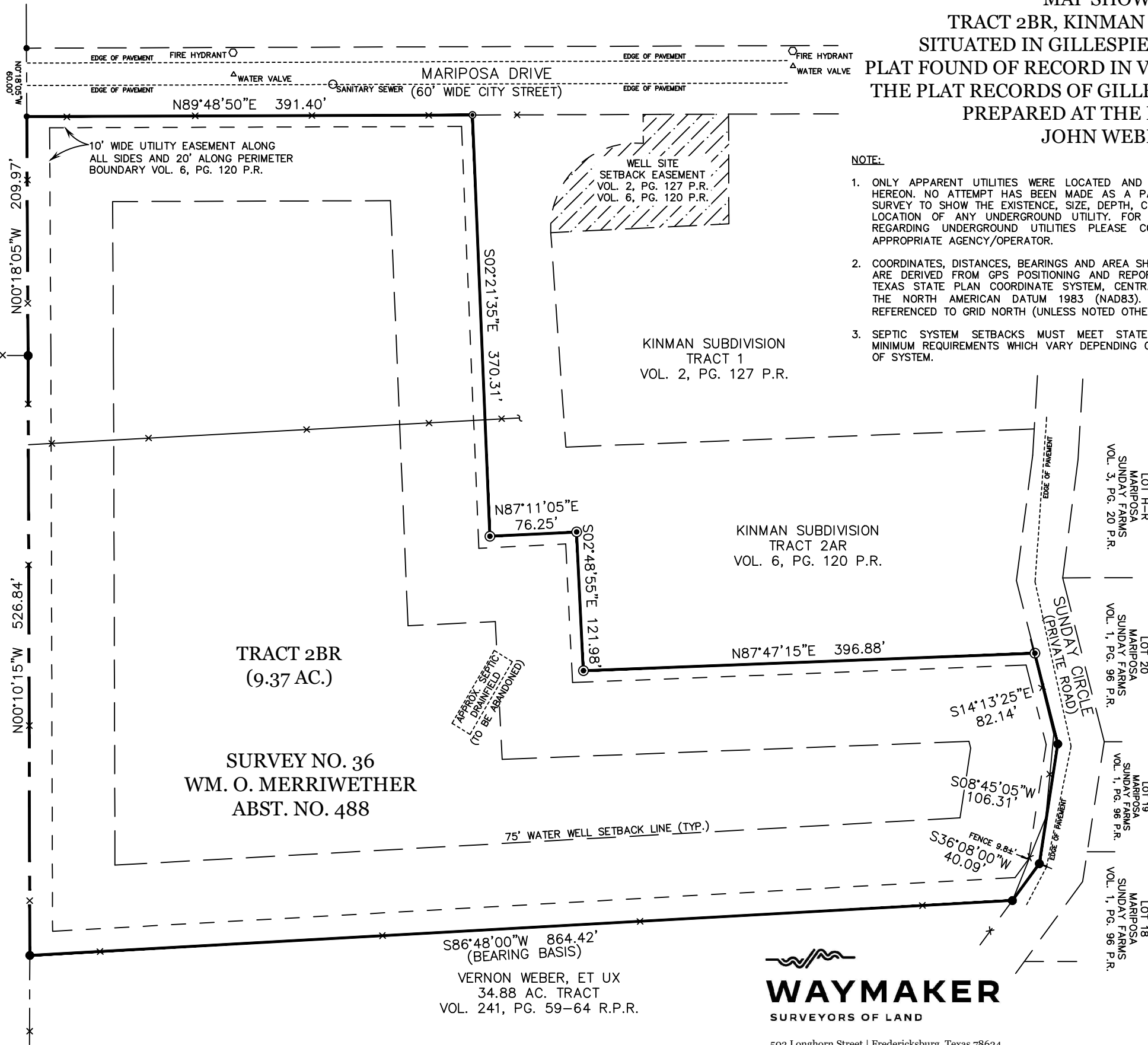


MAP SHOWING
TRACT 2BR, KINMAN SUBDIVISION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 6, PAGE 120 OF
THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
JOHN WEBBER.

FREDERICKSBURG DEVELOPMENT, INC.
219.460 AC. TRACT
INSTRUMENT NO. 20181539 O.P.R.

MICHAEL JAMES HODGES, ET UX
159.44 AC. TRACT
INSTRUMENT NO. 20112558 O.P.R.



- NOTE:
- ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
 - COORDINATES, DISTANCES, BEARINGS AND AREA SHOWN HEREON ARE DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
 - SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.

SCALE 1" = 100'

0 100 200

LEGEND

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- ⊗ UTILITY POLE
- × FENCE
- APPROX. PATENT SURVEY LINE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS, INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SH), ITEMS WHICH ARE NOT SPECIFICALLY LOCATABLE (NSL) OR UNDEFINED, ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT. SCHEDULE 'B' EXCEPTIONS:

10. C. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 47, PG. 354-355, D.R. (UNDEFINED)
10. D. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 92, PG. 576-578, D.R. (UNDEFINED)
10. E. 10' WIDE WATERLINE EASEMENT TO THE CITY OF FREDERICKSBURG, VOL. 92, PG. 576-578, D.R. (LOCATED EAST OF SURVEYED PROPERTY)
10. F. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 183, PG. 674-675, D.R. (UNDEFINED)
10. G. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 92, PG. 576-578, R.P.R. (UNDEFINED)
10. H. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 316, PG. 616-617, R.P.R. (UNDEFINED)
10. K. RIGHT-OF-WAY EASEMENT (UTILITY), INST. NO. 20191772, O.P.R. (20' WIDE, NOT SPECIFICALLY LOCATABLE)
10. L. RIGHT-OF-WAY EASEMENT (UTILITY), INST. NO. 20194703, O.P.R. (20' WIDE, NOT SPECIFICALLY LOCATABLE)

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS AS LISTED IN TEXAN TITLE INSURANCE COMPANY AND HILL COUNTRY TITLES, INC. COMMITMENT FOR TITLE INSURANCE G.F. NO. 221-2130, ISSUED DECEMBER 22, 2021, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

WAYMAKER
SURVEYORS OF LAND

503 Longhorn Street | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

Cody J. Musick
CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: DECEMBER 8, 2021
SURVEY ISSUED: DECEMBER 28, 2021
PROJECT NO.: 202111-04

