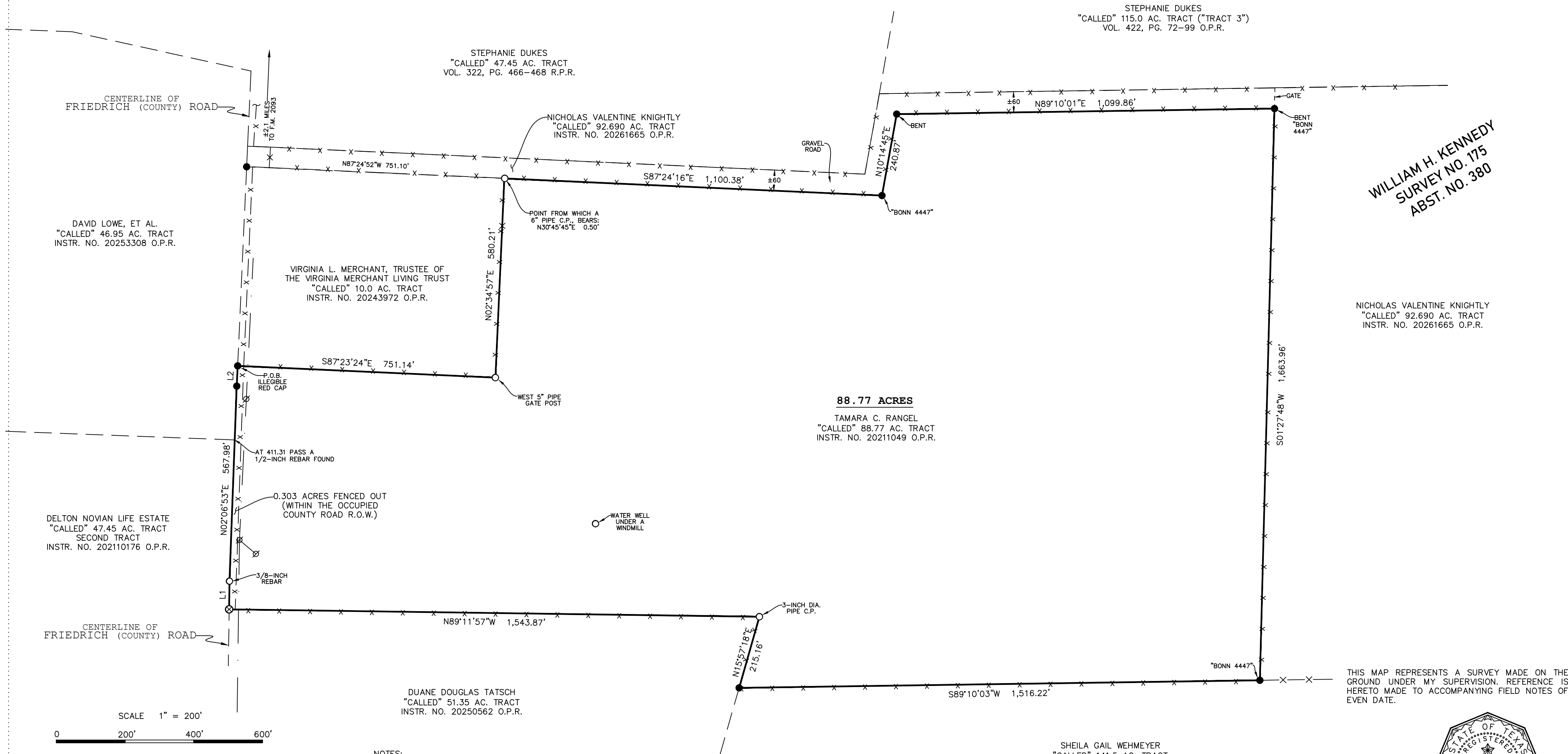


BOUNDARY SURVEY MAP SHOWING AN
88.77 ACRE TRACT OF LAND OUT OF THE WILLIAM H.
KENNEDY SURVEY NO. 175, ABSTRACT NO. 380
SITUATED IN GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
CAROL RANGEL.

