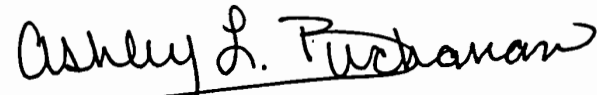
§

This instrument was acknowledged before me this 2nd day of June, 2020, by Jamie J. Hull



(NOTARY SEAL)

Notary Public, State of Texas

  
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RESPECTFULLY SUBMITTED by the undersigned on this 2nd day of June, 2020.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 53210

*Lisa Hull*

Lisa Hull

STATE OF TEXAS

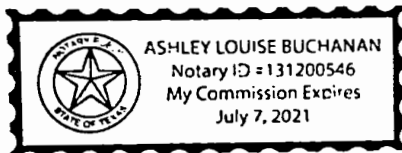
§

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COUNTY OF

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(18) This instrument was acknowledged before me this 2nd day of June,  
~~2019~~, by Lisa Hull  
2020



(NOTARY SEAL)

Notary Public, State of Texas

*Ashley L. Buchanan*



RESPECTFULLY SUBMITTED by the undersigned on this 3rd day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53152

Sally Maierhofer  
Sally Maierhofer

STATE OF TEXAS

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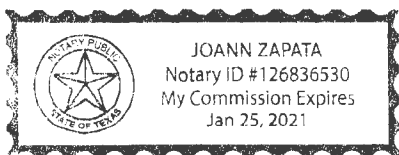
COUNTY OF Guadalupe

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This instrument was acknowledged before me this 3 day of March, 2020, by Sally Maierhofer.

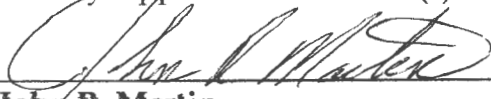
Joann Zapata  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30028

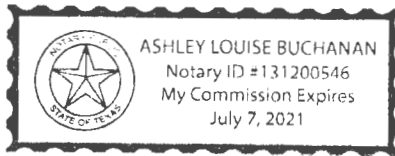
  
\_\_\_\_\_  
John R. Martin

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by John R. Martin



  
\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30028

Josey M. Martin

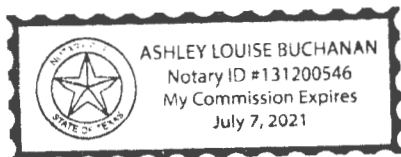
*Josey M Martin*

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STATE OF TEXAS

COUNTY OF Guadalupe

This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by Josey M. Martin



*Ashley Buchanan*

Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 7 day of April, 2020.

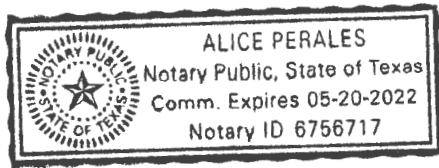
Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 48553

William M. McCall  
William M. McCall

STATE OF TEXAS

COUNTY OF Bexar.

This instrument was acknowledged before me this 7<sup>th</sup> day of April, ~~2020~~  
2020, by William M. McCall



Alice Perales

Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 7<sup>th</sup> day of April, 2020.

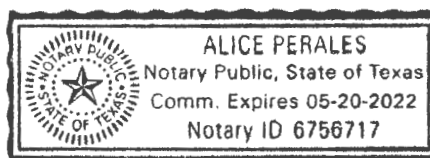
Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 48553

Donna L. McCall  
Donna L. McCall

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me this 7 day of April,  
2020, by Donna L. McCall



Alice Perales

Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 11 day of June 2020.

Owner of Tract(s) with Comal County Appraisal District No(s) 36733  
Douglas J. McEwen  
Douglas J. McEwen

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me this 11 day of June 2020, by Douglas J. McEwen.



(NOTARY SEAL)

Kathy L. Campbell  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of May, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29140

[Signature]

Grant T. McFarland

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 26th day of May, 2020, by Grant T. McFarland



(NOTARY SEAL)

[Signature]

Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of MAY, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29140

Elizabeth K. McFarland  
Elizabeth K. McFarland

STATE OF TEXAS §  
COUNTY OF Bexar §  
§

This instrument was acknowledged before me this 26th day of May, 2019, by Elizabeth K. McFarland



(NOTARY SEAL)

Mirna H. Quick  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 8<sup>th</sup> day of January, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52937



**James Logan Meikle**

STATE OF TEXAS

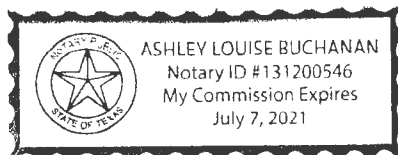
§

COUNTY OF Guadalupe

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§

This instrument was acknowledged before me this 8<sup>th</sup> day of January, 2020, by James Logan Meikle



**Notary Public, State of Texas**

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 8<sup>th</sup> day of January, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52937

Sharon Kay Meikle  
Sharon Kay Meikle

STATE OF TEXAS

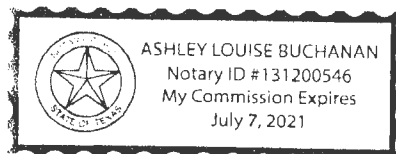
§

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COUNTY OF Guadalupe

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This instrument was acknowledged before me this 8<sup>th</sup> day of January, 2020, by Sharon Kay Meikle



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 30th day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 70573

Eva Ruth Moravec

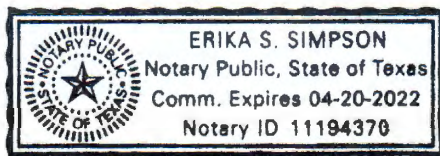
Eva Ruth Moravec, general partner,  
Lenowitz Family Partnership, LTD.

STATE OF TEXAS

COUNTY OF LUBBOCK

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This instrument was acknowledged before me this 30th day of March, 2020 by Eva Ruth Moravec, general partner Lenowitz Family Partnership, LTD



(NOTARY SEAL)

Erika S. Simpson

Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 13<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 37022

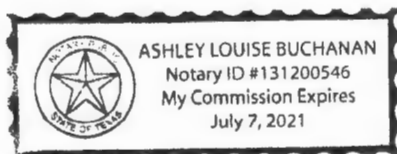
Joe Onofre  
Joe Onofre

STATE OF TEXAS

COUNTY OF Guadalupe

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§

This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by Joe Onofre



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 13<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 37022

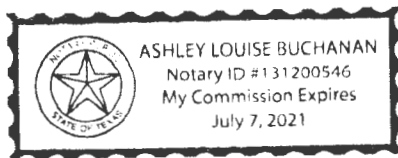
Beverley Onofre  
Beverley Onofre

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by Beverley Onofre



(NOTARY SEAL)

Ashley Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 11 day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53037

Caye Harper Powada  
Caye Harper Powada

STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me this 11 day of April, 2020, by Caye Harper Powada



Kathy L. Campbell  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 10<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 41107

Donna L. Rinn  
Donna L. Rinn

STATE OF TEXAS

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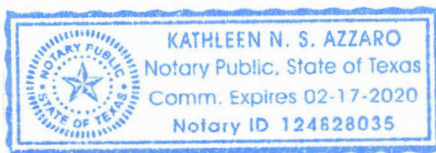
COUNTY OF Bexar

§

This instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by Donna L. Rinn

Kathleen N.S. Azzaro  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 25<sup>th</sup> day of MARCH, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 30034

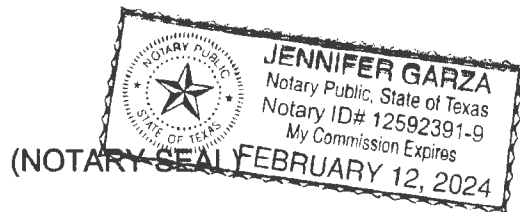
  
Stephen A. Riordan

STATE OF TEXAS

COUNTY OF HAYS

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This instrument was acknowledged before me this 25<sup>th</sup> day of MARCH, 2020, by Stephen A. Riordan



  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 25<sup>th</sup> day of MARCH, 2020.

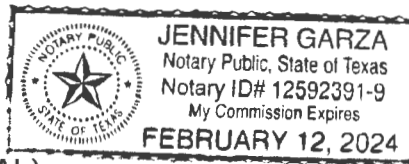
Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).30034  
Susan T. Riordan  
Susan T. Riordan

STATE OF TEXAS

COUNTY OF HAYS

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This instrument was acknowledged before me this 25<sup>th</sup> day of MARCH, 2020, by Susan T. Riordan



(NOTARY SEAL)

[Signature]  
Notary Public, State of Texas



RESPECTFULLY SUBMITTED by the undersigned on this 24 day of February, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 70581

J. David Joseph

Riverview MQ, LLC

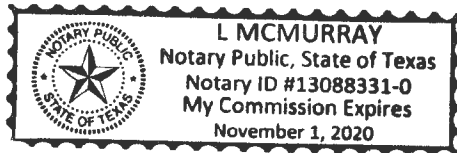
By: James and Elizabeth Joseph  
Revocable Trust, its sole Member  
By: James David Joseph, Trustee

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020, by James David Joseph, Trustee of James and Elizabeth Joseph Revocable Trust, the sole Member of Riverview MQ LLC.



[Signature]  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 5 day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 48556

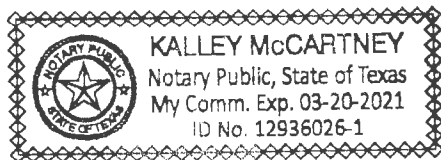
Mark E. Roberts  
Mark E. Roberts, President, Roberts  
Properties, Inc.

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 5<sup>th</sup> day of December, 2019, by Mark E. Roberts, President, Roberts Properties, Inc.

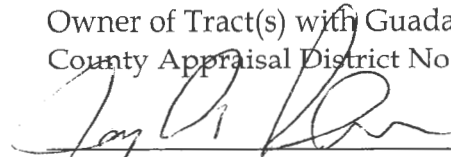


Kalley McCartney  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 8<sup>th</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 37023

  
Jay A. Rohan, Trustee, or Successor in  
Trust under the Rohan Living Trust

STATE OF TEXAS

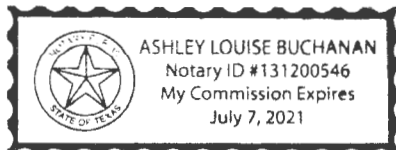
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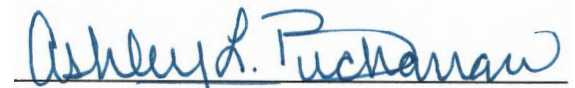
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 8<sup>th</sup> day of April, 2020, by Jay A. Rohan, Trustee, or Successor in Trust under the Rohan Living Trust



  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 8<sup>th</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 37023

Suzanne M. Rohan

**Suzanne M. Rohan, Trustee, or  
Successor in Trust under the Rohan  
Living Trust**

STATE OF TEXAS

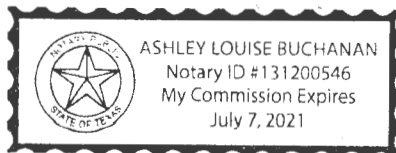
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COUNTY OF Guadalupe

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This instrument was acknowledged before me this 8<sup>th</sup> day of April, 2020, by Suzanne M. Rohan, Trustee, or Successor in Trust under the Rohan Living Trust



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 9 day of May, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 55302

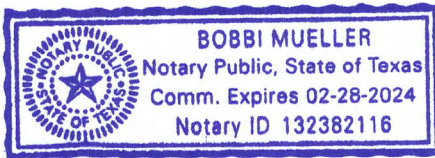
Gregg Sanders

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9<sup>th</sup> day of May, 2020, by Gregg Sanders



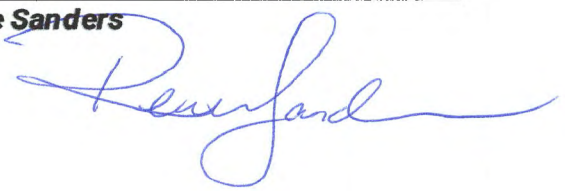
(NOTARY SEAL)

Bobbi Mueller  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 9th day of May, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).55302

Renee Sanders

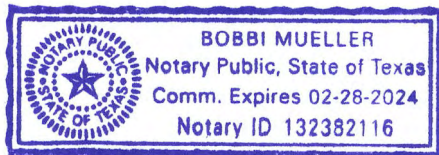


STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9th day of May, 2020, by Renee Sanders



(NOTARY SEAL)



Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 8<sup>th</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52891

Brian L. Smith  
Brian L. Smith

STATE OF TEXAS

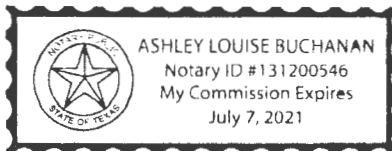
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COUNTY OF Guadalupe

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This instrument was acknowledged before me this 8<sup>th</sup> day of April, 2020, by Brian L. Smith



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 8th day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).52891

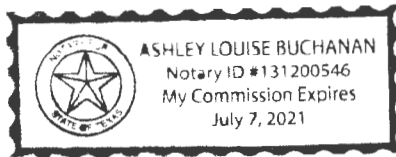
Sherry L. Smith  
Sherry L. Smith

STATE OF TEXAS

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COUNTY OF Guadalupe

This instrument was acknowledged before me this 8th day of April, 2020, by Sherry L. Smith



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)



December RESPECTFULLY SUBMITTED by the undersigned on this 5th day of December, 2019.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 45425



SPECKMAN FAMILY, LTD.

Luke P. Speckman, President

STATE OF TEXAS

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COUNTY OF

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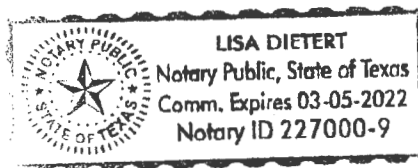
§

This instrument was acknowledged before me this 5th day of December, 2019, by SPECKMAN FAMILY, LTD. Luke P. Speckman, President



Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 11<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29139

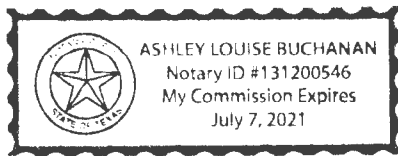
Keith Creston Strimple  
Keith Creston Strimple

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 11<sup>th</sup> day of December, 2019, by Keith Creston Strimple.



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 5 day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36747

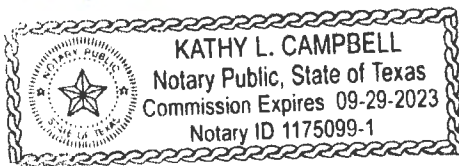
Charles B. Stuckey  
Charles B. Stuckey

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me this 5 day of April, 2020, by Charles B. Stuckey



Kathy L. Campbell  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 5 day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36747

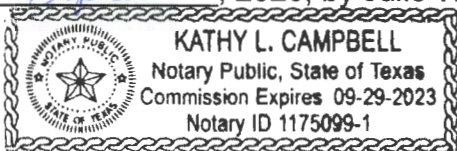
Julie W. Stuckey  
Julie W. Stuckey

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me this 5 day of April, 2020, by Julie W. Stuckey



Kathy L. Campbell  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 18<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 29972

George Taylor  
George Taylor

STATE OF TEXAS

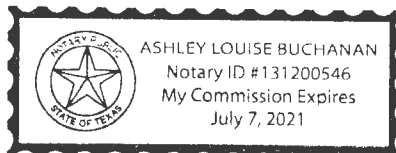
§

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 18<sup>th</sup> day of March, 2020, by George Taylor



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of February, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s) 52905

Karla R. Thiebaud  
Karla R. Thiebaud

STATE OF TEXAS

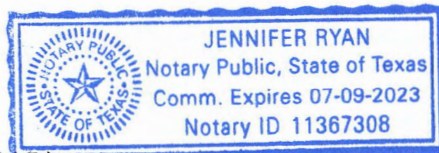
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COUNTY OF Dexter

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This instrument was acknowledged before me this 26 day of February, 2020, by Karla R. Thiebaud

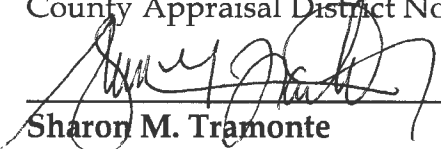


(NOTARY SEAL)

[Signature]  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 27<sup>th</sup> day of February, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).52905

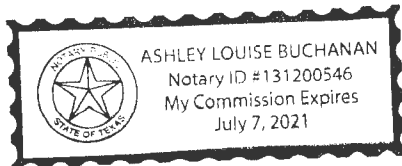
  
Sharon M. Tramonte

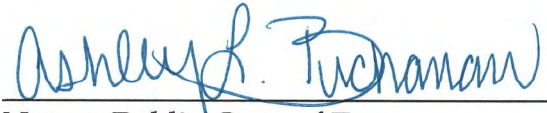
STATE OF TEXAS

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COUNTY OF Guadalupe

This instrument was acknowledged before me this 27<sup>th</sup> day of February, 2020, by Sharon M. Tramonte



  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 25<sup>th</sup> day of February, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).52905

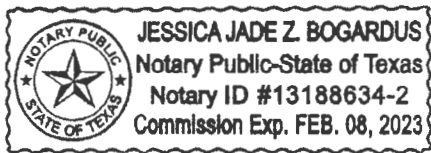
Mary Elizabeth Welsh  
Mary Elizabeth Welsh

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 25<sup>th</sup> day of February, 2020, by Mary Elizabeth Welsh



(NOTARY SEAL)

Jessica Jade Z. Bogardus  
Notary Public, State of Texas



RESPECTFULLY SUBMITTED by the undersigned on this 10<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 16577

**Robert E. Their, Trustee of Thier Living  
Trust**

*Robert E. Their*

STATE OF TEXAS

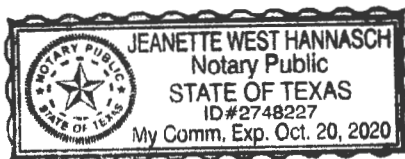
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COUNTY OF Guadalupe

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This instrument was acknowledged before me this 10<sup>th</sup> day of December 2019, by Robert E. Their, Trustee of Thier Living Trust



(NOTARY SEAL)

*Jeanette West Hannasch*  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 10<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 16577

