

DEED CALLS: VOL. 359, PG. 50

LINE	BEARING	LENGTH
L20	N 00°00'09" W	2324.02'
L21	N 88°57'20" E	1104.07'
L22	N 89°38'00" E	1304.91'
L23	S 00°42'25" E	100.00'
L24	S 00°04'25" E	386.40'
L25	S 33°14'42" W	1221.11'
L26	S 52°21'49" W	587.55'
L27	N 89°59'32" W	590.42'
L28	S 60°45'31" W	204.70'
L29	N 00°00'00" E	50.00'
L30	N 42°11'00" E	146.98'
L31	N 14°04'00" W	119.80'
L32	N 18°29'00" E	223.95'
L33	N 31°22'00" E	160.30'
L34	N 15°23'00" W	140.13'
L35	N 05°41'00" E	240.74'
L36	N 42°49'00" E	354.00'
L37	N 36°36'00" W	317.60'
L38	N 90°00'00" W	732.93'
L39	S 00°00'09" E	1869.50'
L40	S 52°47'06" W	50.23'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 60°45'13" W	204.70'
L2	N 00°10'16" E	49.91'
L3	N 42°08'54" E	146.93'
L4	N 14°18'00" W	119.18'
L5	N 18°29'00" E	223.95'
L6	N 31°18'02" E	161.01'
L7	N 15°24'56" W	140.09'
L8	N 05°44'10" E	240.67'
L9	S 52°48'06" W	50.18'

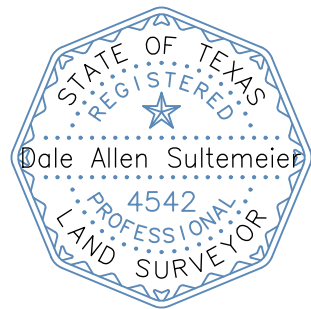
- LEGEND
- ⊙ 1/2 inch dia. iron rod found
  - ⊙ 3/8 inch iron rod w/ cap (RPLS 4542) set
  - △ 60d nail found
  - as noted
  - electric meter pad
  - Verizon riser box
  - Time Warner riser box
  - air conditioning unit
  - ⊙ utility pole
  - ⊙ well
- residence/structure setback:  
 225' from road centerline  
 150' from side tract line

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 220-359, issued April 23rd, 2020:

- Restrictive Covenants of record in Vol. 283, Pg. 885, Real Property Records of Gillespie County, TX.
- Building setback lines as referred to in instrument recorded in Vol. 283, Pg. 885, Real Property Records of Gillespie County, TX. SHOWN HEREON.
- Right of Way Easement to GTE Southwest Incorporated recorded in Vol. 284, Pg. 963, Real Property Records of Gillespie County, TX. SHOWN HEREON.
- Right of Way Easement to Central Texas Electric Cooperative, Inc. recorded in Vol 284, Pg. 970, Real Property Records of Gillespie County, TX. SHOWN HEREON.
- Right of Way Easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 359, Pg. 644, Real Property Records of Gillespie County, TX.
- Right of Way Easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 321, Pg. 604, Real Property Records of Gillespie County, TX.
- Easement conveyed to Ralph Crawford, et ux recorded in Vol. 352, Pg. 111, Real Property Records of Gillespie County, TX. SHOWN HEREON.
- Right of Way Easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 408, Pg. 317, Official Public Records of Gillespie County, TX.
- Right of Way Easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 513, Pg. 56, Official Public Records of Gillespie County, TX.

Plat and accompanying field notes prepared from an on the ground survey performed by me or under my direction and supervision.

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



April 14th, 2020  
 plat & field notes

PREPARED FOR:  
 Portico Investments  
 520 Isaacs Mountain Road  
 Fredericksburg, TX 78624

LIENHOLDER:  
 Broadway National Bank

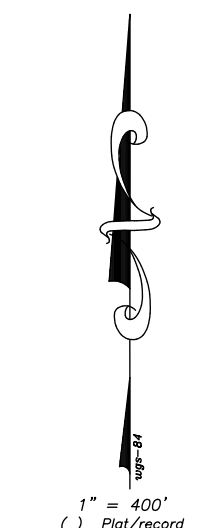
Isaacs Mountain Road:  
 60 ft. wide easement,  
 Vol. 283, Pg. 885  
 Vol. 284, Pg. 963

TITLE COMPANY:  
 Hill Country Titles, Inc.  
 114 East Austin Street  
 Fredericksburg, TX 78624

