

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM THE WGS COORDINATE SYSTEM.
2. FIELD SURVEY COMPLETED 05-28-2008.
3. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.



SCALE: 1" = 100'

LEGEND

- MAILBOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- TELEPHONE MANHOLE
- X- WIRE FENCE
- CHANNEL FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE
- C- OVERHEAD CABLE TV
- POB POINT OF BEGINNING
- ⊗ FIRE HYDRANT
- 1/2" REBAR FOUND
- FOUND IRON PIPE
- ⊗ TYPOT TYPE 1 CONCRETE MARKER
- ⊙ 1/2" REBAR SET
- △ TRAFFIC SIGNAL FLASHER
- LPG LIQUID PROPANE GAS

NORTH CREEK ROAD

TEXAS DEPARTMENT OF TRANSPORTATION ROW TACKING VOLUME 78, PAGE 526 DEED RECORDS

U.S. HIGHWAY NO. 87
200' RIGHT-OF-WAY

DENIS GAINES AND WIFE, PATRICIA J. GAINES
VOLUME 412 PAGES 304-306
OFFICIAL RECORDS

BANDERA ELECTRIC COOPERATIVE INC.
VOLUME 138 PAGES 712-714
DEED RECORDS - CALLED 1.989 ACRES

TRACT NO. 1
23.631 ACRES

KAREN FAY DRISKILL
VOLUME 334 PAGES 795-796
OFFICIAL RECORDS - CALLED 45.65 ACRES

JOSE MARIA REGALDO
SURVEY NO. 27
ABSTRACT NO. 393

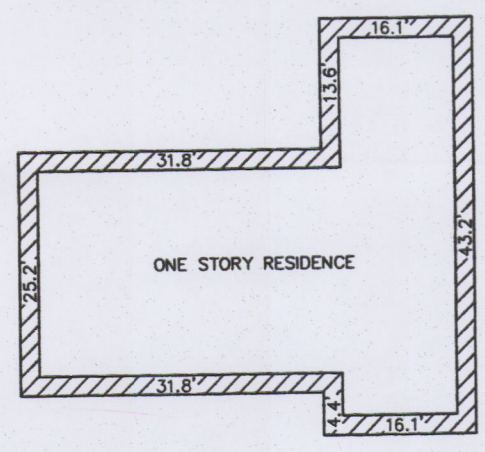
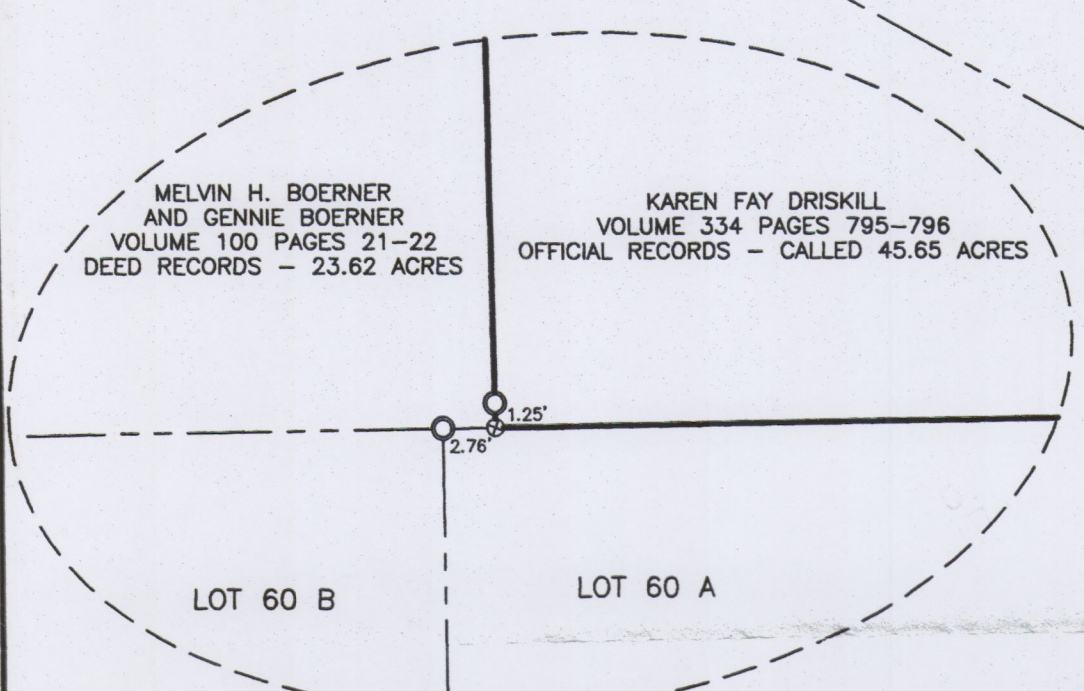
MELVIN H. BOERNER AND GENNIE BOERNER
VOLUME 100 PAGES 21-22
DEED RECORDS - CALLED 23.62 ACRES

