

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 03/10/2023.
3. WATER SERVICE SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE KENDALL COUNTY W.C.I.D. # 1.
5. THESE LOTS ARE LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE.
7. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE.
8. THESE LOTS HAVE BEEN DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA "ZONE AE" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP NO. 48259C0235F DATED DECEMBER 17, 2010
9. ACRES NET REPRESENTS AREA OUTSIDE OF A SPECIAL FLOOD HAZARD AREA SOLELY BASED ON THE EFFECTIVE FLOODPLAIN. THIS AREA WAS CALCULATED BY OVERLAYING NATIONAL FLOOD INSURANCE RATE MAP NO. 48259C0235F. NO ELEVATIONS OR FLOOD STUDY WAS DONE TO VERIFY THE LOCATION OF THIS LINE.
10. BASE FLOOD ELEVATION WAS DETERMINED BY NATIONAL FLOOD INSURANCE RATE MAP NO. 48259C0235F DATED DECEMBER 17, 2010
11. THESE LOTS ARE NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
12. BEARINGS AND DISTANCES SHOWN ON THIS PLAT AS "RECORD", ARE BASED ON DEED RECORDED IN DOCUMENT NO. 2202-368878, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.
13. THIS AMENDING PLAT DOES NOT CHANGE OR ALTER COVENANTS AND RESTRICTIONS BY PREVIOUS SUBDIVISION PLAT OR OTHER METHODS.
14. RESTRICTIONS RECORDED IN VOLUME 144, PAGES 74-77, DEED RECORDS, KENDALL COUNTY TEXAS, APPLY TO THESE LOTS.
15. A DEVELOPMENT PERMIT AND FLOODPLAIN STUDY MEETING THE REQUIREMENTS OF KENDALL COUNTY SHALL BE APPROVED BY KENDALL COUNTY PRIOR TO ANY DEVELOPMENT/IMPROVEMENT OF THESE LOTS.

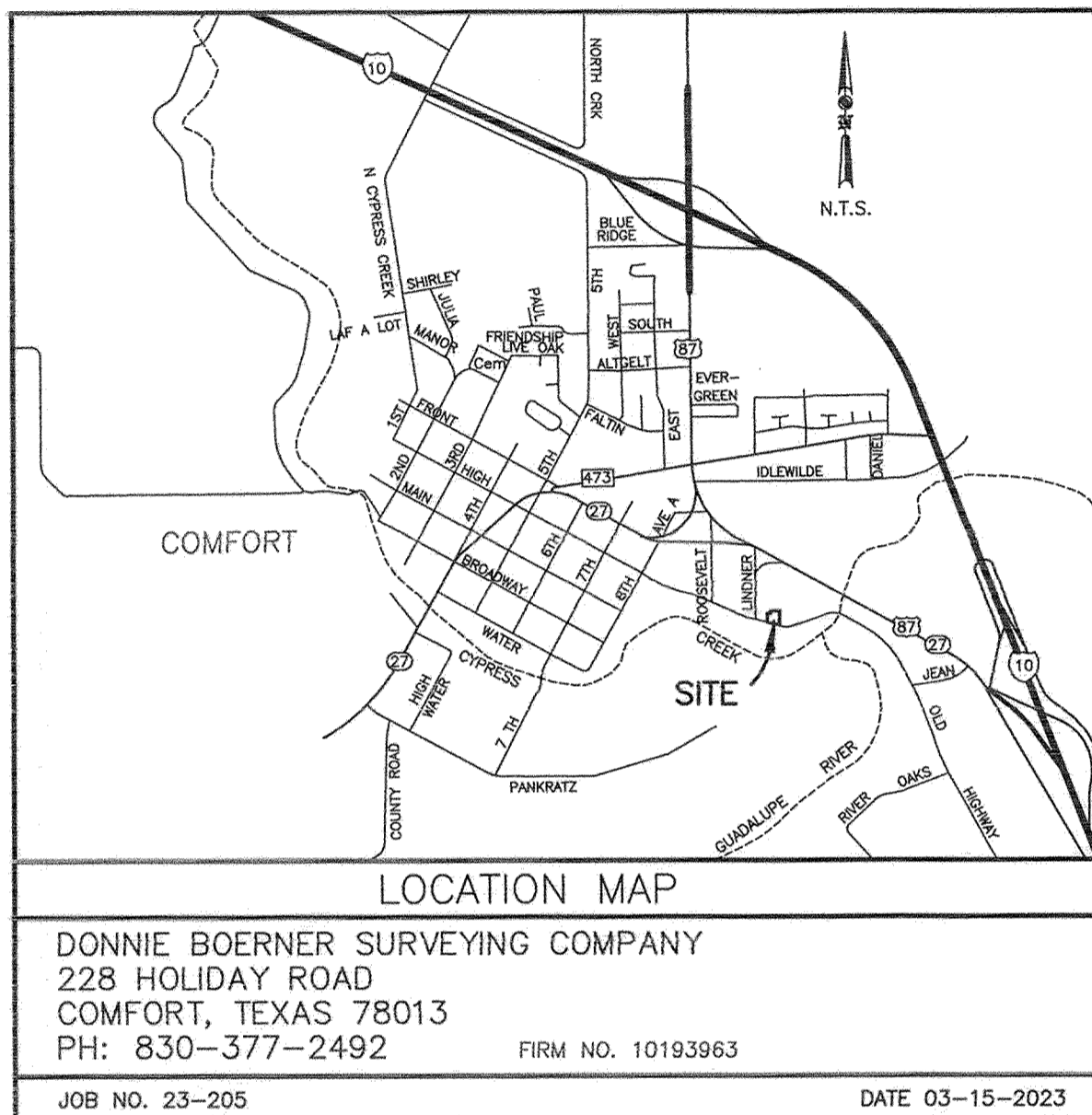
UTILITY EASEMENT:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

