

STATE OF TEXAS §
COUNTY OF KERR §

I hereby certify that I am the owner of the land shown and platted hereon for subdivision as Kerrville Plaza, that I hereby adopt this plat of subdivision, establish the minimum building restriction lines, and dedicate all easements for purposes noted.

Witness my hand this 25 day of sept, 2023

[Signature]
Owner: Ngoc Thao Nguyen

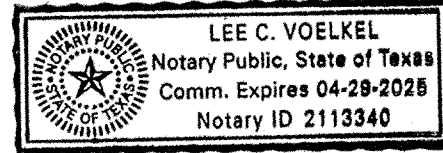
STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared Ngoc Thao Nguyen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this 25th day of September, 2023

[Signature]
Notary Public for the State of Texas



In accordance with Sec. 82.33 (b) of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of Kerrville Plaza, Ngoc Thao Nguyen does hereby waive any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades or that alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

[Signature] 8/25/23
Owner: Ngoc Thao Nguyen Date

I hereby certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

Dated this 27th day of September, 2023.

[Signature]
Drew Paxton, Director of Planning & Development

I hereby certify that the subdivision platted hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas and that it has been approved for recording in the office of the Kerr County Clerk.

Dated this 27th day of September, 2023

[Signature]
Drew Paxton, Director of Planning & Development

I hereby certify that the subdivision platted hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas and that it is existing in an acceptable manner and is currently served by public infrastructure.

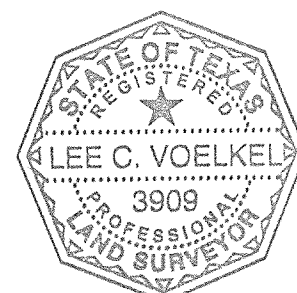
Dated this 28th day of September, 2023

[Signature]
Kyle Buraw, City Engineer

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

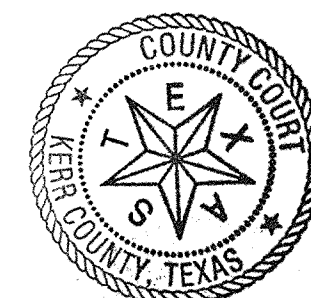
Dated this 25th day of September, 2023

[Signature]
Lee C. Voelkel
Registered Professional Land Survey No. 3909
County Surveyor for Kerr County



FILED for RECORD on the 29 day of September, 2023 at 10:15 O'clock A.M. RECORDED on the 29 day of September, 2023 at 10:15 O'clock A.M. in File No. 23-06048 of the Official Public Records of Kerr County, Texas.

