

- LEGEND:
- ☐ TELEPHONE PEDESTAL
 - PP ∅ POWER POLE
 - OHU— OVERHEAD UTILITIES
 - X— WIRE FENCE

NORTH

SCALE: 1" = 30'

LOT 3

DOC HOLLADAY BUSINESS PARK
DOCUMENT NO. 2021-362937
PLAT RECORDS

N 39°09'19" E 762.90'

10' UTILITY AND DRAINAGE EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS
25' BUILDING SETBACK LINE
DOCUMENT NO. 2021-362937
PLAT RECORDS

R=1382.20'
D=17°59'03"
L=433.85'
CB=S 17°13'24" E 432.07'

1' NON-VEHICULAR ACCESS EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS

FOUND CONCRETE MONUMENT ON LINE

F.M. HIGHWAY 289

1500.0'

10' UTILITY AND DRAINAGE EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS

1' NON-VEHICULAR ACCESS EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS

102.38'

FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

LOT 4

DOC HOLLADAY BUSINESS PARK
DOCUMENT NO. 2021-362937
PLAT RECORDS
5.880 ACRES

25' BUILDING SETBACK LINE
DOCUMENT NO. 2021-362937
PLAT RECORDS
10' UTILITY AND DRAINAGE EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS

S 38°09'19" W 633.70'

LOT 5

DOC HOLLADAY BUSINESS PARK
DOCUMENT NO. 2021-362937
PLAT RECORDS

1' NON-VEHICULAR ACCESS EASEMENT
DOCUMENT NO. 2021-362937
PLAT RECORDS

N 33°50'22" W 1331.16'

INTERSTATE HIGHWAY NO. 10
VARIABLE WIDTH RIGHT-OF-WAY PER
TEXAS DEPARTMENT OF TRANSPORTATION MAPS

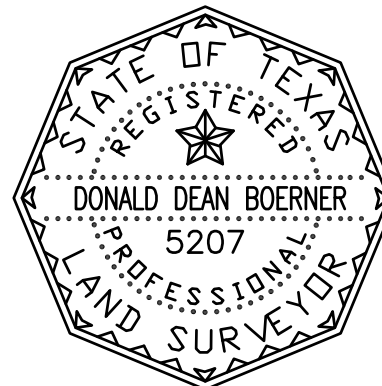
FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP

GENERAL NOTES:
1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

PLAT SHOWING: Lot 4, DOC HOLLADAY BUSINESS PARK, Kendall County Texas, according to the plat thereof recorded in Document No. 2021-362937, Plat 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.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
DATE: 04-06-2022

JOB NO: 21-407