

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.80'	627.64'	626.43'	N 08°31'29" W	12°20'15"



NORTH

S.R. WILSON
SURVEY NO. 38
ABSTRACT NO. 735
PATENT NO. 110, VOL. 3
DATED DECEMBER 19, 1845

PORTION OF TRACT 2
FRIENDSHIP OAKS
VOLUME 2 PAGE 148 P.R.G.C.

REMAINDER OF A
CALLED 15.65 ACRES
VOLUME 350, PAGE 864
R.P.R.

CALLED 111.440 ACRES
DOC. NO. 20193419
OPRGC

3.28 ACRES

AGNL TRACTOR II LP
CALLED 7.10 ACRES
DOC. NO. 20194448

25' WIDE
ROAD ESMT.
VOL. 93, PG. 473-475,
D.R.

HUMMINGBIRD
HOLDINGS, LLC
CALLED 2.00 ACRES
DOC. NO. 20173309

(S 89°19'05" E 238.6')
N 89°36'26" E 239.00'

CTEX EASEMENT
VOL. 182, PG. 59
VOL. 182, PG. 82
DRGC

H. HARMAN
SURVEY NO. 40
ABSTRACT NO. 299
PATENT NO. 101, VOL. 3
DATED DECEMBER 18, 1845

U.S. HIGHWAY 87

LEGEND

() RECORD BEARING & DISTANCE
PG PAGE
P.R. PLAT RECORDS OF GILLESPIE COUNTY
VOL VOLUME

MONUMENT SYMBOLS

⊙ 1/2" IRON ROD FOUND
● PIPE FENCE POST FOUND
⊙ 1/2" IRON ROD W/MDS CAP SET
⊗ POWER POLE

ASPHALT GRAVEL
ADJOINER LINE
BOUNDARY LINE
SURVEY LINE
EASEMENT LINE
OHP OVERHEAD POWER
WIRE FENCE

SCALE: 1" = 100'

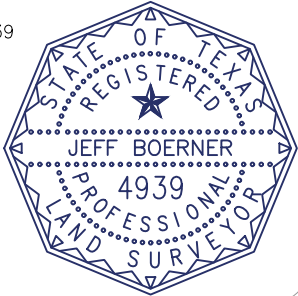


STATE OF TEXAS §
COUNTY OF KERR §

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

Jeff Boerner

JEFF BOERNER
TX R.P.L.S. NO. 4939



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 08-16-2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT SHOWING: A 3.28 ACRE TRACT OUT OF THE H. HARMAN SURVEY NO. 40, ABSTRACT NO. 299, AND THE S.R. WILSON SURVEY NO. 38, ABSTRACT NO. 735, GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.65 ACRES RECORDED IN VOLUME 350, PAGE 864, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF TRACT 2, FRIENDSHIP OAKS RECORDED IN VOLUME 2, PAGE 148, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

LAND TITLE SURVEY
OF
3.28 ACRES
OUT OF THE
H. HARMAN SURVEY NO. 40
ABSTRACT NO. 299
AND THE
S.R. WILSON SURVEY NO. 38
ABSTRACT NO. 735,
GILLESPIE COUNTY, TEXAS
AUGUST 2023

MDS
LAND SURVEYING
COMPANY, INC.
TBPLS FIRM No. 10019600

874 HARPER ROAD
SUITE 104
KERRVILLE, TX 78028
830-816-1818
MDS-SURVEYING.COM

JOB #: 23-309-00 SURVEYORS: JB/XX
DATE: 08-16-2023 SHEET 1 OF 2

TITLE COMMITMENT NOTES:

ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY

COUNTERSIGNED BY: FREDERICKSBURG TITLES, INC.

GF NO: 2023407

EFFECTIVE DATE: JULY 31, 2023

ISSUE DATE: JULY 31, 2023

- a. Rights of parties in possession.
- b. Royalty Deed dated October 1, 1928, executed by Louis Eckhardt to E. H. Cunningham, found of record in Volume 38, Page 382, Deed Records, Gillespie County, Texas. Said royalty interest has not been researched since the date of said instrument. (NOT A SURVEY MATTER)
- c. Subject to the rights and claims of cotenants in the minerals and to the rights of anyone claiming under them, including, but not limited to, rights of partition, claims for improvements, claims for reimbursement, creditor's claims, owelty or partition, and agreements between cotenants. (NOT A SURVEY MATTER)
- d. Easement and Right of Way dated November 9, 1965, executed by Harry F. Eckhardt to The Southwestern States Telephone Company, found of record in Volume 89, Pages 559–560, Deed Records, Gillespie County, Texas. (INSUFFICIENT INFORMATION TO LOCATE)
- e. Right of Way Easement dated October 16, 1980, executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc., found of record in Volume 142, Pages 224–226, Deed Records, Gillespie County, Texas. (INSUFFICIENT INFORMATION TO LOCATE)
- f. Right of Way Easement dated August 14, 1986, executed by Cody Bradshaw and wife, Carol Bradshaw to Central Texas Electric Cooperative, Inc., found of record in Volume 182, Pages 59–61, Deed Records, Gillespie County, Texas. (SHOWN HEREON)
- g. Right of Way Easement dated August 13, 1986, executed by James Eckhardt to Central Texas Electric Cooperative, found of record in Volume 182, Pages 82–84, Deed Records, Gillespie County, Texas. (SHOWN HEREON)
- h. Right of Way Easement dated July 2, 1987, executed by James Eckhardt to Central Texas Electric Cooperative, found of record in Volume 185, Pages 408–409, Deed Records, Gillespie County, Texas. (INSUFFICIENT INFORMATION TO LOCATE)
1. Right of Way Easement dated October 13, 1993, executed by Bryan Eckhardt, Kim S. Theriot, and Kyle Eckhardt to Central Texas Electric Cooperative, Inc., found of record in Volume 260, pages 161–163, Real Property Records, Gillespie County, Texas. (INSUFFICIENT INFORMATION TO LOCATE)
- j. Right of Way Easement dated June 5, 1995, executed by Bryan Eckhardt, Kim S. Theriot, and Kyle Echhardt to Central Texas Electric Cooperative, Inc., found of record in Volume 297, pages 558–559, Real Property Records, Gillespie County, Texas. (INSUFFICIENT INFORMATION TO LOCATE)
- k. Water well and septic setback lines and overhead electric lines as shown on plat of Friendship Oaks, found of record in Volume 2, Page 148 Plat Records, Gillespie County, Texas. (DOES NOT APPLY)
- i. Subject to zoning regulations as promulgated by the Gillespie County Airport Board of Adjustment. (NOT A SURVEY MATTER)
- m. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by a current, accurate, complete, and certified survey of the property.
- n. Any matters which may be shown by a current survey.

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DATE: 08–16–2023	SHEET 2 OF 2