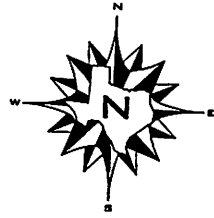


LOCATION MAP
NOT TO SCALE

SCALE: 1" = 300'



CURVE	RADIUS	AL	CL	CB	DELTA
C1	1109.49'	211.24'	210.42'	5 35°41'01" E	10°56'38"



NORTH

LINE	BEARINGS	DISTANCE
L1	N 01°17'50" W	233.10'
L2	N 00°57'04" W	210.44'
L3	N 43°03'36" E	271.53'
L4	N 02°18'36" W	64.61'
L5	S 64°44'26" E	232.02'
L6	N 56°48'03" E	140.71'
L7	N 61°31'16" E	314.16'
L8	N 61°31'43" E	16.62'
L9	N 64°02'30" E	271.90'
L10	N 64°02'30" E	141.57'
L11	N 29°54'14" E	141.2'
L12	N 29°17'00" E	211.4'

CALLED 26 ACRES
TO WILLIAM ROE ET. AL
BY GIFT DEED
CF NO. 20068198 O.P.R.

ROAD BASEMENT
CALLED 2.6 ACRES
VOL. 622, PG. 645 O.P.R.

CALLER 1.65
ACRES
TO STANLEY
EASLEY, ET UX
BY WARRANTY
DEED W/
VENDOR'S LIEN
VOL. 225, PG. 701
O.P.R.

CALLER 5.18 ACRES
TO JAMES A. PERRY
BY WARRANTY DEED
VOL. 360, PG. 437
O.P.R.

30' HOE ROAD BASEMENT
VOL. 225, PG. 321 O.P.R.

RM 1376 ROAD
(80' RIGHT-OF-WAY)
VOL. 71, PGS 608-608 DR.G.

CALLER 5.36 ACRES
TO CARRIE PEHL TATSCH
BY GIFT DEED
VOL. 440, PG. 282 O.P.R.

CALLER 47.50 ACRES
TO FIREFLY PARTNERS, LLC
BY WARRANTY DEED
CF NO. 2021344 O.P.R.

CALLER 6.38
ACRES
TO FIREFLY
PARTNERS, LLC
BY WARRANTY
DEED
CF NO. 20218600
O.P.R.

0.740 ACRE ACCESS
BASEMENT
CF NO. 20222686 O.P.R.

CALLER 36 ACRES
TO JULIA O'DOWD
BY CORRECTION DEED
VOL. 130, PG. 182 D.R.

CALLER 26.795 ACRES
TO FIREFLY PARTNERS, LLC
BY WARRANTY DEED
CF NO. 20230608 O.P.R.

CALLER 3.10 ACRES
TO FIREFLY PARTNERS, LLC
BY WARRANTY DEED
CF NO. 20233710 O.P.R.

FUTURE EXPANSION

N 90°00'00" W 724.08'

REMAINING PORTION OF
CALLER 46.355 ACRES
TO LUCKENBACH RANCH, LLC
BY WARRANTY DEED
CF NO. 20213913 O.P.R.

FUTURE EXPANSION

S 88°41'11" W 864.21'

REMAINING PORTION OF
CALLER 46.355 ACRES
TO LUCKENBACH RANCH, LLC
BY WARRANTY DEED
CF NO. 20213913 O.P.R.

COVER SHEET
OF

ROAD BASEMENT
CALLED 2.6 ACRES
VOL. 622, PG. 645 O.P.R.

CALLER 36.48 ACRES
TO PATRICK LOYD
PANKRATZ ET. AL
BY GENERAL WARRANTY
GIFT DEED
CF NO. 20165105 O.P.R.

CALLER 32.1 ACRES
TO KENTON PEHL
BY PARTITION DEED
VOL. 622, PG. 645 O.P.R.
(TRACT 1)

CALLER 7.50 ACRES
TO DONOVAN
BLAYLOCK II
BY WARRANTY DEED
W/VENDOR'S LIEN
CF NO. 20217856
O.P.R.

