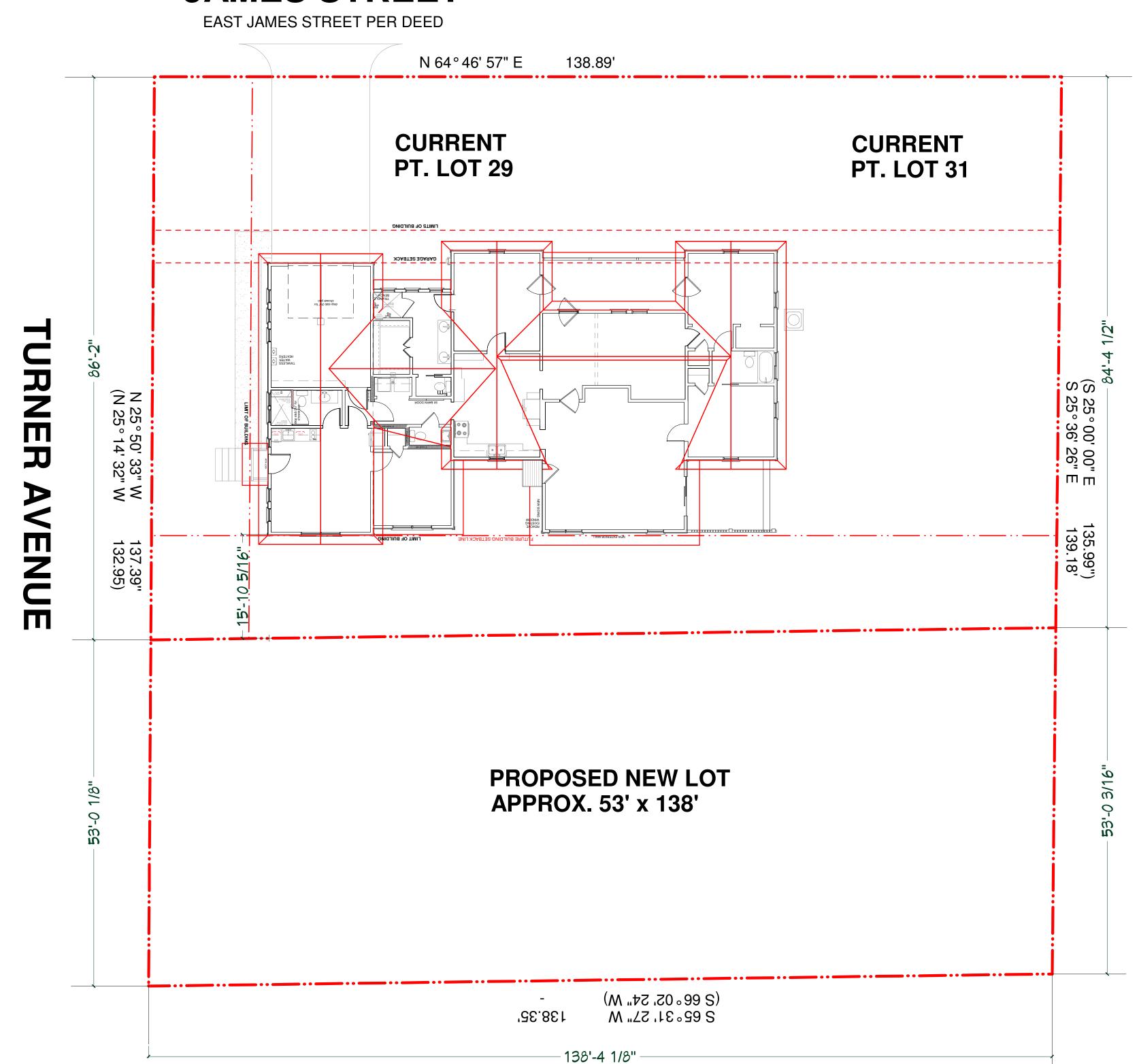






JAMES STREET



KAD PARCEL MAP

PFEIFFER LAND SURVEYING FIELD NOTES FOR A 0.428 ACRE TRACT OF LAND Being a 0.428 acre tract of land being part of Lot 29 and Lot 31 in the BEVERSDORFF ADDITION to the City of Boerne recorded in Volume 9, Page 105, Deed Records, Kendall County, Texas, said 0.428 acre tract also being a portion of that certain 0.440 acre tract of land recorded in Volume 1524, Pages 859-863, Official Records, Kendall County, Texas and all of that certain 0.428 acre tract of land recorded in Volume 479, Pages 711-713, Official Records, Kendall County, Texas, said 0.428acre tract of land being more particularly described by metes and bounds

> Beginning at a 1/2" iron rod found at the southeast intersection of East James Street and Turner Avenue for the northwest corner of the herein described tract, said point also being at the northwest corner of the above referenced

Thence, with the southeast right-of-way line of East James Street and the northwest line of said 0.428 acre tract, North 65 degrees 02 minutes 04 seconds East, a distance of 139.06 feet to a 1/2" iron rod found for the northeast corner of the herein described tract, said point also being at the northeast corner of said 0.428 acre tract and the northwest corner of that certain 0.172 acre tract of land recorded in Volume 1471, Pages 215-218, Official Records, Kendall County, Texas and bears South 63 degrees 17 minutes 26 seconds West, a distance of 68.70 feet from a ½" iron rod found at the northeast corner of said 0.172 acre tract;

