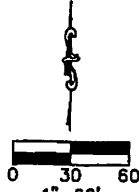


DOCUMENT#20230608

**LEGEND**

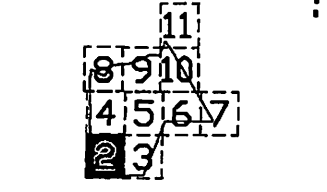
- SET 1/2" IRON ROD WITH MDS CAP
  - SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - TxDOT MONUMENT FOUND
  - CALCULATED POINT
- 
- BOUNDARY LOT LINE
  - ADJACENT PROPERTY
  - G.C.A. - GENERAL COMMON AREA
  - PWS - PWS PUMPHOUSE/WELL/TANK
  - SANITARY DRAIN FIELD - SDF

FIREFLY PARTNERS LLC  
FUTURE EXPANSION  
5.101 ACRES



LINE BEARING	DISTANCE
L2 S 37°45'43" E 2.43'	
L3 S 88°44'11" W 2.97'	
L4 S 88°44'11" W 2.97'	
L5 N 88°44'11" E 3.00'	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING	DELTA ANGLE
C75	30.00	47.12	S 43°44'11" W	S 87°00'00" E	90°00'00"
C76	30.00	47.18	S 46°19'08" E	S 90°08'34" W	90°08'34"
C77	101.00	43.31	S 76°27'08" W	W 24°34'11" E	90°00'00"
C78	101.00	43.39	S 58°29'47" W	W 11°20'28" E	90°00'00"
C79	101.00	43.47	S 44°31'10" W	W 12°33'27" E	90°00'00"
C80	101.00	43.54	S 33°55'31" W	W 12°22'52" E	90°00'00"
C81	101.00	43.61	S 23°39'52" W	W 12°12'27" E	90°00'00"
C82	101.00	43.68	S 13°24'13" W	W 12°02'02" E	90°00'00"
C83	101.00	43.75	S 03°08'34" W	W 11°51'77" E	90°00'00"
C84	101.00	43.82	S 02°52'55" W	W 11°40'52" E	90°00'00"
C85	101.00	43.89	S 02°37'16" W	W 11°30'37" E	90°00'00"
C86	101.00	43.96	S 02°21'37" W	W 11°20'22" E	90°00'00"
C87	101.00	44.03	S 02°05'58" W	W 11°10'07" E	90°00'00"
C88	101.00	44.10	S 01°50'19" W	W 11°00'00" E	90°00'00"
C89	101.00	44.17	S 01°34'40" W	W 10°50'00" E	90°00'00"
C90	101.00	44.24	S 01°18'61" W	W 10°40'00" E	90°00'00"
C91	101.00	44.31	S 01°02'22" W	W 10°30'00" E	90°00'00"
C92	101.00	44.38	S 00°46'43" W	W 10°20'00" E	90°00'00"
C93	101.00	44.45	S 00°31'04" W	W 10°10'00" E	90°00'00"
C94	101.00	44.52	S 00°15'25" W	W 10°00'00" E	90°00'00"
C95	101.00	44.59	S 00°00'00" W	W 09°50'00" E	90°00'00"
C96	101.00	44.66	S 00°14'21" W	W 09°40'00" E	90°00'00"
C97	101.00	44.73	S 00°28'42" W	W 09°30'00" E	90°00'00"
C98	101.00	44.80	S 00°43'03" W	W 09°20'00" E	90°00'00"
C99	101.00	44.87	S 00°57'24" W	W 09°10'00" E	90°00'00"
C100	101.00	44.94	S 01°11'45" W	W 09°00'00" E	90°00'00"
C101	101.00	45.01	S 01°26'06" W	W 08°50'00" E	90°00'00"
C102	101.00	45.08	S 01°40'27" W	W 08°40'00" E	90°00'00"
C103	101.00	45.15	S 01°54'48" W	W 08°30'00" E	90°00'00"
C104	101.00	45.22	S 02°09'09" W	W 08°20'00" E	90°00'00"
C105	101.00	45.29	S 02°23'30" W	W 08°10'00" E	90°00'00"
C106	101.00	45.36	S 02°37'51" W	W 08°00'00" E	90°00'00"
C107	101.00	45.43	S 02°52'12" W	W 07°50'00" E	90°00'00"
C108	101.00	45.50	S 03°06'33" W	W 07°40'00" E	90°00'00"
C109	101.00	45.57	S 03°20'54" W	W 07°30'00" E	90°00'00"
C110	101.00	45.64	S 03°35'15" W	W 07°20'00" E	90°00'00"
C111	101.00	45.71	S 03°49'36" W	W 07°10'00" E	90°00'00"
C112	101.00	45.78	S 04°03'57" W	W 07°00'00" E	90°00'00"
C113	101.00	45.85	S 04°18'18" W	W 06°50'00" E	90°00'00"
C114	101.00	45.92	S 04°32'39" W	W 06°40'00" E	90°00'00"
C115	101.00	46.00	S 04°47'00" W	W 06°30'00" E	90°00'00"
C116	101.00	46.07	S 05°01'21" W	W 06°20'00" E	90°00'00"
C117	101.00	46.14	S 05°15'42" W	W 06°10'00" E	90°00'00"
C118	101.00	46.21	S 05°30'03" W	W 06°00'00" E	90°00'00"
C119	101.00	46.28	S 05°44'24" W	W 05°50'00" E	90°00'00"
C120	101.00	46.35	S 05°58'45" W	W 05°40'00" E	90°00'00"
C121	101.00	46.42	S 06°13'06" W	W 05°30'00" E	90°00'00"
C122	101.00	46.49	S 06°27'27" W	W 05°20'00" E	90°00'00"
C123	101.00	46.56	S 06°41'48" W	W 05°10'00" E	90°00'00"
C124	101.00	46.63	S 06°56'09" W	W 05°00'00" E	90°00'00"
C125	101.00	46.70	S 07°10'30" W	W 04°50'00" E	90°00'00"
C126	101.00	46.77	S 07°24'51" W	W 04°40'00" E	90°00'00"
C127	101.00	46.84	S 07°39'12" W	W 04°30'00" E	90°00'00"
C128	101.00	46.91	S 07°53'33" W	W 04°20'00" E	90°00'00"
C129	101.00	46.98	S 08°07'54" W	W 04°10'00" E	90°00'00"
C130	101.00	47.05	S 08°22'15" W	W 04°00'00" E	90°00'00"



