

DATE	DATE	DATE	DATE
09	09	09	09
09	09	09	09
09	09	09	09

10.56 Ac.
294/986

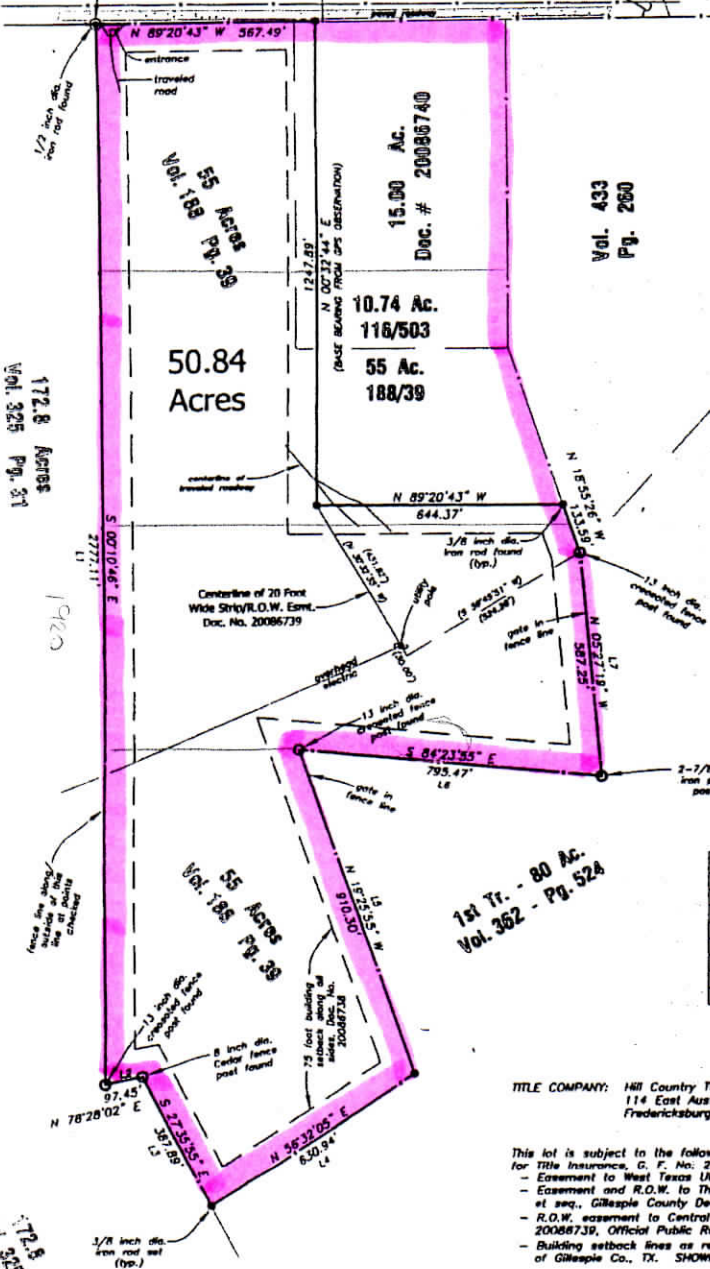
20.04 Acres
167/408

Point of Beginning

Meusebach Creek (County) Road
(Vol. 4 - Pg. 318, Road Minutes)

Abstract
Jose
Survey

Manchaca
No. 37
No. 459



LINE	BEARING	LENGTH
L1	S 00°06'00" E	2727.30'
L2	S 78°21'00" W	97.80'
L3	S 27°30'00" E	387.80'
L4	N 56°38'00" E	630.80'
L5	N 18°20'00" W	810.10'
L6	S 84°18'00" E	295.30'
L7	N 05°17'00" W	586.70'

1st Tr. - 80 Ac.
Vol. 362 - Pg. 524

TITLE COMPANY: Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

PREPARED FOR: Allen & Molly Nance
Meusebach Creek Road
Fredericksburg, TX 78624

This lot is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 209-1040:
- Easement to West Texas Utilities Co. in Vol. 35, Pg. 235, Gillespie County Deed Records.
- Easement and R.O.W. to The Southwestern States Telephone Co. in Vol. 89, Pg. 569 et seq., Gillespie County Deed Records.
- R.O.W. easement to Central Texas Electric Cooperative, Inc. recorded under Doc. No. 20088739, Official Public Records of Gillespie Co., TX. SHOWN HEREON.
- Building setback lines as referred to in Doc. No. 20088738, Official Public Records of Gillespie Co., TX. SHOWN HEREON.

