



MALACAÑAN PALACE
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 1385

**CREATING AND DESIGNATING SEVERAL PARCELS OF LAND,
LOCATED AT BARANGAY BUGTONG NA PULO, CITY OF LIPA,
PROVINCE OF BATANGAS, AS A SPECIAL ECONOMIC ZONE
(INFORMATION TECHNOLOGY PARK), PURSUANT TO REPUBLIC
ACT NO. 7916, AS AMENDED BY REPUBLIC ACT NO. 8748**

Pursuant to the powers vested in me under Republic Act (RA) No. 7916 or the "Special Economic Zone Act of 1995," as amended by RA No. 8748, and upon the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, **FERDINAND R. MARCOS JR.**, President of the Philippines, do hereby create and designate several parcels of land, to be known as **Biz Hub at Lima Estate**, subject to the provisions of RA No. 7916, as amended, RA No. 8424 or the "National Internal Revenue Code of 1997," as amended by RA No. 12066 or the "Corporate Recovery and Tax Incentives for Enterprises to Maximize Opportunities for Reinvigorating the Economy Act," the Implementing Rules and Regulations of RA Nos. 7916 and 12066, PEZA Board of Directors Resolution No. 00-411 (s. 2000), as amended by Resolution No. 04-295 (s. 2004), and Resolution No. 25-021 (s. 2025), as a Special Economic Zone (Information Technology Park), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, with an aggregate area of **Two Hundred Eighty-Eight Thousand Three Hundred Fourteen square meters (288,314 m²)**, more or less, as defined by the following technical description:

Lot 1, Block 1

Pcs-04-034700

TCT No. 072-2025002632

A parcel of land (Lot 1, Block 1, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 3, Block 1, Pcs-04-034700; on the NE., along line 2-3 by Lot 11, Block 3, Pcs-04-034700; on the NE., and SE., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 1, Pcs-04-034700; and on the SW., along line 13-1 by Lot 2, Block 1, Pcs-04-034700.

THE PRESIDENT OF THE PHILIPPINES

Beginning at a point marked "1" on plan, being S. 20 deg. 35' W., 290.28 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	66	deg.	52'	E.,	57.46	m.	to point 2;
thence	S.	21	deg.	54'	E.,	13.04	m.	to point 3;
thence	S.	19	deg.	42'	E.,	1.74	m.	to point 4;
thence	S.	09	deg.	42'	E.,	1.74	m.	to point 5;
thence	S.	00	deg.	18'	W.,	1.74	m.	to point 6;
thence	S.	10	deg.	18'	W.,	1.74	m.	to point 7;
thence	S.	20	deg.	18'	W.,	1.74	m.	to point 8;
thence	S.	30	deg.	18'	W.,	1.74	m.	to point 9;
thence	S.	40	deg.	18'	W.,	1.74	m.	to point 10;
thence	S.	50	deg.	18'	W.,	1.74	m.	to point 11;
thence	S.	56	deg.	48'	W.,	1.03	m.	to point 12;
thence	S.	65	deg.	19'	W.,	47.43	m.	to point 13;
thence	N.	24	deg.	56'	W.,	24.59	m.	to the point of

beginning; containing an area of **One Thousand Three Hundred Thirty-Four square meters (1,334 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 1
Pcs-04-034700
TCT No. 072-2025002633

A parcel of land (Lot 2, Block 1, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 1, Block 1, Pcs-04-034700; on the SE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 1, Pcs-04-034700; on the SW., along line 12-13 by Pathwalk 1, Pcs-04-034700; and on the NW., along line 13-1 by Lot 3, Block 1, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 20 deg. 35' W., 290.28 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	56'	E.,	24.59	m.	to point 2;
thence	S.	65	deg.	19'	W.,	47.83	m.	to point 3;
thence	S.	63	deg.	27'	W.,	1.90	m.	to point 4;
thence	S.	59	deg.	46'	W.,	1.90	m.	to point 5;
thence	S.	56	deg.	05'	W.,	1.90	m.	to point 6;
thence	S.	52	deg.	24'	W.,	1.90	m.	to point 7;
thence	S.	48	deg.	43'	W.,	1.90	m.	to point 8;

thence	S.	45	deg.	01'	W.,	1.90	m.	to point 9;
thence	S.	41	deg.	20'	W.,	1.90	m.	to point 10;
thence	S.	37	deg.	39'	W.,	1.90	m.	to point 11;
thence	S.	33	deg.	58'	W.,	0.71	m.	to point 12;
thence	N.	23	deg.	08'	W.,	30.52	m.	to point 13;
thence	N.	66	deg.	53'	E.,	62.05	m.	to the point of

beginning; containing an area of **One Thousand Six Hundred Ten square meters (1,610 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3 (Utility Lot), Block 1
Pcs-04-034700
TCT No. 072-2025002634

A parcel of land (Lot 3 [Utility Lot], Block 1, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 2, Block 1, Pcs-04-034700; on the SE., along line 2-3 by Pathwalk 1, Pcs-04-034700; on the SE., and NE., along lines 3-4-5-6 by Lot 1, Block 2, Pcs-04-034700; on the NE., along line 6-7 by Lot 2, Block 2, Pcs-04-034700; on the NE., along line 7-8 by Lot 3, Block 2, Pcs-04-034700; on the SE., along line 8-9 by Lot 5, Block 2, Pcs-04-034700; on the SW., along lines 9-10-11 by Lot 10723, Lipa Cadastre; on the NW., along line 11-12 by Lot 10762, Lipa Cadastre; on the NW., along line 12-13 by Lot 10763, Lipa Cadastre; on the NE., along line 13-14 by Lot 13778, Lipa Cadastre; on the SE., along line 14-15 by Lot 11, Block 3, Pcs-04-034700; and on the SE., along line 15-1 by Lot 1, Block 1, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 20 deg. 35' W., 290.28 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	66	deg.	53'	W.,	62.05	m.	to point 2;
thence	S.	66	deg.	52'	W.,	2.00	m.	to point 3;
thence	S.	66	deg.	51'	W.,	40.54	m.	to point 4;
thence	S.	64	deg.	48'	W.,	39.29	m.	to point 5;
thence	S.	16	deg.	15'	E.,	30.13	m.	to point 6;
thence	S.	16	deg.	15'	E.,	29.52	m.	to point 7;
thence	S.	16	deg.	00'	E.,	21.05	m.	to point 8;
thence	S.	70	deg.	14'	W.,	5.93	m.	to point 9;
thence	N.	15	deg.	59'	W.,	18.01	m.	to point 10;
thence	N.	16	deg.	15'	W.,	68.15	m.	to point 11;
thence	N.	64	deg.	49'	E.,	44.52	m.	to point 12;
thence	N.	66	deg.	53'	E.,	161.93	m.	to point 13;

thence	S.	25	deg.	20'	E.,	5.93	m.	to point 14;
thence	S.	66	deg.	50'	W.,	0.06	m.	to point 15;
thence	S.	66	deg.	52'	W.,	57.46	m.	to the point of

beginning; containing an area of **One Thousand Seven Hundred and Five square meters (1,705 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 2
Pcs-04-034700
TCT No. 072-2025002635

A parcel of land (Lot 1, Block 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., and NW., along lines 1-2-3-4 by Lot 3, Block 1, Pcs-04-034700; on the NE., along line 4-5 by Pathwalk 1, Pcs-04-034700; on the SE., along lines 5-6-7-8-9-10 by Road Lot 1, Pcs-04-034700; and on the SE., along line 10-1 by Lot 2, Block 2, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 32 deg. 10' W., 423.45 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	16	deg.	15'	W.,	30.13	m.	to point 2;
thence	N.	64	deg.	48'	E.,	39.29	m.	to point 3;
thence	N.	66	deg.	51'	E.,	40.54	m.	to point 4;
thence	S.	23	deg.	08'	E.,	31.80	m.	to point 5;
thence	S.	26	deg.	28'	W.,	3.87	m.	to point 6;
thence	S.	19	deg.	25'	W.,	3.69	m.	to point 7;
thence	S.	12	deg.	23'	W.,	3.69	m.	to point 8;
thence	S.	05	deg.	20'	W.,	3.69	m.	to point 9;
thence	S.	01	deg.	38'	W.,	14.92	m.	to point 10;
thence	S.	87	deg.	27'	W.,	72.44	m.	to the point of

beginning; containing an area of **Three Thousand Five Hundred Fifty-Seven square meters (3,557 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 2
Pcs-04-034700
TCT No. 072-2025002636

A parcel of land (Lot 2, Block 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1, Block 2, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 1, Pcs-04-034700; on the SE., along line 3-4 by Lot 3, Block 2, Pcs-04-034700; and on the SW., along line 4-1 by Lot 3, Block 1, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 32 deg. 10' W., 423.45 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	87	deg.	27'	E.,	72.44	m.	to point 2;
thence	S.	01	deg.	38'	W.,	30.33	m.	to point 3;
thence	S.	88	deg.	53'	W.,	63.26	m.	to point 4;
thence	N.	16	deg.	15'	W.,	29.52	m.	to the point of

beginning; containing an area of **One Thousand Nine Hundred Ninety-Seven square meters (1,997 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 2
Pcs-04-034700
TCT No. 072-2025002637

A parcel of land (Lot 3, Block 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775 CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 3, Block 1, Pcs-04-034700; on the NW., along line 2-3 by Lot 2, Block 2, Pcs-04-034700; on the SE., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 1, Pcs-04-034700; on the SW., along line 13-14 by Road Lot 2, Pcs-04-034700; and on the SW., along line 14-1 by Lot 5, Block 2, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 27 deg. 26' W., 458.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	16	deg.	00'	W.,	21.05	m.	to point 2;
thence	N.	88	deg.	53'	E.,	63.26	m.	to point 3;
thence	S.	01	deg.	34'	W.,	25.92	m.	to point 4;
thence	S.	07	deg.	46'	W.,	1.81	m.	to point 5;
thence	S.	17	deg.	12'	W.,	1.81	m.	to point 6;
thence	S.	27	deg.	35'	W.,	1.81	m.	to point 7;
thence	S.	37	deg.	58'	W.,	1.81	m.	to point 8;
thence	S.	48	deg.	21'	W.,	1.81	m.	to point 9;
thence	S.	58	deg.	43'	W.,	1.81	m.	to point 10;
thence	S.	69	deg.	06'	W.,	1.81	m.	to point 11;
thence	S.	79	deg.	29'	W.,	1.81	m.	to point 12;
thence	S.	89	deg.	44'	W.,	1.81	m.	to point 13;
thence	N.	85	deg.	20'	W.,	42.91	m.	to point 14;
thence	N.	16	deg.	03'	W.,	11.07	m.	to the point of

beginning; containing an area of **One Thousand Nine Hundred Thirty-Two square meters (1,932 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5 (Open Space), Block 2
Pcs-04-034700
TCT No. 072-2025002638

A parcel of land (Lot 5 [Open Space], Block 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 2, Pcs-04-034700; on the SW., and SE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14 by Road Lot 2, Pcs-04-034700; on the SW., and NW., along lines 14-15-16 by Lot 10723, Lipa Cadastre; and on the NW., along line 16-1 by Lot 3, Block 1, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 27 deg. 26' W., 458.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	16	deg.	03'	E.,	11.07	m.	to point 2;
thence	N.	85	deg.	32'	W.,	6.37	m.	to point 3;
thence	N.	86	deg.	20'	W.,	1.85	m.	to point 4;
thence	S.	85	deg.	51'	W.,	3.76	m.	to point 5;
thence	S.	84	deg.	21'	W.,	3.76	m.	to point 6;

thence	S.	82	deg.	51'	W.,	3.76	m.	to point 7;
thence	S.	81	deg.	20'	W.,	3.76	m.	to point 8;
thence	S.	79	deg.	50'	W.,	3.76	m.	to point 9;
thence	S.	78	deg.	19'	W.,	3.76	m.	to point 10;
thence	S.	76	deg.	49'	W.,	3.76	m.	to point 11;
thence	S.	75	deg.	18'	W.,	3.76	m.	to point 12;
thence	S.	73	deg.	48'	W.,	3.76	m.	to point 13;
thence	S.	71	deg.	23'	W.,	125.49	m.	to point 14;
thence	N.	11	deg.	59'	W.,	1.54	m.	to point 15;
thence	N.	70	deg.	56'	E.,	160.82	m.	to point 16;
thence	N.	70	deg.	14'	E.,	5.93	m.	to the point of

beginning; containing an area of **Four Hundred Seventy-Five square meters (475 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 3
Pcs-04-034700
TCT No. 072-2025002639

A parcel of land (Lot 1, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 3, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 1, Pcs-04-034700; on the NE., along line 12-13 by Lot 11, Block 3, Pcs-04-034700; and on the SE., along line 13-1 by Lot 10, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 07 deg. 17' W., 339.03 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	41.71	m.	to point 2;
thence	N.	65	deg.	19'	E.,	19.98	m.	to point 3;
thence	N.	70	deg.	18'	E.,	1.74	m.	to point 4;
thence	N.	80	deg.	18'	E.,	1.74	m.	to point 5;
thence	S.	89	deg.	42'	E.,	1.74	m.	to point 6;
thence	S.	79	deg.	42'	E.,	1.74	m.	to point 7;
thence	S.	69	deg.	43'	E.,	1.74	m.	to point 8;
thence	S.	59	deg.	43'	E.,	1.74	m.	to point 9;
thence	S.	49	deg.	43'	E.,	1.74	m.	to point 10;
thence	S.	39	deg.	44'	E.,	1.74	m.	to point 11;
thence	S.	30	deg.	43'	E.,	1.75	m.	to point 12;
thence	S.	24	deg.	31'	E.,	31.71	m.	to point 13;
thence	S.	65	deg.	18'	W.,	29.91	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Twenty-Eight square meters (1,228 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 3
Pcs-04-034700
TCT No. 072-2025002640

A parcel of land (Lot 2, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 3, Pcs-04-034700; on the SW., along line 2-3 by Lot 3, Block 3, Pcs-04-034700; on the NW., along line 3-4 by Road Lot 1, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 07 deg. 17' W., 339.03 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 18' W., 30.00 m. to point 2;
thence N. 24 deg. 42' W., 41.74 m. to point 3;
thence N. 65 deg. 22' E., 29.99 m. to point 4;
thence S. 24 deg. 42' E., 41.71 m. to the point of

 beginning, containing an area of **One Thousand Two Hundred Fifty-Two square meters (1,252 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 3
Pcs-04-034700
TCT No. 072-2025002641

A parcel of land (Lot 3, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 3, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 1, Pcs-04-034700; on the NE., along line 3-4 by Lot 2, Block 3, Pcs-04-034700; and on the SE., along line 4-1 by Lot 10, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 15 deg. 06' W., 374.30 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	41.76	m.	to point 2;
thence	N.	65	deg.	17'	E.,	30.01	m.	to point 3;
thence	S.	24	deg.	42'	E.,	41.74	m.	to point 4;
thence	S.	65	deg.	16'	W.,	30.00	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Fifty-Three square meters (1,253 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 3
Pcs-04-034700
TCT No. 072-2025002642

A parcel of land (Lot 5, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., and SW., along lines 1-2-3 by Lot 10, Block 3, Pcs-04-034700; on the NW., along lines 3-4-5-6-7-8-9-10-11-12-13-14 by Road Lot 1, Pcs-04-034700; and on the NE., along line 14-1 by Lot 3, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 15 deg. 06' W., 374.30 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	30.03	m.	to point 2;
thence	N.	24	deg.	38'	W.,	26.62	m.	to point 3;
thence	N.	01	deg.	38'	E.,	8.81	m.	to point 4;
thence	N.	05	deg.	10'	E.,	1.60	m.	to point 5;
thence	N.	12	deg.	15'	E.,	1.60	m.	to point 6;
thence	N.	19	deg.	19'	E.,	1.60	m.	to point 7;
thence	N.	26	deg.	24'	E.,	1.60	m.	to point 8;
thence	N.	33	deg.	28'	E.,	1.60	m.	to point 9;
thence	N.	40	deg.	33'	E.,	1.60	m.	to point 10;
thence	N.	47	deg.	37'	E.,	1.60	m.	to point 11;
thence	N.	54	deg.	42'	E.,	1.60	m.	to point 12;

thence N. 61 deg. 46' E., 1.60 m. to point 13;
 thence N. 65 deg. 14' E., 14.44 m. to point 14;
 thence S. 24 deg. 42' E., 41.76 m. to the point of

beginning; containing an area of **One Thousand One Hundred Eighty-Five square meters (1,185 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6, Block 3
Pcs-04-034700
TCT No. 072-2025002643

A parcel of land (Lot 6, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 7, Block 3, Pcs-04-034700; on the SE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 2, Pcs-04-034700; and on the SW., and NW., along lines 12-13-1 by Lot 10, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 13' W., 389.82 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 42' E., 41.77 m. to point 2;
 thence S. 69 deg. 33' W., 8.28 m. to point 3;
 thence S. 71 deg. 07' W., 2.48 m. to point 4;
 thence S. 72 deg. 42' W., 2.48 m. to point 5;
 thence S. 74 deg. 17' W., 2.48 m. to point 6;
 thence S. 75 deg. 52' W., 2.48 m. to point 7;
 thence S. 77 deg. 27' W., 2.48 m. to point 8;
 thence S. 79 deg. 01' W., 2.48 m. to point 9;
 thence S. 80 deg. 36' W., 2.48 m. to point 10;
 thence S. 82 deg. 11' W., 2.48 m. to point 11;
 thence S. 83 deg. 38' W., 2.43 m. to point 12;
 thence N. 24 deg. 39' W., 36.46 m. to point 13;
 thence N. 65 deg. 13' E., 29.94 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Four square meters (1,194 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7, Block 3
Pcs-04-034700
TCT No. 072-2025002644

A parcel of land (Lot 7, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 3, Pcs-04-034700; on the NE., along line 2-3 by Lot 8, Block 3, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 2, Pcs-04-034700; and on the SW., along line 4-1 by Lot 6, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 13' W., 389.82 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 65 deg. 20' E., 29.99 m. to point 2;
thence S. 24 deg. 42' E., 41.80 m. to point 3;
thence S. 65 deg. 23' W., 30.00 m. to point 4;
thence N. 24 deg. 42' W., 41.77 m. to the point of

beginning; containing an area of **One Thousand Two Hundred Fifty-Three square meters (1,253 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 8, Block 3
Pcs-04-034700
TCT No. 072-2025002645

A parcel of land (Lot 8, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 9, Block 3, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 2, Pcs-04-034700; on the SW., along line 3-4 by Lot 7, Block 3, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 35' W., 356.14 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	42'	E.,	41.77	m.	to point 2;
thence	S.	65	deg.	15'	W.,	29.99	m.	to point 3;
thence	N.	24	deg.	42'	W.,	41.80	m.	to point 4;
thence	N.	65	deg.	18'	E.,	29.99	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Fifty-Three square meters (1,253 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 9, Block 3
Pcs-04-034700
TCT No. 072-2025002646

A parcel of land (Lot 9, Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 3, Pcs-04-034700; on the NE., along lines 2-3-4 by Lot 11, Block 3, Pcs-04-034700; on the NE., and SE., along lines 4-5-6-7-8-9-10-11-12-13 by Road Lot 2, Pcs-04-034700; and on the SW., along line 13-1 by Lot 8, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 35' W., 356.14 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	65	deg.	18'	E.,	29.80	m.	to point 2;
thence	S.	24	deg.	33'	E.,	31.85	m.	to point 3;
thence	S.	19	deg.	08'	E.,	1.74	m.	to point 4;
thence	S.	09	deg.	08'	E.,	1.74	m.	to point 5;
thence	S.	00	deg.	52'	W.,	1.74	m.	to point 6;
thence	S.	10	deg.	52'	W.,	1.74	m.	to point 7;
thence	S.	20	deg.	52'	W.,	1.74	m.	to point 8;
thence	S.	30	deg.	52'	W.,	1.74	m.	to point 9;
thence	S.	40	deg.	52'	W.,	1.74	m.	to point 10;
thence	S.	50	deg.	52'	W.,	1.74	m.	to point 11;
thence	S.	60	deg.	52'	W.,	1.74	m.	to point 12;
thence	S.	65	deg.	15'	W.,	19.61	m.	to point 13;
thence	N.	24	deg.	42'	W.,	41.77	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Twenty square meters (1,220 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 10 (Open Space), Block 3
Pcs-04-034700
TCT No. 072-2025002647

A parcel of land (Lot 10 [Open Space], Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 8, Block 3, Pcs-04-034700; on the SE., along line 2-3 by Lot 7, Block 3, Pcs-04-034700; on the SE., and NE., along lines 3-4-5 by Lot 6, Block 3, Pcs-04-034700; on the SE., and SW., along lines 5-6-7-8-9-10-11-12 by Road Lot 2, Pcs-04-034700; on the SW., and NW., along lines 12-13-14-15-16-17-18-19-20-21-22 by Road Lot 1, Pcs-04-034700; on the NE., and NW., along lines 22-23-24 by Lot 5, Block 3, Pcs-04-034700; on the NW., along line 24-25 by Lot 3, Block 3, Pcs-04-034700; on the NW., along line 25-26 by Lot 2, Block 3, Pcs-04-034700; on the NW., along line 26-27 by Lot 1, Block 3, Pcs-04-034700; on the NE., along line 27-28 by Lot 11, Block 3, Pcs-04-034700; and on the SE., along line 28-1 by Lot 9, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 35' W., 356.14 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	29.99	m.	to point 2;
thence	S.	65	deg.	20'	W.,	29.99	m.	to point 3;
thence	S.	65	deg.	13'	W.,	29.94	m.	to point 4;
thence	S.	24	deg.	39'	E.,	36.46	m.	to point 5;
thence	S.	85	deg.	18'	W.,	4.72	m.	to point 6;
thence	S.	87	deg.	48'	W.,	4.67	m.	to point 7;
thence	N.	89	deg.	58'	W.,	2.34	m.	to point 8;
thence	N.	89	deg.	58'	W.,	2.34	m.	to point 9;
thence	N.	87	deg.	44'	W.,	4.67	m.	to point 10;
thence	N.	85	deg.	30'	W.,	4.67	m.	to point 11;
thence	N.	83	deg.	16'	W.,	4.67	m.	to point 12;
thence	N.	77	deg.	12'	W.,	1.58	m.	to point 13;
thence	N.	68	deg.	07'	W.,	1.58	m.	to point 14;
thence	N.	59	deg.	02'	W.,	1.58	m.	to point 15;
thence	N.	49	deg.	57'	W.,	1.58	m.	to point 16;
thence	N.	40	deg.	52'	W.,	1.58	m.	to point 17;
thence	N.	31	deg.	47'	W.,	1.58	m.	to point 18;
thence	N.	22	deg.	42'	W.,	1.58	m.	to point 19;
thence	N.	13	deg.	37'	W.,	1.58	m.	to point 20;
thence	N.	04	deg.	32'	W.,	1.58	m.	to point 21;
thence	N.	01	deg.	38'	E.,	65.04	m.	to point 22;
thence	S.	24	deg.	38'	E.,	26.62	m.	to point 23;
thence	N.	65	deg.	18'	E.,	30.03	m.	to point 24;

thence	N.	65	deg.	16'	E.,	30.00	m.	to point 25;
thence	N.	65	deg.	18'	E.,	30.00	m.	to point 26;
thence	N.	65	deg.	18'	E.,	29.91	m.	to point 27;
thence	S.	24	deg.	22'	E.,	19.98	m.	to point 28;
thence	S.	65	deg.	18'	W.,	29.80	m.	to the point of

beginning; containing an area of **Three Thousand Seven Hundred Sixty-Six square meters (3,766 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 11 (Future Development), Block 3
Pcs-04-034700
TCT No. 072-2025002648

A parcel of land (Lot 11 [Future Development], Block 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 3, Block 1, Pcs-04-034700; on the NE., along line 2-3 by Lot 13778, Lipa Cadastre; on the NE., along line 3-4 by Lot 13777, Lipa Cadastre; on the SW., along line 4-5 by Road Lot 2, Pcs-04-034700; on the SW., along lines 5-6-7 by Lot 9, Block 3, Pcs-04-034700; on the SW., along line 7-8 by Lot 10, Block 3, Pcs-04-034700; on the SW., along line 8-9 by Lot 1, Block 3, Pcs-04-034700; on the SW., along line 9-10 by Road Lot 1, Pcs-04-034700; and on the SW., along line 10-1 by Lot 1, Block 1, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 11 deg. 11' W., 253.99 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	66	deg.	50'	E.,	0.06	m.	to point 2;
thence	S.	25	deg.	20'	E.,	41.14	m.	to point 3;
thence	S.	24	deg.	00'	E.,	107.58	m.	to point 4;
thence	N.	26	deg.	15'	W.,	13.37	m.	to point 5;
thence	N.	19	deg.	08'	W.,	1.74	m.	to point 6;
thence	N.	24	deg.	33'	W.,	31.85	m.	to point 7;
thence	N.	24	deg.	22'	W.,	19.98	m.	to point 8;
thence	N.	24	deg.	31'	W.,	31.71	m.	to point 9;
thence	N.	24	deg.	37'	W.,	37.04	m.	to point 10;
thence	N.	21	deg.	54'	W.,	13.04	m.	to the point of

beginning; containing an area of **One Hundred Eleven square meters (111 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 5
Pcs-04-034700
TCT No. 072-2025002649

A parcel of land (Lot 1, Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 5, Pcs-04-034700; on the NE., and NW., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 2, Pcs-04-034700; on the NE., along line 12-13 by Pathwalk 2, Pcs-04-034700; and on the SE., along line 13-1 by Lot 6, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 11 deg. 23' W., 511.32 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	41'	W.,	57.69	m.	to point 2;
thence	S.	84	deg.	57'	E.,	1.76	m.	to point 3;
thence	S.	87	deg.	21'	E.,	3.91	m.	to point 4;
thence	S.	89	deg.	00'	E.,	3.57	m.	to point 5;
thence	N.	89	deg.	33'	E.,	3.57	m.	to point 6;
thence	N.	88	deg.	06'	E.,	3.57	m.	to point 7;
thence	N.	86	deg.	40'	E.,	3.57	m.	to point 8;
thence	N.	85	deg.	14'	E.,	3.57	m.	to point 9;
thence	N.	83	deg.	47'	E.,	3.57	m.	to point 10;
thence	N.	82	deg.	21'	E.,	3.57	m.	to point 11;
thence	N.	81	deg.	26'	E.,	1.51	m.	to point 12;
thence	S.	24	deg.	30'	E.,	45.52	m.	to point 13;
thence	S.	65	deg.	19'	W.,	29.53	m.	to the point of

beginning; containing an area of **One Thousand Five Hundred and Eight square meters (1,508 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 5
Pcs-04-034700
TCT No. 072-2025002650

