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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99986363642.

2. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO.: 161160, EFFECTIVE DATE APRIL 22, 2016, ISSUED DATE MAY 18, 2016.
LEGAL DESCRIPTION:
BEING 4.83 ACRES OF LAND, ADJOINING THE CITY OF BOERNE ON THE WEST AND BEING A PART OF ORIGINAL ANTONIO LOCKMAR SURVEY NO. 178, ABSTRACT 311.
SCHEDULE B:
1. RESTRICTIVE COVENANTS OF RECORD:
NONE LISTED
10.
b. VOLUME 461 PAGE 759 - UNABLE TO ACQUIRE DOCUMENTS -15' WIDE WATER AND SEWER EASEMENT - NOT SHOWN

3. A PORTION OF THE REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THE REFERENCED PROPERTY IS IN AE, AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF BOERNE AND KENDALL COUNTY ORDINANCES AND RESTRICTIONS.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING" OR 1/2" DIAMETER REBAR WITH A PINK 2" SQUARE PLASTIC CAP STAMPED "KFW SURVEYING REFERENCE POINT".

7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATED EVIDENCE.

8. ADJOINERS SHOWN HEREON ARE PER CURRENT KENDALL COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

9. THERE ARE NO PARKING SPACES ON THE SUBJECT TRACT AT TIME OF SURVEY.

10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

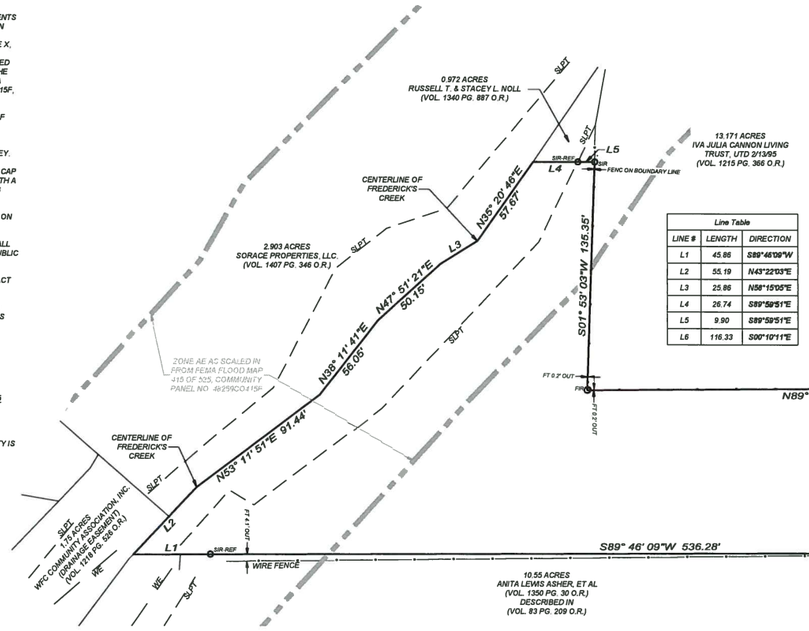
11. ZONING REQUIREMENTS:

SOURCE OF ZONING INFORMATION: CITY OF BOERNE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:
HTTP://BOERNE.MAPS.ARCGIS.COM/APPS/VIEWER/INDEX.HTML?APPID=F6EF33627C2148F499328AA79FFD1945

