

**SURVEY MAP SHOWING
 LOT NO. 21, CARRIAGE HILLS ADDITION,
 SITUATED IN THE CITY OF FREDERICKSBURG,
 GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD
 IN VOLUME 82, PAGES 487-491 OF THE DEED RECORDS
 OF GILLESPIE COUNTY, TEXAS.
 SURVEY MADE AT THE REQUEST OF
 BLAKE ASHLEY.**

BORROWER/PROPERTY ADDRESS
 BLAKE J. ASHLEY AND
 WENDY B. ASHLEY
 107 GLENWOOD DRIVE
 FREDERICKSBURG, TEXAS
 78624

LOT NO. 20

GLENWOOD DRIVE

UNMARKED POINT FROM WHICH
 A 1/2" REBAR FOUND BEARS
 N35°46'20"W 0.2'

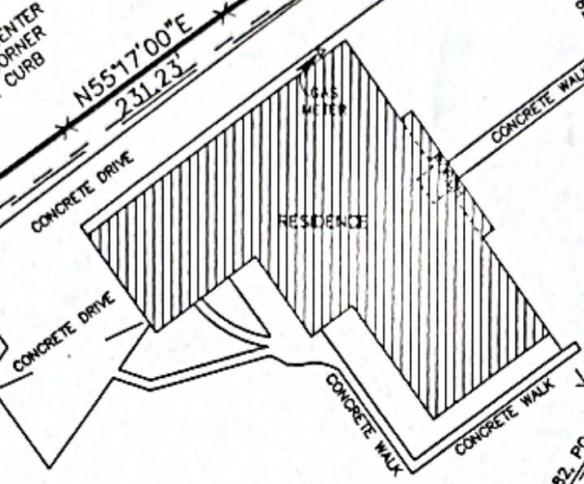
CONCRETE DRIVE

S35°46'20"E 90.00'
 30' FRONT BUILDING SETBACK LINE
 VOL. 82, PG. 487-490 D.R.

LOT NO. 34
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

AT 36.6' PASSING THE CENTER
 OF A 2" PIPE FENCE CORNER
 POST IN A CONCRETE CURB
 N55°17'00"E
 231.23'

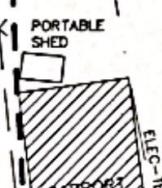
CONCRETE DRIVE



LOT NO. 21
 (1.07± AC.)

5' WIDE UTILITY EASEMENT
 ON EACH SIDE OF ALL LOT &
 STREET LINES, TO CENTRAL
 TEXAS ELECTRIC COOPERATIVE,
 INC., VOL. 82, PG. 548-549 D.R.

APPROX. 100 YEAR FLOOD BOUNDARY AS
 PER FEMA FIRM MAP NO. 48171C0286 C,
 DATED OCTOBER 19, 2001.



LOT NO. 35
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

CENTERLINE OF BRANCH
 N1°18'00"E
 73.92'

6' SIDE BUILDING SETBACK LINE (TYP.) VOL. 82, PG. 487-490 D.R.
 S33°23'55"W 380.62'
 (BEARING BASIS)

LOT NO. 22

SCALE 1" = 40'

LEGEND

- 1/2" DIA. REBAR FOUND
- UNMARKED POINT (EXCEPT AS NOTED)
- UTILITY POLE
- × FENCE

ELEVATION DATUM USED HEREON WAS THE USGS BENCHMARK (P 81 - BN0130), BEING A BRASS DISK FOUND MONUMENTED IN CONCRETE ALONG TEXAS STATE HIGHWAY NO. 16, AT A PUBLISHED ELEVATION OF 1695.0'

EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE, G.F. NO. 212-939, ISSUED DECEMBER 4, 2012.

