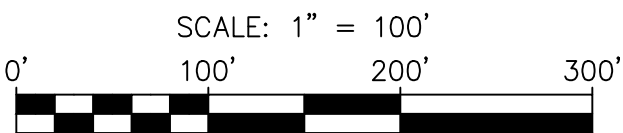


ADDRESS:  
131 THRILL HILL DRIVE  
MOUNTAIN HOME, TX 78058



NORTH



LEGEND

( )	RECORD BEARING & DISTANCE
1SR	ONE-STORY RESIDENCE
CB	CONEX BOX
CF	CLERK'S FILE
CFP	CEDAR FENCE POST
CMF	CONCRETE TxDOT MONUMENT FOUND
CO	CLEAN OUT
COV	COVERED
EB	ELECTRIC BOX
GA	GUY ANCHOR
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND CAPPED "MDS"
MB	MAILBOX
MP	METER POLE
OH	OUTHOUSE
OPR	OFFICIAL PUBLIC RECORDS OF KERR COUNTY
PG	PAGE
PH	PUMP HOUSE
POB	POINT OF BEGINNING
PP	POWER POLE
SH	SHED
SL	SEPTIC LID
VOL	VOLUME
WD	WOOD DECK
WH	WELL HEAD
WS	WATER SPIGOT
WT	WATER STORAGE TANK
---	ADJOINER LINE
---	BOUNDARY LINE
---	EASEMENT LINE
---	OVERHEAD POWER
---	WIRE FENCE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 04-04-2022.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO MAP NO. 48265C0250F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF MARCH 03, 2011, THE SUBJECT TRACT IS SITUATED WITHIN: ZONE X; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**PLAT SHOWING:** A 10.096 ACRE TRACT OUT OF THE S.G. JACKSON SURVEY NO. 34, ABSTRACT NO. 1490, KERR COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 19.3 ACRE TRACT DESCRIBED IN VOLUME 1072, PAGE 650, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS AND BEING ALL OF A CALLED 10.100 ACRE TRACT CONVEYED TO STEVEN EDWARD EGGERT AND RACHAEL ELIZABETH EGGERT BY CORRECTION SPECIAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. 18-04306, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

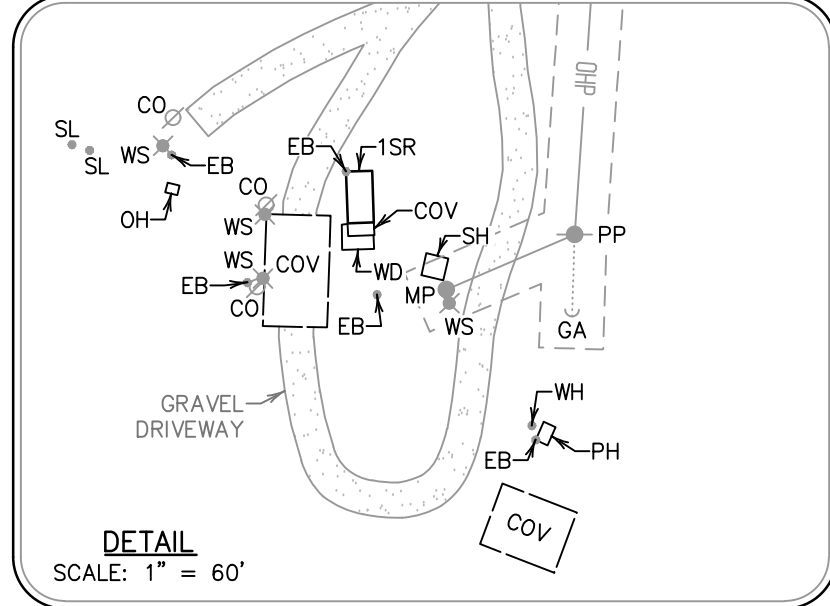
**BOUNDARY SURVEY**  
**OF THE**  
**EGGERT TRACT**  
**BEING**  
**10.096 ACRES**  
**OUT OF THE**  
**S.G. JACKSON SURVEY NO. 34, A-1490**  
**KERR COUNTY, TEXAS**  
**APRIL 2022**

**MDS** LAND SURVEYING  
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10019600  
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