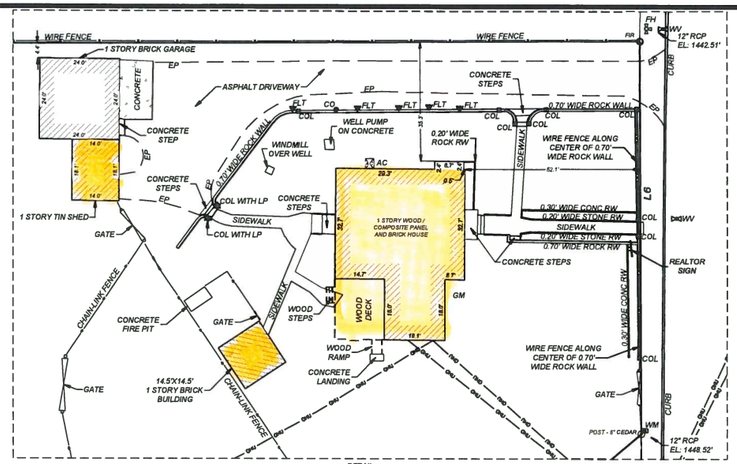
THE EFFECTIVE DATE OF THE CURRENT ZONING REQUIREMENTS IS 11/20/2015.

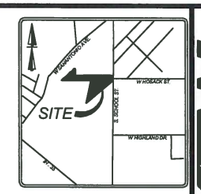
PER CITY OF BOERNE ZONING ORDINANCE, THE PROPERTY IS ZONED R-1 (MEDIUM-DENSITY SINGLE-FAMILY DISTRICT).

12. FENCES MEANDER ALONG BOUNDARY LINES.



Line Table		
LINE #	LENGTH	DIRECTION
L1	45.86	S89°46'09"W
L2	55.19	N43°22'03"E
L3	25.86	N58°15'05"E
L4	26.74	S89°59'51"E
L5	9.90	S89°59'51"E
L6	116.33	S00°10'11"E

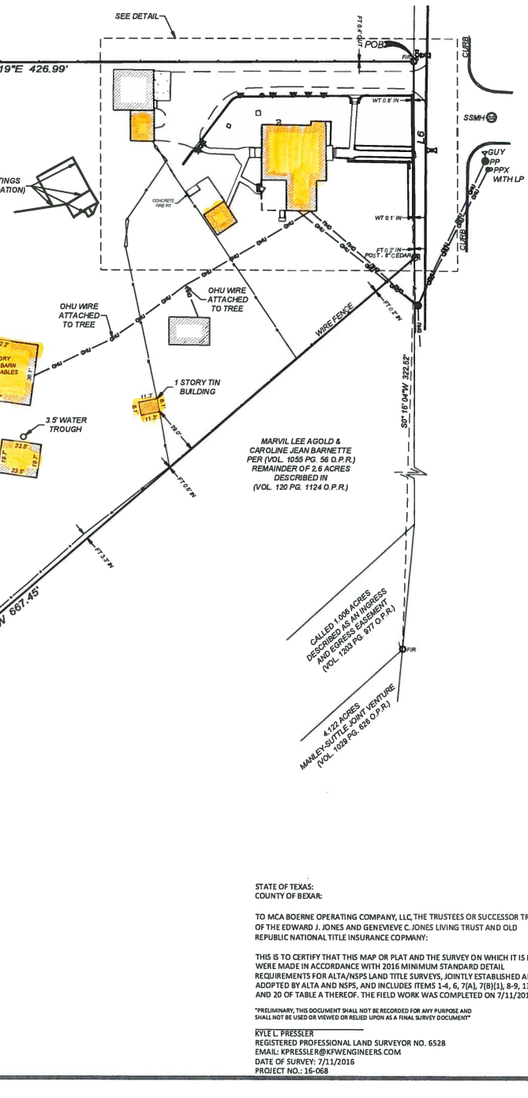




LOCATION MAP
NOT-TO-SCALE

ADDRESS: 502 SCHOOL ST.
BOERNE, TX

SCALE : 1"=40'
0' 40' 120'
80'



