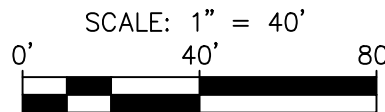
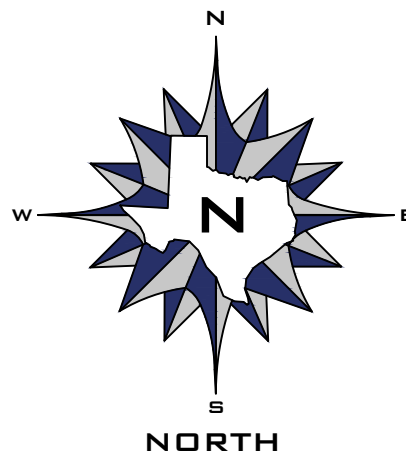


PLAT SHOWING: LOT 2,
BLOCK 4, BOERNE NORTH BUSINESS
PARK RECORDED IN VOLUME 1, PAGES
253-254, PLAT RECORDS, KENDALL
COUNTY, TEXAS.

COMMERCE AVE
(60' R.O.W. - VOL. 1, PGS. 253-254, P.R.)



LOT 1 - BLOCK 4
BOERNE NORTH BUSINESS PARK
VOL. 1, PGS. 253-254 P.R.

LOT 3 - BLOCK 4
BOERNE NORTH BUSINESS PARK
VOL. 1, PGS. 253-254 P.R.

LOT 2 - BLOCK 4
BOERNE NORTH BUSINESS PARK
VOL. 1, PGS. 253-254 P.R.

65.5'
10' SETBACK LINE
S 89°57'52" E 145.29'
(N 89°57'00" W 145.20')

GATE
CHAIN LINK FENCE
LOT 1A
PFEIFFER HERITAGE SUBDIVISION
VOL. 6, PGS. 59-61 P.R.

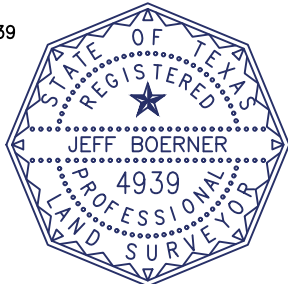
MONUMENT SYMBOLS

⊙ 1/2" IRON ROD FOUND

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, UNDER MY SUPERVISION. THIS
3RD DAY OF FEBRUARY, 2026, 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
TX R.P.L.S. NO. 4939



LEGEND

- | | |
|------|--------------------------------|
| () | RECORD BEARING & DISTANCE |
| BSL | BUILDING SETBACK LINE |
| PGS. | PAGES |
| P.R. | PLAT RECORDS OF KENDALL COUNTY |
| VOL | VOLUME |
| (W) | WATER METER |
| (F) | FIRE HYDRANT |
| (E) | ELECTRIC METER |
| (G) | GUY ANCHOR |
| (T) | TELEPHONE PEDESTAL |
| (C) | CLEANOUT |
| (A) | AIR COMPRESSOR |
| (AC) | AIR CONDITIONER |
| (V) | WATER VALVE |
| (SS) | SANITARY SEWER |

- | | |
|-----|-----------------------|
| --- | ADJOINER LINE |
| --- | BOUNDARY LINE |
| --- | BUILDING SETBACK LINE |
| --- | EASEMENT LINE |
| --- | OVERHEAD POWER |

ADDRESS:
117 COMMERCE AVE.
BOERNE, TX 78006

BOUNDARY SURVEY
OF
LOT 2 - BLOCK 4
BOERNE NORTH BUSINESS PARK
LOCATED IN THE
C. W. NEWTON SURVEY #181
ABSTRACT NO. 361
KENDALL COUNTY, TEXAS
FEBRUARY 2026

MDS
LAND SURVEYING
COMPANY, INC.
TBPLS FIRM No. 10019500

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

JOB #: 26-015-00

SURVEYORS: JB/ZE

DATE: 02-03-2026

SHEET 1 OF 1