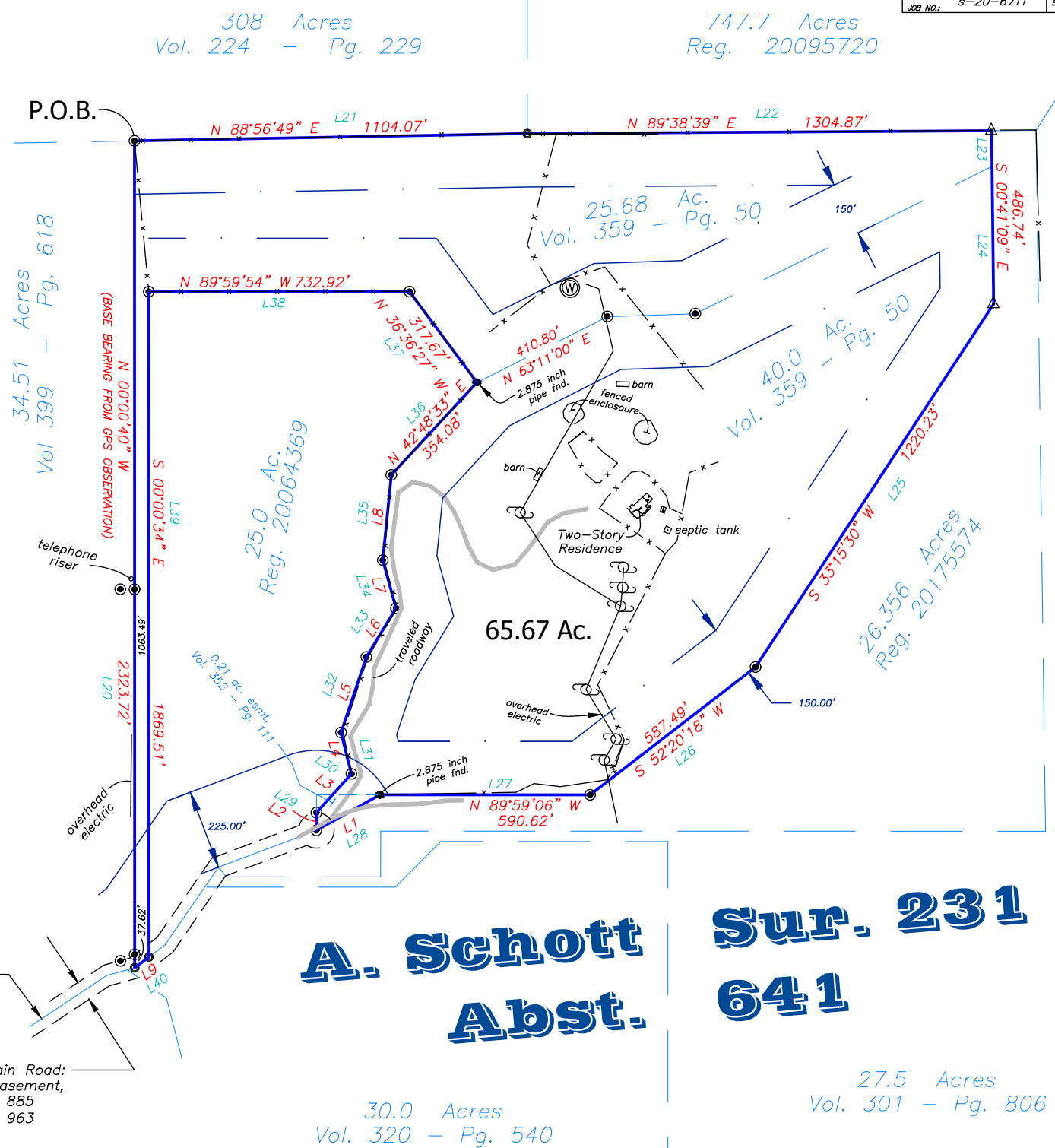
**S** **SULTEMEIER**  
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Boundary-Title-Topographic-Construction Surveys  
 Engineering - Land Development Services  
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 sultemeiersurveying.com

Texas Licensed Surveying Firm 100930-00	Texas Registered Engineering Firm F-10608
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centerline of 80 ft. easement, 284/970



**A. Schott Abst.**  
**Sur. 231 641**

30.0 Acres  
 Vol. 320 - Pg. 540

27.5 Acres  
 Vol. 301 - Pg. 806

PLAT SHOWING A 65.67 ACRE TRACT OF LAND OUT OF THE AUGUSTUS V. SCHOTT SURVEY NO. 231, ABSTRACT NO. 641; GILLESPIE COUNTY, TEXAS.