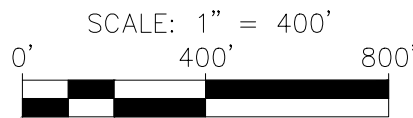


LINE	BEARING	DISTANCE
L1	S 57°48'33" E	451.76'
L2	N 38°03'50" E	130.14'
L3	N 52°06'40" E	229.91'
L4	N 66°51'36" E	127.69'
L5	S 86°48'15" E	105.95'
L6	N 51°10'51" E	190.66'
L7	N 61°38'27" E	51.84'
L8	S 57°48'33" E	224.72'
L9	S 00°00'05" E	149.95'

LEGEND

- MEANDER POINT  
BSL BUILDING SETBACK LINE  
CMF CONCRETE MONUMENT FOUND  
EW EXISTING WELL  
FP FENCE POST  
⊙ 1/2" IRON ROD FOUND  
○ 1/2" IRON ROD SET CAPPED "MDS"  
PG PAGE  
PRKC PLAT RECORDS OF KENDALL COUNTY  
POB POINT OF BEGINNING  
PP POWER POLE  
ORKC OFFICIAL RECORDS OF KENDALL COUNTY  
SCE SANITARY CONTROL EASEMENT  
VPI ADJOINER INFORMATION

- ASPHALT CONCRETE
- ADJOINER LINE  
BOUNDARY LINE  
BUILDING SETBACK LINE  
EASEMENT LINE  
OHP OVERHEAD POWER  
WIRE FENCE



GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 4-04-2022.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO MAP NO. 48259C0275F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KENDALL COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF DECEMBER 17, 2010, THE SUBJECT TRACT IS SITUATED WITHIN: **UNSHADED ZONE "X"**; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, **SHADED ZONE "A"**; DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED, AND **SHADED ZONE "AE"**; DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- AFFIDAVIT OF LAND LOCATION RECORDED IN DOCUMENT NO. 369017, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

**PLAT SHOWING:** A 28.77 ACRE TRACT OUT OF THE J.P. SMITH SURVEY NO. 21, ABSTRACT NO. 470 AND THE J. HOLIDAY SURVEY NO. 23, ABSTRACT NO. 224, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 155.923 ACRE TRACT CONVEYED TO GUADALUPE BEND LLC. RECORDED IN DOCUMENT NO. 357766, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

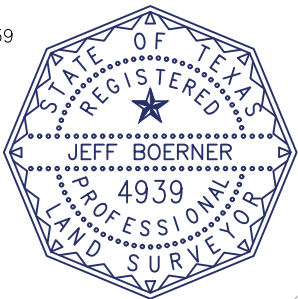
**LAND TITLE SURVEY**  
**OF**  
**TRACT 5 - 28.77 ACRES**  
**OUT OF THE**  
**J.P. SMITH SURVEY NO. 21**  
**ABSTRACT NO. 470**  
**KENDALL COUNTY, TEXAS**  
**AUGUST 2022**

STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 25th DAY OF JUNE, 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.

*Jeff Boerner*  
JEFF BOERNER  
TX R.P.L.S. NO. 4939

REVISION DATE:  
08-03-2022  
(REVISED SETBACKS)



NORTH

- ② LOT 12D  
OAK RIDGE SUBDIVISION  
DOC. NO. 2020-349752 PRKC
- ③ LOT 12B  
OAK RIDGE SUBDIVISION  
DOC. NO. 2020-348062 PRKC
- ④ LOT 12C  
OAK RIDGE SUBDIVISION  
DOC. NO. 2020-348062 PRKC
- ⑤ LOT 12A  
OAK RIDGE SUBDIVISION  
VOL. 9, PG. 84 PRKC
- ⑥ RUBEN SAENZ  
CALLED 65.000 ACRES  
ASSUMPTION WARRANTY DEED  
VOL. 1416, PG. 1096 ORKC  
(TRACT 2)
- ⑧ ROBERT W. BOERNER  
(UNDIVIDED 3/7 INTEREST)  
CALLED 24.342 ACRES  
WARRANTY DEED  
VOL. 264, PG. 450 ORKC
- ⑦ RUBEN SAENZ  
CALLED 131.065 ACRES  
ASSUMPTION WARRANTY DEED  
VOL. 1416, PG. 1096 ORKC  
(TRACT 1)
- ⑫ L.C.R.A  
100' WIDE EASEMENT  
VOL. 145, PG. 555 DRKC
- ⑬ FLOOD STUDY  
PREPARED BY  
IRSQUARED ENGINEERING

TITLE COMMITMENT NOTES:

ISSUED BY: FIDELITY NATIONAL TITLE  
INSURANCE COMPANY

GF NO: 50574

EFFECTIVE DATE: 07/25/2022

ISSUE DATE: 08/03/2022

REFERENCES:

- DOC. NO. 371379 ORKC - RESTRICTIONS
- DOC. NO. 369777 ORKC - RESTRICTIONS
- VOL. 354, PG. 734 ORKC - DOES NOT APPLY
- VOL. 145, PG. 739 DRKC - INSUFFICIENT INFORMATION TO LOCATE

**MDS**  
**LAND SURVEYING**  
**COMPANY, INC.**  
TBPLS FIRM No. 10019600

874 HARPER ROAD  
SUITE 104  
KERRVILLE, TX 78028  
830-816-1818  
MDS-SURVEYING.COM

JOB #: 21-263-01 T5  
DATE: 06-26-2022

SURVEYORS: JB/LK  
SHEET 1 OF 1