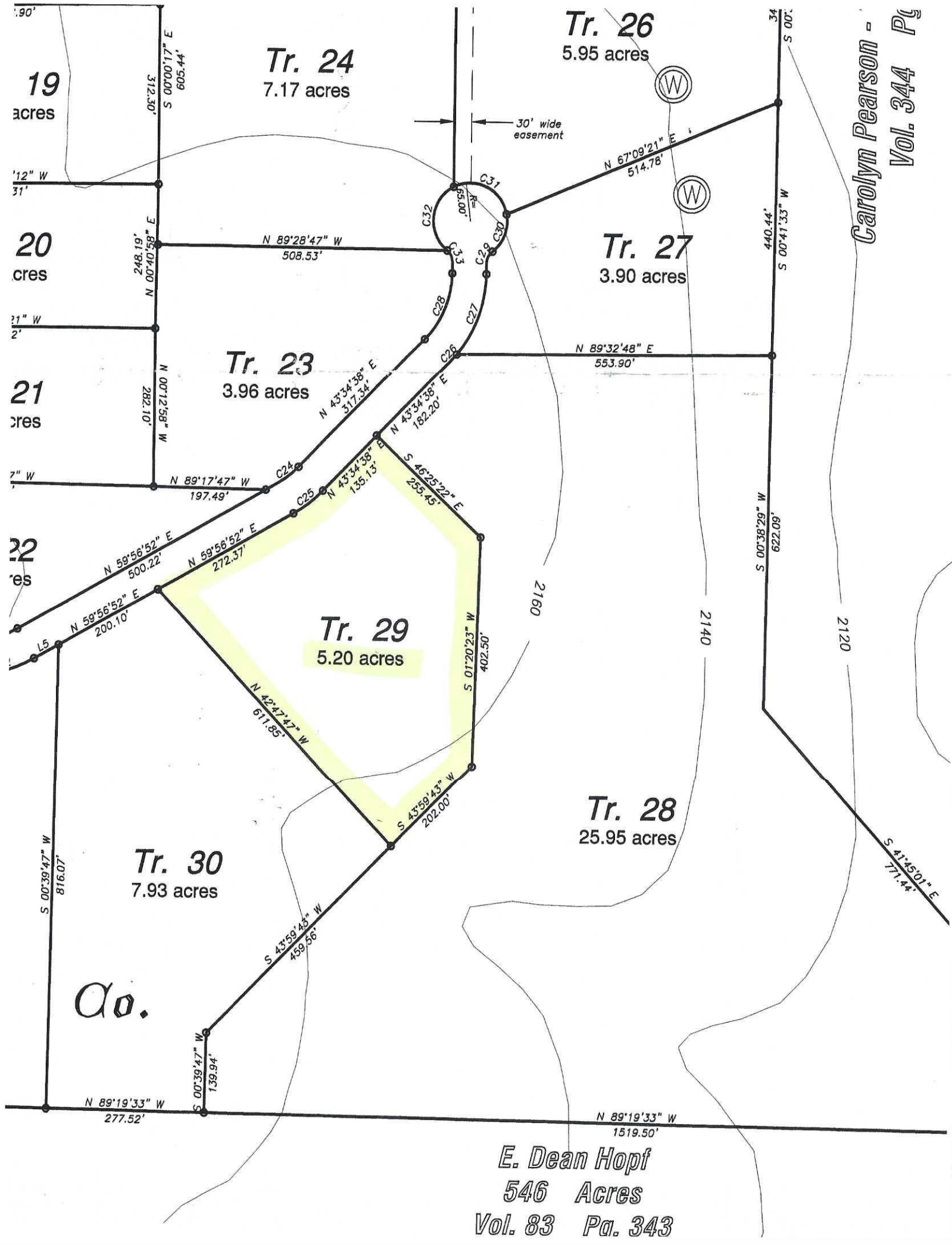




19
acres

20
acres

21
acres

22
acres

Tr. 24
7.17 acres

Tr. 26
5.95 acres

Tr. 27
3.90 acres

Tr. 23
3.96 acres

Tr. 29
5.20 acres

Tr. 28
25.95 acres

Tr. 30
7.93 acres

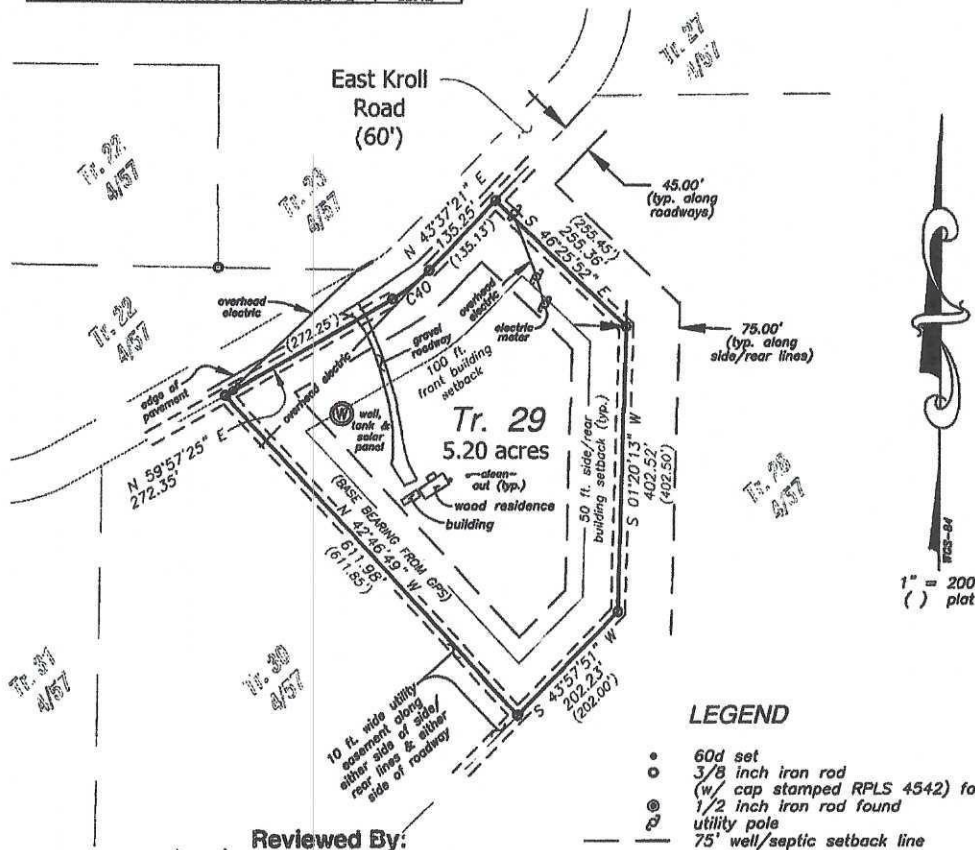
Co.

E. Dean Hopf
546 Acres
Vol. 83 Pa. 343

Carolyn Pearson -
Vol. 344 Pg

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C40	65.64'	230.00'	N 51°42'15" E
			65.42'

DRAWN BY	d.a.s.	DATE	20
CHECKED BY	d.a.s.	DRAWING NO.	S-20-6744
JOB NO.	S-20-6744	SHEET	1 OF 1



Reviewed By:

[Signature] 6/16/2020

PREPARED FOR:
Jennifer Rizza
460 East Kroll Road
Harper, TX

TITLE COMPANY:
Fredericksburg Titles, Inc.
203 West Austin Street
Fredericksburg, TX 78624

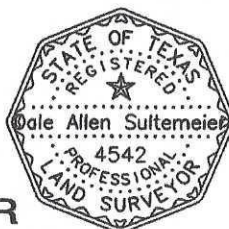
LIENHOLDER:
Gateway Mortgage Group
6827 Camp Bullis Road, Ste. 403
San Antonio, TX 78256

This tract is subject to the following easements listed in Fredericksburg Titles, Inc. Commitment for Title Insurance, G. F. No. 2020192, issued June 3rd, 2020:

- Easements and Right of Way Easements to Central Texas Electric Cooperative, Inc. found of record in Vol. 83, Pg. 463, Gillespie County Deed Records and in Clerk's File No. 20073937 & 20123123, Official Public Records of Gillespie County, TX.
- Easements to Kerrville Telephone Company found of record in Vol. 101, Pg. 553 and Vol. 101, Pg. 716; Gillespie County Deed Records.
- Building setbacks and utility/drainage easements found of record under Clerk's File No. 20075737, Official Public Records of Gillespie County, TX. SHOWN HEREON.
- Well/septic setback lines and utility easements shown on Plat of Longhorn Ranch, found of record in Vol. 4, Pg. 57, Gillespie County Plat Records. SHOWN HEREON.
- Any visible and apparent roadway or easement over and across the property, the existence of which does not appear of record.

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 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 shown.

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



June 1st, 2020



SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221

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sultemeiersurveying.com
LICENSED SURVEYING FIRM: 100930-00

Tract 29
LONGHORN RANCH
Volume 4 - Pag 57
Gillespie County Plat Records
Gillespie County, Texas

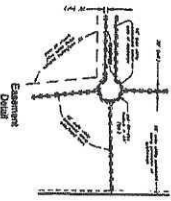
SUTTEMEIER SURVEYING
 805 North Llano
 (830) 990-4221
 Fredericksburg, Texas
 78624

LONGHORN RANCH

at 7/6/08 JK

TRACT	ACRES	OWNER
Tr. 1	12.10	Carl Kroll
Tr. 2	12.10	Carl Kroll
Tr. 3	12.10	Carl Kroll
Tr. 4	12.10	Carl Kroll
Tr. 5	12.10	Carl Kroll
Tr. 6	12.10	Carl Kroll
Tr. 7	12.10	Carl Kroll
Tr. 8	12.10	Carl Kroll
Tr. 9	12.10	Carl Kroll
Tr. 10	12.10	Carl Kroll
Tr. 11	12.10	Carl Kroll
Tr. 12	12.10	Carl Kroll
Tr. 13	12.10	Carl Kroll
Tr. 14	12.10	Carl Kroll
Tr. 15	12.10	Carl Kroll
Tr. 16	12.10	Carl Kroll
Tr. 17	12.10	Carl Kroll
Tr. 18	12.10	Carl Kroll
Tr. 19	12.10	Carl Kroll
Tr. 20	12.10	Carl Kroll
Tr. 21	12.10	Carl Kroll
Tr. 22	12.10	Carl Kroll
Tr. 23	12.10	Carl Kroll
Tr. 24	12.10	Carl Kroll
Tr. 25	12.10	Carl Kroll
Tr. 26	12.10	Carl Kroll
Tr. 27	12.10	Carl Kroll
Tr. 28	12.10	Carl Kroll
Tr. 29	12.10	Carl Kroll
Tr. 30	12.10	Carl Kroll
Tr. 31	12.10	Carl Kroll
Tr. 32	12.10	Carl Kroll
Tr. 33	12.10	Carl Kroll
Tr. 34	12.10	Carl Kroll
Tr. 35	12.10	Carl Kroll
Tr. 36	12.10	Carl Kroll
Tr. 37	12.10	Carl Kroll

