



# Pedernales River Retreat

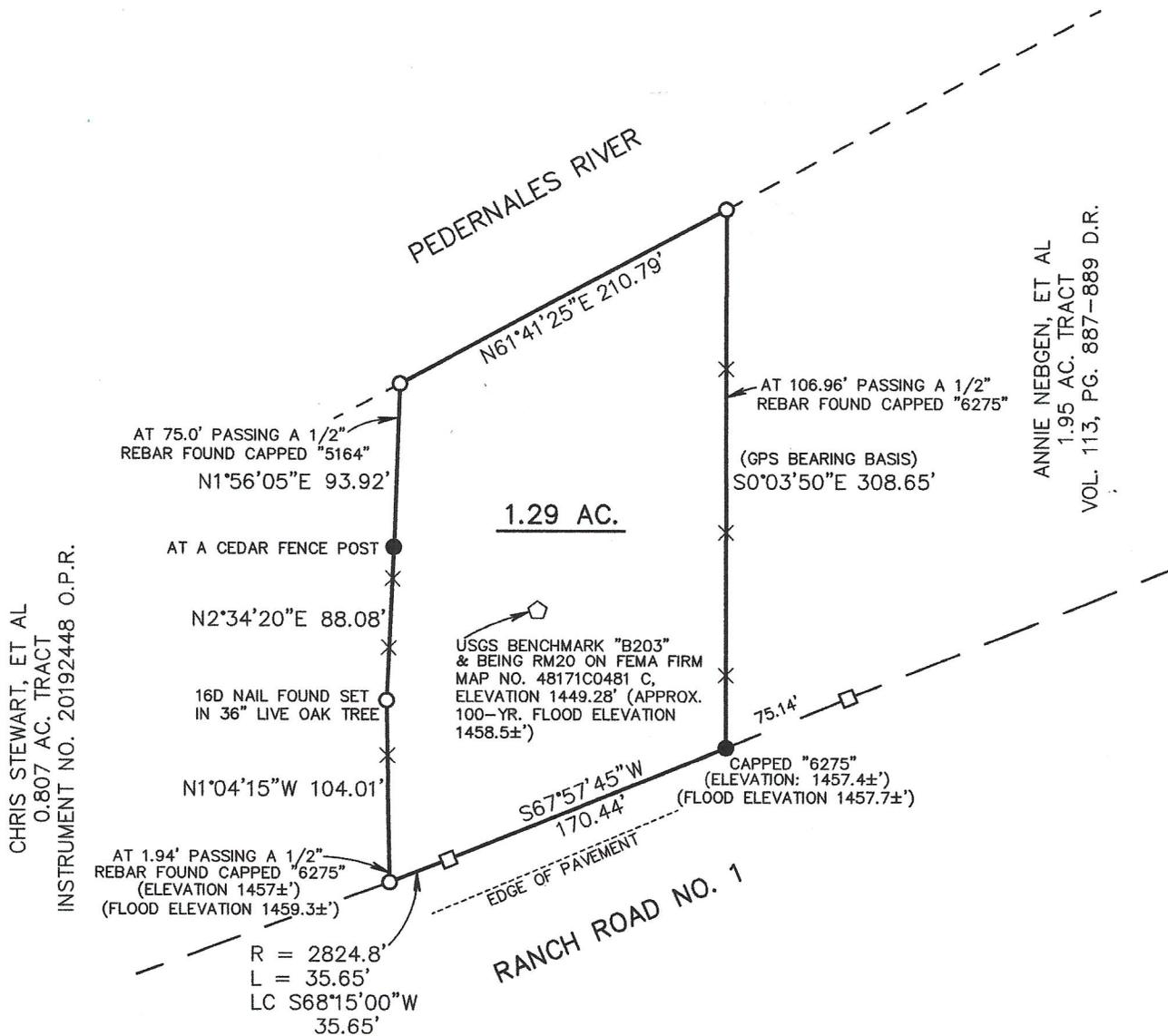
Gillespie County, Texas, 1.29 AC +/-



Boundary

**MAP SHOWING  
1.29 ACRES OF LAND SITUATED  
IN GILLESPIE COUNTY, TEXAS.  
PREPARED AT THE REQUEST OF  
ADRIEN BEHRENS.**

BEING THAT 1.54 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO  
DELTON W. BEHRENS, ET UX, BY EDWARD FRANKLIN TALASEK, JR., ET UX, ET AL,  
DATED JANUARY 22, 2003, FOUND OF RECORD IN VOLUME 489, PAGES 911-915  
OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



**NOTE:**  
THE 100-YEAR FLOOD ELEVATION AT THE S.W. CORNER OF THIS 1.29 ACRE TRACT OF LAND IS 1459.3±'. THE 100-YEAR FLOOD ELEVATION AT THE FEMA RM20 BENCHMARK IS 1458.5±'. THE 100-YEAR FLOOD ELEVATION AT THE S.E. CORNER OF THIS 1.29 ACRE TRACT IS 1457.7±'. THE ENTIRE 1.29 ACRE TRACT LIES WITHIN THE 100-YEAR FLOOD PLANE.

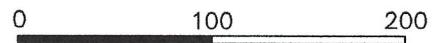
**SURVEY NO. 10  
JUSTA FLORES  
ABST. NO. 216**

**LEGEND**

- 1/2" DIA. REBAR FOUND (AS NOTED)
- ⊙ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- UNMARKED POINT (EXCEPT AS NOTED)
- CONCRETE ROW MONUMENT REMAINS
- UTILITY POLE
- × FENCE



SCALE 1" = 100'



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FIELD MEASUREMENTS COMPLETED JULY 15, 2020

CAREY BONN  
REG. PROF. LAND SURVEYOR NO. 4447