



NOTE: REFER TO GRAPHIC
"SCALE IN FEET"
IF DRAWING WAS NOT PRINTED FROM
THE ORIGINAL SOURCE ON
STANDARD 11"x17" SHEET.

LAND TITLE SURVEY

JOHN SMALL SURVEY No.183,
ABSTRACT No.441

BURT SPONHALTZ AND
WIFE, JOYCE SPONHALTZ
0.341 ACRE TRACT
VOL. 393, PG. 378, O.R.

WOOD PRIVACY FENCE (MEANDERING)
N 77°57'13" E ~ 176.70'

0.303 ACRE TRACT

MAURICE ANDREWS AND
WIFE, STACI ANDREWS
0.342 ACRE TRACT
VOL. 1670, PG. 602, O.R.

GARDEN
SHED
(ON SLAB)
(10'x10')

S 76°52'23" W ~ 214.57'
(RECORD: S 76°30'00" W ~ 214.93') (R1)
(BEARING BASIS)
CHAINLINK FENCE (MEANDERING)

MMS PROPERTIES, LLC.
1.546 ACRES
DOC. NO. 00332627, O.R.
(VOL. 1701, PG. 1086)

E. BANDERA RD.

S. FREY STREET

3.306 ACRE TRACT
VOL. 316, PG. 239, O.R.

(VARIABLE WIDTH - OCCUPATIONAL R.O.W. ITEM 10.C)

(R.O.W. LINE)

(NOT FENCED)

LEGAL DESCRIPTION

LAND SURVEY OF 0.303 ACRE TRACT OF LAND IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, OUT OF THE JOHN SMALL SURVEY No. 183, ABSTRACT No.441, BEING THAT SAME TRACT OF LAND CALLED 0.303 ACRES DESCRIBED IN A CONVEYANCE TO TIMOTHY S. FLYNN AND WIFE, PEARL FLYNN BY HERINDA H. FLYNN, FOUND OF RECORD IN DOCUMENT NO. 00226296 (VOLUME 1313, PAGE 100), OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

TITLE COMMITMENT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT HAVE BEEN LISTED BELOW. ITEMS BELIEVED TO AFFECT SUBJECT PROPERTY (ASP), ITEMS THAT ARE SPATIALLY DEFINED AND LOCATABLE ARE SHOWN HEREON (SH), ITEMS WHICH ARE NOT SPATIALLY DEFINITIVE (NSD) OR "NOT A MATTER OF SURVEY", ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE G.F. NO. 20210064, ISSUED FEBRUARY 10, 2021:

SCHEDULE 'B' EXCEPTIONS:

- 10.A NOT A MATTER OF SURVEY
10.B OVERHEAD POWER/ELECTRIC SERVICE LINE (ASP/SH)
10.C ADJOINS PUBLIC RIGHT-OF-WAY (ASP/SH)
10.D NOT A MATTER OF SURVEY
10.E NOT A MATTER OF SURVEY

NOTES

CLIENT: SCHUEPBACH INVESTMENTS, LTD
SITUS: 606 FREY STREET, BOERNE, TEXAS 78006

- DATE OF FIELD SURVEY COMPLETION: MARCH 9, 2021
- THE RECORD BASIS OF BEARINGS IS THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT BASED ON CONTROLLING MONUMENTS FOUND AND SHOWN HEREON, WITH BEARING OBSERVED (RECORD: S 76° 30' 00" W).
- THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" (UNSHADED) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) No.48259C0415F, WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA). MAP REPORTS AN EFFECTIVE DATE DECEMBER 17, 2010. FLOODPLAIN LINES WERE NOT FIELD VERIFIED AND NO DETERMINATION WAS MADE AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OF ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
- VISIBLE ABOVE GROUND IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- WATER DISTRICT: COW CREEK GROUND WATER CONSERVATION DISTRICT
- R1: VOL. 1313, PG. 100, O.P.R.K.C.T.

LEGEND & NOTES

- STEEL BAR FOUND (WITH NO IDENTIFICATION)
- ⊙ STEEL BAR FOUND WITH PLASTIC CAP
- ⊗ 1/2"Ø REBAR SET WITH CAP "F+R 6454"
- FENCE CORNER POST
- P.O.B. PLACE OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. RECORD EASEMENT
- C.M. CONTROLLING MONUMENT
- P.R. PLAT RECORDS, KENDALL COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS
- D.R. DEED RECORDS, KENDALL COUNTY, TEXAS
- O.R. OFFICIAL RECORDS, KENDALL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- S.B. SUBJECT PROPERTY
- (R#) REFERENCE TO PUBLIC RECORD INSTRUMENT/DOC.
- (N-°-'-"-E XXX') RECORD BEARING AND DISTANCE
- x---x--- Wire Fence
- Wood Privacy Fence
- Chainlink Fence
- OHP Overhead Powerline
- == Road Way
- Survey Line
- Subject Tract
- Creek Centerline
- ⊙ Propane Valve
- ⊙ Water Valve
- ⊙ Septic Clean out
- ⊙ Telephone Pedestal
- ⊙ Light Pole
- ⊙ Guy Wire
- ⊙ PP Power Pole
- ⊙ PT Power Pole w/ transformer
- Asphalt
- Gravel
- Electric Meter

CERTIFICATION

TO: **TEXAS INVESTORS TITLE, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND TO JOHN SCHUEPBACH AND CHARLOTTE SCHUEPBACH.**
I HEREBY CERTIFY THAT THIS MAP AND ACCOMPANYING FIELD NOTES REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN FIRST AMERICAN TITLE INSURANCE CO., COMMITMENT FOR TITLE INSURANCE G.F. NO. 20210064, ISSUED FEBRUARY 10, 2021, AS PROVIDED BY TEXAS INVESTOR TITLE, LLC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

Cody J. Musick 03/11/2021
Cody J. Musick, RPLS 6454
F+R LAND SURVEYING, Firm No. 10194626
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JOB No. 202012-02, GF No. 20200402
SHEET 1 OF 1