[Signature]
Jackie Dowdy, Kerr County Clerk
By *[Signature]* Deputy Clerk



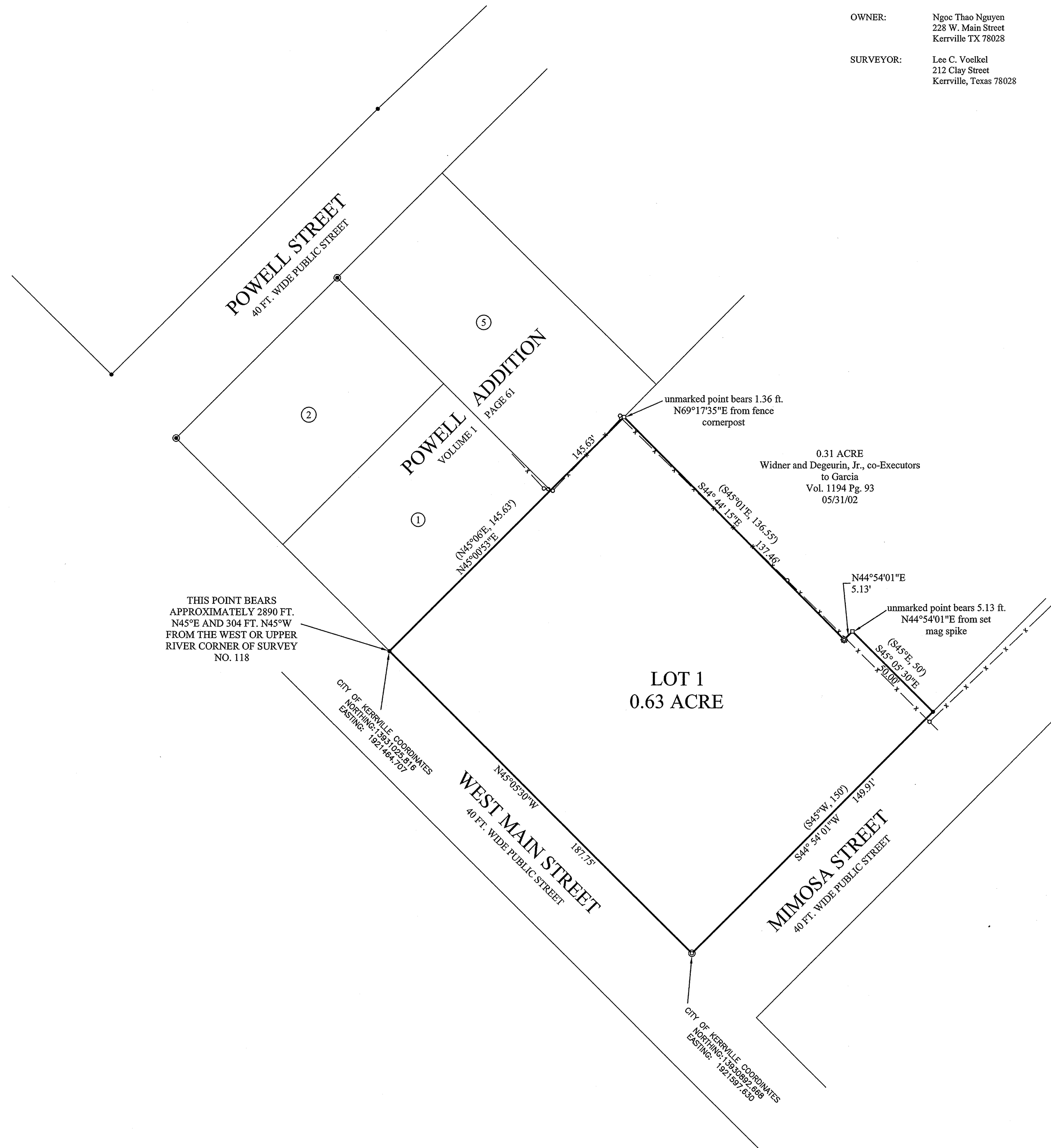
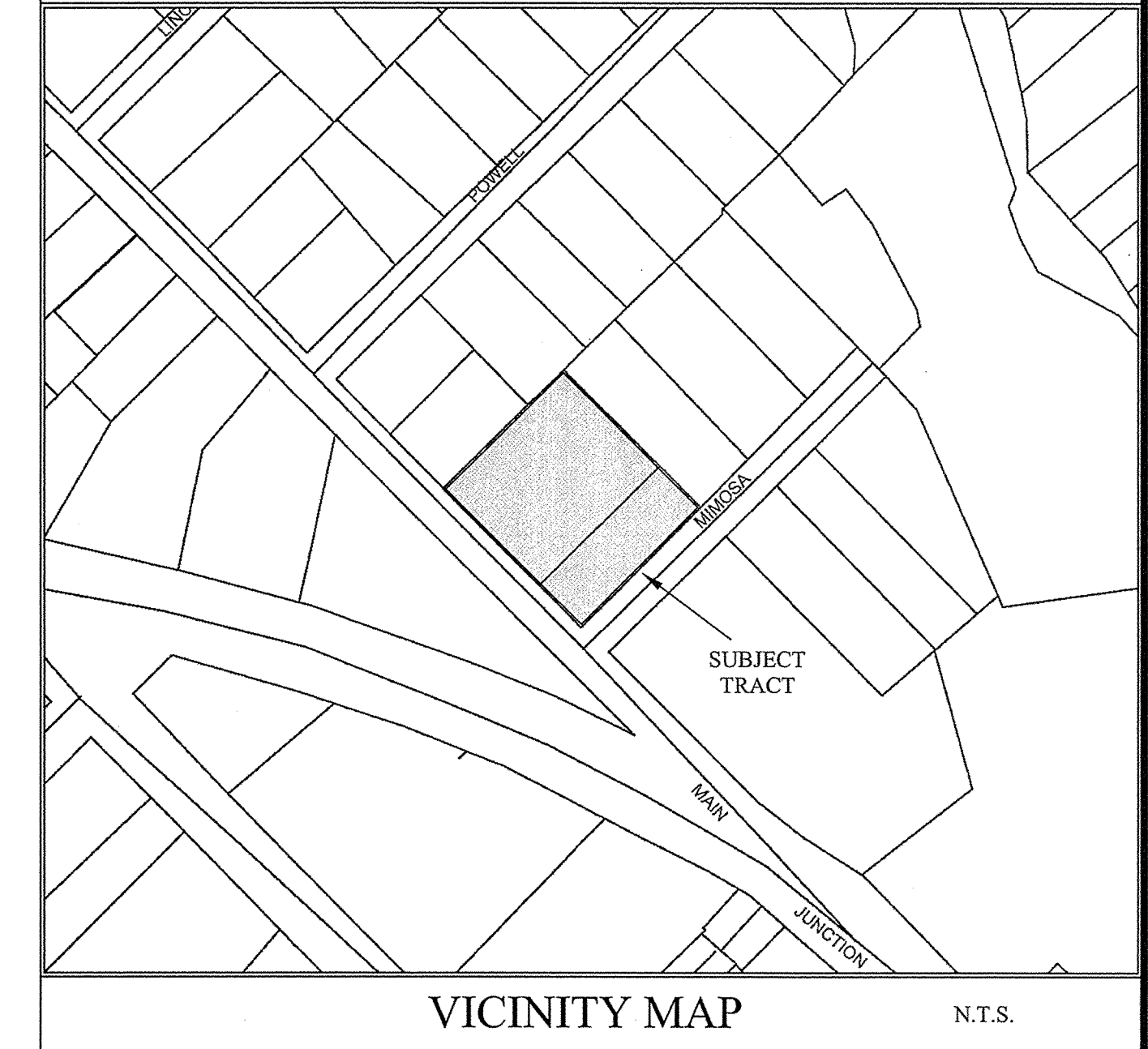
GENERAL NOTES

