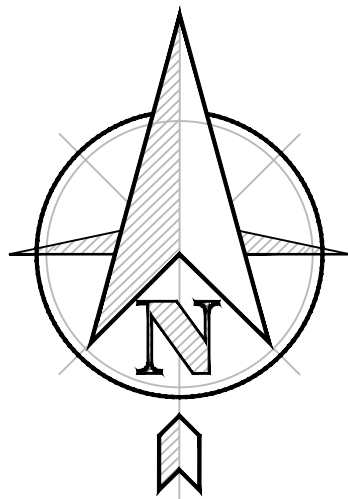
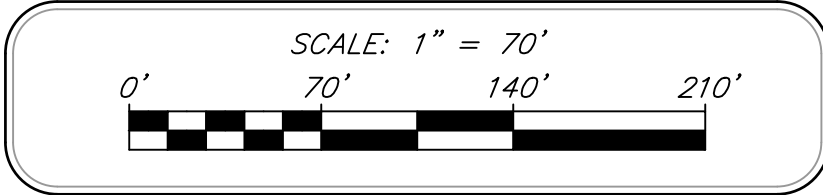




PLAT SHOWING

A 15,000 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF LOT NO. 1 AND ALL OF LOT NO. 2 OF THE SMITH SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP FOUND (AS NOTED)
- 1/2" IRON ROD SET CAPPED "MDS"
- 3/8" IRON ROD FOUND
- CALCULATED POINT
- FENCE CORNER POST (SIZE & TYPE NOTED)
- MAG NAIL FOUND
- AIR CONDITIONER UNIT
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- METER POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STREET SIGN
- WATER SPIGOT
- WATER VALVE
- WELLHEAD

() RECORD BEARING & DISTANCE
1SR ADD. ONE-STORY RESIDENCE
OF CLERK'S FILE
COV COVERED WOOD DECK
D.R. DEED RECORDS OF GILLESPIE COUNTY
NO. NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
PG. PAGE
POB POINT OF BEGINNING
PLAT RECORDS OF GILLESPIE COUNTY
R.P.R. REAL PROPERTY RECORDS OF GILLESPIE COUNTY
VOL. VOLUME
WD WOOD DECK
WSSL WELL & SEPTIC SYSTEM SETBACK LINE (PER PLAT)

ASPHALT
GRAVEL
CONCRETE
ZONE AE
ZONE X

ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
OVERHEAD POWER LINE
SETBACK LINE
WIRE FENCE

EASEMENT KEY

- ① CITY OF FREDERICKSBURG 10' SEWER EASEMENT VOL. 119, PG. 464 D.R.
- ② CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. 20' RIGHT-OF-WAY EASEMENT VOL. 348, PG. 117 R.P.R. CF NO. 20176242 O.P.R.
- ③ 20'/10' UTILITY EASEMENT VOL. 2, PG. 57 P.R.