**Kathleen A. Their, Trustee of Thier  
Living Trust**

*Kathleen A. Their*

STATE OF TEXAS

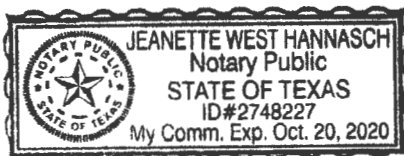
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COUNTY OF Guadalupe

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This instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by Kathleen A. Their, Trustee of Thier Living Trust



(NOTARY SEAL)

*Jeanette West Hannasch*  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 13<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53365

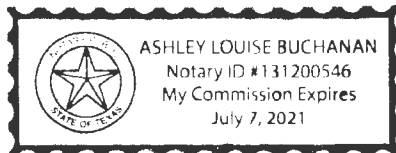
  
\_\_\_\_\_  
**Ralph Craig Thompson**

STATE OF TEXAS

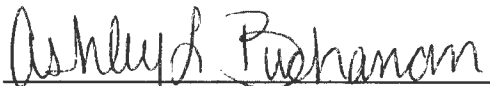
COUNTY OF Guadalupe

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This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by Ralph Craig Thompson



(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 13<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53365

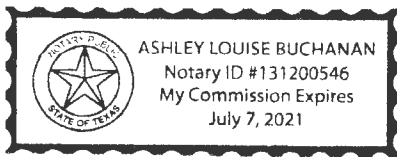
Lynnae D Thompson  
Lynnae Diane Thompson

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 13<sup>th</sup> day of December, 2019, by Lynnae Diane Thompson



(NOTARY SEAL)

Ashley D Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53379

Kenneth E. Trice  
Kenneth E. Trice

STATE OF TEXAS

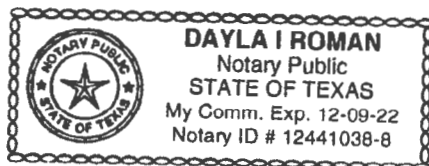
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COUNTY OF HARRIS

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This instrument was acknowledged before me this 6<sup>th</sup> day of December, 2019, by Kenneth E. Trice



Dayla Roman  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 6<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).53379

Mary Sue Trice  
Mary Sue Trice

STATE OF TEXAS

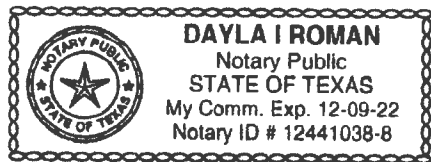
§

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COUNTY OF HARRIS

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This instrument was acknowledged before me this 6<sup>th</sup> day of December, 2019, by Mary Sue Trice



Dayla Roman  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 55068

Anthony W. Tylman  
Anthony W. Tylman

STATE OF TEXAS

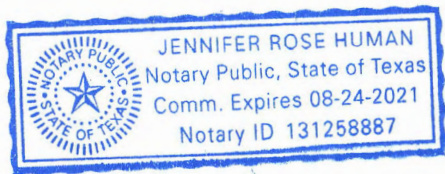
COUNTY OF Brewer

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This instrument was acknowledged before me this 26 day of March, 2020, by Anthony W. Tylman




(NOTARY SEAL)

Jennifer Rose Human  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 55068

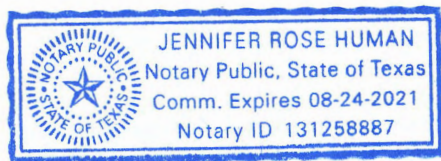
  
Kimberly S. Tylman

STATE OF TEXAS


COUNTY OF Bexar

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This instrument was acknowledged before me this 26 day of March, 2020, by Kimberly S. Tylman



(NOTARY SEAL)

  
Notary Public, State of Texas



RESPECTFULLY SUBMITTED by the undersigned on this 26 day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 55068

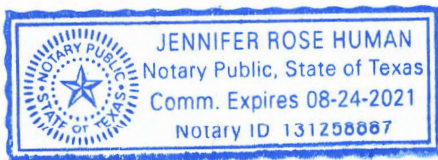
John L. Swift  
John L. Swift

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 26 day of March, 2020, by John L. Swift



(NOTARY SEAL)

Jennifer Rose Human  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 26 day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 55068

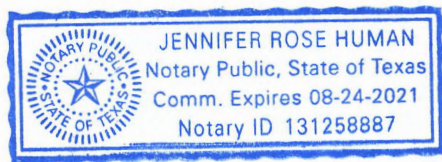
Laurel J. Swift  
Laurel J. Swift

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me this 26 day of March, 2020, by Laurel J. Swift



(NOTARY SEAL)

Jennifer Rose Human  
Notary Public, State of Texas

# CERTIFICATE OF LIENHOLDER'S CONSENT

JEFFERSON BANK, being a lienholder of the tract(s) with Guadalupe County Appraisal District No(s). 55068 as described in Exhibit C of the Petition for Creation of a Water Control and Improvement District, hereby consents to the creation of Lake Placid Water Control and Improvement District No. 1.

WITNESS MY HAND this 25<sup>th</sup> day of March, 2020.

## JEFFERSON BANK

By: Keri Moses

Name: Keri Moses

Title: SVP

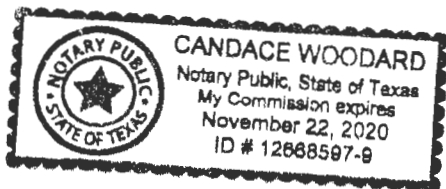
THE STATE OF TEXAS §

§

COUNTY OF Bexar §

This instrument was acknowledged before me, the undersigned authority, this 25<sup>th</sup> day of March, 2020, by Keri Moses, SVP of JEFFERSON BANK

(NOTARY SEAL)



[Signature]  
Notary Public, State of Texas

# CERTIFICATE OF AUTHORITY OF LIENHOLDER

I, the undersigned officer of JEFFERSON BANK, (the "Bank"), hereby certify that:

1. Keri Moses is the SVP of the Bank;  
Name of Officer who signed Consent                      Officer's Title
2. in such capacity he/she executed the Certificate of Lienholder's Consent, and is authorized to execute any and all such documents in connection with the creation of LAKE PLACID WATER CONTROL and IMPROVEMENT DISTRICT NO. 1, including, but not limited to, said certificate; and
3. such execution of said certificate was duly authorized in accordance with the Bank's charter.

WITNESS MY HAND, this 25<sup>th</sup> day of March, 2020.

Lienholder of Tract(s) with Guadalupe County  
Appraisal District No(s). 55068  
**JEFFERSON BANK**

By: \_\_\_\_\_  
(Sig. of attesting officer *other than* officer named above)

Name: Stephenson J. Smith

Title: 5010

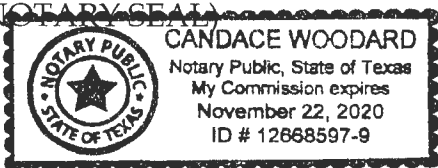
STATE OF TEXAS

COUNTY OF Bexar

www

This instrument was acknowledged before me, the undersigned authority, this 25<sup>th</sup> day of March, 2020, by Jay Leflore, SVP of JEFFERSON BANK, on behalf of said Bank.

~~(NOTARY SEAL)~~



  
\_\_\_\_\_  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 24 day of February, 2020.

Owner of Tract(s) with Guadalupe County  
Appraisal District No(s). 52852

*Gayle Peeler Walters*

Gayle Peeler Walters

STATE OF TEXAS

§

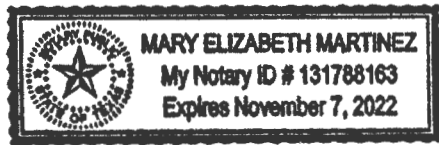
§

COUNTY OF

*Bexar*

§

This instrument was acknowledged before me this 24<sup>th</sup> day of February 2020, by Gayle Peeler Walters



*Mary E. Martinez*

Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 9th day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 36745

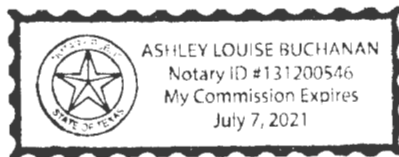
George Thomas Waycott  
George Thomas Waycott

STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9th day of December, 2019, by George Thomas Waycott



Ashley L. Buchanan  
Notary Public, State of Texas

(NOTARY SEAL)

RESPECTFULLY SUBMITTED by the undersigned on this 24<sup>th</sup> day of FEBRUARY, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 48588

Kirk Weaver

Kirk Weaver

STATE OF TEXAS

COUNTY OF Harris

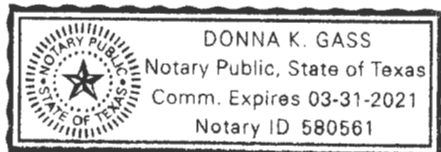
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This instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020, by Kirk Weaver

Donna K. Gass

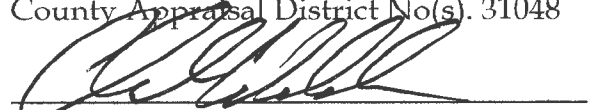
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 9<sup>th</sup> day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 31048

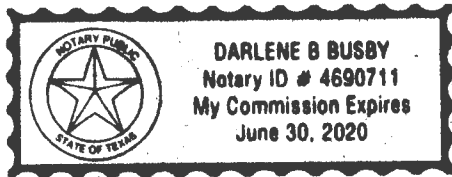
  
Clark Weldon


STATE OF TEXAS

COUNTY OF Guadalupe

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This instrument was acknowledged before me this 9<sup>th</sup> day of December, 2019, by Clark Weldon



  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED by the undersigned on this 22<sup>nd</sup> day of April, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s).31048

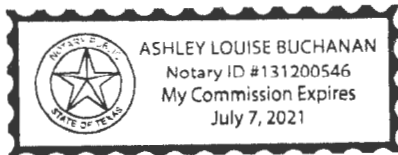
Kimberly Weldon  
Kimberly Weldon

STATE OF TEXAS

COUNTY OF Guadalupe

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§

This instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2020, by Kimberly Weldon



(NOTARY SEAL)

Ashley L. Buchanan  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 12 day of December, 2019.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s), 30070

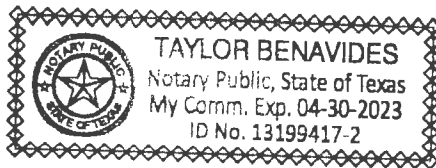
Nancy Glass West  
Nancy Glass West

STATE OF TEXAS

COUNTY OF Bexar

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This instrument was acknowledged before me this 12 day of December, 2019, by Nancy Glass West



(NOTARY SEAL)

Taylor Benavides  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 24<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53211

William Wiley  
William Wiley

STATE OF TEXAS

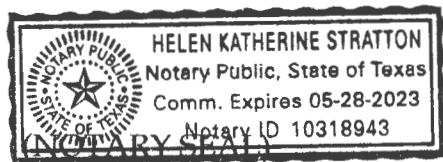
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§

COUNTY OF Atascosa

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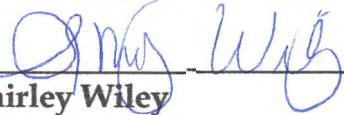
This instrument was acknowledged before me this 24<sup>th</sup> day of March, 2020, by William Wiley



Helen Stratton  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 10<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 53211

  
Shirley Wiley

STATE OF TEXAS

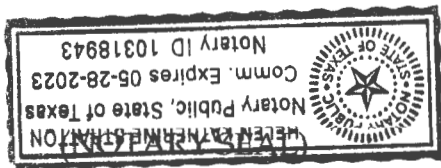
§


§

COUNTY OF Citrus

§

This instrument was acknowledged before me this 10<sup>th</sup> day of March, 2020, by Shirley Wiley



  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 24<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52903

  
Chris B. Work

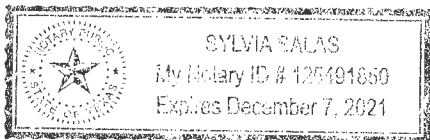
STATE OF TEXAS

COUNTY OF

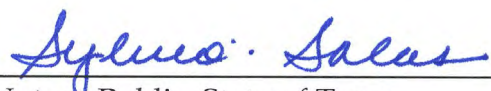
Harris

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This instrument was acknowledged before me this 24<sup>th</sup> day of March, 2020, by Chris B. Work



(NOTARY SEAL)

  
Notary Public, State of Texas

RESPECTFULLY SUBMITTED by the undersigned on this 24<sup>th</sup> day of March, 2020.

Owner of Tract(s) with Guadalupe  
County Appraisal District No(s). 52903

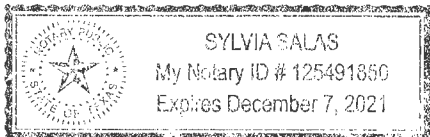
Shannon H Work  
Shannon H. Work

STATE OF TEXAS

COUNTY OF Harris

§  
§  
§

This instrument was acknowledged before me this 24<sup>th</sup> day of March, 2020, by Shannon H. Work



(NOTARY SEAL)

Sylvia Salas  
Notary Public, State of Texas

# EXHIBIT C

Petitioner Tract Descriptions

EXHIBIT C  
PETITIONER TRACTS

No.	Petitioner and Tract Owner	Tract Appraisal District No.	Tract Lienholder	Tract Description
1	Lisa Ahart & Erik Ahart	36947	None	See Attachment 1.
2	Michael J. Bolner & Mary P. Bolner	16576	None	See Attachment 1.
3	Ginger L. Brendler, Trustee of Ginger L. Brendler Living Trust	70598	None	See Attachment 1.
4	Charles M. Cain, III & Carol Ann Cain	30020	None	See Attachment 1.
5	Patrick Caisse & Bonnie Caisse	29964	None	See Attachment 1.
6	Thomas Ray Carroll	30032	None	Lot 109B and the North 5 feet of Lot 110A, Lake Placid Estates, Guadalupe County, Texas, as shown on plat recorded in Volume 1, Page 54, of the Map and Plat Records, Guadalupe County, Texas.
7	Randall Cox A/K/A Randall T. Cox & Kelly Cox A/K/A Kelly S. Cox	30035	None	Lot 111B and Lot 112A, Lake Placid Estates, a subdivision in Guadalupe County, Texas, according to the map and or plat thereof recorded in Volume 1, Page 54, Map and Plat Records, Guadalupe County, Texas.
8	Don Crook	36734	None	Lot 21, Block 1, PECAN COVE SUBDIVISION, UNIT #1, situated in the J.D. Clements Survey No. 18, Abstract 11, Guadalupe County, Texas, according to the map or plat thereof, recorded in Volume 3, Pages 26-27 and being corrected in Volume 3, Pages 37-38, Plat Records, Guadalupe County, Texas.
9	Don Dabbs, President of Dabbs Univ., Inc.	29141	None	Lot 7, Koepsel Subdivision-No.1, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 241, Page 23, Deed Records of Guadalupe County, Texas, Together with rights of ingress and egress over a 30 foot wide road described in deed recorded in Volume 241, Page 29, Deed Records of Guadalupe County, Texas.
10	Brian Dahl	53252	None	See Attachment 1.
11	Charles Dake & Colleen Dake	70580	None	See Attachment 1.
12	Robin V. Dwyer, Michael S. Dwyer, & Patrick W. Dwyer	45419	None	See Attachment 1.
13	Bjorn Dybdahl & Sharon L. Dybdahl	53089	None	See Attachment 1.
14	Edward M. Eanes	53176	None	See Attachment 1.
15	William S. Fischer, Managing Partner Lake Placid Properties, LLC	30056	None	Lot 162, Lake Placid Estates, City of Seguin, Guadalupe County, Texas, according to the map or plat recorded in Volume 1, Pages 54-56, Map/Plat Records, Guadalupe County, Texas.
16	William M. Fisher	48587	None	See Attachment 1.
17	Amy L. Gibbs	41106		See Attachment 1.
18	Deborah H. Gilpin & John B. Gilpin II	29967	None	See Attachment 1.



EXHIBIT C  
PETITIONER TRACTS

No.	Petitioner and Tract Owner	Tract Appraisal District No.	Tract Lienholder	Tract Description
19	James O. Gips & Lanette Mueller Gips	52981	None	See Attachment 1.
20	John H. Girdley & Gayle K. Girdley	21529	None	See Attachment 1.
21	Lynne L. Hackedorn & James M. Hackedorn, a/k/a James Hackedorn	36741	None	Lot 28, Block No. 1, Pecan Cove Sub. Unit 1, Guadalupe County, Texas, as shown on plats recorded in Vol. 3, Page 26 and Vol. 3, Page 37 of the Plat Records of Guadalupe County, Texas.
22	Jeanette West Hannasch	16571	None	See Attachment 1.
23	Jay Smith Haselwood	53058	None	See Attachment 1.
24	Michael Heinz & Michelle Heinz	53293	None	See Attachment 1.
25	Randall Lawrence Hohlaus & Paula Marie Hohlaus	52953	None	See Attachment 1.
26	Jaime J. Hull & Lisa Hull	53210	None	See Attachment 1.
27	Sally Maierhofer	53152	None	See Attachment 1.
28	John R. Martin & Josey M. Martin	30028	None	Lots 105-A and 105-B, Lake Placid Estates, a subdivision in the Isaac Baker Survey, Abst. 3, Guadalupe County, Texas, according to plat in Vol. 1, Pages 54-55 Plat Records of Guadalupe County, Texas.
29	William M. McCall & Donna L. McCall	48553	None	Lot Four (4) of the Zipp-Kopesel Subdivision as shown by plat recorded in Volume 2, pages 96-7 of the Map Records of Guadalupe County, Texas.
30	Douglas J. McEwen	36733	None	Lot 20, Block 1, Pecan Cove Unit #1, a subdivision in Guadalupe County, Texas, according to the correction plat thereof recorded in Volume 3, Page 37-38, of the Map and Plat Records of Guadalupe County, Texas.
31	Grant T. McFarland & Elizabeth K. McFarland	29140	None	See Attachment 1.
32	James Logan Meikle & Sharon Kay Meikle	52937	None	Lot 20, Placid Circle Subd. Phase II as shown on plat recorded in Volume 4, Page 136 of the Plat Records of Guadalupe County, Texas.
33	Eva Ruth Moravec, general partner, Lenowitz Family Partnership, LTD.	70573	None	See Attachment 1.
34	Joe Onofre & Beverley Onofre	37022	None	Lot 2, PLACID'S VIEW, situated in Guadalupe County, according to the map or plat thereof, recorded in Volume 5, Page 156A, Plat Records, Guadalupe County, Texas.
35	Caye Harper Powada	53037	None	See Attachment 1.
36	Donna L. Rinn	41107	None	Lot No.3, less and except the east four (4) feet thereof, in the Wilson E. Schuessler Lake Subdivision, in the J.D. Clements League No. 18, Guadalupe County, Texas according to plat recorded in Volume 1, Page 63 of the Plat Records of Guadalupe County, Texas.
37	Stephen A. Riordan & Susan T. Riordan	30034	None	See Attachment 1.

