

NORTH
SCALE: 1" = 30'

LEGEND:

- ELECTRIC METER
- WATER METER
- WATER VALVE
- CLEAN OUT
- POWER POLE
- OVERHEAD UTILITIES
- CHAINLINK FENCE

R=238.94'
D=45°08'04"
L=188.22'
Cd=N 24°29'49" E 183.39'

N 08°01'38" E
8.03'

60' RIGHT-OF-WAY
VOLUME 52 PAGE 465
DEED RECORDS

60' RIGHT-OF-WAY
VOLUME 52 PAGE 465
DEED RECORDS

LINDNER AVENUE

OUTLOT 21F
0.732 ACRES

OWNER: FRANK O. ROBINSON AND WIFE,
ALLISON B. ROBINSON
VOLUME 457 PAGES 196-200
OFFICIAL RECORDS - 0.574 ACRES
(NOT-PLATTED)

J.M. REGALADO
SURVEY NO. 27
ABSTRACT NO. 393

PART OF OUTLOT 21
TOWN OF COMFORT
VOLUME 56 PAGE 182A
DEED RECORDS

OWNER: LOS JARROS MEXICAN
RESTAURANT, LLC
A TEXAS LIMITED LIABILITY COMPANY
VOLUME 1557 PAGES 591-594
OFFICIAL RECORDS - 0.589 ACRES
(NOT-PLATTED)

PART OF OUTLOT 21
TOWN OF COMFORT
VOLUME 56 PAGE 182A
DEED RECORDS

OWNER: RIVERFRONT RESORT, LLC
A TEXAS LIMITED LIABILITY COMPANY
VOLUME 496 PAGES 796-799
OFFICIAL RECORDS - 1.646 ACRES
(NOT-PLATTED)

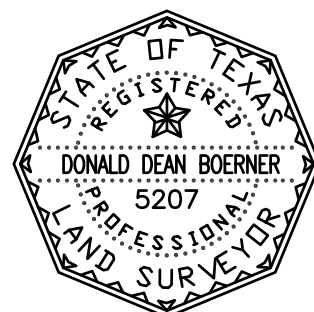
ADDRESS:
545 LINDNER AVENUE
GENERAL NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON PLAT RECORDED IN VOLUME 9, PAGE 18, PLAT RECORDS, KENDALL COUNTY, TEXAS.

2) 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: Outlot 21F, TOWN OF COMFORT, in Kendall County, Texas, according to Amending Plat thereof recorded in Volume 9, Page 18, Plat Records of Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492



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 01-02-2018 JOB NO: 17-423

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY KENDALL COUNTY ABSTRACT COMPANY FILE NO. 40195 EFFECTIVE DATE: DECEMBER 4, 2017, ISSUED DECEMBER 7, 2017 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

RESTRICTIVE COVENANTS:
None

Schedule B
10a. Easement to West Texas Utilities recorded in Volume 41, Page 562, Kendall County Deed Records.