

PLAT SHOWING A 0.143 OF AN ACRE TRACT AND A 9.45 ACRE TRACT, BOTH OUT OF THE MANUEL CABAZOS SURVEY NO. 127, ABSTRACT NO. 117; GILLESPIE COUNTY, TEXAS.

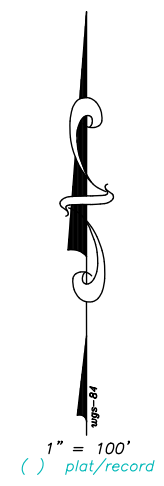
DRAWN BY:	d.a.s.	DATE:	17
CHECKED BY:	d.a.s.	DRAWING NO.:	6193-9.45
JOB NO.:	S-17-6193	SHEET	1 OF 1

Der Stadt Friedhof
(City Cemetery)

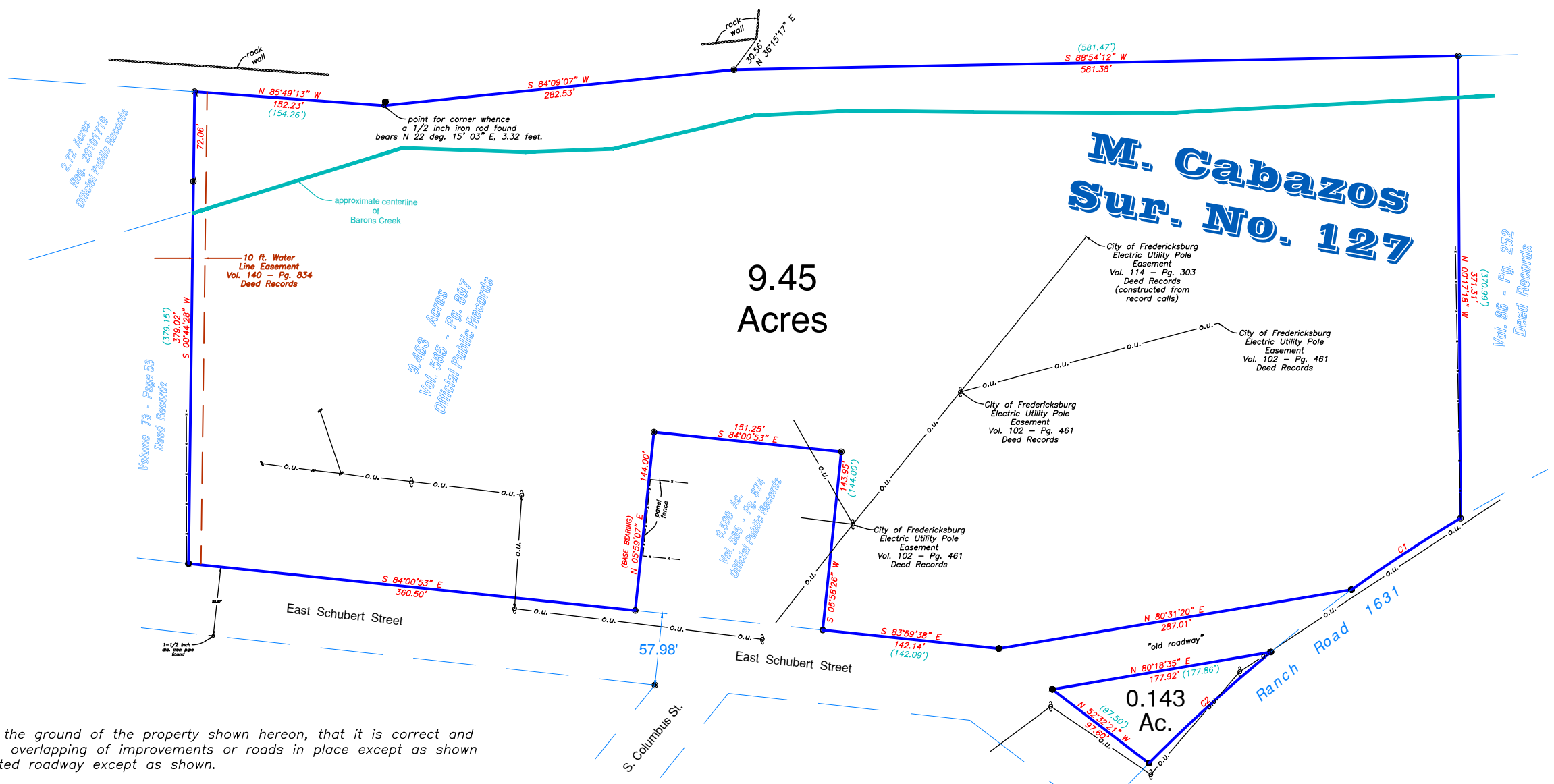
M. Cabazos
Sur. No. 127

9.45
Acres

0.143
Ac.



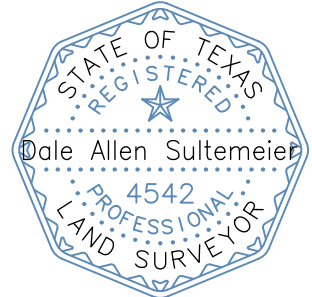
- LEGEND
- 1/2 inch dia. iron rod found
 - 3/8 inch dia. iron rod set, unless noted otherwise
 - 60d nail found
 - electric meter pad
 - Verizon riser box
 - Time Warner riser box
 - gas meter
 - water meter
 - air conditioning unit
 - utility pole
 - well
 - o.u. overhead utility line



Two (2) legal descriptions of same date accompany this plat.

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 except as shown.

Dale Allen Sulteimer
Dale Allen Sulteimer
Registered Professional Land
Surveyor
No. 4542 - State of Texas



June 17th, 2017

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	104.68'	1313.36'	4°34'00"	N 56°43'04" E	104.65' (132.53')
C2	132.58'	1313.36'	5°47'02"	S 47°37'48" W	132.52' (105.80')

PREPARED FOR:
Parthenon Properties, LLC
702 E. Schubert St.
Fredericksburg, TX 78624

TITLE COMPANY:
Capital Title
6850 Austin Center Blvd., Ste. 127
Austin, TX 78731

This tract is subject to the following easements listed in First National Title Insurance Company's Commitment for Title Insurance, File No. T-17-302625-AM, issued May 24th, 2017:

- Restrictive Covenants of record in Vol. 23, Pg. 72 & Vol. 23, Pg. 302, Deed Records of Gillespie County, TX.
- Any visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- Easement to the City of Fredericksburg recorded in Vol. 102, Pg. 461, Deed Records of Gillespie County, TX. SHOWN HEREON.
- Easement to the City of Fredericksburg recorded in Vol. 114, Pg. 303, Deed Records of Gillespie County, TX. SHOWN HEREON.
- Water line easement to the City of Fredericksburg recorded in Vol. 140, Pg. 834, Deed Records of Gillespie County, TX. SHOWN HEREON.
- Easement to Enserch Corporation recorded in Vol. 246, Pg. 653, Real Property Records of Gillespie County, TX. AFFECTS BOTH TRACTS - GRANTS EASEMENT FOR CONSTRUCTION & INSPECTION, ETC. OF PIPELINES AND APPURTENANCES.

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SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
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Fredericksburg, Texas 78624
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dale@sultemeiersurveying.com

Texas Licensed Surveying Firm 100930-00	Texas Registered Engineering Firm F-10608
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