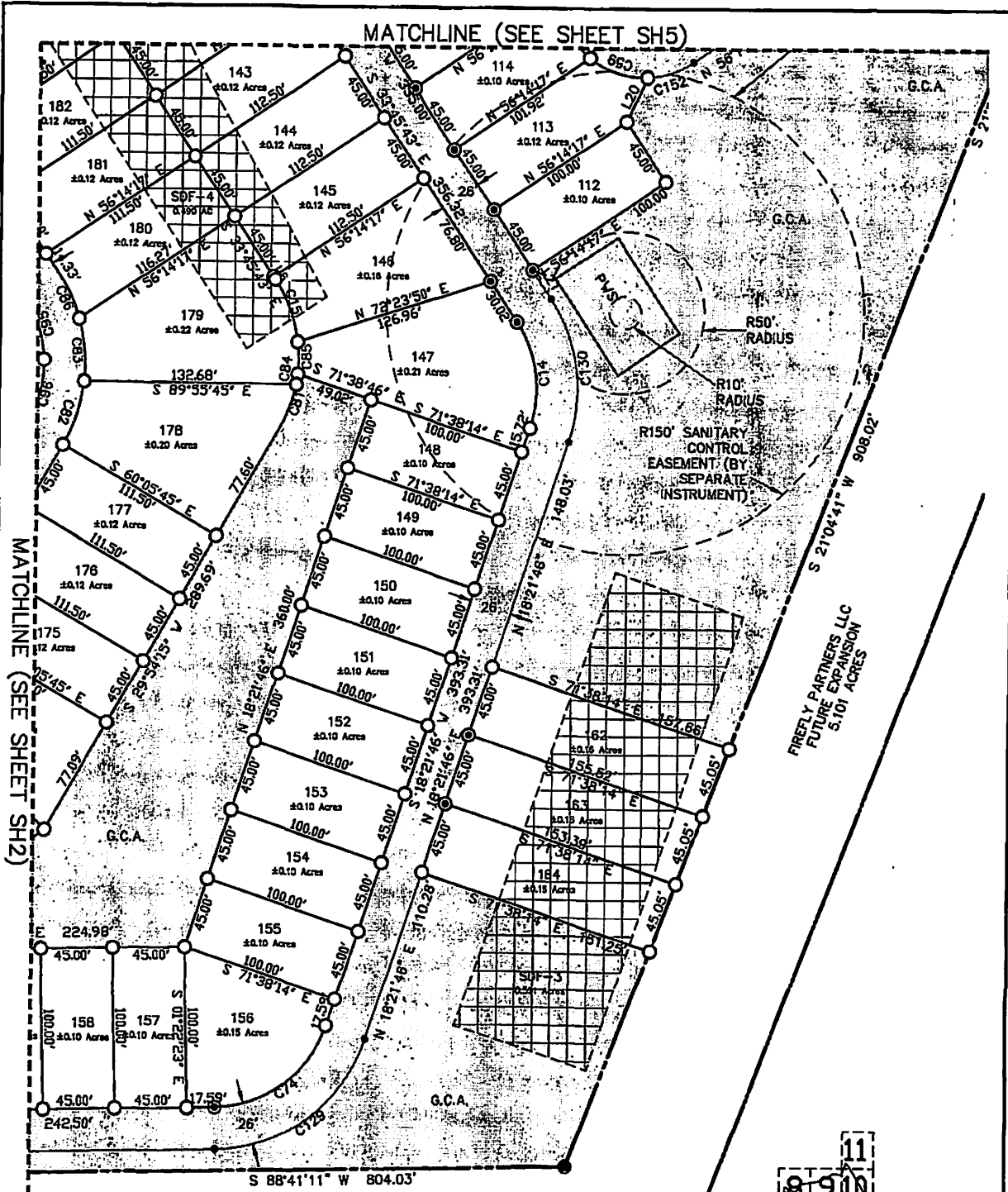
**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**

3384 acres  
5385 FARM TO MARKET 1976,  
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

**MDS LAND SURVEYING SURVEYOR**  
CONTACT: JEFF BOEDNER  
874 HARPER ROAD SUITE 104  
KORVILLIE, TX 78928  
(330) 819-1818  
TELE: (330) 897-4262  
FAX: (330) 897-4262  
Texas Registration # J-183

**VEN CONSULTING ENGINEERS ENGINEER**  
CONTACT: EDWIN W. SPRADLING  
507 E. HENRY ST. SUITE D  
FREDERICKSBURG, TX 78824  
(330) 897-4166  
FAX: (330) 897-4262  
Texas Registration # J-183

FILE NO: 20100  
DATE: 09/23/2023  
SHEET: 0802 (1 OF 10)



**LEGEND**

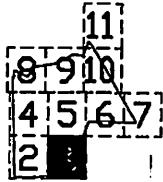
- SET 1/2" IRON ROD WITH MDS CAP
- SET MAG NAIL WITH MDS WASHER
- ⊙ 1/2" IRON ROD FOUND
- ⊙ TWOOD MONUMENT FOUND
- CALCULATED POINT

- BOUNDARY
- - - - LOT LINE
- - - - EASEMENT
- - - - ADJACENT PROPERTY
- ▨ G.C.A. GENERAL COMMON AREA
- ▨ PWS PWS PUMPHOUSE/WELL/TANK
- ▨ SANITARY DRAIN FIELD - SDF



LINE BEARING	DISTANCE
L6 IN 33°45'43" W 116.93'	
L7 IN 33°45'43" W 121.32'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C14	75.00'	68.23'	65.90'	N 07°41'58" W	52°07'29"
C15	87.50'	41.02'	40.65'	S 20°19'54" E	25°51'37"
C17	75.00'	91.98'	88.32'	N 53°29'43" E	70°15'50"
C81	87.50'	36.51'	36.05'	N 18°00'26" E	23°48'41"
C84	87.50'	6.43'	6.49'	N 06°14'48" E	4°35'05"
C85	87.50'	19.89'	19.84'	N 07°23'28" W	13°01'21"
C129	101.00'	123.88'	118.24'	N 53°28'42" E	70°15'50"
C130	101.00'	81.58'	88.75'	N 07°41'58" W	52°07'29"



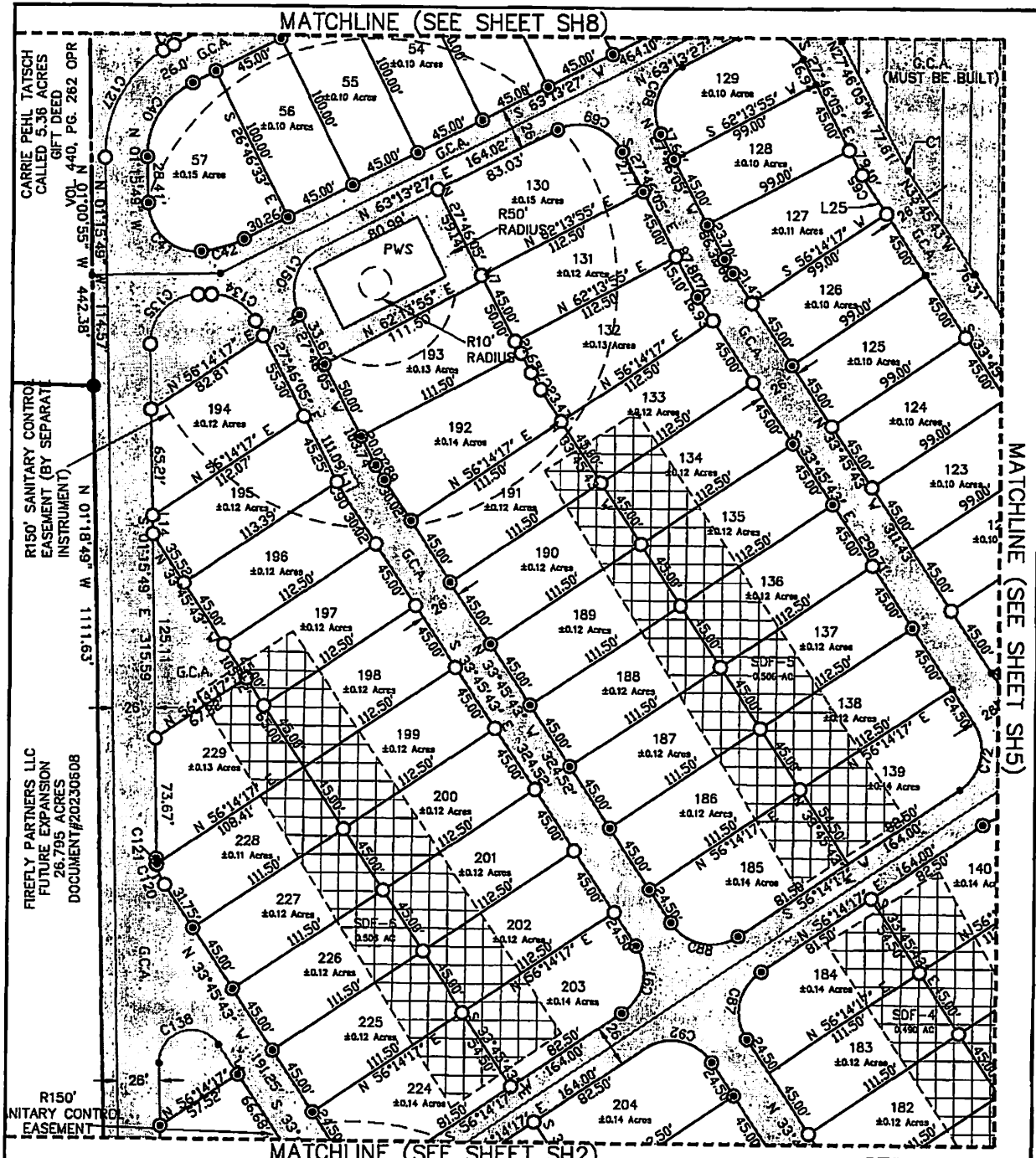
**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**  
3.01 ACRES