The undersigned does hereby certify that a survey was made on the ground of the property shown herein, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

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



12-27-09

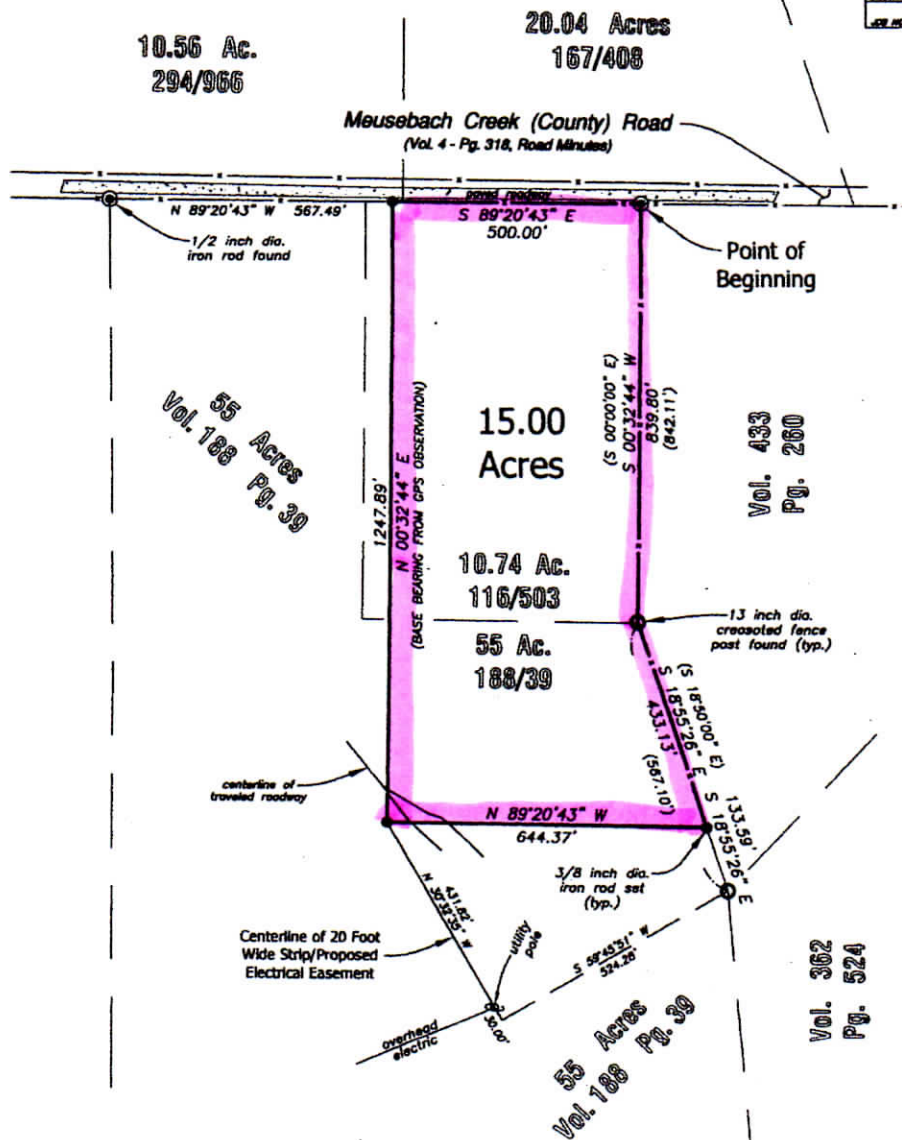


SULTEMEIER
SURVEYING & ENGINEERING

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Engineering - Land Development Services
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PLAT SHOWING A 50.84 ACRE
TRACT OF LAND OUT OF THE
JOSE ANTONIO MANCHACA SURVEY
NO. 37, ABSTRACT NO. 459;
GILLESPIE COUNTY, TEXAS