EXHIBIT C  
PETITIONER TRACTS

No.	Petitioner and Tract Owner	Tract Appraisal District No.	Tract Lienholder	Tract Description
38	Riverview MQ, LLC, By: James David Joseph, Trustee	70581	None	See Attachment 1.
39	Mark E. Roberts, President, Roberts Properties, Inc.	48556	None	See Attachment 1.
40	Jay A. Rohan and Suzanne M. Rohan, Trustees, Rohan Living Trust	37023	None	Lot 2, PLACID'S VIEW, J.D. Clements Survey, A-11, Guadalupe County, Texas, according to plat recorded in Volume 5, Page 156A and 156B, Plat Records of Guadalupe County, Texas.
41	Gregg Sanders & Renee Sanders	55302	None	See Attachment 1.
42	Brian L. Smith and Sherry L. Smith	52891	None	See Attachment 1.
43	Luke P. Speckman, President, Speckman Family, Ltd.	45425	None	Lot 38, RIVERSIDE SUBDIVISION, according to plat thereof recorded in Volume 1, Page 80, of the Plat Records of Guadalupe County, Texas.
44	Keith Creston Strimple	29139	None	Tract 1: Lot 4 of a partition and subdivision of part of said land as shown by map made by Hy. A. Glenewinkle, Surveyor, April 12, 1959, which plat is attached to a deed to H.S. Koepsel, recorded in Volume 241, Page 22 of the Deed Records of Guadalupe County, Texas. Tract 2: Lot 5 of the H.F. and Emma Koepsel Farm Subdivion, all as more particularly described in deed from Frank E. Bass, as recorded in Volume 496, Page 645 of the Deed Records of Guadalupe County, Texas.
45	Charles B. Stuckey & Julie W. Stuckey	36747	None	Lot 34, Block 1, PECAN COVE - UNIT #1, according to plat thereof recorded in Volume 3, Pages 26-27, and Correction Plat recorded in Volume 3, Pages 37-38, Map and Plat Records of Guadalupe County, Texas.
46	George Taylor	29972	None	Tract 1: Lot 18, LAKE PLACID ESTATES, according to plat thereof recorded in Volume 1, Page 54, Map and Plat Records of Guadalupe County, Texas, LESS AND EXCEPT the South 1/2 feet of said Lot 18, adjoining and parallel to the North line of Lot 19 of said Lake Placid Estate. Tract 2: BEING all that certain tract of land situated in the I. Baker 1/4 League Survey, Guadalupe County, Texas, and being Lot Thirty-Six (36) of the LAKE PLACID ESTATES, a plat of which subdivision is recorded in Map Book 1, Pages 54-6 of said county, and being the same lot conveyed by A.L. Becker, Trustee, to M.F.Smith, Jr. by a Deed of August 25, 1959, recorded in Deed Book 326, Page 437 of said county.
47	Karla R. Thiebaud, Sharon M. Tramonte and Mary Elizabeth Welsh	52905	None	See Attachment 1.
48	Robert E. Thier & Kathleen A. Thier, Trustees, Thier Living Trust	16577	None	See Attachment 1.
49	Ralph Craig Thompson & Lynnae Diane Thompson	53365	None	See Attachment 1.
50	Kenneth E. Trice & Mary Sue Trice	53379	None	See Attachment 1.

EXHIBIT C  
PETITIONER TRACTS

No.	Petitioner and Tract Owner	Tract Appraisal District No.	Tract Lienholder	Tract Description
51	Anthony W. Tylman and Kimberly S. Tylman and John L. Swift II and Laurel J. Swift	55068	Jefferson Bank	See Attachment 1.
52	Gayle Peeler Walters	52852	None	See Attachment 1.
53	George Thomas Waycott	36745	None	Lot 32, Block 1, Pecan Cove Unit #1, a subdivision in the J.D. Clements Survey, Abs. 11, Guadalupe County, Texas, as shown on a plat recorded in Volume 3, Page 37, of the Plat Records of Guadalupe County, Texas.
54	Kirk Weaver	48588	None	See Attachment 1.
55	Clark Weldon & Kimberly Weldon	31048	None	Lots 1 and 1A, Block 3, of the I.C. Lawson subdivision, according to the map or plat thereof recorded in Volume 2, Page 92, of the Plat Records of Guadalupe County, Texas.
56	Nancy Glass West	30070	None	Lots No. 202 and 203 of said subdivision according to a plat thereof recorded in Volume 1, page 64 of the Map Records of Guadalupe County, Texas and being the same property conveyed by Pearl C. Frost to Frances A. Henshaw by deed dated August 23, 1948 and recorded in Guadalupe County deed Record Volume 232 on Pages 312-313.
57	William Wiley & Shirley Wiley, on behalf of B & S Properties, LLC.	53211	None	See Attachment 1.
58	Chris B. Work & Shannon H. Work	52903	None	See Attachment 1.

# ATTACHMENT 1

## Property Descriptions

## EXHIBIT "A"

APPRAISAL DISTRICT  
PROPERTY ID #36947

OF A 0.50 ACRE (CALLED 0.503 ACRE) TRACT OF LAND IN GUADALUPE COUNTY, TEXAS, BEING OUT OF THE A.O. MANSOLA SURVEY, ABSTRACT NO. 29, GUADALUPE COUNTY, TEXAS, REFERRED TO AS LOT 39 OF AN UNRECORDED SUBDIVISION CALLED PLACID HEIGHTS SUBDIVISION, AS SHOWN ON A PLAT ATTACHED TO RIGHT OF WAY DEED RECORDED IN VOLUME 421, PAGE 376, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. BEING THE SAME TRACT OF LAND AS CONVEYED TO CHRISTOPHER M. JOHNSON AND STEPHANIE M. JOHNSON IN VOLUME 2279, PAGE 199, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** at a found 1/2" iron rod in the northerly R.O.W. line of Seminole Circle (a 50' Public R.O.W.) for the south corner of the herein described tract, the west corner of Lot 40, said Placid Heights Subdivision;

THENCE along said R.O.W., along and with the southerly boundary line of the herein described tract, North 48°23'15" West 88.39 feet to a set 1/2" iron rod for the point of curvature of a cul-de-sac;

THENCE along said cul-de-sac, along a curve to the left with the following parameters:

Radius: 57.30 feet

Arc Length: 60.00 feet

Chord Length: 57.30 feet

Chord Bearing: North 19°19'19" West

Delta Angle: 59°59'55" to a set 1/2" iron rod for the northwest corner of the herein described tract, the south corner of Lot 38, said Placid Heights;

THENCE along and with the common boundary of the herein described tract and said Lot 38, North 50°50'41" East 93.86 feet to a found 1/2" iron rod for an angle point of the herein described tract, an angle point of said Lot 38;

THENCE continuing along said boundary, North 13°26'12" East 83.79 feet to a set 1/2" iron rod for the north corner of the herein described tract, the east corner of said Lot 38, a point along the shores of Lake Placid (Guadalupe River);

THENCE along the shore of said Lake Placid, South 76°33'48" East 79.00 feet to a set 1/2" iron rod for the northeast corner of the herein described tract, the northwest corner of said Lot 40;

THENCE along and with the common boundary of the herein described tract and said Lot 40, the following two (2) calls:

South 06°21'19" West 82.99 feet to a found 1/2" iron rod for an angle point of the herein described tract, an angle point of said Lot 40;

THENCE South 26°07'05" West 170.05 feet to the **POINT OF BEGINNING** and containing 0.50 acres, more or less.

FILED FOR RECORD

11 JUL -6 PM 3:29

TERESA KIEL  
 COUNTY CLERK GUADALUPE COUNTY

*[Signature]*

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I certify this instrument was FILED on the  
 date and at the time stamped thereon and  
 was duly recorded in the Official Public  
 Records of Guadalupe County, Texas.



*[Signature]*  
 TERESA KIEL  
 Guadalupe County Clerk

DANIEL R. MURILLO ET UX

TO

MICHAEL J. BOLNER ET UX

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS: That we, DANIEL R. MURILLO and wife, TOMMIE MURILLO, of the County of Guadalupe and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one certain real estate lien note of even date herewith in the principal sum of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00), payable to the order of EXCHANGE NATIONAL BANK, at its office in San Antonio, Bexar County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Greg A. Overland, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MICHAEL J. BOLNER and wife, MARY PAT BOLNER, of the County of Bexar and State of Texas, all of the following described real property in Guadalupe County, Texas, to-wit:

All that certain 0.73 acre of land, situated in the J. D. Clements Survey, No. 18, Abstract 11, Guadalupe County, Texas. Said 0.73 acre tract is comprised of Lots 11 and 12 of the Partition Agreement of the Blumberg Park Subdivision recorded in Volume 217 at page 275 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at an iron stake set at a fence corner marking the northeast corner of the tract herein described, same being the common north corners of Lots 11 and 10 and lying in the south line of a county road;

THENCE with a fence along the common line of Lots 11 and 10, south 0 degrees 13 minutes west 354.4 feet to an iron stake found marking the southeast corner of the tract herein described, same being the common south corners of Lots 11 and 10 and lying in the water's edge of the Guadalupe River;

THENCE with said water's edge, south 86 degrees 41 minutes west 89.0 feet to an iron stake found marking the southwest corner of the tract herein described, same being the common south corners of Lots 12 and 13;

THENCE with a fence along said common line, north 0 degrees 04 minutes east 362.6 feet to an iron stake set at a fence corner marking the northwest corner of the tract herein described, same being the common north corners of Lots 12 and 13 and lying in the south line of a county road;

THENCE with a fence along said south line, south 88 degrees 02 minutes east 89.8 feet to the PLACE OF BEGINNING and containing 0.73 acre of land.

This conveyance is made and accepted SUBJECT TO any and all conditions, covenants, restrictions, and easements, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Guadalupe County, Texas, including, but not limited to, an easement to Texas Hydro-Electric Corporation recorded in Volume 139 Page 33 of the Deed Records of Guadalupe County, Texas.

This conveyance is also made and accepted SUBJECT TO any right, title, interest or claim (valid or invalid) of any character had or asserted by the State of Texas or by any other government or governmental authority or by the public generally (1) in and to portions of the above described property of a stream or lake navigable in fact or in law; or within the flow of the tide; and (2) in and to portions of the above described property which may be between the waters edge and the line of vegetation on the upland or for any claim or right for ingress thereto or egress therefrom.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXCHANGE NATIONAL BANK,, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$110,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of EXCHANGE NATIONAL

BANK and the same are hereby TRANSFERRED and ASSIGNED to EXCHANGE NATIONAL BANK.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantees.

EXECUTED this 13th day of March, A.D. 1986.

  
DANIEL R. MURILLO

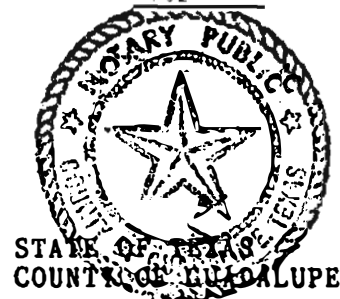
  
TOMMIE MURILLO

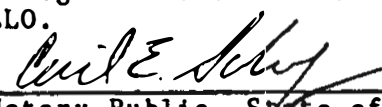
Mailing address of each Grantee:

MICHAEL J. BOLNER and MARY PAT BOLNER  
211 Alta  
San Antonio, Texas

STATE OF TEXAS  
COUNTY OF GUADALUPE

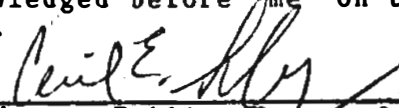
This instrument was acknowledged before me on the 13th day of March, 1986, by DANIEL R. MURILLO.

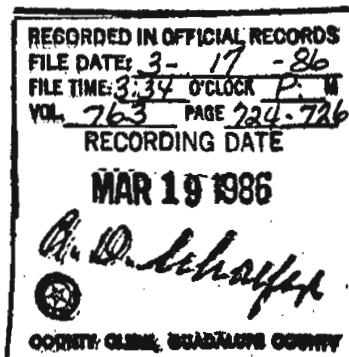


  
Notary Public, State of Texas  
Notary's name printed:  
Cecil E. Schulze  
My commission expires: 2-5-90

This instrument was acknowledged before me on the 13th day of March, 1986, by TOMMIE MURILLO.



  
Notary Public, State of Texas  
Notary's name printed:  
Cecil E. Schulze  
My commission expires: 2-5-90





**METES AND BOUNDS**

Being 0.976 acres of land, more or less, out of the Paris Smith Survey, Abstract 300, Guadalupe County, Texas, being that same property described in Warranty Deed recorded in Volume 716, Page 786, Official Public Records, Guadalupe County, Texas, **TOGETHER WITH** a 30 foot wide Access Easement described in Volume 940, Page 414, Official Public Records of Guadalupe County, Texas, said 0.976 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the West Corner of the remaining portion of the Lenowitz Family Partnership LTD 1.52 acres (Volume 2183, Page 784), same also being on the northeast line of a 30 foot Access Easement (Volume 650, Page 129) and being southeast corner of said 30 foot wide Access Easement (Volume 940, Page 414), same also being the **POINT OF COMMENCEMENT**;

**THENCE** South 52 degrees 28 minutes 25 seconds West, a distance of 90.48 feet to a point for the North corner of this 0.976 acres, same being the West corner of the Marcus Ivey, et al 0.655 acres (Volume 3015, Page 829) and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.976 acres and said Ivey 0.655 acres, South 36 degrees 22 minutes 00 seconds East, at a distance of 310.96 feet (called 311.2 feet) pass a 1/2 inch iron rod found for a point on line, and continuing for a total distance of 329.07 feet (called 329.2 feet) to a point for the East corner of this 0.976 acres, same being on the North line of the Guadalupe River;

**THENCE** along the North line of the Guadalupe River, South 41 degrees 55 minutes 00 seconds West, a distance of 127.50 feet (called 127.4 feet) to a point for the South corner of this 0.976 acres, same being the East corner of the remainder of the Lawrence W. Voight 30 acres (Volume 1843, Page 642);

**THENCE** along the line common to this 0.976 acres and said Voight 30 acres the following courses and distances:

North 36 degrees 23 minutes 00 seconds West, at a distance of 16.00 feet pass a 1/2 inch iron rod found for a point on line, at a distance of 210.26 feet (called 210.1 feet) pass a 1/2 inch iron rod found for a point on line, and continuing for a total distance of 351.80 feet to a point for the West corner of this 0.976 acres, same being on the southeast line of a road know as Voight Lane;

North 52 degrees 11 minutes 00 seconds East, a distance of 124.99 feet (called 124.9) to the **POINT OF BEGINNING**, and containing 0.976 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
May 3, 2017



**2017012174**

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
06/01/2017 10:35:20 AM

PAGES: 3

TERESA KIEL, COUNTY CLERK  
GUADALUPE COUNTY, TEXAS




Exhibit "A"

0.28 ACRE TRACT

Field notes describing 0.28 acres of land situated in the Isaac Baker Survey, Abst. 3, Guadalupe County, Tx. Said 0.28 acre tract is that tract called Lot 98-A Lake Placid Estates Subd. recorded in Volume 1 at Page 54 of the Map Records of said county and being described by metes and bounds, as follows;

BEGINNING at a  $\frac{1}{4}$ " iron stake found marking the northwest corner of the tract herein described same being the northwest corner of said Lot 98-A and the southwest corner of Lot 97 and lying in the east line of Lake Placid Drive (Mosheim Dr.);

THENCE with a chain link fence along the north line of the tract herein described same being the common line of Lots 98-A and 97 of said Placid Estates, S  $81^{\circ} 59' E$  243.2 feet to the northeast corner of the tract herein described and lying in the water's edge of Lake Placid and being the northeast corner of Lot 98-A and the southeast corner of Lot 97;

THENCE with a concrete retaining wall along said water's edge, as follows:

S  $16^{\circ} 53' W$  17.7 feet;

S  $28^{\circ} 13' W$  8.3 feet and;

S  $46^{\circ} 23' W$  31.5 feet to a chain link fence corner set in concrete marking the southeast corner of the tract herein described same being the southeast corner of said Lot 98-A and the northeast corner of Lot 98-B;

THENCE with a chain link fence along the approximate location of the common line of Lots 98-A and 98-B, as follows:

N  $84^{\circ} 16' W$  79.5 feet to a tree and;

N  $81^{\circ} 02' W$  138.2 feet to a  $\frac{1}{4}$ " iron stake found at a chain link fence corner marking the southwest corner of the tract herein described same being the southwest corner of Lot 98-A and the northwest corner of Lot 98-B, said iron stake bears, N  $22^{\circ} 42' E$  103.4 feet from a  $\frac{1}{4}$ " iron stake found at chain link fence corner marking the southwest corner of Lot 99-A and the northwest corner of Lot 99-B;

THENCE with the east line of said Lake Placid Drive, N  $7^{\circ} 35' 50.9$  feet to the PLACE OF BEGINNING and containing 0.28 acre of land.

EXHIBIT A

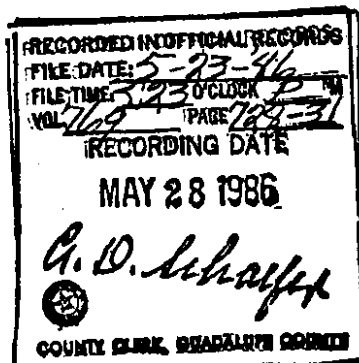


EXHIBIT "A"

VOL 1814 PG 0157

**BETTERS WORTH & ASSOCIATES, INC.****ENGINEERS - SURVEYORS - CONSULTANTS**

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

(830) 379-5552 FAX (830) 379-5553

E-Mail: bttswrt@flash.net

21504\*

711-089

21504-C-G

February 13, 2003

KEN L. REININGER, P.E. &amp; R.P.L.S.

