
FIELD NOTES FOR A 2.811 ACRE TRACT OF LAND

BEING a 2.811 acre tract of land situated in the City of Fredericksburg, Gillespie County, Texas, being a portion of Outlot No. 24 as shown on the German Emigration Company map of Fredericksburg, Texas, and Environs, and being the remainder of a called 10.39 acre tract conveyed to Dale A. Crenwelge by Warranty Deed with Vendor's Lien recorded in Volume 377, Page 455, Real Property Records of Gillespie County, Texas, said 2.811 acre tract being more particularly described by metes and bounds as follows, with all bearings based on the Texas State Plane Coordinate System of 1983, Central Zone (4203);

BEGINNING at a found 1/2" iron rod capped "HMT" for the northeast corner of the herein described tract, said point being at the northeast corner of the called 10.39 acre tract, the west corner of a called 4,790 square feet tract conveyed to the City of Fredericksburg by Warranty Deed recorded in Clerk's File No. 20071208, Official Public Records of Gillespie County, Texas and the northwest corner of a called 29.258 acre tract conveyed to Lennar Homes of Texas Land and Construction, Ltd. by Special Warranty Deed recorded in Clerk's File No. 20221361, Official Public Records of Gillespie County, Texas, said point being in the south right-of-way line of Friendship Lane (variable width) and the east line of Outlot No. 24, from which a found 1/2" iron rod capped "MDS" at the northeast corner of the called 29.258 acre tract bears S 89°19'48" E, a distance of 60.27';

THENCE S 00°52'46" E (S 00°51'10" E, Adjoiner Record), departing the south right-of-way line of Friendship Lane, with the east line of the herein described tract, the east line of the called 10.39 acre tract, the east line of Outlot No. 24 and the west line of the called 29.258 acre tract, passing at 31.58' a found 1/2" iron rod capped "HMT", continuing for a total distance of 296.22' (295.93', Adjoiner Record) to a found 1/2" iron rod capped "MDS" for the southeast corner of the herein described tract, said point being in the east line of the called 10.39 acre tract, the east line of Outlot No. 24 and the west line of the called 29.258 acre tract, said point being at the northeast corner of the remainder of a called 111.440 acre tract conveyed to HK Fredericksburg, LLC by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 20193419, Official Public Records of Gillespie County, Texas;

THENCE S 88°56'15" W (S 88°56'15" W, Adjoiner Record), departing the east line of the called 10.39 acre tract, the east line of Outlot No. 24 and the west line of the called 29.258 acre tract, with the south line of the herein described tract and the north line of the remainder of the called 111.440 acre tract, over and across the called 10.39 acre tract and Outlot No. 24, for a distance of 427.81' (427.81', Adjoiner Record) to a found 1/2" iron rod capped "MDS" for the southwest corner of the herein described tract, said point being in the west line of the called 10.39 acre tract, the west line of Outlot No. 24, the east line of Outlot No. 23 and the east line of a called 10.03 acre tract conveyed to Catclaw Ventures, LLC by Warranty Deed recorded in Clerk's File No. 20190875, Official Public Records of Gillespie County, Texas, said point being at the northwest corner of the remainder of the called 111.440 acre tract;


THENCE N 00°28'38" W (N 0°39'15" E, Record), with the west line of the herein described tract, the west line of the called 10.39 acre tract, the west line of Outlot No. 24, the east line of Outlot No. 23 and the east line of the called 10.03 acre tract, for a distance of 283.18' to a 3" pipe

fence corner post for the northwest corner of the herein described tract, said point being at the northwest corner of the called 10.39 acre tract and the northeast corner of the called 10.03 acre tract, said point being in the west line of Outlot No. 24, the east line of Outlot No. 23 and the south right-of-way line of Friendship Lane, from which a found 1/2" iron rod capped "Bonn" at the northwest corner of the called 10.03 acre tract bears S 88°59'42" W, a distance of 414.17';

THENCE departing the west line of Outlot No. 24 and the east line of Outlot No. 23, with the north line of the herein described tract, the north line of the called 10.39 acre tract and the south right-of-way line of Friendship Lane, the following courses and distances:

- N 88°14'13" E (N 89°18'15" E, Record), passing at 56.20' a found 1/2" iron rod capped "HMT", 0.80' right, passing at 82.17' a found 1/2" iron rod capped "HMT", 7.88' right, passing at 258.51' a found 1/2" iron rod capped "HMT", 12.92' right, continuing for a total distance of 306.05' (306.13', Record) to a found 1/2" iron rod for angle;
- N 84°29'42" E (N 85°42'30" E, Record), for a distance of 120.20' (119.83', Record) to the **POINT OF BEGINNING, CONTAINING 2.811 acres of land, more or less, in the City of Fredericksburg, Gillespie County, Texas.**

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc in June of 2023. A survey plat of equal date was made in conjunction with this description.


Jeff Boerner, RPLS #4939
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Job # 23-231-00