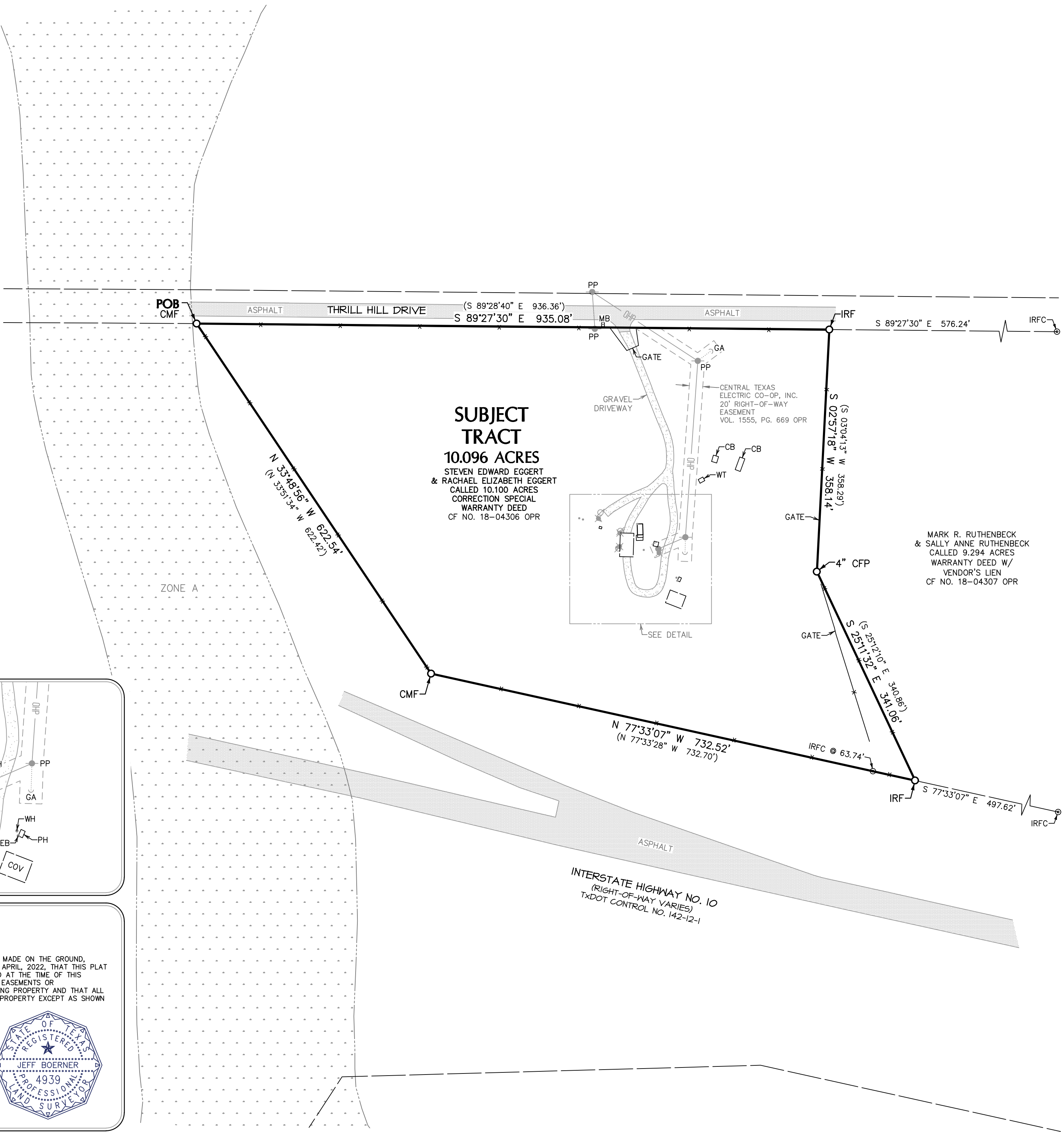
JOB No. 22-154-00 SURVEYORS: JB/LK SHEET 1 OF 1



STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 6th DAY OF APRIL, 2022, 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.

*Jeff Boerner*  
JEFF BOERNER, RPLS  
# 4939  
TEXAS REGISTRATION NO.



**SUBJECT TRACT**  
**10.096 ACRES**  
STEVEN EDWARD EGGERT  
& RACHAEL ELIZABETH EGGERT  
CALLED 10.100 ACRES  
CORRECTION SPECIAL  
WARRANTY DEED  
CF NO. 18-04306 OPR

MARK R. RUTHENBECK  
& SALLY ANNE RUTHENBECK  
CALLED 9.294 ACRES  
WARRANTY DEED W/  
VENDOR'S LIEN  
CF NO. 18-04307 OPR

INTERSTATE HIGHWAY NO. 10  
(RIGHT-OF-WAY VARIES)  
TxDOT CONTROL NO. 142-12-1