**0.732 ACRE TRACT**

Being a **0.732 ACRE TRACT** situated in and being comprised of Lot 9 and part of Lot 8, Lake Placid Estates, recorded in Volume 1 at Page 54 of the Map Records, situated in the Isaac Baker Survey, A-3, Guadalupe County, Texas. Said **0.732 ACRE TRACT** is comprised of a tract called 0.488 acres in conveyance from Wayne Herder to Caisse-Rohan Partnership in Volume 1168 at Page 513 and all of a tract called 0.222 acres in conveyance from Douglas Michael Gott to Caisse-Rohan Partnership in Volume 1143 at Page 793 of the Official Records of said County and being described by metes and bounds as follows:

**BEGINNING** at a ½" diameter rebar set with cap (B&A) marking the northwest corner of the tract herein described, same being the northwest corner of said 0.222 acre tract, same being the southwest corner of called north half of Lot 8 in conveyance to William R. Stevens in Volume 319 at Page 585, lying in the northeast line of Lake Placid Drive (platted Williamson Drive) (45' R.O.W.);

**THENCE** with the northwest line of the tract herein described, same being the common line of said 0.222 acre tract and said north half of Lot 8, N 79° 05' 08" E at 192.78 feet a ½" diameter rebar set with cap (B&A) and at 200.28 feet (called N 84° 17' 38" E, 201.06 feet in Volume 1143 at Page 793) to the north corner of the tract herein described, same being the north corner of said 0.222 acre tract, east corner of said north half of Lot 8, lying in the water's edge at 498.33 contour line, the southwest line of residue called 267.0 acres in Volume 135 at Page 362, same being the south water's edge of the Guadalupe River (Lake Placid);

**THENCE** with the northeast line of the tract herein described, same being the 498.33 contour line of water's edge along the common line of said 0.222 acre tract and said 0.488 acre tract with that of said residue 267.0 acre tract as follows:

S 31° 08' 19" E, 32.59 feet;

S 69° 56' 36" W, 2.80 feet;

S 19° 10' 07" E, 13.96 feet;

N 70° 34' 41" E, 6.02 feet;

S 32° 58' 32" E, 7.03 feet;

S 17° 57' 41" E, 67.28 feet;

S 51° 47' 41" E, 3.65 feet;

S 18° 31' 14" E, 32.08 feet to the east corner of the tract herein described, same being the east corner of said 0.488 acre tract, north corner of a tract called Lot 10 in conveyance to James Miles Hill, Jr., et ux, in Volume 501 at Page 563;

**THENCE** with the southeast line of the tract herein described, same being the common line of said 0.488 acre tract and said Hill tract, being the common line of Lots 9 and 10, S 79° 27' 39" W at 18.43 feet a ½" diameter rebar set with cap (B&A) and at 215.58 feet (called S 84° 17' 24" W, 212.93 feet in Volume 1168 at Page 513) to a ¾" diameter threaded bolt found marking the south corner of the tract herein described, same being the south corner of said 0.488 acre tract, south corner of Lot 9, northwest corner of Lot 8, lying in the northeast line of said Lake Placid Drive;

**THENCE** with the southwest line of the tract herein described, same being the southwest line of said 0.488 acre tract and said 0.222 acre tract along a segment of the common line of Lots 8 and 9 with that of said Lake Placid Drive, N 18° 00' 00" W at 101.00 feet a ½" diameter rebar set with cap (B&A) marking the west corner of Lot 9, south corner of Lot 8, and at 151.55 feet (in total called N 13° 29' 00" W, 34.93 feet, N 13° 10' 23" W, 66.36 feet and N 13° 29' 00" W, 50.57 feet) to the **PLACE OF BEGINNING** and containing **0.732 ACRE OF LAND**.

Basis of Bearings is an azimuth taken.

I hereby certify the foregoing field notes represent the results of an on-the-ground survey made under my supervision February 2003.


  
KEN L. REININGER, R.P.L.S. 2633

**EXHIBIT "A"**APPRAISAL DISTRICT  
PROPERTY ID #53252

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-foot right-of-way – Volume 427, Page 64) (Occupied 60-foot 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.

**2016024807****FILED AND RECORDED****OFFICIAL PUBLIC RECORDS****11/07/2016 2:55:29 PM****PAGES: 3****TERESA KIEL, COUNTY CLERK  
GUADALUPE COUNTY, TEXAS***Teresa Kiel*



114 North Austin Street  
Seguin, Texas 78155  
Phone: (830) 372-1001 Fax: (830) 379-1155

## EXHIBIT "A"

Field notes describing a 0.373 of an acre tract of land situated in the Paris Smith Survey, Abstract 300, Guadalupe County, Texas, being that same tract of land called 0.374 of an acre, conveyed to Roberts Properties, Inc., by deed recorded in Volume 2358, Page 141, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

**Beginning** at a ½" diameter iron pin with a plastic cap stamped JB Eng. found in the northeast right-of-way line of the extension of Riverview Road, described as a 0.224 of an acre easement in Volume 1721, Page 423, Official Records, Guadalupe County, Texas, for the south corner of a tract of land called 0.387 of an acre, described in Volume 2358, Page 141, Official Records, Guadalupe County, Texas, the west corner of the 0.374 of an acre tract and the herein described tract.

**Thence**, N 68° 01' 40" E, 277.02 feet with the southeast line of the 0.387 of an acre tract and the northwest line of the 0.374 of an acre tract, to an iron pin set in the west line of the Guadalupe River, for the east corner of the 0.387 of an acre tract, the north corner of the 0.374 of an acre tract and the herein described tract.

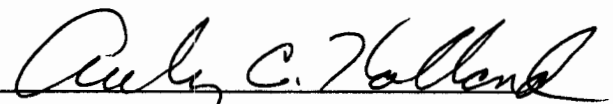
**Thence**, S 02° 28' 06" W, 65.76 feet with the meanders of the west line Guadalupe River and the east line of the 0.374 of an acre tract, to a point for the north line of a tract of land called 0.36 of an acre, described in Volume 2729, Page 189, Official Records, Guadalupe County, Texas, the east corner of the 0.374 of an acre tract and the herein described tract.

**Thence**, S 68° 00' 00" W, with the northwest line of the 0.36 of an acre tract and the southeast line of the 0.374 of an acre tract, at 35.99 feet a ½" diameter iron pin found, continuing for a total distance of 265.86 feet to a 60d nail found in the east line of Riverview Road, for the west corner of the 0.36 of an acre tract, the south corner of the 0.374 acre tract and the herein described tract.

**Thence**, N 07° 00' 00" W, 62.11 feet with the east line of Riverview Road and the west line of the 0.374 of an acre tract, to the **Place of Beginning** and containing 0.373 of an acre of land according to a survey made on the ground on June 15, 2011, by Tri-County Surveying Inc.

Corresponding plat prepared.  
Project No. 1106105



  
**Aubrey C. Holland**  
Registered Professional  
Land Surveyor No. 4493

APPRAISAL DISTRICT  
PROPERTY ID #45419

VOL 571 PAGE 367

PROPERTY

TRACT ONE: Being 110 acres of land in the Robert Hall 24 Labor Survey in Guadalupe County, Texas described as BEGINNING at the Northeast corner of Sam Brawner's 125 acres from which a mesq. 6" in dia. brs. S.  $9\frac{1}{2}$  W.  $5\frac{3}{5}$  vrs; THENCE South 1015 varas to corner of said 125 acres, from which a PO 14" in dia brs. N. 18 E.  $19\frac{4}{5}$  vrs another 13" in dia brs. N. 64 E.  $19\frac{3}{5}$  vrs; THENCE East 612.4 varas to a stake from which a PO 18" in dia. brs. N. 15 E.  $10\frac{3}{5}$  varas another 13" dia. brs. N.  $49\frac{1}{2}$  W. 5 vrs; THENCE North 1013 varas to a stake from which a PO 13" in dia brs. W. 9 vrs, another 14" in dia. brs. N. 22 E. 5 vs; THENCE West 612.4 W. 9 vrs, another 14" in dia. brs. N. 22 E. 5 vs; THENCE West 612.4 varas to the BEGINNING, said 110 acre tract being the same parcel of land referred to as "SECOND TRACT" in that Trustees Deed from Walter Fey to Mrs. Geo. W. Vaughn dated April 3, 1934, and recorded in Guadalupe County Deed Record Volume 153 on pages 301-2.

TRACT TWO: Being 345 acres of land, more or less, of which 130 acres are out of the A. J. Sowell Survey, 69.3 acres out of the A. S. Emmett Survey and the remainder out of the Robert Hall 24 Labor Survey, and being the same property and land conveyed by Lizzie Beck to Charles E. Tipps by deed recorded in Guadalupe County Deed Record Volume 63 on pages 450-1, and conveyed by Fred Matthies to M. N. Beck et al by deed dated May 5, 1914 and recorded in Guadalupe County Deed Record Volume 41 on pages 609-11, said 345 acres being the same parcel of land referred to as "FIRST TRACT" in that Trustee's Deed heretofore given by Walter Fey to Mrs. Geo. W. Vaughan and Charles E. Tipps, dated April 3, 1934 and recorded in Guadalupe County Deed Record Volume 153 on pages 301-2.

THE STATE OF TEXAS  
County of Guadalupe

I, FRANK SCHMIDT, Clerk of the County Court in

and for said County, do hereby certify that the foregoing instrument of writing dated the 29 day of December 1978, with its certificates of authentication, was filed for Record in my office the 29 day of January 1979, at 3:40 o'clock P. M., and duly recorded the 31 day of January 1979, at 8:46 o'clock A. M., in DEED Record of said County in Vol. 571, on Pages 365-7

WITNESS my hand and the seal of the County Court of said County, at office in Seguin, Texas, the day and year last written above.

By Josephine Schmitt Deputy

FRANK SCHMIDT, Clerk  
County Court, Guadalupe County.

EXHIBIT A

Escrow/Closing # 06-94050830  
Doc ID # 00014317858508006  
MIN 1001337-0001354564-8

## EXHIBIT "A"

FIELD NOTES DESCRIBING A 0.299 OF AN ACRE TRACT OF LAND OUT OF THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO JAY A. ROHAN AND SUZANNE M. ROHAN BY DEED RECORDED IN VOLUME 1797, PAGE 95, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 " DIAMETER IRON PIN FOUND IN THE WEST RIGHT-OF-WAY LINE OF TURTLE LANE FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED 0.614 OF AN ACRE DESCRIBED IN VOLUME 1289, PAGE 299, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, THE SOUTHWEST CORNER OF THE ROHAN TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 87° 47' 51" W, 190.77 FEET WITH THE NORTH LINE OF THE 0.614 OF AN ACRE TRACT AND THE SOUTH LINE OF THE ROHAN TRACT TO AN "X" SCRIBED IN CONCRETE SITUATED IN THE EAST LINE OF THE GUADALUPE RIVER FOR THE SOUTHWEST CORNER OF THE ROHAN TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, N 06° 42' 09" E, 68.41 FEET AND N 08° 35' 39" E, 5.69 FEET WITH THE EAST LINE OF THE GUADALUPE RIVER ALONG THE WEST FACE OF SAID CONCRETE BULKHEAD TO A POINT FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES B. MCDUGALL AND WIFE JEAN R. MCDUGALL BY DEED RECORDED IN VOLUME 1412, PAGE 830, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, THE NORTHWEST CORNER OF THE ROHAN TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 89° 57' 47" E, WITH THE SOUTH LINE OF THE MCDUGALL TRACT AND THE NORTH LINE OF THE ROHAN TRACT AT 12.47 FEET A 1/2 " DIAMETER IRON PIN FOUND, CONTINUING FOR A TOTAL DISTANCE OF 183.11 FEET TO AN IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF TURTLE LANE FOR THE SOUTHEAST CORNER OF THE MCDUGALL TRACT, THE NORTHEAST CORNER OF THE ROHAN TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 01° 08' 19" W, 66.13 FEET WITH THE WEST RIGHT-OF-WAY LINE OF TURTLE LANE AND THE EAST LINE OF THE ROHAN TRACT TO THE PLACE OF BEGINNING AND CONTAINING 0.299 OF AN ACRE OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND ON JANUARY 15, 2003, BY TRI COUNTY LAND SURVEYING INC.

FILED FOR RECORD

06 AUG 23 PM 12:42

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTYBY Sandra HoeltgenSTATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.

*Teresa Kiel*  
TERESA KIEL  
Guadalupe County Clerk

Raymond V. Kotowski  
Engineer

APPRAISAL DISTRICT

PROPERTY ID #53176

1156 / 0111  
Phone  
A/C 512-353-4725

**BEELINE**



ENGINEERING & LAND SURVEYING  
P.O. BOX 1081  
SAN MARCOS, TEXAS 78667-1081

July 13, 1995

Field notes describing 0.321 acres of land out of the J.D. CLEMENTE LEAGUE NUMBER 19, Guadalupe County, Texas, said 0.321 acres being more particularly described by metes and bounds as follows:

Beginning at an iron pipe found on the East line of a proposed road that lies S 68°-40' W. a distance of 41.2' from an iron pin marking the Northwest corner of Lot 1, Placid Circle Subdivision, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 4, Page 131, Plat Records of Guadalupe County, Texas, said iron pipe also being the Southeast corner of the herein described parcel;

Thence, S 89°-28' W. a distance of 174.0' to an iron pin found on the high bank of the Guadalupe River, said iron pin being the Southwest corner of the herein described parcel;

Thence, N 1°-14' E, along the high bank of the Guadalupe River, a distance of 74.8' to an iron pin set for the Northwest corner of the herein described parcel;

Thence, N 89°-27' E, a distance of 200.0' to an iron pin found in the pavement on the East line of a proposed road, said iron pin being the Northeast corner of the herein described parcel;

Thence, S 20°-11' W, along the East line of a proposed road, a distance of 80.0' to an iron pipe, said iron pipe being the beginning point of this description.

*Raymond V. Kotowski*

**ORIGINAL DIM**

**EXHIBIT** *4<sup>n</sup>*

*Sgt  
L.M.B.*



1156/0112

FILED FOR RECORD

95 JUL 21 PM 1:26

LITTELL, ED  
COUNTY CLERK OF GUADALUPE CO.

BY

*Edward L. Groves*

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

I hereby certify that this instrument was  
FILED on the date and at the time stamped  
hereon by me and was duly RECORDED in the  
Official Public Records of Guadalupe County,  
Texas.



*George M. Lotz*

County Clerk  
Guadalupe County Texas

*6160*

7258

## METES &amp; BOUNDS DESCRIPTION

OF A 0.31 ACRE (CALLED 0.31 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM LEACH SURVEY, ABSTRACT NO. 28, GUADALUPE COUNTY, TEXAS. SAID TRACT BEING LOT 25 AND PART OF LOT 26, ZIPP SUBDIVISION, AS RECORDED IN VOLUME 181, PAGE 153, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 1930, PAGE 377, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found 1/2" iron rod in the northerly R.O.W. line of Reiley Road (a called 25' Ingress-Egress Easement, as recorded in Vol. 193, Pg. 134, Deed Records of Guadalupe County, Texas) for the south corner of the herein described tract, the west corner of a tract of land conveyed to Han D. and Phan Pho in Vol. 2579, Pg. 532, Official Public Records of Guadalupe County, Texas;

THENCE along and with said R.O.W. line, North 52°42'00" West 100.00 feet to a set 1/2" iron rod for the west corner of the herein described tract, the south corner of a tract of land conveyed to Susan Galik in Vol. 1837, Pg. 855, Official Public Records of Guadalupe County, Texas;

THENCE along and with the common boundary of the herein described tract and the said Galik Tract, North 40°07'50" East 127.37 feet to a point in the waters of the Guadalupe River;

THENCE along the meanders of said River, the following calls:  
South 58°51'00" East 82.95 feet to a point on deck;  
South 55°36'10" East 22.00 feet to a point marking the east corner of the herein described tract, the north corner of said Pho Tract;

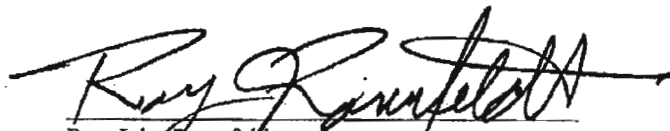
THENCE along and with the common boundary of the herein described tract and said Pho Tract, South 41°46'23" West 137.63 feet to the POINT OF BEGINNING and containing 0.31 acres, more or less.

STATE OF TEXAS §

June 21, 2011

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



Being a 0.247 ACRE TRACT situated in and being part of Lot 2 of Schuessler Lake Subdivision recorded in volume 1 at page 63 of the Map Records, J.D. Clements Survey, A-11, Guadalupe County, Texas. Said 0.247 ACRE TRACT is that tract called 0.25 acres in conveyance from Thomas K. Gibbs, et ux, to Amy L. Gibbs recorded in volume 735 at page 1321 of the Official Records of said county and being described by metes and bounds, as follows:

BEGINNING at a chainlink fence post at the north end of a fence marking the northeast corner of the tract herein described, same being the northeast corner of said Gibbs tract, the northwest corner of a tract called Lot 3 less east 4 feet in conveyance from Tennille Henderson, III, et ux, to William K. Laird, et ux, recorded in volume 716 at page 647 and lying in the south line of Blumberg Park;

THENCE with the east line of the tract herein described, same being the common line of said Gibbs tract and said Laird tract, S 00°18'00" E at 136.29 feet a  $\frac{1}{2}$  inch diameter rebar bound and at 155.43 feet (called S 00°18' E 155.7 feet) to the southeast corner of the tract herein described and lying in the water's edge of Lake Placid, same being the southeast corner of said Gibbs tract and the southwest corner of said Laird tract;

THENCE with a face of a concrete retaining wall along the south line of the tract herein described, same being the common line of said Gibbs tract and said Lake Placid, as follows:

N 76°50'02" W 11.96 feet;  
N 82°50'53" W 2.45 feet;  
S 87°14'52" W 35.02 feet;  
S 73°51'43" W 10.82 feet;  
S 06°08'54" W 0.80 feet; and  
S 83°58'09" W 3.23 feet to the southwest corner of the tract herein described, same being the southwest corner of said Gibbs tract and the southeast corner of a tract called residue of Lots 1 and 2 in a conveyance from Leroy Weiss, Trustee, et al, to Johnston W. Dwyer, et ux, recorded in volume 701 at page 199;

THENCE with the west line of the tract herein described, same being the common line of said Gibbs tract and said Dwyer tract, as follows:

N 00°38'32" W 140.57 feet (called N 00°32' W 140.3 feet) to a  $\frac{3}{4}$  inch diameter iron pipe found marking a re-entrant corner of the tract herein described and an easterly corner of said Dwyer tract;  
S 87°11'11" W 7.60 feet (called S 87°21' W 7.6 feet) to a  $\frac{1}{2}$  inch diameter rebar found under a propane tank marking a westerly corner of the tract herein described, same being a westerly corner of said Gibbs tract and an easterly corner of said Dwyer tract; and  
N 00°01'52" W 42.37 feet (called N 00°04' W 42.3 feet) to a  $\frac{1}{2}$  inch diameter rebar found marking the northwest corner of the tract herein described, same being the northwest corner of said Gibbs tract, the northeast corner of said Dwyer tract, the northwest corner of Lot 2 and the northeast corner of Lot 1 of said Schuessler Lake Subdivision and lying in the south line of said Blumberg Park;

THENCE with the north line of the tract herein described, same being the common line of said Gibbs tract and said Blumberg Park, as follows:

S 71°04'07" E 7.90 feet to a  $\frac{1}{2}$  inch diameter rebar found; and  
S 71°07'05" E 67.27 feet (in total called S 71°02' E 75.0 feet) to the PLACE OF BEGINNING and containing 0.247 ACRE OF LAND.

