



LEGEND:
 PP ⊕ POWER POLE
 —OHU— OVERHEAD UTILITIES
 ⊕ WOOD FENCE
 —X— WIRE FENCE

NORTH
 SCALE: 1" = 10'

LOT 7
 BEVERSDORFF ADDITION
 VOLUME 9 PAGES 105
 DEED RECORDS
 BENEDICT M. ADAM AND WIFE, LESLIE E. ADAM
 VOLUME 1436 PAGES 283-291
 OFFICIAL RECORDS
 TRACT 2 - 0.287 ACRES

LOT 8
 HEFFNER ADDITION
 VOLUME 5 PAGE 201
 PLAT RECORDS
 OWNER: PAULA HOWARD AND JOHN CUSHMAN
 VOLUME 503 PAGES 765-768
 OFFICIAL PUBLIC RECORDS
 TRACT 1

LOT 6
 HEFFNER ADDITION
 VOLUME 5 PAGES 201
 DEED RECORDS

ETOILE PROPERTIES, LLC
 DOCUMENT NO. 2020-349722
 OFFICIAL RECORDS
 0.270 ACRES

20 VARAS = 55.56'
 RIGHT-OF-WAY
 VOLUME 5 PAGES 201
 DEED RECORDS

E. THEISSEN STREET

TITLE COMMITMENT
 THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 060943, EFFECTIVE DATE: JULY 30, 2023, ISSUED AUGUST 7, 2023 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

Restrictive Covenants:
 Volume 5, Page 201, Plat Records, Kendall County, Texas
 Schedule B

10f. All matters shown on the plat recorded in/under Volume 5, Page 201 of the Plat Records of Kendall County, Texas.

GENERAL NOTES:
 1) BEARINGS AND DISTANCES SHOWN HEREON AS RECORD ARE BASED ON PLAT RECORDED IN VOLUME 5, PAGE 201, DEED RECORDS, HENDALL COUNTY, TEXAS.
 2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT SHOWING: Lot 6, Heffner Addition in the City of Boerne, Kendall County, Texas according to plat thereof recorded in Volume 5, Page 201, Deed Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
 228 HOLIDAY ROAD
 COMFORT, TEXAS 78013
 PH: 830-377-2492
 FIRM NO. 10193963



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.

Boerner
 DONALD DEAN BOERNER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
 DATE 08-16-2023 JOB NO: 23-297