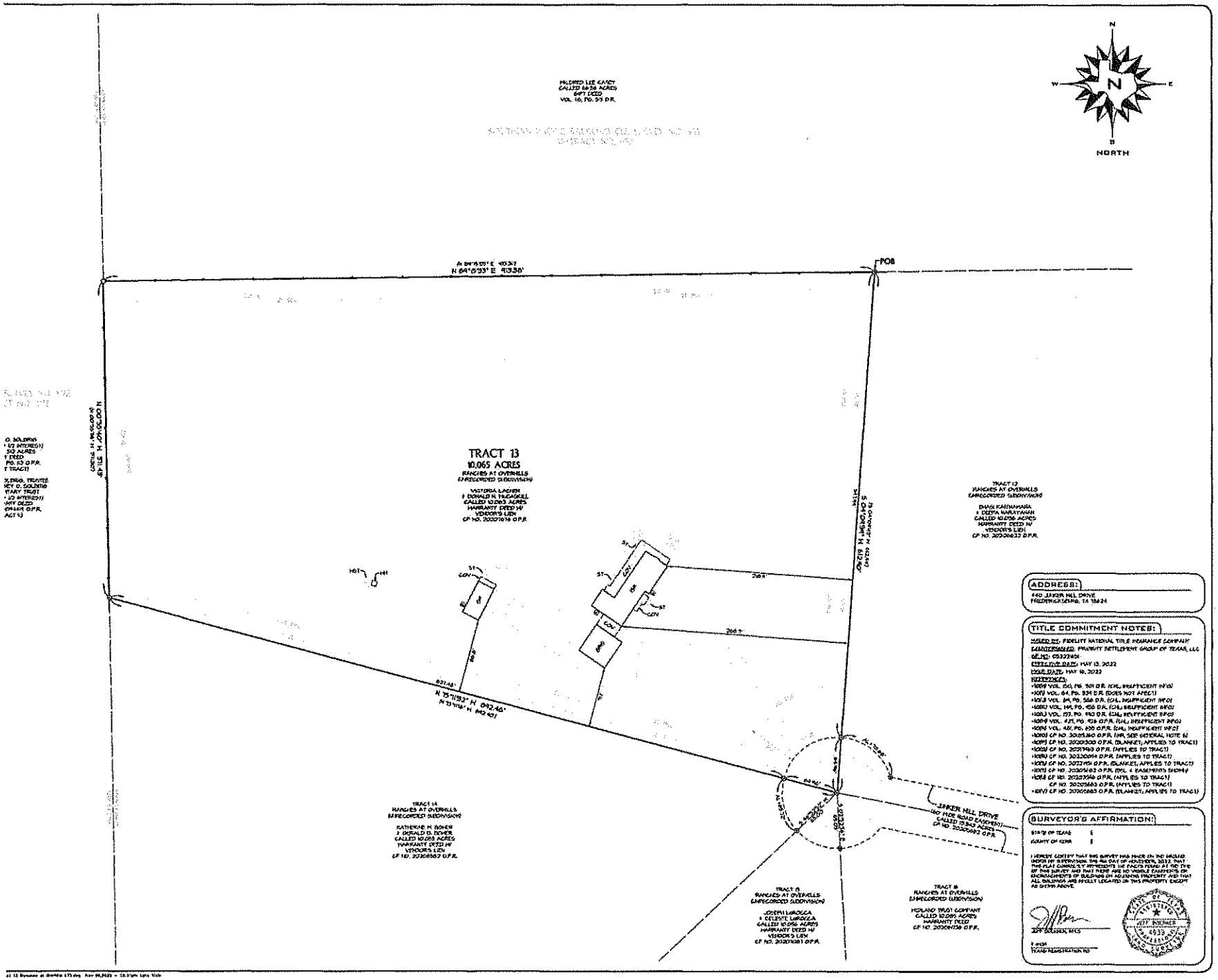
NORTH
TRACT 13
10.065 ACRES
RANCHES AT OVERHILLS
UNRECORDED SUBDIVISION
VICTORIA LACHER
& DONALD H. TAUSCHELL
CALLED 10.065 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
CF NO. 20207619 O.P.R.
TRACT 12
RANCHES AT OVERHILLS
UNRECORDED SUBDIVISION
DHAN KANNAMARA
& DEEPA NARAYANAN
CALLED 10.056 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
CF NO. 20206637 O.P.R.
TRACT 14
RANCHES AT OVERHILLS
UNRECORDED SUBDIVISION
KATHERINE H. BOHER
& GERALD B. BOHER
CALLED 10.065 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
CF NO. 20206867 O.P.R.
TRACT 11
RANCHES AT OVERHILLS
UNRECORDED SUBDIVISION
JOSEPH LABOLCA
& CELESTE LABOLCA
CALLED 10.056 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
CF NO. 20207081 O.P.R.
TRACT 10
RANCHES AT OVERHILLS
UNRECORDED SUBDIVISION
HOLLAND TRUST COMPANY
CALLED 10.065 ACRES
WARRANTY DEED
CF NO. 20206136 O.P.R.
LINKER HILL DRIVE
(60' PUBLIC ROAD EASEMENT)
CALLED 13.843 ACRES
CF NO. 20200042 O.P.R.
MILDRED LEE GANCY
CALLED 16.56 ACRES
GIFT DEED
VOL. 16, PG. 55 O.P.R.
POB
ADDRESS:
440 LINKER HILL DRIVE
FREDERICKSBURG, TX 78624
TITLE COMMITMENT NOTES:
ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ESCROW AGENT: PRIORITY SETTLEMENT GROUP OF TEXAS, LLC
GF NO: 05327404
EFFECTIVE DATE: MAY 13, 2022
ISSUE DATE: MAY 19, 2022
EXCEPTIONS:
•1059 VOL. 64, PG. 301 O.R. (CAL; INSUFFICIENT INFO)
•1060 VOL. 64, PG. 334 O.R. (DOES NOT AFFECT)
•1063 VOL. 84, PG. 366 O.R. (CAL; INSUFFICIENT INFO)
•1080 VOL. 144, PG. 458 O.R. (CAL; INSUFFICIENT INFO)
•1082 VOL. 157, PG. 192 O.R. (CAL; INSUFFICIENT INFO)
•1084 VOL. 171, PG. 126 O.P.R. (CAL; INSUFFICIENT INFO)
•1086 VOL. 181, PG. 630 O.P.R. (CAL; INSUFFICIENT INFO)
•1090 CF NO. 20205360 O.P.R. (NR, SEE GENERAL NOTE 6)
•1091 CF NO. 20200300 O.P.R. (BLANKET; APPLIES TO TRACT)
•1092 CF NO. 20201993 O.P.R. (APPLIES TO TRACT)
•1093 CF NO. 20202014 O.P.R. (APPLIES TO TRACT)
•1094 CF NO. 20202195 O.P.R. (BLANKET; APPLIES TO TRACT)
•1095 CF NO. 20204102 O.P.R. (POL. & EASEMENTS SHOWN)
•1096 CF NO. 20203546 O.P.R. (APPLIES TO TRACT)
CF NO. 20205663 O.P.R. (APPLIES TO TRACT)
•1097 CF NO. 20206663 O.P.R. (BLANKET; APPLIES TO TRACT)
SURVEYOR'S AFFIRMATION:
STATE OF TEXAS §
COUNTY OF KERR §
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION THIS 9TH DAY OF NOVEMBER, 2022; 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 STATED ABOVE.
JEFF BOEHER, RPLS
TRANS REGISTRATION NO
JEFF BOEHER
4938
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS