

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and an accompanying map of a survey of 10.349 acres of land made at the request of Karen and Ross Petermann. Said land is situated in Gillespie County, Texas, being a part of the Maria J. Trevino Survey No. 9, Abstract No. 678, being that "called" 10.72 acre tract of land described in a Gift Deed to Karen Petermann, by Andrew Nielsen, dated June 4, 2015, found of record in Instrument No. 20152516 of the Official Public Records of Gillespie County, Texas;

Said 10.349 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 60d nail set in the centerline of Nebgen Lane (a private road), in the west lines of that 20 acre tract of land described in a conveyance to Denise Nebgen Johnson, found of record in Instrument No. 20173629 of said Official Public Records, and a 10-foot-wide road easement described of record in Volume 104, Pages 895-899 of the Deed Records of Gillespie County, Texas, and in the east lines of said 10.72 acre tract and a 10-foot-wide road easement described of record in Volume 104, Pages 899-901 of said Deed Records, for the N.E. corner of a proposed 0.376 acre tract of land (surveyed concurrently), for the E.S.E. corner hereof, from a PK nail found for the S.E. corner that 2.09 acre tract of land described in a conveyance to LBJ Health LLC., found of record in Instrument No. 20130367 of said Official Public Records, bears for reference: S. 3 deg. 39 min. 11 sec. E., 45.0 feet and S. 3 deg. 39 min. 11 sec. E., 394.52 feet;

THENCE with the centerline of Nebgen Lane and the west lines of said 20 acre Johnson tract, the east lines of said 10.72 acre tract, and coincidental with said 10-foot-wide road easements, for the east line hereof,, **N. 3 deg. 39 min. 11 sec. W., 478.06 feet** to a 60d nail set at the intersection of the centerline of Nebgen Lane and the south Right-of-Way line of U.S. Highway No. 290, for the N.W. corners of said 20 acre Johnson tract and said coincident 10-foot-road easement, for the N.E. corners of said 10.72 acre tract and said coincident 10-foot-wide road easement, for the N.E. corner hereof, from which a concrete Right-of-Way monument found, bears for reference: S. 88 deg. 35 min. 20 sec. E., 2664.49 feet;

THENCE departing Nebgen Lane in a westerly direction, with the south Right-of-Way line of U.S. Highway No. 290 and with the north line of said 10.72 acre tract, the north line hereof, **N. 88 deg. 35 min. 20 sec. W., at 10.0 feet** passing a 1/2-inch rebar found for the N.W. corner of said 10-foot-wide road easement (Volume 104, Pages 899-901, Deed Records), **continuing in all 785.77 feet** to a 1/2-inch rebar set (capped: "RPLS 6454") for the N.E. corner of that 225 acre tract of land described in a conveyance to Weinheimer Cross Creek Ranch, Inc., found of record in Volume 178, Pages 273-275 of the Real Property Records of Gillespie County, Texas, for the N.W. corners of said 10.72 acre tract and a 20-foot-wide road easement described of record in Volume 104, Pages 899-901 of said Deed Records, for the N.W. corner hereof;

THENCE departing said highway in a southerly direction, along the general meanders of a fence, with the east line of said 225 acre tract, with the west lines of said 10.72 acre tract and said 20-foot-wide road easement, the west line hereof, **S. 0 deg. 26 min. 15 sec. E., at 0.8 feet** passing a pipe fence corner post, **continuing in all 646.47 feet** to a pipe fence corner post found for the N.W. corner of that 20 acre tract of land described in a conveyance to Alton Nebgen, found of record in Volume 104, Pages 892-894 of said Deed Records, for the S.W. corners of said 10.72 acre tract and said 20-foot-wide road easement, for the S.W. corner hereof;

10.349 acres
January 18, 2024
Proj. No. 2311-06

THENCE along the general meanders of a fence, with the north line of said 20 acre Nebgen tract and with the south line of said 10.72 acre tract, the south line hereof, **N. 89 deg. 46 min. 39 sec. E., 401.77 feet** to a 1/2-inch rebar found for the N.E. corner of said 20 acre Nebgen tract, for the W.N.W. corner of said 2.09 acre tract, for the W.S.W. corner of said proposed 0.376 acre tract, for the S.S.E. corner hereof, from which a reentrant corner of said 2.09 acre tract, for the S.S.E. corner of said 10.72 acre tract, bears for reference: **S. 87 deg. 25 min. 16 sec. E., 29.72 feet**;

