



CITY OF FREDERICKSBURG
(27.12 ACRES)
256/296 G.C.R.P.R.

(EAST 359.5')
N 89°50'19" E 359.97'

P.O.B. 10.023
ACRE TRACT

(N 00°12' W 1219.2')
N 00°22'43" W 1220.22'

10.023 ACRES
(10 ACRES)
135/132 G.C.D.R.

GIL SOLAS SURVEY NO. 28
ABSTRACT NO. 612

(15 ACRES)
20130022 G.C.O.P.R.
100/541 G.C.D.R.

FROM WHICH A 2.5 INCH PIPE
FENCE CORNER POST FOUND
BEARS S25°54'57"E 2.21 FEET
AND AN 8 INCH CEDAR FENCE
CORNER POST FOUND BEARS
N21°08'28"W 0.80 FEET

3.999 ACRES
(4 ACRES)
185/293 G.C.D.R.

(N 00°12' W 479.0')
N 00°22'43" W 477.93'

(N 85°50' W 354.8')
N 85°53'07" W 354.80'

P.O.B. 3.999
ACRE TRACT

U.S. HIGHWAY 290

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

3.999 ACRE TRACT NOTE:

SCHEDULE B ITEMS, AS PER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: APRIL 21, 2022, 8:00 A.M.
ISSUED DATE: APRIL 23, 2022, 8:00 A.M.
OF NO. CH-3802-1038022200087-VG

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

EASEMENTS & OTHER MATTERS:

10c. MINERAL INTEREST AS DESCRIBED IN DEED EXECUTED BY AUGUSTA MOELLER TO STATE OF TEXAS, DATED NOVEMBER 9, 1955, RECORDED IN VOLUME 74, PAGES 298-299, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT. - **NOT ADDRESSED HEREON.**

10d. RIGHT OF WAY EASEMENT EXECUTED BY AUGUSTA MOELLER TO THE SOUTHWESTERN STATES TELEPHONE COMPANY, DATED OCTOBER 19, 1965, RECORDED IN VOLUME 89, PAGES 352-353, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10e. RIGHT OF WAY EASEMENT EXECUTED BY BEVERLY SCHLATHER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED AUGUST 30, 2012, RECORDED UNDER REGISTER NO. 20124053, OFFICIAL PUBLIC RECORDS OF OFFICIAL PUBLIC COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10.023 ACRE TRACT NOTE:

SCHEDULE B ITEMS, AS PER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: APRIL 20, 2022, 8:00 A.M.
ISSUED DATE: APRIL 23, 2022, 8:00 A.M.
OF NO. CH-3802-1038022200087-VG

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

EASEMENTS & OTHER MATTERS:

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10e. RIGHT OF WAY EASEMENT EXECUTED BY VIDA I. MOELLER AND LOUISE A. MOELLER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JANUARY 16, 1979, RECORDED IN VOLUME 129, PAGES 286-287, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10f. RIGHT OF WAY EASEMENT EXECUTED BY RUBY REED ET VIR, CLARENCE REED TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED APRIL 21, 1980, RECORDED IN VOLUME 138, PAGES 872-874, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**

10g. RIGHT OF WAY EASEMENT EXECUTED BY BEVERLY SCHLATHER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED AUGUST 30, 2012, RECORDED UNDER REGISTER NO. 20124053, OFFICIAL PUBLIC RECORDS OF OFFICIAL PUBLIC COUNTY, TEXAS. - **BLANKET IN NATURE, NOT SHOWN HEREON.**



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 MAY 3, 2022. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

Franklin A. Leamons
FRANKLIN A. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6889
DATE 5-12-2022



LEGEND:

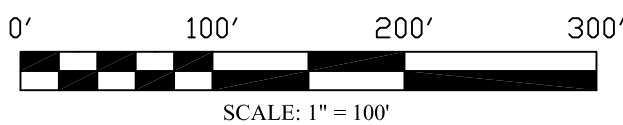
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

- POINT
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 1200 NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK

- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED

- MAILBOX
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- LIGHT POLE

- UTILITY EASEMENT
- BUILDING SETBACK LINE
- BRG.-DIST. - RECORD CALL
- P.O.B. - POINT OF BEGINNING
- G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
- G.C.D.R. - GILLESPIE COUNTY DEED RECORDS
- G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS



TITLE SURVEY

A 10.023 ACRE TRACT AND A 3.999
ACRE TRACT OUT OF THE G. SALAS
SURVEY NO. 28, ABSTRACT NO. 612 IN
GILLESPIE COUNTY, TEXAS.

REFERENCE: ASSEMBLY CAPITAL, LLC
JOB NO. 22-5898
ADDRESS: 67 AND 126 SHAUN LANE
REV. 0
DRAWN BY: GNC