

# LEGEND:

S IS - set iron stake  
F IP - found iron pipe  
PL - property line  
FC - fence corner  
LA - curve length  
dir. - a direction of  
dist. - a distance of  
El. - elevation

(77) - deed information  
7/7 - Volume/page  
BSB - building set back  
# - street address  
DR - Deed Records  
RPR - Real Property  
PR - Plat Records  
ER - Easement Records

FC - fence corner  
FL - fence line  
(wire)  
CL - chain link

E - electric  
T - telephone  
TV - television  
DL - distribution line  
SL - service line  
PP - power pole  
UL - underground line  
UE - utility easement  
M - meter  
W - water

PL N5°15'W 435.43'  
(deed N5°09'W 435.43')

corner is 8.12'  
S5°08'W from FC  
PL N17°22'E 240.89'  
(deed N17°28'E 240.89')  
corner is 2.66'  
S53°13'W from FC  
PL N46°54'E 286.11'  
(deed N47°00'E 286.11')  
F 1/2 IS @ FC

Bearings based on  
GPS true north  
bearing

## Domingues & Assoc.

609 Sidney Baker St.  
Kerrville, Texas 78028  
Tel. 830/896 6900  
Fax 830/896 6901

All building improvements and dimensions  
thereto are shown on the plat.

There are no visible encroachments across  
property lines in effect, except as may be  
shown on the plat.

All visible easements are located on the plat.  
No determination was made as to where the  
recorded easements are located and if they  
effect this tract.

There is no physical evidence of possession  
of the property by any party except as shown  
herein.

The property has access ingress to and egress  
from across a private roadway easement.

The Flood Insurance Rate Map Community 480419,  
Panel Number 0275 B, dated May 1, 1979, indicates  
the buildings on this property are located in flood  
zone "C", which is not a 100 year flood hazard area.

All monuments shown hereon actually exist, and the  
location, size are shown.

To: Oliver G. Moss, Patricia M. Moss, Terry L. Maddox,  
Sarah Maddox, and Fidelity National Title Insurance  
Company.

This is to certify that this map or plat represents a  
survey was made on the ground of the facts found, for  
the premises specifically described in Fidelity National  
Title Insurance Company, title insurance company Title  
Commitment No. 19122, on the date indicated below.

*Charles B. Domingues*  
Charles B. Domingues

Registered Professional Land Surveyor No. 1713

Only those prints containing the raised seal should be considered  
official and relied upon by the user.

GF No. 19122 Joh. No. 4923

1278.71 acre Tract.1  
James S. Ernst to  
Lewis C. Sims  
29th April, 1994  
743/660 RPR

corner is 1.06'  
S44°21'E from a  
F 1/2 IS

PL N44°23'E 613.86'  
(deed N44°31'E 613.86')  
PL S19°26'E 743.89'  
(deed S19°22'E 743.89')

PL N7°26'W 753.40'  
(deed N7°20'W 753.40')

PL N5°15'W 435.43'  
(deed N5°09'W 435.43')

storage  
bldg.  
19.7X10.2

sanitary area  
around well  
See insert  
for details

E-TV SL  
E-TV DL

address No. 600

gravel driveway

BARN

16.5

R 52.5

PP

M PP

FL

FC

PL S17°54'W  
314.52'

PL S17°48'W  
314.52'

PL S40°53'W  
490.00'

PL S40°47'W  
490.00'

F 1/2 IS  
corner is 3.11'

N40°24'W from FC

PL S39°21'E 216.62'  
(deed S39°13'E 277.52)

PL S58°42'W 553.88'  
(deed S58°48'W 553.88')

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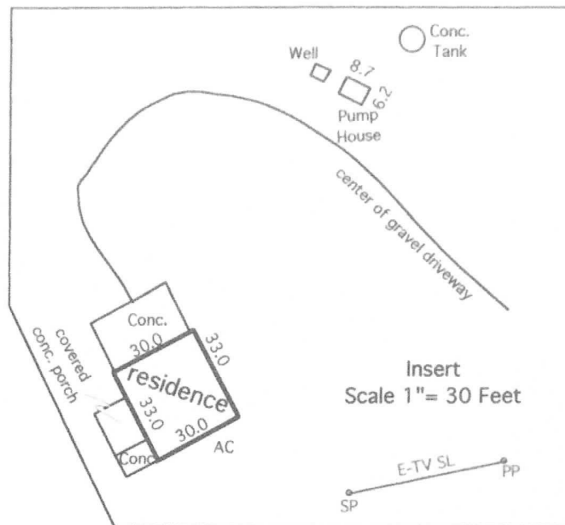
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(deed S39°13'E 277.52)



This tract was conveyed from James Ernst, to Oliver G. Moss, by  
deed dated the 9th day of September, 1994, of record in Volume  
768, on page 529, of the Real Property Records of Kerr County,  
Texas.

There is a plat, of this tract calling it Lot 1, of Creekwood II-A,  
which is recorded in the County Clerk Office, which adopts the Lot  
1, it dedicates the road as a private road, and places a 10 foot wide  
easement along each boundary line, but the plat was adopted the  
11th day of October, 1994, by James Ernst, as owner, but he did  
not own the property as he conveyed it Oliver G. Moss, the 9th day  
of September, 1994, the plat is recorded in Volume 6, on page  
206, of the Plat Records of Kerr County, Texas.

This tract is subject to:

Height Restrictions of the airport zoning  
of record in Volume 757, page 2; Volume  
757, page 14; Volume 761, page 255;  
Volume 761, page 246; Volume 761, page  
243, and Volume 768, page 848, of the Real  
Property Records of Kerr County, Texas.

Gas line easement to Lone Star Gas Co. of  
record in Volume 4, page 204, Easement  
Records of Kerr County, Texas.

Electric line easement to L.C.R.A. of  
record in Volume 16, page 778, Easement  
Records of Kerr County, Texas.

Electric line easement to L.C.R.A. of  
record in Volume 46, page 386, Deed  
Records of Kerr County, Texas.

Easement to Lone Star Gas Co. of record  
in Volume 4, page 204, and Volume 1, page  
405, Easement Records of Kerr County,  
Texas.

Easement to L.C.R.A. of record in Volume  
1, page 223; Volume 4, page 58; Volume 3,  
page 532; Volume 16, page 231; Volume  
16, page 778 Easement Records of Kerr  
County, Texas; Volume 75, page 217;  
Volume 75, page 218; Volume 72, page 60;  
Volume 77, page 351, Deed Records of Kerr  
County, Texas.

Easements in Declaration of Creekwood I,  
of record in Volume 757, page 2, Real  
Property Records of Kerr County, Texas.

Easements in Declaration of Creekwood II,  
of record in Volume 757, page 14, Real  
Property Records of Kerr County, Texas.

Easements as per plat recorded in Volume  
6, page 206, of the Plat Records of Kerr  
County, Texas.

Maintenance Agreement for Creekwood II,  
of record in Volume 794, page 80, Real  
Property Records of Kerr County, Texas.

Right of way easement to the City of  
Kerrville, of record in Volume 988, page  
542, Real Property Records of Kerr  
County, Texas.

Graphic Scale  
Scale 1 inch = 300 feet

# Creekwood

In The  
State of Texas  
County of Kerr  
Scale 1" = 300 Feet  
August 1, 2000