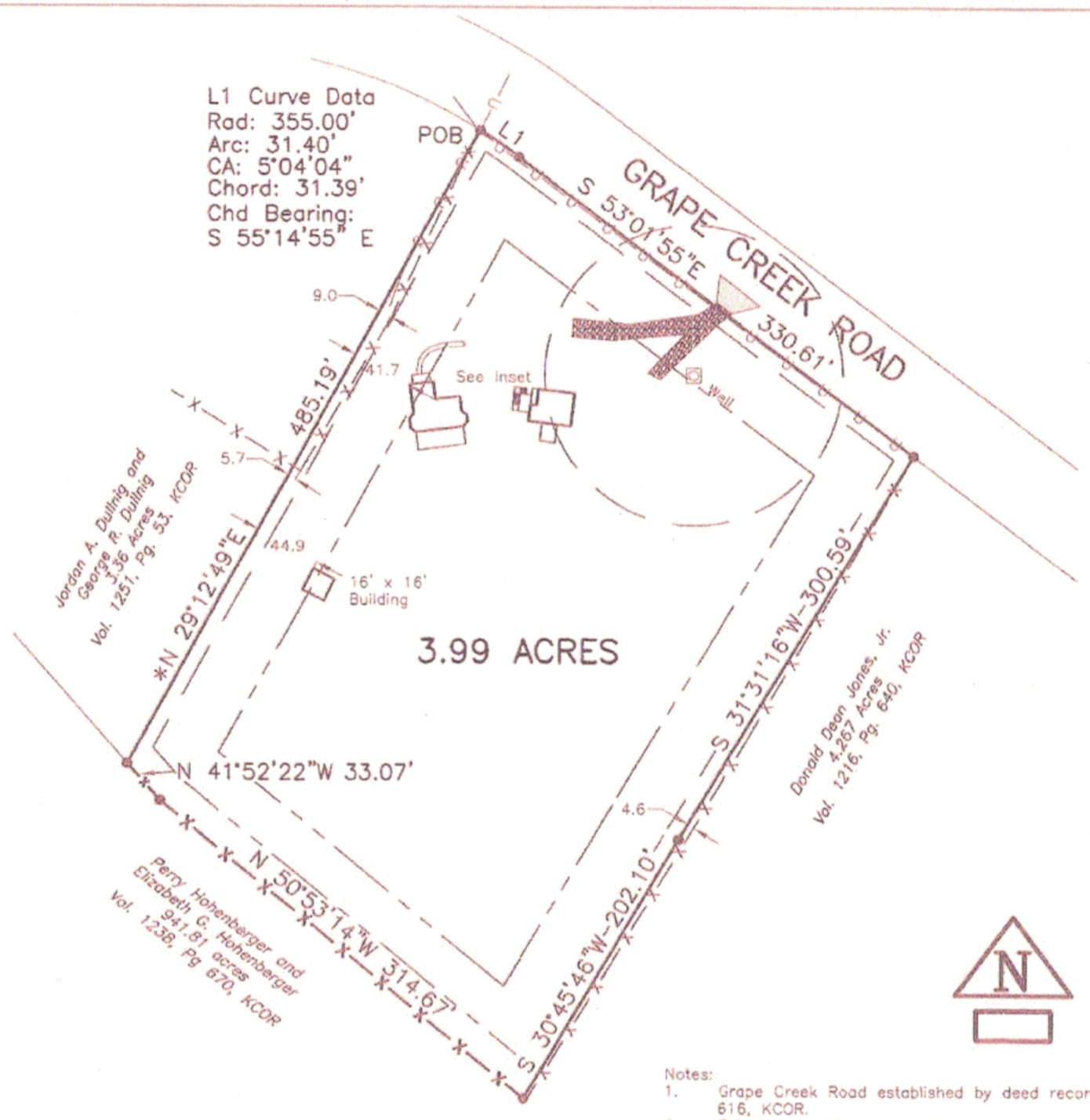
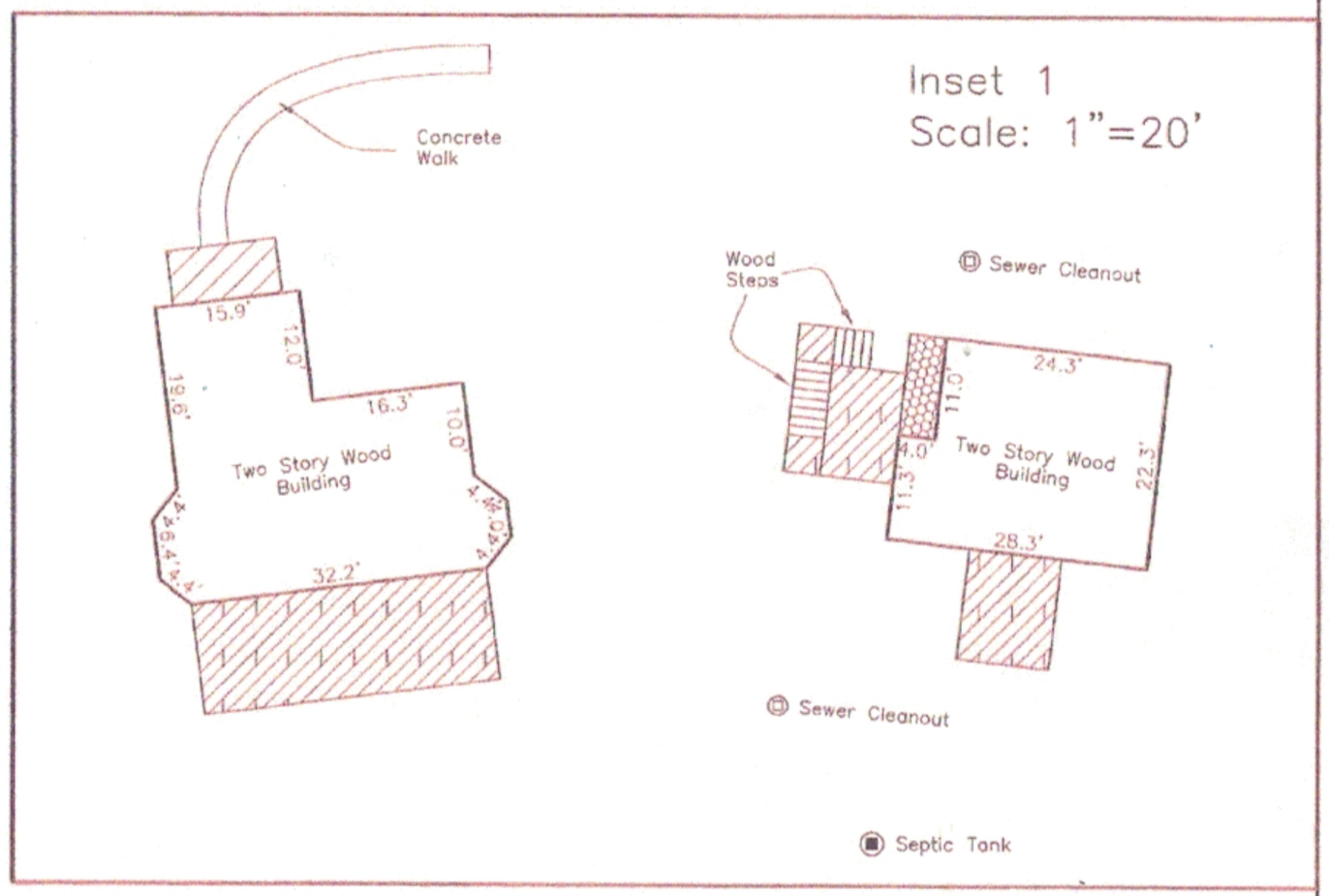
A 3.99 ACRE TRACT OF LAND OUT OF THE F. HOHENBERGER SURVEY NO. 70, ABSTRACT NO. 817 AND THE H. W. TOPPERWEIN SURVEY NO. 614, ABSTRACT NO. 668, KENDALL COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS 4.00 ACRES IN DEED RECORDED IN VOLUME 1417, PAGE 148, KENDALL COUNTY OFFICIAL RECORDS.