A parcel of land (Lot 2, Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 6, Block 5, Pcs-04-034700; on the SW., along line 2-3 by Lot 3, Block 5, Pcs-04-034700; on the NE., along line 3-4 by Road Lot 2, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 11 deg. 23' W., 511.32 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 19' W., 33.74 m. to point 2;
thence N. 24 deg. 41' W., 76.97 m. to point 3;
thence S. 84 deg. 57' E., 38.86 m. to point 4;
thence S. 24 deg. 41' E., 57.69 m. to the point of

beginning; containing an area of **Two Thousand Two Hundred Seventy-Two square meters (2,272 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 5
Pcs-04-034700
TCT No. 072-2025002651

A parcel of land (Lot 3, Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along lines 1-2-3-4 by Lot 8, Block 5, Pcs-04-034700; on the SW., along line 4-5 by Lot 7, Block 5, Pcs-04-034700; on the NE., along line 5-6 by Road Lot 2, Pcs-04-034700; on the NE., along line 6-7 by Lot 2, Block 5, Pcs-04-034700; and on the SE., along line 7-1 by Lot 6, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 16 deg. 50' W., 552.01 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 37 deg. 48' W., 26.49 m. to point 2;
thence N. 20 deg. 31' W., 44.66 m. to point 3;
thence N. 19 deg. 33' W., 24.64 m. to point 4;
thence N. 19 deg. 33' W., 0.17 m. to point 5;
thence S. 84 deg. 57' E., 36.51 m. to point 6;
thence S. 24 deg. 41' E., 76.97 m. to point 7;
thence S. 65 deg. 23' W., 31.16 m. to the point of

beginning; containing an area of **Two Thousand Nine Hundred Eighty-Nine square meters (2,989 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

**Lot 5, Block 5
Pcs-04-034700
TCT No. 072-2025002652**

A parcel of land (Lot 5, Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 6, Block 5, Pcs-04-034700; on the NE., along line 2-3 by Pathwalk 2, Pcs-04-034700; on the SE., along lines 3-4-5-6-7-8-9 by Road Lot 3, Pcs-04-034700; on the SE., along line 9-10 by Lot 11, Block 5, Pcs-04-034700; on the SE., along line 10-11 by Lot 10, Block 5, Pcs-04-034700; and on the SW., along line 11-1 by Lot 9, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 15 deg. 08' W., 564.15 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 65 deg. 18' E., 89.77 m. to point 2;
thence S. 24 deg. 41' E., 40.08 m. to point 3;
thence S. 65 deg. 18' W., 0.59 m. to point 4;
thence S. 61 deg. 35' W., 4.38 m. to point 5;
thence S. 54 deg. 10' W., 4.38 m. to point 6;
thence S. 46 deg. 46' W., 4.38 m. to point 7;
thence S. 38 deg. 41' W., 4.44 m. to point 8;
thence S. 35 deg. 49' W., 0.42 m. to point 9;
thence S. 63 deg. 38' W., 16.77 m. to point 10;
thence S. 63 deg. 38' W., 44.43 m. to point 11;
thence N. 37 deg. 48' W., 47.82 m. to the point of

beginning; containing an area of **Three Thousand Seven Hundred Eighty-Six square meters (3,786 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6 (Open Space), Block 5
Pcs-04-034700
TCT No. 072-2025002653

A parcel of land (Lot 6 [Open Space], Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 9, Block 5, Pcs-04-034700; on the SW., along line 2-3 by Lot 10721, Lipa Cadastre; on the NW., along line 3-4 by Lot 8, Block 5, Pcs-04-034700; on the NW., along line 4-5 by Lot 3, Block 5, Pcs-04-034700; on the NW., along line 5-6 by Lot 2, Block 5, Pcs-04-034700; on the NW., along line 6-7 by Lot 1, Block 5, Pcs-04-034700; on the NE., along line 7-8 by Pathwalk 2, Pcs-04-034700; and on the SE., along line 8-1 by Lot 5, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 15 deg. 08' W., 564.15 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	19'	W.,	6.12	m.	to point 2;
thence	N.	37	deg.	46'	W.,	20.53	m.	to point 3;
thence	N.	65	deg.	05'	E.,	6.10	m.	to point 4;
thence	N.	65	deg.	23'	E.,	31.16	m.	to point 5;
thence	N.	65	deg.	19'	E.,	33.74	m.	to point 6;
thence	N.	65	deg.	19'	E.,	29.53	m.	to point 7;
thence	S.	24	deg.	41'	E.,	19.96	m.	to point 8;
thence	S.	65	deg.	18'	W.,	89.77	m.	to the point of

beginning; containing an area of **One Thousand Nine Hundred Sixty-Two square meters (1,962 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7 (Open Space), Block 5
Pcs-04-034700
TCT No. 072-2025002654

A parcel of land (Lot 7 [Open Space], Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10722, Lipa Cadastre; on the SE., and SW., along lines 2-3-4-5-6-7 by Lot 10761-B-1, Psd-4A-012643; on the NW., and NE., along lines 7-8-9-10-11-12-13-14-15-16-17-18-19 by Road Lot 2, Pcs-04-034700; on the NE., along line 19-20 by Lot 3, Block 5, Pcs-04-034700; and on the SE., along line 20-1 by Lot 8, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 24 deg. 50' W., 489.59 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	71	deg.	20'	W.,	84.39	m.	to point 2;
thence	N.	11	deg.	05'	W.,	5.36	m.	to point 3;
thence	S.	71	deg.	15'	W.,	82.00	m.	to point 4;
thence	N.	01	deg.	29'	W.,	5.43	m.	to point 5;
thence	S.	71	deg.	09'	W.,	3.10	m.	to point 6;
thence	N.	01	deg.	55'	W.,	0.57	m.	to point 7;
thence	N.	71	deg.	36'	E.,	131.95	m.	to point 8;
thence	N.	74	deg.	02'	E.,	2.90	m.	to point 9;
thence	N.	75	deg.	26'	E.,	2.83	m.	to point 10;
thence	N.	76	deg.	48'	E.,	2.90	m.	to point 11;
thence	N.	78	deg.	12'	E.,	2.90	m.	to point 12;
thence	N.	79	deg.	36'	E.,	2.90	m.	to point 13;
thence	N.	80	deg.	52'	E.,	3.06	m.	to point 14;
thence	N.	82	deg.	37'	E.,	2.74	m.	to point 15;
thence	N.	83	deg.	48'	E.,	2.99	m.	to point 16;
thence	N.	85	deg.	14'	E.,	2.89	m.	to point 17;
thence	S.	86	deg.	24'	E.,	12.68	m.	to point 18;
thence	S.	85	deg.	30'	E.,	3.76	m.	to point 19;
thence	S.	19	deg.	33'	E.,	0.17	m.	to point 20;
thence	S.	70	deg.	39'	W.,	5.92	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Thirty-Two square meters (1,232 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 8 (Utility Lot), Block 5
Pcs-04-034700
TCT No. 072-2025002655

A parcel of land (Lot 8 [Utility Lot], Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 7, Block 5, Pcs-04-034700; on the NE., along lines 2-3-4-5 by Lot 3, Block 5, Pcs-04-034700; on the SE., along line 5-6 by Lot 6, Block 5, Pcs-04-034700; on the SW., along line 6-7 by Lot 10721, Lipa Cadastre; and on the SW., along lines 7-8-1 by Lot 10722, Lipa Cadastre.

Beginning at a point marked "1" on plan being S. 24 deg. 50' W., 489.59 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	70	deg.	39'	E.,	5.92	m.	to point 2;
thence	S.	19	deg.	33'	E.,	24.64	m.	to point 3;
thence	S.	20	deg.	31'	E.,	44.66	m.	to point 4;
thence	S.	37	deg.	48'	E.,	26.49	m.	to point 5;
thence	S.	65	deg.	05'	W.,	6.10	m.	to point 6;
thence	N.	37	deg.	46'	W.,	25.97	m.	to point 7;
thence	N.	20	deg.	31'	W.,	45.62	m.	to point 8;
thence	N.	19	deg.	33'	W.,	24.75	m.	to the point of

beginning; containing an area of **Five Hundred Sixty-Nine square meters (569 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 9 (Utility Lot), Block 5
Pcs-04-034700
TCT No. 072-2025002656

A parcel of land (Lot 9 [Utility Lot], Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 10, Block 5, Pcs-04-034700; on the SE., along line 2-3 by Lot 10720, Lipa Cadastre; on the SW., along line 3-4 by Lot 10721, Lipa Cadastre; on the NW., along line 4-5 by Lot 6, Block 5, Pcs-04-034700; and on the NE., along line 5-1 by Lot 5, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 11 deg. 27' W., 594.20 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	37	deg.	26'	E.,	6.13	m.	to point 2;
thence	S.	63	deg.	38'	W.,	6.07	m.	to point 3;
thence	N.	37	deg.	46'	W.,	54.13	m.	to point 4;
thence	N.	65	deg.	19'	E.,	6.12	m.	to point 5;
thence	S.	37	deg.	48'	E.,	47.82	m.	to the point of

beginning; containing an area of **Three Hundred Twenty-Three square meters (323 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 10 (Easement), Block 5
Pcs-04-034700
TCT No. 072-2025002657

A parcel of land (Lot 10 [Easement], Block 5, Pcs-04-034700), being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 5, Block 5, Pcs-04-034700; on the NE., along line 2-3 by Lot 11, Block 5, Pcs-04-034700; on the SE., along line 3-4 by Lot 10720, Lipa Cadastre; and on the SW., along line 4-1 by Lot 9, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 11 deg. 27' W., 594.20 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 63 deg. 38' E., 44.43 m. to point 2;
thence S. 24 deg. 28' E., 6.03 m. to point 3;
thence S. 63 deg. 38' W., 43.06 m. to point 4;
thence N. 37 deg. 26' W., 6.13 m. to the point of

beginning; containing an area of **Two Hundred Sixty-Three square meters (263 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 11 (Open Space), Block 5
Pcs-04-034700
TCT No. 072-2025002658

A parcel of land (Lot 11 [Open Space], Block 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 5, Block 5, Pcs-04-034700; on the SE., and NE., along lines 2-3-4-5-6-7-8-9-10 by Road Lot 3, Pcs-04-034700; on the SW., along line 10-11 by Lot 10720, Lipa Cadastre; and on the SW., along line 11-1 by Lot 10, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 07 deg. 55' W., 568.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	63	deg.	38'	E.,	16.77	m.	to point 2;
thence	S.	31	deg.	40'	W.,	3.98	m.	to point 3;
thence	S.	24	deg.	47'	W.,	4.39	m.	to point 4;
thence	S.	17	deg.	31'	W.,	4.39	m.	to point 5;
thence	S.	10	deg.	14'	W.,	4.39	m.	to point 6;
thence	S.	02	deg.	57'	W.,	4.39	m.	to point 7;
thence	S.	04	deg.	20'	E.,	4.39	m.	to point 8;
thence	S.	11	deg.	36'	E.,	4.39	m.	to point 9;
thence	S.	18	deg.	53'	E.,	3.50	m.	to point 10;
thence	N.	24	deg.	02'	W.,	21.17	m.	to point 11;
thence	N.	24	deg.	28'	W.,	6.03	m.	to the point of

beginning; containing an area of **One Hundred Thirty-Nine square meters (139 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 6
Pcs-04-034700
TCT No. 072-2025002659

 A parcel of land (Lot 1, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 6, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 2, Pcs-04-034700; on the NE., along line 12-13 by Road Lot 8, Pcs-04-034700; and on the SE., along line 13-1 by Lot 10, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 55' E., 451.60 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	40.06	m.	to point 2;
thence	N.	65	deg.	36'	E.,	22.56	m.	to point 3;
thence	N.	70	deg.	33'	E.,	1.74	m.	to point 4;

thence	N.	80	deg.	31'	E.,	1.74	m.	to point 5;
thence	S.	89	deg.	31'	E.,	1.74	m.	to point 6;
thence	S.	79	deg.	32'	E.,	1.74	m.	to point 7;
thence	S.	69	deg.	34'	E.,	1.74	m.	to point 8;
thence	S.	59	deg.	36'	E.,	1.74	m.	to point 9;
thence	S.	49	deg.	38'	E.,	1.74	m.	to point 10;
thence	S.	39	deg.	40'	E.,	1.74	m.	to point 11;
thence	S.	29	deg.	42'	E.,	1.74	m.	to point 12;
thence	S.	24	deg.	42'	E.,	29.96	m.	to point 13;
thence	S.	65	deg.	19'	W.,	32.52	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Seventy-Nine square meters (1,279 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 6
Pcs-04-034700
TCT No. 072-2025002660

A parcel of land (Lot 2, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 6, Pcs-04-034700; on the SW., along line 2-3 by Lot 3, Block 6, Pcs-04-034700; on the NW., along line 3-4 by Road Lot 2, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 55' E., 451.60 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	19'	W.,	27.51	m.	to point 2;
thence	N.	24	deg.	41'	W.,	40.20	m.	to point 3;
thence	N.	65	deg.	35'	E.,	27.50	m.	to point 4;
thence	S.	24	deg.	42'	E.,	40.06	m.	to the point of

beginning; containing an area of **One Thousand One Hundred and Four square meters (1,104 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 6
Pcs-04-034700
TCT No. 072-2025002661

A parcel of land (Lot 3, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 6, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 2, Pcs-04-034700; on the NE., along line 3-4 by Lot 2, Block 6, Pcs-04-034700; and on the SE., along line 4-1 by Lot 10, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 24' W., 477.68 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	40.37	m.	to point 2;
thence	N.	65	deg.	39'	E.,	30.01	m.	to point 3;
thence	S.	24	deg.	41'	E.,	40.20	m.	to point 4;
thence	S.	65	deg.	19'	W.,	30.00	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred and Nine square meters (1,209 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 6
Pcs-04-034700
TCT No. 072-2025002662

A parcel of land (Lot 5, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 6, Pcs-04-034700; on the SW., along line 2-3 by Pathwalk 2, Pcs-04-034700; on the NW., along lines 3-4-5-6-7-8-9-10-11-12 by Road Lot 2, Pcs-04-034700; and on the NE., along line 12-1 by Lot 3, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 24' W., 477.68 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	19'	W.,	30.01	m.	to point 2;
thence	N.	24	deg.	41'	W.,	44.98	m.	to point 3;
thence	N.	79	deg.	01'	E.,	3.70	m.	to point 4;
thence	N.	78	deg.	01'	E.,	3.57	m.	to point 5;
thence	N.	76	deg.	35'	E.,	3.57	m.	to point 6;
thence	N.	75	deg.	08'	E.,	3.57	m.	to point 7;
thence	N.	73	deg.	41'	E.,	3.57	m.	to point 8;
thence	N.	72	deg.	15'	E.,	3.57	m.	to point 9;
thence	N.	70	deg.	48'	E.,	3.57	m.	to point 10;
thence	N.	69	deg.	22'	E.,	3.57	m.	to point 11;
thence	N.	68	deg.	25'	E.,	1.73	m.	to point 12;
thence	S.	24	deg.	42'	E.,	40.37	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Sixty-Five square meters (1,265 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6, Block 6
Pcs-04-034700
TCT No. 072-2025002663

A parcel of land (Lot 6, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 7, Block 6, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 3, Pcs-04-034700; on the SW., along line 3-4 by Pathwalk 2, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 04 deg. 14' W., 495.10 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	41'	E.,	40.01	m.	to point 2;
thence	S.	65	deg.	19'	W.,	30.00	m.	to point 3;
thence	N.	24	deg.	41'	W.,	40.07	m.	to point 4;
thence	N.	65	deg.	25'	E.,	30.00	m.	to the point of

beginning, containing an area of **One Thousand Two Hundred and One square meters (1,201 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7, Block 6
Pcs-04-034700
TCT No. 072-2025002664

A parcel of land (Lot 7, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 6, Pcs-04-034700; on the NE., along line 2-3 by Lot 8, Block 6, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 3, Pcs-04-034700; and on the SW., along line 4-1 by Lot 6, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 04 deg. 14' W., 495.10 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 65 deg. 19' E., 30.05 m. to point 2;
thence S. 24 deg. 41' E., 40.01 m. to point 3;
thence S. 65 deg. 19' W., 30.05 m. to point 4;
thence N. 24 deg. 41' W., 40.01 m. to the point of

beginning; containing an area of **One Thousand Two Hundred and Two square meters (1,202 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 8, Block 6
Pcs-04-034700
TCT No. 072-2025002665

A parcel of land (Lot 8, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 9, Block 6, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 3, Pcs-04-034700; on the SW., along line 3-4 by Lot 7, Block 6, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 55' E., 469.97 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	42'	E.,	40.03	m.	to point 2;
thence	S.	65	deg.	21'	W.,	27.50	m.	to point 3;
thence	N.	24	deg.	41'	W.,	40.01	m.	to point 4;
thence	N.	65	deg.	19'	E.,	27.49	m.	to the point of

beginning; containing an area of **One Thousand One Hundred square meters (1,100 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 9, Block 6
Pcs-04-034700
TCT No. 072-2025002666

A parcel of land (Lot 9, Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 6, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NE., and SE., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 3, Pcs-04-034700; and on the SW., along line 13-1 by Lot 8, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg 55' E., 469.97 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	65	deg.	19'	E.,	32.48	m.	to point 2;
thence	S.	24	deg.	42'	E.,	30.03	m.	to point 3;
thence	S.	20	deg.	01'	E.,	1.74	m.	to point 4;
thence	S.	09	deg.	42'	E.,	1.74	m.	to point 5;
thence	S.	00	deg.	18'	W.,	1.74	m.	to point 6;
thence	S.	10	deg.	18'	W.,	1.74	m.	to point 7;
thence	S.	20	deg.	18'	W.,	1.74	m.	to point 8;
thence	S.	30	deg.	18'	W.,	1.74	m.	to point 9;
thence	S.	40	deg.	18'	W.,	1.74	m.	to point 10;
thence	S.	50	deg.	18'	W.,	1.74	m.	to point 11;
thence	S.	60	deg.	20'	W.,	1.75	m.	to point 12;
thence	S.	65	deg.	19'	W.,	22.48	m.	to point 13;
thence	N.	24	deg.	42'	W.,	40.03	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Seventy-Eight square meters (1,278 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Date of Original Survey: March 1925 – February 1930 etc.; Bearings: Grid; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 10 (Open Space), Block 6
Pcs-04-034700
TCT No. 072-2025002667

A parcel of land (Lot 10 [Open Space], Block 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 8, Block 6, Pcs-04-034700; on the SE., along line 2-3 by Lot 7, Block 6, Pcs-04-034700; on the SE., along line 3-4 by Lot 6, Block 6, Pcs-04-034700; on the SW., along line 4-5 by Pathwalk 2, Pcs-04-034700; on the NW., along line 5-6 by Lot 5, Block 6, Pcs-04-034700; on the NW., along line 6-7 by Lot 3, Block 6, Pcs-04-034700; on the NW., along line 7-8 by Lot 2, Block 6, Pcs-04-034700; on the NW., along line 8-9 by Lot 1, Block 6, Pcs-04-034700; on the NE., along line 9-10 by Road Lot 8, Pcs-04-034700; and on the SE., along line 10-1 by Lot 9, Block 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 55' E., 469.97 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 19' W., 27.49 m. to point 2;
 thence S. 65 deg. 19' W., 30.05 m. to point 3;
 thence S. 65 deg. 25' W., 30.00 m. to point 4;
 thence N. 24 deg. 45' W., 19.96 m. to point 5;
 thence N. 65 deg. 19' E., 30.01 m. to point 6;
 thence N. 65 deg. 19' E., 30.00 m. to point 7;
 thence N. 65 deg. 19' E., 27.51 m. to point 8;
 thence N. 65 deg. 19' E., 32.52 m. to point 9;
 thence S. 24 deg. 42' E., 20.02 m. to point 10;
 thence S. 65 deg. 19' W., 32.48 m. to the point of

beginning; containing an area of **Two Thousand Four Hundred and Two square meters (2,402 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 7
Pcs-04-034700
TCT No. 072-2025002668

A parcel of land (Lot 1, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 7, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15 by Road Lot 3, Pcs-04-034700; on the NE., along line 15-16 by Road Lot 8, Pcs-04-034700; and on the SE., along line 16-1 by Lot 10, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 35' E., 568.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	05'	W.,	40.00	m.	to point 2;
thence	N.	65	deg.	16'	E.,	26.26	m.	to point 3;
thence	N.	68	deg.	58'	E.,	1.31	m.	to point 4;
thence	N.	76	deg.	28'	E.,	1.31	m.	to point 5;
thence	N.	83	deg.	59'	E.,	1.31	m.	to point 6;
thence	S.	88	deg.	31'	E.,	1.31	m.	to point 7;
thence	S.	81	deg.	01'	E.,	1.31	m.	to point 8;
thence	S.	73	deg.	30'	E.,	1.31	m.	to point 9;
thence	S.	66	deg.	00'	E.,	1.31	m.	to point 10;
thence	S.	58	deg.	30'	E.,	1.31	m.	to point 11;
thence	S.	50	deg.	59'	E.,	1.31	m.	to point 12;
thence	S.	43	deg.	29'	E.,	1.31	m.	to point 13;
thence	S.	35	deg.	58'	E.,	1.31	m.	to point 14;
thence	S.	28	deg.	58'	E.,	1.31	m.	to point 15;
thence	S.	24	deg.	42'	E.,	30.00	m.	to point 16;
thence	S.	65	deg.	16'	W.,	36.73	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred Thirty-Eight square meters (1,438 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 7
Pcs-04-034700
TCT No. 072-2025002669

A parcel of land (Lot 2, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;

Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 7, Pcs-04-034700; on the SW., along line 2-3 by Lot 3, Block 7, Pcs-04-034700; on the NW., along line 3-4 by Road Lot 3, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg 35' E., 568.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 16' W., 30.00 m. to point 2;
thence N. 24 deg. 05' W., 40.00 m. to point 3;
thence N. 65 deg. 16' E., 30.00 m. to point 4;
thence S. 24 deg. 05' E., 40.00 m. to the point of

beginning; containing an area of **One Thousand Two Hundred square meters (1,200 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 7
Pcs-04-034700
TCT No. 072-2025002670

A parcel of land (Lot 3, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 7, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 3, Pcs-04-034700; on the NE., along line 3-4 by Lot 2, Block 7, Pcs-04-034700; and on the SE., along line 4-1 by Lot 10, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 04' E., 591.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 24 deg. 05' W., 40.00 m. to point 2;
thence N. 65 deg. 16' E., 30.00 m. to point 3;
thence S. 24 deg. 05' E., 40.00 m. to point 4;
thence S. 65 deg. 16' W., 30.00 m. to the point of

beginning; containing an area of **One Thousand Two Hundred square meters (1,200 m²)**, more or less. All points are referred on the plan and

are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.;
Bearings: Grid; Date of Original Survey: March 1925 – February 1930
etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 7
Pcs-04-034700
TCT No. 072-2025002671

A parcel of land (Lot 5, Block 7, Pcs-04-034700, being a portion of
Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;
Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643;
Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A,
Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at
Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of
Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 7, Pcs-04-034700;
on the SW., and NW., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16
by Road Lot 3, Pcs-04-034700; and on the NE., along line 16-1 by Lot 3,
Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 04' E.,
591.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 14' W., 36.47 m. to point 2;
thence N. 23 deg. 30' W., 30.24 m. to point 3;
thence N. 20 deg. 25' W., 1.28 m. to point 4;
thence N. 13 deg. 01' W., 1.28 m. to point 5;
thence N. 05 deg. 37' W., 1.28 m. to point 6;
thence N. 01 deg. 47' E., 1.28 m. to point 7;
thence N. 09 deg. 10' E., 1.28 m. to point 8;
thence N. 16 deg. 34' E., 1.28 m. to point 9;
thence N. 23 deg. 58' E., 1.28 m. to point 10;
thence N. 31 deg. 22' E., 1.28 m. to point 11;
thence N. 38 deg. 46' E., 1.28 m. to point 12;
thence N. 46 deg. 10' E., 1.28 m. to point 13;
thence N. 53 deg. 33' E., 1.28 m. to point 14;
thence N. 60 deg. 57' E., 1.28 m. to point 15;
thence N. 65 deg. 16' E., 26.49 m. to point 16;
thence S. 24 deg. 05' E., 40.00 m. to the point of

beginning; containing an area of **One Thousand Four Hundred
Thirty-One square meters (1,431 m²)**, more or less. All points are
referred on the plan and are marked on the ground by P.S. cyl. conc.
mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925
– February 1930 etc.; Date of Survey: 20 April 2024;
Date Approved: 02 May 2024.

