



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

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

DETAIL

R=1859.6C°
D=0C°49'5C°
L=221.78°
CH=221.65°
CB=5.75°53'15" E

STATE HIGHWAY NO. 46
(100' R.O.W. PER T-200' R.O.W. MAP)

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.

Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001

JOB NUMBER: 229-25
DATE: NOVEMBER 25, 2025

Boundary Survey of a 21.670 acre tract of land out of the Juan Ortiz Survey No. 190, Abstract No. 363, Kendall County, Texas, being the remaining portion of that certain 30 acre tract of land recorded in Document No. 2022-375740, Official Records, Kendall County, Texas.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 00197561

SCALE: 1" = 60'

LEGEND

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