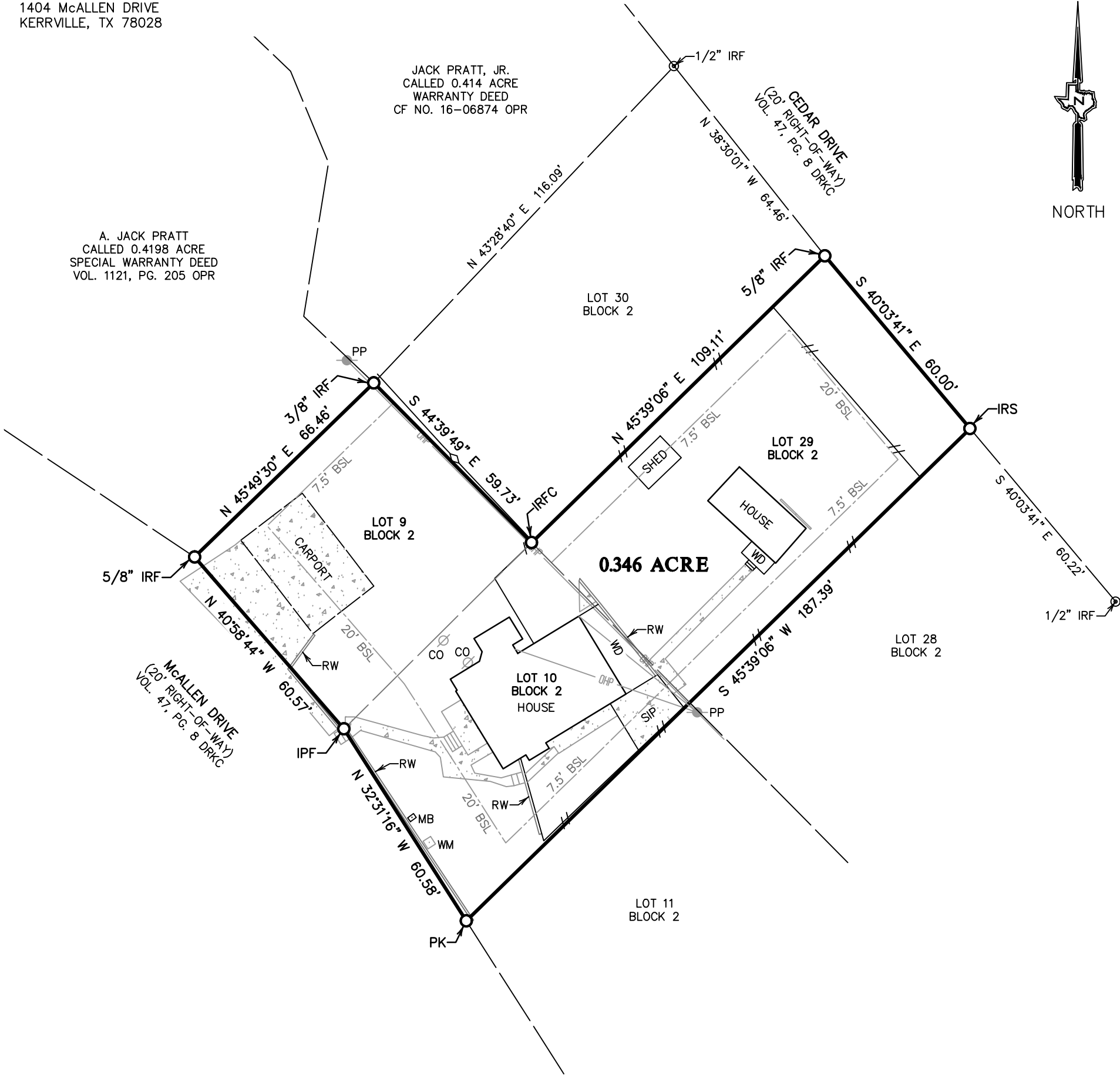


ADDRESS:  
1404 McALLEN DRIVE  
KERRVILLE, TX 78028

JACK PRATT, JR.  
CALLED 0.414 ACRE  
WARRANTY DEED  
CF NO. 16-06874 OPR

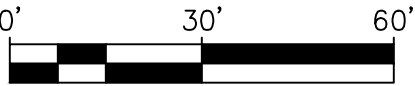
A. JACK PRATT  
CALLED 0.4198 ACRE  
SPECIAL WARRANTY DEED  
VOL. 1121, PG. 205 OPR



