POINT OF BEGINNING

N 85°48'50" E
62.58'

POEHNERT ROAD

EDGE OF PAVEMENT

60.00' RIGHT-OF-WAY
VOLUME 1650 PAGES 954-1001
OFFICIAL RECORDS

CONCRETE DRIVEWAY

EDGE OF PAVEMENT

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

ROCK PILLAR (TYPICAL)

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

ROCK PILLAR (TYPICAL)

30.00' WIDE INGRESS-EGRESS EASEMENT
VOLUME 000 PAGES 000-000
OFFICIAL RECORDS

N 20°42'16" W
276.55'

S 20°42'16" E
239.26'

ASPHALT DRIVEWAY

60.00'

ROBERT GARZA AND SPOUSE,
YVONNE GUERRA GARZA
VOLUME 1724 PAGES 614-621
OFFICIAL RECORDS – 60.100 ACRES

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 56°41'52" E
228.60'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 56°41'52" W
246.46'

ASPHALT DRIVEWAY

JAMES GREGORY EICHLER
VOLUME 0000 PAGES 000-000
OFFICIAL RECORDS
1.340 ACRES

S 53°35'11" E
217.65'

60.00'

FOUND NAIL WITH AN ORANGE PLASTIC DISC STAMPED "RPLS 5207" IN ASPHALT DRIVEWAY

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

FOUND NAIL WITH AN ALUMINUM DISC STAMPED "J.E. SCHWARZ RPLS 4760" IN ASPHALT DRIVEWAY ON LINE

N 53°35'11" W
211.92'

175.27'

FOUND NAIL WITH AN ALUMINUM DISC STAMPED "J.E. SCHWARZ RPLS 4760" IN ASPHALT DRIVEWAY

S 45°45'20" E
184.04'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

JAMES GREGORY EICHLER
VOLUME 1380 PAGES 119-132
OFFICIAL RECORDS
42.76 ACRES

N 45°45'20" W
169.54'

FOUND NAIL WITH AN ALUMINUM DISC STAMPED "J.E. SCHWARZ RPLS 4760" IN ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

S 26°05'52" E
160.51'

60.00'

3.2'

30.00' WIDE INGRESS-EGRESS EASEMENT
VOLUME 000 PAGES 000-000
OFFICIAL RECORDS

N 26°05'52" W
182.07'

N 88°30'41" E 193.59'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

FOUND NAIL WITH AN ALUMINUM DISC STAMPED "J.E. SCHWARZ RPLS 4760" IN ASPHALT DRIVEWAY

N 38°50'11" W
57.73'

FOUND STEEL ROD WITH A RED "SCHWARZ 4760" PLASTIC CAP

N 59°24'59" W
122.41'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 23°02'58" W
131.19'

ASPHALT DRIVEWAY

CATTLE GUARD

GATE

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 21°35'04" E
130.45'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 37°12'53" W
169.16'

JAMES GREGORY EICHLER
VOLUME 0000 PAGES 000-000
OFFICIAL RECORDS
1.303 ACRES

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 42°14'42" W
95.70'

OHU

PP

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 44°46'59" W
134.01'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 83°18'11" W
205.19'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 53°41'45" W
154.19'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 60°34'53" W
90.61'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 09°01'48" W
249.66'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 09°32'54" E
154.36'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 28°20'09" W
178.16'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 20°18'38" W
10.19'

S 11°34'05" W
113.05'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 46°20'39" E
14.26'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

S 78°41'42" E
13.97'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 68°26'11" E
310.72'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 70°15'25" E
123.70'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

N 07°36'23" W
139.00'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

ROBERT GARZA AND SPOUSE,
YVONNE GUERRA GARZA
VOLUME 1724 PAGES 614-621
OFFICIAL RECORDS – 60.100 ACRES

MARY ANN EICHLER
VOLUME 425 PAGES 824-826
OFFICIAL RECORDS
PORTION OF 168.19 ACRES

15.920 ACRES

A. GRAHAM
SURVEY NO. 214
ABSTRACT NO. 985

ROCK HOUSE

AC

COVERED ROCK PORCH

ROCK SEAT

ROCK PILLAR (TYPICAL)

AC AC

HOUSE DETAIL

NORTH

SCALE: 1" = 50'

LEGEND:

- T — TELEPHONE PEDESTAL
- P — BURIED PROPANE TANK
- LP — METAL LAMP
- PP — POWER POLE
- OHU — OVERHEAD UTILITIES
- WIRE FENCE

ROCK SIDEWALK

LP

ROCK PILLAR (TYPICAL)

COVERED CONCRETE PORCH

AEROBIC SEPTIC SYSTEM

WOOD BUILDING

WIRE PEN

ROCK SIDEWALK

ASPHALT DRIVEWAY

CONCRETE DRIVEWAY

ROCK STEPS

SEE HOUSE DETAIL

ROCK STEPS

ROCK WALL

ROCK SIDEWALK

ROCK PATIO

WATER WELL

CONCRETE WATER STORAGE TANKS

ROCK WELL HOUSE

ROCK BUILDING

ROCK RAMP

GUY WIRE

PP

METER POLE

GENERAL NOTES:

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

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

PLAT SHOWING: A 15.920 acre tract of land out of the A. Graham Survey No. 214, Abstract No. 985, Kendall County, Texas and being part of that certain 168.19 acre tract recorded in Volume 425, Pages 824-826, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

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 03-25-2020 JOB NO: 16-364