

TITLE COMMITMENT NOTES:

ISSUED BY: TEXAN TITLE INSURANCE COMPANY

COUNTERSIGNED BY: HILL COUNTRY TITLES

GF NO: 222-1266

EFFECTIVE DATE: SEPTEMBER 27, 2022

ISSUE DATE: SEPTEMBER 28, 2022

REFERENCES:

- VOL. 6, PG. 14 PRGC - PLAT
- VOL. 5, PG. 147 PRGC - PLAT
- DOC. NO. 20207741 OPRGC - RESTRICTIONS
- DOC. NO. 20222528 OPRGC - RESTRICTIONS
- DOC. NO. 20223963 OPRGC - RESTRICTIONS
- DOC. NO. 20225503 OPRGC - RESTRICTIONS

ITEM 10:

c. EASEMENT EXECUTED BY MRS. WM. WUNDERLICH TO CENTRAL POWER AND LIGHT COMPANY, DATED JULY 29, 1929, RECORDED IN VOLUME 41, PAGES 534-535, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

d. EASEMENT EXECUTED BY HUGO KALLENBERG AND WIFE, OLGA KALLENBERG TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED NOVEMBER 10, 1952, RECORDED IN VOLUME 72, PAGES 212-213, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

e. RIGHT OF WAY EASEMENT EXECUTED BY WILBERT SEIPP TO THE SOUTHWESTERN STATES TELEPHONE COMPANY, DATED JUNE 21, 1966, RECORDED IN VOLUME 90, PAGES 452-453, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

f. DRAINAGE EASEMENT EXECUTED BY STONEWALL DEVELOPMENT LLC TO CITY OF FREDERICKSBURG, DATED DECEMBER 20, 2018, RECORDED UNDER REGISTER NO. 20186569, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

g. TEMPORARY CONSTRUCTION EASEMENT EXECUTED BY STONEWALL DEVELOPMENT LLC TO THE CITY OF FREDERICKSBURG, DATED DECEMBER 20, 2018, RECORDED UNDER REGISTER NO. 20186570, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

h. UTILITY EASEMENT EXECUTED BY STONEWALL DEVELOPMENT LLC TO THE CITY OF FREDERICKSBURG, DATED DECEMBER 20, 2018, RECORDED UNDER REGISTER NO. 20186571, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

i. NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR MADRONA HOMEOWNERS ASSOCIATION, INC., DATED OCTOBER 10, 2019, RECORDED UNDER REGISTER NO. 20195349, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; AND UNDER REGISTER NO. 20195830, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (NOT A SURVEY MATTER)

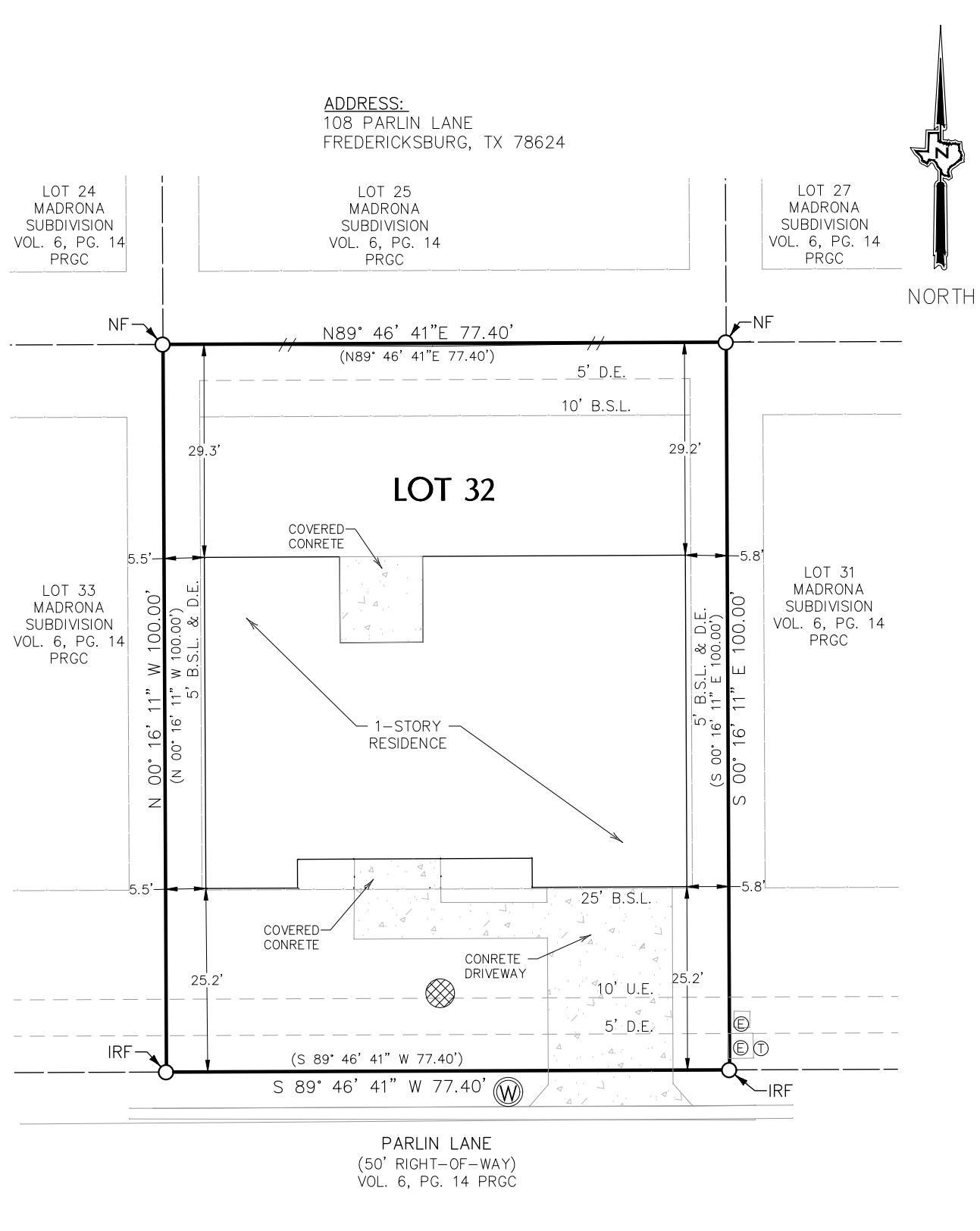
j. SUBJECT TO ALL DEFINITIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, SETBACKS AND OTHER TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MADRONA SUBDIVISION RECORDED UNDER REGISTER NO. 20195350, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; AMENDED UNDER REGISTER NO. 20207741, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (SHOWN)