LEGEND

- CF CLERK'S FILE
- O.R. DEED RECORDS OF GILLESPIE COUNTY
- O.P.R. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- ⊙ 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/"MDS" CAP FOUND
- 4" PIPE FENCE POST FOUND
- 6" WOOD FENCE POST FOUND
- ⊙ CALCULATED POINT
- TxDOT CONCRETE MARKER FOUND
- ADJOINER LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- LOT LINE
- - - SURVEY LINE



FIREFLY

RV & TINY HOME CONDOMINIUM
PHASES 1, 2, & 3

RANCH ROAD 1376 OFF E US HWY 290,
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

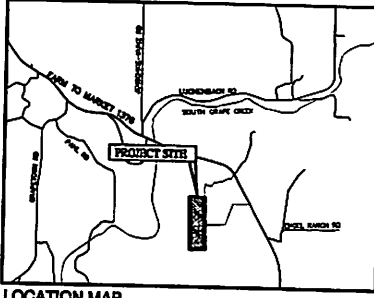
DATE: 10/10/2023



MDS LAND SURVEYING COMPANY, INC.

VEI CONSULTING ENGINEERS ENGINEER
CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624
FAX: (830) 997-6967
Texas Registration # F-165

MDS LAND SURVEYING SURVEYOR
CONTACT: JEFF BOERNER (830)-816-1818
874 HARPER ROAD SUITE 104
KERRVILLE, TX 78028
TEPLS FIRM No. 10019600



LOCATION MAP
NOT TO SCALE

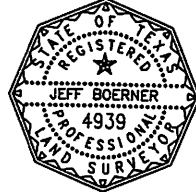
- LEGEND**
- 1/2" IRON ROD FOUND
 - ⊙ 4" PIPE FENCE POST FOUND
 - 6" WOOD FENCE POST FOUND
 - ADJONER LINE
 - BOUNDARY LINE
 - - - EXISTING EASEMENT LINE
 - LOT LINE
 - - - PROPOSED EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - ▨ G.C.A. GENERAL COMMON AREA
 - ▨ G.C.A. WITH IMPROVEMENTS THAT MUST BE BUILT
 - ▨ PVS PWS PUMPHOUSE/WELL/TANK

- NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE GRID VALUES.
 2. THIS SUBDIVISION LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT. THE LOTS SHOWN HEREON WILL BE SERVICED BY ONSITE SEWAGE FACILITIES AND PUBLIC WATER SYSTEMS.
 3. SEE SHEET 6 FOR LINE TABLE & CURVE TABLE DATA.

SURVEYOR'S AFFIRMATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 10th DAY OF OCTOBER, 2023, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Jeff Boerner
 JEFF BOERNER
 R.P.L.S. # 4939
 TEXAS REGISTRATION NO. 10019600