EXHIBIT "A"

BEING a 0.552 of an acre tract of land, being Lot 13 and part of Lot 14, Lake Placid Estates, as recorded in Volume 1, Pages 54-56, Plat Records, Guadalupe County, Texas, and being that certain tract recorded in Volume 1994, Page 411, Official Records, Guadalupe County, Texas; Said 0.552 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 0.8' metal fence corner post found in the easterly right-of-way line of Lake Placid Dr. (platted as Williamson Drive) for the northwest corner of this tract, same being the northwest corner of said Lot 13 and the southwest corner of the Wallace tract, being Lots 11 and 12;

THENCE, departing said right-of-way line, along the common line of this tract and said Wallace tract, N 83°50'06" E, a distance of 225.42 feet (called N 83°46' E, 225.0') to a 0.3' fence post (at end of fence) found for the northeast corner of this tract, the southeast corner of said Wallace tract and being in the westerly boundary of Lake Placid (Guadalupe River);

THENCE, along the common line of this tract and said Lake Placid, S 3°04'13" E, a distance of 110.76 feet (called S 3°24' E, 110.7') to an "X" found on a rock wall for the southeast corner of this tract and the northeast corner of the Savage tract, being part of Lot 14, recorded in Volume 2015, Page 258, Official Records, Guadalupe County, Texas;

THENCE, departing said Lake Placid, along the common line of this tract and said Savage tract, S 85°22'00" W (basis of bearings), a distance of 221.46 feet (called S 85°22' W, 221.4') to a ½" rebar (no ID) found in the aforementioned right-of-way line for the southwest corner of this tract and the northwest corner of said Savage tract;

THENCE, along the common line of this tract and said right-of-way line, N 5°06'16" W, a distance of 104.69 feet (called N 5°14' W, 104.4') to the POINT-of-BEGINNING and containing 0.552 of an acre of land.

FILED FOR RECORD

10 JUL 26 PM 3:49

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

BY

*Aug Smith*

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



*Teresa Kiel*  
TERESA KIEL  
Guadalupe County Clerk

APPRaisal DISTRICT  
PROPERTY ID #52981

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

→ *FIVE STAR TITLE, LLC*  
*GF#069100 AM*

### **General Warranty Deed**

**Date:** MARCH 31, 2017

**Grantor:** GARY WAYNE FRITZ AND APRIL NICOLE FRITZ, A MARRIED COUPLE

**Grantor's Mailing Address:** 2521 N. Austin  
Seguin, Texas 78155  
Guadalupe County

**Grantee:** JAMES O. GIPS AND LANETTE MUELLER GIPS, A MARRIED COUPLE

**Grantee's Mailing Address:** 431 Glen Oaks Ln  
Cuero, Texas 77954  
Dewitt County

**Consideration:**

TEN DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

BEING a 0.319 of an acre tract of land out of the J.D. Clements League Survey No. 18, Abstract No. 11, Guadalupe County, Texas, and being that certain tract, as found fenced on the ground, recorded in Volume 1006, Page 1, Official Records, Guadalupe County, Texas; Said 0.319 of an acre tract of land being more particularly described as follows:

BEGINNING at a one-half inch iron rod found in the westerly right-of-way line of Turtle Lane for the southeast corner of this tract and the northeast corner of the Brewer 0.235 of an acre tract recorded in Volume 2045, Page 148, Official Records, Guadalupe County, Texas;

THENCE, departing said right-of-way line, along the common line of this tract and said Brewer tract, South 89 degrees 28 minutes 00 seconds West (basis of bearing as obtained from recorded deed), a distance of 177.74 feet (called South 89 degrees 28 minutes West, 186.3 feet) to a metal fence post found at the edge of a concrete walk and the water of Lake Placid (Guadalupe River) for the southwest corner of this tract and the northwest corner of said Brewer tract;

THENCE, along the common line of this tract and said Lake Placid, being generally along the edge of said concrete walk, North 20 degrees 35 minutes 47 seconds East, a distance of 94.73

feet (called North 2 degrees 19 minutes East, 88.0 feet) to a metal fence post found for the northwest corner of this tract and the southwest corner of the Nisson .457 and .333 of an acre tract recorded in Volume 2205, Page 55 and Volume 2029, Page 247, Official Records of Guadalupe County, Texas;

THENCE, departing Lake Placid, along the common line of this tract and said Nisson tracts, North 83 degrees 22 minutes 58 seconds East, a distance of 173.56 feet (called North 82 degrees 59 minutes East, 211.4 feet) to a "Crow's Foot" mark set on the edge of a buried concrete curb under a fence in the aforementioned right-of-way line for the northeast corner of this tract and the southeast corner of said Nisson tract;

THENCE, along the common line of this tract and said right-of-way line, South 22 degrees 40 minutes 23 seconds West, a distance of 72.63 feet (called South 24 degrees 10 minutes West, 66.2 feet) to the POINT OF BEGINNING and containing 0.319 of an acre of land.

**Reservations from and Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and any unpaid taxes for prior years, taxes for the current year, and taxes for subsequent years, the payment of all of which Grantee assumes and agrees to pay.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



GARY WAYNE FRITZ



APRIL NICOLE FRITZ

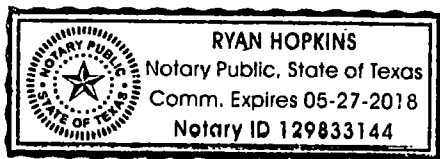
**ACKNOWLEDGMENT ON FOLLOWING PAGE**

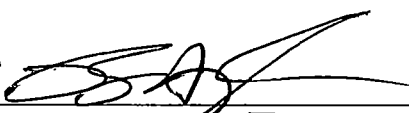
**ACKNOWLEDGMENT**

STATE OF Texas §

COUNTY OF Guadalupe §

This instrument was acknowledged before me on March 31, 2017 by  
GARY WAYNE FRITZ AND APRIL NICOLE FRITZ.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Ryan Hopkins  
\_\_\_\_\_  
Printed Name of Notary Public

***AFTER RECORDING RETURN TO:***  
FIVE STAR TITLE, LLC  
304 N. Austin Street  
Seguin, Texas 7815

**2017007416**  
**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
**04/03/2017 2:45:36 PM**  
**PAGES: 3**  
**TERESA KIEL, COUNTY CLERK**  
**GUADALUPE COUNTY, TEXAS**





## EXHIBIT "A"

All that certain tract or parcel of land containing 1.173 acres of land out of the Isaac Baker Survey, Abstract No. 3, Guadalupe County, Texas, same being a part of that property identified as Tract No. 3 of a subdivision known as EL REY COURTS and shown on a plat recorded in Volume 1, Page 113, Plat Records of Guadalupe County, Texas; Said 1.173 acre parcel being the same land, as surveyed and found on the ground on April 15, 2014, as that certain called 1.18 acre parcel described in Volume 765, Page 829 of the Official Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found for the most southerly corner and POINT OF BEGINNING of this parcel, same being the most easterly corner of that certain called 0.302 of an acre parcel described in Volume 2478, Page 326 of said Official Records and lying in the northwesterly line of that certain called 0.718 of an acre parcel described in Volume 4106, Page 135 of said Official Records;

THENCE with the common line of this parcel with said 0.302 of an acre parcel, North 41 deg 45' 51" West, a distance of 113.67 feet (called North 41 deg 34' West, 113.7 feet) to a 60d nail found for the most westerly corner of this parcel, same being the most northerly corner of said 0.302 of an acre parcel and lying in the southeasterly line of that certain called 0.999 of an acre parcel described in Volume 2940, Page 438 of said Official Records;

THENCE with the common line of this parcel with said 0.999 of an acre parcel, North 46 deg 50' 00" East (basis of bearings (obtained from said Volume 765, Page 829)), a distance of 224.51 feet (called North 46 deg 50' East, 224.5 feet) to a 60d nail found for a northwesterly corner of this parcel, same being an easterly corner of said 0.999 of an acre parcel and lying in a southerly line of that certain called 0.18 of an acre parcel described in Volume 4155, Page 351 of said Official Records;

THENCE with the common line of this parcel with said 0.18 of an acre parcel, South 69 deg 54' 26" East, a distance of 18.90 feet (called South 70 deg 00' East, 18.9 feet) to a 60d nail found for angle and continuing with said common line, North 47 deg 44' 00" East, a distance of 138.70 feet (called North 47 deg 44' East, 138.7 feet) to a 60d nail set on the southwesterly boundary of lake Placid (Guadalupe River) for the most northerly corner of this parcel, same being the most easterly corner of said 0.18 of an acre parcel;

THENCE with said Lake Placid, the following three (3) courses:

- 1). South 73 deg 23' 03" East, a distance of 27.30 feet to the corner of a concrete wall for angle;
- 2). South 67 deg 01' 32" East, a distance of 123.19 feet to the corner of a concrete wall for angle;
- 3). South 44 deg 16' 05" West, a distance of 9.24 feet (called South 36 deg 42' West, 10.3 feet) to a concrete nail found in a wood post for a point for corner;

THENCE with the common line of this parcel with the aforementioned 0.718 of an acre parcel, South 52 deg 28' 35" West, a distance of 430.49 feet (called South 52 deg 31' West, 430.5 feet) to the POINT OF BEGINNING and containing 0.173 of an acre of



EXHIBIT "A"

APPRAISAL DISTRICT  
PROPERTY ID #16571

All that certain lot or parcel of land situated in the J. D. Clements League No. 18 in Guadalupe County, Texas, and being Lot No. Five (5) of the Blumberg Park Subdivision according to the plat thereof on record in Volume 65, page 556, of the Deed Records of Guadalupe County, Texas, together with all land lying between the east and west lines of said lot as extended north to the roadway and south to the lake as provided for in agreement between Louis J. Blumberg et al recorded in Volume 217, page 275 of the deed records of Guadalupe County, Texas. Being the same land conveyed by W. E. Blumberg to Henry Timmermann et ux by deed dated November 5, 1945, of record in Volume 214, page 279-280 of the Deed Records of Guadalupe County, Texas.

202099003271

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
02/07/2020 02:25:26 PM PAGES: 2 LINDA  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

TRACT TWO:

**EXHIBIT A**

0.430 acres out of the J.D. Clements Survey No. 18, Guadalupe County, Texas, being that 0.436-acre tract of land described by deed of record in Volume 925 at pages 331-333 of the Deed Records of Guadalupe County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground, the north corner of a 0.436-acre tract of land described by deed of record in Volume 925 at pages 331-333 of the Deed Records of Guadalupe County, Texas and the east corner of a 0.450-acre tract of land described by deed of record in Volume 965 at page 920 of the Deed Records of Guadalupe County, Texas, for the north corner of this tract, whence an iron bar found set in the ground, the south corner of lot 5, Placid Circle Subdivision as shown by plat of record in Volume 4 at page 131 of the Plat Records of Guadalupe County, Texas and the west corner of Lot 6, said Placid Circle Subdivision, bears N 77°13'20" E a distance of 9.72 feet;

Thence S 22°21'03" E with the northeast boundary line of said 0.436-acre tract a distance of 79.96 feet to an iron bar found set in the ground, the east corner of said 0.436-acre tract for the east corner of this tract, whence an iron bar found set in the ground, the south corner of said Lot 6 and the west corner of Lot 7, said Placid Circle Subdivision bears N 76°09'20" E a distance of 9.88 feet;

Thence S 76°26'33" W with the southeast boundary line of said 0.436-acre tract at 50.58 feet an iron bar found set in the ground, the north corner of a 0.470-acre tract of land described in deed of record in Volume 1122 at page 182 of the Deed Records of Guadalupe County, Texas and continuing on the same course and by the same count with the northwest boundary line of said 0.470-acre tract an overall distance of 228.10 feet to an iron bar set in the ground in the former bank of the Guadalupe River, the south corner of said 0.436-acre tract, for the south corner of this tract;

Thence N 24°01'57" W with a southwest boundary line of said 0.436-acre tract a distance of 49.10 feet to an iron bar set in the ground, a corner of said 0.436-acre tract, for a corner of this tract;

Thence N 76°57'57" W with a southwest boundary line of said 0.436-acre tract a distance of 35.00 feet to an iron bar set in the ground, a corner of said 0.436-acre tract, for a corner of this tract;

Thence N 55°54'29" W with a southwest boundary line of said 0.436-acre tract a distance of 19.17 feet to an iron bar found set in the ground, the west corner of said 0.436-acre tract and the south corner of said 0.450-acre tract, for the west corner of this tract;

Thence N 76°15'00" E with the northwest boundary line of said 0.436-acre tract and the southeast boundary line of said 0.450-acre tract a distance of 269.02 feet to the point of beginning.

APPRAISAL DISTRICT  
PROPERTY ID #53293

VOL2234 PG0687

**EXHIBIT "A"**

A 0.576 of an acre tract of land out of the J.D. Clements Survey No. 18, Abstract 11, Guadalupe County, Texas, being more particularly described by metes and bounds attached.

FIELD NOTES DESCRIBING A 0.576 OF AN ACRE TRACT OF LAND OUT OF THE J.D. CLEMENTS SURVEY NO. 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 0.5762 OF AN ACRE DESCRIBED IN VOLUME 12711, PAGE 22, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON PIN FOUND IN THE WEST RIGHT-OF-WAY LINE OF TURTLE LANE FOR THE SOUTHEAST CORNER OF A TRACT OF A LAND CALLED 0.535 OF AN ACRE DESCRIBED IN VOLUME 1232, PAGE 832, OFFICIAL RECORD, GUADALUPE COUNTY, TEXAS, THE NORTHEAST CORNER OF THE 0.5762 OF AN ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 10° 51' 00" E, 107.34 FEET WITH THE WEST RIGHT-OF-WAY LINE OF TURTLE LANE AND THE EAST LINE OF THE 0.5762 OF AN ACRE TRACT TO A 1/2" DIAMETER IRON PIN FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED 0.571 OF AN ACRE DESCRIBED IN VOLUME 1050, PAGE 28 OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, THE SOUTHEAST CORNER OF THE 0.5762 OF AN ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 85° 15' 49" W, 127.13 FEET WITH THE NORTH LINE OF THE 0.571 OF AN ACRE TRACT AND THE SOUTH LINE OF THE 0.5762 OF AN ACRE TRACT TO A 1/2" DIAMETER PIPE FOUND FOR AN ANGLE POINT.

THENCE, N 89° 35' 37" W, WITH THE NORTH LINE OF THE 0.571 OF AN ACRE TRACT AND THE SOUTH LINE OF THE 0.576 OF AN ACRE TRACT, AT 145.70 FEET A RAILROAD SPIKE FOUND, CONTINUING FOR A TOTAL DISTANCE 148.80 FEET TO A POINT IN THE EAST LINE OF THE GUADALUPE RIVER ON THE WEST FACE OF A CONCRETE BULKHEAD FOR THE NORTHWEST CORNER OF THE 0.571 OF AN ACRE TRACT, THE SOUTHWEST CORNER OF THE 0.5762 OF AN ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, N 06° 56' 25" E, 80.22 FEET ALONG THE WEST FACE OF THE CONCRETE BULKHEAD WITH THE EAST LINE OF THE GUADALUPE RIVER AND THE WEST LINE OF THE 0.5762 OF AN ACRE TRACT TO AN "X" FOUND SCRIBED IN CONCRETE FOR THE SOUTHWEST CORNER OF THE 0.535 OF AN ACRE TRACT, THE NORTHWEST CORNER OF THE 0.5762 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, N 81° 50' 05" E, 248.11 FEET WITH THE SOUTH LINE OF THE 0.535 OF AN ACRE TRACT AND THE NORTH LINE OF THE 0.5762 OF AN ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 0.576 OF AN ACRE OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND ON MAY 16, 2000 BY TRI-COUNTY LAND SURVEYING INC.

FILED FOR RECORD

05 NOV -7 PM 4:34

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

*Carol Krueger*

0.48 acre, situated on the East Bank of Guadalupe River and having a frontage on the river of approximately 61.4 feet and being more particularly described as "Second Tract" in that certain deed from A. W. Saegert and wife, Elizabeth Saegert, dated the 23rd of March, 1965, and recorded in the Deed Records of Guadalupe County, Texas, in Vol. 375, pages 40-42, and more particularly described as follows:

BEGINNING at a point in the east line of the 41.5 acres described said deed and located south 2° 46' E 315.6 feet from the northeast corner thereof;

THENCE north 85° 48' W 342.7 feet to southwest corner hereof on the low bank of the Guadalupe River;

THENCE with said bank north 8° 13' W 61.4 feet;

THENCE south 85° 48' east 348.6 feet to an iron pipe in fence line on east boundary of said 41.5 acres for northeast corner hereof;

THENCE with said east fence line south 2° 46' E 60.5 feet to the place of beginning.