5365 FARM TO MARKET 1376,  
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

**MDS LAND SURVEYING SURVEYOR**  
CONTACT: JEFF BOGNER  
874 HARPER ROAD SUITE 104  
KERRVILLE, TX 78028

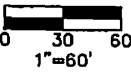
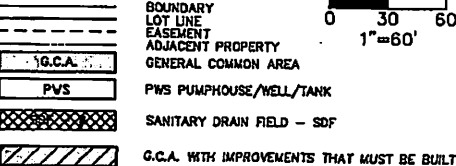
**VEI CONSULTING ENGINEERS ENGINEER**  
CONTACT: DEBRA M. SPANARD  
307 E. HIGHWAY 28, SUITE D  
FREDERICKSBURG, TX 78824

FILE NO: 20100  
DATE: 03/27/2023  
SHEET: 3833 OF 39

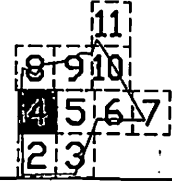


**LEGEND**

- SET 1/2" IRON ROD WITH MDS CAP
- SET MAG NAIL WITH MDS WASHER
- ⊙ 1/2" IRON ROD FOUND
- ⊙ TIDOT MONUMENT FOUND
- CALCULATED POINT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	99.00	10.38	10.38	N 30°45'54" W	5°59'39"
G2	99.00	98.28	98.28	S 30°45'54" W	84°28'16"
G3	99.00	49.84	49.84	N 75°32'51" E	20°42'27"
G4	78.00	7.40	7.40	N 60°28'04" E	5°34'47"
G5	125.00	13.08	13.07	N 30°45'54" W	5°59'39"
G6	99.00	10.38	10.38	S 30°45'54" E	5°59'39"
G7	99.00	67.84	67.84	N 75°32'51" W	80°56'33"
G8	99.00	46.80	46.80	N 75°32'51" E	80°56'33"
G9	125.00	13.08	13.07	S 30°45'54" E	5°59'39"
G10	112.50	11.77	11.76	N 30°45'54" W	5°59'39"
G11	99.00	47.12	47.43	S 11°14'17" W	80°00'00"
G12	99.00	47.12	47.43	S 78°45'43" E	80°00'00"
G13	99.00	70.36	70.36	S 78°45'43" E	8°59'49"
G14	125.00	13.08	13.07	S 30°45'54" E	5°59'39"
G15	99.00	47.12	47.43	N 11°14'17" E	80°00'00"
G16	99.00	47.12	47.43	N 78°45'43" W	80°00'00"
G17	99.00	13.23	13.61	S 20°39'12" E	28°13'02"
G18	99.00	3.79	3.79	S 04°24'12" E	5°18'52"
G19	78.00	78.14	74.74	S 25°11'28" W	85°42'29"
G20	99.00	33.25	31.57	N 59°30'57" W	85°28'24"
G21	99.00	47.12	47.43	S 43°44'11" W	80°00'00"
G22	99.00	21.49	18.40	S 72°29'14" W	147°30'06"
G23	99.00	47.84	42.79	S 17°43'41" W	89°59'33"

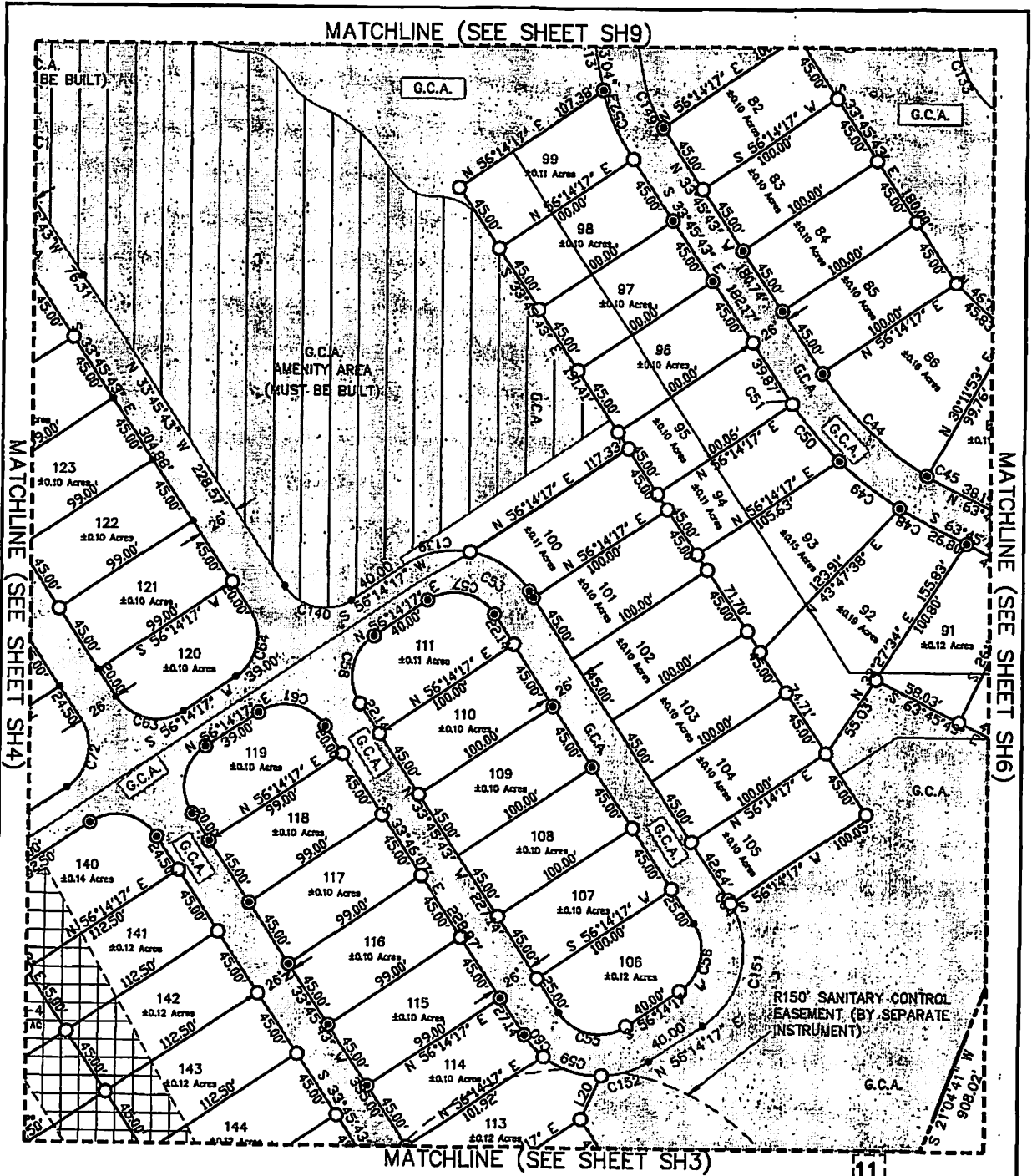


**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**

3366 FARMS to MARKET 1376,  
FREDERICKSVILLE, GILLESPIE COUNTY, TEXAS  
**MDS LAND SURVEYING SURVEYOR**  
CONTACT: JEFF BROWER (832) 476-1518  
274 HARPER ROAD SUITE 104 KENNEWALK, TX 78028 TEXAS REGISTRATION # P-165