CONDO MAP
FOR

FIREFLY RV & TINY HOME CONDOMINIUM PHASE 3

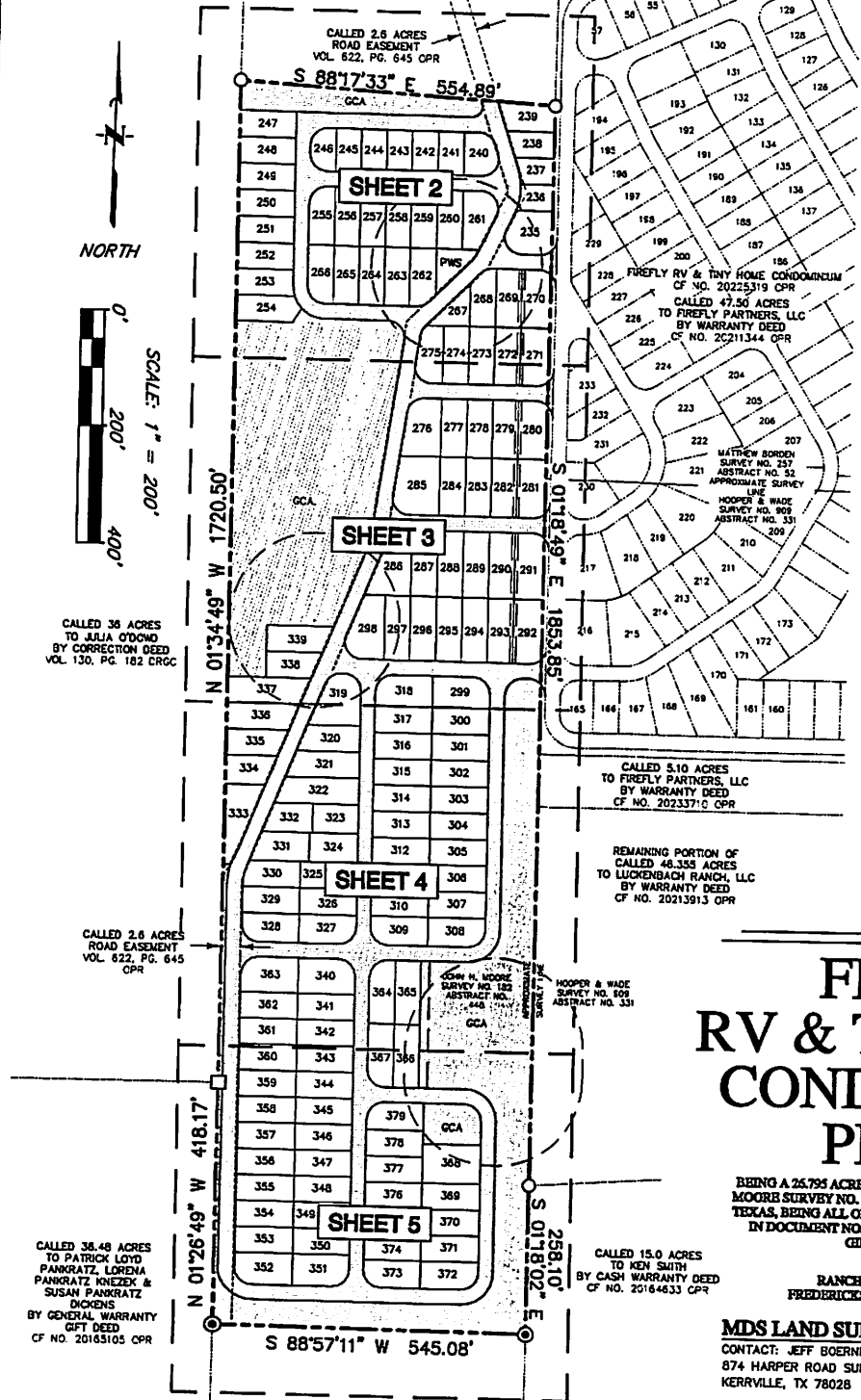
BEING A 26.795 ACRE TRACT OF LAND LOCATED IN THE JOHN H. MOORE SURVEY NO. 182, ABSTRACT NO. 448, GILLESPIE COUNTY, TEXAS, BEING ALL OF A CALLED 26.795 ACRE TRACT, RECORDED IN DOCUMENT NO. 20230608, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

RANCH ROAD 1376 OFF I 35 HWY 290,
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

MDS LAND SURVEYING SURVEYOR
 CONTACT: JEFF BOERNER (830)-816-1818
 874 HARPER ROAD SUITE 104
 KERRVILLE, TX 78028 TBPLS FIRM No. 10019600

VEI CONSULTING ENGINEERS ENGINEER
 CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
 507 E. HIGHWAY ST., SUITE D FAX: (830) 997-8987
 FREDERICKSBURG, TX 78624 Texas Registration # F-185