This conveyance is subject to any valid easements of record in which connection there has been dedicated an easement in favor of the Guadalupe Negro College, 40 feet in width which is partially within the 0.48 acre herein conveyed and described as follows:

BEGINNING at a point located 48.1 feet north 8° 13' W from the southwest corner of said 0.48 acre;

THENCE north 8° 13' W 40.9 feet;

THENCE south 85° 48' east 348.6 feet;

THENCE with east line of the 41.5 acres south 2° 46' east about 40 feet to intersection of a line running south 85° 48' east from the beginning point of this easement description;

THENCE south 85° and 48' east to the place of beginning in which connection it is understood, however, that this conveyance of said 0.48 acre and 1.7 acres is subject to the easement set aside to said College by judgment of the District Court of record.

1155/0047



410 N. Seguin Ave.  
New Braunfels, TX 78130  
HMTNB.COM  
830.625.8555 • FAX: 830.625.8556  
TBPLS FIRM 10153600

APPRAISAL DISTRICT  
PROPERTY ID #53210

## Exhibit "A"

### METES AND BOUNDS DESCRIPTION FOR A 0.623 OF AN ACRE TRACT OF LAND

Being a 0.623 of an acre tract of land out of the J.D. Clements Survey, Abstract No. 18, Guadalupe County, Texas, and being a portion of a tract of land called 0.74 of an acre tract, described in Volume 2728, Page 612 of the Deed Records, Guadalupe County, Texas, less and except the 50' wide public road (Turtle Lane) dedicated in Volume 534, Page 3-7 of the Deed Records of Guadalupe County, Texas. Said 0.623 of an acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron rod found, lying in the North line of a called 0.39 of an acre tract conveyed in Volume 3109, Page 715 of the Deed Records of the Guadalupe County Texas, for the Southeast corner of said 0.74 of an acre tract, from which the water's edge of the Guadalupe River (Lake Placid) bears South 62°00'22"East, a distance of 12.1';

THENCE with the North line of said 0.39 of an acre tract and the South line of said 0.74 of an acre tract, North 62°00'22" West a distance of 241.49 feet to a ½" iron rod found in the East line of Turtle Lane, a 50' wide road dedicated to the public in deed Volume 534, Page 3-7 of the Deed Records of Guadalupe County, Texas, for the Northwest corner of said 0.39 of an acre tract and the Southwest corner of the herein described tract;

THENCE with the East line of Turtle Lane, into and across said 0.74 of an acre tract, the following two calls:

1. North 67°07'03"East a distance of 55.10 feet to a ½" iron rod found for a corner;
2. North 25°14'47"West a distance of 53.84 feet to a ½" iron rod found for the Northwest corner of the herein described tract, and the Southwest corner of a called 0.44 of an acre tract, recorded in Volume 2442, Page 794 of the Deed Records of Guadalupe County, Texas, lying in the North line of said 0.74 of an acre tract;

THENCE with the North line of said 0.74 of an acre tract and the South line of said 0.44 of an acre tract, South 72°47'51"East, a distance of 257.69 feet to a PK nail found for the Northeast corner of the herein described tract, from which the water's edge of the Guadalupe River (Lake Placid) bears South 72°47'51"East, a distance of 16.5 feet;

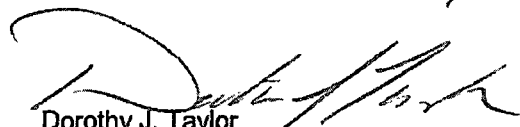
THENCE with the East line of said 0.74 of an acre tract the following two courses:

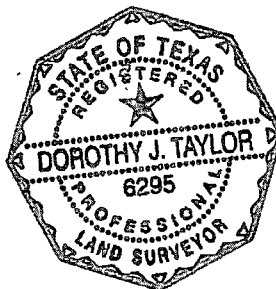
1. South 17°15'13"East, a distance of 90.31 feet to a point;
2. South 76°30'00"West, a distance of 90.00 feet to the POINT OF BEGINNING and containing 0.623 of an acre of land in Guadalupe County, Texas.

Bearings are based upon the South line of said 0.74 of an acre tract.

Surveyed this the 12th day of July, 2016.

Reference survey of said 0.623 of an acre tract of land prepared this same date.

7-17-17  
  
Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295



17-0742

**EXHIBIT "A"**

All that certain 0.36 acres, more or less, in the J. D. Clements Survey No. 18, Abst. No. 12 in Guadalupe County, Texas. LESS AND EXCEPT the east 50 feet which has been dedicated as a public road, being the same property conveyed to L.J. Owen and wife, Ruth Owen by O.E. Threlkeld and wife, Evelyn W. Threlkeld by Deed dated September 14, 1971, recorded in Volume 444, Page 27 of the Deed Records of Guadalupe County, Texas, being described by metes and bounds as follows:

BEGINNING at an iron pipe in the East line of said 41.5 acre tract, said pipe being situated S 10 deg. 44' East 164 feet from a fence corner marking the Southeast corner of a 5.7 acre tract, awarded to A.W. Saegert in said judgment, situated within said 41.5 acre tract;

THENCE with fence along the East line of said 41.5 acre tract S 10 deg. 44' E 81.0 feet to an iron pipe;

THENCE S 88 deg. 05' W 198.7 feet to a point on the bank of the Guadalupe River from which an iron pipe bears N 88 deg. 05' E 3 feet;

THENCE with the bank of the Guadalupe River N 11 deg. 23' W 81.1 feet to a point from which an iron pipe bears N 88 deg. 05' E 8 feet;

THENCE N 88 deg. 05' E 199.6 feet to the place of BEGINNING, and containing 0.36 acres of land.

Being the same property described in a deed from A.W. Saegert et ux to O.E. Threlkeld, dated April 29, 1964, recorded in Volume 365, Pages 442-444 of the Deed Records of Guadalupe County, Texas.

LESS AND EXCEPT the East 50 feet, which has been dedicated as a public road.

## EXHIBIT "B"

23.97 acres of land situated in the Felix Chenault Survey, Abst. 94, Guadalupe County, Texas. Said 23.97 acre tract is part of a tract called 100 acres (hereinafter called the parent tract) in conveyance to Edgar Gold by deed recorded in Volume 46 at page 202 of the Deed Records of said county and is described by metes and bounds, as follows:

BEGINNING for reference at the intersection of the center lines of the South frontage road of interstate Hwy. No. 10 and County Road No. 404-B;

THENCE S. 31 degrees 18' E 1654.7 feet;

THENCE with the southwest line of County Road No. 404-B, S 33 degrees 02' E 638.2 feet to the north corner of and PLACE OF BEGINNING of the tract herein described;

THENCE continuing with said southwest line, the approximate common line of the J. D. Brown Survey, Abst. 62 and the Felix Chenault Survey, S 33 degrees 02' E 544.3 feet;

THENCE across the parent tract, as follows:

S 53 degrees 36' W 706.3 feet to a fence corner;

thence S 59 degrees 45' W 933.2 feet to the south corner of the tract herein described;

THENCE with fence along the southwest line of the parent tract, N 32 degrees 59' W 688.2 feet to the west corner of the tract herein described;

THENCE across the parent tract, N 62 degrees 08' E 1643.2 feet to the place of beginning, all corners of the tract herein described being marked with iron stakes, and containing 23.97 acres of land.

After recording return to:

A. ROBERT RAETZSCH  
KNOBLES, RAETZSCH, MOORE & EVELD, L.L.P.  
202 N. CAMP STREET  
SEGUIN, TEXAS 78155

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



*Teresa Kiel*  
TERESA KIEL  
Guadalupe County Clerk

FILED FOR RECORD

2009 DEC 30 AM 9:57

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

BY *[Signature]*

**EXHIBIT A****LEGAL DESCRIPTION:**

Being all that certain lot, tract and parcel of land situated in the Moses Baker League Survey in Guadalupe County, Texas, being out of a tract of land out of the Moses Baker and Paris Smith Surveys partitioned by the Koepsel Estate - No. - 1, and being Lot No. Six (6) of the Koepsel partition and subdivision, and set aside to George D. Koepsel in such partition, as shown by plat recorded in connection with deed recorded in Volume 241, page 22, and said Lot 6 being the same land and premises conveyed by Louis Koepsel et al to George D. Koepsel by deed dated September 10, 1949, recorded in Volume 241, pages 28-29 of the Deed Records of Guadalupe County, Texas, to which aforesaid deeds and plats and the records thereof reference is here made for all pertinent purposes.

There is also hereby conveyed a right of way for ingress and egress over and across the 30 foot road referred to and described in the aforesaid deed to George D. Koepsel, and this conveyance is subject to the easement as specified in the aforesaid Deed resulting from widening of the road as shown on said plat.

FILED FOR RECORD

06 OCT -4 AM 11:08

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTYBY Sandra Hoelke

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



Teresa Kiel  
TERESA KIEL  
Guadalupe County Clerk



APPRAISAL DISTRICT  
PROPERTY ID.#70573

## EXHIBIT "A"

Being a part of a 1.52 acre tract of land out of the Moses Baker and Paris Smith Surveys and consisting of the Southwest 135 feet of said 1.52 acre tract, which is cut off by a line running parallel to the Southwest line thereof at a distance of 135 feet. Said 1.52 acre tract of which the property herein conveyed is a part is described by metes and bounds as follows:

Being out of the Northeast portion of the 110 acre tract described as Tract No. 3 in Deed from O. G. Pearsen and wife to Seguin Vitrified Paving and Face Brick Company, recorded in Book 31, page 638, of the Deed Records of Guadalupe County, and more particularly described as follows:

Beginning at a fence post for the southeast corner of said Farm, also the Southeast corner of this tract, which post is on the bank of the Guadalupe River;

THENCE North 37° West 315 feet to a stake for corner;

THENCE South 53° West 210 feet to a stake for corner;

THENCE South 37° East 315 feet to a stake for corner on the North bank of the river;

THENCE up the river to the place of Beginning, containing 1.52 acres of land, and being the same land described in a deed from Fred W. Felthouse to Bernard Lenowitz, dated March 9, 1964, and recorded in Volume 364, pages 467-469 of the Deed Records of Guadalupe County, Texas.

FILED FOR RECORD

05 JUL 19 PM 1:42

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

By Carol Krueger

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



Teresa Kiel  
TERESA KIEL  
Guadalupe County Clerk

RTT - Frost & Allen

APPRAISAL DISTRICT  
PROPERTY ID #53037

VOL 706 PAGE 577

5541  
**WARRANTY DEED**

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

} KNOW ALL MEN BY THESE PRESENTS:

That WE, OLYN H. KRUEGER and NORMA B. KRUEGER

of the County of Bexar and State of Texas for and in  
consideration of the sum of -----TEN AND NO/100-----

-----(\$10.00) -----DOLLARS

and other valuable consideration to the undersigned paid by the grantee s herein named, the receipt of which is hereby acknowledged, and the further consideration of the assumption and agreement to pay by the Grantees herein, the balance due on that one certain promissory note dated February 23, 1978, in the original principal sum of \$12,600.00, executed by OLYN H. KRUEGER and NORMA B. KRUEGER and GALE L. HARPER and LOR RAINE HARPER, payable to the order of RANDOLPH BROOKS FEDERAL CREDIT UNION, secured by a vendor's lien retained in deed of even date therewith and additionally secured by a Deed of Trust of even date therewith given to JOHN W. BENBOW, Trustee for RANDOLPH BROOKS FEDERAL CREDIT UNION, recorded in Volume 152, Pages 50-54, Deed of Trust Records of Guadalupe County, Texas.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
GALE L. HARPER and LOR RAINE HARPER

of the County of Guadalupe and State of Texas, all of  
the following described real property in Guadalupe County, Texas, to-wit:

All that certain 1.243 acres of land, more or less, situated in the J.D. Clements Survey, No. 18, Guadalupe County, Texas. Said 1.243 acre tract is part of a tract called 14.92 acres, more or less, (Hereinafter called the parent tract) in conveyance from David L. Carter to Donal Kern recorded in Volume 368, Page 618 of the Deed Records of said county.

BEGINNING at the intersection of the southeast right-of-way line of Interstate Hwy. No. 10 and the east line of the parent tract;  
THENCE with fence along the east line of the parent tract, S. 0 deg. 55' E. 595.1 feet to the low bank of the Guadalupe River;  
THENCE upstream with said bank, N. 75 deg. 07' W. 64.3 feet to the southwest corner of the tract herein described;  
THENCE with fence and a straight line extension of same, N. 0 deg. 23' W. at 34 feet an iron stake and at 382.2 feet an iron stake marking a re-entrant corner of the tract herein described;  
THENCE with fence along a south boundary of the tract herein described and the north boundary of a 3.5 acre tract conveyed to Joseph Goetz by deed recorded in Vol. 231, page 266, N. 83 deg. 49' W. at 90 feet an iron stake, at 178.5 feet an iron stake and at 248.5 feet an iron stake marking the west corner of the tract herein described, said corner being in the southeast right-of-way line of Interstate Hwy. No. 10 and situated N. 60 deg. 36' E. 104.1 feet from a concrete right-of-way marker;  
THENCE with the southeast right-of-way line of Interstate Hwy. No. 10 N. 60 deg. 36' E. 85.9 feet an iron stake at at 346.8 feet the place of beginning and containing 1.243 acre of land, more or less.

VOL 706 PAGE 578

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED

this

16<sup>th</sup> day of

May

, A.D. 19 84

*Olyn H. Krueger*  
OLYN H. KRUEGER

*Norma B. Krueger*  
NORMA B. KRUEGER

Mailing address of each grantee:

VOL 706 PAGE 579

Name: GALE L. AND LOR RAINE HARPER  
Address: 116 Klein Street  
Marion, Texas 78124

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS

COUNTY OF GUADALUPE }

This instrument was acknowledged before me on the 16th day of May, 1984  
by OLYN H. KRUEGER and NORMA B. KRUEGER

My commission expires: 12-28-84

*Sandra Burtis*  
Notary Public, State of Texas  
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS	
FILE DATE:	5-16-84
FILE TIME:	4:01 PM
VOL:	706 PAGE 579-79
RECORDING DATE	
MAY 18 1984	
<i>Cecil E. Burtis</i>	
COUNTY CLERK, GUADALUPE COUNTY	

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

My commission expires: \_\_\_\_\_

Notary Public, State of Texas  
Notary's printed name: \_\_\_\_\_

1484 80640

APPRAISAL DISTRICT  
PROPERTY ID #30034

All that certain 0.2897 of an acre, being the South 10 feet of Lot 110 B, and all of Lot 111 A, Lake Placid Subdivision, Guadalupe County, Texas, according to plat recorded in Volume 1, Pages 54-55, Plat Records of Guadalupe County, Texas, and being more particularly described as follows:

FIELD NOTES describing 0.2897 of an acre of land being south 10.0 feet of Lot 110 B and all of Lot 111 A, Lake Placid Subdivision Volume 1, page 53, Map and Plat Records, and being the same land described in a conveyance from R. B. Murphy, et ux, to Charles Dwayne Harral, et ux, volume 408, page 433, deed records, Isaac Baker 1/4 Leauge Survey, Guadalupe County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron pin set for the southwest corner of this tract, the southwest corner of Lot 111 A, the northwest corner of Lot 111 B situated in the east R.O.W. of Lake Placid Drive:

THENCE with the east R.O.W. of Lake Placid Drive, N 5° 20' W 60.0 feet to an iron pin found marking the northwest corner of this tract;

THENCE with a line ten feet north of and parallel with the common line between Lot 111 A and Lot 110 B, S 84° 00' E 217.0 feet to a fence corner situated on the high bank of Lake Placid marking the northeast corner of this tract;

THENCE with the high bank of Lake Placid, S 0° 35' E 59.2 feet to a fence corner marking the southeast corner of this tract, the southeast corner of Lot 111 A, the northeast corner of Lot 111 B;

THENCE with the common line between Lot 111 A and Lot 111 B, N 84° 00' W 212.0 feet to the PLACE OF BEGINNING and containing 0.2897 of an acre of land.

FILED FOR RECORD

89 DEC 30 PM 4:07

LIZZIE M. L. HENZ  
COUNTY CLERK GUADALUPE CO. TX

BY

*Candy Rochest*

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

I hereby certify that this instrument was  
FILED on the date and at the time stamped  
above by me and was duly recorded in the  
Official Public Records of Guadalupe County,  
Texas.



*Lucretia M. Harvey*  
County Clerk  
Guadalupe County Texas

**EXHIBIT 'A'**

Exhibit "A"

Being a 0.983 acre tract of land situated in the Paris Smith Survey, Abstract 300, Guadalupe County, Texas, being all of a tract of land called 0.52 acres described in Volume 1154, Pages 161-165 and being all of a tract of land called 0.46 acres described in Volume 1464, Pages 196-198, both of the Official Public Records of Guadalupe County, Texas, and all bearings referred to in this description are referenced to a bearing of S 68° 37' 00" W between monumentation found along the South line of the above referenced 0.52 acre tract, said 0.983 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a ½" iron pin found in the East line of a road, called Riverview Road, for the West corner of a tract of land called 0.51 acres recorded in Volume 1394, Page 79 of the Official Public Records of Guadalupe County, Texas, for the South corner of the above referenced 0.52 acre tract, for the South corner and Point of Beginning of this tract;

THENCE: Along the East and South line of said Riverview Road, the West and North line of the above referenced 0.52 acre tract, N 13° 49' 51" E 40.76 feet to a ½" iron pin found and N 12° 26' 15" E 31.91 feet to a ½" iron pin found at the West corner of the above referenced 0.52 acre tract, for a corner of this tract and N 68° 24' 53" E 88.12 feet to a ½" iron pin found in the North line of the above referenced 0.52 acre tract, for the South corner of the above referenced 0.46 acre tract, for an interior corner of this tract;

THENCE: Continuing along the East line of said Riverview Road, the West line of the above referenced 0.46 acre tract, N 22° 37' 05" W 75.25 feet to a ½" pipe found for the South corner of a tract of land described in Volume 1721, Page 378 of the Official Public Records of Guadalupe County, Texas, for the West corner of the above referenced 0.46 acre tract, for the West corner of this tract;

THENCE: Along the South line of said tract recorded in Volume 1721, Page 378, the North line of the above referenced 0.46 acre tract, N 68° 26' 17" E passing a ½" iron pin set at 259.82 feet and continuing a total distance of 264.82 feet to a point on the West bank of the Guadalupe River, for the North corner of the above referenced 0.46 acre tract, for the North corner of this tract;

THENCE: Along the approximate bank of the Guadalupe River, the Southwest line of a tract of land conveyed to GBRA recorded in Volume 356, Page 166 of the Deed Records of Guadalupe County, Texas, as follows:

S 31° 04' 31" E 76.03 feet to a point at the East corner of the above referenced 0.46 acre tract, for a corner of this tract;

S 68° 23' 13" W 12.88 feet to a point in the South line of the above referenced 0.46 acre tract, for the North corner of the above referenced 0.52 acre tract, for a corner of this tract;

S 21° 29' 04" E 5.00 feet to a point for a corner of the above referenced 0.52 acre tract, for a corner of this tract;

S 66° 18' 26" E 9.59 feet to a point for a corner of the above referenced 0.52 acre tract, for a corner of this tract;

S 12° 41' 17" E 48.98 feet to a point in same, for the East corner of the above referenced 0.52 acre tract, for the East corner of this tract;

THENCE: Along the Southerly line of the above referenced 0.52 acre tract, the North line of a tract of land called 0.51 acres described in Volume 1394, Page 79 of the Official Public Records of Guadalupe County, Texas, S 68° 24' 19" W 262.65 feet to a 2" pipe found and S 68° 37' 00" W 129.23 feet to the Point of Beginning and containing 0.983 acres of land, more or less.

