



NORTH

SCALE: 1" = 200'

- LEGEND:
- TELEPHONE PEDESTAL
 - PP ○ POWER POLE
 - OHU— OVERHEAD UTILITIES
 - x- WIRE FENCE

ADDRESS: 43000B INTERSTATE HIGHWAY 10

PLAT SHOWING: Being a 410.82 acre tract out of the Thomas Leckie Survey No. 761, Abstract No. 314, the Waco Mfg. Co. Survey No. 61, Abstract No. 606, the C.C.S.D. & R.G.N.G. R.R. Co. Survey No. 221, Abstract No. 856, the A.L. Pfeiffer Survey No. 728, Abstract No. 389, the C. Comfrey Survey No. 76, Abstract No. 839, the Wm. Harris Survey No. 744, Abstract No. 242 and the Tyler Tap R.R. Co. Survey No. 213, Abstract No. 740, Kendall County, Texas and being all that certain 410.9 acre tract recorded in Volume 1183, Pages 668-684, Official Records, Kendall County, Texas.

R=1323.57' (1323.57" RECORD)
D=06°45'49"
L=156.24'
Cd=N 50°22'17" W 156.15'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR ENFORCEMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONNIE BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
DATE 04-23-2015

- GENERAL NOTES:
- 1) EXCEPT AS SHOWN, BEARINGS AND DISTANCES SHOWN HEREON AS RECORD ARE BASED ON DEED RECORDED IN VOLUME 1183, PAGES 668-684, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.
 - 2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
 - 3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.
 - 4) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.
 - 5) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. DONNIE BOERNER SURVEYING COMPANY WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY KENDALL COUNTY PUBLIC SERVICE COMPANY FILE NO. 37363 EFFECTIVE DATE: APRIL 13, 2015, ISSUED APRIL 20, 2015 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS:
Volume 1183, Page 506, Kendall County Official Records

Schedule B

- 10a. Easement to West Texas Utilities Company recorded in Volume 41, Page 596, Kendall County Deed Records.
- 10b. Easement to San Antonio Public Service Company recorded in Volume 57, Page 472, Kendall County Deed Records - Blanket in nature
- 10c. Easements to Southwestern Bell Telephone Company recorded in Volume 91, Page 186 and Volume 134, Page 634, Kendall County Deed Records.
- 10d. Easement to Bandera Electric Cooperative Inc. recorded in Volume 231, Page 210, Volume 629, Page 47 and Volume 1343, Page 547, Kendall County Official Records.
- 10e. Channel easement to the State of Texas recorded in Volume 88, Page 266, Kendall County Deed Records. - Does not apply
- 10f. Easement for access to Claude G. Jacobs and wife, Julia A. Jacobs recorded in Volume 416, Page 648, Kendall County Official Records.