FILE NO: 23030



CALLED 36 ACRES TO JULIA O'DOND BY CORRECTION DEED VOL. 130, PG. 182 DRCC

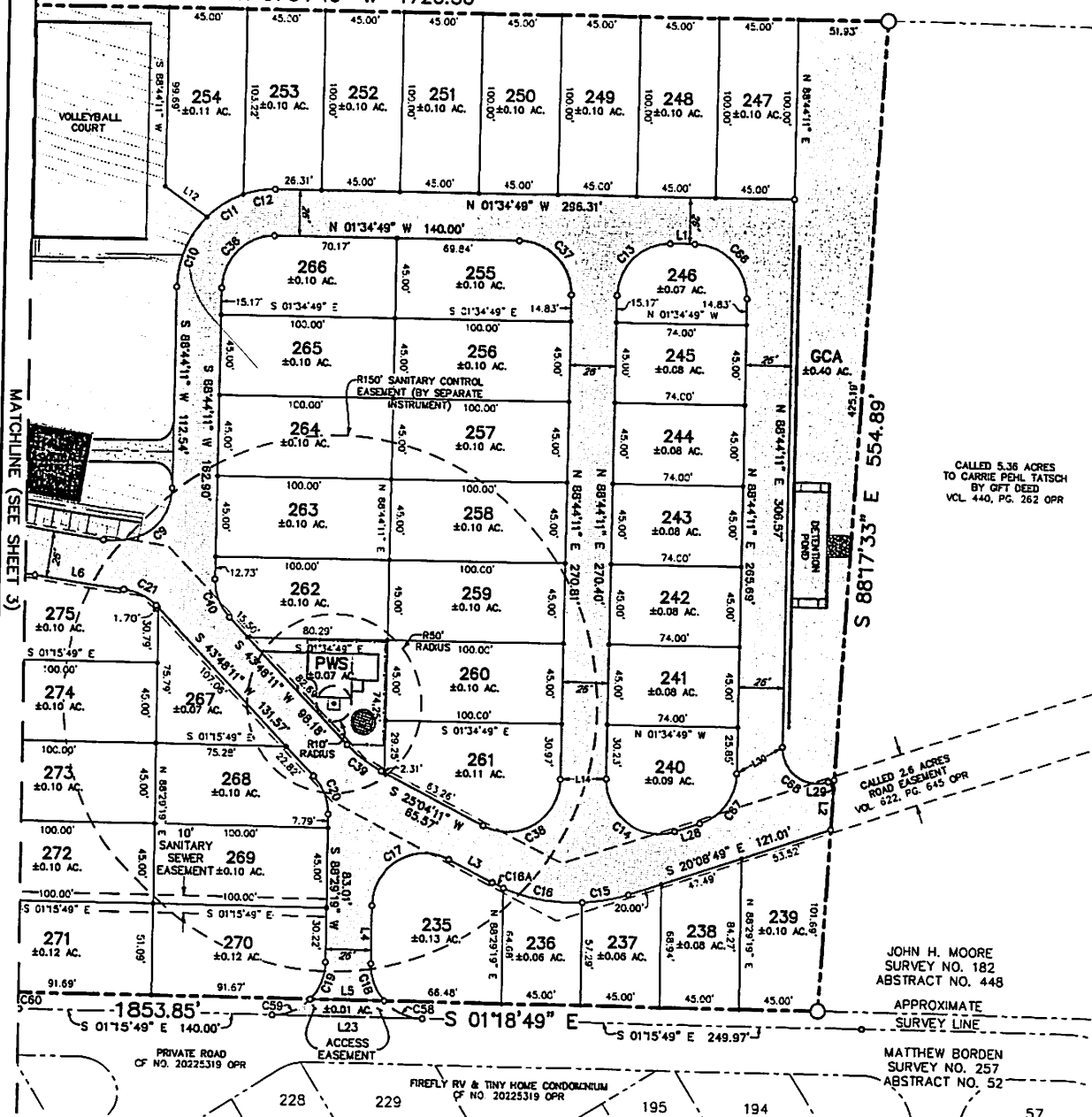
CALLED 2.6 ACRES ROAD EASEMENT VOL. 622, PG. 645 OPR

CALLED 36.48 ACRES TO PATRICK LOYD PANKRATZ, LORENA PANKRATZ, KNEZEK & SUSAN PANKRATZ DICKENS BY GENERAL WARRANTY GIFT DEED CF NO. 20183105 OPR

CALLED 32.1 ACRES TO KENTON PEHL BY PARTITION DEED VOL. 522, PG. 645 OPR (TRACT 1)

CALLED 36 ACRES
TO JULIA O'DONN
BY CORRECTION DEED
VOL. 13C, PG. 182 DRCC

N 01°34'49" W 1720.50'



CALLLED 5.36 ACRES
TO CARRIE PEHL TATSOH
BY GFT DEED
VOL. 440, PG. 262 OPR

CALLLED 2.6 ACRES
ROAD EASEMENT
VOL. 622, PG. 648 OPR

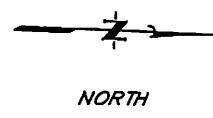
JOHN H. MOORE
SURVEY NO. 182
ABSTRACT NO. 448

MATTHEW BORDEN
SURVEY NO. 257
ABSTRACT NO. 52

MATCHLINE (SEE SHEET 3)

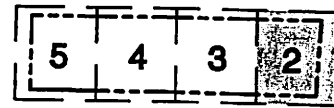
PRIVATE ROAD
OF NO. 20225319 OPR

FIREFLY RV & TINY HOME CONDOMINIUM
OF NO. 20225319 OPR



SCALE: 1" = 60'