After Recording Return to:

→ Alamo Title Company  
494 South Seguin St., Ste 100  
New Braunfels, TX 78130

Field notes describing a 0.442 of an acre tract of land situated in the A.M. Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, being a portion of Lot 9 and all of Lot 8, Zipp Koepsel Subdivision, plat recorded in Volume 2, Page 96, Plat Records, Guadalupe County, Texas, also being that tract of land called 0.43 of an acre, conveyed to Tim W. Walther, by deed recorded in Volume 2227, Page 310, Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are ½" diameter rebar with an orange plastic cap stamped "Tri-County".

**Beginning** at a ½" diameter iron pin with a plastic cap stamped MDS found in the southwest right-of-way line of Cypress Ridge and the northeast line of Lot 9, for the northeast corner of a tract of land called 0.713 of an acre described in Volume 2320, Page 279, Official Records, Guadalupe County, Texas, the southeast corner of the 0.43 of an acre tract and the herein described tract.

**Thence**, S 89° 58' 45" W, with the north line of the 0.713 of an acre tract and the south line of the 0.43 of an acre tract, at 219.01 feet, an iron pin set, at 250.21 feet a ½" diameter iron pin in concrete found, continuing for a total distance of 251.14 feet to a point in the east line of the Guadalupe River and the west line of Lot 9, for the southwest corner of the 0.43 of an acre tract and the herein described tract.

**Thence**, in a northerly direction with the meander of the Guadalupe River, the west line of Lot 9, Lot 8 and the 0.43 of an acre tract as follows:

N 27° 35' 03" W, 10.74 feet to a point for an angle point.

N 38° 32' 26" E, 10.36 feet to a point for an angle point.

N 31° 04' 14" W, 36.14 feet to a point for an angle point.

N 42° 57' 04" W, 36.72 feet to a point for the southwest corner of Lot 7, the northwest corner of the Lot 8, the 0.43 of an acre tract and the herein described tract.

**Thence**, N 89° 59' 01" E, with the south line of Lot 7, the north line of Lot 8 and the 0.43 of an acre tract, at 13.365 feet an iron pin set, continuing for a total distance of 273.00 feet to an iron pin set in the southwest right-of-way line of Cypress Ridge for the southeast corner of Lot 7, the northeast corner of Lot 8 and the 0.43 of an acre tract and the herein described tract.

**Thence**, S 15° 05' 00" E, 78.13 feet with the southwest right-of-way line of Cypress Ridge, the northeast line of Lot 8, Lot 9 and the 0.43 of an acre tract, to the **Place of Beginning** and containing 0.442 of an acre of land

*Fedex - First American  
 Lost N Business 1435 Ste 810  
 New Braunfels TX 78130*

**EXHIBIT "A"**

FILED FOR RECORD

11 JUL 18 PM 12:21

TERESA KIEL  
 COUNTY CLERK GUADALUPE COUNTY

*Melena Kuegler*

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I certify this instrument was FILED on the  
 date and at the time stamped thereon and  
 was duly recorded in the Official Public  
 Records of Guadalupe County, Texas.



*Teresa Kiel*

TERESA KIEL  
 Guadalupe County Clerk

# EXHIBIT A

Being a 0.538 acre tract out of Subdivision No. 89 of the A. M. Esnauriser Survey, Abstract No. 20 and being the same tract of land, as now found upon the ground, called 0.538 acres described in Volume 751, Pages 1202-1203 of the Official Records of Guadalupe County, Texas, and being more particularly described as follows:

**BEGINNING:** At the Northeast corner of the above referenced tract, in the centerline, more or less, of a road, called the centerline of a 30 foot easement in the above referenced Volume 751, Pages 1202-1203, for the Northeast corner of this tract;

**THENCE:** Along the approximate centerline of said road and the centerline of what is called a 30 foot easement, S 18° 02' E 34.90 feet and S 24° 36' E 40.70 feet to the Southeast corner of said 0.538 acre tract, for the Southeast corner of this tract;

**THENCE:** Along the Southerly line of the above referenced tract, S 61° 46' W passing an iron pin set at 15.0 feet and continuing on along a total distance of 60.20 feet to a fence corner, S 58° 57' W 122.90 feet, an iron pin found and S 56° 41' W 126.80 feet to an iron pin set on the Northeast bank and/or water's edge of the Guadalupe River, for the Southwest corner of the above referenced tract, for the Southwest corner of this tract;

**THENCE:** Mostly along the Northeast bank and/or water's edge of the Guadalupe River, N 45° 35' W 77.30 feet to an iron pin set for the Northwest corner of the above referenced tract, for the Northwest corner of this tract;

**THENCE:** Along the Northerly line of the above referenced tract, N 58° 39' E passing an iron pin found at 215.0 feet, passing another iron pin set at 326.20 feet and continuing on along a total distance of 341.60 feet to the Point of Beginning and containing 0.538 acres of land, more or less.

FILED FOR RECORD

07 JAN -3 AM 10:31

TERESA KIEL  
 COUNTY CLERK GUADALUPE COUNTY

*Sandra Hecker*

STATE OF TEXAS  
 COUNTY OF GUADALUPE  
 I certify this instrument was FILED on the  
 date and at the time stamped thereon and  
 was duly recorded in the Official Public  
 Records of Guadalupe County, Texas.



*Teresa Kiel*  
 TERESA KIEL  
 Guadalupe County Clerk



EXHIBIT "A"

1063/0495

Being a 0.395 ACRE TRACT situated in the J.D. Clements Survey, A-11, Guadalupe County, Texas. Said 0.395 ACRE TRACT is the residue of a tract called 0.473 acre (aka Lot 9) in conveyance from Lorraine S. Cleland to William F. Ermel, et al, recorded in volume 656 at page 150 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at a  $\frac{1}{2}$  inch diameter iron stake set marking the north corner of the tract herein described, same being the north corner of the residue of said 0.473 acre tract and being the intersection of the northeast line of said 0.473 acre tract and the southeast line of a tract called 50 foot strip described in volume 534 at page 3, same being the southwest line of a tract called 0.45 acre described in volume 845 at page 846;

THENCE with the northeast line of the tract herein described, same being a segment of the common line of said 0.473 acre tract and said 0.45 acre tract, S 52°14'00" E (called S 52°14' E) at 110.26 feet a  $\frac{1}{2}$  inch diameter iron pipe found, at 210.18 feet a 1 inch diameter iron pipe found and at 218.74 feet the east corner of the tract herein described, same being the east corner of said 0.473 acre tract, the south corner of said 0.45 acre tract and lying in the 498.33 contour line and being the southeast line of a tract described in volume 191 at page 65 and being the southeast face of a concrete walk and retaining wall;

THENCE with said 498.33 contour line, along the southeast face of said concrete retaining wall, along the southeast line of the tract herein described, same being the southeast line of said 0.473 acre tract, as follows:

S 49°01'06" W 4.30 feet;  
S 69°50'12" W 12.29 feet;  
S 73°33'50" W 12.29 feet;  
S 71°41'57" W 11.60 feet;  
S 63°26'45" W 14.85 feet; and  
S 59°45'49" W 44.55 feet (in total called S 64°43' W 99.2 feet) to the south corner of the tract herein described, same being the south corner of said 0.473 acre tract and the east corner of a tract described in volume 398 at page 438;

THENCE with the southwest line of the tract herein described, same being a segment of the common line of said 0.473 acre tract and said tract described in volume 398 at page 438, N 46°33'23" W at 15.60 feet a  $\frac{3}{4}$  inch diameter iron pipe found and at 213.13 feet (called N 46°33' W 461.4 feet) to a  $\frac{1}{2}$  inch diameter iron stake set marking the west corner of the tract herein described, same being the intersection of the southwest line of said 0.473 acre tract and the southeast line of said 50 foot strip described in volume 534 at page 3 and being the southeast line of County Road No. 04D (Turtle Lane);

THENCE with the northwest line of the tract herein described, into and across said 0.473 acre tract and along the southeast line of said Turtle Lane (50 foot strip), as follows:

N 64°20'15" E 24.94 feet to a  $\frac{1}{2}$  inch diameter iron stake set; and  
N 67°49'33" E 52.61 feet to the PLACE OF BEGINNING and containing 0.395 ACRE OF LAND.

EXHIBIT "A"

APPRAISAL DISTRICT  
PROPERTY ID #52905

STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF  
GUADALUPE

Motes and Bounds Description

All that certain 0.3983 acre tract of land situated in the J.D. Clements Survey No. 18, Abstract No. 11, Guadalupe County, Texas, being out of and a part of that certain Tract conveyed in Deed Walter Lackhorn filed for record in Volume 384, Page 622-624 of the Guadalupe County Deed Records (GCDR); said 0.3983 acre tract being the same property described in Warranty Deed to Marjorie Ruth Fulbright Living Trust filed for record in Volume 2342, Page 0440 Official Public Records of Guadalupe County (OPRGC) and being more particularly described by metes and bounds as follows:

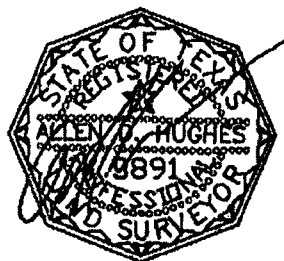
BEGINNING at a point in the West line of Turtle Lane (a 50-foot Roadway Easement, Volume 1404, Page 91 OPRGC) at the Southwest corner of the Ramon Garza and wife, Mary Louise Garza Tract (Volume 741, Page 359 OPRGC) for the Northwest corner of the herein described tract;

Thence North 78°22'00" East along the South line of said Garza Tract, at a distance of 50.00 feet pass an iron rod found in the East line of Turtle Lane, and continue for a total distance of 232.70 feet to an "X" cut set on a concrete bulkhead in the West line of Lake Placid (a slough off of the Guadalupe River) at the Southeast corner of said Garza Tract for the Northeast corner of the herein described tract;

Thence South 28°49'00" East along the top of said concrete bulkhead and the West line of Lake Placid, a distance of 84.10 feet to an "X" cut set on said concrete bulkhead at the Northeast corner of the Gary Johnson Tract (Volume 2442, Page 794 OPRGC) for the Southeast corner of the herein described tract;

Thence South 81°29'00" West along the North line of said Johnson Tract, at a distance of 191.40 feet pass an iron rod found in the East line of Turtle Lane, and continue for a total distance of 241.60 feet to a point in the West line of Turtle Lane at the Northwest corner of said Johnson Tract for the Southwest corner of the herein described tract;

Thence North 25°16'00" West along the West line of Turtle Lane, a distance of 69.16 feet to the POINT OF BEGINNING and containing 0.3983 acre or 17,348 square feet of land.



Allen D. Hughes  
Professional Land Surveyor, No. 3891  
July 30, 2012  
Job No. SA2012-02696mb

3  
OM3APPRAISAL DISTRICT  
PROPERTY ID #16577**SPECIAL WARRANTY DEED**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS                   §

COUNTY OF GUADALUPE       §     KNOW ALL MEN BY THESE PRESENTS:

**THAT THE UNDERSIGNED, Wells Fargo Bank, N.A.,** hereinafter called "GRANTOR," for valuable consideration and in hand paid by the Grantee, herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **Robert E. Thier and Kathleen A. Thier, as Trustees of the Thier Living Trust dated August 2, 2013** whose address is **10480 Montanio Drive, New Braunfels, TX 78132,** hereinafter called "GRANTEE(S)", the real property described as follows, to wit:

**Field notes for 0.6959 acres (30,313.4 square feet) of land in the J. D. Clements Survey No. 18, Abstract 11 in Guadalupe County, Texas and being in the Blumberg Park Subdivision as recorded in Volume 65, Page 553 of the Deed Records of Guadalupe County, Texas (DRGC) and being comprised of a called 0.624 acre tract conveyed by Henry H. Moore, et ux, to Leonel A. Junker, et ux, and a called 0.042 acre tract conveyed by Claude Joseph Freeman, Jr. to Leonel A. Junker and wife and recorded in Volume 457, Page 40 and Volume 723, Page 415, respectively, in the Deed Records of Guadalupe County and being out of Lots 13 and 14 of said subdivision, and being more particularly described as follows: BEGINNING at a steel fence corner post in the south line of a 40 foot wide county road as recorded in Volume 211, Page 305 and Volume 65, Page 553 of the DRGC at the northeast corner of a called 1.105 acre tract as conveyed to Security Trust Company and recorded in Volume 1710, Page 740 DRGC and the northwest corner of this tract; THENCE S 88°26'00" E with the south line of said road a distance of 78.65 feet to a steel fence post held for the northeast corner of Lot 13 of said subdivision and the northwest corner of Lot 12 of said subdivision for the northeast corner of this tract, from which a found 1/2 inch iron rod at the northwest corner of a 30 foot wide easement as recorded in Volume 65, Page 553**

6F16110093

bears S 88° 26' 00" E a distance of 269.16 feet; THENCE S 00° 28' 22" E with a chain link fence and the common line of said Lots 12 and 13a distance of 372.70 feet to a chain link fence corner on the low bank of the Guadalupe River/Lake Placid for the southeast corner of this tract and the common south corners of said Lots 12 and 13 on the approximate location of the 498.33 contour line as described in Volume 139, Page 337 for the southeast corner of this tract; THENCE upstream with the bank of said river/lake the following three courses: S 89° 54' 02" W a distance of 36.72 feet; S 59° 14' 54" E a distance of 9.41 feet and S 00° 29' 34" W a distance of 37.67 feet to a fence corner at the southwest corner of said 0.042 acre tract according to a boundary line agreement recorded in Volume 310, Page 446; THENCE N 00° 07' 00" E with said agreed line and the east line of said 1.105 acre tract, at 207.24 feet pass the north corner of said 0.042 acre tract, a total distance of 380.05 feet to the Point of Beginning and containing 0.6959 acres of land according to an on the ground survey performed by SurveySA, LP. Bearings are based on the deed for the said 0.624 acre tract.

Commonly known as: 2667 Blumberg Park, Seguin, TX 78155

**TO HAVE AND TO HOLD**, the above described premises, together with all the singular rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantors' heirs, executors, administrators, successors and/or assigns to

**WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Executed on 4<sup>th</sup> day of May, 2017

Wells Fargo Bank, N.A.

[Signature] 5-4-17  
**LINDSAY DORAN**  
 Vice President, Loan Documentation

State of Iowa

County Dallas

On this 4<sup>th</sup> day of May, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature) (Stamp or Seal)  
 Notary Public



This instrument prepared by:

Jay A. Rosenberg, Esq., Texas Bar Number 24094479, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

PAS Number: 0119974632

Fedex BNT  
129 W. Trade St. 9th Fl  
Charlotte NC 28202

220-TX-VI

**2017025629**  
**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
**10/30/2017 10:09:39 AM**  
**PAGES: 3**  
**TERESA KIEL, COUNTY CLERK**  
**GUADALUPE COUNTY, TEXAS**



Being a 0.412 ACRE TRACT situated in the J.D. Clements Survey, A-12, Guadalupe County, Texas. Said 0.412 ACRE TRACT is that tract called 0.461 Acres in conveyance from Marian C. Tachoepe to Patricia Mary Maguire, et al, recorded in Volume 1575 at Page 720 (no description, see Volume 622, Page 211) of the Official and Deed Records of said County and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter rebar set with cap (B&A) marking the east corner of the tract herein described, same being the east corner of said Maguire tract, further described as being the intersection of the east line of said 0.461 acre tract and the southwest line of called 50 Foot Strip in conveyance to Guadalupe County recorded in Volume 634 at Page 3, further described as lying in the southwest line of Turtle Lane, being the northwest corner of a tract called 0.498 Acres in conveyance from Marian C. Tachoepe to Patricia Mary Maguire, et al, in Volume 1575 at Page 720 (no description, see Volume 775, Page 391) of the Official Records of said County. Said point bears S 11°01'06" W 66.17 feet from a 1 inch diameter iron pipe found (leaning) marking the east corner of said 0.461 acre tract.

THENCE with the east line of the tract herein described along the common line of said 0.461 acre tract and said 0.498 acre tract, S 11°01'00" W (called S 11°01' W) 241.97 feet to a lead plug and tack set at the water's edge marking the south corner of the tract herein described, same being the south corner of said 0.461 acre tract, west corner of said 0.498 acre tract, lying in the 498.33' Contour Line as per Volume 191 at Page 65 and lying in the northeast line of the Guadalupe River (Lake Placid);

THENCE with said water's edge and 498.33' Contour Line as follows:

N 47°47'25" W 3.71 feet,  
N 63°42'47" W 18.19 feet,  
N 61°58'35" W 17.94 feet,  
N 68°45'00" W 5.61 feet,  
N 65°13'22" W 6.14 feet,  
N 61°22'54" W 12.58 feet,  
N 54°51'50" W 11.68 feet,  
N 67°52'35" W 22.76 feet and

N 65°54'32" W 15.38 feet to a lead plug and tack found at water's edge marking the west corner of the tract herein described, same being the west corner of said 0.461 acre tract, south corner of a tract called 0.414 Acres in conveyance from William F. Rothe to Domenick and Florence Saltarelli recorded in Volume 581 at Page 680;

THENCE with the northwest line of the tract herein described, same being the common line of said 0.461 acre tract and said 0.414 acre tract, N 26°11'19" E 225.60 feet (called N 26°11'19" E) to a 1/2 inch diameter rebar set marking the north corner of the tract herein described, same being the north corner of said 0.461 acre tract, east corner of said 0.414 acre tract, lying in the southwest line of said 50 foot strip, further described as lying in the southwest line of Turtle Lane;

THENCE with the northeast line of the tract herein described, same being the common line of said 0.461 acre tract and said 50 foot strip along a segment of the southwest line of said Turtle Lane, S 51°52'15" E 50.03 feet to the PLACE OF BEGINNING and containing 0.412 ACRE OF LAND.

