

SCALE: 1" = 100'

LEGEND:

- TP • TELEPHONE PEDESTAL
- EM • ELECTRIC METER
- MB • MAIL BOX
- PP ∅ POWER POLE
- WIRE FENCELINE
- WOOD FENCE
- OHE— OVERHEAD ELECTRIC

LIMITS OF FLOOD ZONE A
AS OVERLAIN FROM KENDALL
COUNTY OFFIRM MAP AND AS SHOWN
ON FLOOD INSURANCE RATE MAP NO.
48259C0300F DATED DECEMBER 17, 2010

VARIABLE WIDTH RIGHT-OF-WAY
PER TEXAS DEPARTMENT
OF TRANSPORTATION MAPS

R=1392.69' (1392.69' RECORD)
D=07°39'37" (VOLUME 75 PAGES 98-99
DEED RECORDS)
L=186.20' (186.20' RECORD)
Cd=N 23°40'47" W 186.06'

80.00' RIGHT-OF-WAY
PER TEXAS DEPARTMENT
OF TRANSPORTATION MAPS

N 34°14'21" W
100.50'
(N 34°41' W
RECORD)
TEXAS DEPARTMENT OF
TRANSPORTATION
RIGHT-OF-WAY MAPS

N 28°31'43" W
618.06'
(N 28°58' W
RECORD)
TEXAS DEPARTMENT OF
TRANSPORTATION
RIGHT-OF-WAY MAPS

SET IRON ROD WITH
AN ORANGE "MDS SURVEY"
PLASTIC CAP

FENCE ANGLE IS 1.4'
INSIDE PROPERTY LINE

COVERED
CONCRETE
PORCH

WOOD HOUSE
(FINISH FLOOR ELEVATION
OF HOUSE: 1279.75)
ADDRESS: 1143 F.M. 1376

CONCRETE
SIDEWALK

PROPERTY LINE

WIRE FENCE

METAL
WATER
TANK

WINDMILL (NOT OPERABLE)
WATER WELL (IN USE)

DETAIL

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

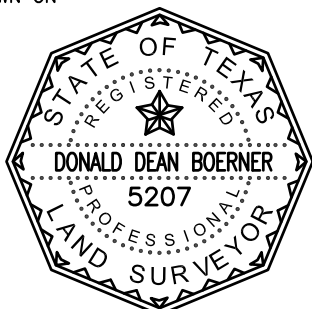
2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MDS LAND SURVEYING COMPANY INC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

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

4) A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48259C0300F DATED DECEMBER 17, 2010.

PLAT SHOWING: A 677079 SQUARE FOOT OR 15.544
ACRE TRACT OUT OF THE W.F. WILSON SURVEY NO.
2, ABSTRACT NO. 524, KENDALL COUNTY, TEXAS
AND BEING THOSE CERTAIN TRACTS RECORDED IN
VOLUME 1257, PAGES 811-815, OFFICIAL RECORDS,
KENDALL COUNTY, TEXAS.

M.D.S. LAND SURVEYING CO.
8 SPENCER ROAD
BOERNE, TEXAS 78006
PHONE: 830-377-2492



I HEREBY CERTIFY TO: LEUCANTHA, LP, MR. ROBERT F. KIRBY, AND MISSION TITLE
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
TEXAS REGISTRATION NO. 5207

DATE: 10-13-2012
REVISED 11-29-2012

JOB #: 12-346

TOWN OF SISTERDALE
AMENDING PLAT
VOLUME 6 PAGES 164-165
PLAT RECORDS

N 81°55'34" E
118.13'
(N 82°53'27" E
118.07' RECORD)
VOLUME 6 PAGES 164-165
PLAT RECORDS

S 07°34'54" E
6.65'
(S 08°44'00" E
RECORD)
VOLUME 901 PAGES 220-229
OFFICIAL RECORDS

SET IRON ROD WITH
AN ORANGE "MDS SURVEY"
PLASTIC CAP

N 10°07'05" W
703.38'
(N 10°11' W
RECORD)
TEXAS DEPARTMENT OF
TRANSPORTATION
RIGHT-OF-WAY MAPS

W.F. WILSON
SURVEY NO. 2
ABSTRACT NO. 524

FENCE ANGLE IS 1.7'
OUTSIDE PROPERTY LINE

139.5' x 208' TRACT
VOLUME 76 PAGE 511
DEED RECORDS

CHICKEN
COOP

WOOD BARN

AWNING

CONCRETE

SEPTIC TANK

WINDMILL (NOT OPERABLE)
WATER WELL (IN USE)

PRESSURE TANK
ON CONCRETE PAD

WIRE FENCE

WIRE FENCE

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SISTERDALE REALTY II, LLC
VOLUME 1132 PAGES 545-548
OFFICIAL RECORDS
DESCRIBED IN
VOLUME 901 PAGES 220-229
OFFICIAL RECORDS
155.2 ACRES

S 80°26'15" E
(S 80°56'12" E 644.16' RECORD)
VOLUME 901 PAGES 220-229 - OFFICIAL RECORDS

POINT OF
BEGINNING

677079 SQUARE FEET
OR 15.544 ACRES

8.76 ACRE TRACT
VOLUME 65 PAGES 443-444
DEED RECORDS

LIMITS OF FLOOD ZONE A
AS OVERLAIN FROM KENDALL
COUNTY OFFIRM MAP AND AS SHOWN
ON FLOOD INSURANCE RATE MAP NO.
48259C0300F DATED DECEMBER 17, 2010

REMAINS OF A WIRE FENCE
S 11°08'40" W 458.91'
(S 10°38'30" W 458.61' RECORD)
VOLUME 451 PAGES 362-365 - OFFICIAL RECORDS

KENNETH J. LIGHTSEY AND
VICKIE LYNN LIGHTSEY
VOLUME 45 PAGES 362-365
OFFICIAL RECORDS - 28.152 ACRES

S 87°38'24" E
47.97'
(S 88°09' E
47.97' RECORD)
VOLUME 451 PAGES 362-365
OFFICIAL RECORDS

S 54°15'24" E
9.05'
(S 54°46' E
RECORD)
VOLUME 451 PAGES 362-365
OFFICIAL RECORDS

S 12°11'17" W
83.51'
(S 11°41'48" W
83.38' RECORD)
VOLUME 1007 PAGES 98-102
OFFICIAL RECORDS

S 15°28'44" W
197.76'
(S 14°59'15" W
197.76' RECORD)
VOLUME 1007 PAGES 98-102
OFFICIAL RECORDS

MICHELLE SHIELDS KIRBY
VOLUME 1148 PAGES 443-444
OFFICIAL RECORDS
DESCRIBED IN
VOLUME 1007 PAGES 98-102
OFFICIAL RECORDS
21.991 ACRES

0.88 ACRE TRACT
VOLUME 1257 PAGES 811-815
OFFICIAL RECORDS

CENTERLINE OF EAST SISTER CREEK
S 12°53'42" W 295.91'
(S 12°24'13" W 295.91' RECORD)
VOLUME 1007 PAGES 98-102 - OFFICIAL RECORDS

S 10°49'19" W 321.36'
(S 10°19'50" W 319.74' RECORD)
VOLUME 1007 PAGES 98-102 - OFFICIAL RECORDS

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