Thence, with the northeast line of said 0.428 acre tract, South 24 degrees 48 minutes 54 seconds East, a distance of 135.84 feet to a 1/2" iron rod found for the southeast corner of the herein described tract, said point also being at the southeast corner of said 0.428 acre tract and the northeast corner of that certain 0.281 acre tract of land recorded in Volume 1381, Pages 899-902, Official Records, Kendall County, Texas, said point bears North 24 degrees 51 minutes 04 seconds West, a distance of 87.85 feet from a 1/2" iron rod found at the southeast corner of said 0.281 acre

degrees 13 minutes 30 seconds West, a distance of 138.20 feet to a 1/2" iron rod found for the southwest corner of the herein described tract, said point also being in the northeast right-of-way line of Turner Avenue, at the southwest corner of said 0.428 acre tract and the northwest corner of that certain 0.281 acre tract, said point bears North 24 degrees 46 minutes 05 seconds West, a distance of 89.55 feet from a 1/2" iron rod found at the southwest corner of said 0.281 acre tract;

Thence, with the southwest line of said 0.428 acre tract and the northeast right-of-way line of Turner Avenue, North 25 degrees 11 minutes 40 seconds West, a distance of 132.97 feet to the Point of Beginning containing 0.428

Thence, with the southeast line of said 0.428 acre tract and the northwest line of said 0.281 acre tract, South 66

REMODEL & I TO HISTORIC 303 JAMES

W ADDITION HOME AT

NEW SAL H

REVISIONS DATE ISSUE

BEN ADAM, AIA

ARCHITECT

115 JAMES ST. BOERNE, TX 78006 Tr. 830-446-6444

EXPIRES 8.31.2024

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

Benedict M. Adam Texas Reg. No. 13094

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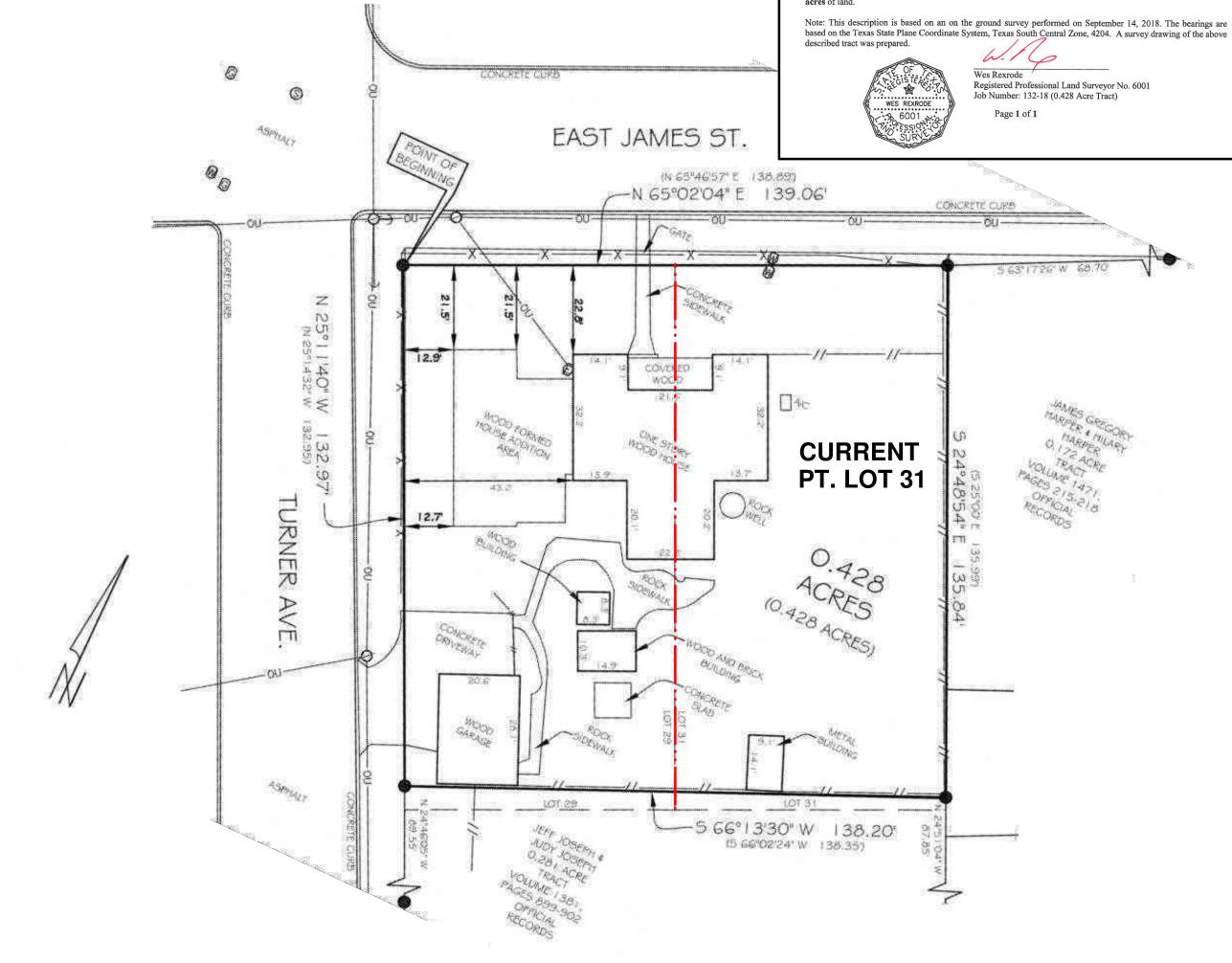
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JOB NO.: 16-165 DRAWN BY: PKK, BMA

AREA SUMMARY

SHEET NAME **PROPOSED** LOTS (2) REDEFINE



FORM SURVEY (SEPT. 14, 2018)
SCALE: NOT TO SCALE

SITE PLAN EXISTING & NEW LOTS

SCALE: 1" = 10'-0"