ADDRESS: 3408 Grape Creek Road
Fredericksburg, TX 78624





100 0 100 200 300
Graphic Scale – 1 Inch = 100 Feet

Notes:
1. Grape Creek Road established by deed recorded in Vol. 755, Pg. 616, KCOR.
2. This tract subject to blanket easement to Southwestern States Telephone Company recorded in Vol. 89, Pg. 341, GCDR.
3. This tract subject to blanket easements to Central Texas Electric Cooperative, Inc. recorded in Vol. 84, Pg. 591, Vol. 134, Pg. 885, Vol. 136, Pg. 434, Vol. 141, Pg. 800, KCDR and Vol. 174, Pg. 577, GCDR.
4. This tract is not subject to easement to Central Texas Electric Cooperative, Inc. recorded in Vol. 763, Pg. 444, KCOR.
5. This tract lies within Zone X (areas determined to be outside the 0.2% flood hazard area) as shown on FIRM Panel No. 48259C0050F dated December 17, 2010.
6. Research provided by Kendall County Abstract Co., Boerne, TX.
7. KCOR = Kendall County Official Records.
8. GCDR = Gillespie County Deed Records.

Legend:
1. • indicates 1/2" steel rod found.
2. P.O.B. indicates point of beginning of the Metes and Bounds description prepared for tract.
3. * This bearing, used as the bearing basis for this survey, was established by GPS. Record bearing: N 28°55'57" E.
4. — — — — indicates 10' front and side and 20' rear utility easement recorded in Vol. 727, Pg. 264 KCOR.
5. — / - - — indicates 50' front, rear and side residenc setback line as defined in restrictions recorded in Vol. 727, Pg. 264 KCOR; other buildings subject to 25' side and rear setbacks and no closer to the road than the main residence.
6. —x—x— indicates wire fence on or near this line.
7. —U—U— indicates overhead utility line.
8. indicates wood deck.
9. indicates covered wood deck.
10. indicates asphalt.
11. indicates gravel driveway.
12. indicates second story overhang.

I certify to Alan Hicks and Sheila Padilla; Brian Eugene Heppler and Stacy Jo Heppler and Kendall County Abstract Company that this is a true copy of the plat of a survey if it contains an embossed seal, that this survey was made on the ground under my supervision on October 16, 2014 and that there are no visible easements or encroachments except as shown.

James E. Schwarz
Registered Professional
Land Surveyor No. 4760

Job No. 14-121

Schwarz
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