TRACT NO. 2
22.000 ACRES

(S 89°10' W 1037.50' RECORD)
S 89°44'33" W 1038.35'

LOT 60 A
(CALLED 10.00 ACRES)
PLAT REVISION OF A PART OF COMFORT OUTLOT 60
VOLUME 3 PAGE 301
PLAT RECORDS

LOT 60 B
(CALLED 16.18 ACRES)
PLAT REVISION OF A PART OF COMFORT OUTLOT 60
VOLUME 3 PAGE 301
PLAT RECORDS



- REFERENCES:
- VOLUME 334 PAGE 795 OFFICIAL RECORDS - DEED
 - VOLUME 79 PAGE 526 DEED RECORDS - RIGHT-OF-WAY DEDICATION
 - VOLUME 80 PAGE 76 DEED RECORDS - CHANNEL EASEMENT
 - VOLUME 484 PAGES 236-237 OFFICIAL RECORDS - BLANKET ELECTRIC EASEMENT
 - VOLUME 522 PAGES 147-150 OFFICIAL RECORDS - BLANKET ELECTRIC EASEMENT
 - VOLUME 148 PAGES 413-414 DEED RECORDS - BLANKET TELEPHONE EASEMENT

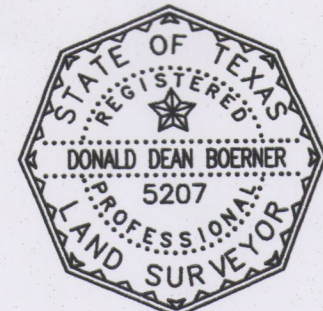
PLAT SHOWING:

TRACT NO. 1, A 23.631 ACRE TRACT OF LAND OUT OF THE JOSE MARIA REGALDO SURVEY NO. 27, ABSTRACT NO. 393, KENDALL COUNTY, TEXAS, AND BEING OUT OF COMFORT OUTLOT NOS. 59 AND 76, TOWN OF COMFORT, AND BEING A PORTION OF THAT CERTAIN CALLED 45.65 ACRE TRACT RECORDED IN VOLUME 334, PAGE 795, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

AND

TRACT NO. 1, A 23.631 ACRE TRACT OF LAND OUT OF THE JOSE MARIA REGALDO SURVEY NO. 27, ABSTRACT NO. 393, KENDALL COUNTY, TEXAS, AND BEING OUT OF COMFORT OUTLOT NO. 59, TOWN OF COMFORT, AND BEING A PORTION OF THAT CERTAIN CALLED 45.65 ACRE TRACT RECORDED IN VOLUME 334, PAGE 795, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

M.D.S. LAND SURVEYING CO., INC.
9120 DIETZ ELKHORN ROAD
FAIR OAKS RANCH, TEXAS 78015
PHONE: (830) 755-6544
1005 SIDNEY BAKER A
KERRVILLE, TEXAS 78028
PHONE: (830) 257-0052



STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 28th DAY OF MAY, 2008, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO UNLAWFUL EASEMENTS OR ENCROACHMENTS OF BUILDINGS OR ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

WARNING: ONLY THOSE COPIES SIGNED IN RED SHOULD BE RELIED UPON.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
5207
TEXAS REGISTRATION NO.