

LOT 100
ESPERANZA PHASE I
OPEN SPACE
VOLUME 7, PAGES 324-330
PLAT RECORDS

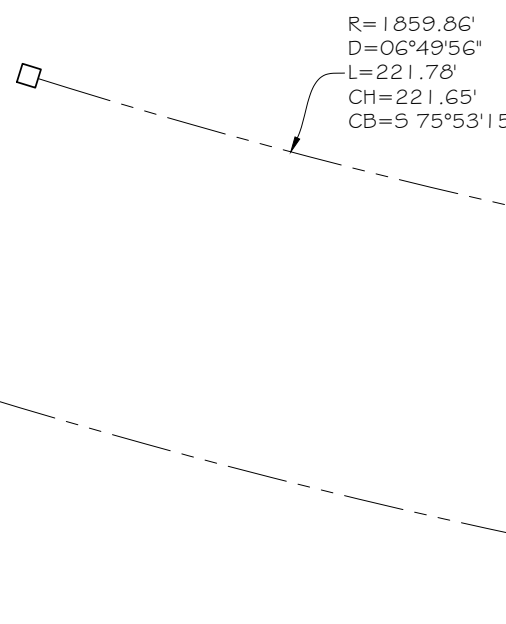
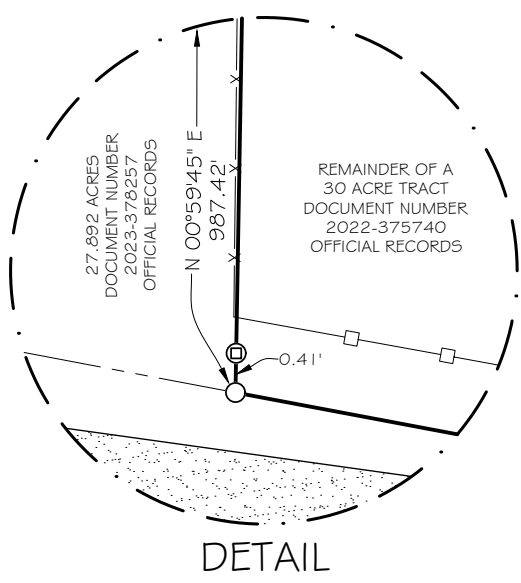
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RIVER ROAD BOERNE - TX BTR, LP
27.892 ACRES
DOCUMENT NUMBER 2023-378257
OFFICIAL RECORDS

21.670 ACRES
1700 RIVER ROAD, LLC
REMAINDER OF A 30 ACRE TRACT
DOCUMENT NUMBER 2022-375740
OFFICIAL RECORDS

EXTRA SPACE PROPERTIES 180 LLC
7.926 ACRES
DOCUMENT NUMBER 2024-394780
OFFICIAL RECORDS

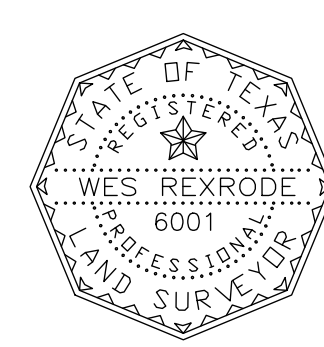


- NOTES:
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREOF.
 - 2) ADDITIONAL PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
 - 4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 5) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
 - 6) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNERS AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

SCALE: 1" = 60'

LEGEND

- R1 RECORD CALL PER TxDOT R.O.W. MAP
- R2 RECORD CALL PER DOC. NO. 2023-378257, O.R.
- R3 RECORD CALL PER VOLUME 7, PAGES 324-330, P.R.
- R4 RECORD CALL PER DOC. NO. 2024-394780, O.R.
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND MAG NAIL
- FOUND TxDOT CONCRETE RIGHT-OF-WAY MARKER
- FOUND 1/2" IRON ROD W/ A YELLOW "WIRE-DANSON" PLASTIC CAP
- SET 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
- WELL
- SEPTIC CLEANOUT
- UTILITY POLE WITH GUY WIRE
- METER POLE
- LIGHT POST
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- COMMUNICATION PEDESTALBOX
- STREET SIGN
- AC-FAD
- KY-FAD
- CEDAR PICKET FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- METAL FENCE
- CATTLE PANEL FENCE
- OVERHEAD UTILITIES



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

W. Rexrode
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