Lot 6, Block 7
Pcs-04-034700
TCT No. 072-2025002672

A parcel of land (Lot 6, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 7, Block 7, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 4, Pcs-04-034700; on the SE., and SW., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16 by Road Lot 3, Pcs-04-034700; and on the NW., along line 16-1 by Lot 10, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 38' E., 629.67 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	S.	24	deg.	05'	E.,	40.00	m.	to point 2;
thence	S.	66	deg.	59'	W.,	27.36	m.	to point 3;
thence	S.	70	deg.	42'	W.,	1.30	m.	to point 4;
thence	S.	78	deg.	10'	W.,	1.30	m.	to point 5;
thence	S.	85	deg.	38'	W.,	1.30	m.	to point 6;
thence	N.	86	deg.	55'	W.,	1.30	m.	to point 7;
thence	N.	79	deg.	27'	W.,	1.30	m.	to point 8;
thence	N.	72	deg.	00'	W.,	1.30	m.	to point 9;
thence	N.	64	deg.	32'	W.,	1.30	m.	to point 10;
thence	N.	57	deg.	04'	W.,	1.30	m.	to point 11;
thence	N.	49	deg.	37'	W.,	1.30	m.	to point 12;
thence	N.	42	deg.	09'	W.,	1.30	m.	to point 13;
thence	N.	34	deg.	42'	W.,	1.30	m.	to point 14;
thence	N.	27	deg.	14'	W.,	1.30	m.	to point 15;
thence	N.	23	deg.	30'	W.,	30.09	m.	to point 16;
thence	N.	67	deg.	00'	E.,	36.88	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred Sixty-Two square meters (1,462 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7, Block 7
Pcs-04-034700
TCT No. 072-2025002673

A parcel of land (Lot 7, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;

Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 7, Pcs-04-034700; on the NE., along line 2-3 by Lot 8, Block 7, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 4, Pcs-04-034700; and on the SW., along line 4-1 by Lot 6, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg 38' E., 629.67 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 66 deg. 59' E., 30.01 m. to point 2;
thence S. 24 deg. 05' E., 40.00 m. to point 3;
thence S. 66 deg. 59' W., 30.01 m. to point 4;
thence N. 24 deg. 05' W., 40.00 m. to the point of

beginning; containing an area of **One Thousand Two Hundred square meters (1,200 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 8, Block 7
Pcs-04-034700
TCT No. 072-2025002674

 A parcel of land (Lot 8, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 9, Block 7, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 4, Pcs-04-034700; on the SW., along line 3-4 by Lot 7, Block 7, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 06 deg. 53' E., 610.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 05' E., 40.01 m. to point 2;
thence S. 66 deg. 59' W., 30.01 m. to point 3;
thence N. 24 deg. 05' W., 40.00 m. to point 4;
thence N. 66 deg. 59' E., 30.01 m. to the point of

beginning; containing an area of **One Thousand Two Hundred square meters (1,200 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

**Lot 9, Block 7
Pcs-04-034700
TCT No. 072-2025002675**

A parcel of land (Lot 9, Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 7, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NE., and SE., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16 by Road Lot 4, Pcs-04-034700; and on the SW., along line 16-1 by Lot 8, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 06 deg. 53' E., 610.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 66 deg. 59' E., 37.23 m. to point 2;
thence S. 24 deg. 42' E., 29.75 m. to point 3;
thence S. 21 deg. 04' E., 1.27 m. to point 4;
thence S. 13 deg. 47' E., 1.27 m. to point 5;
thence S. 06 deg. 30' E., 1.27 m. to point 6;
thence S. 00 deg. 47' W., 1.27 m. to point 7;
thence S. 08 deg. 04' W., 1.27 m. to point 8;
thence S. 15 deg. 21' W., 1.27 m. to point 9;
thence S. 22 deg. 38' W., 1.27 m. to point 10;
thence S. 29 deg. 55' W., 1.27 m. to point 11;
thence S. 37 deg. 12' W., 1.27 m. to point 12;
thence S. 44 deg. 29' W., 1.27 m. to point 13;
thence S. 51 deg. 46' W., 1.27 m. to point 14;
thence S. 59 deg. 03' W., 1.27 m. to point 15;
thence S. 66 deg. 59' W., 28.11 m. to point 16;
thence N. 24 deg. 05' W., 40.01 m. to the point of

beginning; containing an area of **One Thousand Four Hundred Seventy-Five square meters (1,475 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 10 (Open Space), Block 7
Pcs-04-034700
TCT No. 072-2025002676

A parcel of land (Lot 10 [Open Space], Block 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 8, Block 7, Pcs-04-034700; on the SE., along line 2-3 by Lot 7, Block 7, Pcs-04-034700; on the SE., along line 3-4 by Lot 6, Block 7, Pcs-04-034700; on the SW., along line 4-5 by Road Lot 3, Pcs-04-034700; on the NW., along line 5-6 by Lot 5, Block 7, Pcs-04-034700; on the NW., along line 6-7 by Lot 3, Block 7, Pcs-04-034700; on the NW., along line 7-8 by Lot 2, Block 7, Pcs-04-034700; on the NW., along line 8-9 by Lot 1, Block 7, Pcs-04-034700; on the NE., along line 9-10 by Road Lot 8, Pcs-04-034700; and on the SE., along line 10-1 by Lot 9, Block 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 06 deg. 53' E., 610.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 66 deg. 59' W., 30.01 m. to point 2;
thence S. 66 deg. 59' W., 30.01 m. to point 3;
thence S. 67 deg. 00' W., 36.88 m. to point 4;
thence N. 23 deg. 30' W., 40.90 m. to point 5;
thence N. 65 deg. 14' E., 36.47 m. to point 6;
thence N. 65 deg. 16' E., 30.00 m. to point 7;
thence N. 65 deg. 16' E., 30.00 m. to point 8;
thence N. 65 deg. 16' E., 36.73 m. to point 9;
thence S. 24 deg. 42' E., 44.94 m. to point 10;
thence S. 66 deg. 59' W., 37.23 m. to the point of

beginning; containing an area of **Five Thousand Seven Hundred Thirty-Seven square meters (5,737 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 8
Pcs-04-034700
TCT No. 072-2025002677

A parcel of land (Lot 1, Block 8, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643;

Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Pathwalk 4, Pcs-04-034700; on the SE., along lines 2-3-4-5-6 by Road Lot 5, Pcs-04-034700; on the SW., and SE., along lines 6-7-8 by Lot 13789, Lipa Cadastre; on the SW., along line 8-9 by Lot 10704, Lipa Cadastre; on the NW., along line 9-10 by Lot 10711, Lipa Cadastre; on the NE., along line 10-11 by Lot 2, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 04 deg. 00' W., 792.93 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	22	deg.	55'	E.,	57.07	m.	to point 2;
thence	S.	24	deg.	10'	W.,	2.23	m.	to point 3;
thence	S.	16	deg.	41'	W.,	3.52	m.	to point 4;
thence	S.	09	deg.	12'	W.,	3.52	m.	to point 5;
thence	S.	01	deg.	44'	W.,	2.44	m.	to point 6;
thence	N.	17	deg.	15'	W.,	58.19	m.	to point 7;
thence	S.	70	deg.	33'	W.,	48.93	m.	to point 8;
thence	N.	22	deg.	52'	W.,	39.88	m.	to point 9;
thence	N.	69	deg.	41'	E.,	52.21	m.	to point 10;
thence	S.	22	deg.	10'	E.,	13.75	m.	to point 11;
thence	S.	16	deg.	08'	E.,	18.25	m.	to the point of

beginning; containing an area of **Two Thousand Two Hundred Forty-Six square meters (2,246 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.


Lot 1, Block 9
Pcs-04-034700
TCT No. 072-2025002678

A parcel of land (Lot 1, Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 9, Pcs-04-034700; on the NW., along lines 2-3-4-5 by Road Lot 4, Pcs-04-034700; on the NE., along line 5-6 by Pathwalk 3, Pcs-04-034700; and on the SE., along line 6-1 by Lot 7, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 12' W., 755.33 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	23	deg.	44'	W.,	43.50	m.	to point 2;
thence	N.	74	deg.	13'	E.,	40.23	m.	to point 3;
thence	N.	67	deg.	13'	E.,	0.31	m.	to point 4;
thence	N.	67	deg.	00'	E.,	18.63	m.	to point 5;
thence	S.	24	deg.	43'	E.,	38.99	m.	to point 6;
thence	S.	67	deg.	31'	W.,	59.46	m.	to the point of

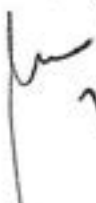
beginning; containing an area of **Two Thousand Three Hundred Eighty-Nine square meters (2,389 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 9
Pcs-04-034700
TCT No. 072-2025002679

A parcel of land (Lot 2, Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 7, Block 9, Pcs-04-034700; on the SW., along line 2-3 by Lot 1, Block 8, Pcs-04-034700; on the SW., along line 3-4 by Lot 10711, Lipa Cadastre; on the NW., along line 4-5 by Road Lot 4, Pcs-04-034700; and on the NE., along line 5-1 by Lot 1, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 12' W., 755.33 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	S.	67	deg.	37'	W.,	48.10	m.	to point 2;
thence	N.	22	deg.	10'	W.,	13.75	m.	to point 3;
thence	N.	15	deg.	43'	W.,	34.94	m.	to point 4;
thence	N.	74	deg.	13'	E.,	43.26	m.	to point 5;
thence	S.	23	deg.	44'	E.,	43.50	m.	to the point of

beginning; containing an area of **Two Thousand One Hundred Twenty-Four square meters (2,124 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 9
Pcs-04-034700
TCT No. 072-2025002680

A parcel of land (Lot 3, Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 5, Block 9, Pcs-04-034700; on the SE., along lines 2-3-4-5-6-7-8 by Road Lot 5, Pcs-04-034700; on the SW., along lines 8-9-10 by Pathwalk 4, Pcs-04-034700; and on the NW., along line 10-1 by Lot 7, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 35' W., 772.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	37'	E.,	47.43	m.	to point 2;
thence	S.	65	deg.	08'	W.,	35.15	m.	to point 3;
thence	S.	61	deg.	33'	W.,	3.52	m.	to point 4;
thence	S.	54	deg.	05'	W.,	3.52	m.	to point 5;
thence	S.	46	deg.	36'	W.,	3.52	m.	to point 6;
thence	S.	39	deg.	07'	W.,	3.52	m.	to point 7;
thence	S.	33	deg.	03'	W.,	2.19	m.	to point 8;
thence	N.	23	deg.	02'	W.,	42.71	m.	to point 9;
thence	N.	22	deg.	26'	W.,	11.63	m.	to point 10;
thence	N.	67	deg.	39'	E.,	48.88	m.	to the point of

beginning; containing an area of **Two Thousand Four Hundred Thirty-Two square meters (2,432 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 9
Pcs-04-034700
TCT No. 072-2025002681

A parcel of land (Lot 5, Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 7, Block 9, Pcs-04-034700; on the NE., along line 2-3 by Lot 6, Block 9, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 5, Pcs-04-034700; and on the SW., along line 4-1 by Lot 3, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 00 deg. 35' W., 772.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 67 deg. 32' E., 29.75 m. to point 2;
thence S. 24 deg. 37' E., 46.30 m. to point 3;
thence S. 65 deg. 22' W., 29.73 m. to point 4;
thence N. 24 deg. 37' W., 47.43 m. to the point of

beginning; containing an area of **One Thousand Three Hundred Ninety-Three square meters (1,393 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6, Block 9
Pcs-04-034700
TCT No. 072-2025002682

A parcel of land (Lot 6, Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Pathwalk 3, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 5, Pcs-04-034700; on the SW., along line 3-4 by Lot 5, Block 9, Pcs-04-034700; and on the NW., along line 4-1 by Lot 7, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 36' E., 751.40 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 43' E., 45.14 m. to point 2;
thence S. 65 deg. 21' W., 29.73 m. to point 3;
thence N. 24 deg. 37' W., 46.30 m. to point 4;
thence N. 67 deg. 36' E., 29.68 m. to the point of

beginning; containing an area of **One Thousand Three Hundred Fifty-Eight square meters (1,358 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7 (Open Space), Block 9
Pcs-04-034700
TCT No. 072-2025002683

A parcel of land (Lot 7 [Open Space], Block 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 6, Block 9, Pcs-04-034700; on the SE., along line 2-3 by Lot 5, Block 9, Pcs-04-034700; on the SE., along line 3-4 by Lot 3, Block 9, Pcs-04-034700; on the SW., along line 4-5 by Pathwalk 4, Pcs-04-034700; on the NW., along line 5-6 by Lot 2, Block 9, Pcs-04-034700; on the NW., along line 6-7 by Lot 1, Block 9, Pcs-04-034700; and on the NE., along line 7-1 by Pathwalk 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 36' E., 751.40 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	67	deg.	36'	W.,	29.68	m.	to point 2;
thence	S.	67	deg.	32'	W.,	29.75	m.	to point 3;
thence	S.	67	deg.	39'	W.,	48.88	m.	to point 4;
thence	N.	22	deg.	28'	W.,	19.17	m.	to point 5;
thence	N.	67	deg.	37'	E.,	48.10	m.	to point 6;
thence	N.	67	deg.	31'	E.,	59.46	m.	to point 7;
thence	S.	24	deg.	43'	E.,	19.26	m.	to the point of

beginning; containing an area of **Two Thousand and Seventy-Two square meters (2,072 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 10
Pcs-04-034700
TCT No. 072-2025002684

A parcel of land (Lot 1, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 10, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-

17-18 by Road Lot 4, Pcs-04-034700; on the NE., along line 18-19 by Road Lot 8, Pcs-04-034700; on the SE., along line 19-1 by Lot 10, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 10 deg. 02' E., 708.43 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	39.94	m.	to point 2;
thence	N.	67	deg.	01'	E.,	20.09	m.	to point 3;
thence	N.	69	deg.	55'	E.,	1.03	m.	to point 4;
thence	N.	75	deg.	49'	E.,	1.03	m.	to point 5;
thence	N.	81	deg.	42'	E.,	1.03	m.	to point 6;
thence	N.	87	deg.	35'	E.,	1.03	m.	to point 7;
thence	S.	86	deg.	32'	E.,	1.03	m.	to point 8;
thence	S.	80	deg.	39'	E.,	1.03	m.	to point 9;
thence	S.	74	deg.	45'	E.,	1.03	m.	to point 10;
thence	S.	68	deg.	52'	E.,	1.03	m.	to point 11;
thence	S.	62	deg.	59'	E.,	1.03	m.	to point 12;
thence	S.	57	deg.	05'	E.,	1.03	m.	to point 13;
thence	S.	51	deg.	12'	E.,	1.03	m.	to point 14;
thence	S.	45	deg.	19'	E.,	1.03	m.	to point 15;
thence	S.	39	deg.	26'	E.,	1.03	m.	to point 16;
thence	S.	33	deg.	33'	E.,	1.03	m.	to point 17;
thence	S.	27	deg.	39'	E.,	0.83	m.	to point 18;
thence	S.	24	deg.	42'	E.,	30.70	m.	to point 19;
thence	S.	67	deg.	32'	W.,	29.81	m.	to the point of

beginning; containing an area of **One Thousand One Hundred Seventy-Three square meters (1,173 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 10
Pcs-04-034700
TCT No. 072-2025002685

A parcel of land (Lot 2, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 10, Pcs-04-034700; on the SW., along line 2-3 by Lot 3, Block 10, Pcs-04-034700; on the NW., along line 3-4 by Road Lot 4, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 10 deg. 02' E., 708.43 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 67 deg. 34' W., 29.76 m. to point 2;
thence N. 24 deg. 42' W., 39.64 m. to point 3;
thence N. 66 deg. 59' E., 29.75 m. to point 4;
thence S. 24 deg. 42' E., 39.94 m. to the point of

beginning; containing an area of **One Thousand One Hundred Eighty-Three square meters (1,183 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 10
Pcs-04-034700
TCT No. 072-2025002686

A parcel of land (Lot 3, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 10, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 4, Pcs-04-034700; on the NE., along line 3-4 by Lot 2, Block 10, Pcs-04-034700; and on the SE., along line 4-1 by Lot 10, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 26' E., 723.55 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 24 deg. 42' W., 39.33 m. to point 2;
thence N. 66 deg. 58' E., 29.76 m. to point 3;
thence S. 24 deg. 42' E., 39.64 m. to point 4;
thence S. 67 deg. 34' W., 29.77 m. to the point of

beginning; containing an area of **One Thousand One Hundred Seventy-Five square meters (1,175 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 10
Pcs-04-034700
TCT No. 072-2025002687

A parcel of land (Lot 5, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 10, Block 10, Pcs-04-034700; on the SW., along line 2-3 by Pathwalk 3, Pcs-04-034700; on the NW., along line 3-4 by Road Lot 4, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 26' E., 723.55 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	67	deg.	34'	W.,	29.76	m.	to point 2;
thence	N.	24	deg.	43'	W.,	39.01	m.	to point 3;
thence	N.	66	deg.	57'	E.,	29.76	m.	to point 4;
thence	S.	24	deg.	42'	E.,	39.33	m.	to the point of

beginning; containing an area of **One Thousand One Hundred Sixty-Five square meters (1,165 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6, Block 10
Pcs-04-034700
TCT No. 072-2025002688

A parcel of land (Lot 6, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 7, Block 10, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 5, Pcs-04-034700; on the SW., along line 3-4 by Pathwalk 3, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 55' E., 741.73 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 39' E., 43.91 m. to point 2;
thence S. 65 deg. 19' W., 29.72 m. to point 3;
thence N. 24 deg. 43' W., 45.06 m. to point 4;
thence N. 67 deg. 32' E., 29.79 m. to the point of

beginning; containing an area of **One Thousand Three Hundred Twenty-Three square meters (1,323 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7, Block 10
Pcs-04-034700
TCT No. 072-2025002689

A parcel of land (Lot 7, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 10, Pcs-04-034700; on the NE., along line 2-3 by Lot 8, Block 10, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 5, Pcs-04-034700; and on the SW., along line 4-1 by Lot 6, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 55' E., 741.73 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 67 deg. 34' E., 29.77 m. to point 2;
thence S. 24 deg. 42' E., 42.75 m. to point 3;
thence S. 65 deg. 21' W., 29.78 m. to point 4;
thence N. 24 deg. 39' W., 43.91 m. to the point of

beginning; containing an area of **One Thousand Two Hundred Eighty-Nine square meters (1,289 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 8, Block 10
Pcs-04-034700
TCT No. 072-2025002690

A parcel of land (Lot 8, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643;

Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 9, Block 10, Pcs-04-034700; on the SE., along line 2-3 by Road Lot 5, Pcs-04-034700; on the SW., along line 3-4 by Lot 7, Block 10, Pcs-04-034700; and on the NW., along line 4-1 by Lot 10, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 10 deg. 25' E., 727.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	39'	E.,	41.60	m.	to point 2;
thence	S.	65	deg.	21'	W.,	29.71	m.	to point 3;
thence	N.	24	deg.	42'	W.,	42.75	m.	to point 4;
thence	N.	67	deg.	34'	E.,	29.77	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Fifty-Four square meters (1,254 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 9, Block 10
Pcs-04-034700
TCT No. 072-2025002691

A parcel of land (Lot 9, Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 10, Block 10, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NE., and SE., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19 by Road Lot 5, Pcs-04-034700; and on the SW., along line 19-1 by Lot 8, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 10 deg. 25' E., 727.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	67	deg.	58'	E.,	29.81	m.	to point 2;
thence	S.	24	deg.	41'	E.,	30.33	m.	to point 3;
thence	S.	21	deg.	47'	E.,	1.04	m.	to point 4;
thence	S.	15	deg.	38'	E.,	1.04	m.	to point 5;
thence	S.	09	deg.	30'	E.,	1.04	m.	to point 6;

thence	S.	03	deg.	21'	E.,	1.04	m.	to point 7;
thence	S.	02	deg.	47'	W.,	1.04	m.	to point 8;
thence	S.	08	deg.	56'	W.,	1.04	m.	to point 9;
thence	S.	15	deg.	04'	W.,	1.04	m.	to point 10;
thence	S.	21	deg.	13'	W.,	1.04	m.	to point 11;
thence	S.	27	deg.	21'	W.,	1.04	m.	to point 12;
thence	S.	33	deg.	30'	W.,	1.04	m.	to point 13;
thence	S.	39	deg.	39'	W.,	1.04	m.	to point 14;
thence	S.	45	deg.	47'	W.,	1.04	m.	to point 15;
thence	S.	51	deg.	55'	W.,	1.04	m.	to point 16;
thence	S.	58	deg.	04'	W.,	1.04	m.	to point 17;
thence	S.	64	deg.	12'	W.,	1.04	m.	to point 18;
thence	S.	64	deg.	46'	W.,	19.79	m.	to point 19;
thence	N.	24	deg.	39'	W.,	41.60	m.	to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Five square meters (1,195 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 10 (Open Space), Block 10
Pcs-04-034700
TCT No. 072-2025002692

A parcel of land (Lot 10 [Open Space], Block 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 8, Block 10, Pcs-04-034700; on the SE., along line 2-3 by Lot 7, Block 10, Pcs-04-034700; on the SE., along line 3-4 by Lot 6, Block 10, Pcs-04-034700; on the SW., along line 4-5 by Pathwalk 3, Pcs-04-034700; on the NW., along line 5-6 by Lot 5, Block 10, Pcs-04-034700; on the NW., along line 6-7 by Lot 3, Block 10, Pcs-04-034700; on the NW., along line 7-8 by Lot 2, Block 10, Pcs-04-034700; on the NW., along line 8-9 by Lot 1, Block 10, Pcs-04-034700; on the NE., along line 9-10 by Road Lot 8, Pcs-04-034700; and on the SE., along line 10-1 by Lot 9, Block 10, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 10 deg. 25' E., 727.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	67	deg.	34'	W.,	29.77	m.	to point 2;
thence	S.	67	deg.	34'	W.,	29.77	m.	to point 3;
thence	S.	67	deg.	32'	W.,	29.79	m.	to point 4;
thence	N.	24	deg.	45'	W.,	19.26	m.	to point 5;

thence	N.	67	deg.	34'	E.,	29.76	m.	to point 6;
thence	N.	67	deg.	34'	E.,	29.77	m.	to point 7;
thence	N.	67	deg.	34'	E.,	29.76	m.	to point 8;
thence	N.	67	deg.	32'	E.,	29.81	m.	to point 9;
thence	S.	24	deg.	47'	E.,	19.47	m.	to point 10;
thence	S.	67	deg.	58'	W.,	29.81	m.	to the point of

beginning; containing an area of **Two Thousand Two Hundred Ninety-Four square meters (2,294 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1 (Open Space), Block 11
Pcs-04-034700
TCT No. 072-2025002693

A parcel of land (Lot 1 [Open Space], Block 11, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Pathwalk 5, Pcs-04-034700; and on the SE., SW., and NW., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-1 by Road Lot 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 11' E., 809.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	43'	E.,	35.00	m.	to point 2;
thence	S.	65	deg.	18'	W.,	94.69	m.	to point 3;
thence	S.	69	deg.	03'	W.,	1.31	m.	to point 4;
thence	S.	76	deg.	34'	W.,	1.31	m.	to point 5;
thence	S.	84	deg.	06'	W.,	1.31	m.	to point 6;
thence	N.	88	deg.	23'	W.,	1.31	m.	to point 7;
thence	N.	80	deg.	52'	W.,	1.31	m.	to point 8;
thence	N.	73	deg.	20'	W.,	1.31	m.	to point 9;
thence	N.	65	deg.	49'	W.,	1.31	m.	to point 10;
thence	N.	58	deg.	18'	W.,	1.31	m.	to point 11;
thence	N.	50	deg.	46'	W.,	1.31	m.	to point 12;
thence	N.	43	deg.	15'	W.,	1.31	m.	to point 13;
thence	N.	35	deg.	44'	W.,	1.31	m.	to point 14;
thence	N.	28	deg.	12'	W.,	1.31	m.	to point 15;
thence	N.	24	deg.	27'	W.,	15.00	m.	to point 16;
thence	N.	20	deg.	43'	W.,	1.30	m.	to point 17;
thence	N.	13	deg.	14'	W.,	1.30	m.	to point 18;

thence	N.	05	deg.	45'	W.,	1.30	m.	to point 19;
thence	N.	01	deg.	44'	E.,	1.30	m.	to point 20;
thence	N.	09	deg.	12'	E.,	1.30	m.	to point 21;
thence	N.	16	deg.	41'	E.,	1.30	m.	to point 22;
thence	N.	24	deg.	10'	E.,	1.30	m.	to point 23;
thence	N.	31	deg.	39'	E.,	1.30	m.	to point 24;
thence	N.	39	deg.	07'	E.,	1.30	m.	to point 25;
thence	N.	46	deg.	36'	E.,	1.30	m.	to point 26;
thence	N.	54	deg.	05'	E.,	1.30	m.	to point 27;
thence	N.	61	deg.	33'	E.,	1.30	m.	to point 28;
thence	N.	65	deg.	18'	E.,	94.62	m.	to the point of

beginning; containing an area of **Three Thousand Six Hundred Twenty square meters (3,620 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1 (Open Space), Block 12
Pcs-04-034700
TCT No. 072-2025002694

A parcel of land (Lot 1 [Open Space], Block 12, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., and NE., along lines 1-2-3-4-5-6-7-8-9-10-11-12-13-14 by Road Lot 5, Pcs-04-034700; on the NE., along line 14-15 by Road Lot 8, Pcs-04-034700; on the NE., and SE., along line 15-16-17-18-19-20-21-22-23-24-25-26-27-28 by Road Lot 5, Pcs-04-034700; and on SW., along line 28-1 by Pathwalk 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 19' E., 808.95 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	65	deg.	18'	E.,	109.02	m.	to point 2;
thence	N.	69	deg.	03'	E.,	1.31	m.	to point 3;
thence	N.	76	deg.	33'	E.,	1.31	m.	to point 4;
thence	N.	84	deg.	02'	E.,	1.31	m.	to point 5;
thence	S.	88	deg.	27'	E.,	1.31	m.	to point 6;
thence	S.	80	deg.	57'	E.,	1.31	m.	to point 7;
thence	S.	73	deg.	27'	E.,	1.31	m.	to point 8;
thence	S.	65	deg.	58'	E.,	1.31	m.	to point 9;
thence	S.	58	deg.	27'	E.,	1.31	m.	to point 10;
thence	S.	50	deg.	58'	E.,	1.31	m.	to point 11;
thence	S.	43	deg.	27'	E.,	1.31	m.	to point 12;

thence	S.	35	deg.	57'	E.,	1.31	m.	to point 13;
thence	S.	28	deg.	27'	E.,	1.31	m.	to point 14;
thence	S.	24	deg.	42'	E.,	15.00	m.	to point 15;
thence	S.	20	deg.	57'	E.,	1.31	m.	to point 16;
thence	S.	13	deg.	28'	E.,	1.31	m.	to point 17;
thence	S.	05	deg.	57'	E.,	1.31	m.	to point 18;
thence	S.	01	deg.	33'	W.,	1.31	m.	to point 19;
thence	S.	09	deg.	03'	W.,	1.31	m.	to point 20;
thence	S.	16	deg.	32'	W.,	1.31	m.	to point 21;
thence	S.	24	deg.	02'	W.,	1.31	m.	to point 22;
thence	S.	31	deg.	33'	W.,	1.31	m.	to point 23;
thence	S.	39	deg.	03'	W.,	1.31	m.	to point 24;
thence	S.	46	deg.	33'	W.,	1.31	m.	to point 25;
thence	S.	54	deg.	03'	W.,	1.31	m.	to point 26;
thence	S.	61	deg.	33'	W.,	1.31	m.	to point 27;
thence	S.	65	deg.	18'	W.,	109.02	m.	to point 28;
thence	N.	24	deg.	43'	W.,	35.00	m.	to the point of

beginning; containing an area of **Four Thousand One Hundred Twenty-Two square meters (4,122 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 14
Pcs-04-034700
TCT No. 072-2025002695

A parcel of land (Lot 1, Block 14, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 2, Block 14, Pcs-04-034700; on the SE., along line 2-3 by Lot 13781-B-2-D, Psd-04-156854; on the SW., along line 3-4 by Lot 5, Block 14, Pcs-04-034700; and on the NE., and NW., along lines 4-5-6-7-8-9-10-11-12-13-1 by Road Lot 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 47' E., 872.82 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	20	deg.	49'	E.,	41.58	m.	to point 2;
thence	S.	77	deg.	55'	W.,	80.97	m.	to point 3;
thence	N.	17	deg.	23'	W.,	37.89	m.	to point 4;
thence	S.	58	deg.	18'	E.,	3.15	m.	to point 5;
thence	S.	64	deg.	51'	E.,	3.15	m.	to point 6;

thence	S.	71	deg.	23'	E.,	3.15	m.	to point 7;
thence	S.	77	deg.	56'	E.,	3.15	m.	to point 8;
thence	S.	84	deg.	29'	E.,	3.15	m.	to point 9;
thence	N.	88	deg.	58'	E.,	3.15	m.	to point 10;
thence	N.	82	deg.	25'	E.,	3.15	m.	to point 11;
thence	N.	75	deg.	53'	E.,	3.15	m.	to point 12;
thence	N.	69	deg.	20'	E.,	3.15	m.	to point 13;
thence	N.	65	deg.	27'	E.,	53.59	m.	to the point of

beginning; containing an area of **Two Thousand Seven Hundred Sixteen square meters (2,716 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 14
Pcs-04-034700
TCT No. 072-2025002696

A parcel of land (Lot 2, Block 14, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Road Lot 5, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 6, Pcs-04-034700; on the SE., along line 12-13 by Lot 3, Block 14, Pcs-04-034700; and on the SW., along line 13-1 by Lot 1, Block 14, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 47' E., 872.82 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	65	deg.	03'	E.,	35.11	m.	to point 2;
thence	N.	70	deg.	42'	E.,	1.79	m.	to point 3;
thence	N.	80	deg.	18'	E.,	1.74	m.	to point 4;
thence	S.	89	deg.	42'	E.,	1.74	m.	to point 5;
thence	S.	79	deg.	43'	E.,	1.74	m.	to point 6;
thence	S.	69	deg.	43'	E.,	1.74	m.	to point 7;
thence	S.	59	deg.	43'	E.,	1.74	m.	to point 8;
thence	S.	49	deg.	43'	E.,	1.74	m.	to point 9;
thence	S.	39	deg.	42'	E.,	1.74	m.	to point 10;
thence	S.	29	deg.	42'	E.,	1.75	m.	to point 11;
thence	S.	24	deg.	36'	E.,	31.62	m.	to point 12;
thence	S.	65	deg.	18'	W.,	47.91	m.	to point 13;
thence	N.	20	deg.	49'	W.,	41.58	m.	to the point of

beginning; containing an area of **One Thousand Nine Hundred Thirteen square meters (1,913 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3 (Future Development), Block 14
Pcs-04-034700
TCT No. 072-2025002697

A parcel of land (Lot 3 [Future Development], Block 14, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 13781-B-2-D, Psd-04-156854; on the NW., along line 2-3 by Lot 2, Block 14, Pcs-04-034700; and on the NE., along line 3-1 by Road Lot 6, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 07 deg. 37' E., 907.52 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 77 deg. 55' W., 49.11 m. to point 2;
thence N. 65 deg. 18' E., 47.91 m. to point 3;
thence S. 24 deg. 46' E., 10.72 m. to the point of

 beginning; containing an area of **Two Hundred Fifty-Seven square meters (257 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5 (Open Space), Block 14
Pcs-04-034700
TCT No. 072-2025002698

A parcel of land (Lot 5 [Open Space], Block 14, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along lines 1-2-3 by Lot 13789, Lipa Cadastre; on the NE., along lines 3-4-5-6-7-8 by Road Lot 5, Pcs-04-034700; on the NE., along line 8-9 by Lot 1, Block 14, Pcs-04-034700; and on the SE., along line 9-1 by Lot 13781-B-2-D, Psd-04-156854.

