

GENERAL NOTES:

1) DISTANCES SHOWN HEREON AS RECORD ARE BASED ON PLAT RECORDED IN VOLUME 23, PAGE 282, DEED RECORDS, KENDALL COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: Lot 12, Block 2 containing 0.332 acres, Lot 13, Block 2 containing 0.332 acres, Lot 14, Block 2 containing 0.339 acres and Lot 15, Block 2 containing 0.339 acres, OAK PARK ADDITION to the City of Boerne, Kendall County, Texas, according to Plat thereof recorded in Volume 23, Page 282, Kendall County Deed Records.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

LEGEND:

W	WATER METER	PP Ø	POWER POLE
E	ELECTRIC METER	—OHU—	OVERHEAD UTILITIES
©	CLEANOUT	—//—	WOOD FENCE
G	GAS METER	—○—	CHAINLINK FENCE
GV •	GAS VALVE	—□—	PLASTIC FENCE
•	WATER VALVE	SIR	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

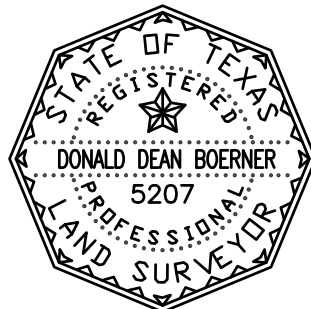
TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY KENDALL COUNTY ABSTRACT COMPANY FILE NO. 43440, EFFECTIVE DATE: FEBRUARY 08, 2021, ISSUED FEBRUARY 25, 2021 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS:
None

Schedule B

10a. Leases between David A. Koehler, Lessor, and Kwik-Wash Laundries, Inc, Lessee, recorded in Volume 214, Page 39 and Volume 292, Page 825, Kendall County Official Records.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 02-23-2021

JOB NO: 21-236