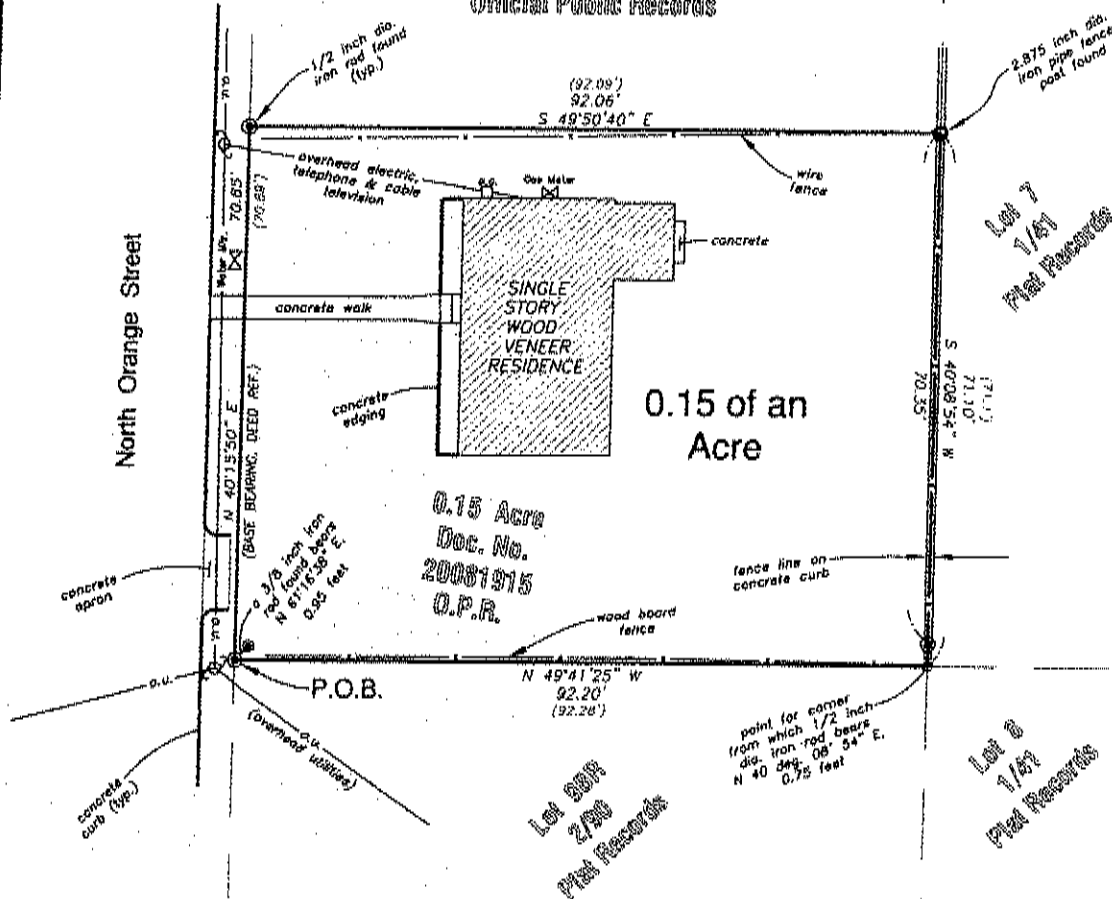


DRAWN BY: C.D.S.	DATE: 09
CHECKED BY: C.D.S.	PLAT NO.: S-4767
SHEET NO.: S-4767	SHEET 1 OF 1

0.244 Acre  
Doc. No. 20072341  
Official Public Records



**LIENHOLDER:**  
MainStreets of Texas Mortgage  
106 West Creek Street  
Fredericksburg, TX 78624

**PREPARED FOR:**  
Dorell J. & Dorian J. Oliphant  
905 North Orange Street  
Fredericksburg, TX 78624

**TITLE COMPANY:**  
Hill Country Titles, Inc.  
114 East Austin Street  
Fredericksburg, TX 78624

This tract is subject to any and all easements, setbacks, restrictions and potential R.O.W. takes including the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 210-509, issued July 16, 2010:  
- NONE OF RECORD.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway except as shown.

