


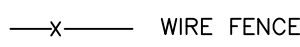


LEGEND:

-  WATER METER BOX
-  PLASTIC SEWER LID
-  PVC STUB
-  WIRE FENCE

NORTH

SCALE: 1" = 20'

60' RIGHT OF WAY
VOLUME 9 PAGES 65-66
PLAT RECORDS

RIGHT OF WAY VARIES
VOLUME 9 PAGES 65-66
PLAT RECORDS

LOT 1046
BLOCK Z

CORDILLERA RANCH UNIT 207F
VOLUME 9 PAGES 65-66
PLAT RECORDS

VALHALLA

CONCRETE CURB
WITH GUTTER

CONCRETE CURB

CONCRETE CURB

FOUND 1/2" STEEL ROD

SET STEEL ROD WITH
A ORANGE "RPLS
5207" PLASTIC CAP

- TREE LEGEND:**
- 1000 12" LIVE OAK
 - 1001 8" LIVE OAK
 - 1002 11" LIVE OAK
 - 1003 9" LIVE OAK
 - 1004 14" LIVE OAK
 - 1005 6" SHIN OAK
 - 1006 9" PERSIMMON

CLUBS DRIVE

LOT 6
BLOCK A

CORDILLERA RANCH UNIT 207F
VOLUME 9 PAGES 65-66
PLAT RECORDS

1.206 ACRES
(1.206 ACRES RECORD)

LOT 5
BLOCK A

CORDILLERA RANCH UNIT 207F
VOLUME 9 PAGES 65-66
PLAT RECORDS

R=1030.00' (1030.00' RECORD)
D=02°45'54"
L=49.71' (49.70' RECORD)
Cd=N 01°14'07" W 49.70'

R=25.00' (25.00' RECORD)
D=92°53'29"
L=40.53' (40.53' RECORD)
Cd=N 46°18'13" W 36.24'

R=450.00' (450.00' RECORD)
D=10°08'18"
L=79.63' (79.63' RECORD)
Cd=N 87°40'48" W 79.52'

N 82°30'32" W
10.54'
(N 82°43'12" W
10.54' RECORD)

GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) COURSES AND DISTANCES SHOWN HEREON ARE RECORD BASED ON PLAT RECORDED IN VOLUME 9, PAGES 65-66, PLAT RECORDS, KENDALL COUNTY, TEXAS.
- 3) SUBJECT TO A DRAINAGE & LANDSCAPE EASEMENT 30 FEET WIDE CENTERED ON ALL SIGNIFICANT NATURAL RUNOFF DRAINAGE WAYS AS PER VOLUME 9, PAGES 65-66, PLAT RECORDS, KENDALL COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS TOPOGRAPHIC SURVEY.

Donald Dean Boerner
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

DATE 08-27-2019 JOB NO: 19-366

SURVEY PLAT SHOWING: A topographic survey for Lot 6, Block A, Cordillera Ranch Unit 207F recorded in Volume 9, Pages 65-66, Plat Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
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FIRM NO. 10193963