

SCALE: 1" = 30'

1.000 ACRE
CB 4707
VOLUME 10679, PAGES 1459-1464
OFFICIAL PUBLIC RECORDS

1.517 ACRES
CB 4707
DOCUMENT NO. 20200253332
OFFICIAL PUBLIC RECORDS

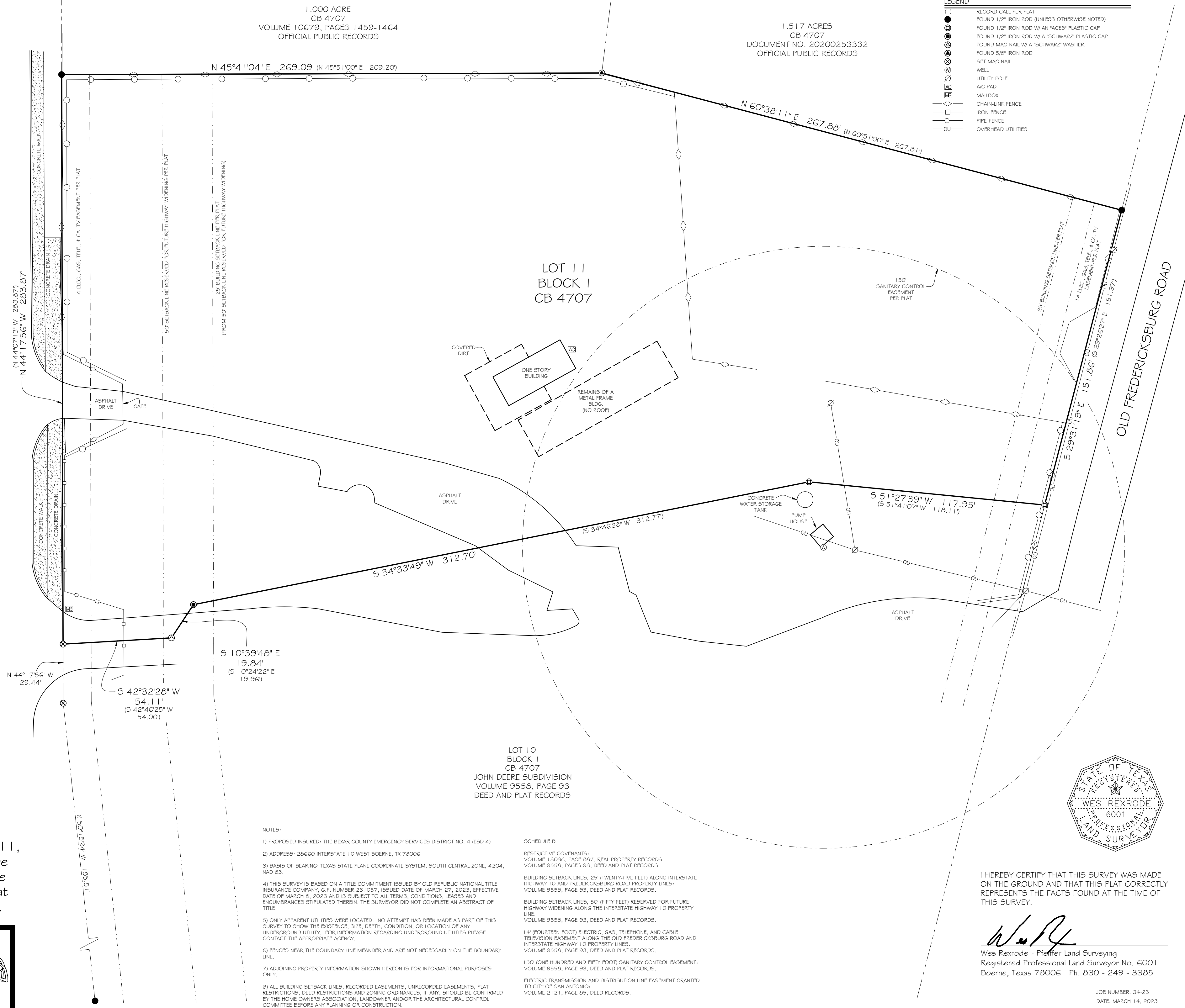
LEGEND

(1)	RECORD CALL PER PLAT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	FOUND 1/2" IRON ROD W/ AN "ACES" PLASTIC CAP
⊗	FOUND 1/2" IRON ROD W/ A "SCHWARZ" PLASTIC CAP
⊙	FOUND MAG NAIL W/ A "SCHWARZ" WASHER
⊕	FOUND 5/8" IRON ROD
⊗	SET MAG NAIL
⊙	WELL
⊕	UTILITY POLE
⊗	A/C PAD
⊙	MAILBOX
⊕	CHAIN-LINK FENCE
⊗	IRON FENCE
○	PIPE FENCE
—	OVERHEAD UTILITIES

INTERSTATE HIGHWAY NO. 10

LOT 11
BLOCK 1
CB 4707

OLD FREDERICKSBURG ROAD



LOT 10
BLOCK 1
CB 4707
JOHN DEERE SUBDIVISION
VOLUME 9558, PAGE 93
DEED AND PLAT RECORDS

NOTES:

- 1) PROPOSED INSURED: THE BEXAR COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (ESD 4)
- 2) ADDRESS: 28660 INTERSTATE 10 WEST BOERNE, TX 78006
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 231057, ISSUED DATE OF MARCH 27, 2023, EFFECTIVE DATE OF MARCH 8, 2023 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

SCHEDULE B

- RESTRICTIVE COVENANTS:**
VOLUME 13036, PAGE 887, REAL PROPERTY RECORDS.
VOLUME 9558, PAGES 93, DEED AND PLAT RECORDS.
- BUILDING SETBACK LINES, 25' (TWENTY-FIVE FEET) ALONG INTERSTATE HIGHWAY 10 AND FREDERICKSBURG ROAD PROPERTY LINES:**
VOLUME 9558, PAGE 93, DEED AND PLAT RECORDS.
- BUILDING SETBACK LINES, 50' (FIFTY FEET) RESERVED FOR FUTURE HIGHWAY WIDENING ALONG THE INTERSTATE HIGHWAY 10 PROPERTY LINE:**
VOLUME 9558, PAGE 93, DEED AND PLAT RECORDS.
- 14' (FOURTEEN FOOT) ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT ALONG THE OLD FREDERICKSBURG ROAD AND INTERSTATE HIGHWAY 10 PROPERTY LINES:**
VOLUME 9558, PAGE 93, DEED AND PLAT RECORDS.
- 150' (ONE HUNDRED AND FIFTY FOOT) SANITARY CONTROL EASEMENT:**
VOLUME 9558, PAGE 93, DEED AND PLAT RECORDS.
- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO CITY OF SAN ANTONIO:**
VOLUME 2121, PAGE 85, DEED RECORDS.



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

W. Rexrode
Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

Boundary Survey showing Lot 11,
Block 1, CB 4707, John Deere
Subdivision recorded in Volume
9558, Page 93, Deed and Plat
Records, Bexar County, Texas.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10193761