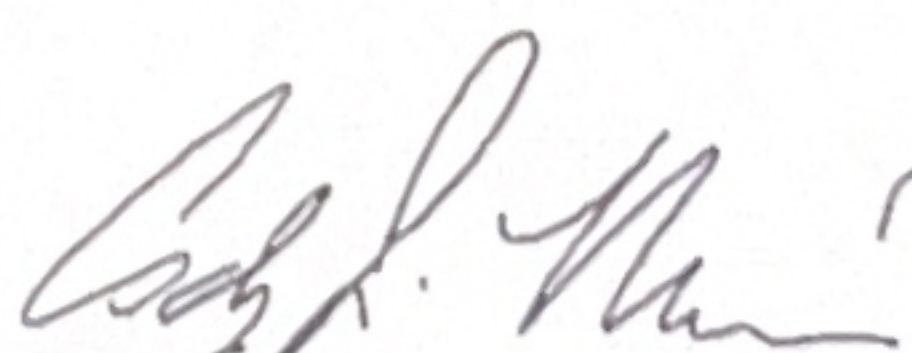
THENCE over and across said 10.72 acre tract, in a northerly and easterly direction, with the west and north lines of said proposed 0.376 acre tract, with the southeasterly lines hereof, as follows:

NORTH, 116.36 feet to a 1/2-inch rebar set for the N.W. corner of said proposed 0.376 acre tract, for a reentrant corner hereof;

N. 78 deg. 31 min. 44 sec. E., 179.70 feet to a 1/2-inch rebar set for the north corner of said proposed 0.376 acre tract;

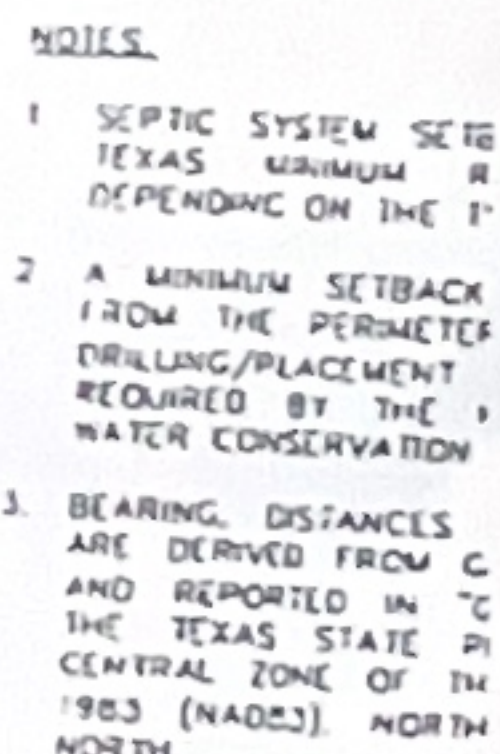
S. 89 deg. 06 min. 19 sec. E., 233.21 feet to the **PLACE OF BEGINNING**, containing **10.349 acres of land**, as depicted on the accompanying map of a survey of even date surveyed on the ground November 8, 2023, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454. Said survey map is made a part hereof.

All set corners described herein are 1/2-inch rebar with caps marked "RPLS 6454", unless noted otherwise.


Cody J. Musick,
Reg. Prof. Land Surveyor No. 6454



122/24



I HEREBY CERTIFY THAT
SURVEY MADE ON THE
SUPERVISION AND THAT NO
INTRUSIONS OR PROTRUSIONS
ACROSS THE BOUNDARY OR
THAT OF LAND SURVEYED
DEFINED EASEMENTS OR BUILDING
FREDERICKSBURG TITLES.
IN FREDERICKSBURG TITLES.
TILE INSURANCE G.F. N
JANUARY 3, 2024 AT 10:00
5, 2024 AT 8:00 AM, AND
FREDERICKSBURG TITLES, INC
ON THE GROUND, EXCEPT AS

