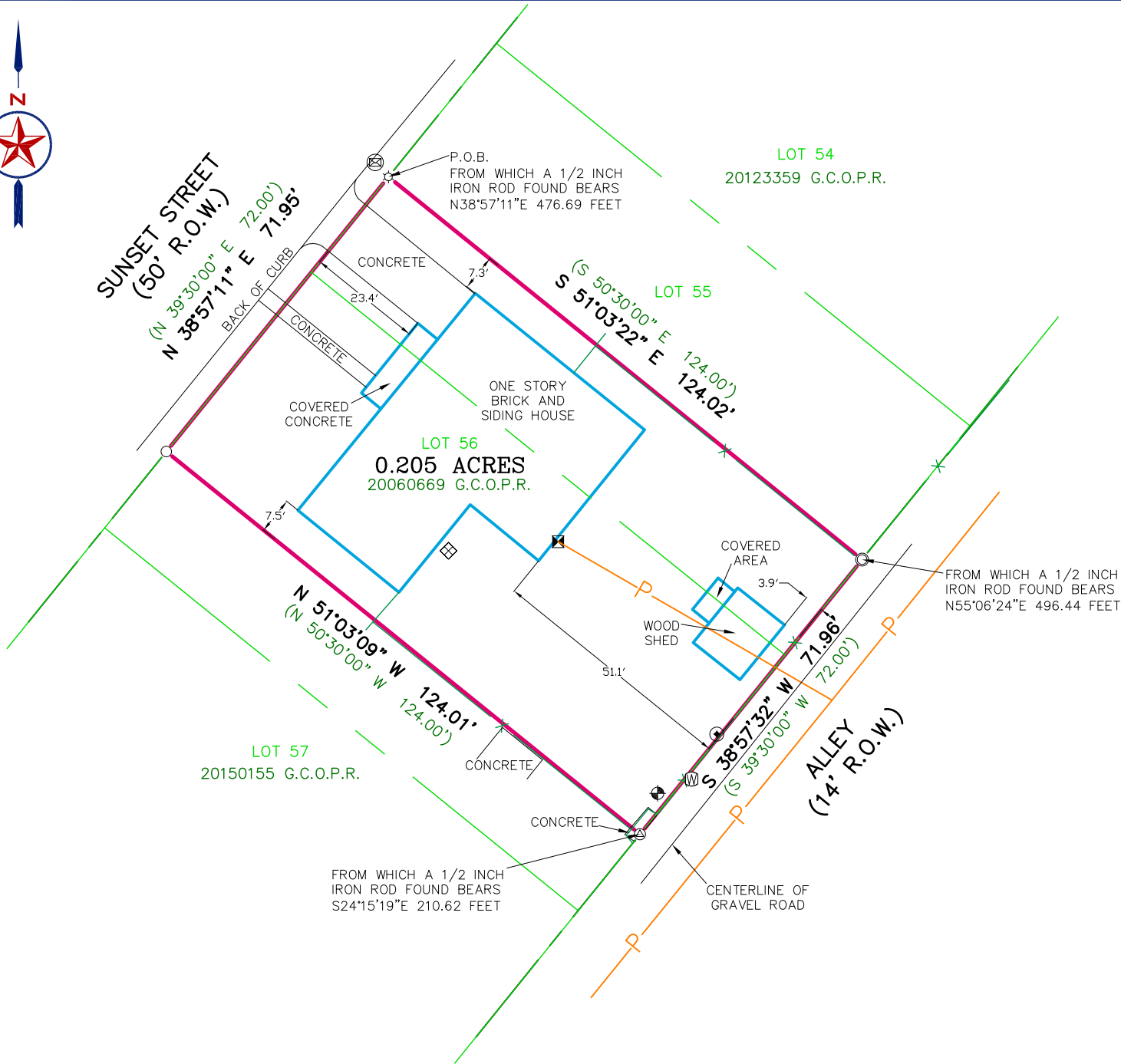




NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 18, 2025, 8:00 AM
ISSUED DATE: AUGUST 27, 2025, 8:00 AM
GF NO. 172519092

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 77/470 G.C.D.R.

EASEMENTS: 77/470 G.C.D.R.



SCALE: 1" = 30'

SURVEY NOTES:

- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
- UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
- 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".
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

	BOUNDARY LINE		POINT		PEDESTAL		MAILBOX
	ADJOINER LINE		1/2" IRON ROD FOUND		UTILITY POLE		SEWER MANHOLE
	SURVEY LINE		1/2" IRON ROD SET		GUY		SEWER CLEANOUT
	BURIED UTILITY LINE		3/8" IRON ROD FOUND		ELECTRIC METER		SEPTIC TANK
	OVERHEAD UTILITY LINE		IRON PIPE FOUND		BURIED CABLE SIGN		WATER WELL
	FENCE		120D NAIL FOUND		GAS METER		WATER METER
	PIPE FENCE CORNER POST FOUND		MAG NAIL SET		AIR CONDITIONER		FIRE HYDRANT
	WOOD FENCE CORNER POST FOUND		CONCRETE MONUMENT FOUND		AS MARKED		
	U.E. - UTILITY EASEMENT		BENCH MARK				
	B.L. - BUILDING SETBACK LINE		G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS				
	(BRG.-DIST.) - RECORD CALL		G.C.D.R. - GILLESPIE COUNTY DEED RECORDS				
	P.O.B. - POINT OF BEGINNING		G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS				
			G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS				



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
SEPTEMBER 4, 2025; THERE ARE NO VISIBLE EASEMENTS,
ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

09-04-2025
DATE



SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

TITLE SURVEY

0.205 ACRES 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.

REFERENCE: HAVEN MANOR REAL ESTATE
ADDRESS: 803 SUNSET STREET
REV. 0
JOB NO. 25-7704
DRAWN BY: KK