Beginning at a point marked "1" on plan being S. 00 deg. 47' W., 928.05 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	17	deg.	36'	W.,	54.18	m.	to point 2;
thence	N.	17	deg.	15'	W.,	2.50	m.	to point 3;
thence	S.	24	deg.	27'	E.,	2.40	m.	to point 4;
thence	S.	26	deg.	12'	E.,	7.57	m.	to point 5;
thence	S.	35	deg.	44'	E.,	3.54	m.	to point 6;
thence	S.	43	deg.	15'	E.,	3.54	m.	to point 7;
thence	S.	50	deg.	24'	E.,	3.48	m.	to point 8;
thence	S.	17	deg.	23'	E.,	37.89	m.	to point 9;
thence	S.	77	deg.	55'	W.,	5.84	m.	to the point of

beginning; containing an area of **Two Hundred Sixty square meters (260 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 15
Pcs-04-034700
TCT No. 072-2025002699

A parcel of land (Lot 1, Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 7, Block 15, Pcs-04-034700; on the NW., along line 2-3 by Lot 2, Block 15, Pcs-04-034700; on the NE., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NE., and SE., along lines 4-5-6-7-8-9-10-11-12-13-1 by Road Lot 7, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 17' E., 969.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	40'	W.,	55.10	m.	to point 2;
thence	N.	65	deg.	18'	E.,	42.36	m.	to point 3;
thence	S.	24	deg.	42'	E.,	45.17	m.	to point 4;
thence	S.	19	deg.	43'	E.,	1.74	m.	to point 5;
thence	S.	09	deg.	42'	E.,	1.74	m.	to point 6;
thence	S.	00	deg.	18'	W.,	1.74	m.	to point 7;
thence	S.	10	deg.	18'	W.,	1.74	m.	to point 8;
thence	S.	20	deg.	18'	W.,	1.74	m.	to point 9;
thence	S.	30	deg.	18'	W.,	1.74	m.	to point 10;
thence	S.	40	deg.	18'	W.,	1.74	m.	to point 11;
thence	S.	50	deg.	18'	W.,	1.74	m.	to point 12;
thence	S.	60	deg.	18'	W.,	1.74	m.	to point 13;
thence	S.	65	deg.	26'	W.,	32.40	m.	to the point of

beginning; containing an area of **Two Thousand Three Hundred Fifteen square meters (2,315 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 15
Pcs-04-034700
TCT No. 072-2025002700

A parcel of land (Lot 2, Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 3, Block 15, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 8, Pcs-04-034700; on the SE., along line 3-4 by Lot 1, Block 15, Pcs-04-034700; on the SW., along line 4-5 by Lot 7, Block 15, Pcs-04-034700; on the SW., and SE., along lines 5-6-7 by Lot 13781-B-2-D, PSD-04-156854; on the SW., along line 7-8 by Lot 6, Block 15, Pcs-04-034700; and on the SW., along line 8-1 by Lot 5, Block 15, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 03' E., 876.33 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	65	deg.	18'	E.,	42.36	m.	to point 2;
thence	S.	24	deg.	42'	E.,	40.00	m.	to point 3;
thence	S.	65	deg.	18'	W.,	42.36	m.	to point 4;
thence	N.	24	deg.	42'	W.,	10.75	m.	to point 5;
thence	N.	03	deg.	46'	W.,	0.11	m.	to point 6;
thence	S.	77	deg.	58'	W.,	0.04	m.	to point 7;
thence	N.	24	deg.	42'	W.,	13.03	m.	to point 8;
thence	N.	24	deg.	42'	W.,	16.11	m.	to the point of

beginning; containing an area of **One Thousand Six Hundred Ninety-Four square meters (1,694 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 15
Pcs-04-034700
TCT No. 072-2025002701

A parcel of land (Lot 3, Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 15, Pcs-04-034700; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12 by Road Lot 5, Pcs-04-034700; on the NE., along line 12-13 by Road Lot 8, Pcs-04-034700; and on the SE., along line 13-1 by Lot 2, Block 15, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 03' E., 876.33 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	42'	W.,	40.02	m.	to point 2;
thence	N.	65	deg.	22'	E.,	32.35	m.	to point 3;
thence	N.	69	deg.	42'	E.,	1.75	m.	to point 4;
thence	N.	80	deg.	17'	E.,	1.74	m.	to point 5;
thence	S.	89	deg.	42'	E.,	1.74	m.	to point 6;
thence	S.	79	deg.	42'	E.,	1.74	m.	to point 7;
thence	S.	69	deg.	43'	E.,	1.74	m.	to point 8;
thence	S.	59	deg.	43'	E.,	1.74	m.	to point 9;
thence	S.	49	deg.	42'	E.,	1.74	m.	to point 10;
thence	S.	39	deg.	42'	E.,	1.74	m.	to point 11;
thence	S.	29	deg.	43'	E.,	1.74	m.	to point 12;
thence	S.	24	deg.	42'	E.,	30.00	m.	to point 13;
thence	S.	65	deg.	18'	W.,	42.36	m.	to the point of

beginning; containing an area of **One Thousand Six Hundred Seventy-Two square meters (1,672 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 15
Pcs-04-034700
TCT No. 072-2025002702

A parcel of land (Lot 5, Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 2, Block 15, Pcs-04-034700; on the SE., along line 2-3 by Lot 6, Block 15, Pcs-04-034700; on the SW., and NW., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 6, Pcs-04-034700; on the NW., along line 13-14 by Road Lot 5, Pcs-04-034700; and on the NE., along line 14-1 by Lot 3, Block 15, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 03' E., 876.33 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	42'	E.,	16.11	m.	to point 2;
thence	S.	65	deg.	17'	W.,	57.66	m.	to point 3;
thence	N.	24	deg.	42'	W.,	46.15	m.	to point 4;
thence	N.	19	deg.	42'	W.,	1.74	m.	to point 5;
thence	N.	09	deg.	42'	W.,	1.74	m.	to point 6;
thence	N.	00	deg.	18'	E.,	1.74	m.	to point 7;
thence	N.	10	deg.	17'	E.,	1.74	m.	to point 8;
thence	N.	20	deg.	18'	E.,	1.74	m.	to point 9;
thence	N.	30	deg.	17'	E.,	1.74	m.	to point 10;
thence	N.	40	deg.	18'	E.,	1.74	m.	to point 11;
thence	N.	50	deg.	17'	E.,	1.74	m.	to point 12;
thence	N.	60	deg.	18'	E.,	1.74	m.	to point 13;
thence	N.	65	deg.	18'	E.,	47.66	m.	to point 14;
thence	S.	24	deg.	42'	E.,	40.02	m.	to the point of

beginning; containing an area of **Three Thousand Two Hundred Fifteen square meters (3,215 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6 (Future Development), Block 15
Pcs-04-034700
TCT No. 072-2025002703

A parcel of land (Lot 6 [Future Development], Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Road Lot 6, Pcs-04-034700; on the NW., along line 2-3 by Lot 5, Block 15, Pcs-04-034700; on the NE., along line 3-4 by Lot 2, Block 15, Pcs-04-034700; and on the SE., along line 4-1 by Lot 13781-B-2-D, Psd-04-156854.

Beginning at a point marked "1" on plan being S. 08 deg. 43' E., 906.32 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 24 deg. 43' W., 0.10 m. to point 2;
 thence N. 65 deg. 17' E., 57.66 m. to point 3;
 thence S. 24 deg. 42' E., 13.03 m. to point 4;
 thence S. 77 deg. 55' W., 59.09 m. to the point of

beginning; containing an area of **Three Hundred Seventy-Eight square meters (378 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 7 (Future Development), Block 15
Pcs-04-034700
TCT No. 072-2025002704

A parcel of land (Lot 7 [Future Development], Block 15, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Road Lot 7, Pcs-04-034700; on the SW., along line 2-3 by Lot 13781-B-2-D, Psd-04-156854; on the NE., along line 3-4 by Lot 2, Block 15, Pcs-04-034700; and on the NE., along line 4-1 by Lot 1, Block 15, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 17' E., 969.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 26' W., 25.11 m. to point 2;
 thence N. 03 deg. 47' W., 70.43 m. to point 3;
 thence S. 24 deg. 42' E., 10.75 m. to point 4;
 thence S. 24 deg. 40' E., 55.10 m. to the point of

beginning; containing an area of **Eight Hundred Twenty-Seven square meters (827 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 16
Pcs-04-034700
TCT No. 072-2025002705

A parcel of land (Lot 1, Block 16, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at

Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 2, Block 16, Pcs-04-034700; on the SW., along line 2-3 by Lot 13781-B-2-C, Psd-04-156854; on the NW., and NE., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 7, Pcs-04-034700; on the NE., along line 13-14 by Road Lot 8, Pcs-04-034700; and on the SE., along line 14-1 by Lot 3, Block 16, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 18' E., 1,042.90 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	24'	W.,	51.07	m.	to point 2;
thence	N.	03	deg.	46'	W.,	0.23	m.	to point 3;
thence	N.	65	deg.	18'	E.,	63.55	m.	to point 4;
thence	N.	70	deg.	14'	E.,	1.72	m.	to point 5;
thence	N.	80	deg.	06'	E.,	1.72	m.	to point 6;
thence	N.	89	deg.	58'	E.,	1.72	m.	to point 7;
thence	S.	80	deg.	10'	E.,	1.72	m.	to point 8;
thence	S.	70	deg.	18'	E.,	1.72	m.	to point 9;
thence	S.	60	deg.	26'	E.,	1.72	m.	to point 10;
thence	S.	50	deg.	34'	E.,	1.72	m.	to point 11;
thence	S.	40	deg.	42'	E.,	1.72	m.	to point 12;
thence	S.	30	deg.	50'	E.,	1.72	m.	to point 13;
thence	S.	22	deg.	02'	E.,	42.01	m.	to point 14;
thence	S.	65	deg.	40'	W.,	71.95	m.	to the point of

beginning; containing an area of **Three Thousand Seven Hundred Thirty-Eight square meters (3,738 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2 (Future Development), Block 16

Pcs-04-034700

TCT No. 072-2025002706

A parcel of land (Lot 2 [Future Development], Block 16, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 3, Block 16, Pcs-04-034700; on the SW., along line 2-3 by Lot 13781-B-2-C, Psd-04-156854; and on the NE., along line 3-1 by Lot 1, Block 16, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 18' E., 1,042.90 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 22' W., 19.25 m. to point 2;
thence N. 03 deg. 47' W., 54.66 m. to point 3;
thence S. 24 deg. 24' E., 51.07 m. to the point of

beginning; containing an area of **Four Hundred Ninety-One square meters (491 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3 (Easement), Block 16
Pcs-04-034700
TCT No. 072-2025002707

A parcel of land (Lot 3 [Easement], Block 16, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1, Block 16, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 8, Pcs-04-034700; on the SE., along line 3-4 by Lot 13759, Lipa Cadastre; on the SE., along line 4-5 by Lot 13760, Lipa Cadastre; on the SW., along line 5-6 by Lot 13781-B-2-C, Psd-04-156854; and on the NW., along line 6-1 by Lot 2, Block 16, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 18' E., 1,042.90 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 65 deg. 40' E., 71.95 m. to point 2;
thence S. 22 deg. 00' E., 6.17 m. to point 3;
thence S. 65 deg. 47' W., 28.30 m. to point 4;
thence S. 65 deg. 36' W., 64.93 m. to point 5;
thence N. 03 deg. 47' W., 6.51 m. to point 6;
thence N. 65 deg. 22' E., 19.25 m. to the point of

beginning; containing an area of **Five Hundred Sixty-Six square meters (566 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 17
Pcs-04-034700
TCT No. 072-2025002708

A parcel of land (Lot 1, Block 17, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SW., along lines 2-3-4 by Road Lot 8, Pcs-04-034700; on the SW., and NW., along lines 4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19 by Road Lot 9, Pcs-04-034700; and on the NE., along line 19-1 by Lot 2, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 20 deg. 28' E., 1,022.63 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 47' W., 46.28 m. to point 2;
 thence N. 22 deg. 36' W., 41.79 m. to point 3;
 thence N. 19 deg. 40' W., 1.02 m. to point 4;
 thence N. 13 deg. 48' W., 1.02 m. to point 5;
 thence N. 07 deg. 57' W., 1.02 m. to point 6;
 thence N. 02 deg. 05' W., 1.02 m. to point 7;
 thence N. 03 deg. 46' E., 1.02 m. to point 8;
 thence N. 09 deg. 38' E., 1.02 m. to point 9;
 thence N. 15 deg. 29' E., 1.02 m. to point 10;
 thence N. 21 deg. 21' E., 1.02 m. to point 11;
 thence N. 27 deg. 12' E., 1.02 m. to point 12;
 thence N. 33 deg. 04' E., 1.02 m. to point 13;
 thence N. 38 deg. 55' E., 1.02 m. to point 14;
 thence N. 44 deg. 47' E., 1.02 m. to point 15;
 thence N. 50 deg. 39' E., 1.02 m. to point 16;
 thence N. 56 deg. 30' E., 1.02 m. to point 17;
 thence N. 62 deg. 21' E., 1.02 m. to point 18;
 thence N. 65 deg. 17' E., 34.79 m. to point 19;
 thence S. 24 deg. 40' E., 51.80 m. to the point of

beginning; containing an area of **Two Thousand Three Hundred Twenty square meters (2,320 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 17
Pcs-04-034700
TCT No. 072-2025002709

A parcel of land (Lot 2, Block 17, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 1, Block 17, Pcs-04-034700; on the NW., along lines 2-3-4-5-6-7-8 by Road Lot 9, Pcs-04-034700; on the NE., and NW., along lines 8-9-10 by Pathwalk 6, Pcs-04-034700; and on the NE., and SE., along lines 10-11-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 20 deg. 28' E., 1,022.63 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	24	deg.	40'	W.	51.80	m.	to point 2;
thence	N.	63	deg.	31'	E.	7.09	m.	to point 3;
thence	N.	55	deg.	31'	E.	3.87	m.	to point 4;
thence	N.	49	deg.	00'	E.	3.87	m.	to point 5;
thence	N.	42	deg.	28'	E.	3.87	m.	to point 6;
thence	N.	35	deg.	57'	E.	3.87	m.	to point 7;
thence	N.	29	deg.	26'	E.	3.56	m.	to point 8;
thence	S.	66	deg.	36'	E.	8.86	m.	to point 9;
thence	N.	77	deg.	04'	E.	63.47	m.	to point 10;
thence	S.	22	deg.	33'	E.	40.50	m.	to point 11;
thence	S.	65	deg.	47'	W.	91.00	m.	to the point of

beginning; containing an area of **Four Thousand Five Hundred Twenty-Two square meters (4,522 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3 (Easement), Block 17
Pcs-04-034700
TCT No. 072-2025002710

A parcel of land (Lot 3 [Easement], Block 17, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., and SW., along lines 1-2-3 by Lot 2, Block 17, Pcs-04-034700; on the SW., along line 3-4 by Pathwalk 6, Pcs-04-034700; on the SW., along line 4-5 by Lot 1, Block 18, Pcs-04-034700; on the SW., along line 5-6 by Lot 2, Block 18, Pcs-04-034700; on the SW., along line 6-7 by Lot 3, Block 18, Pcs-04-034700; on the SW., along line 7-8 by Lot 5, Block 18, Pcs-04-034700; on the SW., along line 8-9 by Pathwalk 7, Pcs-04-034700; on the NW., and SW., along lines 9-10-11 by Lot 1, Block 19, Pcs-04-034700; on the SW., along line 11-12 by Lot 2, Block 19, Pcs-04-034700; on the SW., along line 12-13 by Lot 3, Block 19, Pcs-04-034700; on the SW., along line 13-14 by Lot 5, Block 19, Pcs-04-034700; on the SW., along line 14-15 by Pathwalk 8, Pcs-04-034700; on the SW., along line 15-16 by Lot 1, Block 20, Pcs-04-034700; on the SW., along line 16-17 by Lot 2, Block 20, Pcs-04-034700; on the SW., along line 17-18 by Lot 3, Block 20, Pcs-04-034700; on the NW., along line 18-19 by Lot 13780, Lipa Cadastre; on the NE., along line 19-20 by Lot 13781-A, Psd-28887; on the SE., and NE., along lines 20-21-22 by Lot 13782, Lipa Cadastre; on the SE., along line 22-23 by Lot 13759, Lipa Cadastre; on the SW., along line 23-24 by Road Lot 8, Pcs-04-034700; and on the NW., along line 24-1 by Lot 1, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 20 deg. 28' E., 1,022.63 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 65 deg. 47' E., 91.00 m. to point 2;
 thence N. 22 deg. 33' W., 40.50 m. to point 3;
 thence N. 22 deg. 12' W., 2.03 m. to point 4;
 thence N. 22 deg. 33' W., 30.43 m. to point 5;
 thence N. 22 deg. 33' W., 30.43 m. to point 6;
 thence N. 22 deg. 33' W., 25.62 m. to point 7;
 thence N. 22 deg. 33' W., 34.03 m. to point 8;
 thence N. 22 deg. 33' W., 2.03 m. to point 9;
 thence N. 67 deg. 20' E., 45.41 m. to point 10;
 thence N. 21 deg. 27' W., 22.49 m. to point 11;
 thence N. 21 deg. 33' W., 35.14 m. to point 12;
 thence N. 21 deg. 33' W., 35.14 m. to point 13;
 thence N. 21 deg. 23' W., 35.13 m. to point 14;
 thence N. 21 deg. 58' W., 2.03 m. to point 15;
 thence N. 21 deg. 58' W., 33.16 m. to point 16;
 thence N. 21 deg. 33' W., 35.14 m. to point 17;
 thence N. 21 deg. 37' W., 38.90 m. to point 18;
 thence N. 63 deg. 01' E., 6.10 m. to point 19;
 thence S. 21 deg. 33' E., 243.81 m. to point 20;
 thence S. 67 deg. 35' W., 45.18 m. to point 21;
 thence S. 22 deg. 33' E., 164.85 m. to point 22;
 thence S. 65 deg. 47' W., 143.34 m. to point 23;
 thence N. 22 deg. 36' W., 6.02 m. to point 24;
 thence N. 65 deg. 47' E., 46.28 m. to the point of

beginning, containing an area of **Three Thousand Five Hundred Forty-Four square meters (3,544 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: April 2024; Date Approved: 02 May 2024.

Lot 1, Block 18
Pcs-04-034700
TCT No. 072-2025002711

A parcel of land (Lot 1, Block 18, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., and SW., along lines 2-3-4 by Pathwalk 6, Pcs-04-034700; on the NW., and SW., along lines 4-5-6-7-8-9-10-11 by Road Lot 9, Pcs-04-034700; and on the NW., along line 11-1 by Lot 2, Block 18, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 25 deg. 48' E., 947.88 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	S.	22	deg.	33'	E.,	30.43	m.	to point 2;
thence	S.	77	deg.	04'	W.,	62.48	m.	to point 3;
thence	N.	66	deg.	36'	W.,	8.13	m.	to point 4;
thence	N.	21	deg.	30'	E.,	2.17	m.	to point 5;
thence	N.	16	deg.	24'	E.,	3.87	m.	to point 6;
thence	N.	09	deg.	53'	E.,	3.87	m.	to point 7;
thence	N.	03	deg.	22'	E.,	3.87	m.	to point 8;
thence	N.	03	deg.	09'	W.,	3.87	m.	to point 9;
thence	N.	09	deg.	40'	W.,	3.87	m.	to point 10;
thence	N.	12	deg.	56'	W.,	5.08	m.	to point 11;
thence	N.	77	deg.	04'	E.,	57.36	m.	to the point of

beginning; containing an area of **One Thousand Eight Hundred Fifty-Six square meters (1,856 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 18
Pcs-04-034700
TCT No. 072-2025002712

A parcel of land (Lot 2, Block 18, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 1, Block 18, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Lot 3, Block 18, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 25 deg. 48' E., 947.88 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	77	deg.	04'	W.,	57.36	m.	to point 2;
thence	N.	12	deg.	56'	W.,	30.00	m.	to point 3;
thence	N.	77	deg.	04'	E.,	52.28	m.	to point 4;
thence	S.	22	deg.	33'	E.,	30.43	m.	to the point of

beginning; containing an area of **One Thousand Six Hundred Forty-Five square meters (1,645 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 18
Pcs-04-034700
TCT No. 072-2025002713

A parcel of land (Lot 3, Block 18, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 2-3 by Lot 2, Block 18, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 9, Pcs-04-034700; and on the NW., along line 4-1 by Lot 5, Block 18, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 26 deg. 00' E., 891.93 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 22 deg. 33' E., 25.62 m. to point 2;
 thence S. 77 deg. 04' W., 52.28 m. to point 3;
 thence N. 12 deg. 56' W., 25.26 m. to point 4;
 thence N. 77 deg. 04' E., 48.00 m. to the point of

beginning; containing an area of **One Thousand Two Hundred Sixty-Six square meters (1,266 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 18
Pcs-04-034700
TCT No. 072-2025002714

A parcel of land (Lot 5, Block 18, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 3, Block 18, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Pathwalk 7, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 26 deg. 00' E., 891.93 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 77 deg. 04' W., 48.00 m. to point 2;
 thence N. 12 deg. 56' W., 33.58 m. to point 3;
 thence N. 77 deg. 06' E., 42.31 m. to point 4;
 thence S. 22 deg. 33' E., 34.03 m. to the point of

beginning; containing an area of **One Thousand Five Hundred Sixteen square meters (1,516 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 19
Pcs-04-034700
TCT No. 072-2025002715

A parcel of land (Lot 1, Block 19, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643;

Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., and SE., along lines 1-2-3 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 3-4 by Pathwalk 7, Pcs-04-034700; on the SW., along line 4-5 by Road Lot 9, Pcs-04-034700; and on the NW., along line 5-1 by Lot 2, Block 19, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 29 deg. 23' E., 837.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	21	deg.	27'	E.,	22.49	m.	to point 2;
thence	S.	67	deg.	20'	W.,	45.41	m.	to point 3;
thence	S.	77	deg.	06'	W.,	41.92	m.	to point 4;
thence	N.	13	deg.	02'	W.,	29.89	m.	to point 5;
thence	N.	77	deg.	04'	E.,	83.39	m.	to the point of

beginning; containing an area of **Two Thousand Three Hundred Eighty-Four square meters (2,384 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 19
Pcs-04-034700
TCT No. 072-2025002716

✓ A parcel of land (Lot 2, Block 19, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 1, Block 19, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Lot 3, Block 19, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 29 deg. 23' E., 837.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	77	deg.	04'	W.,	83.39	m.	to point 2;
thence	N.	13	deg.	02'	W.,	34.74	m.	to point 3;
thence	N.	77	deg.	04'	E.,	78.19	m.	to point 4;
thence	S.	21	deg.	33'	E.,	35.14	m.	to the point of

beginning; containing an area of **Two Thousand Eight Hundred and Seven square meters (2,807 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 19
Pcs-04-034700
TCT No. 072-2025002717

A parcel of land (Lot 3, Block 19, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 2-3 by Lot 2, Block 19, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 9, Pcs-04-034700; and on the NW., along line 4-1 by Lot 5, Block 19, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 30 deg. 06' E., 768.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 21 deg. 33' E., 35.14 m. to point 2;
thence S. 77 deg. 04' W., 78.19 m. to point 3;
thence N. 13 deg. 02' W., 34.74 m. to point 4;
thence N. 77 deg. 04' E., 72.99 m. to the point of

beginning; containing an area of **Two Thousand Six Hundred Twenty-Six square meters (2,626 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 19
Pcs-04-034700
TCT No. 072-2025002718

A parcel of land (Lot 5, Block 19, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 3, Block 19, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Pathwalk 8, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 30 deg. 06' E., 768.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 77 deg. 04' W., 72.99 m. to point 2;
thence N. 12 deg. 44' W., 34.75 m. to point 3;
thence N. 77 deg. 04' E., 67.71 m. to point 4;
thence S. 21 deg. 23' E., 35.13 m. to the point of

beginning; containing an area of **Two Thousand Four Hundred Forty-Four square meters (2,444 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 20
Pcs-04-034700
TCT No. 072-2025002719

A parcel of land (Lot 1, Block 20, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 2-3 by Pathwalk 8, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 9, Pcs-04-034700; and on the NW., along line 4-1 by Lot 2, Block 20, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 30 deg. 56' E., 698.58 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 21 deg. 58' E., 33.16 m. to point 2;
thence S. 77 deg. 04' W., 67.39 m. to point 3;
thence N. 12 deg. 56' W., 32.74 m. to point 4;
thence N. 77 deg. 04' E., 62.18 m. to the point of

beginning; containing an area of **Two Thousand One Hundred Twenty-One square meters (2,121 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 20
Pcs-04-034700
TCT No. 072-2025002720

A parcel of land (Lot 2, Block 20, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 1, Block 20, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Lot 3, Block 20, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 30 deg. 56' E., 698.58 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	77	deg.	04'	W.,	62.18	m.	to point 2;
thence	N.	12	deg.	56'	W.,	34.74	m.	to point 3;
thence	N.	77	deg.	04'	E.,	56.92	m.	to point 4;
thence	S.	21	deg.	33'	E.,	35.14	m.	to the point of

beginning; containing an area of **Two Thousand and Sixty-Nine square meters (2,069 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 20
Pcs-04-034700
TCT No. 072-2025002721

A parcel of land (Lot 3, Block 20, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 2-3 by Lot 2, Block 20, Pcs-04-034700; on the SW., along lines 3-4-5-6-7-8-9-10-11 by Road Lot 9, Pcs-04-034700; on the NW., along line 11-12 by Pathwalk 9, Pcs-04-034700; and on the NW., along line 12-1 by Lot 13780, Lipa Cadastre.

