

DRAWN BY: d.a.s. DATE: 17
 REVISION BY: d.a.s. REVISION NO.: 3-17-6241
 FILE NO.: 3-17-6241 SHEET: 1 OF 1

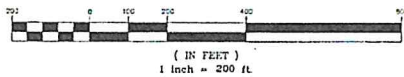
PREPARED FOR:
 Roy Allen & Sonnetta Sage Miller
 18411 U. S. Hwy. 290 West
 Fredericksburg, TX 78624



LEGEND

- 1/2 inch dia. iron rod found
- iron pipe fence post found
- concrete R.O.W. monument found
- as noted
- point on centerline of Live Oak Creek
- electric meter pad
- Vinson raser box
- Iron Warner raser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- well

GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	265.55'	2314.63'	2°13'14"	S. 85°03'22" E.
C2	265.01'	2314.60'	2°13'14"	S. 85°03'22" E.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N. 88°25'43" E.	21.29'
L2	S. 60°02'12" W.	118.60'
L3	N. 85°02'12" E.	42.00'
L4	S. 62°43'12" W.	125.50'
L5	S. 24°09'12" W.	65.00'
L6	S. 20°01'12" W.	45.50'
L7	S. 62°43'12" W.	46.20'
L8	N. 85°02'12" E.	71.20'
L9	N. 26°45'43" W.	114.10'
L10	N. 67°14'43" W.	87.20'
L11	N. 64°34'43" W.	75.40'
L12	N. 67°14'43" W.	121.60'
L13	N. 64°34'43" W.	117.60'
L14	N. 20°18'43" W.	122.60'
L15	N. 64°34'43" E.	11.00'

NOTES:

- Abstract/Survey lines and Outlot/Outlot Road boundaries are approximate and are based on a Fredericksburg Township and German Emigration Outlot Map obtained from the Gillespie Central Appraisal District. Date of map is Aug. 7th, 1932.
- This tract is subject to the following easements listed in Hill Country Titles Inc. Commitment for Title Insurance, G. F. No. 217-1222, issued Dec. 13th, 2017.
- Restraints on Easements in Vol. 302, Pg. 973, Real Property Records of Gillespie County, TX.
- Easement and Right of Way to Central Power and Light recorded in Vol. 40, Pg. 242, Deed Records of Gillespie County, TX.
- Easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 72, Pg. 125, Deed Records of Gillespie County, TX.
- Easements to Vol. 234, Pg. 795 & Vol. 321, Pg. 205, Real Property Records of Gillespie County, TX.
- Easement and Right of Way to the Southwestern States Telephone CO recorded in Vol. 25, Pg. 417, Deed Records of Gillespie County, TX.
- Easements to the Lower Colorado River Authority and assigned to the LCRA Transmission Services Corporation, recorded in Vol. 142, Pg. 759, Official Public Records of Gillespie County, TX.
- TRANSMISSION LINE SHOWS HORIZONTAL ALSO GIVES POINT OF WORKS/ACCESS ACROSS PROPERTY.

Plot and accompanying legal description prepared from an on the ground survey performed by me or under my direction and supervision.

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



September 22, 2017



SULZEMEIER SURVEYING & ENGINEERING

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Texas Registered
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PLAT SHOWING A 95.53 ACRE TRACT OF LAND WHICH COMPRISES ALL OR PORTIONS OF OUTLOTS, UNNUMBERED OUTLOTS AND OUTLOT ROADS AS DEPICTED HEREON AND DESIGNATED ON THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; SAID OUTLOTS BEING LAID OUT ON PART OF THE BARBARA ADAME SURVEY NO. 123, ABSTRACT NO. 4, PART OF THE J. CASTILLO SURVEY NO. 118, ABSTRACT NO. 118 AND PART OF THE S. de la CRUZ SURVEY NO. 119, ABSTRACT NO. 116, ALL SITUATED IN GILLESPIE COUNTY, TEXAS.