

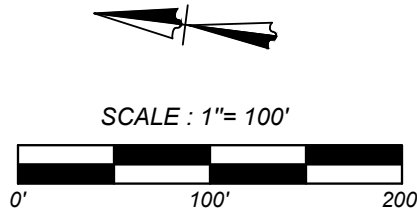
EASEMENT LEGEND

- 1 VARIABLE WIDTH UTILITY EASEMENT
(VOL. 752 PG. 1 K.C.O.R.)
- 2 PERMANENT UTILITY EASEMENT
(VOL. 785 PG. 812 K.C.O.R.)
- 3 CHANNEL EASEMENT
(VOL. 86 PG. 960 DEED RECORDS)
- 4 30' AMENDED & MODIFIED CROSS-ACCESS EASEMENT
(VOL. 954 PG. 373 K.C.O.R.)
*TRACT 2 AS SHOWN ON REFERENCED TITLE COMMITMENT
- 5 15' WIDE UTILITY EASEMENT
(VOL. 481 PG. 884 K.C.O.R.)
- 6 20' WIDE PUBLIC UTILITY EASEMENT
(VOL. 5 PGS. 30-31 K.C.D.P.R.)
- 7 30' WIDE TEMPORARY CONSTRUCTION EASEMENT
(VOL. 1533 PG. 600 K.C.O.R.)
*TRACT 4 AS SHOWN ON REFERENCED TITLE COMMITMENT
- 8 50' UTILITY EASEMENT
(VOL. 8 PGS. 213-215 K.C.D.P.R.)
- 9 VARIABLE WIDTH UTILITY EASEMENT
(VOL. 8 PGS. 213-215 K.C.D.P.R.)
- 10 25' ENTRANCE CORRIDOR SETBACK PER CITY OF BOERNE
(VOL. 8 PGS. 213-215 K.C.D.P.R.)
- 11 40' WIDE DRAINAGE EASEMENT
(VOL. 8 PGS. 213-215 K.C.D.P.R.)
- 12 VARIABLE WIDTH TXDOT CHANNEL EASEMENT

Line Table		
LINE #	LENGTH	DIRECTION
L1	39.07'	S71° 28' 11" W
L2	35.75'	S71° 32' 16" W
L3	20.15'	N78° 34' 00" E
L4	6.25'	S71° 28' 11" W
L5	25.32'	S18° 31' 49" E

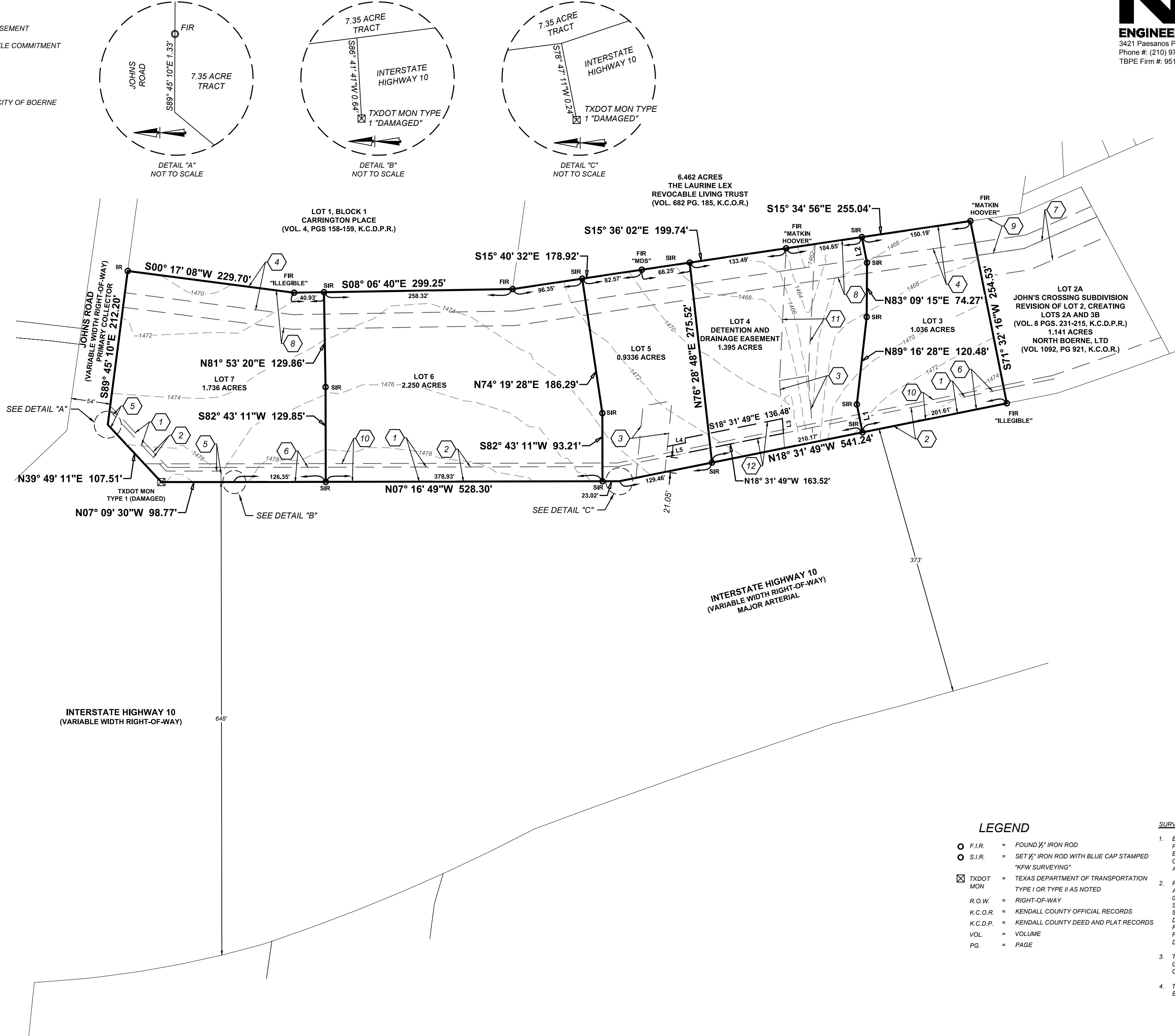
JOHN'S CROSSING SUBDIVISION

SUBDIVISION OF LOT 2B - CREATING LOTS 3, 4, 5, 6, 7
A 7.35 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE,
OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT 311,
KENDALL COUNTY, TEXAS AND BEING ALL OF LOT 2B OF THE
JOHN'S CROSSING SUBDIVISION REVISION OF LOT 2, CREATING
LOTS 2A AND 2B, SUBDIVISION PLAT (ADMINISTRATIVELY
APPROVED) OF RECORD IN VOLUME 8 PAGES 213-215 OF THE
DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

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LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED
"KFW SURVEYING"
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
K.C.O.R. = KENDALL COUNTY OFFICIAL RECORDS
K.C.D.P. = KENDALL COUNTY DEED AND PLAT RECORDS
VOL. = VOLUME
PG. = PAGE

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 400 OF 525, COMMUNITY PANEL NO. 48259C0400F, DATED DECEMBER 17, 2010 AND FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).