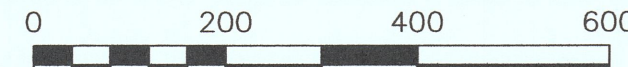
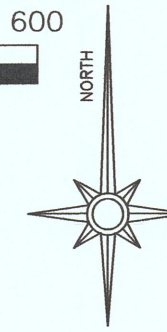


COORDINATE FILE: 28758.CRD  
 DRAWING FILE: 29197 KRUEGER 140.115 AC.DWG  
 NOTES: 939-63  
 TECH/DATE: DDH 8-17-22  
 REVISED: DDH 9-9-22 (PLAT CHANGES)  
 REVISED: DDH 9-12-22 (REVISE ACREAGE)  
 PROPERTY ID#: 50971

- MAN HOLE
- FIRE HYDRANT
- GUY WIRE
- WM (WATER METER BOX)
- UTILITY POLE
- 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
- 1/2" REBAR SET W/ CAP "B&A RPLS 2633"
- CONCRETE MARKER FOUND
- LEAD PLUG & TACK
- TRB (TELEPHONE RISER BOX)
- BEARINGS & DISTANCES OF RECORD
- MAP RECORDS
- OVERHEAD UTILITY LINE
- ELECTRIC TRANSFORMER
- COVERED CONCRETE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND PIPELINE
- ELECTRIC FENCE
- UNDERGROUND STORM SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE



BASIS OF BEARINGS:  
 GEODETIC NORTH  
 GPS OBSERVATION 12.29.21  
 TEXAS SOUTH CENTRAL ZONE



RESEARCH OF THE GUADALUPE COUNTY COURTHOUSE  
 RECORDS ON 140.0 ACRES WAS PROVIDED BY:  
 FIVE STAR TITLE, LLC  
 EFFECTIVE DATE: AUGUST 21, 2022 ISSUED: AUGUST 31, 2022  
 GF# 074808

VOL. 124, PG. 279  
 VOL. 364, PG. 176  
 VOL. 30, PG. 503  
 VOL. 455, PG. 466  
 VOL. 465, PG. 896  
 VOL. 556, PG. 723

EASEMENT - APPLIES - NO EVIDENCE OF PIPELINE ON PROPERTY  
 CONTROLLED ACCESS HIGHWAY FACILITY - DOES NOT APPLY  
 EASEMENT - DOES NOT APPLY  
 EASEMENT - DOES NOT APPLY  
 EASEMENT - APPLIES - UNABLE TO DETERMINE LOCATION  
 EASEMENT - APPLIES - UNABLE TO DETERMINE LOCATION

THE TRACT OF LAND SHOWN  
 HEREON APPEARS TO BE SITUATED  
 IN ZONE(S) AE, A & X AS SHOWN  
 ON F.E.M.A.'S F.I.R.M. MAP  
 NUMBER: 48167C0285F  
 DATED: 11-02-07

REGARDLESS OF THE ZONE  
 DESIGNATION, THIS IS NO  
 GUARANTEE THAT THE  
 PROPERTY WILL/OR WILL  
 NOT FLOOD.

JOB: 29197-C-G

LINE	BEARING	DISTANCE	CALLED	VOL/PAGE
L1	S 12°07'28" W	51.89'	(N 13°22' E 52.4')	580/917
L2	N 46°22'52" E	82.27'	CALLED ALONG CREEK	556/723
L3	N 28°47'17" E	132.61'	(N 33°38' E 172.1')	556/723
L4	N 72°22'35" E	109.49'	(N 73°21' E 91.6')	556/723
L5	N 41°37'34" E	83.37'	(N 50°47' E 139.5')	556/723
L6	N 27°50'33" E	400.11'	(N 23°45' E 382.2')	556/723
L7	N 07°14'54" W	97.34'	(N 19°21' W 249.7')	556/723
L8	N 24°32'40" W	202.19'	(N 12°12' W 260.7')	556/723
L9	N 13°27'35" W	184.58'	(N 20°30' W 175.0')	556/723
L10	N 21°36'55" W	227.06'		