LEGEND

|      |  |
|------|--|
| BSL  | BUILDING SETBACK LINE                  |
| CF   | CLERK'S FILE                           |
| CO   | CLEAN OUT                              |
| DRKC | DEED RECORDS OF KERR COUNTY            |
| IPF  | 1" IRON PIPE FOUND                     |
| IRF  | IRON ROD FOUND (SIZE NOTED)            |
| IRFC | 1/2" IRON ROD FOUND CAPPED "TLB"       |
| IRS  | 1/2" IRON ROD SET CAPPED "MDS"         |
| MB   | MAILBOX                                |
| OPR  | OFFICIAL PUBLIC RECORDS OF KERR COUNTY |
| PG   | PAGE                                   |
| PK   | PK NAIL SET                            |
| PP   | POWER POLE                             |
| RW   | RETAINING WALL                         |
| SIP  | SCREENED-IN PATIO                      |
| VOL  | VOLUME                                 |
| WD   | WOOD DECK                              |
| WM   | WATER METER                            |
|      | CONCRETE                               |
|      | ADJOINER LINE                          |
|      | BOUNDARY LINE                          |
|      | CHAIN LINK FENCE                       |
|      | OVERHEAD POWER                         |
|      | WOOD FENCE                             |

SCALE: 1" = 30'



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 06-23-2021.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO COMMUNITY PANEL NO. 48265C0460F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP REVISED DATE OF MARCH 03, 2011, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED 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 PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
- BUILDING SETBACK LINES SHOWN HEREON ARE PER VOLUME 44, PAGE 50, VOLUME 44, PAGE 151 AND VOLUME 91, PAGE 155, DEED RECORDS OF KERR COUNTY, TEXAS.

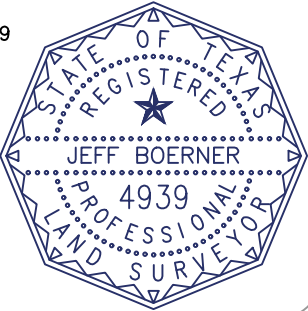
PLAT SHOWING: A 0.346 ACRE TRACT OUT OF THE JOHN C. SHEFFIELD SURVEY, ABSTRACT NO. 291, KERR COUNTY, TEXAS AND BEING ALL OF LOTS 9, 10 AND 29, BLOCK 2, METHODIST KERRVILLE ASSEMBLY, RECORDED IN VOLUME 47, PAGE 8, DEED RECORDS OF KERR COUNTY, TEXAS.

**BOUNDARY SURVEY**  
**OF**  
**LOTS 9, 10 & 29**  
**BLOCK 2**  
**METHODIST KERRVILLE ASSEMBLY**  
**OUT OF THE**  
**JOHN C. SHEFFIELD SURVEY, A-291**  
**KERR COUNTY, TEXAS**  
**JUNE 2021**

STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 30th DAY OF JUNE, 2021, 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  
TX R.P.L.S. NO. 4939



**MDS**  
**LAND SURVEYING**  
**COMPANY, INC.**  
TBPLS FIRM No. 10019600

874 HARPER ROAD  
SUITE 104  
KERRVILLE, TX 78028  
830-816-1818  
MDS-SURVEYING.COM

JOB #: 21-288-00

SURVEYORS: JB/LK

DATE: 06-30-2021

SHEET 1 OF 1