

HENRY J. LIMITED PARTNERSHIP
REMAINDER OF "CALLED" 204.68 ACRE TRACT
INSTRUMENT NO. 20170322, O.P.R.
DESCRIBED IN:
INSTR. NO. 20170321, O.P.R.
(SEE ALSO: INSTR. NO. 20221516 O.P.R.)
(SURVEYED: 204.72 TOTAL ACRES)

EAST 3050.93'

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, WITH EXCEPTION TO APPROXIMATE HORIZONTAL POSITION OF THE GAS PIPELINES SHOWN WHICH WERE ABOVE-GROUND ELECTRONICALLY LOCATED IN JANUARY OF 2022. FOR FURTHER INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
- BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING TECHNIQUES AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).

FREDERICKSBURG-CAIN CITY (COUNTY) ROAD
(NOMINALLY 50' WIDE, AS FENCED)
VOL. 3, PG. 301, ROAD MINUTES

1/2" REBAR SET IN THE EAST HIGH-BANK OF
THE ROAD DITCH EMBANKMENT FROM WHICH
THE (OCCUPATIONAL) PIPE CORNER POST
BEARS: N.67°W 5.0'

1/2" REBAR SET AT THE REMAINS OF A
CUT-OFF PINE POST IN THE EAST
HIGH-BANK OF THE ROAD DITCH
EMBANKMENT FROM WHICH THE
(OCCUPATIONAL) PIPE CORNER POST
BEARS: S58°W ~ 3.5'

AT 338'± PASSING THE
AS-LOCATED (APPROX.)
CENTERLINE OF A NATURAL
GAS PIPELINE

JO ANN MOGFORD DURST, ET AL
63.2 ACRES
INSTR. NO. 20152801, O.P.R.

FREDERICKSBURG-CAIN CITY (COUNTY) ROAD

PLACE OF BEGINNING
PIPE CORNER POST FOR THE S.E. CORNER OF THE
"CALLED" 204.68 ACRE TRACT (SURVEYED 204.72
ACRES), FROM WHICH A REBAR FOUND (BENT),
BEARS FOR REFERENCE: S17°E ~ 1.0'
(SEE ALSO: INSTR. NO. 20221516, O.P.R.)

DEED GRANTING A RIGHT-OF-WAY (30' WIDE) TO
LAURA HERBERT FRANTZEN, DATED MARCH 28, 1985,
RECORDED IN VOL. 166, PG. 482-483, D.R. (ITEM 10.1)

POINT FOR THE S.W. CORNER OF THE "CALLED"
204.68 ACRE TRACT (SURVEYED 204.72 ACRES),
FROM WHICH A PIPE CORNER POST FOR THE
OCCUPIED S.E. CORNER OF "CALLED" 75.0 ACRE
LESTER C. FRANTZEN TRACT,
BEARS FOR REFERENCE: N00°52'33"W ~ 1.50',
AND A BAR FOUND FROM SAID POINT,
BEARS FOR REFERENCE: N27°27'10"W ~ 0.88'

LESTER C. FRANTZEN
CALLED 80.3 ACRES
VOL. 166, PG. 486 O.P.R.

AT 1721'± PASSING THE
AS-LOCATED (APPROX.)
CENTERLINE OF A NATURAL
GAS PIPELINE

SURVEY NO. 31
PEDRO ZIMENES
ABST. NO. 748
(20.34± AC.)

SURVEY NO. 29
PEDRO CABRERA
ABST. NO. 106
(139.74± AC.)

LESTER C. FRANTZEN
CALLED 75.0 ACRES
VOL. 166, PG. 486 O.P.R.

OAKVIEW SUBDIVISION, PHASE II
CALLED 51.28 ACRES
VOL. 3, PG. 60 P.R.

OAKVIEW SUBDIVISION
CALLED 50.59 ACRES
VOL. 2, PG. 175 P.R.

MAP SHOWING A
160.0 ACRE TRACT OF LAND
SITUATED IN GILLESPIE COUNTY, TEXAS,
MADE AT THE REQUEST OF
DURANT FRANTZEN.