Beginning at a point marked "1" on plan being S. 32 deg. 02' E., 625.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	21	deg.	37'	E.,	38.90	m.	to point 2;
thence	S.	77	deg.	04'	W.,	56.92	m.	to point 3;
thence	N.	12	deg.	56'	W.,	4.88	m.	to point 4;
thence	N.	13	deg.	44'	W.,	3.12	m.	to point 5;
thence	N.	15	deg.	20'	W.,	3.12	m.	to point 6;
thence	N.	16	deg.	56'	W.,	3.12	m.	to point 7;
thence	N.	18	deg.	32'	W.,	3.12	m.	to point 8;
thence	N.	20	deg.	07'	W.,	3.12	m.	to point 9;
thence	N.	21	deg.	43'	W.,	3.12	m.	to point 10;
thence	N.	23	deg.	19'	W.,	1.68	m.	to point 11;
thence	N.	62	deg.	36'	E.,	4.62	m.	to point 12;
thence	N.	63	deg.	01'	E.,	49.93	m.	to the point of

beginning; containing an area of **One Thousand Seven Hundred Sixty-Three square meters (1,763 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 21
Pcs-04-034700
TCT No. 072-2025002722

A parcel of land (Lot 1, Block 21, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 2, Block 21, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Pathwalk 10, Pcs-04-034700; and on the NE., along line 4-1 by Lot 6, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 15' E., 836.84 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	40.00	m.	to point 2;
thence	N.	24	deg.	42'	W.,	35.00	m.	to point 3;
thence	N.	65	deg.	18'	E.,	40.00	m.	to point 4;
thence	S.	24	deg.	42'	E.,	35.00	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred square meters (1,400 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 21
Pcs-04-034700
TCT No. 072-2025002723

A parcel of land (Lot 2, Block 21, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 21, Pcs-04-034700; on the SE., along line 2-3 by Lot 3, Block 21, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NW., along line 4-1 by Lot 1, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 15' E., 836.84 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	43'	E.,	35.00	m.	to point 2;
thence	S.	65	deg.	18'	W.,	40.00	m.	to point 3;
thence	N.	24	deg.	42'	W.,	35.00	m.	to point 4;
thence	N.	65	deg.	18'	E.,	40.00	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred square meters (1,400 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 21
Pcs-04-034700
TCT No. 072-2025002724

A parcel of land (Lot 3, Block 21, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 5, Block 21, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Lot 2, Block 21, Pcs-04-034700; and on the NE., along line 4-1 by Lot 6, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 40' E., 906.54 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 18' W., 40.00 m. to point 2;
 thence N. 24 deg. 42' W., 35.00 m. to point 3;
 thence N. 65 deg. 18' E., 40.00 m. to point 4;
 thence S. 24 deg. 43' E., 35.00 m. to the point of

beginning; containing an area of **One Thousand Four Hundred square meters (1,400 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 21
Pcs-04-034700
TCT No. 072-2025002725

A parcel of land (Lot 5, Block 21, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 21, Pcs-04-034700; on the SE., and SW., along lines 2-3-4-5-6-7-8-9-10-11-12-13 by Road Lot 9, Pcs-04-034700; on the SW., along line 13-14 by Road Lot 8, Pcs-04-034700; and on the NW., along line 14-1 by Lot 3, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 40' E., 906.54 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 43' E., 40.90 m. to point 2;
 thence S. 65 deg. 18' W., 30.88 m. to point 3;
 thence S. 76 deg. 33' W., 1.75 m. to point 4;
 thence S. 84 deg. 03' W., 1.31 m. to point 5;
 thence N. 88 deg. 27' W., 1.31 m. to point 6;
 thence N. 80 deg. 58' W., 1.31 m. to point 7;
 thence N. 73 deg. 27' W., 1.31 m. to point 8;
 thence N. 65 deg. 58' W., 1.31 m. to point 9;
 thence N. 58 deg. 28' W., 1.31 m. to point 10;
 thence N. 50 deg. 57' W., 1.31 m. to point 11;
 thence N. 43 deg. 27' W., 1.31 m. to point 12;
 thence N. 35 deg. 58' W., 1.81 m. to point 13;
 thence N. 24 deg. 41' W., 31.71 m. to point 14;
 thence N. 65 deg. 18' E., 40.00 m. to the point of

beginning; containing an area of **One Thousand Six Hundred Fifteen square meters (1,615 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6 (Open Space), Block 21
Pcs-04-034700
TCT No. 072-2025002726

A parcel of land (Lot 6 [Open Space], Block 21, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 1, Block 21, Pcs-04-034700; on the NW., along line 2-3 by Pathwalk 10, Pcs-04-034700; on the NE., and SE., along lines 3-4-5-6-7-8-9-10-11-12-13-14 by Road Lot 9, Pcs-04-034700; on the SW., along line 14-15 by Lot 5, Block 21, Pcs-04-034700; on the SW., along line 15-16 by Lot 3, Block 21, Pcs-04-034700; and on the SW., along line 16-1 by Lot 2, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 15' E., 836.84 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	24	deg.	42'	W.,	35.00	m.	to point 2;
thence	N.	65	deg.	17'	E.,	45.77	m.	to point 3;
thence	S.	12	deg.	56'	E.,	140.92	m.	to point 4;
thence	S.	08	deg.	35'	E.,	1.52	m.	to point 5;
thence	S.	00	deg.	07'	W.,	1.52	m.	to point 6;
thence	S.	08	deg.	48'	W.,	1.52	m.	to point 7;
thence	S.	17	deg.	29'	W.,	1.52	m.	to point 8;
thence	S.	26	deg.	11'	W.,	1.52	m.	to point 9;
thence	S.	34	deg.	53'	W.,	1.52	m.	to point 10;
thence	S.	43	deg.	34'	W.,	1.52	m.	to point 11;
thence	S.	52	deg.	16'	W.,	1.52	m.	to point 12;
thence	S.	60	deg.	57'	W.,	1.52	m.	to point 13;
thence	S.	65	deg.	20'	W.,	7.22	m.	to point 14;
thence	N.	24	deg.	43'	W.,	40.90	m.	to point 15;
thence	N.	24	deg.	43'	W.,	35.00	m.	to point 16;
thence	N.	24	deg.	43'	W.,	35.00	m.	to the point of

beginning; containing an area of **Four Thousand Four Hundred Forty-Seven square meters (4,447 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 22
Pcs-04-034700
TCT No. 072-2025002727

A parcel of land (Lot 1, Block 22, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 2, Block 22, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the SW., and NW., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16 by Road Lot 10, Pcs-04-034700; and on the NE., along line 16-1 by Lot 5, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 18 deg. 09' E., 696.91 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 18' W., 40.00 m. to point 2;
 thence N. 24 deg. 42' W., 34.89 m. to point 3;
 thence N. 21 deg. 31' W., 1.23 m. to point 4;
 thence N. 14 deg. 31' W., 1.23 m. to point 5;
 thence N. 07 deg. 32' W., 1.23 m. to point 6;
 thence N. 00 deg. 32' W., 1.23 m. to point 7;
 thence N. 06 deg. 27' E., 1.23 m. to point 8;
 thence N. 13 deg. 26' E., 1.23 m. to point 9;
 thence N. 20 deg. 26' E., 1.23 m. to point 10;
 thence N. 27 deg. 25' E., 1.23 m. to point 11;
 thence N. 34 deg. 25' E., 1.23 m. to point 12;
 thence N. 41 deg. 24' E., 1.23 m. to point 13;
 thence N. 48 deg. 23' E., 1.23 m. to point 14;
 thence N. 55 deg. 23' E., 1.23 m. to point 15;
 thence N. 65 deg. 18' E., 31.02 m. to point 16;
 thence S. 24 deg. 43' E., 45.00 m. to the point of

beginning; containing an area of **One Thousand Seven Hundred Seventy-Eight square meters (1,778 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 22
Pcs-04-034700
TCT No. 072-2025002728

A parcel of land (Lot 2, Block 22, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;

Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 5, Block 22, Pcs-04-034700; on the SE., along line 2-3 by Lot 3, Block 22, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NW., along line 4-1 by Lot 1, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 18 deg. 09' E., 696.91 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	42'	E.,	35.76	m.	to point 2;
thence	S.	65	deg.	18'	W.,	40.00	m.	to point 3;
thence	N.	24	deg.	42'	W.,	35.76	m.	to point 4;
thence	N.	65	deg.	18'	E.,	40.00	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred Thirty square meters (1,430 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 22
Pcs-04-034700
TCT No. 072-2025002729

A parcel of land (Lot 3, Block 22, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 5, Block 22, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Lot 2, Block 22, Pcs-04-034700; and on the NE., along line 4-1 by Lot 5, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 18 deg. 45' E., 767.25 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	40.00	m.	to point 2;
thence	N.	24	deg.	42'	W.,	35.00	m.	to point 3;
thence	N.	65	deg.	18'	E.,	40.00	m.	to point 4;
thence	S.	24	deg.	42'	E.,	35.00	m.	to the point of

beginning; containing an area of **One Thousand Four Hundred square meters (1,400 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5 (Open Space), Block 22
Pcs-04-034700
TCT No. 072-2025002730

A parcel of land (Lot 5 [Open Space], Block 22, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 3, Block 22, Pcs-04-034700; on the SW., along line 2-3 by Lot 2, Block 22, Pcs-04-034700; on the SW., along line 3-4 by Lot 1, Block 22, Pcs-04-034700; on the NW., and NE., along lines 4-5-6-7-8-9-10-11-12 by Road Lot 10, Pcs-04-034700; on the NE., along lines 12-13-14 by Road Lot 9, Pcs-04-034700; on the SE., along line 14-15 by Pathwalk 10, Pcs-04-034700; on the SW., along line 15-16 by Road Lot 8, Pcs-04-034700; and on the NW., along line 16-1 by Lot 3, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 18 deg. 45' E., 767.25 m. from MBM No. 60, CAD 218, Lipa Cadastre:

 thence N. 24 deg. 42' W., 35.00 m. to point 2;
 thence N. 24 deg. 42' W., 35.76 m. to point 3;
 thence N. 24 deg. 43' W., 45.00 m. to point 4;
 thence N. 65 deg. 18' E., 64.91 m. to point 5;
 thence N. 71 deg. 42' E., 2.22 m. to point 6;
 thence N. 84 deg. 25' E., 2.22 m. to point 7;
 thence S. 82 deg. 53' E., 2.22 m. to point 8;
 thence S. 70 deg. 10' E., 2.22 m. to point 9;
 thence S. 57 deg. 28' E., 2.22 m. to point 10;
 thence S. 44 deg. 46' E., 2.22 m. to point 11;
 thence S. 32 deg. 03' E., 2.22 m. to point 12;
 thence S. 19 deg. 21' E., 2.22 m. to point 13;
 thence S. 12 deg. 56' E., 139.65 m. to point 14;
 thence S. 65 deg. 17' W., 86.20 m. to point 15;
 thence N. 24 deg. 42' W., 33.00 m. to point 16;
 thence N. 65 deg. 18' E., 40.00 m. to the point of

beginning; containing an area of **Ten Thousand Four Hundred Sixty-Four square meters (10,464 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 23
Pcs-04-034700
TCT No. 072-2025002731

A parcel of land (Lot 1, Block 23, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 2, Block 23, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; and on the NW., and NE., along lines 3-4-1 by Lot 6, Block 23, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 16 deg. 12' E., 539.24 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 13' W., 39.89 m. to point 2;
thence N. 24 deg. 42' W., 30.01 m. to point 3;
thence N. 65 deg. 13' E., 39.89 m. to point 4;
thence S. 24 deg. 43' E., 30.01 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Seven square meters (1,197 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 23
Pcs-04-034700
TCT No. 072-2025002732

A parcel of land (Lot 2, Block 23, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 23, Pcs-04-034700; on the SE., along line 2-3 by Lot 3, Block 23, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NW., along line 4-1 by Lot 1, Block 23, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 16 deg. 12' E., 539.24 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 42' E., 29.98 m. to point 2;
thence S. 65 deg. 13' W., 39.89 m. to point 3;
thence N. 24 deg. 42' W., 29.98 m. to point 4;
thence N. 65 deg. 13' E., 39.89 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Six square meters (1,196 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 23
Pcs-04-034700
TCT No. 072-2025002733

A parcel of land (Lot 3, Block 23, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 5, Block 23, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Lot 2, Block 23, Pcs-04-034700; and on the NE., along line 4-1 by Lot 6, Block 23, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 17 deg. 03' E., 598.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 13' W., 39.89 m. to point 2;
thence N. 24 deg. 42' W., 30.01 m. to point 3;
thence N. 65 deg. 13' E., 39.89 m. to point 4;
thence S. 24 deg. 43' E., 30.01 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Seven square meters (1,197 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 23
Pcs-04-034700
TCT No. 072-2025002734

A parcel of land (Lot 5, Block 23, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 23, Pcs-04-034700; on the SE., and SW., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15 by Road Lot 10, Pcs-04-034700; on the SW., along line 15-16 by Road Lot 8, Pcs-04-034700; and on the NW., along line 16-1 by Lot 3, Block 23, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 17 deg. 03' E., 598.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 43' E., 29.94 m. to point 2;
 thence S. 65 deg. 13' W., 29.88 m. to point 3;
 thence S. 68 deg. 58' W., 1.31 m. to point 4;
 thence S. 76 deg. 28' W., 1.31 m. to point 5;
 thence S. 83 deg. 59' W., 1.31 m. to point 6;
 thence N. 88 deg. 31' W., 1.31 m. to point 7;
 thence N. 81 deg. 01' W., 1.31 m. to point 8;
 thence N. 73 deg. 30' W., 1.31 m. to point 9;
 thence N. 66 deg. 00' W., 1.31 m. to point 10;
 thence N. 58 deg. 29' W., 1.31 m. to point 11;
 thence N. 50 deg. 59' W., 1.31 m. to point 12;
 thence N. 43 deg. 28' W., 1.31 m. to point 13;
 thence N. 35 deg. 58' W., 1.31 m. to point 14;
 thence N. 28 deg. 28' W., 1.31 m. to point 15;
 thence N. 24 deg. 42' W., 19.93 m. to point 16;
 thence N. 65 deg. 13' E., 39.89 m. to the point of

beginning; containing an area of **One Thousand One Hundred Seventy-Three square meters (1,173 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6 (Open Space), Block 23
Pcs-04-034700
TCT No. 072-2025002735

A parcel of land (Lot 6 [Open Space], Block 23, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;

Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 3, Block 23, Pcs-04-034700; on the SW., along line 2-3 by Lot 2, Block 23, Pcs-04-034700; on the SW., and SE., along lines 3-4-5 by Lot 1, Block 23, Pcs-04-034700; on the SW., along line 5-6 by Road Lot 8, Pcs-04-034700; on the NW., along line 6-7 by Pathwalk 11, Pcs-04-034700; on the NE., along lines 7-8-9-10-11 by Road Lot 9, Pcs-04-034700; on the NE., and SE., along lines 11-12-13-14-15-16-17-18-19 by Road Lot 10, Pcs-04-034700; and on the SW., along line 19-1 by Lot 5, Block 23, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 17 deg. 03' E., 598.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	24	deg.	43'	W.,	30.01	m.	to point 2;
thence	N.	24	deg.	42'	W.,	29.98	m.	to point 3;
thence	N.	24	deg.	43'	W.,	30.01	m.	to point 4;
thence	S.	65	deg.	13'	W.,	39.89	m.	to point 5;
thence	N.	24	deg.	41'	W.,	8.06	m.	to point 6;
thence	N.	65	deg.	17'	E.,	106.54	m.	to point 7;
thence	S.	23	deg.	23'	E.,	6.62	m.	to point 8;
thence	S.	32	deg.	02'	E.,	111.50	m.	to point 9;
thence	S.	24	deg.	23'	E.,	1.83	m.	to point 10;
thence	S.	13	deg.	50'	E.,	1.83	m.	to point 11;
thence	S.	03	deg.	17'	E.,	1.83	m.	to point 12;
thence	S.	07	deg.	16'	W.,	1.83	m.	to point 13;
thence	S.	17	deg.	49'	W.,	1.83	m.	to point 14;
thence	S.	28	deg.	22'	W.,	1.83	m.	to point 15;
thence	S.	38	deg.	55'	W.,	1.83	m.	to point 16;
thence	S.	49	deg.	28'	W.,	1.83	m.	to point 17;
thence	S.	60	deg.	01'	W.,	1.83	m.	to point 18;
thence	S.	65	deg.	19'	W.,	70.82	m.	to point 19;
thence	N.	24	deg.	43'	W.,	29.94	m.	to the point of

beginning; containing an area of **Nine Thousand Seven Hundred Forty-Nine square meters (9,749 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1, Block 24
Pcs-04-034700
TCT No. 072-2025002736

A parcel of land (Lot 1, Block 24, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre;

Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 2, Block 24, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the SW., and NW., along lines 3-4-5-6-7-8-9-10-11-12-13 by Road Lot 11, Pcs-04-034700; and on the NE., along line 13-1 by Lot 6, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 31' E., 411.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	13'	W.,	39.87	m.	to point 2;
thence	N.	24	deg.	41'	W.,	19.99	m.	to point 3;
thence	N.	19	deg.	43'	W.,	1.74	m.	to point 4;
thence	N.	09	deg.	43'	W.,	1.74	m.	to point 5;
thence	N.	00	deg.	17'	E.,	1.74	m.	to point 6;
thence	N.	10	deg.	17'	E.,	1.74	m.	to point 7;
thence	N.	20	deg.	17'	E.,	1.74	m.	to point 8;
thence	N.	30	deg.	17'	E.,	1.74	m.	to point 9;
thence	N.	40	deg.	17'	E.,	1.74	m.	to point 10;
thence	N.	50	deg.	17'	E.,	1.74	m.	to point 11;
thence	N.	60	deg.	17'	E.,	1.74	m.	to point 12;
thence	N.	65	deg.	16'	E.,	29.86	m.	to point 13;
thence	S.	24	deg.	43'	E.,	29.94	m.	to the point of

beginning; containing an area of **One Thousand One Hundred Seventy-Three square meters (1,173 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 2, Block 24
Pcs-04-034700
TCT No. 072-2025002737

A parcel of land (Lot 2, Block 24, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 24, Pcs-04-034700; on the SE., along line 2-3 by Lot 3, Block 24, Pcs-04-034700; on the

SW., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NW., along line 4-1 by Lot 1, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 31' E., 411.06 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 24 deg. 43' E., 29.99 m. to point 2;
thence S. 65 deg. 13' W., 39.88 m. to point 3;
thence N. 24 deg. 42' W., 29.99 m. to point 4;
thence N. 65 deg. 13' E., 39.87 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Six square meters (1,196 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 3, Block 24
Pcs-04-034700
TCT No. 072-2025002738

A parcel of land (Lot 3, Block 24, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 5, Block 24, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Lot 2, Block 24, Pcs-04-034700; and on the NE., along line 4-1 by Lot 6, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 14 deg. 56' E., 470.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 65 deg. 13' W., 39.88 m. to point 2;
thence N. 24 deg. 42' W., 30.00 m. to point 3;
thence N. 65 deg. 13' E., 39.88 m. to point 4;
thence S. 24 deg. 43' E., 30.00 m. to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Six square meters (1,196 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 5, Block 24
Pcs-04-034700
TCT No. 072-2025002739

A parcel of land (Lot 5, Block 24, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 6, Block 24, Pcs-04-034700; on the SE., along line 2-3 by Pathwalk 11, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 8, Pcs-04-034700; and on the NW., along line 4-1 by Lot 3, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 14 deg. 56' E., 470.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	24	deg.	43'	E.,	30.01	m.	to point 2;
thence	S	65	deg.	19'	W.,	39.88	m.	to point 3;
thence	N.	24	deg.	42'	W.,	29.93	m.	to point 4;
thence	N.	65	deg.	13'	E.,	39.88	m.	to the point of

beginning; containing an area of **One Thousand One Hundred Ninety-Five square meters (1,195 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 6 (Utility Lot), Block 24
Pcs-04-034700
TCT No. 072-2025002740

A parcel of land (Lot 6 [Utility Lot], Block 24, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 3, Block 24, Pcs-04-034700; on the SW., along line 2-3 by Lot 2, Block 24, Pcs-04-034700; on the SW., along line 3-4 by Lot 1, Block 24, Pcs-04-034700; on the NW., along line 4-5 by Road Lot 11, Pcs-04-034700; on the NW., and NE., along lines 5-6-7-8-9-10-11-12-13-14 by Road Lot 9, Pcs-04-034700; on the SE., along line 14-15 by Pathwalk 11, Pcs-04-034700; and on the SW., along line 15-1 by Lot 5, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 14 deg. 56' E., 470.04 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	43'	W.,	30.00	m.	to point 2;
thence	N.	24	deg.	43'	W.,	29.99	m.	to point 3;
thence	N.	24	deg.	43'	W.,	29.94	m.	to point 4;
thence	N.	65	deg.	54'	E.,	59.28	m.	to point 5;
thence	N.	71	deg.	15'	E.,	1.98	m.	to point 6;
thence	N.	82	deg.	38'	E.,	1.98	m.	to point 7;
thence	S.	85	deg.	59'	E.,	1.98	m.	to point 8;
thence	S.	74	deg.	36'	E.,	1.98	m.	to point 9;
thence	S.	63	deg.	13'	E.,	1.98	m.	to point 10;
thence	S.	51	deg.	51'	E.,	1.98	m.	to point 11;
thence	S.	40	deg.	28'	E.,	1.98	m.	to point 12;
thence	S.	29	deg.	05'	E.,	1.98	m.	to point 13;
thence	S.	23	deg.	23'	E.,	109.15	m.	to point 14;
thence	S.	65	deg.	21'	W.,	66.71	m.	to point 15;
thence	N.	24	deg.	43'	W.,	30.01	m.	to the point of

beginning; containing an area of **Eight Thousand One Hundred Twenty square meters (8,120 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Lot 1 (Future Development), Block 25
Pcs-04-034700
TCT No. 072-2025002741

A parcel of land (Lot 1 [Future Development], Block 25, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 13780, Lipa Cadastre; on the SE., along line 2-3 by Pathwalk 9, Pcs-04-034700; on the SW., and NW., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19 by Road Lot 9, Pcs-04-034700; and on the NE., and NW., along lines 19-20-1 by Lot 13780, Lipa Cadastre.