k. LIENHOLDER'S SUBORDINATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MADRONA SUBDIVISION, DATED OCTOBER 9, 2019, RECORDED UNDER REGISTER NO. 20195351, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (NOT A SURVEY MATTER)

l. BUILDING SETBACK LINES AND DRAINAGE EASEMENT AS SHOWN AND UTILITY EASEMENT DEDICATED ON MAP OR PLAT AS RECORDED IN VOLUME 6, PAGE 14, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. (SHOWN)

m. EASEMENT MODIFICATION EXECUTED BY CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED OCTOBER 26, 2020, RECORDED UNDER REGISTER NO. 20206482, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (SHOWN)

m. ZONING REGULATIONS AS PROMULGATED BY THE GILLESPIE COUNTY AIRPORT BOARD OF ADJUSTMENT. (NOT A SURVEY MATTER)



LEGEND

()	RECORD BEARING & DISTANCE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
IRF	1/2" IRON ROD FOUND
IRS	1/2" IRON ROD SET CAPPED "MDS"
NF	NAIL FOUND
PG	PAGE
PRGC	PLAT RECORDS OF GILLESPIE COUNTY
U.E.	UTILITY EASEMENT
VOL	VOLUME
	SEWER CLEANOUT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	TELEPHONE PEDESTAL
	ELECTRIC METER
	AIR CONDITIONER
	ASPHALT CONCRETE
	ADJOINER LINE
	BOUNDARY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
//	WOOD FENCE

GENERAL 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. FIELD SURVEY COMPLETED 10-02-2022.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. ACCORDING TO COMMUNITY PANEL NO. 48171C0269C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING A MAP REVISED DATE OF 10-19-2001, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT SHOWING: LOT 32, MADRONA SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, FOUND OF RECORD IN VOLUME 6, PAGE 14, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

**LAND TITLE SURVEY
OF
LOT 32
MADRONA SUBDIVISION
OUT OF THE
B ADAME SURVEY NO. 123
ABSTRACT NO. 4
GILLESPIE COUNTY, TEXAS
OCTOBER 2022**

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 2nd DAY OF OCTOBER, 2022, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN ABOVE.

JEFF BOERNER
TX R.P.L.S. NO. 4939



MDS
LAND SURVEYING
COMPANY, INC.
TBPLS FIRM No. 10019600

874 HARPER ROAD
SUITE 104
KERRVILLE, TX 78028
830-816-1818
MDS-SURVEYING.COM

JOB #: 22-233-01	SURVEYORS: JB/LK
DATE: 10-02-2022	SHEET 1 OF 1