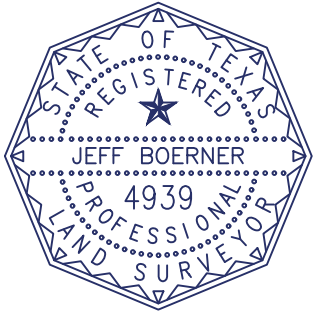
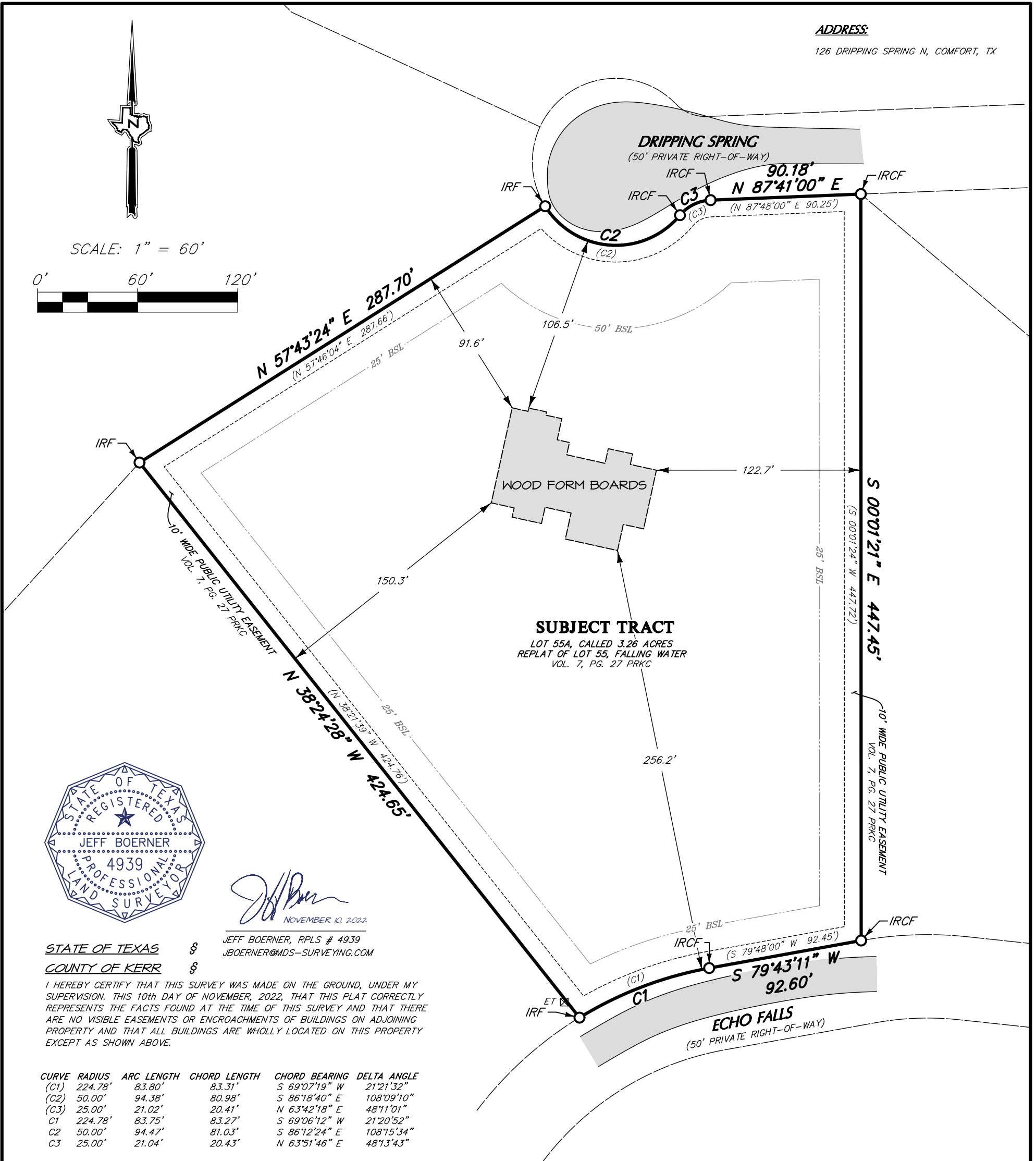
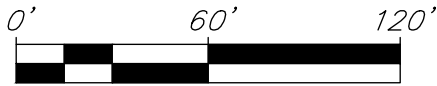


ADDRESS:

126 DRIPPING SPRING N, COMFORT, TX



SCALE: 1" = 60'



Jeff Boerner
NOVEMBER 10, 2022

JEFF BOERNER, RPLS # 4939
JBOERNER@MDS-SURVEYING.COM

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 10th DAY OF NOVEMBER, 2022, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	224.78'	83.80'	83.31'	S 69°07'19" W	21°21'32"
(C2)	50.00'	94.38'	80.98'	S 86°18'40" E	108°09'10"
(C3)	25.00'	21.02'	20.41'	N 63°42'18" E	48°11'01"
C1	224.78'	83.75'	83.27'	S 69°06'12" W	21°20'52"
C2	50.00'	94.47'	81.03'	S 86°12'24" E	108°15'34"
C3	25.00'	21.04'	20.43'	N 63°51'46" E	48°13'43"

PLAT SHOWING:

LOT 55A, REPLAT OF LOT 55, FALLING WATER, SITUATED IN KERR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 27, PLAT RECORDS OF KERR COUNTY, TEXAS.

LEGEND:

- () RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE
- ET ELECTRICAL TRANSFORMER
- PRKC PLAT RECORDS OF KERR COUNTY
- PG PAGE
- IRCF 1/2" IRON ROD CAPPED "VOEKEL" FOUND
- IRF 1/2" IRON ROD FOUND
- VOL VOLUME
- PROPERTY CORNER (TYPE NOTED)
- ADJOINER LINE
- BOUNDARY LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- ASPHALT

GENERAL NOTES:

- FIELD SURVEY COMPLETED 11/10/2021. FORM BOARDS LOCATED ON 11/09/2022.
- COORDINATES AND DISTANCES SHOWN HEREON ARE IN GRID AND REFERENCE THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE FOR THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- ACCORDING TO COMMUNITY PANEL NO. 48265C0525F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF MARCH 2, 2011. THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE "A" DEFINED AS SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD WITH NO BASE ELEVATIONS DETERMINED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NOTE THE INFORMATION REGARDING BUILDING SETBACKS, EASEMENTS, BEARINGS AND DISTANCES ARE BASED ON THE PLAT AND RESTRICTIONS FOR THE FALLING WATER SUBDIVISION AND ARE SUBJECT TO CHANGE. PLEASE CHECK WITH THE SUBDIVISION DEVELOPER TO VERIFY SAID SETBACKS, EASEMENTS AND RESTRICTIONS BEFORE CONSTRUCTION.

**FORM BOARD SURVEY
OF
LOT 55A
FALLING WATER
SUBDIVISION
BEING
3.26 ACRES
PREPARED FOR
BRAD MOORE BUILDERS
KERR COUNTY, TEXAS
NOVEMBER 2022**

**MDS LAND SURVEYING
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
874 HARPER RD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818