Beginning at a point marked "1" on plan being S. 28 deg. 00' E., 499.77 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	25	deg.	16'	E.,	117.58	m.	to point 2;
thence	S.	63	deg.	00'	W.,	4.58	m.	to point 3;
thence	N.	26	deg.	31'	W.,	1.67	m.	to point 4;
thence	N.	28	deg.	07'	W.,	3.12	m.	to point 5;

thence	N.	29	deg.	43'	W.,	3.12	m.	to point 6;
thence	N.	31	deg.	19'	W.,	3.12	m.	to point 7;
thence	N.	32	deg.	06'	W.,	41.36	m.	to point 8;
thence	N.	32	deg.	06'	W.,	62.07	m.	to point 9;
thence	N.	28	deg.	03'	W.,	1.42	m.	to point 10;
thence	N.	23	deg.	49'	W.,	37.20	m.	to point 11;
thence	N.	23	deg.	23'	W.,	32.20	m.	to point 12;
thence	N.	23	deg.	24'	W.,	52.79	m.	to point 13;
thence	N.	18	deg.	26'	W.,	1.72	m.	to point 14;
thence	N.	08	deg.	37'	W.,	1.72	m.	to point 15;
thence	N.	01	deg.	12'	E.,	1.72	m.	to point 16;
thence	N.	11	deg.	01'	E.,	1.72	m.	to point 17;
thence	N.	20	deg.	50'	E.,	1.72	m.	to point 18;
thence	N.	30	deg.	38'	E.,	1.27	m.	to point 19;
thence	S.	23	deg.	24'	E.,	127.52	m.	to point 20;
thence	N.	65	deg.	57'	E.,	13.39	m.	to the point of

beginning; containing an area of **One Thousand Eight Hundred Sixty-Eight square meters (1,868 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 1
Pcs-04-034700
TCT No. 072-2025002742

A parcel of land (Road Lot 1, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., and NE., along lines 1-2-3-4-5-6-7-8-9-10-11 by Lot 10, Block 3, Pcs-04-034700; on the SW., along line 11-12 by Road Lot 2, Pcs-04-034700; on the NW., along lines 12-13-14-15-16-17-18-19-20-21-22 by Lot 3, Block 2, Pcs-04-034700; on the NW., along line 22-23 by Lot 2, Block 2, Pcs-04-034700; on the NW., along lines 23-24-25-26-27-28 by Lot 1, Block 2, Pcs-04-034700; on the NW., along line 28-29 by Pathwalk 1, Pcs-04-034700; on the NW., along lines 29-30-31-32-33-34-35-36-37-38-39 by Lot 2, Block 1, Pcs-04-034700; on the NW., and SW., along lines 39-40-41-42-43-44-45-46-47-48-49 by Lot 1, Block 1, Pcs-04-034700; on the NE., along line 49-50 by Lot 11, Block 3, Pcs-04-034700; on the SW., and SE., along lines 50-51-52-53-54-55-56-57-58-59-60 by Lot 1, Block 3, Pcs-04-034700; on the SE., along line 60-61 by Lot 2, Block 3, Pcs-04-034700; on the SE., along line 61-62 by Lot 3, Block 3, Pcs-04-034700; and on the SE., along lines 62-63-64-65-66-67-68-69-70-71-72-1 by Lot 5, Block 3, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 21 deg. 14' W.,
375.19 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	01	deg.	38'	W.,	65.04	m.	to point 2;
thence	S.	04	deg.	32'	E.,	1.58	m.	to point 3;
thence	S.	13	deg.	37'	E.,	1.58	m.	to point 4;
thence	S.	22	deg.	42'	E.,	1.58	m.	to point 5;
thence	S.	31	deg.	47'	E.,	1.58	m.	to point 6;
thence	S.	40	deg.	52'	E.,	1.58	m.	to point 7;
thence	S.	49	deg.	57'	E.,	1.58	m.	to point 8;
thence	S.	59	deg.	02'	E.,	1.58	m.	to point 9;
thence	S.	68	deg.	07'	E.,	1.58	m.	to point 10;
thence	S.	77	deg.	12'	E.,	1.58	m.	to point 11;
thence	N.	84	deg.	33'	W.,	36.55	m.	to point 12;
thence	N.	89	deg.	44'	E.,	1.81	m.	to point 13;
thence	N.	79	deg.	29'	E.,	1.81	m.	to point 14;
thence	N.	69	deg.	06'	E.,	1.81	m.	to point 15;
thence	N.	58	deg.	43'	E.,	1.81	m.	to point 16;
thence	N.	48	deg.	21'	E.,	1.81	m.	to point 17;
thence	N.	37	deg.	58'	E.,	1.81	m.	to point 18;
thence	N.	27	deg.	35'	E.,	1.81	m.	to point 19;
thence	N.	17	deg.	12'	E.,	1.81	m.	to point 20;
thence	N.	07	deg.	46'	E.,	1.81	m.	to point 21;
thence	N.	01	deg.	34'	E.,	25.92	m.	to point 22;
thence	N.	01	deg.	38'	E.,	30.33	m.	to point 23;
thence	N.	01	deg.	38'	E.,	14.92	m.	to point 24;
thence	N.	05	deg.	20'	E.,	3.69	m.	to point 25;
thence	N.	12	deg.	23'	E.,	3.69	m.	to point 26;
thence	N.	19	deg.	25'	E.,	3.69	m.	to point 27;
thence	N.	26	deg.	28'	E.,	3.87	m.	to point 28;
thence	N.	34	deg.	16'	E.,	2.37	m.	to point 29;
thence	N.	33	deg.	58'	E.,	0.71	m.	to point 30;
thence	N.	37	deg.	39'	E.,	1.90	m.	to point 31;
thence	N.	41	deg.	20'	E.,	1.90	m.	to point 32;
thence	N.	45	deg.	01'	E.,	1.90	m.	to point 33;
thence	N.	48	deg.	43'	E.,	1.90	m.	to point 34;
thence	N.	52	deg.	24'	E.,	1.90	m.	to point 35;
thence	N.	56	deg.	05'	E.,	1.90	m.	to point 36;
thence	N.	59	deg.	46'	E.,	1.90	m.	to point 37;
thence	N.	63	deg.	27'	E.,	1.90	m.	to point 38;
thence	N.	65	deg.	19'	E.,	47.83	m.	to point 39;
thence	N.	65	deg.	19'	E.,	47.43	m.	to point 40;
thence	N.	56	deg.	48'	E.,	1.03	m.	to point 41;
thence	N.	50	deg.	18'	E.,	1.74	m.	to point 42;
thence	N.	40	deg.	18'	E.,	1.74	m.	to point 43;
thence	N.	30	deg.	18'	E.,	1.74	m.	to point 44;
thence	N.	20	deg.	18'	E.,	1.74	m.	to point 45;
thence	N.	10	deg.	18'	E.,	1.74	m.	to point 46;
thence	N.	00	deg.	18'	E.,	1.74	m.	to point 47;
thence	N.	09	deg.	42'	W.,	1.74	m.	to point 48;
thence	N.	19	deg.	42'	W.,	1.74	m.	to point 49;

thence	S.	24	deg.	37'	E.,	37.04	m.	to point 50;
thence	N.	30	deg.	43'	W.,	1.75	m.	to point 51;
thence	N.	39	deg.	44'	W.,	1.74	m.	to point 52;
thence	N.	49	deg.	43'	W.,	1.74	m.	to point 53;
thence	N.	59	deg.	43'	W.,	1.74	m.	to point 54;
thence	N.	69	deg.	43'	W.,	1.74	m.	to point 55;
thence	N.	79	deg.	42'	W.,	1.74	m.	to point 56;
thence	N.	89	deg.	42'	W.,	1.74	m.	to point 57;
thence	S.	80	deg.	18'	W.,	1.74	m.	to point 58;
thence	S.	70	deg.	18'	W.,	1.74	m.	to point 59;
thence	S.	65	deg.	19'	W.,	19.98	m.	to point 60;
thence	S.	65	deg.	22'	W.,	29.99	m.	to point 61;
thence	S.	65	deg.	17'	W.,	30.01	m.	to point 62;
thence	S.	65	deg.	14'	W.,	14.44	m.	to point 63;
thence	S.	61	deg.	46'	W.,	1.60	m.	to point 64;
thence	S.	54	deg.	42'	W.,	1.60	m.	to point 65;
thence	S.	47	deg.	37'	W.,	1.60	m.	to point 66;
thence	S.	40	deg.	33'	W.,	1.60	m.	to point 67;
thence	S.	33	deg.	28'	W.,	1.60	m.	to point 68;
thence	S.	26	deg.	24'	W.,	1.60	m.	to point 69;
thence	S.	19	deg.	19'	W.,	1.60	m.	to point 70;
thence	S.	12	deg.	15'	W.,	1.60	m.	to point 71;
thence	S.	05	deg.	10'	W.,	1.60	m.	to point 72;
thence	S.	01	deg.	38'	W.,	8.81	m.	to the point of

beginning; containing an area of **Three Thousand Six Hundred Seventy-Six square meters (3,676 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 2
Pcs-04-034700
TCT No. 072-2025002744

A parcel of land (Road Lot 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 10723, Lipa Cadastre; on the NW., and NE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14 by Lot 5, Block 2, Pcs-04-034700; on the NE., along line 14-15 by Lot 3, Block 2, Pcs-04-034700; on the NE., along line 15-16 by Road Lot 1, Pcs-04-034700; on the NE., and NW., along lines 16-17-18-19-20-21-22-23 by Lot 10, Block 3, Pcs-04-034700; on the NW., along lines 23-24-25-26-27-28-29-30-31-32-33 by Lot 6, Block 3, Pcs-04-034700; on

the NW., along line 33-34 by Lot 7, Block 3, Pcs-04-034700; on the NW., along line 34-35 by Lot 8, Block 3, Pcs-04-034700; on the NW., along line 34-35 by Lot 8, Block 3, Pcs-04-034700; on the NW., and SW., along lines 35-36-37-38-39-40-41-42-43-44 by Lot 9, Block 3, Pcs-04-034700; on the NE., along line 44-45 by Lot 11, Block 3, Pcs-04-034700; on the NE., along line 45-46 by Road Lot 8, Pcs-04-034700; on the SW, and SE., along lines 46-47-48-49-50-51-52-53-54-55-56 by Lot 1, Block 6, Pcs-04-034700; on the SE., along line 56-57 by Lot 2, Block 6, Pcs-04-034700; on the SE., along line 57-58 by Lot 3, Block 6, Pcs-04-034700; on the SE., along lines 58-59-60-61-62-63-64-65-66-67 by Lot 5, Block 6, Pcs-04-034700; on the SE., along line 67-68 by Pathwalk 2, Pcs-04-034700; on the SE., and SW., along lines 68-69-70-71-72-73-74-75-76-77-78 by Lot 1, Block 5, Pcs-04-034700; on the SW., along line 78-79 by Lot 2, Block 5, Pcs-04-034700; on the SW., along line 79-80 by Lot 3, Block 5, Pcs-04-034700; on the SW., and SE., along lines 80-81-82-83-84-85-86-87-88-89-90-91-92 by Lot 7, Block 5, Pcs-04-034700; and on the SW., and NW., along lines 92-93-1 by Provincial Road.

Beginning at a point marked "1" on plan being S. 37 deg. 31' W, 600.60 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 11 deg. 59' W., 13.57 m. to point 2;
 thence N. 71 deg. 23' E., 125.49 m. to point 3;
 thence N. 73 deg. 48' E., 3.76 m. to point 4;
 thence N. 75 deg. 18' E., 3.76 m. to point 5;
 thence N. 76 deg. 49' E., 3.76 m. to point 6;
 thence N. 78 deg. 19' E., 3.76 m. to point 7;
 thence N. 79 deg. 50' E., 3.76 m. to point 8;
 thence N. 81 deg. 20' E., 3.76 m. to point 9;
 thence N. 82 deg. 51' E., 3.76 m. to point 10;
 thence N. 84 deg. 21' E., 3.76 m. to point 11;
 thence N. 85 deg. 51' E., 3.76 m. to point 12;
 thence S. 86 deg. 20' E., 1.85 m. to point 13;
 thence S. 85 deg. 32' E., 6.37 m. to point 14;
 thence S. 85 deg. 20' E., 42.91 m. to point 15;
 thence S. 84 deg. 33' E., 36.55 m. to point 16;
 thence S. 83 deg. 16' E., 4.67 m. to point 17;
 thence S. 85 deg. 30' E., 4.67 m. to point 18;
 thence S. 87 deg. 44' E., 4.67 m. to point 19;
 thence S. 89 deg. 58' E., 2.34 m. to point 20;
 thence S. 89 deg. 58' E., 2.34 m. to point 21;
 thence N. 87 deg. 48' E., 4.67 m. to point 22;
 thence N. 85 deg. 18' E., 4.72 m. to point 23;
 thence N. 83 deg. 38' E., 2.43 m. to point 24;
 thence N. 82 deg. 11' E., 2.48 m. to point 25;
 thence N. 80 deg. 36' E., 2.48 m. to point 26;
 thence N. 79 deg. 01' E., 2.48 m. to point 27;
 thence N. 77 deg. 27' E., 2.48 m. to point 28;
 thence N. 75 deg. 52' E., 2.48 m. to point 29;
 thence N. 74 deg. 17' E., 2.48 m. to point 30;

thence	N.	72	deg.	42'	E.,	2.48	m.	to point 31;
thence	N.	71	deg.	07'	E.,	2.48	m.	to point 32;
thence	N.	69	deg.	33'	E.,	8.28	m.	to point 33;
thence	N.	65	deg.	23'	E.,	30.00	m.	to point 34;
thence	N.	65	deg.	15'	E.,	29.99	m.	to point 35;
thence	N.	65	deg.	15'	E.,	19.61	m.	to point 36;
thence	N.	60	deg.	52'	E.,	1.74	m.	to point 37;
thence	N.	50	deg.	52'	E.,	1.74	m.	to point 38;
thence	N.	40	deg.	52'	E.,	1.74	m.	to point 39;
thence	N.	30	deg.	52'	E.,	1.74	m.	to point 40;
thence	N.	20	deg.	52'	E.,	1.74	m.	to point 41;
thence	N.	10	deg.	52'	E.,	1.74	m.	to point 42;
thence	N.	00	deg.	52'	E.,	1.74	m.	to point 43;
thence	N.	09	deg.	08'	W.,	1.74	m.	to point 44;
thence	S.	26	deg.	15'	E.,	13.37	m.	to point 45;
thence	S.	24	deg.	54'	E.,	28.81	m.	to point 46;
thence	N.	29	deg.	42'	W.,	1.74	m.	to point 47;
thence	N.	39	deg.	40'	W.,	1.74	m.	to point 48;
thence	N.	49	deg.	38'	W.,	1.74	m.	to point 49;
thence	N.	59	deg.	36'	W.,	1.74	m.	to point 50;
thence	N.	69	deg.	34'	W.,	1.74	m.	to point 51;
thence	N.	79	deg.	32'	W.,	1.74	m.	to point 52;
thence	N.	89	deg.	31'	W.,	1.74	m.	to point 53;
thence	S.	80	deg.	31'	W.,	1.74	m.	to point 54;
thence	S.	70	deg.	33'	W.,	1.74	m.	to point 55;
thence	S.	65	deg.	36'	W.,	22.56	m.	to point 56;
thence	S.	65	deg.	35'	W.,	27.50	m.	to point 57;
thence	S.	65	deg.	39'	W.,	30.01	m.	to point 58;
thence	S.	68	deg.	25'	W.,	1.73	m.	to point 59;
thence	S.	69	deg.	22'	W.,	3.57	m.	to point 60;
thence	S.	70	deg.	48'	W.,	3.57	m.	to point 61;
thence	S.	72	deg.	15'	W.,	3.57	m.	to point 62;
thence	S.	73	deg.	41'	W.,	3.57	m.	to point 63;
thence	S.	75	deg.	08'	W.,	3.57	m.	to point 64;
thence	S.	76	deg.	35'	W.,	3.57	m.	to point 65;
thence	S.	78	deg.	01'	W.,	3.57	m.	to point 66;
thence	S.	79	deg.	01'	W.,	3.70	m.	to point 67;
thence	S.	81	deg.	25'	W.,	1.92	m.	to point 68;
thence	S.	81	deg.	26'	W.,	1.51	m.	to point 69;
thence	S.	82	deg.	21'	W.,	3.57	m.	to point 70;
thence	S.	83	deg.	47'	W.,	3.57	m.	to point 71;
thence	S.	85	deg.	14'	W.,	3.57	m.	to point 72;
thence	S.	86	deg.	40'	W.,	3.57	m.	to point 73;
thence	S.	88	deg.	06'	W.,	3.57	m.	to point 74;
thence	S.	89	deg.	33'	W.,	3.57	m.	to point 75;
thence	N.	89	deg.	00'	W.,	3.57	m.	to point 76;
thence	N.	87	deg.	21'	W.,	3.91	m.	to point 77;
thence	N.	84	deg.	57'	W.,	1.76	m.	to point 78;
thence	N.	84	deg.	57'	W.,	38.86	m.	to point 79;
thence	N.	84	deg.	57'	W.,	36.51	m.	to point 80;
thence	N.	85	deg.	30'	W.,	3.76	m.	to point 81;

thence	N.	86	deg.	24'	W.,	12.68	m.	to point 82;
thence	S.	85	deg.	14'	W.,	2.89	m.	to point 83;
thence	S.	83	deg.	48'	W.,	2.99	m.	to point 84;
thence	S.	82	deg.	37'	W.,	2.74	m.	to point 85;
thence	S.	80	deg.	52'	W.,	3.06	m.	to point 86;
thence	S.	79	deg.	36'	W.,	2.90	m.	to point 87;
thence	S.	78	deg.	12'	W.,	2.90	m.	to point 88;
thence	S.	76	deg.	48'	W.,	2.90	m.	to point 89;
thence	S.	75	deg.	26'	W.,	2.83	m.	to point 90;
thence	S.	74	deg.	02'	W.,	2.90	m.	to point 91;
thence	S.	71	deg.	36'	W.,	131.95	m.	to point 92;
thence	N.	01	deg.	55'	W.,	10.43	m.	to point 93;
thence	N.	70	deg.	56'	E.,	1.99	m.	to the point of

beginning; containing an area of **Nine Thousand Five Hundred Twenty-Seven square meters (9,527 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 3
Pcs-04-034700
TCT No. 072-2025002747

A parcel of land (Road Lot 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., and SE., along lines 1-2-3 by Lot 10711, Lipa Cadastre; on the SW., along line 3-4 by Lot 13713, Lipa Cadastre; on the SW., along line 4-5 by Lot 10720, Lipa Cadastre; on the SW., and NW., along lines 5-6-7-8-9-10-11-12-13 by Lot 11, Block 5, Pcs-04-034700; on the NW., along lines 13-14-15-16-17-18-19 by Lot 5, Block 5, Pcs-04-034700; on the NW., along line 19-20 by Pathwalk 2, Pcs-04-034700; on the NW., along line 20-21 by Lot 6, Block 6, Pcs-04-034700; on the NW., along line 21-22 by Lot 7, Block 6, Pcs-04-034700; on the NW., along line 22-23 by Lot 8, Block 6, Pcs-04-034700; on the NW., and SW., along lines 23-24-25-26-27-28-29-30-31-32-33 by Lot 9, Block 6, Pcs-04-034700; on the NE., along line 33-34 by Road Lot 8, Pcs-04-034700; on the SW., and SE., along lines 34-35-36-37-38-39-40-41-42-43-44-45-46-47 by Lot 1, Block 7, Pcs-04-034700; on the SE., along line 47-48 by Lot 2, Block 7, Pcs-04-034700; on the SE., along line 48-49 by Lot 3, Block 7, Pcs-04-034700; on the SE., and NE., along lines 49-50-51-52-53-54-55-56-57-58-59-60-61-62-63 by Lot 5, Block 7, Pcs-04-034700; on the NE., along line 63-64 by Lot 10, Block 7, Pcs-04-034700; on the NE.,

and NW., along lines 64-65-66-67-68-69-70-71-72-73-74-75-76-77 by Lot 6, Block 7, Pcs-04-034700; and on the SE., along line 77-1 by Road Lot 4, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 49' W., 690.02 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	22	deg.	46'	W.,	50.80	m.	to point 2;
thence	S.	66	deg.	19'	W.,	0.62	m.	to point 3;
thence	N.	24	deg.	19'	W.,	14.81	m.	to point 4;
thence	N.	24	deg.	02'	W.,	46.12	m.	to point 5;
thence	N.	18	deg.	53'	W.,	3.50	m.	to point 6;
thence	N.	11	deg.	36'	W.,	4.39	m.	to point 7;
thence	N.	04	deg.	20'	W.,	4.39	m.	to point 8;
thence	N.	02	deg.	57'	E.,	4.39	m.	to point 9;
thence	N.	10	deg.	14'	E.,	4.39	m.	to point 10;
thence	N.	17	deg.	31'	E.,	4.39	m.	to point 11;
thence	N.	24	deg.	47'	E.,	4.39	m.	to point 12;
thence	N.	31	deg.	40'	E.,	3.98	m.	to point 13;
thence	N.	35	deg.	49'	E.,	0.42	m.	to point 14;
thence	N.	38	deg.	41'	E.,	4.44	m.	to point 15;
thence	N.	46	deg.	46'	E.,	4.38	m.	to point 16;
thence	N.	54	deg.	10'	E.,	4.38	m.	to point 17;
thence	N.	61	deg.	35'	E.,	4.38	m.	to point 18;
thence	N.	65	deg.	18'	E.,	0.59	m.	to point 19;
thence	N.	64	deg.	48'	E.,	2.02	m.	to point 20;
thence	N.	65	deg.	19'	E.,	30.00	m.	to point 21;
thence	N.	65	deg.	19'	E.,	30.05	m.	to point 22;
thence	N.	65	deg.	21'	E.,	27.50	m.	to point 23;
thence	N.	65	deg.	19'	E.,	22.48	m.	to point 24;
thence	N.	60	deg.	20'	E.,	1.75	m.	to point 25;
thence	N.	50	deg.	18'	E.,	1.74	m.	to point 26;
thence	N.	40	deg.	18'	E.,	1.74	m.	to point 27;
thence	N.	30	deg.	18'	E.,	1.74	m.	to point 28;
thence	N.	20	deg.	18'	E.,	1.74	m.	to point 29;
thence	N.	10	deg.	18'	E.,	1.74	m.	to point 30;
thence	N.	00	deg.	18'	E.,	1.74	m.	to point 31;
thence	N.	09	deg.	42'	W.,	1.74	m.	to point 32;
thence	N.	20	deg.	01'	W.,	1.74	m.	to point 33;
thence	S.	24	deg.	43'	E.,	43.91	m.	to point 34;
thence	N.	28	deg.	58'	W.,	1.31	m.	to point 35;
thence	N.	35	deg.	58'	W.,	1.31	m.	to point 36;
thence	N.	43	deg.	29'	W.,	1.31	m.	to point 37;
thence	N.	50	deg.	59'	W.,	1.31	m.	to point 38;
thence	N.	58	deg.	30'	W.,	1.31	m.	to point 39;
thence	N.	66	deg.	00'	W.,	1.31	m.	to point 40;
thence	N.	73	deg.	30'	W.,	1.31	m.	to point 41;
thence	N.	81	deg.	01'	W.,	1.31	m.	to point 42;
thence	N.	88	deg.	31'	W.,	1.31	m.	to point 43;
thence	S.	83	deg.	59'	W.,	1.31	m.	to point 44;
thence	S.	76	deg.	28'	W.,	1.31	m.	to point 45;
thence	S.	68	deg.	58'	W.,	1.31	m.	to point 46;

thence	S.	65	deg.	16'	W.,	26.26	m.	to point 47;
thence	S.	65	deg.	16'	W.,	30.00	m.	to point 48;
thence	S.	65	deg.	16'	W.,	30.00	m.	to point 49;
thence	S.	65	deg.	16'	W.,	26.49	m.	to point 50;
thence	S.	60	deg.	57'	W.,	1.28	m.	to point 51;
thence	S.	53	deg.	33'	W.,	1.28	m.	to point 52;
thence	S.	46	deg.	10'	W.,	1.28	m.	to point 53;
thence	S.	38	deg.	46'	W.,	1.28	m.	to point 54;
thence	S.	31	deg.	22'	W.,	1.28	m.	to point 55;
thence	S.	23	deg.	58'	W.,	1.28	m.	to point 56;
thence	S.	16	deg.	34'	W.,	1.28	m.	to point 57;
thence	S.	09	deg.	10'	W.,	1.28	m.	to point 58;
thence	S.	01	deg.	47'	W.,	1.28	m.	to point 59;
thence	S.	05	deg.	37'	E.,	1.28	m.	to point 60;
thence	S.	13	deg.	01'	E.,	1.28	m.	to point 61;
thence	S.	20	deg.	25'	E.,	1.28	m.	to point 62;
thence	S.	23	deg.	30'	E.,	30.24	m.	to point 63;
thence	S.	23	deg.	30'	E.,	40.90	m.	to point 64;
thence	S.	23	deg.	30'	E.,	30.09	m.	to point 65;
thence	S.	27	deg.	14'	E.,	1.30	m.	to point 66;
thence	S.	34	deg.	42'	E.,	1.30	m.	to point 67;
thence	S.	42	deg.	09'	E.,	1.30	m.	to point 68;
thence	S.	49	deg.	37'	E.,	1.30	m.	to point 69;
thence	S.	57	deg.	04'	E.,	1.30	m.	to point 70;
thence	S.	64	deg.	32'	E.,	1.30	m.	to point 71;
thence	S.	72	deg.	00'	E.,	1.30	m.	to point 72;
thence	S.	79	deg.	27'	E.,	1.30	m.	to point 73;
thence	S.	86	deg.	55'	E.,	1.30	m.	to point 74;
thence	N.	85	deg.	38'	E.,	1.30	m.	to point 75;
thence	N.	78	deg.	10'	E.,	1.30	m.	to point 76;
thence	N.	70	deg.	42'	E.,	1.30	m.	to point 77;
thence	S.	67	deg.	11'	W.,	33.61	m.	to the point of

beginning; containing an area of **Six Thousand Four Hundred Fifty-Four square meters (6,454 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 4
Pcs-04-034700
TCT No. 072-2025002749

A parcel of land (Road Lot 4, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Road Lot 3, Pcs-04-034700; on the NW., along line 2-3 by Lot 6, Block 7, Pcs-04-034700; on the NW., along line 3-4 by Lot 7, Block 7, Pcs-04-034700; on the NW., along line 4-5 by Lot 8, Block 7, Pcs-04-034700; on the NW., and SW., along lines 5-6-7-8-9-10-11-12-13-14-15-16-17-18 by Lot 9, Block 7, Pcs-04-034700; on the NE., along line 18-19 by Road Lot 8, Pcs-04-034700; on the SW., and SE., along lines 19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34 by Lot 1, Block 10, Pcs-04-034700; on the SE., along line 34-35 by Lot 2, Block 10, Pcs-04-034700; on the SE., along line 35-36 by Lot 3, Block 10, Pcs-04-034700; on the SE., along line 36-37 by Lot 5, Block 10, Pcs-04-034700; on the SE., along line 37-38 by Pathwalk 3, Pcs-04-034700; on the SE., along lines 38-39-40-41 by Lot 1, Block 9, Pcs-04-034700; on the SE., along line 41-42 by Lot 2, Block 9, Pcs-04-034700; and on the SW., and NW., along lines 42-43-44-1 by Lot 10711, Lipa Cadastre.