DRAWN BY	d.a.s.	DATE	08
CHECKED BY	d.a.s.	SURVING NO.	S-08-4763
JOB NO.	S-08-4763	SHEET	1 OF 1



Abstract
Survey
Manchaca
No. 37
Abstract No. 459

PREPARED FOR: Howard & Tina Merz
Meusebach Creek Road
Fredericksburg, TX 78624

TITLE COMPANY: Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

This lot is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 208-991:
- Easement to West Texas Utilities Co. in Vol. 35, Pg. 235, Gillespie County Deed Records.
- Easement and R.O.W. to The Southwestern States Telephone Co. in Vol. 89, Pg. 569 et seq., Gillespie County Deed Records.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

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



12-23-08



SULTEMEIER SURVEYING
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PLAT SHOWING A 15.00 ACRE
TRACT OF LAND OUT OF THE
JOSE ANTONIO MANCHACA SURVEY
NO. 37, ABSTRACT NO. 459;
GILLESPIE COUNTY, TEXAS

SULTEMEIER SURVEYING

805 North Llano Fredericksburg, TX

EXHIBIT "A"

15.00 ACRES
GILLESPIE COUNTY, TEXAS

FN-08-4763-A
DECEMBER 23, 2008

A DESCRIPTION OF A 15.00 ACRE TRACT OF LAND OUT OF THE JOSE MANCHACA SURVEY NO. 37, ABSTRACT NO. 459, SITUATED IN GILLESPIE COUNTY, TEXAS; BEING PART OF THE FOLLOWING TRACTS OF LAND IN SAID GILLESPIE COUNTY:

- THAT CERTAIN 10.74 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM EMIL F. LOCHTE, ET UX TO STEPHEN CARTER, FOUND OF RECORD IN A GIFT DEED DATED MAY 6TH, 1976, RECORDED IN VOLUME 116, PAGE 503 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY, AND
- THAT CERTAIN 55 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE SAID EMIL LOCHTE, ET UX TO STEPHEN BURT CARTER, FOUND OF RECORD IN A GIFT DEED DATED AUGUST 17TH, 1988, RECORDED IN VOLUME 188, PAGE 39 ET SEQ. OF THE SAID DEED RECORDS;

SAID 15.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the south line of the Meusebach Creek (County) Road, a Roadway of record in Volume 4, Page 318 of the Road Minutes of said County, being at the northeast corner of the said 10.74 acre tract, at the northwest corner of that certain 15.0 acre (deed/called acreage) tract of land described in a conveyance from Wayne Geistweldt to Kimber Lynn Whitewood, found of record in a Gift Deed recorded in Volume 433, Page 260 et seq. of the Official Public Records of said County and on the south line of that certain 20.04 acre (deed/called acreage) tract of land described in a conveyance from Robert L. Menking, et al to Alan N. Palmer, et ux, found of record in a Warranty Deed With Vendor's Lien recorded in Volume 167, Page 408 et seq. of the said Gillespie County Deed Records, for the northeast corner hereof;

THENCE with the east line of the said 10.74 acre tract, and continuing with the east line of the said 55 acre tract, the following two (2) courses:

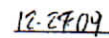
1. S 00° 32' 44" W, a distance of 839.80 feet along a fence line to a 13 inch diameter creosoted fence post found at the southeast corner of the said 10.74 acre tract, being at the easterly northeast corner of the said 55 acre tract, and
2. S 18° 55' 26" E, a distance of 433.13 feet along a fence line to a 3/8 inch iron rod set for the southeast corner hereof;

THENCE departing from said east line and passing over and across the said 55 acre tract and the said 10.74 acre tract with the following two (2) courses:

1. N 89° 20' 43" W, a distance of 644.37 feet to a 3/8 inch iron rod set for the southwest corner hereof, and
2. N 00° 32' 44" E (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 1247.89 feet to a 3/8 inch iron rod set on the said south line of Meusebach Creek (County) Road and north line of the said 10.74 acre tract, for the northwest corner hereof;

THENCE with the said south line of Meusebach Creek (County) Road and north line of the 10.74 acre tract, S 89° 20' 43" E, a distance of 500.00 feet along a fence line to the POINT OF BEGINNING, containing 15.00 acres of land, more or less.