**VEI CONSULTING ENGINEERS ENGINEER**  
CONTACT: KEVIN B. SPRADCOX (832) 987-4744  
307 E. HIGHWAY 88, SUITE D FREDERICKSVILLE, TX 78244 FAX: (832) 987-4987  
Texas Registration # P-165

DATE: 09/20/2023 SHEET: SH04 (1 OF 20) FILE NO: 20100



**LINE BEARING DISTANCE**

C20	N 25°23'08" E	129.72'
C21	S 84°19'21" W	91.01'
C23	N 22°40'18" W	1602.10'

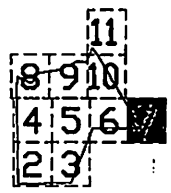
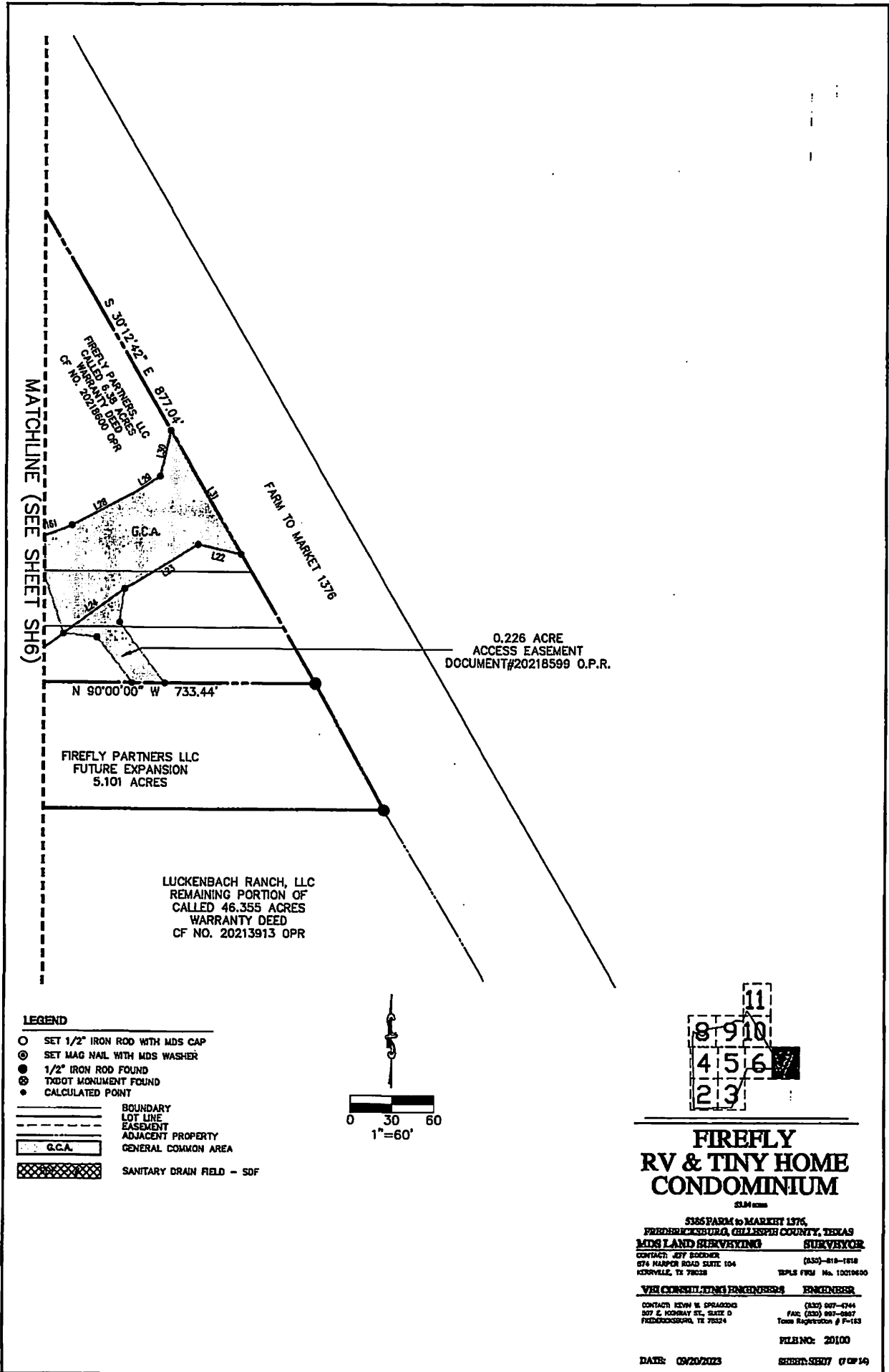
\* TO A 1/2" I.R.F. IN THE WEST BOUNDARY LINE  
 \*\* TO A 1/2" I.R.F. IN THE NORTH BOUNDARY LINE