CALLED TRACT ONE  
 (RESIDUE OF 320 ACRES  
 DESCRIBED IN 455/466)  
 KEITH E. FISCHER AND BARBARA  
 A. FISCHER, HUSBAND AND WIFE  
 TO JASON MICHAEL FISCHER  
 (1/2 INTEREST)  
 12-28-12 IN 4019/302

CALLLED 100 ACRES  
 CHARLES MARTIN URBAN TO  
 JOYCE MARIE URBAN  
 (HUSBAND AND WIFE)  
 AGREEMENT CONVERTING  
 SEPARATE PROPERTY  
 INTO COMMUNITY PROPERTY  
 3-28-13 IN 4059/1020  
 (100 ACRES DESCRIBED IN 52/579)

140.093 ACRES TOTAL

CALLLED 24.169 ACRES  
 JACK L. DEETJEN AND DEBRA  
 R. DEETJEN TO  
 JAED PROPERTIES, LTD, A  
 TEXAS LIMITED PARTNERSHIP  
 7-13-07 IN 2504/512



IMPROVEMENTS NOT LOCATED  
 I HEREBY CERTIFY TO THE FOLLOWING:  
 THIS PLAT REPRESENTS THE RESULTS OF A  
 GROUND SURVEY MADE UNDER MY SUPERVISION,  
 EXCEPT AS SHOWN, THERE ARE NO PROTRUSIONS,  
 INTRUSIONS OR VISIBLE EASEMENTS AFFECTING THIS  
 PROPERTY. CORRESPONDING FIELD NOTES  
 PREPARED THIS DATE.

TRANSACTION: PARTITION SURVEY  
 DATE OF SURVEY: JANUARY 2022

KEN L. REINGER R.P.S. 2633

PER 465/896 & 556/723, THERE  
 IS A UTILITY EASEMENT LEADING  
 FROM THE GATE ON THE SOUTH  
 LINE TO THE NORTH LINE OF THE  
 140 ACRES. NO WIDTH GIVEN AND  
 SURVEYOR UNABLE TO ACCURATELY  
 LOCATE EASEMENT.

CALLLED TRACT 2 (17.35 ACRES)  
 TERRY L. SCHEEL AND CYNTHIA M. SCHEEL  
 TO REAGAN SCOTT SCHEEL, KARA MARIE  
 SCHEEL AND KENDALL LANE SCHEEL  
 (TRANSFER ON DEATH DEED)  
 2-26-20 IN 202099004795  
 (DESCRIBED IN 1148/286)

20' OF KRUEGER ROAD IS  
 THAT CERTAIN ACCESS EASEMENT  
 REFERENCED IN 465/896 & 556/723

A PORTION OF KRUEGER ROAD  
 APPEARS TO BE THE 20' BY 2660'  
 STRIP IN 455/466 AND THE  
 EASEMENT REFERENCED IN 30/503

CALLLED TRACT ONE  
 (RESIDUE OF 320 ACRES DESCRIBED IN 455/466)  
 KEITH E. FISCHER AND BARBARA A. FISCHER,  
 HUSBAND AND WIFE  
 TO JASON MICHAEL FISCHER  
 (1/2 INTEREST)  
 12-28-12 IN 4019/302

BETTERS WORTH & ASSOCIATES, INC.

111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 PH: 830.379.5552 FX: 830.379.5553  
 email: ken@bettersworthassoc.com

ENGINEERING FIRM NO. F-11731 SURVEYING FIRM NO. F-101287  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS 1917 S. INTERSTATE 35 AUSTIN, TX 78741-3702 PH. 512-440-7723

140.093 ACRES  
 JOSE RAMON BEDFORD SURVEY, A-5  
 GUADALUPE COUNTY, TEXAS

BEING THE RESIDUE OF THAT CERTAIN TRACT CALLED 140.0  
 ACRES IN DEED FROM OLYN H. KRUEGER TO NORMA C.  
 KRUEGER BY WILL FILED WITH AFFIDAVIT OF HEIRSHIP ON  
 12-30-08 IN 2696/112 AND BEING DESCRIBED IN 556/723

ADDRESS: 1299 KRUEGER ROAD

JOB: 29197-C-G