BEING ALL OF THAT CERTAIN CALLED 88.77 ACRE TRACT OF LAND FOUND
DESCRIBED IN A CONVEYANCE TO TAMARA C. RANGEL, BY DORIS EDWARDS, DATED
FEBRUARY 2, 2021, FOUND OF RECORD IN INSTRUMENT NO. 20211049 OF THE
OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



88.77 ACRES

TAMARA C. RANGEL
"CALLED" 88.77 AC. TRACT
INSTR. NO. 20211049 O.P.R.

STEPHANIE DUKES
"CALLED" 115.0 AC. TRACT ("TRACT 3")
VOL. 422, PG. 72-99 O.P.R.

STEPHANIE DUKES
"CALLED" 47.45 AC. TRACT
VOL. 322, PG. 466-468 R.P.R.

NICHOLAS VALENTINE KNIGHTLY
"CALLED" 92.690 AC. TRACT
INSTR. NO. 20261665 O.P.R.

DAVID LOWE, ET AL.
"CALLED" 46.95 AC. TRACT
INSTR. NO. 20253308 O.P.R.

VIRGINIA L. MERCHANT, TRUSTEE OF
THE VIRGINIA MERCHANT LIVING TRUST
"CALLED" 10.0 AC. TRACT
INSTR. NO. 20243972 O.P.R.

DELTON NOVIAN LIFE ESTATE
"CALLED" 47.45 AC. TRACT
SECOND TRACT
INSTR. NO. 202110176 O.P.R.

DUANE DOUGLAS TATSCH
"CALLED" 51.35 AC. TRACT
INSTR. NO. 20250562 O.P.R.

WILLIAM H. KENNEDY
SURVEY NO. 175
ABST. NO. 380

NICHOLAS VALENTINE KNIGHTLY
"CALLED" 92.690 AC. TRACT
INSTR. NO. 20261665 O.P.R.

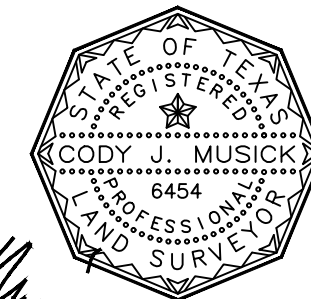
SHEILA GAIL WEHMEYER
"CALLED" 141.5 AC. TRACT
INSTR. NO. 20250561 O.P.R.

NOTES:

- THIS IS A STANDARD LAND BOUNDARY SURVEY WITH IMPROVEMENTS SHOWN AND DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE. ALL RECORD INSTRUMENTS REFERENCED ARE FOR THE PURPOSE OF BOUNDARY RETRACEMENT FOR THE SURVEYED PROPERTY. THERE MAY EXIST RECORD EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON. NO TITLE DATA PROVIDED.
- OBSERVED ABOVE-GROUND UTILITIES WERE LOCATED AS-FOUND AND ARE SHOWN HEREON (FOR REFERENCE ONLY). NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR FURTHER INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
- BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM G.N.S.S. R.T.K. (GPS) POSITIONING TECHNIQUES AND REPORTED IN GRID BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83 (2011)). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE). HORIZONTAL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
- SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.
- A MINIMUM SETBACK OF 75 FEET IS REQUIRED FROM THE PERIMETER BOUNDARY LINE FOR THE DRILLING/PLACEMENT OF ANY STOCK OR DOMESTIC WATER WELLS, AS REQUIRED BY THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT (H.C.U.W.C.D.). CONTACT THE H.C.U.W.C.D. FOR ALL WELL PERMITTING AND RELATED INFORMATION.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 48171C0400C, EFFECTIVE OCTOBER 19, 2001, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES HEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°48'38"E	81.92'
L2	N02°35'37"E	58.94'



CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: SEPTEMBER 11, 2026
SURVEY ISSUED: SEPTEMBER 19, 2026
PROJECT NO. 2608-41

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBP/ELS Firm No. 10194626
waymakerland.com

THIS SURVEY MAP IS THE COPYRIGHTED WORK OF WAYMAKER | LAND ADVISORS & SURVEYORS, PREPARED FOR THE REQUESTER, ISSUED ON THE DATE SHOWN HEREON, AND IS INTENDED FOR USE IN THIS TRANSACTION ONLY. UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN CONSENT.

© 2026 WAYMAKER | LAND ADVISORS & SURVEYORS. All rights reserved.