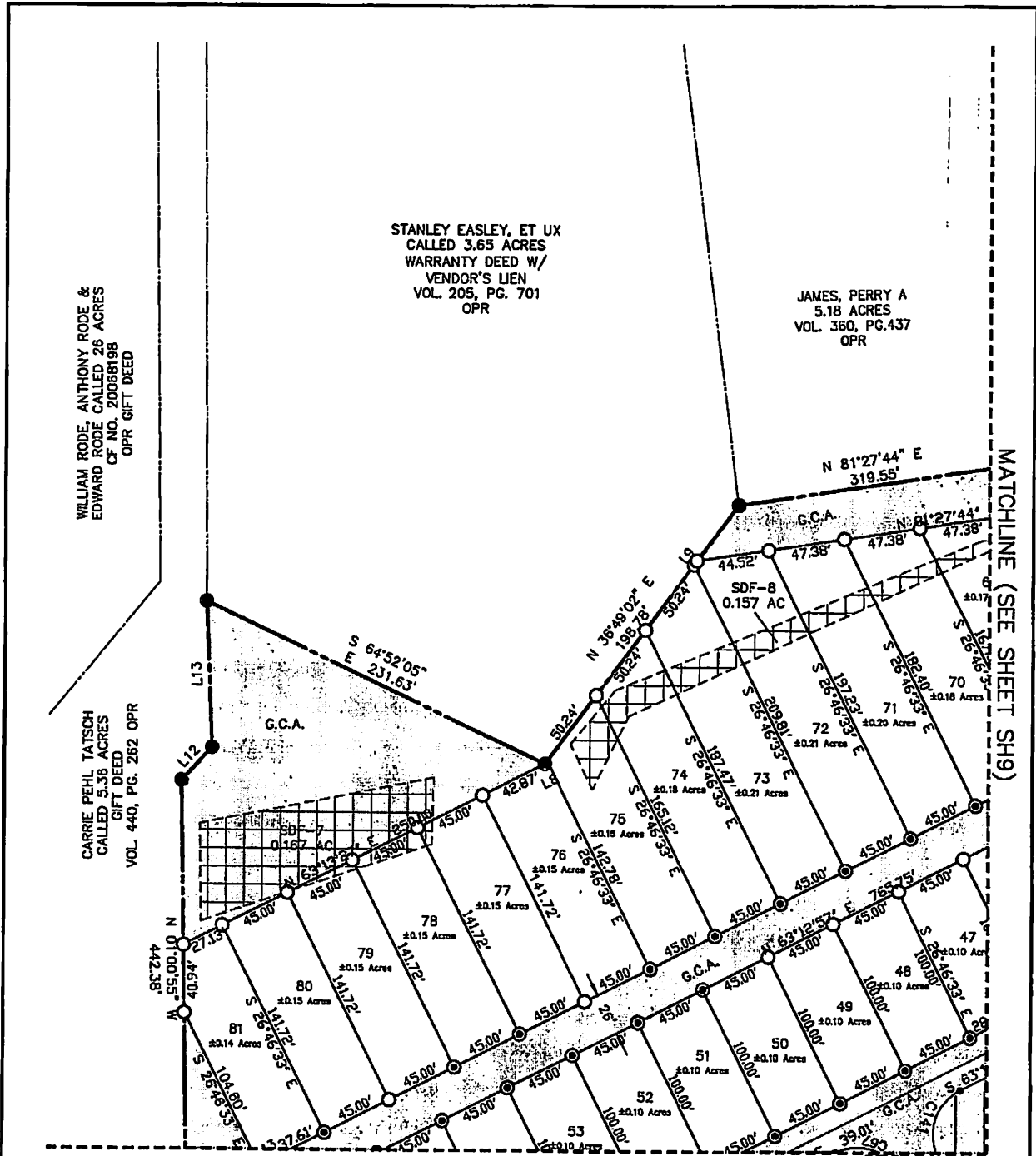
- LEGEND**
- SET 1/2" IRON ROD WITH MDS CAP
  - SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - TIDOT MONUMENT FOUND
  - CALCULATED POINT
- 
- BOUNDARY
  - - - - LOT LINE
  - - - - EASEMENT
  - ▨ ADJACENT PROPERTY
  - ▨ G.C.A. GENERAL COMMON AREA
  - ▨ SANITARY DRAIN FIELD - SDF
  - ▨ G.C.A. WITH IMPROVEMENTS THAT MUST BE BUILT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C44	200.00	81.82	90.83	S 48°40'36" E	26°15'03"
C45	200.00	13.82	13.82	S 01°46'26" E	3°37'35"
C46	228.00	200.74	20.13	N 01°12'32" W	37°06'22"
C47	228.00	28.42	45.24	N 02°00'00" W	12°04'40"
C48	228.00	5.13	5.13	N 34°24'45" W	11°04'04"
C49	100.00	38.85	38.41	N 22°41'18" W	22°08'48"
C50	85.00	45.27	44.05	S 58°58'18" E	46°19'14"
C51	85.00	38.74	18.03	N 47°03'10" W	18°38'59"
C52	85.00	47.12	23.95	S 26°48'24" E	2°24'38"
C53	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C54	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C55	85.00	47.12	42.43	S 78°45'43" E	90°00'00"
C56	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C57	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C58	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C59	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C60	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C61	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C62	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C63	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C64	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C65	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C66	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C67	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C68	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C69	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C70	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C71	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C72	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C73	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C74	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C75	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C76	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C77	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C78	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C79	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C80	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C81	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C82	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C83	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C84	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C85	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C86	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C87	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C88	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C89	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C90	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C91	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C92	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C93	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C94	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C95	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C96	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C97	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C98	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C99	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C100	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C101	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C102	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C103	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C104	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C105	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C106	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C107	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C108	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C109	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C110	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C111	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C112	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C113	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C114	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C115	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C116	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C117	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C118	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C119	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C120	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C121	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C122	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C123	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C124	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C125	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C126	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C127	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C128	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C129	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C130	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C131	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C132	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C133	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C134	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C135	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C136	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C137	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C138	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C139	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C140	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C141	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C142	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C143	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
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C145	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C146	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C147	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C148	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
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C151	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C152	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C153	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C154	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C155	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C156	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C157	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C158	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C159	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C160	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C161	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C162	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C163	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C164	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C165	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C166	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C167	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C168	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C169	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C170	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C171	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C172	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C173	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C174	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C175	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C176	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
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C178	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C179	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C180	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C181	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C182	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
C183	85.00	47.12	42.43	N 11°12'17" E	90°00'00"
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C185	85.00	47.1			

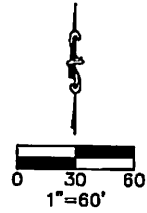




**FIREFLY  
 RV & TINY HOME  
 CONDOMINIUM**  
33.04 acres  
**5165 FARM TO MARKET 1376,  
 FREDERICKSBURG, GILLESPIE COUNTY, TEXAS**  
**MDS LAND SURVEYING SURVEYOR**  
 CONTACT: JEFF BODENBERG (817) 619-1818  
 674 HARPER ROAD SUITE 104 KERRVILLE, TX 78628 TPLS FWSJ No. 12018600  
**VEI CONSULTING ENGINEERS ENGINEERS**  
 CONTACT: KEVIN W. SPRADGINS (817) 697-6744  
 527 E. HICKORY ST., SUITE D FREDERICKSBURG, TX 78724 FAX: (817) 697-6967  
 Texas Registration # P-183  
 FILING NO: 20100  
 DATE: 09/20/2023 SHEET: SHEET 13 OF 14

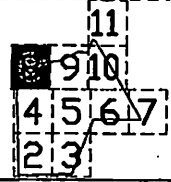


- LEGEND**
- SET 1/2" IRON ROD WITH MDS CAP
  - ⊙ SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - ⊗ TADDIT MONUMENT FOUND
  - CALCULATED POINT
- BOUNDARY
  - LOT LINE
  - - - EASEMENT
  - ▭ ADJACENT PROPERTY
  - ▭ G.C.A. GENERAL COMMON AREA
  - ▨ SANITARY DRAIN FIELD - SDF



LINK	BEARING	DISTANCE
L8	S 38°49'02" W	72.35'
L9	S 38°49'02" W	73.04'
L12	S 45°13'32" W	127.33'
L13	S 02°18'47" E	89.59'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C67	30.00'	46.80'	42.08'	N 72°16'19" W	89°00'27"
C141	30.00'	47.84'	42.78'	S 17°43'41" W	89°59'33"