SYMBOL LEGEND

○	FIR	FOUND 1/2" IRON ROD OR AS NOTED
○	SIR	SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
○	SIR-REF	SET 1/2" IRON ROD WITH A PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
	O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS
●	PP	POWER POLE
●	PPX	POWER POLE WITH TRANSFORMER
◁	GUY	GUY
☆	LP	LIGHT POLE
◀	FLT	FLOOD LIGHT/GROUND LIGHT
	GM	GAS METER
⊙	SSMH	SANITARY SEWER MANHOLE
	WM	WATER METER
⋈	WV	WATER VALVE
	FH	FIRE HYDRANT
●	CO	CLEAN OUT
⊛	WELL	MONITORING WELL
⊙	P	POST AS NOTED
	MB	MAILBOX
—o—	SGN	SIGN AS NOTED
⊗	AC	AIR CONDITIONER
⊠	COL	COLUMN
⟷		GATE
—OHU—OHU—		OVERHEAD UTILITY LINE
—•—•—•—		CHAINLINK FENCE
—x—x—x—		WIRE FENCE
	SLPT	SLOPE TOP / TOP OF BANK
	WE	WATERS EDGE
	FT	FENCE TIE
	RCP	REINFORCED CONCRETE PIPE
	EL	ELEVATION
	WT	WALL TIE
	RW	RETAINING WALL
	P.O.B.	POINT OF BEGINNING

FIELD NOTES
FOR
A 4.69 ACRE TRACT

A 4.69 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 A CALLED 4.83 ACRE TRACT OF LAND AS CONVEYED TO THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST OF RECORD IN VOLUME 517 PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET, FOR THE SOUTHEAST CORNER OF A CALLED 13.171 ACRE TRACT OF LAND AS CONVEYED TO IVA JULIA CANNON, TRUSTEE, OF RECORD IN VOLUME 1215 PAGE 366 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 00° 10' 11" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET AND THE EAST LINE OF THE 4.83 ACRE TRACT, A DISTANCE OF 116.33 FEET TO A FOUND 6" CEDAR POST FOR THE NORTHEAST CORNER OF THE REMAINING PORTION OF A CALLED 2.6 ACRE TRACT OF LAND AS CONVEYED TO MARVIL LEE AGOLD & CAROLINE JEAN BARNETTE BY A LAST WILL AND TESTAMENT OF RECORD IN VOLUME 1055 PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND DESCRIBED IN VOLUME 120 PAGE 1124 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET, FOR THE SOUTHEAST CORNER OF A CALLED 1.006 ACRE TRACT OF LAND, DESCRIBED AS AN INGRESS AND EGRESS EASEMENT OF RECORD IN VOLUME 1293 PAGE 977 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS AND FOR THE NORTH CORNER OF A CALLED 4.122 ACRE TRACT OF LAND AS CONVEYED TO MANLEY-SUTTLE JOINT VENTURE OF RECORD IN VOLUME 1029 PAGE 626 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS BEARS, S 00° 15' 04" W, A DISTANCE OF 322.52 FEET;

THENCE: S 49° 31' 58" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SCHOOL STREET AND ALONG AND WITH THE SOUTHEAST LINE OF THE 4.83 ACRE TRACT AND THE NORTHWEST LINE OF THE 2.6 ACRE TRACT, A DISTANCE OF 667.45 FEET TO A FOUND ½" IRON ROD FOR AN EASTERLY EXTERIOR CORNER OF A CALLED 10.55 ACRE TRACT OF LAND AS CONVEYED TO ANITA LEWIS ASHER, ET AL, BY AN AFFIDAVIT OF HEIRSHIP OF RECORD IN VOLUME 1350 PAGE 30 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND DESCRIBED IN VOLUME 83 PAGE 209 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND THE MOST SOUTHERLY CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A POINT FOR THE NORTH-WEST CORNER OF THE 2.6 ACRE TRACT AND AN INTERIOR CORNER OF THE 10.55 ACRE TRACT BEARS, S 49° 31' 58" W, A DISTANCE OF 54.00 FEET, FROM WHICH A FOUND ½" IRON ROD BEARS, S 87° 01' 31" E, A DISTANCE OF 0.24 FEET;

