

NORTH

SCALE: 1" = 40'

LEGEND:

- ⊕ BURIED PROPANE TANK (LID)
- ⊙ CLEANOUT
- ⊕ SATELLITE DISH
- PP ∅ POWER POLE
- OHU— OVERHEAD UTILITIES
- x— WIRE FENCE

TROY LEIGH BOWLING AND
KIMBERLY ANN BOWLING
DOCUMENT NO. 20192795
OFFICIAL PUBLIC RECORDS
15.014 ACRES

FOUND 1/2" STEEL ROD
WITH AN ORANGE "RPLS
5207" PLASTIC CAP

S 88°46'20" E 425.51'

FOUND BROKEN
CONCRETE MONUMENT

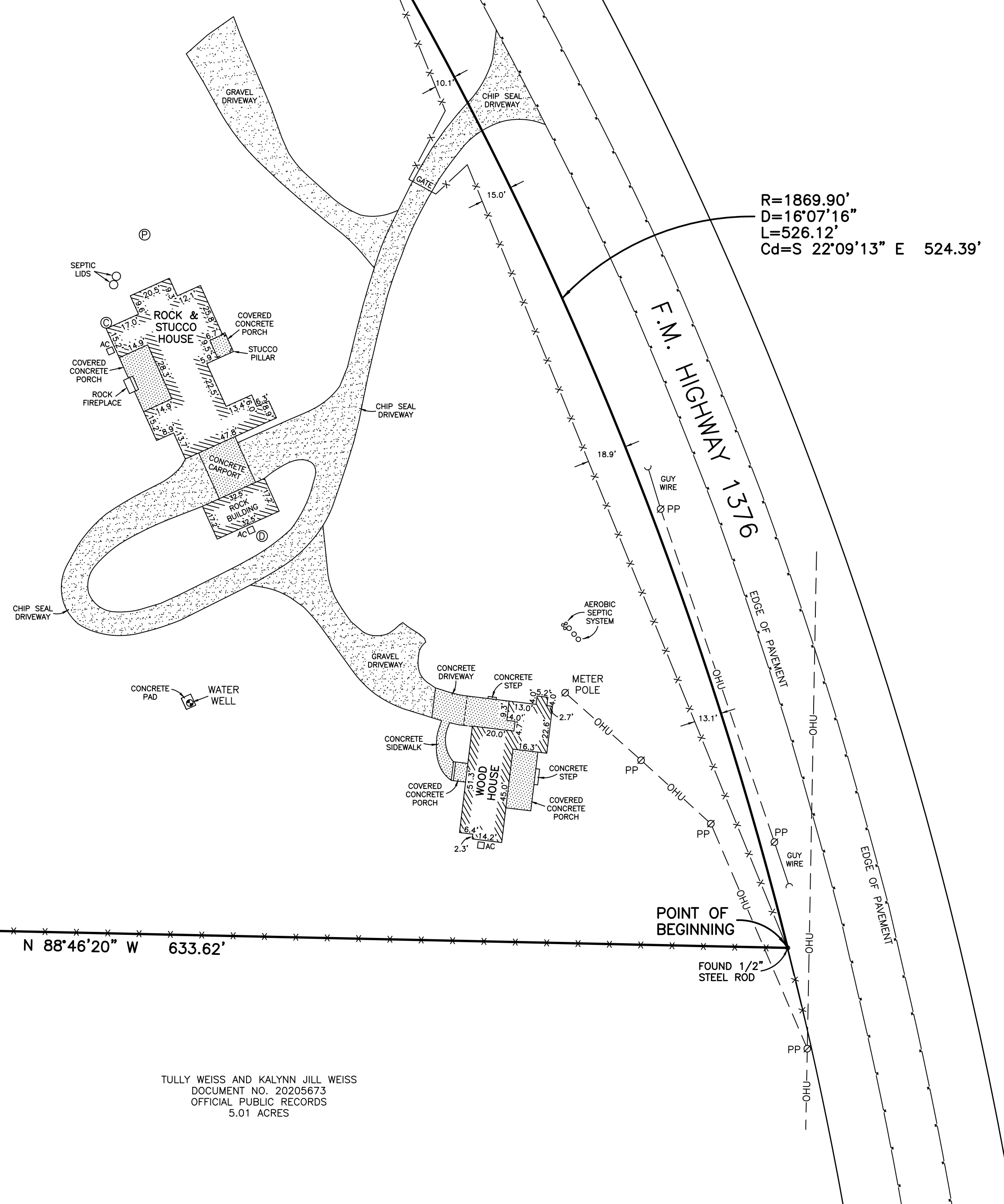
80' RIGHT-OF-WAY PER THE
TEXAS DEPARTMENT OF
TRANSPORTATION MAPS

TROY LEIGH BOWLING AND
KIMBERLY ANN BOWLING
DOCUMENT NO. 20192795
OFFICIAL PUBLIC RECORDS
15.014 ACRES

N 01°13'40" E 481.33'

6.000 ACRES

J.P. IMHOF
SURVEY NO. 313
ABSTRACT NO. 337



R=1869.90'
D=16°07'16"
L=526.12'
Cd=S 22°09'13" E 524.39'

F.M. HIGHWAY 1376

FOUND 1/2" STEEL ROD
WITH AN ORANGE "RPLS
5207" PLASTIC CAP

N 88°46'20" W 633.62'

POINT OF
BEGINNING

FOUND 1/2"
STEEL ROD

THOMAS W. PAHL
VOLUME 269 PAGES 344-353
OFFICIAL PUBLIC RECORDS
REMAINDER OF 157.2 ACRES

TULLY WEISS AND KALYNN JILL WEISS
DOCUMENT NO. 20205673
OFFICIAL PUBLIC RECORDS
5.01 ACRES

GENERAL NOTES:

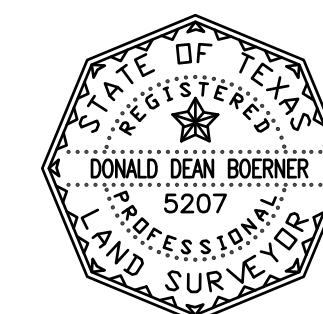
- 1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEED RECORDED IN DOCUMENT NO. 20205735, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.
- 2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE.
- 3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: A 6.000 acre tract of land out of the J.P. Imhof Survey No. 313, Abstract No. 337, Gillespie County, Texas and being that certain 6.000 acre tract of land conveyed to DBD 5412 Investments, LLC, a Texas limited liability company by deed recorded in Document No. 20205735, Official Public Records, Gillespie County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
DATE 03-09-2023 JOB NO: 16-376