Beginning at a point marked "1" on plan being S. 01 deg. 49' W., 690.02 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	67	deg.	11'	E.	33.61	m.	to point 2;
thence	N.	66	deg.	59'	E.	27.36	m.	to point 3;
thence	N.	66	deg.	59'	E.	30.01	m.	to point 4;
thence	N.	66	deg.	59'	E.	30.01	m.	to point 5;
thence	N.	66	deg.	59'	E.	28.11	m.	to point 6;
thence	N.	59	deg.	03'	E.	1.27	m.	to point 7;
thence	N.	51	deg.	46'	E.	1.27	m.	to point 8;
thence	N.	44	deg.	29'	E.	1.27	m.	to point 9;
thence	N.	37	deg.	12'	E.	1.27	m.	to point 10;
thence	N.	29	deg.	55'	E.	1.27	m.	to point 11;
thence	N.	22	deg.	38'	E.	1.27	m.	to point 12;
thence	N.	15	deg.	21'	E.	1.27	m.	to point 13;
thence	N.	08	deg.	04'	E.	1.27	m.	to point 14;
thence	N.	00	deg.	47'	E.	1.27	m.	to point 15;
thence	N.	06	deg.	30'	W.	1.27	m.	to point 16;
thence	N.	13	deg.	47'	W.	1.27	m.	to point 17;
thence	N.	21	deg.	04'	W.	1.27	m.	to point 18;
thence	S.	24	deg.	38'	E.	43.08	m.	to point 19;
thence	N.	33	deg.	33'	W.	1.03	m.	to point 20;
thence	N.	39	deg.	26'	W.	1.03	m.	to point 21;
thence	N.	45	deg.	19'	W.	1.03	m.	to point 22;
thence	N.	51	deg.	12'	W.	1.03	m.	to point 23;
thence	N.	57	deg.	05'	W.	1.03	m.	to point 24;
thence	N.	62	deg.	59'	W.	1.03	m.	to point 25;
thence	N.	68	deg.	52'	W.	1.03	m.	to point 26;
thence	N.	74	deg.	45'	W.	1.03	m.	to point 27;
thence	N.	80	deg.	39'	W.	1.03	m.	to point 28;
thence	N.	86	deg.	32'	W.	1.03	m.	to point 29;
thence	S.	87	deg.	35'	W.	1.03	m.	to point 30;
thence	S.	81	deg.	42'	W.	1.03	m.	to point 31;
thence	S.	75	deg.	49'	W.	1.03	m.	to point 32;
thence	S.	69	deg.	55'	W.	1.03	m.	to point 33;

thence	S.	67	deg.	01'	W.,	20.09	m.	to point 34;
thence	S.	66	deg.	59'	W.,	29.75	m.	to point 35;
thence	S.	66	deg.	58'	W.,	29.76	m.	to point 36;
thence	S.	66	deg.	57'	W.,	29.76	m.	to point 37;
thence	S.	66	deg.	59'	W.,	2.00	m.	to point 38;
thence	S.	67	deg.	00'	W.,	18.63	m.	to point 39;
thence	S.	67	deg.	13'	W.,	0.31	m.	to point 40;
thence	S.	74	deg.	13'	W.,	40.23	m.	to point 41;
thence	S.	74	deg.	13'	W.,	43.26	m.	to point 42;
thence	N.	15	deg.	43'	W.,	3.64	m.	to point 43;
thence	N.	70	deg.	30'	E.,	63.08	m.	to point 44;
thence	N.	22	deg.	46'	W.,	13.97	m.	to the point of

beginning; containing an area of **Four Thousand Two Hundred Sixteen square meters (4,216 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 5
Pcs-04-034700
TCT No. 072-2025002751

A parcel of land (Road Lot 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., and SW., along lines 1-2-3-4-5-6-7-8-9-10-11 by Lot 1, Block 14, Pcs-04-034700; on the SW., along lines 11-12-13-14-15-16 by Lot 5, Block 14, Pcs-04-034700; on the SW., along line 16-17 by Lot 13789, Lipa Cadastre; on the NW., along lines 17-18-19-20-21 by Lot 1, Block 8, Pcs-04-034700; on the NW., along line 21-22 by Pathwalk 4, Pcs-04-034700; on the NW., along lines 22-23-24-25-26-27-28 by Lot 3, Block 9, Pcs-04-034700; on the NW., along line 28-29 by Lot 5, Block 9, Pcs-04-034700; on the NW., along line 29-30 by Lot 6, Block 9, Pcs-04-034700; on the NW., along line 30-31 by Pathwalk 3, Pcs-04-034700; on the NW., along line 31-32 by Lot 6, Block 10, Pcs-04-034700; on the NW., along line 32-33 by Lot 7, Block 10, Pcs-04-034700; on the NW., along line 33-34 by Lot 8, Block 10, Pcs-04-034700; on the NW., and SW., along lines 34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50 by Lot 9, Block 10, Pcs-04-034700; on the NE., along line 50-51 by Road Lot 8, Pcs-04-034700; on the SW., and SE., along lines 51-52-53-54-55-56-57-58-59-60-61-62-63-64 by Lot 1, Block 12, Pcs-04-034700; on the SE., along line 64-65 by Pathwalk 5, Pcs-04-034700; on the SE., and NE., along lines 65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-

85-86-87-88-89-90-91-92 by Lot 1, Block 11, Pcs-04-034700; on the NW., along line 92-93 by Pathwalk 5, Pcs-04-034700; on the SW., SE., and NW., along lines 93-94-95-96-97-98-99-100-101-102-103-104-105-106 by Lot 1, Block 12, Pcs-04-034700; on the NE., along line 106-107 by Road Lot 8, Pcs-04-034700; on the SW., and SE., along lines 107-108-109-110-111-112-113-114-115-116-117 by Lot 3, Block 15, Pcs-04-034700; on the SE., along line 117-118 by Lot 5, Block 15, Pcs-04-034700; on the SE., along line 118-119 by Road Lot 6, Pcs-04-034700; and on the SE., along line 119-1 by Lot 2, Block 14, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 47' E., 872.82 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	S.	65	deg.	27'	W.,	53.59	m.	to point 2;
thence	S.	69	deg.	20'	W.,	3.15	m.	to point 3;
thence	S.	75	deg.	53'	W.,	3.15	m.	to point 4;
thence	S.	82	deg.	25'	W.,	3.15	m.	to point 5;
thence	S.	88	deg.	58'	W.,	3.15	m.	to point 6;
thence	N.	84	deg.	29'	W.,	3.15	m.	to point 7;
thence	N.	77	deg.	56'	W.,	3.15	m.	to point 8;
thence	N.	71	deg.	23'	W.,	3.15	m.	to point 9;
thence	N.	64	deg.	51'	W.,	3.15	m.	to point 10;
thence	N.	58	deg.	18'	W.,	3.15	m.	to point 11;
thence	N.	50	deg.	24'	W.,	3.48	m.	to point 12;
thence	N.	43	deg.	15'	W.,	3.54	m.	to point 13;
thence	N.	35	deg.	44'	W.,	3.54	m.	to point 14;
thence	N.	26	deg.	12'	W.,	7.57	m.	to point 15;
thence	N.	24	deg.	27'	W.,	2.40	m.	to point 16;
thence	N.	17	deg.	15'	W.,	19.94	m.	to point 17;
thence	N.	01	deg.	44'	E.,	2.44	m.	to point 18;
thence	N.	09	deg.	12'	E.,	3.52	m.	to point 19;
thence	N.	16	deg.	41'	E.,	3.52	m.	to point 20;
thence	N.	24	deg.	10'	E.,	2.23	m.	to point 21;
thence	N.	26	deg.	46'	E.,	2.62	m.	to point 22;
thence	N.	33	deg.	03'	E.,	2.19	m.	to point 23;
thence	N.	39	deg.	07'	E.,	3.52	m.	to point 24;
thence	N.	46	deg.	36'	E.,	3.52	m.	to point 25;
thence	N.	54	deg.	05'	E.,	3.52	m.	to point 26;
thence	N.	61	deg.	33'	E.,	3.52	m.	to point 27;
thence	N.	65	deg.	08'	E.,	35.15	m.	to point 28;
thence	N.	65	deg.	22'	E.,	29.73	m.	to point 29;
thence	N.	65	deg.	21'	E.,	29.73	m.	to point 30;
thence	N.	65	deg.	20'	E.,	2.01	m.	to point 31;
thence	N.	65	deg.	19'	E.,	29.72	m.	to point 32;
thence	N.	65	deg.	21'	E.,	29.78	m.	to point 33;
thence	N.	65	deg.	21'	E.,	29.71	m.	to point 34;
thence	N.	64	deg.	46'	E.,	19.79	m.	to point 35;
thence	N.	64	deg.	12'	E.,	1.04	m.	to point 36;
thence	N.	58	deg.	04'	E.,	1.04	m.	to point 37;
thence	N.	51	deg.	55'	E.,	1.04	m.	to point 38;

thence	N.	45	deg.	47'	E.,	1.04	m.	to point 39;
thence	N.	39	deg.	39'	E.,	1.04	m.	to point 40;
thence	N.	33	deg.	30'	E.,	1.04	m.	to point 41;
thence	N.	27	deg.	21'	E.,	1.04	m.	to point 42;
thence	N.	21	deg.	13'	E.,	1.04	m.	to point 43;
thence	N.	15	deg.	04'	E.,	1.04	m.	to point 44;
thence	N.	08	deg.	56'	E.,	1.04	m.	to point 45;
thence	N.	02	deg.	47'	E.,	1.04	m.	to point 46;
thence	N.	03	deg.	21'	W.,	1.04	m.	to point 47;
thence	N.	09	deg.	30'	W.,	1.04	m.	to point 48;
thence	N.	15	deg.	38'	W.,	1.04	m.	to point 49;
thence	N.	21	deg.	47'	W.,	1.04	m.	to point 50;
thence	S.	24	deg.	43'	E.,	36.75	m.	to point 51;
thence	N.	28	deg.	27'	W.,	1.31	m.	to point 52;
thence	N.	35	deg.	57'	W.,	1.31	m.	to point 53;
thence	N.	43	deg.	27'	W.,	1.31	m.	to point 54;
thence	N.	50	deg.	58'	W.,	1.31	m.	to point 55;
thence	N.	58	deg.	27'	W.,	1.31	m.	to point 56;
thence	N.	65	deg.	58'	W.,	1.31	m.	to point 57;
thence	N.	73	deg.	27'	W.,	1.31	m.	to point 58;
thence	N.	80	deg.	57'	W.,	1.31	m.	to point 59;
thence	N.	88	deg.	27'	W.,	1.31	m.	to point 60;
thence	S.	84	deg.	02'	W.,	1.31	m.	to point 61;
thence	S.	76	deg.	33'	W.,	1.31	m.	to point 62;
thence	S.	69	deg.	03'	W.,	1.31	m.	to point 63;
thence	S.	65	deg.	18'	W.,	109.02	m.	to point 64;
thence	S.	65	deg.	18'	W.,	2.01	m.	to point 65;
thence	S.	65	deg.	18'	W.,	94.62	m.	to point 66;
thence	S.	61	deg.	33'	W.,	1.30	m.	to point 67;
thence	S.	54	deg.	05'	W.,	1.30	m.	to point 68;
thence	S.	46	deg.	36'	W.,	1.30	m.	to point 69;
thence	S.	39	deg.	07'	W.,	1.30	m.	to point 70;
thence	S.	31	deg.	39'	W.,	1.30	m.	to point 71;
thence	S.	24	deg.	10'	W.,	1.30	m.	to point 72;
thence	S.	16	deg.	41'	W.,	1.30	m.	to point 73;
thence	S.	09	deg.	12'	W.,	1.30	m.	to point 74;
thence	S.	01	deg.	44'	W.,	1.30	m.	to point 75;
thence	S.	05	deg.	45'	E.,	1.30	m.	to point 76;
thence	S.	13	deg.	14'	E.,	1.30	m.	to point 77;
thence	S.	20	deg.	43'	E.,	1.30	m.	to point 78;
thence	S.	24	deg.	27'	E.,	15.00	m.	to point 79;
thence	S.	28	deg.	12'	E.,	1.31	m.	to point 80;
thence	S.	35	deg.	44'	E.,	1.31	m.	to point 81;
thence	S.	43	deg.	15'	E.,	1.31	m.	to point 82;
thence	S.	50	deg.	46'	E.,	1.31	m.	to point 83;
thence	S.	58	deg.	18'	E.,	1.31	m.	to point 84;
thence	S.	65	deg.	49'	E.,	1.31	m.	to point 85;
thence	S.	73	deg.	20'	E.,	1.31	m.	to point 86;
thence	S.	80	deg.	52'	E.,	1.31	m.	to point 87;
thence	S.	88	deg.	23'	E.,	1.31	m.	to point 88;
thence	N.	84	deg.	06'	E.,	1.31	m.	to point 89;



thence	N.	76	deg.	34'	E.,	1.31	m.	to point 90;
thence	N.	69	deg.	03'	E.,	1.31	m.	to point 91;
thence	N.	65	deg.	18'	E.,	94.69	m.	to point 92;
thence	N.	65	deg.	17'	E.,	2.01	m.	to point 93;
thence	N.	65	deg.	18'	E.,	109.02	m.	to point 94;
thence	N.	61	deg.	33'	E.,	1.31	m.	to point 95;
thence	N.	54	deg.	03'	E.,	1.31	m.	to point 96;
thence	N.	46	deg.	33'	E.,	1.31	m.	to point 97;
thence	N.	39	deg.	03'	E.,	1.31	m.	to point 98;
thence	N.	31	deg.	33'	E.,	1.31	m.	to point 99;
thence	N.	24	deg.	02'	E.,	1.31	m.	to point 100;
thence	N.	16	deg.	32'	E.,	1.31	m.	to point 101;
thence	N.	09	deg.	03'	E.,	1.31	m.	to point 102;
thence	N.	01	deg.	33'	E.,	1.31	m.	to point 103;
thence	N.	05	deg.	57'	W.,	1.31	m.	to point 104;
thence	N.	13	deg.	28'	W.,	1.31	m.	to point 105;
thence	N.	20	deg.	57'	W.,	1.31	m.	to point 106;
thence	S.	24	deg.	42'	E.,	37.00	m.	to point 107;
thence	N.	29	deg.	43'	W.,	1.74	m.	to point 108;
thence	N.	39	deg.	42'	W.,	1.74	m.	to point 109;
thence	N.	49	deg.	42'	W.,	1.74	m.	to point 110;
thence	N.	59	deg.	43'	W.,	1.74	m.	to point 111;
thence	N.	69	deg.	43'	W.,	1.74	m.	to point 112;
thence	N.	79	deg.	42'	W.,	1.74	m.	to point 113;
thence	N.	89	deg.	42'	W.,	1.74	m.	to point 114;
thence	S.	80	deg.	17'	W.,	1.74	m.	to point 115;
thence	S.	69	deg.	42'	W.,	1.75	m.	to point 116;
thence	S.	65	deg.	22'	W.,	32.35	m.	to point 117;
thence	S.	65	deg.	18'	W.,	47.66	m.	to point 118;
thence	S.	65	deg.	11'	W.,	37.03	m.	to point 119;
thence	S.	65	deg.	03'	W.,	35.11	m.	to the point of

beginning; containing an area of **Eight Thousand Six Hundred Thirty-Eight square meters (8,638 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 6
Pcs-04-034700
TCT No. 072-2025002752

A parcel of land (Road Lot 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., and SE., along lines 1-2-3-4-5-6-7-8-9-10-11 by Lot 2, Block 14, Pcs-04-034700; on the NW., along line 11-12 by Road Lot 5, Pcs-04-034700; on the SE., and NE., along lines 12-13-14-15-16-17-18-19-20-21-22 by Lot 5, Block 15, Pcs-04-034700; on the NE., along line 22-23 by Lot 6, Block 15, Pcs-04-034700; on the SE., along line 23-24 by Lot 13781-B-2-D, Psd-04-156854; and on the SW., along line 24-1 by Lot 3, Block 14, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 07 deg. 25' E., 897.28 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	24	deg.	36'	W.,	31.62	m.	to point 2;
thence	N.	29	deg.	42'	W.,	1.75	m.	to point 3;
thence	N.	39	deg.	42'	W.,	1.74	m.	to point 4;
thence	N.	49	deg.	43'	W.,	1.74	m.	to point 5;
thence	N.	59	deg.	43'	W.,	1.74	m.	to point 6;
thence	N.	69	deg.	43'	W.,	1.74	m.	to point 7;
thence	N.	79	deg.	43'	W.,	1.74	m.	to point 8;
thence	N.	89	deg.	42'	W.,	1.74	m.	to point 9;
thence	S.	80	deg.	18'	W.,	1.74	m.	to point 10;
thence	S.	70	deg.	42'	W.,	1.79	m.	to point 11;
thence	N.	65	deg.	11'	E.,	37.03	m.	to point 12;
thence	S.	60	deg.	18'	W.,	1.74	m.	to point 13;
thence	S.	50	deg.	17'	W.,	1.74	m.	to point 14;
thence	S.	40	deg.	18'	W.,	1.74	m.	to point 15;
thence	S.	30	deg.	17'	W.,	1.74	m.	to point 16;
thence	S.	20	deg.	18'	W.,	1.74	m.	to point 17;
thence	S.	10	deg.	17'	W.,	1.74	m.	to point 18;
thence	S.	00	deg.	18'	W.,	1.74	m.	to point 19;
thence	S.	09	deg.	42'	E.,	1.74	m.	to point 20;
thence	S.	19	deg.	42'	E.,	1.74	m.	to point 21;
thence	S.	24	deg.	42'	E.,	46.15	m.	to point 22;
thence	S.	24	deg.	43'	E.,	0.10	m.	to point 23;
thence	S.	77	deg.	55'	W.,	17.45	m.	to point 24;
thence	N.	24	deg.	46'	W.,	10.72	m.	to the point of

beginning; containing an area of **Nine Hundred Sixty-Eight square meters (968 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 7
Pcs-04-034700
TCT No. 072-2025002755

A parcel of land (Road Lot 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at

Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., and SW., along lines 1-2-3-4-5-6-7-8-9-10-11 by Lot 1, Block 15, Pcs-04-034700; on the NE., along line 11-12 by Road Lot 8, Pcs-04-034700; on the SW., and SE., along lines 12-13-14-15-16-17-18-19-20-21-22 by Lot 1, Block 16, Pcs-04-034700; on the SW., along line 22-23 by Lot 13781-B-2-C, Psd-04-156854; and on the NW., along line 23-1 by Lot 7, Block 15, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 13 deg. 17' E., 969.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	N.	65	deg.	26'	E.,	32.40	m.	to point 2;
thence	N.	60	deg.	18'	E.,	1.74	m.	to point 3;
thence	N.	50	deg.	18'	E.,	1.74	m.	to point 4;
thence	N.	40	deg.	18'	E.,	1.74	m.	to point 5;
thence	N.	30	deg.	18'	E.,	1.74	m.	to point 6;
thence	N.	20	deg.	18'	E.,	1.74	m.	to point 7;
thence	N.	10	deg.	18'	E.,	1.74	m.	to point 8;
thence	N.	00	deg.	18'	E.,	1.74	m.	to point 9;
thence	N.	09	deg.	42'	W.,	1.74	m.	to point 10;
thence	N.	19	deg.	43'	W.,	1.74	m.	to point 11;
thence	S.	23	deg.	53'	E.,	36.85	m.	to point 12;
thence	N.	30	deg.	50'	W.,	1.72	m.	to point 13;
thence	N.	40	deg.	42'	W.,	1.72	m.	to point 14;
thence	N.	50	deg.	34'	W.,	1.72	m.	to point 15;
thence	N.	60	deg.	26'	W.,	1.72	m.	to point 16;
thence	N.	70	deg.	18'	W.,	1.72	m.	to point 17;
thence	N.	80	deg.	10'	W.,	1.72	m.	to point 18;
thence	S.	89	deg.	58'	W.,	1.72	m.	to point 19;
thence	S.	80	deg.	06'	W.,	1.72	m.	to point 20;
thence	S.	70	deg.	14'	W.,	1.72	m.	to point 21;
thence	S.	65	deg.	18'	W.,	63.55	m.	to point 22;
thence	N.	03	deg.	47'	W.,	18.40	m.	to point 23;
thence	N.	65	deg.	26'	E.,	25.11	m.	to the point of

beginning; containing an area of **One Thousand Two Hundred Fifty-One square meters (1,251 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 8
Pcs-04-034700
TCT No. 072-2025002757

A parcel of land (Road Lot 8, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A,

Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 13777, Lipa Cadastre; on the NE., along line 2-3 by Road Lot 11, Pcs-04-034700; on the NE., along line 3-4 by Lot 1, Block 24, Pcs-04-034700; on the NE., along line 4-5 by Lot 2, Block 24, Pcs-04-034700; on the NE., along line 5-6 by Lot 3, Block 24, Pcs-04-034700; on the NE., along line 6-7 by Lot 5, Block 24, Pcs-04-034700; on the NE., along line 7-8 by Pathwalk 11, Pcs-04-034700; on the NE., along line 8-9 by Lot 6, Block 23, Pcs-04-034700; on the NE., along line 9-10 by Lot 1, Block 23, Pcs-04-034700; on the NE., along line 10-11 by Lot 2, Block 23, Pcs-04-034700; on the NE., along line 11-12 by Lot 3, Block 23, Pcs-04-034700; on the NE., along line 12-13 by Lot 5, Block 23, Pcs-04-034700; on the NE., along line 13-14 by Road Lot 10, Pcs-04-034700; on the NE., along line 14-15 by Lot 1, Block 22, Pcs-04-034700; on the NE., along line 15-16 by Lot 2, Block 22, Pcs-04-034700; on the NE., along line 16-17 by Lot 3, Block 22, Pcs-04-034700; on the NE., along line 17-18 by Lot 5, Block 22, Pcs-04-034700; on the NE., along line 18-19 by Pathwalk 10, Pcs-04-034700; on the NE., along line 19-20 by Lot 1, Block 21, Pcs-04-034700; on the NE., along line 20-21 by Lot 2, Block 21, Pcs-04-034700; on the NE., along line 21-22 by Lot 3, Block 21, Pcs-04-034700; on the NE., along line 22-23 by Lot 5, Block 21, Pcs-04-034700; on the NE., along line 23-24 by Road Lot 9, Pcs-04-034700; on the NE., along lines 24-25-26 by Lot 1, Block 17, Pcs-04-034700; on the NE., along line 26-27 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 27-28 by Lot 13759, Lipa Cadastre; on the SW., along line 28-29 by Lot 3, Block 16, Pcs-04-034700; on the SW., along line 29-30 by Lot 1, Block 16, Pcs-04-034700; on the SW., along line 30-31 by Road Lot 7, Pcs-04-034700; on the SW., along line 31-32 by Lot 1, Block 15, Pcs-04-034700; on the SW., along line 32-33 by Lot 2, Block 15, Pcs-04-034700; on the SW., along line 33-34 by Lot 3, Block 15, Pcs-04-034700; on the SW., along line 34-35 by Road Lot 5, Pcs-04-034700; on the SW., along line 35-36 by Lot 1, Block 12, Pcs-04-034700; on the SW., along line 36-37 by Road Lot 5, Pcs-04-034700; on the SW., along line 37-38 by Lot 9, Block 10, Pcs-04-034700; on the SW., along line 38-39 by Lot 10, Block 10, Pcs-04-034700; on the SW., along line 39-40 by Lot 1, Block 10, Pcs-04-034700; on the SW., along line 40-41 by Road Lot 4, Pcs-04-034700; on the SW., along line 41-42 by Lot 9, Block 7, Pcs-04-034700; on the SW., along line 42-43 by Lot 10, Block 7, Pcs-04-034700; on the SW., along line 43-44 by Lot 1, Block 7, Pcs-04-034700; on the SW., along line 44-45 by Road Lot 3, Pcs-04-034700; on the SW., along line 45-46 by Lot 9, Block 6, Pcs-04-034700; on the SW., along line 46-47 by Lot 10, Block 6, Pcs-04-034700; on the SW., along line 47-48 by Lot 1, Block 6, Pcs-04-034700; and on the SW., along line 48-1 by Road Lot 2, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 01 deg. 49' E.,
384.80 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	66	deg.	51'	E.,	30.87	m.	to point 2;
thence	S.	23	deg.	09'	E.,	28.00	m.	to point 3;
thence	S.	24	deg.	41'	E.,	19.99	m.	to point 4;
thence	S.	24	deg.	42'	E.,	29.99	m.	to point 5;
thence	S.	24	deg.	42'	E.,	30.00	m.	to point 6;
thence	S.	24	deg.	42'	E.,	29.93	m.	to point 7;
thence	S.	24	deg.	47'	E.,	2.09	m.	to point 8;
thence	S.	24	deg.	41'	E.,	8.06	m.	to point 9;
thence	S.	24	deg.	42'	E.,	30.01	m.	to point 10;
thence	S.	24	deg.	42'	E.,	29.98	m.	to point 11;
thence	S.	24	deg.	42'	E.,	30.01	m.	to point 12;
thence	S.	24	deg.	42'	E.,	19.93	m.	to point 13;
thence	S.	24	deg.	43'	E.,	44.17	m.	to point 14;
thence	S.	24	deg.	42'	E.,	34.89	m.	to point 15;
thence	S.	24	deg.	42'	E.,	35.76	m.	to point 16;
thence	S.	24	deg.	42'	E.,	35.00	m.	to point 17;
thence	S.	24	deg.	42'	E.,	33.00	m.	to point 18;
thence	S.	24	deg.	39'	E.,	1.93	m.	to point 19;
thence	S.	24	deg.	42'	E.,	35.00	m.	to point 20;
thence	S.	24	deg.	42'	E.,	35.00	m.	to point 21;
thence	S.	24	deg.	42'	E.,	35.00	m.	to point 22;
thence	S.	24	deg.	41'	E.,	31.71	m.	to point 23;
thence	S.	23	deg.	47'	E.,	41.90	m.	to point 24;
thence	S.	19	deg.	40'	E.,	1.02	m.	to point 25;
thence	S.	22	deg.	36'	E.,	41.79	m.	to point 26;
thence	S.	22	deg.	36'	E.,	6.02	m.	to point 27;
thence	S.	65	deg.	47'	W.,	30.25	m.	to point 28;
thence	N.	22	deg.	00'	W.,	6.17	m.	to point 29;
thence	N.	22	deg.	02'	W.,	42.01	m.	to point 30;
thence	N.	23	deg.	53'	W.,	36.85	m.	to point 31;
thence	N.	24	deg.	42'	W.,	45.17	m.	to point 32;
thence	N.	24	deg.	42'	W.,	40.00	m.	to point 33;
thence	N.	24	deg.	42'	W.,	30.00	m.	to point 34;
thence	N.	24	deg.	42'	W.,	37.00	m.	to point 35;
thence	N.	24	deg.	42'	W.,	15.00	m.	to point 36;
thence	N.	24	deg.	43'	W.,	36.75	m.	to point 37;
thence	N.	24	deg.	41'	W.,	30.33	m.	to point 38;
thence	N.	24	deg.	47'	W.,	19.47	m.	to point 39;
thence	N.	24	deg.	42'	W.,	30.70	m.	to point 40;
thence	N.	24	deg.	41'	W.,	43.91	m.	to point 41;
thence	N.	24	deg.	42'	W.,	29.75	m.	to point 42;
thence	N.	24	deg.	42'	W.,	44.94	m.	to point 43;
thence	N.	24	deg.	42'	W.,	30.00	m.	to point 44;
thence	N.	24	deg.	43'	W.,	43.91	m.	to point 45;
thence	N.	24	deg.	42'	W.,	30.03	m.	to point 46;
thence	N.	24	deg.	42'	W.,	20.02	m.	to point 47;
thence	N.	24	deg.	42'	W.,	29.96	m.	to point 48;
thence	N.	24	deg.	54'	W.,	28.81	m.	to the point of

beginning; containing an area of **Twenty Thousand One Hundred Twenty-Four square meters (20,124 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 9
Pcs-04-034700
TCT No. 072-2025002759

A parcel of land (Road Lot 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5, Block 22, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 10, Pcs-04-034700; on the SW., along lines 3-4-5-6-7 by Lot 6, Block 23, Pcs-04-034700; on the SW., along line 7-8 by Pathwalk 11, Pcs-04-034700; on the SW., and SE., along lines 8-9-10-11-12-13-14-15-16-17 by Lot 6, Block 24, Pcs-04-034700; on the NW., along line 17-18 by Road Lot 11, Pcs-04-034700; on the NE., along line 18-19 by Lot 13780, Lipa Cadastre; on the SE., and NE., along lines 19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35 by Lot 1, Block 25, Pcs-04-034700; on the NE., along lines 35-36-37-38 by Pathwalk 9, Pcs-04-034700; on the NE., along lines 38-39-40-41-42-43-44-45-46 by Lot 3, Block 20, Pcs-04-034700; on the NE., along line 46-47 by Lot 2, Block 20, Pcs-04-034700; on the NE., along line 47-48 by Lot 1, Block 20, Pcs-04-034700; on the NE., along line 48-49 by Pathwalk 8, Pcs-04-034700; on the NE., along line 49-50 by Lot 5, Block 19, Pcs-04-034700; on the NE., along line 50-51 by Lot 3, Block 19, Pcs-04-034700; on the NE., along line 51-52 by Lot 2, Block 19, Pcs-04-034700; on the NE., along line 52-53 by Lot 1, Block 19, Pcs-04-034700; on the NE., along line 53-54 by Pathwalk 7, Pcs-04-034700; on the NE., along line 54-55 by Lot 5, Block 18, Pcs-04-034700; on the NE., along line 55-56 by Lot 3, Block 18, Pcs-04-034700; on the NE., along line 56-57 by Lot 2, Block 18, Pcs-04-034700; on the NE., and SE., along lines 57-58-59-60-61-62-63-64 by Lot 1, Block 18, Pcs-04-034700; on the SE., along line 64-65 by Pathwalk 6, Pcs-04-034700; on the SE., along lines 65-66-67-68-69-70-71 by Lot 2, Block 17, Pcs-04-034700; on the SE., and NE., along lines 71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86 by Lot 1, Block 17, Pcs-04-034700; on the SW., along line 86-87 by Road Lot 8, Pcs-04-034700; on the NE., and NW., along lines 87-88-89-90-91-92-93-94-95-96-97-98 by Lot 5, Block 21, Pcs-04-034700; on the NW., and SW., along lines 98-99-100-101-102-103-104-105-106-107-108-109 by

