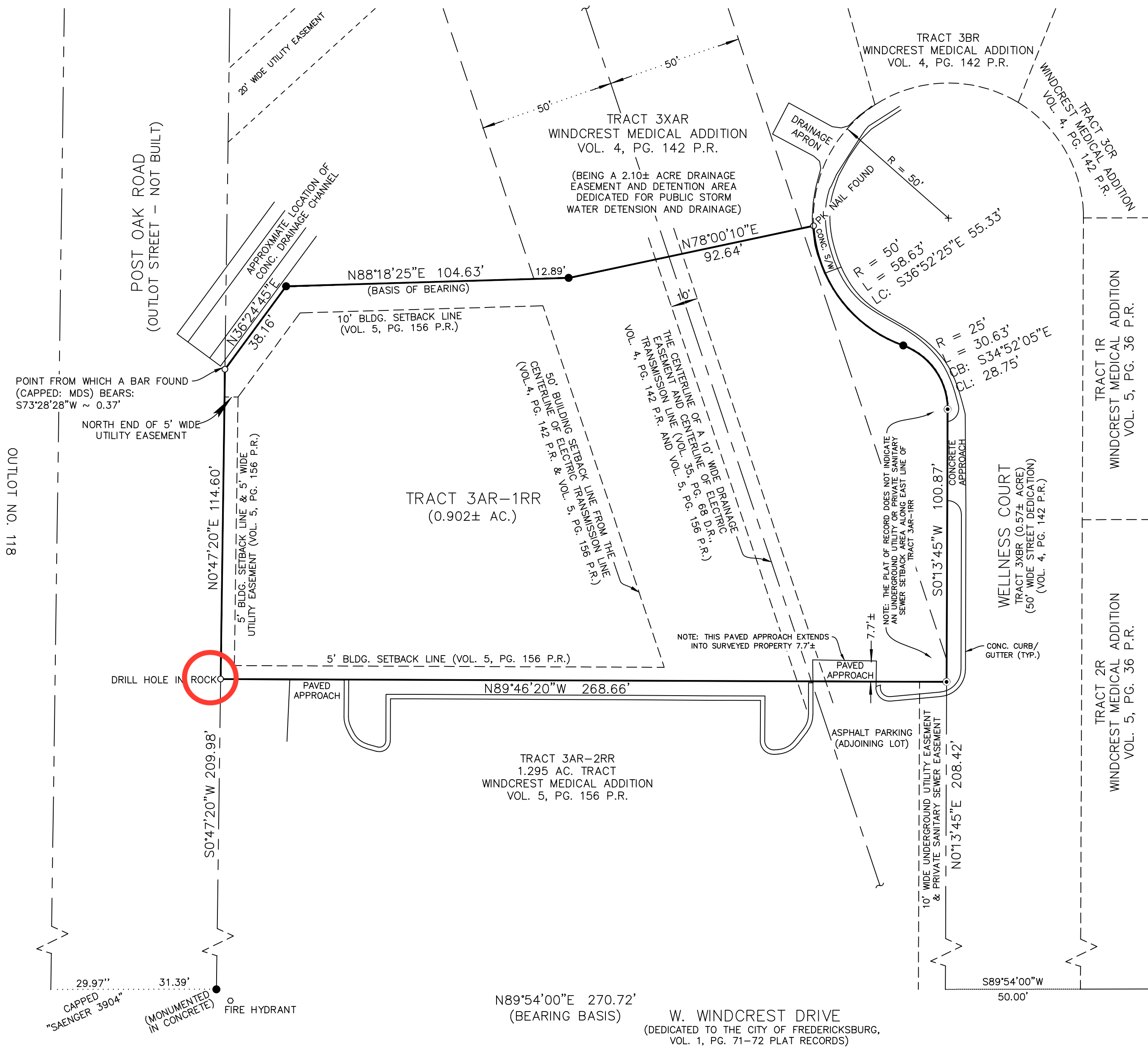


**MAP SHOWING  
TRACT NO. 3AR-1RR, WINDCREST MEDICAL ADDITION,  
SITUATED IN THE CITY OF FREDERICKSBURG,  
GILLESPIE COUNTY, TEXAS.  
PREPARED AT THE REQUEST OF  
BELLA LOPEZ.**

BEING ALL OF TRACT NO. 3AR-1RR, A RESUBDIVISION OF TRACT NOS. 3AR-1R AND 3AR-2R,  
WINDCREST MEDICAL ADDITION FOUND OF RECORD IN VOLUME 5, PAGE 156  
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.



**W. WINDCREST DRIVE**  
(DEDICATED TO THE CITY OF FREDERICKSBURG,  
VOL. 1, PG. 71-72 PLAT RECORDS)

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO OBSERVED INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN HILL COUNTRY TITLES, INC. COMMITMENT FOR TITLE INSURANCE G.F. NO. 223-531, EFFECTIVE APRIL 21, 2023 AND ISSUED APRIL 24, 2023, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

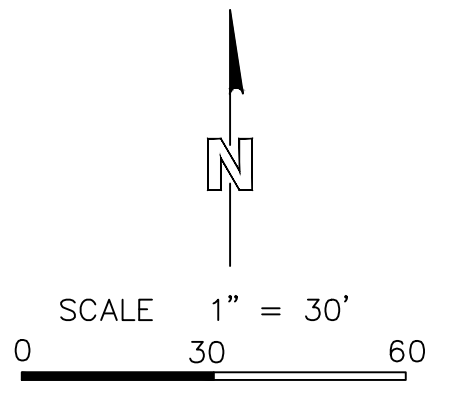
REFERENCE IS HERETO MADE TO THE RESUBDIVISION PLAT OF RECORD FOUND IN VOLUME 5, PAGE 156 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. 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 TRACT SHOWN HEREON. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT AS IT RELATES TO THE SURVEYED TRACT. ADDITIONAL NOTES CONCERNING THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE "B", AS FOLLOWS:

THE FOLLOWING ARE RIGHT-OF-WAY(S) AND/OR EASEMENTS LISTED IN SCHEDULE "B" THAT MAY AFFECT, BUT ARE UNDEFINED IN NATURE OR NOT SPECIFICALLY LOCATABLE (N.S.L.):

10.A	VOL. 121, PAGES 713-714, D.R. (UNDEFINED)
10.B	VOL. 220, PAGES 598-599, R.P.R. (UNDEFINED)

- NOTES:**
- ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
  - DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM GPS POSITIONING AND REPORTED IN GROUND MEASUREMENTS BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83) (SCALE FACTOR: 1.0000). BEARING BASIS IS SHOWN HEREON.



**LEGEND**

- 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
- ⊙ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- AS NOTED
- ⊗ UTILITY POLE
- × FENCE

CODY J. MUSICK  
REG. PROF. LAND SURVEYOR NO. 6454  
FIELD MEASUREMENTS: MAY 1, 2023  
SURVEY ISSUED: MAY 9, 2023  
PROJECT NO.: 2305-09

**WAYMAKER**  
SURVEYORS OF LAND

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