

PLAT SHOWING:

A 2.811 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF OUTLOT NO. 24 AS SHOWN ON THE GERMAN EMIGRATION COMPANY MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, AND BEING THE REMAINDER OF A CALLED 10.34 ACRE TRACT CONVEYED TO DALE A. CRENWELGE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 377, PAGE 455, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS.

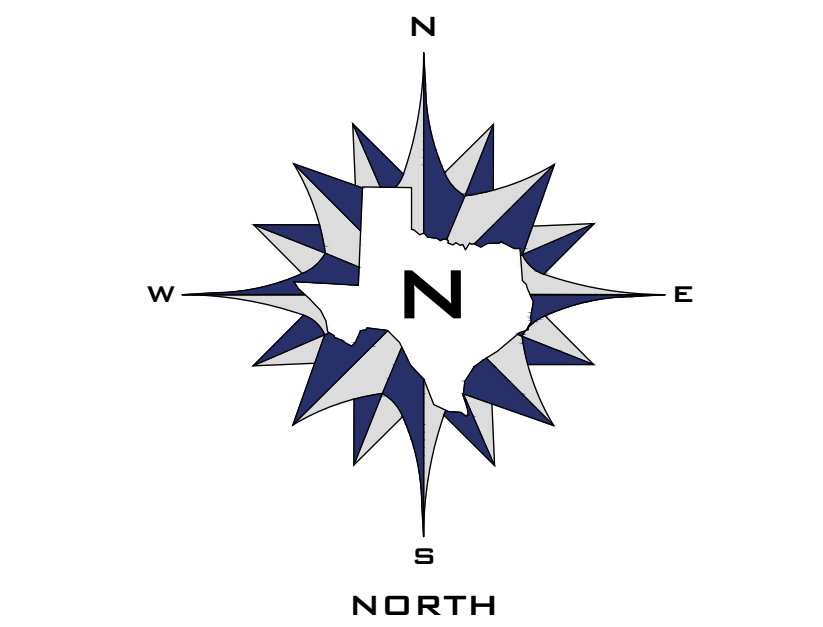
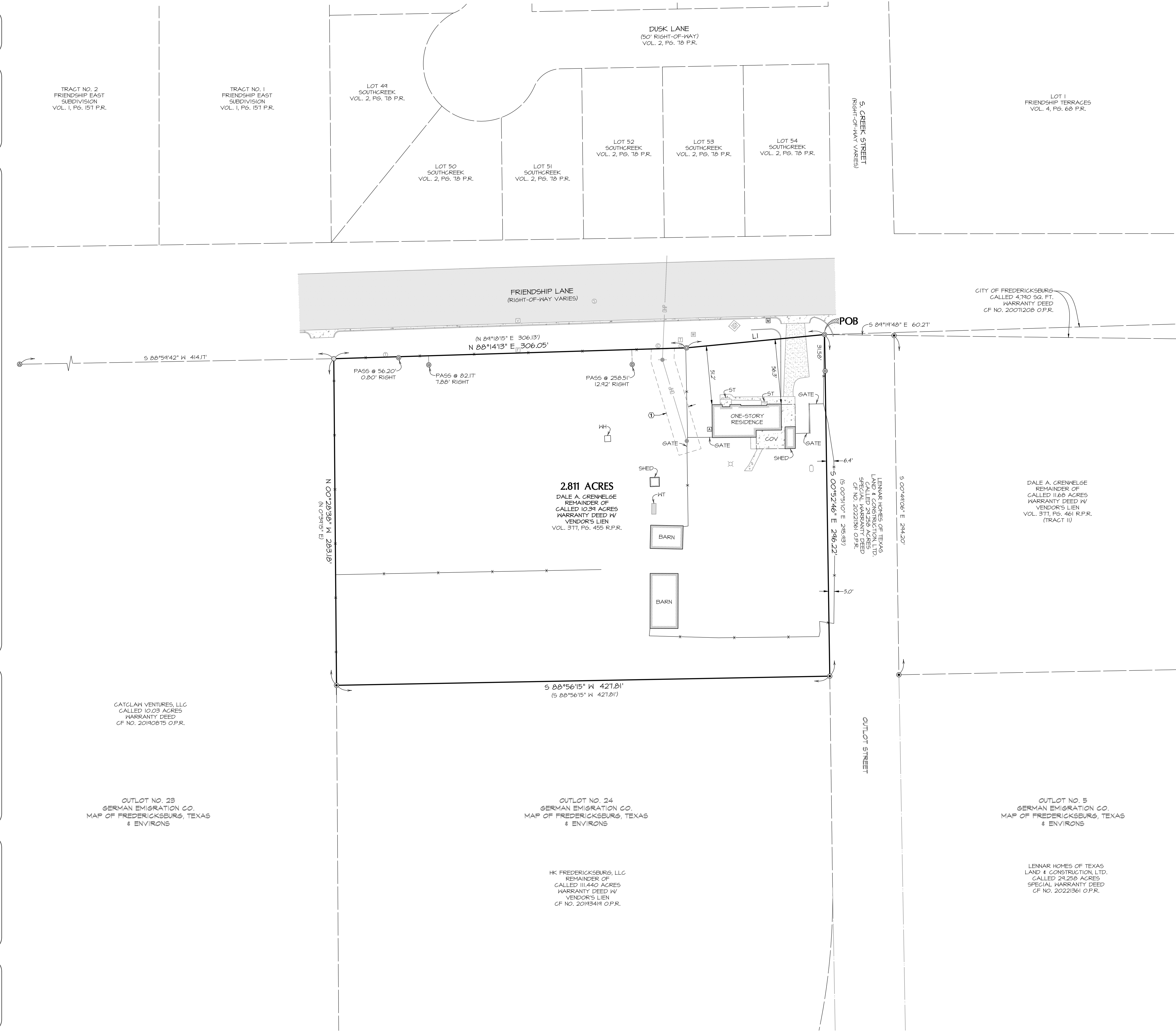
- LEGEND:**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD FOUND CAPPED "BONN"
 - 1/2" IRON ROD FOUND CAPPED "HMT"
 - 1/2" IRON ROD FOUND CAPPED "MDS"
 - 3" PIPE FENCE CORNER POST
 - AIR CONDITIONER UNIT
 - BURIED CABLE MARKER
 - DROP INLET
 - FIRE HYDRANT
 - MAILBOX
 - METER POLE
 - POWER POLE
 - PROPANE TANK
 - SANITARY SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - TELEPHONE PULL BOX
 - WATER METER
 - WATER SPIGOT
 - WATER VALVE
 - RECORD BEARING & DISTANCE
 - CLERK'S FILE
 - CAN NOT LOCATE
 - COVERED
 - DEED RECORDS OF GILLESPIE COUNTY
 - FEET
 - NUMBER
 - OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
 - PAGE
 - POINT OF BEGINNING
 - PLAT RECORDS OF GILLESPIE COUNTY
 - SQ. SQUARE
 - REAL PROPERTY RECORDS OF GILLESPIE COUNTY
 - ST. STEP
 - VOLUME
 - WELL HOUSE
 - WATER TROUGH
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - ADJOINER LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - OUTLOT LINE
 - OVERHEAD POWER
 - WIRE FENCE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 6-15-2023.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO MAP NO. 48171020806 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF OCTOBER 18, 2001, THE SUBJECT TRACT IS SITUATED WITHIN: ZONE X; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