ADDRESS

308 OAKHAVEN LANE
FREDERICKSBURG, TX 78624

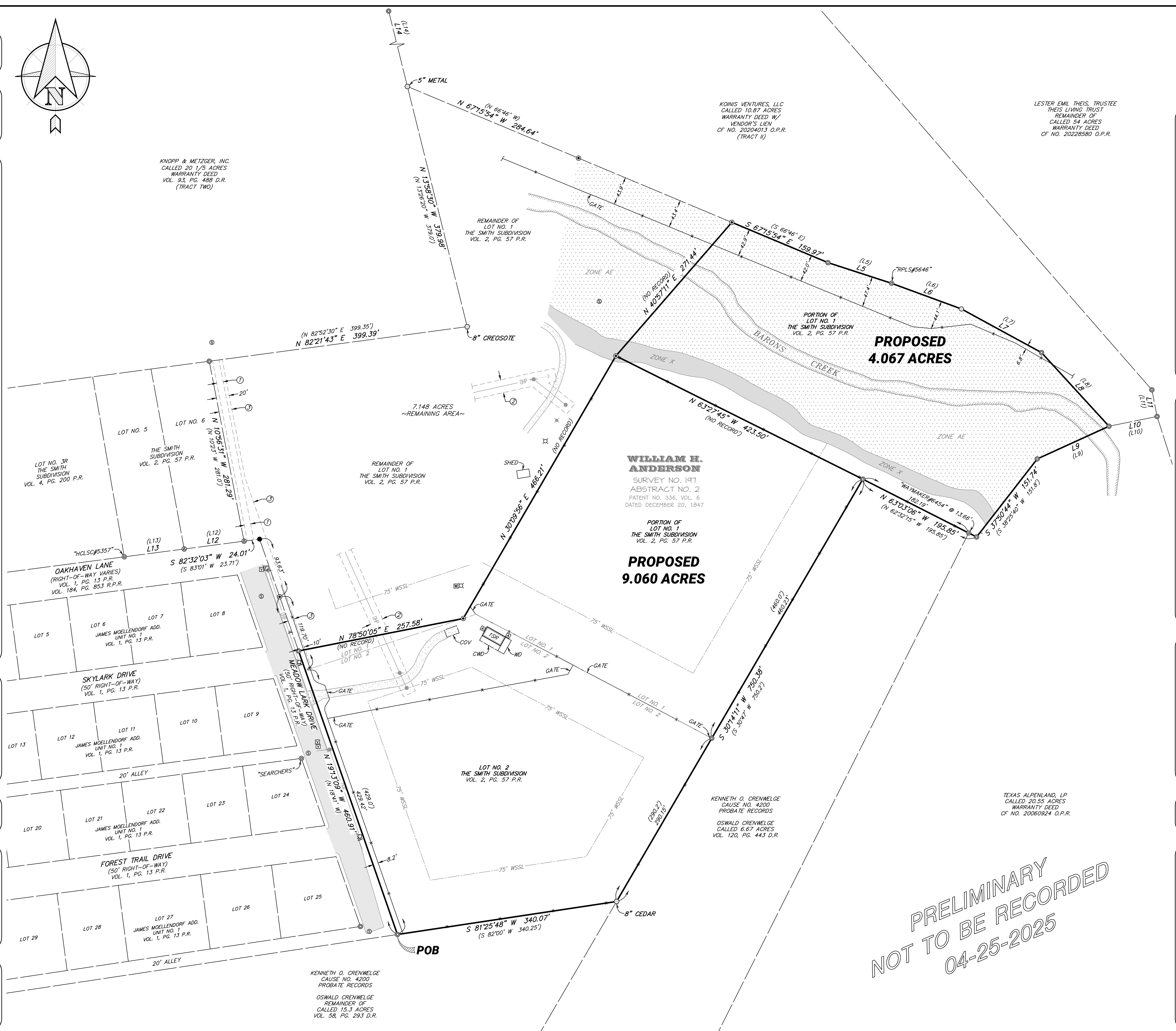
PROPOSED LAND PLAN
OF A PORTION OF THE
JASON & VICKIE SMITH TRACT
BEING
9.060 ACRES & 4.067 ACRES
OUT OF THE
WILLIAM H. ANDERSON SURVEY NO. 197, A-2
GILLESPIE COUNTY, TEXAS
APRIL 2025

MDS LAND SURVEYING COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10079600
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

JOB No. 24-139-00 SURVEYORS: JB/KI SHEET 1 OF 1



LINE TABLE - OBSERVED

LINE	BEARING	DISTANCE
L1	N 307°55' E	126.15'
L2	N 06°46'30\" E	113.02'
L3	N 22°16'49\" E	117.65'
L4	N 43°00'34\" W	64.49'
L5	S 71°58'39\" E	102.62'
L6	S 69°49'53\" E	114.19'
L7	S 61°23'47\" E	139.99'
L8	S 42°29'33\" E	153.23'
L9	S 65°29'22\" W	120.98'
L10	N 78°32'42\" E	75.33'
L11	N 11°00'02\" W	41.60'
L12	S 82°32'03\" W	92.66'
L13	S 82°32'03\" W	92.66'
L14	N 13°58'30\" W	727.48'

LINE TABLE - RECORD

LINE	BEARING	DISTANCE
(L1)	N/A	N/A
(L2)	N/A	N/A
(L3)	N/A	N/A
(L4)	N/A	N/A
(L5)	S 71°58' E	102.65'
(L6)	S 69°23'30\" E	114.08'
(L7)	S 60°47'40\" E	139.95'
(L8)	S 41°55' E	154.15'
(L9)	S 66°22'50\" W	121.15'
(L10)	N 78°36'25\" E	75.48'
(L11)	N 11°43'47\" W	42.49'
(L12)	S 83°01' W	92.66'
(L13)	S 83°01' W	92.66'
(L14)	N 13°59'27\" W	727.45'

- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 - DISTANCES SHOWN HEREON ARE GRID VALUES.
 - FIELD SURVEY COMPLETED 7-31-2024.
 - VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
 - ACCORDING TO MAP NO. 48171C0288C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM) FOR GILLESPIE COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2001, A PORTION OF THE SUBJECT TRACT IS SITUATED WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED, AND ZONE X, DEFINED AS AREAS OF 500-YEAR FLOODPLAIN. THE LOCATIONS OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FIRM MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. MDS LAND SURVEYING CO. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.
 - DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY.
 - THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED IN THE HEREON REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.
 - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

PRELIMINARY
NOT TO BE RECORDED
04-25-2025