Basis of Bearing is the Record of Bearing along the east line of the hereinbefore described tract.

VOL 2217 P60465

APPRAISAL DISTRICT  
PROPERTY ID #53365

## EXHIBIT A

FILED FOR RECORD

05 SEP 28 PM 3:26

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

By Jessie Stoll

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



Teresa Kiel  
TERESA KIEL  
Guadalupe County Clerk

VOL2528 PG0140



114 North Austin Street  
Seguin, Texas 78155  
Phone: (830) 372-1001 Fax: (830) 379-1155

APPRAISAL DISTRICT  
PROPERTY ID #53379

Field notes describing a 0.418 of an acre tract of land situated in the J. D. Clements Survey, Abstract 11, Guadalupe County, Texas, being that same tract of land called 0.415 of an acre conveyed to James L. Best and Mary V. Best, by deed recorded in Volume 2067, Page 1005 Official Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are 1/2" diameter rebar with an orange plastic cap stamped "Tri-County".

**Beginning** at a 1/2" diameter iron pin found in the southwest right-of-way line of Turtle Lane for the northeast corner of a tract of land called 0.368 of an acre, described in Volume 2473, Page 143, Official Records, Guadalupe County, Texas, the southeast corner of the 0.415 of an acre tract and the herein described tract.

**Thence**, S 76° 09' 04" W, with the north line of the 0.368 of an acre tract and the south line of the 0.415 of an acre tract, at 213.60 feet a 1/2" diameter pipe found for the northwest corner of the 0.368 of an acre tract, continuing for a total distance of 229.29 feet to a point in the east line of the Guadalupe River on the west face of a concrete bulkhead for the southwest corner of the 0.415 of an acre tract and the herein described tract.

**Thence**, N 13° 02' 08" W, 79.90 feet along the meanders of the east line of the Guadalupe River and with the west face of the concrete bulkhead with the west line of the 0.415 of an acre tract to a point for the southwest corner of a tract of land called 0.614 of an acre, described in Volume 1289, Page 299, Official Records, Guadalupe County, Texas, the northwest corner of the 0.415 of an acre tract and the herein described tract.

**Thence**, N 75° 55' 01" E, 225.82 feet with the south line of the 0.614 of an acre tract and the north line of the 0.415 of an acre tract to a 2" diameter pipe found for the southeast corner of the 0.614 of an acre tract, the northeast corner of the 0.415 of an acre tract and the herein described tract.

**Thence**, S 13° 41' 33" E, 62.42 feet and S 21° 35' 37" E, 18.56 feet with the west and southwest line of Turtle Lane and the east and northeast line of the 0.415 of an acre tract to the **Place of Beginning** and containing 0.418 of an acre of land according to a survey made on the ground on August 22, 2007, by Tri-County Land Surveying Inc.

Corresponding plat prepared.  
Project No. 0708119




  
**Aubrey C. Holland**  
Registered Professional  
Land Surveyor No. 4493

### EXHIBIT "A"

FILED FOR RECORD

2007 SEP -5 PM 4:10

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

BY 

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



  
TERESA KIEL  
Guadalupe County Clerk

APPRAISAL DISTRICT  
PROPERTY ID #55068  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 20180194

Being a 2.151 acre tract of land out of subdivision No. 81, of the A.M. Esnaurizar Survey, Abstract No. 20, Guadalupe County, Texas, and being the same tract called 2.146 acres recorded in Vol. 2226, Pg. 233, Official Public Records, Guadalupe County, Texas, said 2.151 acre tract of land being more particularly described as follows:

Beginning at a Mag nail set in fence corner, said point being at the intersection of the West line of the G. H. & S. A. Railroad and the North line of Cypress Ridge Road, for the Southeast corner of the above referenced 2.146 acre tract of land, for the Southeast corner and Point of Beginning of this herein described 2.151 acre tract of land;

Thence partially along the North line of said Cypress Ridge Road, and also along the common line of this herein described 2.151 acre tract of land and Zipp Koepsel Subdivision recorded in Vol. 2, Pg. 96, Map and Plat Records, Guadalupe County, Texas, N 89°23'25" W, passing a 5/8" iron pin found at a distance of 49.71 feet said point being a corner of said Cypress Ridge Road, and passing a 1/2" iron pin found for reference at a distance of 453.37 feet, and continuing on for total distance of 468.85 feet to the approximate water's edge of the Guadalupe River, for the Southwest corner of this herein described 2.151 acre tract of land;

Thence with the approximate location of the water's edge of the Guadalupe River, N37°39'18" W, a distance of 79.16 feet to a point for the Southwest corner of a 0.538 acre tract of land recorded in Vol. 2420, Pg. 266, Official Public Records, Guadalupe County, Texas, being the most Westerly corner of said 2.146 acre tract of land, for the most Westerly corner of this herein described 2.151 acre tract of land;

Thence departing the Guadalupe River, along a portion of the common line of this herein described 2.151 acre tract of land and said 0.538 acre tract of land, and also being along a portion of the South line of a 0.723 acre tract of land recorded in Vol. 2418, Pg. 555, Official Public Records, Guadalupe County, Texas, the following calls:

N59°40'23"E, passing a 1/2" iron pin found for reference at a distance of 22.30 feet, continuing for a total distance of 296.91 feet to a 1/2" iron pin found for a corner of this herein described 2.151 acre tract of land;

N64°16'34"E, a distance of 21.10 feet to a 1/2" iron pin found for a corner of this herein described 2.151 acre tract of land;

N61°04'27" E, a distance of 180.16 feet to a 1/2" iron pin set in the West line of the G. H. & S. A. Railroad, for the Southeast corner of said 0.723 acre tract of land, for the most Northerly corner of this herein described 2.151 acre tract of land;

Thence along and with the West line of said G. H. & S. A. Railroad and said 2.151 acre tract, S15°01'03"E, a distance of 324.98 feet to the Point of Beginning and containing 2.151 acres of land.

Bearings are referenced to the South line of said 2.146 acre tract of land recorded in Vol. 2226, Pg. 233, Official Public Records, Guadalupe County, Texas.

Mets and Bounds prepared this the 1st. of October, 2010.

Reference Plat of this 2.151 acre tract of land prepared this same date.

MAP & DOCS

THE MAP CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE REIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

201899024878

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
10/31/2018 09:11:45 AM PAGES: 3 BRITTANY  
TERESA KIEL, COUNTY CLERK

File No.: 20180194  
Exhibit A Legal Description

Page 1 of 1



*Jana Kiel*



APPRAISAL DISTRICT  
PROPERTY ID #52852

**EXHIBIT "A"**

**Being a 0.707 ACRE TRACT situated in the J.D. Clements Survey, A-11, Guadalupe County, Texas. Said 0.707 ACRE TRACT is that tract called 0.707 acre in conveyance from Terry L Warren to Russell T. Tootle, et ux recorded in Volume 1708 at Page 850 of the Official Records of said County and being described by metes and bounds as follows:**

**BEGINNING at an 80d nail found marking the northeast corner of the tract herein described, same being the northeast corner of said Tootle tract southeast corner of called 0.72 acre in conveyance to Terry Serur in Volume 860 at Page 119, lying in the northeast line of called 4.75 acre tract (50 foot strip) in conveyance to Guadalupe County in Volume 427 at Page 64, further described as lying in the northwest line of Turtle Lane;**

**THENCE with the southeast line of the tract herein described, same being the common line of said Tootle tract with that of said Turtle Lane as follows:**

**S 43° 19' 00" W, 21.8.3 feet (called S 43° 19' 49" W, 21.76 feet) to a W diameter rebar set with cap (B&A), and;**

**S 65° 44' 00" W, 166.66 feet (called S 65° 44' 00" W, 166.66 feet) to a 3/." diameter Iron pipe found marking the southeast corner of the tract herein described, same being the southeast corner of said Tootle tract and northeast corner of a tract called 0.460 acre in conveyance to Basil Novosad in Volume 1113 at Page 935;**

**THENCE with the south line of the tract herein described, along the common line of said Tootle tract and said 0.480 acre tract, N 82° 09' 50" W, 319.73 feet (called N 82° 09' 50" W, 319.73 feet - Basis of Bearings) to a file mark found in concrete walk marking the southwest corner of the tract herein described, same being the southwest corner of said Tootle tract, northwest corner of said 0.460 acre tract, lying In the water's edge and called 498.33 Contour Line in conveyance to Guadalupe Blanco River Authority in Volume 139 at Page 301;**

**THENCE with said water's edge and 498.33 Contour Line along the west line of the tract herein described, same being the common line of said Tootle tract and said Guadalupe Blanco River Authority tract as follows:**

**N 36° 41' 11" E, 46.76 feet;**

**S 77° 13' 20" E, 0.97 feet;**

**N 15° 26' 53" W, 0.90 feet**

**S 88° 45' 18" E, 3.19 feet;**

**N 05° 34' 15" E, 5.03 feet, and;**

**N 34° 28' 56" E, 17.95 feet to a small file mark set at the edge of the wood deck marking the northwest corner of the tract herein described, same being the northwest corner of said Tootle tract, southwest corner of said 0.72 acre tract;**

**THENCE with the north line of the tract herein described, same being the common line of**

GUADALUPE COUNTY CLERK DOCUMENT NUMBER: 2015009365 PAGE: 4 OF 4  
said Tootle tract and said 0.72 acre tract S 87° 46' 50° E at 7.41 feet a Y." diameter iron  
pipe found;

at 49.94 feet a 1/2" diameter rebar found;  
at 212.47 feet a V: diameter iron pipe found, and;  
at 441.51 feet (called S 87° 46' 03" E, 444.30 feet) the PLACE OF BEGINNING and  
containing 0.707 ACRE OF LAND.

NOTE: The Company is prohibited from insuring the area or quantity of the land  
described herein. Any statement in the above legal description of the area or quantity of  
land is not a representation that such area or quantity is correct, but is made only for  
informational and/or identification purposes and does not override Item 2 of Schedule B  
hereof.

Fedex  
Presidio Title  
1202 W Bitters  
Ste 100  
San Antonio, TX 78216

**2015009365**

**FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS**

**05/14/2015 12:42:19 PM**

**DEED**

**PAGES: 4**

**TERESA KIEL, COUNTY CLERK  
GUADALUPE COUNTY, TEXAS**



*Teresa Kiel*

## EXHIBIT "A"

Field notes describing a 0.235 of an acre tract of land out of the William Leach Survey No. 19, Abstract 28, Guadalupe County, Texas, being all of Lot 29 and a portion of Lot 28, of the Zipp Subdivision, Plat recorded in Volume 181, Page 152, Deed Records, Guadalupe County, Texas, also being that same tract of land conveyed to Paul L. Fuller by deed recorded in Volume 1228, Page 388, Official Records, Guadalupe County, Texas, and being more particularly described as follows: Note: All iron pins set are 1/2" diameter rebar with an orange plastic cap stamped "TRI-COUNTY".

Beginning at a P.K. set in the northeast line of a 25 foot wide Ingress and Egress Easement known as Reiley Road as set out in Volume 193, Page 134, Deed Records, Guadalupe County, Texas, for the south corner of a tract of land called 0.260 of an acre, described in Volume 1182, Page 288, Official Records, Guadalupe County, Texas, the west corner of the Fuller tract and the herein described tract.

Thence, N 42° 48' 40" E, 129.56 feet with the southeast line of the 0.260 of an acre tract and the northwest line of the Fuller tract to a wood fence post found for angle point in the herein described tract.

Thence, N 69° 46' 16" E, 9.83 feet along the southeast face of a wood deck to the southwest line of the Guadalupe River for the north corner of the herein described tract.

Thence, S 54° 43' 52" E, 20.28 feet and S 37° 29' 45" E, 53.11 feet with the southwest line of the Guadalupe River to the east corner of the herein described easement.

Thence, S 42° 42' 36" W, 124.47 feet with the northeast line of a tract of land called 0.222 of an acre, described in Volume 1495, Page 888, Official Records, Guadalupe County, Texas, and the southeast line of the Fuller tract, to an iron pin set in the northeast line of the 25 foot wide Ingress and Egress Easement for the west corner of the 0.222 of an acre tract, the south corner of the fuller tract and the herein described tract.

Thence, N 52° 40' 00" W, 77.39 feet with the northeast line of the 25 foot wide Ingress and Egress Easement and the southwest line of the Fuller tract to the Place of Beginning and containing 0.235 of an acre of land.

FILED FOR RECORD

2009 SEP 29 PM 4:14

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTY

BY

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.



Teresa Kiel

TERESA KIEL  
Guadalupe County Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A 0.45 (called 0.44) acre tract of land out of the J.D. Clements Survey No. 18, Abstract No. 11, Guadalupe County, Texas, Being a portion of a called 0.502 acre tract as conveyed to Stephen M. Sampson and wife, Linda J. Sampson in Volume 844, Page 857, Official Public Records of Guadalupe County, Texas, the same tract of land as conveyed from Stephen M. Sampson and wife, Linda J. Sampson to Gary Johnson in Volume 2442, Page 794, Official Public Records of Guadalupe County, Texas, said tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod in the northeasterly R.O.W. line of Turtle Lande (a 50 foot Public R.O.W.) for the southwest corner of the herein described tract, the northwest corner of a called 0.74 acre tract as conveyed to Randy Lee Walker, et al in Vol. 2728, Pg. 612, Official Public Records of Guadalupe County, Texas;

THENCE along and with said R.O.W., North 25 deg. 16 min. 26 sec. West, a distance of 60.67 feet (called North 25 deg. 16 min. 26 sec. West, a distance of 60.59 feet) to a found 1/2 inch iron rod for the northwest corner of the herein described tract, the southwest corner of a called 0.3983 acre tract as conveyed to Mitch Seal and Helen P. Seal in Vol. 3177, Pg. 447, Official Public Records of Guadalupe County, Texas, the west corner of a called 0.052 acre tract as conveyed to Garland W. Fulbright and Marjorie R. Fulbright in Vol. 562, Pg. 585, Deed Records of Guadalupe County, Texas;

THENCE along and with the southerly boundary line of said Fulbright Tract, South 85 deg. 38 min. 21 sec. East, a distance of 65.07 feet (called South 85 deg. 41 min. 53 sec. East, a distance of 65.03 feet) to a set 1/2 inch iron rod for an angle point;

THENCE continue along and with the southerly boundary of said Fulbright Tract, North 81 deg. 28 min. 37 sec. East, a distance of 131.31 feet to a set 1/2 inch iron rod for the northeast corner of the herein described tract, the southeast corner of said Fulbright Tract, a point in the weterly bank of Big Bass Slough;

THENCE along and with the meanders of said Slough, South 27 deg. 58 min. 49 sec. East, a distance of 164.74 feet to a set 1/2 inch iron rod for the southeast corner of the herein described tract, the northeast corner of said Walker Tract;

THENCE along and with the northerly boundary of said Walker Tract, North 72 deg. 55 min. 18 sec. West, a distance of 155.76 feet to a set 1/2 inch iron rod for an angle point;

THENCE continuing along and with the northerly boundary of said Walker Tract, North 72 deg. 39 min. 35 sec. West, a distance of 101.87 feet to the POINT OF BEGINNING and containing 0.45 acres, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B, hereof.

201999019059

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
08/21/2019 02:12:19 PM PAGES: 3 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

**EXHIBIT "A"**

VOL 4 224 PG 0611

Being a 0.55 of an acre tract of land out of the J.D. Clements Survey No. 18, Abstract No 11, Guadalupe County, Texas, being all of a called 0.55 of an acre tract of land described in Volume 1344, Page 273, Official Public Records, Guadalupe County, Texas, said 0.55 of an acre tract being further described as follows:

BEGINNING at a 1/2" iron pin found in the Westerly right-of-way line of Turtle Lane, for the Southeast corner of a called 0.59 of an acre tract of land described in Volume 1223, Page 825, Official Public Records, Guadalupe County, Texas, for the Northeast corner of this herein described 0.55 of an acre tract;

THENCE along the Westerly right-of-way line of Turtle Lane, South 02° 43' 31" East, a distance of 84.29 feet to a 1/2" iron pin found for the Northeast corner of a called 0.48 of an acre tract of land described in Volume 115, Page 45, Deed Records, Guadalupe County, Texas, for the Southeast corner of this herein described 0.55 of an acre tract;

THENCE along the Northerly line of said 0.48 of an acre tract, North 85° 49' 10" West, passing at a distance of 283.98 feet 1" iron pipe found for reference, continuing in all a total distance of 287.50 feet to a point in the Easterly water's edge of the Guadalupe River, for the Northwest corner of said 0.48 of an acre tract and the Southwest corner of this herein described 0.55 of an acre tract;

THENCE along the Easterly water's edge of the Guadalupe River, North 19° 16' 57" West, a distance of 83.82 feet to a point for the Southwest corner of aforementioned 0.59 of an acre tract and the Northwest corner of this herein described 0.55 of an acre tract;

THENCE along the Southerly line of said 0.59 of an acre tract, South 87° 04' 18" East, passing at a distance of 3.95 feet a 1/2" iron pin found for reference, continuing in all a total distance of 310.81 feet to the POINT OF BEGINNING and containing 0.55 of an acre of land in Guadalupe County, Texas.

FILED FOR RECORD

14 MAY 13 AM 9:19

TERESA KIEL  
COUNTY CLERK GUADALUPE COUNTYBY *C. Hernandez*

STATE OF TEXAS  
COUNTY OF GUADALUPE  
I certify this instrument was FILED on the  
date and at the time stamped thereon and  
was duly recorded in the Official Public  
Records of Guadalupe County, Texas.

*Teresa Kiel*  
TERESA KIEL  
Guadalupe County Clerk