**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**

3385 FARM TO MARKET 1576,  
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

**MDS LAND SURVEYING SURVEYOR**

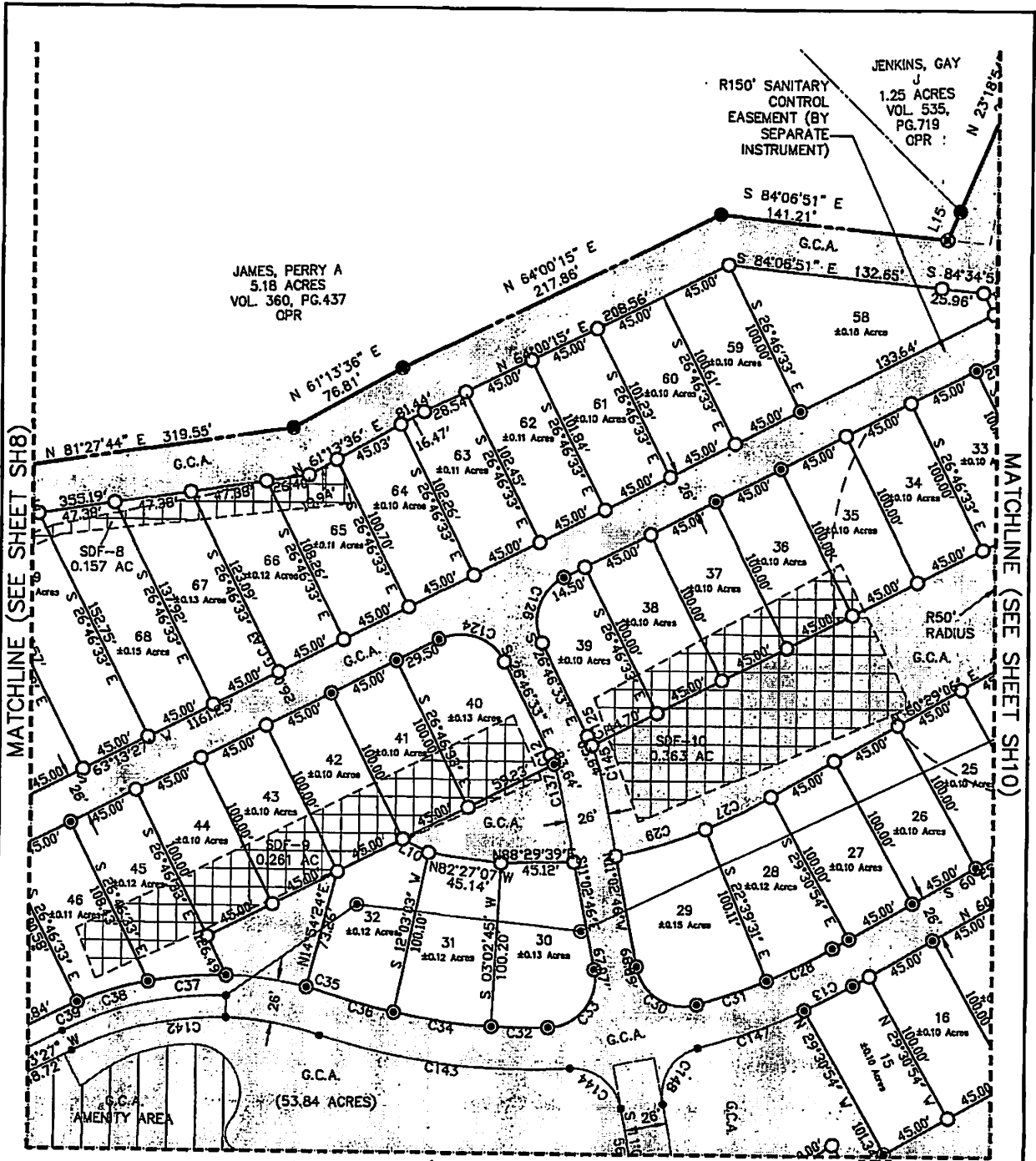
CONTACT: JEFF BOONER  
874 HARPER ROAD SUITE 104 (800)-819-1815  
MCKENZIE, TX 78228 TRPLS FIRM No. 10016800

**VEN CONSULTING ENGINEERS ENGINEER**

CONTACT: KEVIN W. SPRACERS (800) 807-4744  
807 E. MONTAG ST., SUITE D FAX: (800) 807-4747  
FREDERICKSBURG, TX 78824 Texas Registration # F-123

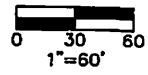
FILE NO: 20100

DATE: 09/20/2023 SHEET NO: 14 OF 14



**LEGEND**

- SET 1/2" IRON ROD WITH MDS CAP
  - ⊙ SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - ⊙ TxDOT MONUMENT FOUND
  - CALCULATED POINT
- 
- BOUNDARY LOT LINE
  - - - EASEMENT
  - ▨ ADJACENT PROPERTY
  - ▨ G.C.A. GENERAL COMMON AREA
  - ▨ SANITARY DRAIN FIELD - SDF
  - ▨ G.C.A. WITH IMPROVEMENTS THAT MUST BE BUILT



BEARING	DISTANCE
L10 IN 83°20'12" W 118.18'	
L15 IS 2°01'05" W 119.11'	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	74.50	6.37	6.36	N 24°19'39" W	4°53'46"
C13	411.00	33.25	33.24	S 62°48'10" W	4°39'07"
C17	287.50	25.29	25.29	S 53°54'47" W	6°51'23"
C18	384.00	32.29	32.30	N 63°51'13" E	6°44'11"
C28	287.50	27.77	27.67	S 73°55'52" W	11°30'46"
C30	50.00	49.73	44.23	S 58°31'53" E	84°58'13"
C31	385.00	45.43	45.41	N 70°38'10" E	6°45'40"
C32	385.00	34.95	34.94	S 89°29'38" E	5°12'04"
C37	330.00	31.81	31.81	N 39°25'49" E	6°47'09"
C34	385.00	60.83	60.86	S 82°21'33" E	19°07'05"
C35	228.00	16.48	16.48	S 73°58'03" E	4°10'22"
C36	365.00	39.94	39.93	S 74°51'12" E	5°56'40"
C37	228.00	48.56	48.48	N 85°03'00" E	12°18'57"
C38	228.00	48.76	48.68	N 75°07'39" E	11°38'03"
C39	228.00	18.17	18.17	N 65°10'29" E	4°05'02"
C124	30.00	47.12	42.43	N 71°48'33" W	87°00'00"
C125	100.50	8.39	8.39	N 24°57'43" W	5°37'39"
C128	30.00	27.12	42.43	S 18°13'27" W	86°00'00"
C137	74.50	14.09	14.07	N 15°27'48" W	10°50'00"
C142	200.00	158.71	154.73	S 85°40'18" W	44°33'50"
C143	411.00	158.06	157.09	S 82°53'56" E	22°02'24"
C144	30.00	43.39	39.71	N 52°28'51" W	83°52'10"
C145	100.50	21.24	21.19	N 17°05'50" W	12°08'07"
C147	411.00	70.07	69.89	N 70°00'18" E	9°48'08"
C148	30.00	45.00	40.60	S 31°55'18" W	85°58'08"