Dale Allen Sultemeier  
Registered Professional Land  
Surveyor  
No. 4542 - State of Texas



August 5, 2010

**S**  
**SULTEMEIER**  
**SURVEYING & ENGINEERING**  
Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
605 North Liano Street  
Fredericksburg, Texas 78624  
(830) 990-1221 Fax (830) 990-1222  
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sultemeiersurveying.com

A PLAT SHOWING A 0.15 OF AN  
ACRE TRACT OF LAND SITUATED  
IN THE CITY OF  
FREDERICKSBURG, GILLESPIE  
COUNTY, TEXAS; BEING PART OF  
LOT 10 IN BLOCK A OF  
BURGDORF'S ADDITION, A PLAT  
OF RECORD IN VOLUME 13, PAGE  
481 OF THE GILLESPIE COUNTY  
DEED RECORDS.

# SULTEMEIER

## SURVEYING & ENGINEERING

805 North Llano  
Fredericksburg, TX 78624  
Tel: (830) 990-1221 Fax: (830) 990-1222

0.15 OF AN ACRE  
CITY OF FREDERICKSBURG  
GILLESPIE COUNTY, TEXAS

EXHIBIT "A"

FN-10-5047  
AUGUST 6, 2010

A DESCRIPTION OF A 0.15 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF LOT 10 IN BLOCK A OF BURGDORF'S ADDITION, A PLAT OF RECORD IN VOLUME 1, PAGE 41 OF THE PLAT RECORDS OF SAID COUNTY, AND BEING THAT CERTAIN 0.15 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE ESTATE OF GLENN RAY CRAWFORD TO CARLOS MOSELEY, ET AL, FOUND OF RECORD IN A WARRANTY DEED DATED MARCH 24, 2008, RECORDED IN DOCUMENT NO. 20081915 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 0.15 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch Iron rod found on the southeast line of North Orange Street at the west corner of said Lot 10 and north corner of Lot 9BR as shown on a plat of record in Volume 2, Page 90 of the said Plat Records, being at the west corner of the said 0.15 acre tract, for the west corner hereof;

THENCE with the said southwest line of North Orange Street and northwest line of said Lot 10, N 40° 15' 50" E (BASE BEARING FOR DIRECTIONAL CONTROL FROM DEED REFERENCE, DOC. NO. 20081915), a distance of 70.85 feet to a ½ inch Iron rod found at the west corner of that certain 0.244 acre tract described in Document No. 20072341 of the said Official Public Records, being at the north corner of the said 0.15 acre tract, for the north corner hereof;

THENCE departing from said northwest line and passing over and across said Lot 10 with the southwest line of the said 0.244 acre tract, S 49° 50' 40" E, a distance of 92.06 feet to a 2.875 inch diameter Iron pipe fence post found in a concrete curb on the southeast line of said Lot 10 and northwest line of Lot 7 as shown on said Plat of Burdorf's Addition, being at the south corner of the said 0.244 acre tract, at the east corner of the said 0.15 acre tract, for the east corner hereof;


THENCE with the said southeast line of Lot 10 and northwest line of Lot 7, S 40° 08' 54" W, at a distance of 70.35 feet along said concrete curb and a fence line a ½ inch Iron rod found, continuing for a total distance of 71.10 feet to the east corner of said Lot 9BR and south corner of said Lot 10, for the south corner of the said 0.15 acre tract and hereof;

THENCE with the southwest line of the said 0.15 acre tract and northeast line of said Lot 9BR, N 49° 41' 25" W, a distance of 92.20 feet to the POINT OF BEGINNING, containing 0.15 of an acre of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.

SULTEMEIER SURVEYING &  
ENGINEERING, LLC  
805 North Llano  
Fredericksburg, Texas 78624  
(830) 990-1221



  
Dale Allen Sultemeier  
Registered Professional Land  
Surveyor  
No. 4542 - State of Texas