



LEGAL DESCRIPTION: 0.205 acres of land being a portion of Lot 56 and a portion of Lot 55 of Sunset Village in the City of Fredericksburg, Gillespie County, Texas as shown on plat recorded in Volume 77, Page 473 of the Deed Records of Gillespie County, Texas and being all of that certain tract described in Instrument No. 20060669 of the Official Public Records of Gillespie County, Texas; Said 0.205 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in September 2025:

BEGINNING at a 1 inch iron pipe found in the southeast line of Sunset Street and the northwest line of said Lot 55 for the west corner of that certain tract described in Instrument No. 20123359 of said Official Public Records and the north corner hereof, and from which a 1/2 inch iron rod found at the intersection of the southwest line of Hackberry Street and the southeast line of said Sunset Street, for the north corner of Lot 48 of said Sunset Village bears North 38°57'11" East a distance of 476.69 feet;

THENCE South 51°03'22" East a distance of 124.02 feet crossing said Lot 55 along the southwest line of said tract described in Instrument No. 20123359 to a 4x4 pine fence corner post found in the northwest line of an Alley and the southeast line of said Lot 55, for the south corner of said tract described in Instrument No. 20123359 and the east corner hereof, and from which a 1/2 inch iron rod found at the intersection of the northwest line of North Edison Street and the southwest line of said Hackberry Street for the east corner of Lot 47 of said Sunset Village bears North 55°06'24" East a distance of 496.44 feet;

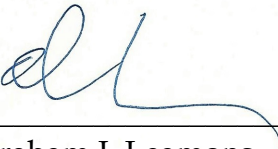
THENCE South 38°57'32" West a distance of 71.96 feet along the northwest line of said Alley, the southeast line of said Lot 55 and the southeast line of said Lot 56 to a mag nail set for the east corner of that certain tract described in Instrument No. 20150155 of said Official Public Records and the south corner hereof, and from which a 1/2 inch iron rod found at the intersection of the northeast line of West Morse Street and the southeast line of said North Edison Street, for the west corner of Lot 38 of said Sunset Village bears South 24°15'19" East a distance of 210.62 feet;

THENCE North 51°03'09" West a distance of 124.01 feet crossing said Lot 56 along the northeast line of said tract described in Instrument No. 20150155 to a 1/2 inch iron rod set in the southeast line of said Sunset Street and the northwest line of said Lot 56 for the north corner of said tract described in Instrument No. 20150155 and the west corner hereof;

THENCE North 38°57'11" East a distance of 71.95 feet along the southeast line of said Sunset Street, the northwest line of said Lot 56 and the northwest line of said Lot 55 to the POINT OF BEGINNING containing 0.205 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



Abraham J. Leamons
Registered Professional Land Surveyor #6275
Date: September 4, 2025
Job# 25-7704