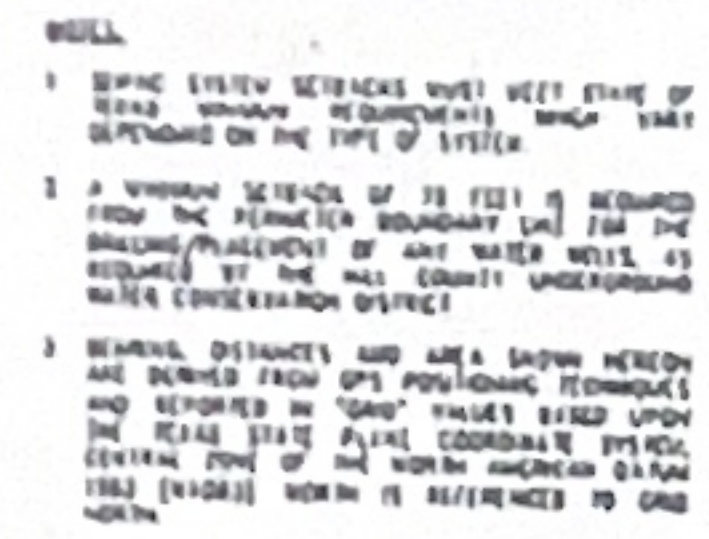
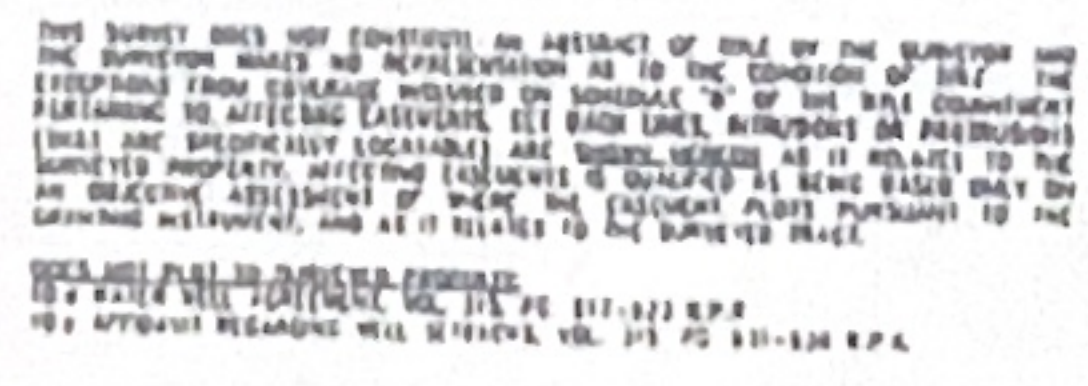
THIS SURVEY IS CERTIFIED TO
OF LAND, FOR FILE G.F. 20241
REFERENCE IS HERETO MADE
NOTES OF EVEN DATE, AND M

THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE "B" OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS, SET BACK LINES, INTRUSIONS OR PROTRUSIONS (THAT ARE SPECIFICALLY LOCATABLE) ARE SHOWN HEREON AS IT RELATES TO THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO A GRANTING INSTRUMENT, AND AS IS REFLECTED ON THE SURVEY.

REG. PROF.
FIELD WORK
MAP 13620
PROJECT NO.

NOVING TRAIL IS IN NEAR TRACE OF LAND DESCRIBED
IN A DEED DEED TO RAYMOND PETERMAN, BY ANDREW
WELSH, DATED APR 4, 1915, FOUND OF RECORD IN
INSTRUMENT NO 1012318 OF THE OFFICIAL PUBLIC
RECORDS OF DALLAS COUNTY, TEXAS

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IN A DEED DEED TO RAYMOND PETERMAN, BY ANDREW
WELSH, DATED APR 4, 1915, FOUND OF RECORD IN
INSTRUMENT NO 1012318 OF THE OFFICIAL PUBLIC
RECORDS OF DALLAS COUNTY, TEXAS

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CONTACT DOW OFFICE AT 810-993-3434



Carl H. H.

WAYMAKER

400 5. Use one 5. (Indemnifying Party) shall