James V. Hildebrand - 5744 Acres
 Vol. 57 Pg. 785
Erly Gaby
 Vol. 57 Pg. 880

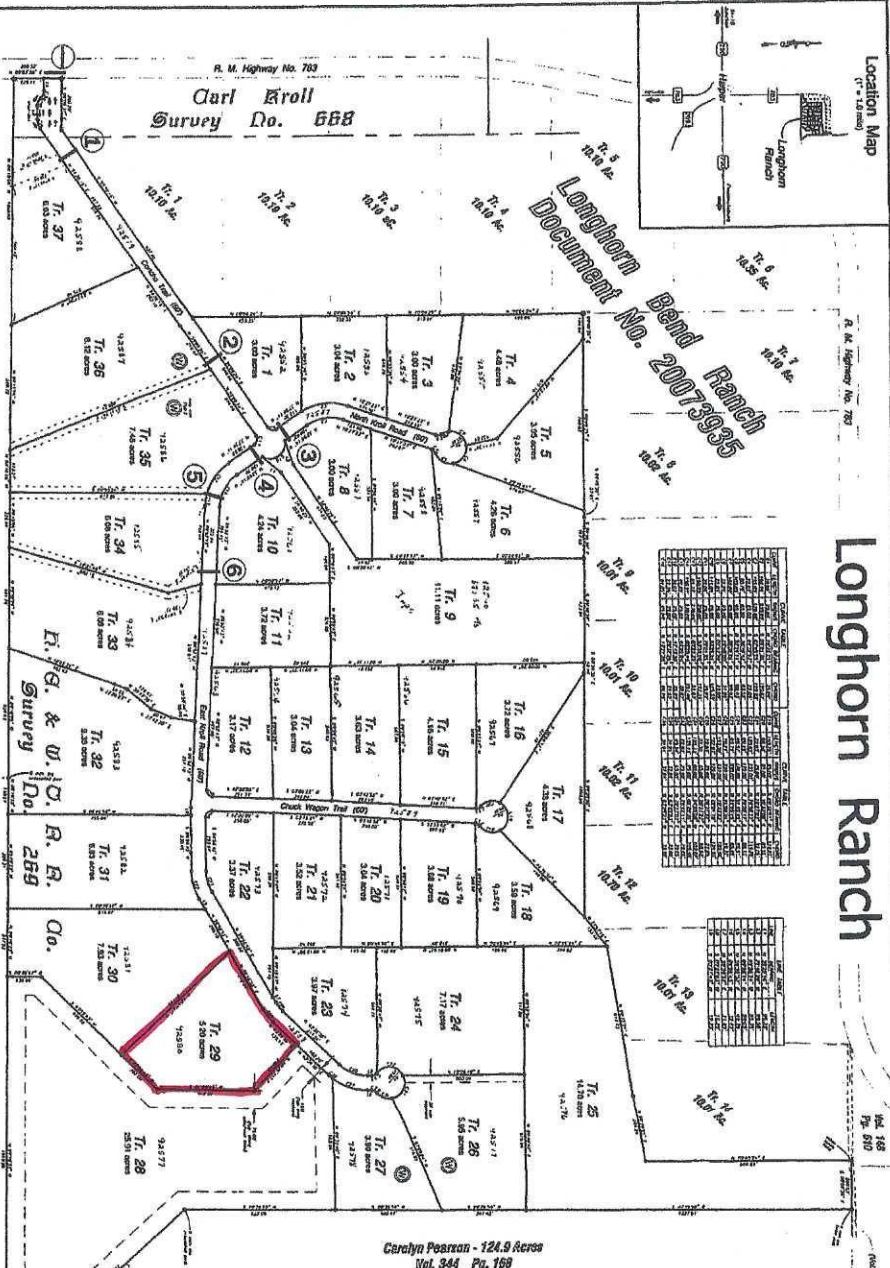


FILED AND RECORDED
 Vol. 57 Pg. 880
 July 1, 2007
 Gillespie County, Texas

WITNESSES
 [Signatures]

NOTARY PUBLIC
 [Signature]

WITNESSES
 [Signatures]



Carl Kroll Survey No. 668
 Vol. 57 Pg. 785

Carlyn Pearson - 124.9 Acres
 Vol. 344 Pg. 169

Longhorn Ranch Document No. 20073935

A 223.45 ACRE TRACT OF LAND COMPRISED OF 1.10 ACRES, MORE OR LESS, OF THE CARL KROLL SURVEY NO. 668, ABSTRACT NO. 1757 AND 222.05 ACRES, MORE OR LESS, OF THE H. E. & W. T. R. CO. SURVEY NO. 269, ABSTRACT NO. 843, BOTH SITUATED IN GILLESPIE COUNTY, TEXAS, BEING THAT CERTAIN 223.45 ACRE (DEED/ CALLED ACRES) TRACT OF LAND CONVERTED FROM KRAUSE CONSOLIDATED, LTD. TO RANCH ENTERPRISES, LTD. BY A WARRANTY DEED WITH VENDORS LEN DATED JULY 1, 2007 RECORDED IN DOCUMENT NO. 20073935 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.

WITNESSES
 [Signatures]

NOTARY PUBLIC
 [Signature]