



SCALE: 1" = 200'

LEGEND:

- ☐ TELEPHONE PEDESTAL
PP ∅ POWER POLE
—OHU— OVERHEAD UTILITIES
—X— WIRE FENCE

A. EBERS
SURVEY NO. 293
ABSTRACT NO. 1224

ROBERT A. THEIS OR
SANDRA SUE THEIS, TRUSTEES OF THEIR
SUCCESSORS IN TRUST, OF THE ROBERT
AND SANDRA SUE THEIS LIVING TRUST,
DATED OCTOBER 17, 2006
VOLUME 1034 PAGES 972-977
OFFICIAL RECORDS — 165.34 ACRES

FORT CHADBOURNE CORPORATION,
A DELAWARE CORPORATION
VOLUME 1602 PAGES 1056-1064
OFFICIAL RECORDS
REMAINING PORTION OF 164.42 ACRES

H. ANSON CONE AND
LAUREN BADE CONE
VOLUME 1500 PAGES
170-175
OFFICIAL RECORDS
3.993 ACRES

APPROXIMATE SURVEY LINE

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

S 89°05'29" E 1404.49'

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

FOUND 1/2"
STEEL ROD
POINT OF
BEGINNING

22.05 ACRES

N 03°24'12" E 693.62'

S 09°56'22" W 724.73'

FORT CHADBOURNE CORPORATION,
A DELAWARE CORPORATION
VOLUME 1602 PAGES 1056-1064
OFFICIAL RECORDS
REMAINING PORTION OF 164.42 ACRES

J. KALLENBERG
SURVEY NO. 292
ABSTRACT NO. 1235

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

N 88°06'11" W 1321.12'

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

A. H. WOOD
SURVEY NO. 186
ABSTRACT NO. 1255

FORT CHADBOURNE CORPORATION,
A DELAWARE CORPORATION
VOLUME 1602 PAGES 1056-1064
OFFICIAL RECORDS
REMAINING PORTION OF 164.42 ACRES

APPROXIMATE SURVEY LINE

CAROLEE SAGEBIEL
VOLUME 799 PAGES 47-49
OFFICIAL RECORDS — 87 ACRES

TYLER TAP R.R. Co.
SURVEY NO. 69
ABSTRACT NO. 595

JUDY G. ROSSY
VOLUME 740 PAGES 533-536
OFFICIAL RECORDS — 71.88 ACRES

WILLIAM O. WHITEHURST, JR. AND WIFE,
STEPHANIE WHITEHURST
VOLUME 287 PAGES 808-812
OFFICIAL RECORDS — 61.68 ACRES

J.E. ELGIN
SURVEY NO. 187
ABSTRACT NO. 159

OLD HIGHWAY NO. 9

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.

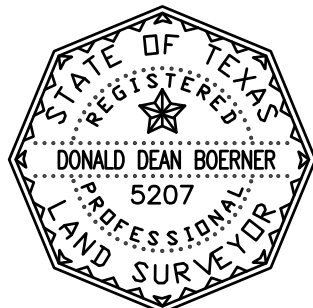
3) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL
PURPOSES ONLY.

4) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION
SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE
CONSIDERED A "VALID" COPY. DONNIE BOERNER SURVEYING
COMPANY L.P. WILL NOT BE RESPONSIBLE FOR THE CONTENT OF
ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

PLAT SHOWING: A 22.05 acre tract out of the J. Kallenberg
Survey No. 292, Abstract No. 1235, Kendall County, Texas
and being part of that certain 164.42 acre tract conveyed
to Fort Chadbourne Corporation, a Delaware Corporation by
deed recorded in Volume 1602, Pages 1056-1064, 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 04-05-2018

JOB NO: 17-378