THENCE: ALONG AND WITH THE COMMON LINE BETWEEN THE 10.55 ACRE TRACT AND THE 4.83 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
1. N 11° 15' 06" E, A DISTANCE OF 458.76 FEET TO A FOUND IRON ROD SQUARE WITH A SQUARE BOLT HEAD FOR THE NORTHEAST CORNER OF THE 10.55 ACRE TRACT, AN INTERIOR CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND
2. S 89° 46' 09" W, AT A DISTANCE OF 598.28 FEET PASSING A SET ½" IRON ROD WITH A PINK PLASTIC CAP STAMPED "KFW SURVEYING REFERENCE POINT" FOR A REFERENCE POINT AND CONTINUING A TOTAL DISTANCE OF 582.14 FEET TO A POINT IN THE CENTER LINE OF FREDERICKS CREEK AND FOR THE MOST WESTERLY CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE CENTER LINE OF FREDERICKS CREEK, THE FOLLOWING SIX (6) COURSES:
1. N 43° 22' 03" E, A DISTANCE OF 55.19 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
2. N 53° 11' 51" E, A DISTANCE OF 91.44 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
3. N 38° 11' 41" E, A DISTANCE OF 56.05 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
4. N 47° 51' 21" E, A DISTANCE OF 50.15 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
5. N 58° 15' 05" E, A DISTANCE OF 25.86 FEET TO A POINT FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
6. N 35° 20' 48" E, A DISTANCE OF 57.67 FEET TO A POINT FOR A NORTH-WEST EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: S 89° 59' 51" E, DEPARTING THE CENTER LINE OF FREDERICKS CREEK AND ALONG AND WITH THE NORTH LINE OF THE 4.83 ACRE TRACT, AT A DISTANCE OF 26.74 FEET PASSING A SET ½" IRON ROD WITH A PINK PLASTIC CAP STAMPED "KFW SURVEYING REFERENCE POINT" FOR A REFERENCE POINT AND CONTINUING A TOTAL DISTANCE OF 36.64 FEET TO A SET ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" IN THE WEST LINE OF THE 13.171 ACRE TRACT, FOR A NORTHEAST EXTERIOR CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,

THENCE: S 01° 53' 03" W, ALONG AND WITH AN EASTERLY LINE OF THE 4.83 ACRE TRACT, A DISTANCE OF 135.35 FEET TO A FOUND ½" IRON ROD FOR THE SOUTH-WEST CORNER OF THE 13.171 ACRE TRACT, AN INTERIOR CORNER OF THE 4.83 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE COMMON LINE BETWEEN THE 13.171 ACRE TRACT AND THE 4.83 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
1. N 89° 34' 33" E, A DISTANCE OF 302.57 FEET TO A SET ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
2. N 89° 46' 19" E, A DISTANCE OF 426.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.69 ACRES, MORE OR LESS, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE, 4204. DISTANCES RECITED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99986363642.

STATE OF TEXAS:
COUNTY OF BEXAR:

TO MCA BOERNE OPERATING COMPANY, LLC, THE TRUSTEES OR SUCCESSOR TRUSTEE OF THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST AND OLD REPUBLIC NATIONAL TITLE INSURANCE COPMANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(A), 7(B)(1), 8-9, 13, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/11/2016.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
EMAIL: KPRESSLER@KFWENGINEERS.COM
DATE OF SURVEY: 7/11/2016
PROJECT NO.: 16-068

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263 ; FAX: 512-239-5253

Date: Jul 11, 2016, 4:56pm User ID: mallvere
File: S:\Draw 2016\16-068 502 School Street\8516-068 502 School St.dwg

KFW SURVEYING
3421 Pesanosa Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPLS Firm #: 10120300

REVISIONS

ISSUE	DATE

ALTA/NSPS LAND TITLE SURVEY OF

A 4.69 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 A CALLED 4.83 ACRE TRACT OF LAND AS CONVEYED TO THE EDWARD J. JONES AND GENEVIEVE C. JONES LIVING TRUST OF RECORD IN VOLUME 517 PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

JOB NO. 16-068
DATE: 07/11/2016
DRAWN: MBO CHECKED: KLP

SHEET NUMBER:
1 of 1