SHEET INDEX KEY



- LEGEND**
- 1/2" IRON ROD FOUND
 - ⊙ 4" PIPE FENCE POST FOUND
 - 6" WOOD FENCE POST FOUND
 - CALCULATED POINT (ROW CORNER)
 - CALCULATED POINT (LOT CORNER)
 - ADJOINER LINE
 - BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - LOT LINE
 - PROPOSED EASEMENT LINE
 - RIGHT-OF-WAY LINE
- G.C.A.** GENERAL COMMON AREA
- G.C.A. WITH IMPROVEMENTS THAT MUST BE BUILT**
- PWS** PWS PUMPHOUSE/WELL/TANK

- NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 2. DISTANCES SHOWN HEREON ARE GRID VALUES.
 3. THIS SUBDIVISION LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT.
 4. THE LOTS SHOWN HEREON WILL BE SERVICED BY ONSITE SEWAGE FACILITIES AND PUBLIC WATER SYSTEMS.
 5. SEE SHEET 6 FOR LINE TABLE & CURVE TABLE DATA.

**FIREFLY
RV & TINY HOME
CONDOMINIUM
PHASE 3**

25,791 sqm
RANCH ROAD 1976 OFF S US HWY 290,
FREDERICKSBURG, GREENE COUNTY, TEXAS

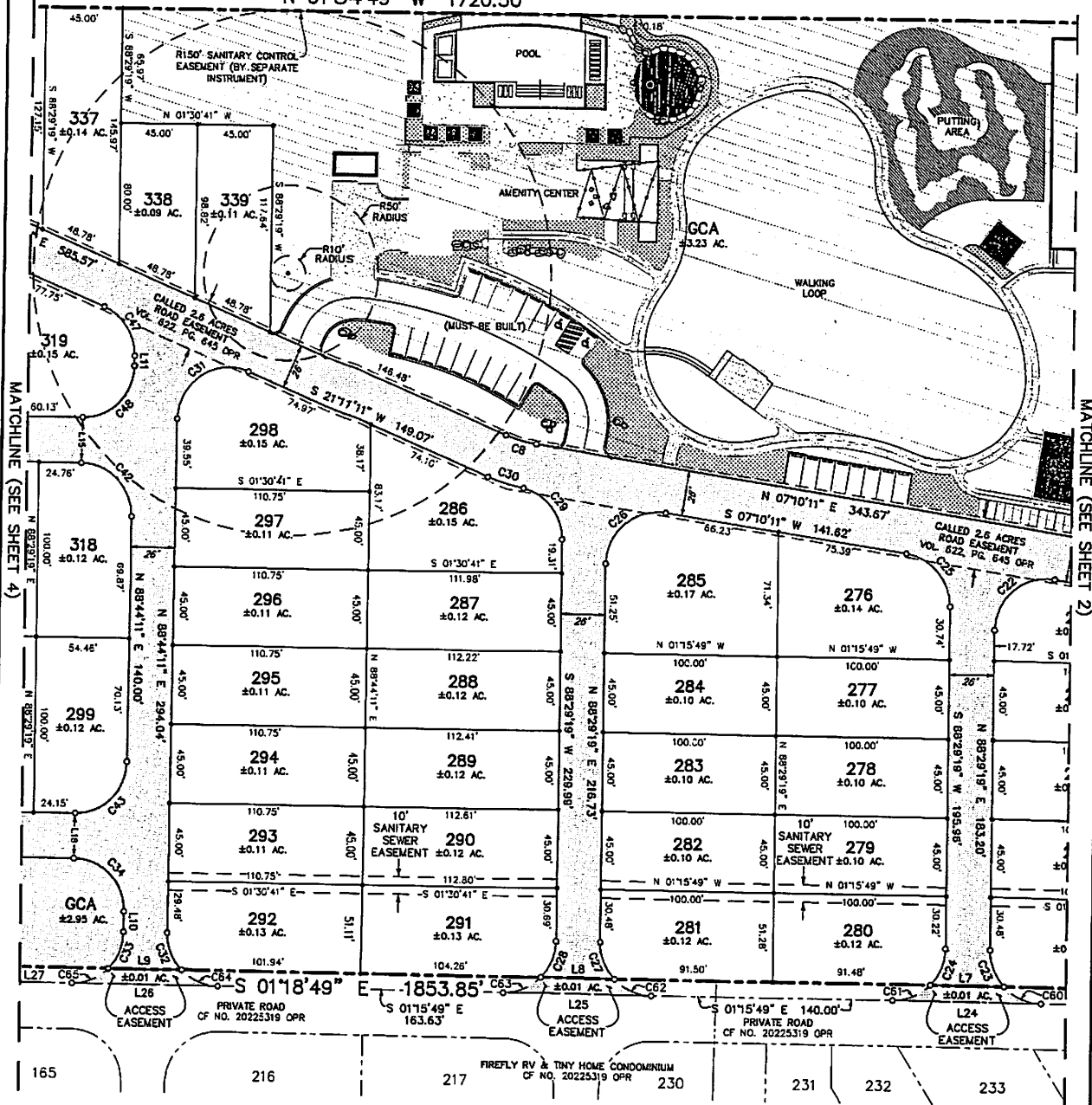
MDS LAND SURVEYING SURVEYOR
CONTACT: JEFF BODNER
874 HARPER ROAD SUITE 104
MCKINNEY, TX 75069
(530) 897-1818
TELE FIRM No. 10019600