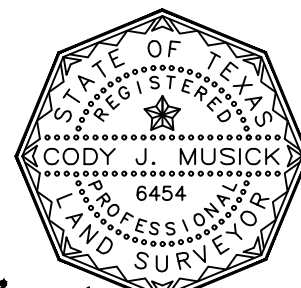
BEING PART OF THAT "CALLED" 250.18 ACRES OF
LAND DESCRIBED IN A WARRANTY DEED TO THE HENRY
J. LIMITED PARTNERSHIP, BY HENRY J. FRANTZEN,
DATED JANUARY 23, 2017, FOUND OF RECORD IN
INSTRUMENT NO. 20170322 OF THE OFFICIAL PUBLIC
RECORDS OF GILLESPIE COUNTY, TEXAS,
AND
FURTHERMORE BEING OUT OF THE SOUTHERN PORTION
OF THAT "CALLED" 204.68 ACRE TRACT OF LAND
DESCRIBED IN A WARRANTY DEED TO HENRY J.
FRANTZEN, BY HENRY J. FRANTZEN, TRUSTEE, UNDER
THE HENRY J. FRANTZEN LIVING TRUST, DATED
JANUARY 23, 2017, FOUND OF RECORD IN INSTRUMENT
NO. 20170321 OF THE OFFICIAL PUBLIC RECORDS OF
GILLESPIE COUNTY, TEXAS.

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.

THE FOLLOWING ARE EITHER UNDEFINED AND/OR NOT SPECIFICALLY LOCATABLE:

- | | |
|------|---|
| 10.a | RIGHT-OF-WAY EASEMENT TO C.T.E.C.,
VOL. 105, PG. 73-74, D.R. (UNDEFINED IN NATURE) |
| 10.b | EASEMENT RESERVED IN DEED (FOR INGRESS/EGRESS),
VOL. 106, PG. 160-162, D.R. (NOT SPECIFICALLY PLOTTABLE) |
| 10.c | RIGHT-OF-WAY EASEMENT TO C.T.E.C.,
VOL. 152, PG. 174-175, R.P.R. (UNDEFINED IN NATURE) |
| 10.d | EASEMENT (FOR INGRESS/EGRESS),
VOL. 166, PG. 465-467, R.P.R. (NOT SPECIFICALLY PLOTTABLE) |
| 10.e | EASEMENT (FOR INGRESS/EGRESS),
VOL. 166, PG. 471-473, R.P.R. (NOT SPECIFICALLY PLOTTABLE) |
| 10.g | RIGHT-OF-WAY EASEMENT TO C.T.E.C.,
VOL. 321, PG. 562-563, R.P.R. (UNDEFINED IN NATURE) |
| 10.h | RIGHT-OF-WAY EASEMENT TO C.T.E.C.,
VOL. 321, PG. 564-565, R.P.R. (UNDEFINED IN NATURE) |
| 10.i | RIGHT-OF-WAY EASEMENT TO C.T.E.C.,
VOL. 569, PG. 378-380, O.P.R. (UNDEFINED IN NATURE) |
| 10.j | EASEMENT RESERVED IN DEED,
INSTR. NO. 20170321, O.P.R.
(VAGUE DESCRIPTION, NOT SPECIFICALLY PLOTTABLE) |
| 10.k | DECLARATION OF DEDICATION OF PROPERTY FOR CEMETERY PURPOSES,
INSTR. NO. 20221516, O.P.R.
(BLANKET IN NATURE, APPEARS TO AFFECT SURVEYED PROPERTY) |

I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES REPRESENT A
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ON THE DATE OF THE
SURVEY THERE WERE NO OBSERVED INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS
ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE
DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN HILL COUNTRY TITLES, INC.,
COMMITMENT FOR TITLE INSURANCE G.F. NO. 224-541, EFFECTIVE MAY 3, 2024, AT
9:00AM, ISSUED MAY 3, 2024, AT 10:55AM, AS PROVIDED TO ME BY HILL COUNTRY
TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.
REFERENCE IS MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE, AND MADE A PART
HEREOF.



CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: MAY 3, 2024
SURVEY ISSUED: MAY 3, 2024
PROJECT NO.: 2404-06

WAYMAKER
SURVEYORS OF LAND

1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

SCALE 1" = 200'
0 200 400 600

- LEGEND
- 1/2" DIA. REBAR SET OR PREVIOUSLY SET (CAPPED: 6454)
 - 1/2" DIA. REBAR FOUND (AS NOTED)
 - FENCE CORNER POST
 - CALCULATED POINT (OR AS NOTED)
 - UTILITY POLE
 - CONCRETE MONUMENT
 - FENCE
 - GAS PIPELINE
 - APPROX. PATENT SURVEY LINE