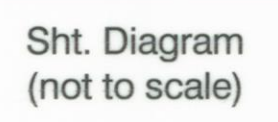


A 364.03 ACRE TRACT OF LAND SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING PART OF THE J. W. & R. LEAVITT SURVEY NO. 70, ABSTRACT NO. 425, PART OF THE J. W. & R. LEAVITT SURVEY NO. 141, ABSTRACT NO. 433 AND PART OF THE THOS. McKINNON SURVEY NO. 140, ABSTRACT NO. 490; BEING ALL OF THAT CERTAIN 343.51 ACRE TRACT I AND ALL OF THAT CERTAIN 20.52 ACRE TRACT II DESCRIBED IN A CONVEYANCE FROM RUTLEDGE 209 RANCH PARTNERS LP TO LOS CHULA VISTA PARTNERS, LLC, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON JULY 20TH, 2017 AND RECORDED ON JULY 21ST, 2017 UNDER REGISTER NO. 20173594 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.

A map of the Chula Vista area. The map shows major roads including Harper Rd, Line Road, Morris Trysone Rd, Morris Ranch Rd, Kierulff Rd, and Comfort Rd. It also shows the locations of Gillette County Airport and Willow City. A red arrow points to the Chula Vista area, which is highlighted with a blue grid pattern. The map includes a scale bar and a north arrow.



County Officials:

County Judge: The Honorable Mark Stroehrer

County Commissioner Pct. 1: Charles Olfers

County Commissioner Pct. 2: William "Billy" Roeder

County Commissioner Pct. 3: Dennis Neffendorf

County Commissioner Pct. 4: Donnie Schuch

County Clerk: Mary Lynn Rusche

1

The Preserve @ CHULA VISTA RANCH

J. W. & R. LEAVITT
SUR. NO. 141
ABST. NO. 433

SUR. 140
ABST. 490

J. W. & R. LEAVITT
SUR. NO. 142
ABST. NO. 435

475.86 Acres
Vol. 437 - Pg. 762
Official Public Records

202.34 Acres
Reg. No. 20172502
Official Public Records

20.52 Acres
Reg. No. 20153591
Official Public Records

J. W. & R. LEAVITT
SUR. NO. 77
ABST. NO. 414

J. W. & R. LEAVITT
SUR. NO. 70
ABST. NO. 425

20.52 Acres
Reg. No. 20173594
Official Public Records

217.31 Acres
Reg. No. 20152513
Official Public Records

23.56 Acres
Reg. No. 20164537
Official Public Records

157.55 Acres
Reg. No. 20154712
Official Public Records

15.68 Acres
Reg. No. 20171940
Official Public Records

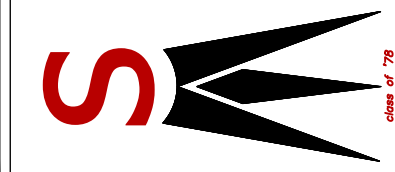
ABST. NO. 408

43.22 Acres
Reg. No. 20167607
Official Public Records

Texas Registered
Engineering Firm
F-10608

Licensed
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary - Title - Topographic - Construction - Surveys
Engineering - Land Development - Services
501 West Main, Suite 107
Fredericksburg, TX 78624
Phone: (830) 960-1221
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date@sultemeiersurveying.com



The Preserve
@
CHULA VISTA RANCH
Fredericksburg, TX

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PROJECT: 6243
DATE: 2017-2018

REVISIONS:
Item/Date/Description

SHEET TITLE
Final Plat

SHEET NUMBER
2

LEGEND

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod with plastic cap (RPLS 4542) set unless otherwise noted
- iron pipe fence post found unless otherwise noted
- mag-nail set
- 60d nail found
- centerline of 20' wide drainage easement
- corner on Floodplain boundary
- water well

NOTES:
- All streets shown herein are private roadway easements 60 ft. in width.
- The radius on return curves is 25 ft.
- B.M. 1, 2 & 3 shown herein are relative to USGS BM "3RHM 1963" which has a published elevation of 1852.47 ft.

Setback-Easement Detail

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	109.71'	65.00'	86°42'11"	S 02°04'44" W	92.14'
C2	94.32'	146.17'	36°28'23"	S 03°16'59" E	92.70'
C3	329.56'	513.12'	36°47'58"	N 02°16'12" W	323.93'
C4	113.36'	914.24'	7°08'16"	S 23°17'41" E	113.29'
C5	164.30'	200.00'	47°04'08"	S 48°12'28" E	159.72'
C6	44.46'	200.00'	12°44'10"	S 16°18'15" E	44.37'
C7	21.31'	200.00'	6°40'40"	N 1°16'14" W	21.30'
C8	155.22'	200.00'	44°36'43"	N 51°28'36" E	151.82'
C9	138.31'	200.00'	39°37'20"	S 48°53'55" E	135.57'
C10	124.90'	200.00'	35°46'57"	S 86°36'04" W	122.88'
C11	156.61'	276.30'	32°28'52"	N 88°15'16" E	154.52'
C12	74.73'	276.30'	15°29'49"	N 64°16'06" E	74.50'
C13	245.42'	1859.03'	8°28'43"	S 67°45'28" W	245.20'
C14	22.05'	200.00'	8°19'17"	N 62°07'00" E	22.02'
C15	31.15'	200.00'	8°55'28"	S 16°49'41" E	31.12'
C16	87.88'	200.00'	25°10'38"	N 28°23'21" W	87.18'
C17	81.98'	400.00'	12°01'53"	N 29°42'41" E	81.80'
C18	56.06'	220.28'	14°34'50"	S 85°46'46" W	55.91'
C19	198.59'	286.01'	39°46'57"	S 08°27'49" W	194.92'
C20	123.00'	589.23'	11°57'36"	N 22°17'50" E	122.78'
C21	190.64'	452.72'	24°07'40"	N 20°02'17" W	189.24'
C22	87.35'	200.00'	22°01'37"	S 02°26'03" W	86.66'
C23	112.52'	382.36'	16°51'36"	S 12°34'06" E	112.11'
C24	113.39'	262.07'	24°40'08"	N 08°44'36" E	112.71'
C25	114.84'	262.07'	37°01'30"	N 02°20'55" E	114.87'
C26	111.36'	1036.65'	6°09'17"	S 03°47'02" W	111.30'
C27	128.21'	511.85'	14°21'05"	N 07°26'56" E	127.87'
C28	249.25'	589.21'	24°17'08"	N 02°10'03" E	247.89'
C29	171.93'	1098.86'	8°58'21"	N 00°16'56" E	171.74'
C30	126.60'	242.08'	28°16'16"	S 08°13'05" W	125.21'
C31	205.13'	846.70'	13°52'53"	N 18°45'00" E	204.63'
C32	203.24'	1127.06'	10°19'56"	N 08°38'41" E	202.97'
C33	175.99'	1894.53'	5°27'02"	S 02°27'14" W	175.91'
C34	273.61'	6283.47'	2°22'42"	S 08°40'36" W	273.59'
C35	71.52'	1033.35'	3°27'56"	N 07°48'28" E	71.51'
C36	156.36'	715.00'	12°11'52"	N 12°17'45" E	156.08'
C37	88.37'	1475.42'	3°25'34"	N 16°46'23" E	88.35'
C38	106.44'	75.00'	81°19'04"	S 84°10'25" E	107.23'
C39	92.50'	75.00'	89°44'02"	N 08°13'05" E	96.80'
C40	130.55'	1897.90'	3°45'46"	S 88°48'42" E	130.53'
C41	124.23'	1897.90'	3°45'46"	N 82°30'58" E	124.25'
C42	43.68'	200.00'	12°30'43"	S 25°50'45" E	43.59'
C43	43.68'	200.00'	12°30'43"	S 13°20'01" E	43.59'