VSI CONSULTING ENGINEERS ENGINEER
CONTACT: KEVIN W. SPRAGGINS
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78842
(530) 897-4744
FAX (530) 897-6967
Texas Registration # F-185

FILE NO: 23030
DATE: 10/10/2022

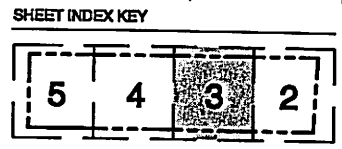
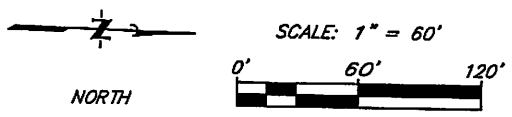
CALLED 36 ACRES
TO JULIA O'DOWD
BY CORRECTION DEED
VOL. 130, PG. 182 DRCC

N 01°34'49" W 1720.50'



MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 2)



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 4" PIPE FENCE POST FOUND
- 6" WOOD FENCE POST FOUND
- CALCULATED POINT (ROW CORNER)
- CALCULATED POINT (LOT CORNER)
- ADJOINER LINE
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- RIGHT-OF-WAY LINE
- G.C.A. GENERAL COMMON AREA
- G.C.A. WITH IMPROVEMENTS THAT MUST BE BUILT
- PWS PWS PUMPHOUSE/WELL/TANK

- NOTES**
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 - DISTANCES SHOWN HEREON ARE GRID VALUES.
 - THIS SUBDIVISION LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT.
 - THE LOTS SHOWN HEREON WILL BE SERVICED BY ONSITE SEWAGE FACILITIES AND PUBLIC WATER SYSTEMS.
 - SEE SHEET 6 FOR LINE TABLE & CURVE TABLE DATA.

FIREFLY RV & TINY HOME CONDOMINIUM PHASE 3

26,795 sq. ft.
RANCH ROAD 1376 OFF N HWY 290,
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

MDS LAND SURVEYING SURVYOR
CONTACT: JEFF BODNER (830) 897-4744
874 HARPER ROAD SUITE 104 (830) 897-1818
KERRVILLE, TX 78028 TPLS FIRM No. 10018600

