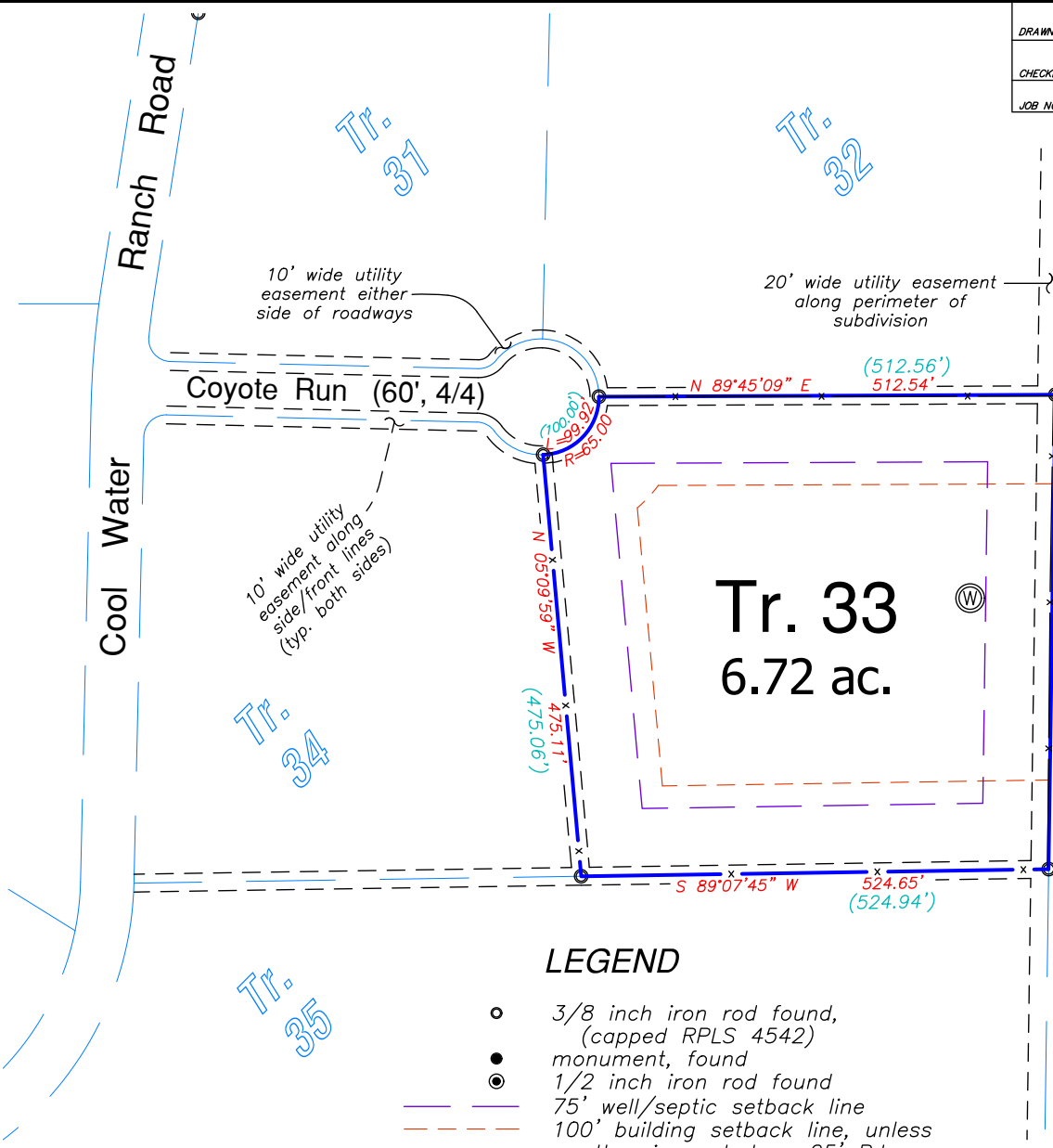


DRAWN BY:	d.a.s.	DATE:	23
CHECKED BY:	d.a.s.	DRAWING NO.:	Tr. 33
JOB NO.:	S-23-7323	SHEET	1 OF 1



Vol. 410 Pg. 612



1" = 200'  
( ) plat/record

**LEGEND**

- 3/8 inch iron rod found, (capped RPLS 4542)
- monument, found
- ⊙ 1/2 inch iron rod found
- 75' well/septic setback line
- - - 100' building setback line, unless otherwise noted as 25' B.L.
- CTEC transformer pad
- ⊙ water well

TITLE COMPANY:  
Hill Country Titles, Inc.  
114 East Austin Street  
Fredericksburg, TX 78624

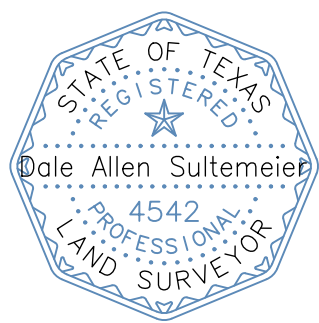
PREPARED FOR:  
Allyson O'Kane & William Falconer  
96 Coyote Run  
Fredericksburg, TX 78624

This tract is subject to the following easements listed in Hill Country Title's Commitment for Title Insurance, G. F. No. 223-155, issued February 6th, 2023:

- Right-of-Way Easement granted to Central Texas Electric Cooperative, Inc. recorded under Clerk's File No. 20076545, Official Public Records of Gillespie County, TX.
- Building setback lines referred under Register No. 20064225, Official Public Records of Gillespie County, TX.
- Covenants, Conditions and Restrictions found of record in Vol. 4, Pg. 4, Gillespie County Plat Records and under Register No. 20064225, No. 20071105, No. 20081677, No. 20084709, No. 20134237, No. 20180933 and No. 20218155, Official Public Records of Gillespie County, TX.
- Building setback lines, well/septic setback lines, drainage and utility easements shown on plat found of record in Vol. 6, Pg. 83, Gillespie County Plat Records.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

*Dale Allen Sultemeier*  
Dale Allen Sultemeier  
Registered Professional Land Surveyor  
No. 4542 - State of Texas



Feb. 17, 2023



**SULTEMEIER  
SURVEYING & ENGINEERING**

Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
501 West Main, Suite 102  
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(830) 990-1221  
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TBPELS SURVEYING FIRM: 100930-00

Tract 33  
COOL WATER RANCH  
Volume 4 - Page 4  
Gillespie County Plat Records  
Gillespie County, TX