PLAT REVISION

CREATING LOT 1B AND LOT 1C LINDNER'S ADDITION SECOND SECTION, KENDALL COUNTY, TEXAS

PLAT SHOWING: LOT 1B, CONTAINING 0.231 ACRES AND LOT 1C CONTAINING 0.199 ACRES, LINDNER'S ADDITION SECOND SECTION, KENDALL COUNTY, TEXAS, BEING PART OF LOT 1, LINDNER'S ADDITION SECOND SECTION AS RECORDED IN VOLUME 82, PAGE 227, DEED RECORDS, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN 0.430 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-368878, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.



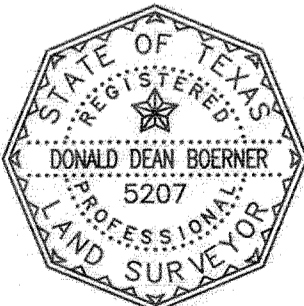
THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS, HAS REVIEWED THIS SUBDIVISION PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

Ron Jones
ENGINEER

SURVEYORS CERTIFICATE:

STATE OF TEXAS
COUNTY OF KENDALL

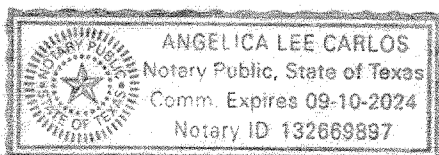
I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Donal Boerner
REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF June, A.D., 2023.



Angelica Lee Carlos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THIS PLAT REVISION OF PART OF LOT 1, LINDNER'S ADDITION SECOND SECTION, KENDALL COUNTY, TEXAS INTO LOTS 1B AND 1C, LINDNER'S ADDITION SECOND SECTION, KENDALL COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS 10 DAY OF July, A.D., 2023.
Shirley Jones
COUNTY JUDGE

Christina Berg COMMISSIONER PRECINCT NO.1
Frank COMMISSIONER PRECINCT NO.2
Al Flemer COMMISSIONER PRECINCT NO.3
Chris Carter COMMISSIONER PRECINCT NO.4

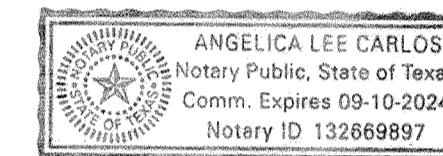
STATE OF TEXAS
COUNTY OF KENDALL

THE OWNERS OF THE LAND IDENTIFIED BY THE LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

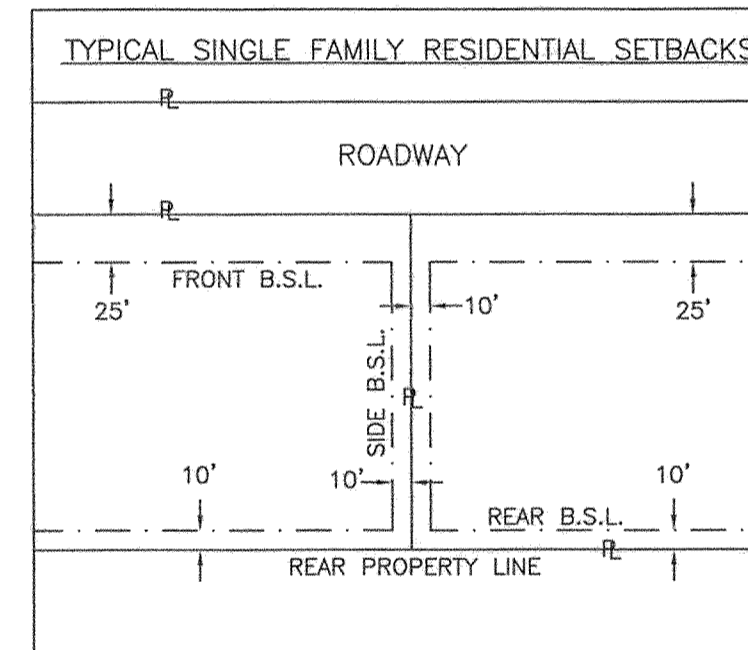
April Berry Massey
APRIL BERRY MASSEY
201 AMBER DR.
COMFORT, TX 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, APRIL BERRY MASSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF June, A.D., 2023.

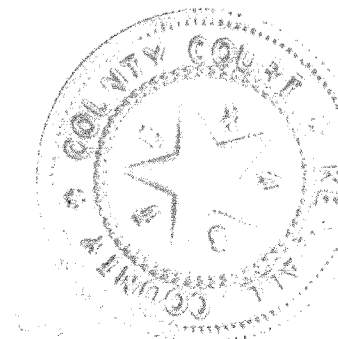


Angelica Lee Carlos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF KENDALL

I, Denise Maxwell, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 12 DAY OF July A.D. 2023 AT 1:41 P.M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. 381610 TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. 381609, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12 DAY OF July A.D. 2023.



Denise Maxwell
COUNTY CLERK
KENDALL COUNTY, TEXAS
BY: *Alice Owen*
DEPUTY