- THIS PROPERTY IS LOCATED IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
- THE LAND PLATTED HEREON IS IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP.
MAP NO.: 48265C0470F
MAP DATE: MARCH 3, 2011
- THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.
- CITY OF KERRVILLE PLAT FILE NO. 2023-034

OWNER: Ngoc Thao Nguyen
228 W. Main Street
Kerrville TX 78028

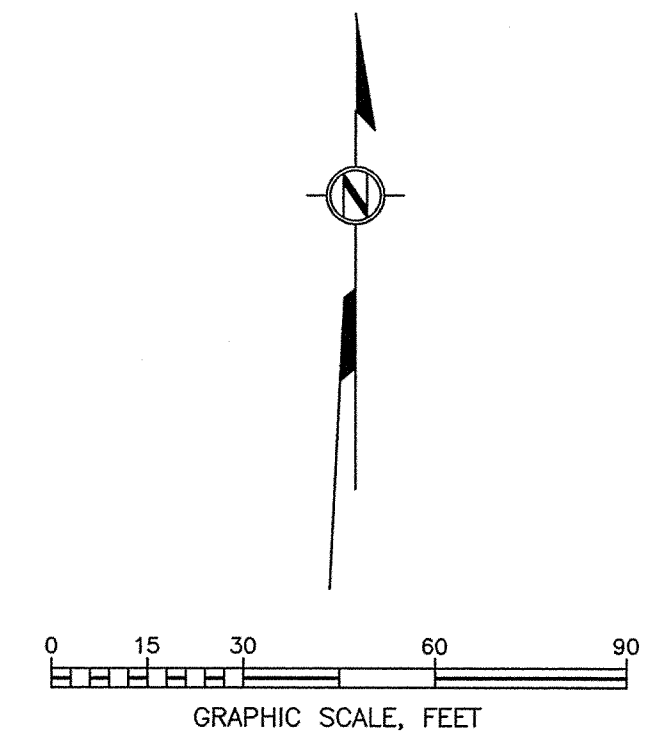
SURVEYOR: Lee C. Voelkel
212 Clay Street
Kerrville, Texas 78028

FILE NO. 23-06048



THIS POINT BEARS APPROXIMATELY 2890 FT. N45°E AND 304 FT. N45°W FROM THE WEST OR UPPER RIVER CORNER OF SURVEY NO. 118

LOT 1
0.63 ACRE



SCALE: 1" = 30'

- LEGEND
- FENCEPOST
 - FOUND 1/4" IRON STAKE
 - ⊙ SET 1/2" IRON STAKE
 - ⊗ SET MAG SPIKE
 - UNMARKED POINT
 - ⊙ FOUND 1/2" IRON PIPE
 - FENCE LINE

RECORD CALLS SHOWN IN PARENTHESES
NOTE: ALL SET 1/2" IRON STAKES MARKED WITH RED PLASTIC CAP INSCRIBED WITH "VOELKEL SURVEYING"

KERRVILLE PLAZA

A SUBDIVISION CONTAINING 0.63 ACRE, MORE OR LESS, OUT OF JOHN YOUNG SURVEY NO. 118, ABSTRACT NO. 375 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; COMPRISING ALL OF A CERTAIN 0.46 ACRE TRACT CONVEYED FROM NANCY SMITH RITCH TO KINGPIN CARS, INC. BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 15TH DAY OF JULY, 1991 AND RECORDED IN VOLUME 600 AT PAGE 67 OF THE DEED RECORDS OF KERR COUNTY, TEXAS AND ALL OF A CERTAIN 7500 SQUARE FEET (0.17 ACRE) TRACT CONVEYED FROM EVELYN GIONTA TO KINGPIN CARS, INC. BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 17TH DAY OF FEBRUARY, 1998 AND RECORDED IN VOLUME 937 AT PAGE 635 OF THE REAL PROPERTIES OF KERR COUNTY, TEXAS

SEPTEMBER 2023

VOELKEL LAND SURVEYING, P.L.L.C.
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100528-00

DATE: September 16, 2023
JOB No: V-7015
BY: GMB
SHEET 1 OF 1