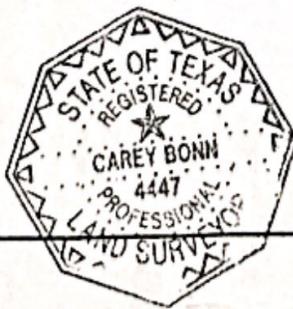
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES OF THIS LOT, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

LOT NO. 36
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

LOT NO. 37
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

N61°18'00"W 17.13'
 AT 327.7' PASSING A
 3/8" REBAR FOUND
 SET IN FENCE

BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TX 78624
 PHONE: 830-997-3884
 FAX: 830-997-0972
 EMAIL: bonnsurveying@verizon.net



SURVEYED OCTOBER 6, 1995
 UPDATED DECEMBER 6, 2012

Carey Bonn
 CAREY BONN
 REG. PROF. LAND SURVEYOR NO. 4447

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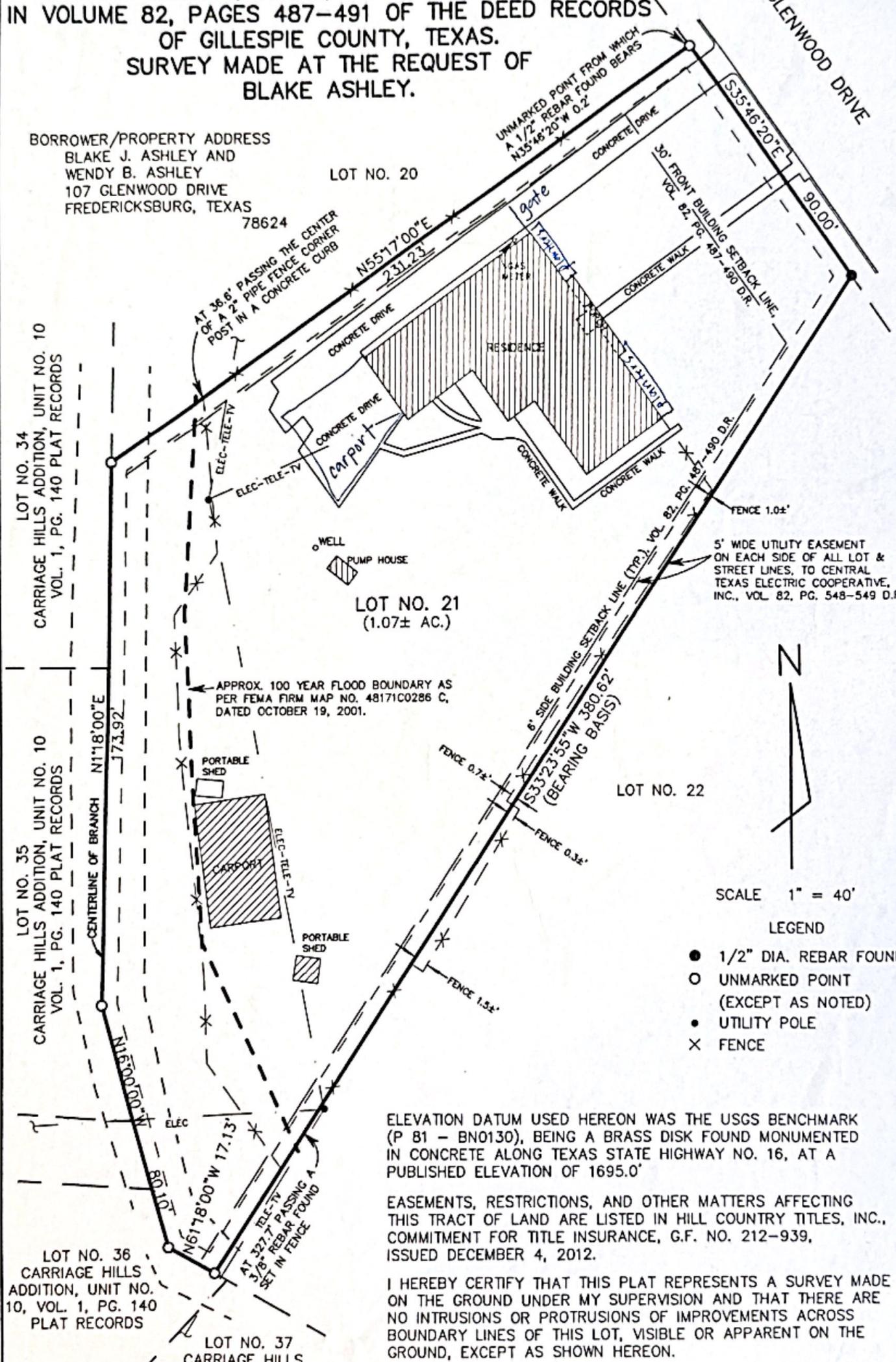
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