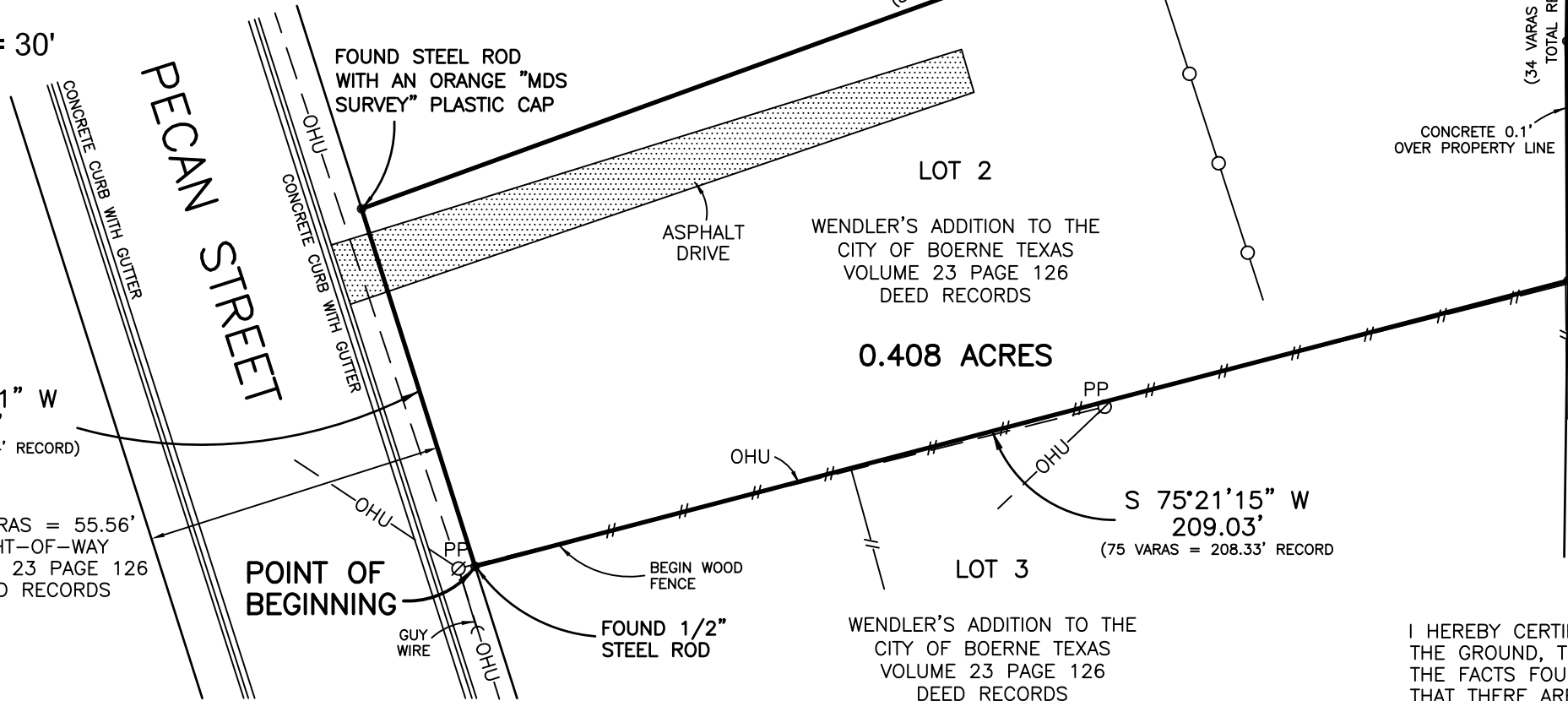


LEGEND:

- PP ∅ POWER POLE
- OHU— OVERHEAD UTILITIES
- //— WOOD FENCE
- PIPE FENCE



SCALE: 1" = 30'



LOT 1

WENDLER'S ADDITION TO THE
CITY OF BOERNE TEXAS
VOLUME 23 PAGE 126
DEED RECORDS

FOUND STEEL ROD
WITH AN ORANGE "MDS
SURVEY" PLASTIC CAP

S 00°45'13" W
50.11'

LOT 18

KRAUSE ADDITION
VOLUME 27 PAGE 575
DEED RECORDS

N 70°03'53" E 237.96'
(87.5 VARAS = 243.06' RECORD)

FOUND 1/2"
IRON ROD

(34 VARAS = 94.45'
TOTAL RECORD)

S 00°16'17" E
44.33'

LOT 17

KRAUSE ADDITION
VOLUME 27 PAGE 575
DEED RECORDS

LOT 2

WENDLER'S ADDITION TO THE
CITY OF BOERNE TEXAS
VOLUME 23 PAGE 126
DEED RECORDS

CONCRETE 0.1'
OVER PROPERTY LINE

FOUND 1/2"
STEEL ROD

0.408 ACRES

N 17°37'01" W
69.41'
(25 VARAS = 69.44' RECORD)

20 VARAS = 55.56'
RIGHT-OF-WAY
VOLUME 23 PAGE 126
DEED RECORDS

POINT OF
BEGINNING

OHU

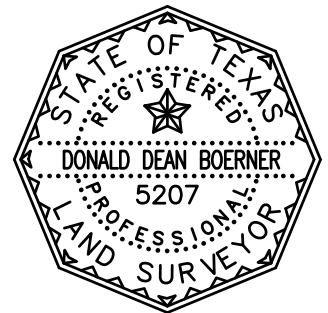
BEGIN WOOD
FENCE

LOT 3

WENDLER'S ADDITION TO THE
CITY OF BOERNE TEXAS
VOLUME 23 PAGE 126
DEED RECORDS

S 75°21'15" W
209.03'
(75 VARAS = 208.33' RECORD)

FOUND 1/2"
STEEL ROD



PLAT SHOWING: A 0.408 acre tract of land being all of Lot 2 of the Wendler's Addition to the City of Boerne, Texas according to plat thereof recorded in Volume 23, Page 116, Kendall County, Deed Records.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) BEARINGS AND DISTANCES SHOWN ON THIS MAP AS RECORD ARE PER VOLUME 23, PAGE 126, DEED RECORDS, KENDALL COUNTY, TEXAS.
- 3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

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 EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 04-22-2021

JOB NO: 21-284