Abstract	No.	459
Survey	No.	37
Jose	Manchaca	



PLAT SHOWING A 50.84 ACRE
TRACT OF LAND OUT OF THE
JOSE ANTONIO MANCHACA SURVEY
NO. 37, ABSTRACT NO. 459;
GILLESPIE COUNTY, TEXAS

SULTEMEIER

SURVEYING & ENGINEERING

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

EXHIBIT "B"

**50.84 ACRES
GILLESPIE COUNTY, TEXAS**

**FN-09-4935
DECEMBER 28, 2009**

A DESCRIPTION OF A 50.84 ACRE TRACT OF LAND OUT OF THE JOSE MANCHACA SURVEY NO. 37, ABSTRACT NO. 459, SITUATED IN GILLESPIE COUNTY, TEXAS; BEING PART OF THE FOLLOWING TRACTS OF LAND IN SAID GILLESPIE COUNTY:

- **THAT CERTAIN 10.74 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM EMIL F. LOCHTE, ET UX TO STEPHEN CARTER, FOUND OF RECORD IN A GIFT DEED DATED MAY 6TH, 1976, RECORDED IN VOLUME 116, PAGE 503 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY, AND**
- **THAT CERTAIN 55 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE SAID EMIL LOCHTE, ET UX TO STEPHEN BURT CARTER, FOUND OF RECORD IN A GIFT DEED DATED AUGUST 17TH, 1988, RECORDED IN VOLUME 188, PAGE 39 ET SEQ. OF THE SAID DEED RECORDS;**

SAID 50.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the south line of the Meusebach Creek (County) Road, a Roadway of record in Volume 4, Page 318 of the Road Minutes of said County, being at the northwest corner of the said 55 acre tract, at the northeast corner of that certain 172.8 (deed/called acreage) tract described in Volume 325, Page 31 et seq. of the Real Property Records of said County and on the south line of that certain 10.56 acre (deed/called acreage) tract of land described in Volume 294, Page 966 et seq. of the said Real Property Records, for the northwest corner hereof;

THENCE with the west line of the said 55 acre tract, the following three (3) courses:

1. **S 00° 10' 46" E, a distance of 2777.11 feet to a 13 inch diameter creosoted fence post found,**
2. **N 78° 28' 02" E, a distance of 97.45 feet along a fence line to an 8 inch diameter Cedar fence post found, and**
3. **S 27° 35' 55" E, a distance of 387.89 feet along a fence line to a 3/8 inch iron rod set at the southwesterly corner of the said 55 acre tract, being at most westerly corner of that certain 80 acre (deed/called acreage) 1st tract described in Volume 362, Page 524 et seq. of the said Real Property Records, for the southwesterly corner hereof;**

THENCE with the southerly line of the said 55 acre tract, and generally along an existing fence line, the following three (3) courses:

1. **N 56° 32' 05" E, a distance of 630.94 feet to a 3/8 inch iron rod set,**
2. **N 19° 25' 55" W, a distance of 910.30 feet to a 13 inch diameter creosoted fence post found, and**

3. S 84° 23' 55" E, a distance of 795.47 feet to a 2-7/8 inch diameter iron pipe fence post found at the easterly southeast corner of the said 55 acre tract, being at a reentrant corner of the said 80 acre tract, for the easterly southeast corner hereof;

THENCE with the easterly line of the said 55 acre tract, and generally along an existing fence line, the following two (2) courses:

1. N 05° 27' 19" W, a distance of 587.25 feet to a 13 inch diameter creosoted fence post found, and
2. N 18° 55' 26" W, a distance of 133.59 feet to a 3/8 inch iron rod found at the southeast corner of that certain 15.00 acre (deed/called acreage) tract of land described in Document No. 20086740 of the Official Public Records of said County, for a lower northeast corner hereof;

THENCE departing from said easterly line and passing over and across the said 55 acre tract and the said 10.74 acre tract with the south and west line of the said 15.00 acre tract, the following two (2) courses:

1. N 89° 20' 43" W, a distance of 644.37 feet to a 3/8 inch iron rod found at the southwest corner of the said 15.00 acre tract, for a reentrant corner hereof, and
2. N 00° 32' 44" E (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 1247.89 feet to a 3/8 inch iron rod found on the said south line of Meusebach Creek (County) Road and north line of the said 10.74 acre tract, being at the northwest corner of the said 15.00 acre tract, on the south line of that certain 20.04 acre (deed/called acreage) tract of land described in Volume 167, Page 408 et seq. of the said Deed Records, for the northerly northeast corner hereof;

THENCE with the said south line of Meusebach Creek (County) Road and north line of the 10.74 acre tract, and continuing with the north line of the said 55 acre tract, N 89° 20' 43" W, a distance of 567.49 feet along a fence line to the **POINT OF BEGINNING**, containing 50.84 acres of land, more or less.