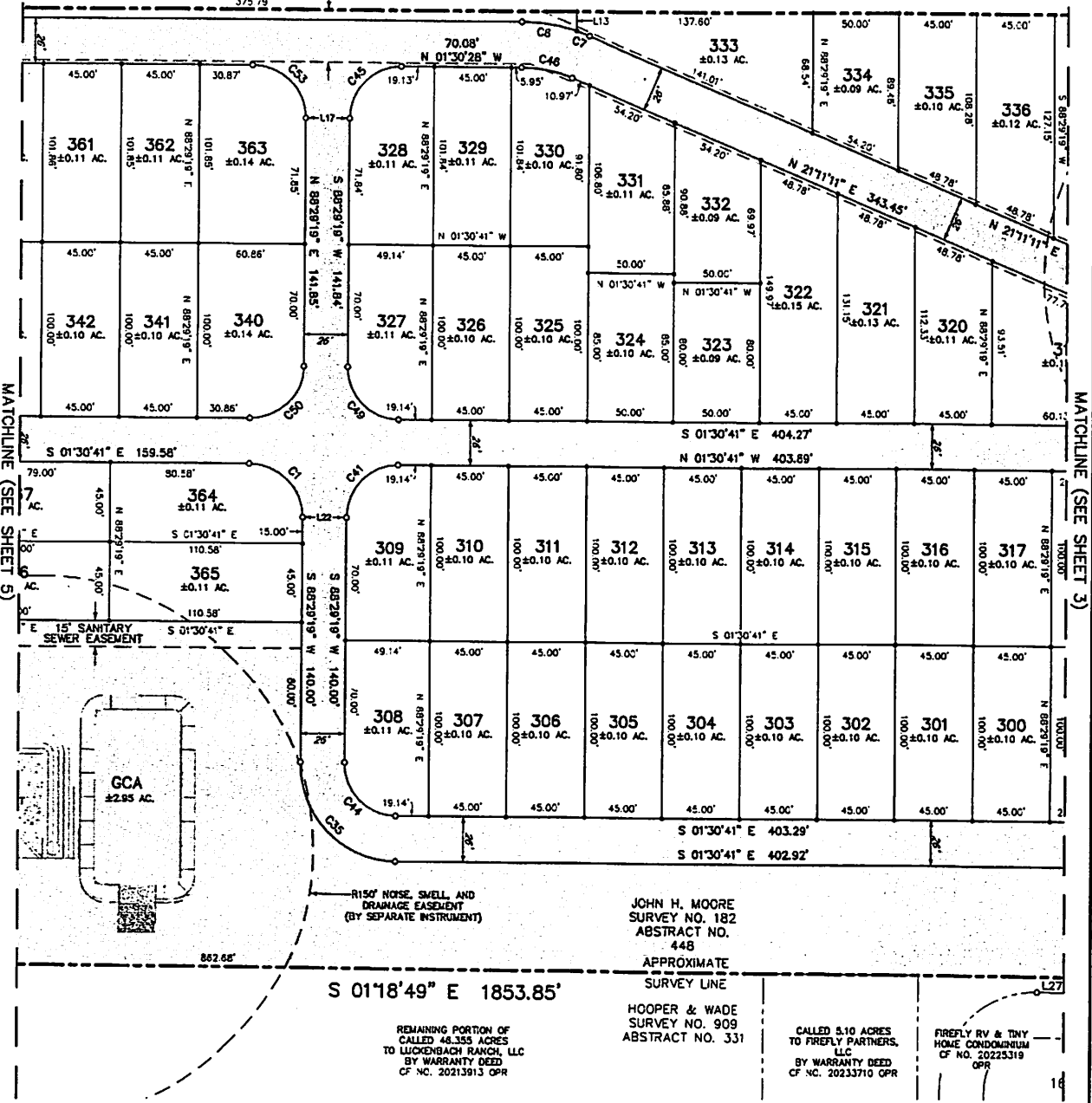
VBI CONSULTING ENGINEERS ENGINEER
CONTACT: KENH W. SPRAGGINS (830) 897-4744
507 E. HIGHWAY ST., SUITE D FAX: (830) 897-8987
FREDERICKSBURG, TX 78024 Texas Registration # F-183

FILE NO: 23030
DATE: 10/10/2023

CALLED 2.6 ACRES
ROAD EASEMENT
VOL. 622, PG. 645 OPR

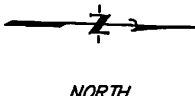
CALLED 36 ACRES
TO JULIA O'DOWD
BY CORRECTION DEED
VOL. 130, PG. 182 DRGC

N 01°34'49" W 1720.50'



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)



- LEGEND**
- 1/2" IRON ROD FOUND
 - ⊙ 4" PIPE FENCE POST FOUND
 - 6" WOOD FENCE POST FOUND
 - CALCULATED POINT (ROW CORNER)
 - CALCULATED POINT (LOT CORNER)
 - ADJOINER LINE
 - BOUNDARY LINE
 - - - EXISTING EASEMENT LINE
 - LOT LINE
 - - - PROPOSED EASEMENT LINE
 - RIGHT-OF-WAY LINE
- G.C.A.** GENERAL COMMON AREA
- PWS** PWS PUMPHOUSE/WELL/TANK

- NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
 2. DISTANCES SHOWN HEREON ARE GRID VALUES.
 3. THIS SUBDIVISION LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT.
 4. THE LOTS SHOWN HEREON WILL BE SERVICED BY ONSITE SEWAGE FACILITIES AND PUBLIC WATER SYSTEMS.
 5. SEE SHEET 6 FOR LINE TABLE & CURVE TABLE DATA.