LAND TITLE SURVEY
OF THE REMAINDER OF THE
DALE A. CRENWELGE TRACT
BEING
2.811 ACRES
OUT OF
OUTLOT NO. 24
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS
JUNE 2023

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10079600
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818
JOB No. 23-231-00 SURVEYORS: JBL/KC SHEET 1 OF 1



1
CENTRAL TEXAS
ELECTRIC CO-OP, INC.
20' RIGHT-OF-WAY EASEMENT
VOL. 247, PG. 558 R.P.R.

LINE TABLE - OBSERVED:

LINE	BEARING	DISTANCE
LI	N 84°24'42" E	120.20'

LINE TABLE - RECORD:

LINE	BEARING	DISTANCE
LI	N 85°42'30" E	114.83'

TITLE COMMITMENT NOTES:

ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COUNTERSIGNED BY: FREDERICKSBURG TITLES, INC.
GE NO: 2023214
EFFECTIVE DATE: MAY 4, 2023
ISSUE DATE: MAY 4, 2023
REFERENCES:
•(10B) VOL. 87, PG. 80 D.R. (CALL INSUFFICIENT INFO)
•(10C) VOL. 84, PG. 354 D.R. (BLANKET IN NATURE)
•(10D) VOL. 84, PG. 568 D.R. (BLANKET IN NATURE)
•(10E) VOL. 185, PG. 408 D.R. (BLANKET IN NATURE)
•(10F) VOL. 247, PG. 558 R.P.R. (EASEMENT SHOWN)

ADDRESS:
511 FRIENDSHIP LANE
FREDERICKSBURG, TX 76624

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 16th DAY OF JUNE, 2023, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN ABOVE.

JEFF BOERNER, RPLS
4434
TEXAS REGISTRATION NO. 4939