## FIREFLY RV & TINY HOME CONDOMINIUM

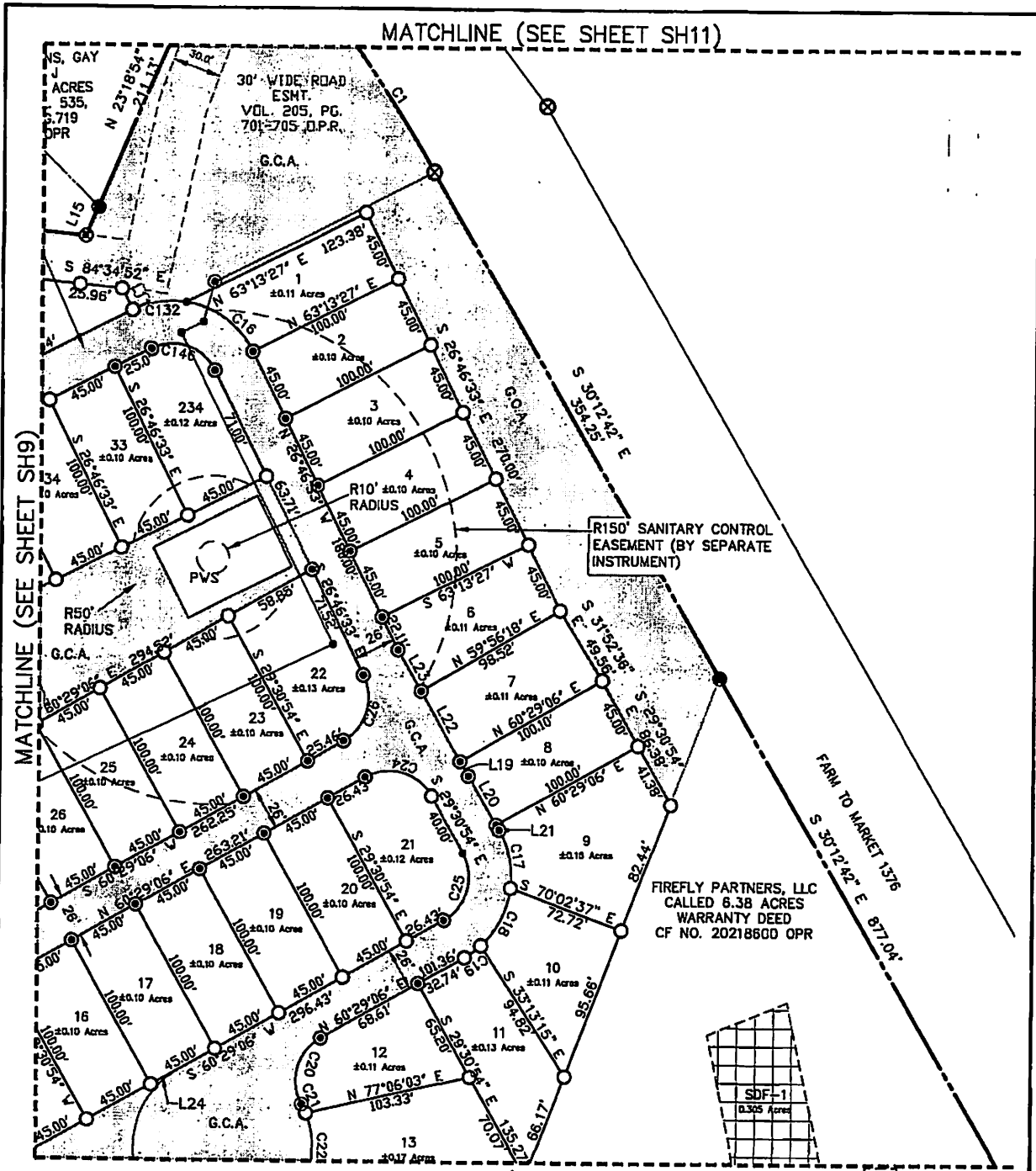
5386 FARM TO MARKET 1376,  
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

**MDS LAND SURVEYING SURVEYORS**

CONTACT: BOB BODNER (330) 615-1010  
874 HARPER ROAD SUITE 106 TPLS FRM No. 10018100  
KURVILLE, TX 78628

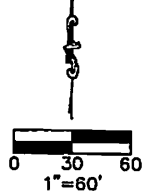
**VPI CONSULTING ENGINEERS ENGINEERS**

CONTACT: KEVIN W. SPRAGGINS (330) 997-4244  
807 E. HORNBY ST., SUITE D FAX: (330) 997-6887  
FREDERICKSBURG, TX 78624 Texas Registration # F-143



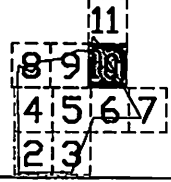
**LEGEND**

- SET 1/2" IRON ROD WITH MDS CAP
  - ⊙ SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - ⊙ TXDOT MONUMENT FOUND
  - CALCULATED POINT
- 
- BOUNDARY
  - - - LOT LINE
  - - - EASEMENT
  - - - ADJACENT PROPERTY
  - ▭ G.C.A. GENERAL COMMON AREA
  - ▭ PVS PWS PUMPHOUSE/WELL/TANK
  - ▨ SANITARY DRAIN FIELD - SDF



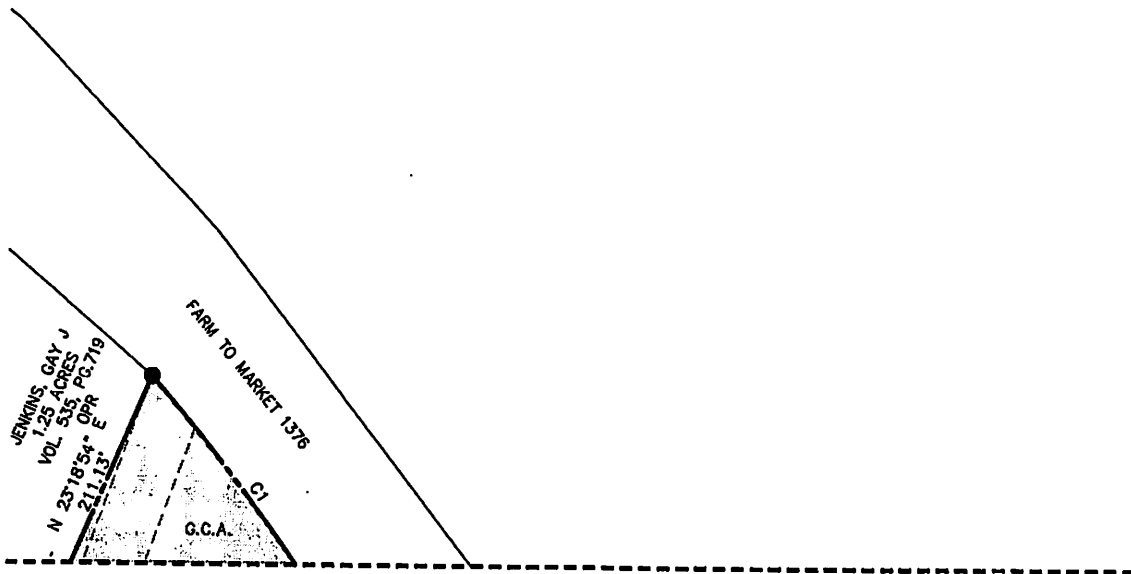
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1115.53	210.70	210.39	S 85°40'11" E	107°54'05"
C16	85.00	52.70	50.71	S 84°13'38" E	54°54'12"
C17	85.00	35.62	35.02	S 11°17'36" E	35°25'36"
C18	85.00	39.99	39.14	S 27°23'05" W	40°54'43"
C19	85.00	12.38	12.33	S 54°09'47" W	12°38'39"
C20	85.00	45.77	42.18	S 35°48'25" W	89°19'53"
C21	85.00	8.02	8.02	S 25°42'12" E	15°15'30"
C22	85.00	39.44	38.80	S 02°01'26" E	41°05'02"
C24	85.00	47.12	42.43	N 74°30'54" W	80°00'00"
C25	85.00	47.12	42.43	N 15°29'08" E	80°00'00"
C6	85.00	45.69	41.40	N 18°51'17" E	87°15'39"
C12	85.00	33.68	33.17	E 89°48'42" W	35°05'49"
C14	85.00	45.55	41.01	N 71°48'33" W	80°00'00"

MATCHLINE (SEE SHEET SH6)