Lot 6, Block 21, Pcs-04-034700; on the SW., along line 109-110 by Pathwalk 10, Pcs-04-034700; and on the SW., along line 110-1 by Lot 5, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 24 deg. 17' E., 659.41 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	19	deg.	21'	W.,	2.22	m.	to point 2;
thence	N.	17	deg.	19'	W.,	41.42	m.	to point 3;
thence	N.	13	deg.	50'	W.,	1.83	m.	to point 4;
thence	N.	24	deg.	23'	W.,	1.83	m.	to point 5;
thence	N.	32	deg.	02'	W.,	111.50	m.	to point 6;
thence	N.	23	deg.	23'	W.,	6.62	m.	to point 7;
thence	N.	23	deg.	24'	W.,	2.00	m.	to point 8;
thence	N.	23	deg.	23'	W.,	109.15	m.	to point 9;
thence	N.	29	deg.	05'	W.,	1.98	m.	to point 10;
thence	N.	40	deg.	28'	W.,	1.98	m.	to point 11;
thence	N.	51	deg.	51'	W.,	1.98	m.	to point 12;
thence	N.	63	deg.	13'	W.,	1.98	m.	to point 13;
thence	N.	74	deg.	36'	W.,	1.98	m.	to point 14;
thence	N.	85	deg.	59'	W.,	1.98	m.	to point 15;
thence	S.	82	deg.	38'	W.,	1.98	m.	to point 16;
thence	S.	71	deg.	15'	W.,	1.98	m.	to point 17;
thence	N.	60	deg.	10'	E.,	38.92	m.	to point 18;
thence	S.	23	deg.	24'	E.,	0.85	m.	to point 19;
thence	S.	30	deg.	38'	W.,	1.27	m.	to point 20;
thence	S.	20	deg.	50'	W.,	1.72	m.	to point 21;
thence	S.	11	deg.	01'	W.,	1.72	m.	to point 22;
thence	S.	01	deg.	12'	W.,	1.72	m.	to point 23;
thence	S.	08	deg.	37'	E.,	1.72	m.	to point 24;
thence	S.	18	deg.	26'	E.,	1.72	m.	to point 25;
thence	S.	23	deg.	24'	E.,	52.79	m.	to point 26;
thence	S.	23	deg.	23'	E.,	32.20	m.	to point 27;
thence	S.	23	deg.	49'	E.,	37.20	m.	to point 28;
thence	S.	28	deg.	03'	E.,	1.42	m.	to point 29;
thence	S.	32	deg.	06'	E.,	62.07	m.	to point 30;
thence	S.	32	deg.	06'	E.,	41.36	m.	to point 31;
thence	S.	31	deg.	19'	E.,	3.12	m.	to point 32;
thence	S.	29	deg.	43'	E.,	3.12	m.	to point 33;
thence	S.	28	deg.	07'	E.,	3.12	m.	to point 34;
thence	S.	26	deg.	31'	E.,	1.67	m.	to point 35;
thence	S.	26	deg.	31'	E.,	1.45	m.	to point 36;
thence	S.	24	deg.	55'	E.,	3.12	m.	to point 37;
thence	S.	23	deg.	19'	E.,	1.45	m.	to point 38;
thence	S.	23	deg.	19'	E.,	1.68	m.	to point 39;
thence	S.	21	deg.	43'	E.,	3.12	m.	to point 40;
thence	S.	20	deg.	07'	E.,	3.12	m.	to point 41;
thence	S.	18	deg.	32'	E.,	3.12	m.	to point 42;
thence	S.	16	deg.	56'	E.,	3.12	m.	to point 43;
thence	S.	15	deg.	20'	E.,	3.12	m.	to point 44;
thence	S.	13	deg.	44'	E.,	3.12	m.	to point 45;



thence	S.	12	deg.	56'	E.,	4.88	m.	to point 46;
thence	S.	12	deg.	56'	E.,	34.74	m.	to point 47;
thence	S.	12	deg.	56'	E.,	32.74	m.	to point 48;
thence	S.	12	deg.	56'	E.,	2.00	m.	to point 49;
thence	S.	12	deg.	44'	E.,	34.75	m.	to point 50;
thence	S.	13	deg.	02'	E.,	34.74	m.	to point 51;
thence	S.	13	deg.	02'	E.,	34.74	m.	to point 52;
thence	S.	13	deg.	02'	E.,	29.89	m.	to point 53;
thence	S.	11	deg.	26'	E.,	2.00	m.	to point 54;
thence	S.	12	deg.	56'	E.,	33.58	m.	to point 55;
thence	S.	12	deg.	56'	E.,	25.26	m.	to point 56;
thence	S.	12	deg.	56'	E.,	30.00	m.	to point 57;
thence	S.	12	deg.	56'	E.,	5.08	m.	to point 58;
thence	S.	09	deg.	40'	E.,	3.87	m.	to point 59;
thence	S.	03	deg.	09'	E.,	3.87	m.	to point 60;
thence	S.	03	deg.	22'	W.,	3.87	m.	to point 61;
thence	S.	09	deg.	53'	W.,	3.87	m.	to point 62;
thence	S.	16	deg.	24'	W.,	3.87	m.	to point 63;
thence	S.	21	deg.	30'	W.,	2.17	m.	to point 64;
thence	S.	25	deg.	42'	W.,	2.01	m.	to point 65;
thence	S.	29	deg.	26'	W.,	3.56	m.	to point 66;
thence	S.	35	deg.	57'	W.,	3.87	m.	to point 67;
thence	S.	42	deg.	28'	W.,	3.87	m.	to point 68;
thence	S.	49	deg.	00'	W.,	3.87	m.	to point 69;
thence	S.	55	deg.	31'	W.,	3.87	m.	to point 70;
thence	S.	63	deg.	31'	W.,	7.09	m.	to point 71;
thence	S.	65	deg.	17'	W.,	34.79	m.	to point 72;
thence	S.	62	deg.	21'	W.,	1.02	m.	to point 73;
thence	S.	56	deg.	30'	W.,	1.02	m.	to point 74;
thence	S.	50	deg.	39'	W.,	1.02	m.	to point 75;
thence	S.	44	deg.	47'	W.,	1.02	m.	to point 76;
thence	S.	38	deg.	55'	W.,	1.02	m.	to point 77;
thence	S.	33	deg.	04'	W.,	1.02	m.	to point 78;
thence	S.	27	deg.	12'	W.,	1.02	m.	to point 79;
thence	S.	21	deg.	21'	W.,	1.02	m.	to point 80;
thence	S.	15	deg.	29'	W.,	1.02	m.	to point 81;
thence	S.	09	deg.	38'	W.,	1.02	m.	to point 82;
thence	S.	03	deg.	46'	W.,	1.02	m.	to point 83;
thence	S.	02	deg.	05'	E.,	1.02	m.	to point 84;
thence	S.	07	deg.	57'	E.,	1.02	m.	to point 85;
thence	S.	13	deg.	48'	E.,	1.02	m.	to point 86;
thence	N.	23	deg.	47'	W.,	41.90	m.	to point 87;
thence	S.	35	deg.	58'	E.,	1.81	m.	to point 88;
thence	S.	43	deg.	27'	E.,	1.31	m.	to point 89;
thence	S.	50	deg.	57'	E.,	1.31	m.	to point 90;
thence	S.	58	deg.	28'	E.,	1.31	m.	to point 91;
thence	S.	65	deg.	58'	E.,	1.31	m.	to point 92;
thence	S.	73	deg.	27'	E.,	1.31	m.	to point 93;
thence	S.	80	deg.	58'	E.,	1.31	m.	to point 94;
thence	S.	88	deg.	27'	E.,	1.31	m.	to point 95;
thence	N.	84	deg.	03'	E.,	1.31	m.	to point 96;

thence	N.	76	deg.	33'	E.,	1.75	m.	to point 97;
thence	N.	65	deg.	18'	E.,	30.88	m.	to point 98;
thence	N.	65	deg.	20'	E.,	7.22	m.	to point 99;
thence	N.	60	deg.	57'	E.,	1.52	m.	to point 100;
thence	N.	52	deg.	16'	E.,	1.52	m.	to point 101;
thence	N.	43	deg.	34'	E.,	1.52	m.	to point 102;
thence	N.	34	deg.	53'	E.,	1.52	m.	to point 103;
thence	N.	26	deg.	11'	E.,	1.52	m.	to point 104;
thence	N.	17	deg.	29'	E.,	1.52	m.	to point 105;
thence	N.	08	deg.	48'	E.,	1.52	m.	to point 106;
thence	N.	00	deg.	07'	E.,	1.52	m.	to point 107;
thence	N.	08	deg.	35'	W.,	1.52	m.	to point 108;
thence	N.	12	deg.	56'	W.,	140.92	m.	to point 109;
thence	N.	12	deg.	05'	W.,	1.98	m.	to point 110;
thence	N.	12	deg.	56'	W.,	139.65	m.	to the point of

beginning; containing an area of **Fifteen Thousand Eight Hundred and One square meters (15,801 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 10
Pcs-04-034700
TCT No. 072-2025002761

A parcel of land (Road Lot 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., and NE., along lines 1-2-3-4-5-6-7-8-9-10-11-12-13-14 by Lot 1, Block 22, Pcs-04-034700; on the SW., along line 14-15 by Road Lot 8, Pcs-04-034700; on the NE., and NW., along lines 15-16-17-18-19-20-21-22-23-24-25-26-27-28 by Lot 5, Block 23, Pcs-04-034700; on the NW., and SW., along lines 28-29-30-31-32-33-34-35-36 by Lot 6, Block 23, Pcs-04-034700; on the NE., along line 36-37 by Road Lot 9, Pcs-04-034700; and on the SW., and SE., along lines 37-38-39-40-41-42-43-44-1 by Lot 5, Block 22, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 17 deg. 42' E., 652.23 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	31.02	m.	to point 2;
thence	S.	55	deg.	23'	W.,	1.23	m.	to point 3;
thence	S.	48	deg.	23'	W.,	1.23	m.	to point 4;
thence	S.	41	deg.	24'	W.,	1.23	m.	to point 5;
thence	S.	34	deg.	25'	W.,	1.23	m.	to point 6;

thence	S.	27	deg.	25'	W.,	1.23	m.	to point 7;
thence	S.	20	deg.	26'	W.,	1.23	m.	to point 8;
thence	S.	13	deg.	26'	W.,	1.23	m.	to point 9;
thence	S.	06	deg.	27'	W.,	1.23	m.	to point 10;
thence	S.	00	deg.	32'	E.,	1.23	m.	to point 11;
thence	S.	07	deg.	32'	E.,	1.23	m.	to point 12;
thence	S.	14	deg.	31'	E.,	1.23	m.	to point 13;
thence	S.	21	deg.	31'	E.,	1.23	m.	to point 14;
thence	N.	24	deg.	43'	W.,	44.17	m.	to point 15;
thence	S.	28	deg.	28'	E.,	1.31	m.	to point 16;
thence	S.	35	deg.	58'	E.,	1.31	m.	to point 17;
thence	S.	43	deg.	28'	E.,	1.31	m.	to point 18;
thence	S.	50	deg.	59'	E.,	1.31	m.	to point 19;
thence	S.	58	deg.	29'	E.,	1.31	m.	to point 20;
thence	S.	66	deg.	00'	E.,	1.31	m.	to point 21;
thence	S.	73	deg.	30'	E.,	1.31	m.	to point 22;
thence	S.	81	deg.	01'	E.,	1.31	m.	to point 23;
thence	S.	88	deg.	31'	E.,	1.31	m.	to point 24;
thence	N.	83	deg.	59'	E.,	1.31	m.	to point 25;
thence	N.	76	deg.	28'	E.,	1.31	m.	to point 26;
thence	N.	68	deg.	58'	E.,	1.31	m.	to point 27;
thence	N.	65	deg.	13'	E.,	29.88	m.	to point 28;
thence	N.	65	deg.	19'	E.,	70.82	m.	to point 29;
thence	N.	60	deg.	01'	E.,	1.83	m.	to point 30;
thence	N.	49	deg.	28'	E.,	1.83	m.	to point 31;
thence	N.	38	deg.	55'	E.,	1.83	m.	to point 32;
thence	N.	28	deg.	22'	E.,	1.83	m.	to point 33;
thence	N.	17	deg.	49'	E.,	1.83	m.	to point 34;
thence	N.	07	deg.	16'	E.,	1.83	m.	to point 35;
thence	N.	03	deg.	17'	W.,	1.83	m.	to point 36;
thence	S.	17	deg.	19'	E.,	41.42	m.	to point 37;
thence	N.	32	deg.	03'	W.,	2.22	m.	to point 38;
thence	N.	44	deg.	46'	W.,	2.22	m.	to point 39;
thence	N.	57	deg.	28'	W.,	2.22	m.	to point 40;
thence	N.	70	deg.	10'	W.,	2.22	m.	to point 41;
thence	N.	82	deg.	53'	W.,	2.22	m.	to point 42;
thence	S.	84	deg.	25'	W.,	2.22	m.	to point 43;
thence	S.	71	deg.	42'	W.,	2.22	m.	to point 44;
thence	S.	65	deg.	18'	W.,	64.91	m.	to the point of

beginning; containing an area of **Two Thousand Nine Hundred Twenty-Three square meters (2,923 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Road Lot 11
Pcs-04-034700
TCT No. 072-2025002763

A parcel of land (Road Lot 11, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., and NE., along lines 1-2-3-4-5-6-7-8-9-10-11 by Lot 1, Block 24, Pcs-04-034700; on the SW., along line 11-12 by Road Lot 8, Pcs-04-034700; on the NW., along line 12-13 by Lot 13777, Lipa Cadastre; on the NE., along line 13-14 by Lot 13780, Lipa Cadastre; on the SE., along line 14-15 by Road Lot 9, Pcs-04-034700; and on the SE., along line 15-1 by Lot 6, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 12 deg. 39' E., 381.73 m. from MBM No. 60, CAD 218, Lipa Cadastre:



thence	S.	65	deg.	16'	W.,	29.86	m.	to point 2;
thence	S.	60	deg.	17'	W.,	1.74	m.	to point 3;
thence	S.	50	deg.	17'	W.,	1.74	m.	to point 4;
thence	S.	40	deg.	17'	W.,	1.74	m.	to point 5;
thence	S.	30	deg.	17'	W.,	1.74	m.	to point 6;
thence	S.	20	deg.	17'	W.,	1.74	m.	to point 7;
thence	S.	10	deg.	17'	W.,	1.74	m.	to point 8;
thence	S.	00	deg.	17'	W.,	1.74	m.	to point 9;
thence	S.	09	deg.	43'	E.,	1.74	m.	to point 10;
thence	S.	19	deg.	43'	E.,	1.74	m.	to point 11;
thence	N.	23	deg.	09'	W.,	28.00	m.	to point 12;
thence	N.	66	deg.	51'	E.,	137.45	m.	to point 13;
thence	S.	23	deg.	24'	E.,	11.38	m.	to point 14;
thence	S.	60	deg.	10'	W.,	38.92	m.	to point 15;
thence	S.	65	deg.	54'	W.,	59.28	m.	to the point of

beginning; containing an area of **Two Thousand Two Hundred Eleven square meters (2,211 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 1
Pcs-04-034700
TCT No. 072-2025002745

A parcel of land (Path Walk 1, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 3, Block 1, Pcs-04-034700; on the NE., along line 2-3 by Lot 2, Block 1, Pcs-04-034700; on the SE., along line 3-4 by Road Lot 1, Pcs-04-034700; and on the SW., along line 4-1 by Lot 1, Block 2, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 28 deg. 28' W., 337.73 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	66	deg.	52'	E.,	2.00	m.	to point 2;
thence	S.	23	deg.	08'	E.,	30.52	m.	to point 3;
thence	S.	34	deg.	16'	W.,	2.37	m.	to point 4;
thence	N.	23	deg.	08'	W.,	31.80	m.	to the point of

beginning; containing an area of **Sixty-Two square meters (62 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 2
Pcs-04-034700
TCT No. 072-2025002743

A parcel of land (Path Walk 2, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 1, Block 5, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 2, Pcs-04-034700; on the NE., along line 3-4 by Lot 5, Block 6, Pcs-04-034700; on the NE., along line 4-5 by Lot 10, Block 6, Pcs-04-034700; on the NE., along line 5-6 by Lot 6, Block 6, Pcs-04-034700; on the SE., along line 6-7 by Road Lot 3, Pcs-04-034700; on the SW., along line 7-8 by Lot 5, Block 5, Pcs-04-034700; and on the SW., along line 8-1 by Lot 6, Block 5, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 08 deg. 37' W., 494.51 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	30'	W.,	45.52	m.	to point 2;
thence	N.	81	deg.	25'	E.,	1.92	m.	to point 3;
thence	S.	24	deg.	41'	E.,	44.98	m.	to point 4;
thence	S.	24	deg.	45'	E.,	19.96	m.	to point 5;
thence	S.	24	deg.	41'	E.,	40.07	m.	to point 6;
thence	S.	64	deg.	48'	W.,	2.02	m.	to point 7;
thence	N.	24	deg.	41'	W.,	40.08	m.	to point 8;
thence	N.	24	deg.	41'	W.,	19.96	m.	to the point of

beginning; containing an area of **Two Hundred and Eight square meters (208 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 3
Pcs-04-034700
TCT No. 072-2025002746

A parcel of land (Path Walk 3, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 1, Block 9, Pcs-04-034700; on the NW., along line 2-3 by Road Lot 4, Pcs-04-034700; on the NE., along line 3-4 by Lot 5, Block 10, Pcs-04-034700; on the NE., along line 4-5 by Lot 10, Block 10, Pcs-04-034700; on the NE., along line 5-6 by Lot 6, Block 10, Pcs-04-034700; on the SE., along line 6-7 by Road Lot 5, Pcs-04-034700; on the SW., along line 7-8 by Lot 6, Block 9, Pcs-04-034700; and on the SW., along line 8-1 by Lot 7, Block 9, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 03 deg. 03' E., 733.47 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	24	deg.	43'	W.,	38.99	m.	to point 2;
thence	N.	66	deg.	59'	E.,	2.00	m.	to point 3;
thence	S.	24	deg.	43'	E.,	39.01	m.	to point 4;
thence	S.	24	deg.	45'	E.,	19.26	m.	to point 5;
thence	S.	24	deg.	43'	E.,	45.06	m.	to point 6;
thence	S.	65	deg.	20'	W.,	2.01	m.	to point 7;
thence	N.	24	deg.	43'	W.,	45.14	m.	to point 8;
thence	N.	24	deg.	43'	W.,	19.26	m.	to the point of

beginning; containing an area of **Two Hundred and Seven square meters (207 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 4
Pcs-04-034700
TCT No. 072-2025002748

A parcel of land (Path Walk 4, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 1, Block 8, Pcs-04-034700; on the NE., along line 2-3 by Lot 7, Block 9, Pcs-04-034700; on the NE., along lines 3-4-5 by Lot 3, Block 9, Pcs-04-034700; on the SE., along line 5-6 by Road Lot 5, Pcs-04-034700; and on the SW., along line 6-1 by Lot 1, Block 8, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 04 deg 00' W., 792.93 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence N. 16 deg. 08' W., 18.25 m. to point 2;
thence S. 22 deg. 28' E., 19.17 m. to point 3;
thence S. 22 deg. 26' E., 11.63 m. to point 4;
thence S. 23 deg. 02' E., 42.71 m. to point 5;
thence S. 26 deg. 46' W., 2.62 m. to point 6;
thence N. 22 deg. 55' W., 57.07 m. to the point of

beginning; containing an area of **One Hundred Twenty-Eight square meters (128 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 5
Pcs-04-034700
TCT No. 072-2025002750

A parcel of land (Path Walk 5, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at

Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Road Lot 5, Pcs-04-034700; on the NE., along line 2-3 by Lot 1, Block 12, Pcs-04-034700; on the SE., along lines 3-4 by Road Lot 5, Pcs-04-034700; and on the SW., along line 4-1 by Lot 1, Block 11, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 05 deg. 11' E., 809.62 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	65	deg.	18'	E.,	2.01	m.	to point 2;
thence	S.	24	deg.	43'	E.,	35.00	m.	to point 3;
thence	S.	65	deg.	17'	W.,	2.01	m.	to point 4;
thence	N.	24	deg.	43'	W.,	35.00	m.	to the point of

beginning; containing an area of **Seventy square meters (70 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 6
Pcs-04-034700
TCT No. 072-2025002753

A parcel of land (Path Walk 6, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., and SW., along lines 2-3-4 by Lot 2, Block 17, Pcs-04-034700; on the NW., along line 4-5 by Road Lot 9, Pcs-04-034700; and on the NE., and NW., along line 5-6-1 by Lot 1, Block 18, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 25 deg 42' E., 978.26 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	22	deg.	12'	E.,	2.03	m.	to point 2;
thence	S.	77	deg.	04'	W.,	63.47	m.	to point 3;
thence	N.	66	deg.	36'	W.,	8.86	m.	to point 4;
thence	N.	25	deg.	42'	E.,	2.01	m.	to point 5;
thence	S.	66	deg.	36'	E.,	8.13	m.	to point 6;
thence	N.	77	deg.	04'	E.,	62.48	m.	to the point of

beginning; containing an area of **One Hundred Forty-Three square meters (143 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 7
Pcs-04-034700
TCT No. 072-2025002754

A parcel of land (Path Walk 7, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3, Block 17, Pcs-04-034700; on the SE., along line 2-3 by Lot 5, Block 18, Pcs-04-034700; on the SW., along line 3-4 by Road Lot 9, Pcs-04-034700; and on the NW., along line 4-1 by Lot 1, Block 19, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 26 deg. 09' E., 855.94 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	22	deg.	33'	E.,	2.03	m.	to point 2;
thence	S.	77	deg.	06'	W.,	42.31	m.	to point 3;
thence	N.	11	deg.	26'	W.,	2.00	m.	to point 4;
thence	N.	77	deg.	06'	E.,	41.92	m.	to the point of



beginning; containing an area of **Eighty-Four square meters (84 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 8
Pcs-04-034700
TCT No. 072-2025002756

A parcel of land (Path Walk 8, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 5, Block 19, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 9, Pcs-04-034700; on the NW., along line 3-4 by Lot 1, Block 20, Pcs-04-034700; and on the NE., along line 4-1 by Lot 3, Block 17, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 30 deg. 31' E., 733.35 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 77 deg. 04' W., 67.71 m. to point 2;
thence N. 12 deg. 56' W., 2.00 m. to point 3;
thence N. 77 deg. 04' E., 67.39 m. to point 4;
thence S. 21 deg. 58' E., 2.03 m. to the point of

beginning; containing an area of **One Hundred Thirty-Five square meters (135 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 9
Pcs-04-034700
TCT No. 072-2025002758

A parcel of land (Path Walk 9, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 3, Block 20, Pcs-04-034700; on the SW., along lines 2-3-4-5 by Road Lot 9, Pcs-04-034700; on the NW., along line 5-6 by Lot 1, Block 25, Pcs-04-034700; and on the NE., along line 6-1 by Lot 13780, Lipa Cadastre.

Beginning at a point marked "1" on plan being S. 27 deg. 28' E., 623.22 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence S. 62 deg. 36' W., 4.62 m. to point 2;
thence N. 23 deg. 19' W., 1.45 m. to point 3;
thence N. 24 deg. 55' W., 3.12 m. to point 4;
thence N. 26 deg. 31' W., 1.45 m. to point 5;
thence N. 63 deg. 00' E., 4.58 m. to point 6;
thence S. 25 deg. 16' E., 5.99 m. to the point of

beginning; containing an area of **Twenty-Seven square meters (27 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 10
Pcs-04-034700
TCT No. 072-2025002760

A parcel of land (Path Walk 10, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 1, Block 21, Pcs-04-034700; on the SW., along line 2-3 by Road Lot 8, Pcs-04-034700; on the NW., along line 3-4 by Lot 5, Block 22, Pcs-04-034700; on the NE., along line 4-5 by Road Lot 9, Pcs-04-034700; and on the SE., along line 5-1 by Lot 6, Block 21, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 19 deg. 01' E., 802.00 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	S.	65	deg.	18'	W.,	40.00	m.	to point 2;
thence	N.	24	deg.	39'	W.,	1.93	m.	to point 3;
thence	N.	65	deg.	17'	E.,	86.20	m.	to point 4;
thence	S.	12	deg.	05'	E.,	1.98	m.	to point 5;
thence	S.	65	deg.	17'	W.,	45.77	m.	to the point of

beginning; containing an area of **One Hundred Sixty-Six square meters (166 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms.; Bearings: Grid; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

Path Walk 11
Pcs-04-034700
TCT No. 072-2025002762

A parcel of land (Path Walk 11, Pcs-04-034700, being a portion of Lots 13770, 13771, 13773, 13775, CAD 218, Lipa Cadastre; Lot [TCT No. T-155932]; Lot 10761-B-4, Psd-4A-012643; Lot 10723-B-2, [LRA] Psd-E2019004602; Lot 13781-B-2-A, Psd-04-156854; Lot 13781-B-1, [LRC] Psd-243666), located at Barangay Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 6, Block 24, Pcs-04-034700; on the NE., along line 2-3 by Road Lot 9, Pcs-04-034700; on the SE., along line 3-4 by Lot 6, Block 23, Pcs-04-034700; on the SW., along line 4-5 by Road Lot 8, Pcs-04-034700; and on the NW., along line 5-1 by Lot 5, Block 24, Pcs-04-034700.

Beginning at a point marked "1" on plan being S. 15 deg. 31' E.,
499.64 m. from MBM No. 60, CAD 218, Lipa Cadastre:

thence	N.	65	deg.	21'	E.,	66.71	m.	to point 2;
thence	S.	23	deg.	24'	E.,	2.00	m.	to point 3;
thence	S.	65	deg.	17'	W.,	106.54	m.	to point 4;
thence	N.	24	deg.	47'	W.,	2.09	m.	to point 5;
thence	N.	65	deg.	19'	E.,	39.88	m.	to the point of

beginning; containing an area of **Two Hundred Eighteen square meters (218 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: Grid; Date of Original Survey: March 1925 – February 1930 etc.; Date of Survey: 20 April 2024; Date Approved: 02 May 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

DONE, in the City of Manila, this 3rd day of August, in the year of our Lord, Two Thousand and Twenty-Six.

By the President:

RAULPH G. RECTO
Acting Executive Secretary