JOHN H. MOORE
SURVEY NO. 182
ABSTRACT NO. 448
APPROXIMATE
SURVEY LINE

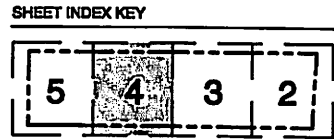
HOOPER & WADE
SURVEY NO. 909
ABSTRACT NO. 331

S 01°18'49" E 1853.85'

REMAINING PORTION OF
CALLED 46.355 ACRES
TO LUCKENBACH RANCH, LLC
BY WARRANTY DEED
CF NO. 20213913 OPR

CALLLED 5.10 ACRES
TO FIREFLY PARTNERS,
LLC
BY WARRANTY DEED
CF NO. 20233710 OPR

FIREFLY RV & TINY HOME CONDOMINIUM
CF NO. 20225319
OPR



FIREFLY RV & TINY HOME CONDOMINIUM PHASE 3

26.790 acres

RANCH ROAD 1376 OFF B US HWY 290,
FREDERICKSBURG, GELLERSBURG COUNTY, TEXAS

MDS LAND SURVEYING SURVEYOR
CONTACT: JEFF BREWSTER (830) 816-1818
674 HARPER ROAD SUITE 104 TEMPLER FIRM No. 10018800
KERRVILLE, TX 78028

VBI CONSULTING ENGINEERS ENGINEER
CONTACT: KEVIN W. SPRAGGINS (830) 897-4744
307 E. HIGHWAY ST., SUITE D FAX: (830) 897-6987
FREDERICKSBURG, TX 78624 Team Registration # 7-183

DATE: 10/10/2023 FILE NO: 23030
SHEET: (4 OF 6)

CALLED 2.6 ACRES
ROAD EASEMENT
VOL. 622, PG. 645 OPR

CALLLED 36.48 ACRES
TO PATRICK LOYD PANKRATZ, LORENA PANKRATZ KNEZEK
& SUSAN PANKRATZ DICKENS
BY GENERAL WARRANTY GIFT DEED
CF NO. 20165105 OPR

CALLLED 32.1 ACRES
TO KENTON PEH
BY PARTITION DEED
VOL. 622, PG. 645 OPR
(TRACT 1)

JOHN H. MOORE
SURVEY NO. 182
ABSTRACT NO.
448
APPROXIMATE
SURVEY LINE

HOOPER & WADE
SURVEY NO. 909
ABSTRACT NO. 331

CALLLED 15.0 ACRES
TO KEN SMITH
BY CASH WARRANTY DEED
CF NO. 20164633 OPR

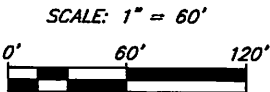
REMAINING PORTION OF
CALLED 46.355 ACRES
TO LUCKENBACH RANCH, LLC
BY WARRANTY DEED
CF NO. 20213913 OPR

LEGEND

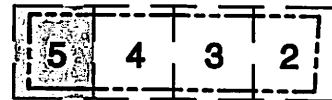
- 1/2" IRON ROD FOUND
 - ⊙ 4" PIPE FENCE POST FOUND
 - 6" WOOD FENCE POST FOUND
 - CALCULATED POINT (ROW CORNER)
 - CALCULATED POINT (LOT CORNER)
 - ADJOINER LINE
 - BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - LOT LINE
 - PROPOSED EASEMENT LINE
 - RIGHT-OF-WAY LINE
- G.C.A.** GENERAL COMMON AREA
- PWS** PWS PUMPHOUSE/WELL/TANK

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. THIS SUBDIVISION LIES TOTALLY WITHIN THE FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT. THE LOTS SHOWN HEREON WILL BE SERVICED BY ONSITE SEWAGE FACILITIES AND PUBLIC WATER SYSTEMS.
4. SEE SHEET 6 FOR LINE TABLE & CURVE TABLE DATA.



SHEET INDEX KEY



**FIREFLY
RV & TINY HOME
CONDOMINIUM
PHASE 3**

36.793 ACRES
RANCH ROAD 1794 CORNER US HWY 290,
FREDERICKSBURG, COLLIER COUNTY, TEXAS

MDS LAND SURVEYING SURVEYOR

CONTACT: JEFF BOEDNER (830) 887-1518
874 HARPER ROAD SUITE 104
MORRISVILLE, TX 78028 TEPLE FORM No. 100196000

VET CONSULTING ENGINEERS ENGINEER

CONTACT: KEVIN W. SPRAGGINS (830) 887-4744
507 E. HIGHWAY 571, SUITE 0
FREDERICKSBURG, TX 78624 FAX: (830) 887-6987
Texas Registration # F-163

DATE: 10/10/2023

FILE NO: 23030
SHEET: 5 OF 6