**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**

3386 FARM TO MARKET 1376,  
FREDERICKSBURG, COLLINGS COUNTY, TEXAS  
**MDS LAND SURVEYING SURVEYOR**  
 CONTACT: BOB BOGGS  
 874 HARPER ROAD SUITE 104 (330) 815-1618  
 KOPPELLE, TX 78025 TIFLS FIRM No. 10018000  
**VEN CONSULTING ENGINEERS ENGINEER**  
 CONTACT: KEVIN W. SPRAGGINS (330) 967-6744  
 537 E. HIGHWAY 57, SUITE D FAX: (330) 967-6987  
 FREDERICKSBURG, TX 78844 Texas Registration # F-152  
 TITLE NO: 20100  
 DATE: 09/20/2023 SHEET: SH10 OF 0910

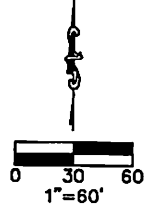


**LEGEND**

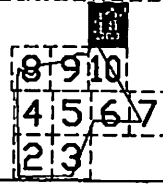
- SET 1/2" IRON ROD WITH MDS CAP
- ⊙ SET MAG NAIL WITH MDS WASHER
- 1/2" IRON ROD FOUND
- ⊗ TxDOT MONUMENT FOUND
- CALCULATED POINT

- BOUNDARY
- LOT LINE
- - - - EASEMENT
- - - - ADJACENT PROPERTY
- ▨ G.C.A. GENERAL COMMON AREA
- ▩ SANITARY DRAIN FIELD - SDF

MATCHLINE (SEE SHEET SH10)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1185.93'	210.70'	210.39'	S 35°40'11" E	110°54'58"



**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**  
2.44 ACRES

5355 FARM TO MARKET 1376,  
FREDERICKSBURG, GLENNIE COUNTY, TEXAS  
**MDS LAND SURVEYING SURVEYOR**

CONTACT: JEFF BODDREN (832) 618-1815  
674 HANCOCK ROAD SUITE 104 KERRVILLE, TX 78629 TITLE FRM No. 10019600

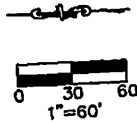
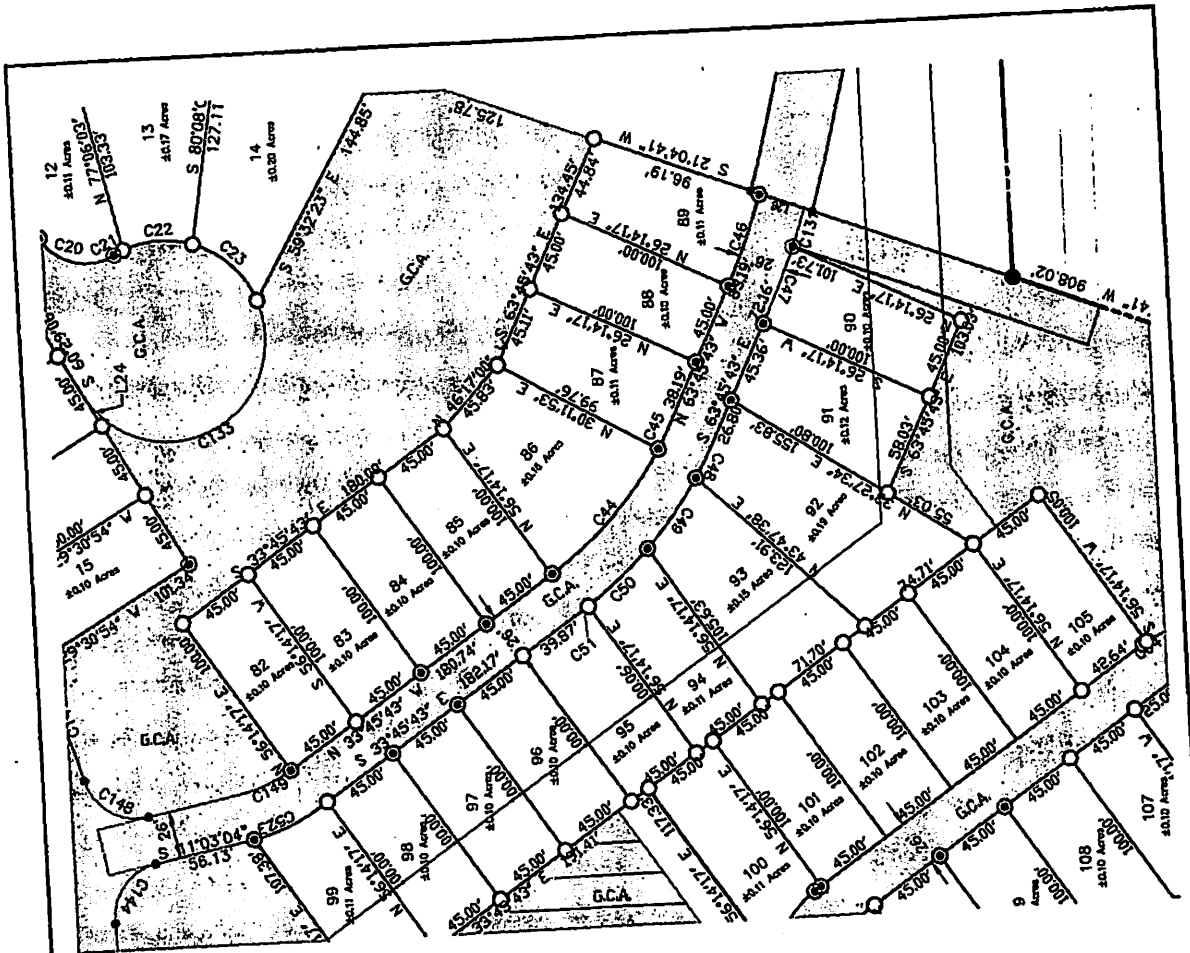
**V&E CONSULTING ENGINEERS ENGINEER**

CONTACT: KEVIN E. SPRADGINS (832) 697-4766  
807 E. HOGREAY ST., SUITE D FREDERICKSBURG, TX 78624 FAX: (832) 697-4367 Texas Registration # P-165

FILE NO: 20100

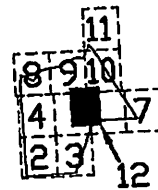
DATE: 09/20/2023

SHEET: 0811 (11 OF 14)



**LEGEND**

- SET 1/2" IRON ROD WITH MDS CAP
  - ⊙ SET MAG NAIL WITH MDS WASHER
  - 1/2" IRON ROD FOUND
  - ⊗ TYPED MONUMENT FOUND
  - CALCULATED POINT
- 
- BOUNDARY
  - LOT LINE
  - - - - EASEMENT
  - - - - ADJACENT PROPERTY
  - G.C.A. GENERAL COMMON AREA
  - ▨ SANITARY DRAIN FIELD - SDF



**FIREFLY  
RV & TINY HOME  
CONDOMINIUM**

3385 FARM TO MARKET 1376,  
FREDERICKSBURG, WELLSFORD COUNTY, TEXAS  
**MDS LAND SURVEYING** SURVEYOR  
 CONTRACT: JEFF BOGDAN (832)-910-1818  
 824 HARPER ROAD SUITE 104 TRIPLE PPM No. 10319400  
 KENNESAW, TX 79628  
**VIR CONSULTING ENGINEERS** ENGINEER  
 CONTRACT: KEVIN H. SPRADLING (832) 997-4244  
 607 E. WOODWAY ST., SUITE B FAY (832) 997-4287  
 FREDERICKSBURG, TX 77848 Texas Registration # 7-183

DATE: 02/20/2023 FILE NO: 20100  
 SHEET: 5312 OF 50