

COORDINATE FILE: 29090.CRD
DRAWING FILE: 30607 ISLE OF VIEW ANNEX REV.DWG
NOTES: 9-3-95 & 977.01
TECH/DATE: DDH 4-1-22 & 3-12-26
PROPERTY ID#: 28241 & 28244

- MAN HOLE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- WW (WATER METER BOX)
- 1/2" REBAR FOUND (UNLESS NOTED OTHERWISE)
- CONCRETE MARKER FOUND
- LEAD PLUG & TACK
- TRB (TELEPHONE RISER BOX)
- MAP RECORDS
- BEARINGS & DISTANCES OF RECORD
- M.L.R.
- OVERHEAD UTILITY LINE
- ET ELECTRIC TRANSFORMER
- CC COVERED CONCRETE
- X WIRE FENCE
- O WOOD FENCE
- U UNDERGROUND PIPELINE
- EX ELECTRIC FENCE

LAKE McQUEENEY (GUADALUPE RIVER)

CALLLED 70.75 ACRES
EDGAR J. LAECHELIN JOINED BY WIFE, HULDA
LAECHELIN AND AUGUST BLUMBERG TO
TEXAS POWER CORPORATION
11-26-1926 IN 91/630
BOUNDARY CALLED ALONG 529
CONTOUR IN 91/630

0.467 ACRE TRACT

LINE BEARING	DISTANCE
L1 N 54°35'11" E	22.54'
L2 N 53°03'42" E	18.40'
L3 N 54°43'34" E	16.22'
L4 N 56°09'28" E	13.67'
L5 N 71°50'25" E	10.24'

CALLLED (N 77°07'15" E 26.51')

0.470 ACRE TRACT

LINE BEARING	DISTANCE
L1 N 54°35'11" E	22.54'
L2 N 53°03'42" E	18.40'
L3 N 54°43'34" E	16.22'
L4 N 56°09'28" E	13.67'
L5 N 71°50'25" E	10.24'

CALLLED (N 59°04'46" E 70.75')
(N 75°52'40" E 10.24')

0.470 ACRE
CALLLED 0.469 ACRE TRACT
(PART OF LOT 8A & PART OF LOT 9A
ISLE OF VIEW ANNEX--UNRECORDED)
JUDY E. DIAL, NOW KNOWN AS JUDY E. MCKEE
TO JAMES S. SCHAEFER AND SHAWN M. DIAL
8-23-04 IN 2052/339

0.467 ACRE
CALLLED 0.467 ACRE TRACT
(ALL OF LOT 7A & PART OF LOT 8A
ISLE OF VIEW ANNEX--UNRECORDED)
JUDY E. DIAL, NOW KNOWN AS JUDY E. MCKEE
TO JAMES S. SCHAEFER AND SHAWN M. DIAL
8-23-04 IN 2052/339

CALLLED LOTS 5A-6A (0.61 AC.)
(ISLE OF VIEW ANNEX--UNRECORDED)
ISLE OF VIEW, LLC TO
DL STAFFORD REAL ESTATE, LP
7-28-21 IN 202199025993

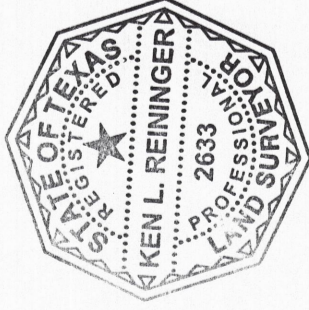
CALLLED EXHIBIT "A" (0.312 ACRE TRACT)
(PART OF LOT 9A & ALL OF LOT 10A
ISLE OF VIEW ANNEX--UNRECORDED)
LEMUEL BYRON ALLEN, JR. AND KELLY
JONES ALLEN TO
JZ LAKE PLACE, LLC
3-5-21 IN 202199007486
(DESCRIBED IN 4278/191)

NO ADDITIONAL SURVEY WORK
PERFORMED IN CONNECTION WITH
VERIFICATION OF BOAT HOUSE
REMOVAL ON 3-12-26.
I HEREBY CERTIFY TO THE FOLLOWING:

THIS PLAT REPRESENTS THE RESULTS OF AN ON THE
GROUND SURVEY MADE UNDER MY SUPERVISION.

TRANSACTION: BOUNDARY SURVEY
DATE OF SURVEY: 5-24-22
CONFIRMATION BOAT HOUSE REMOVED: 3-12-26

KEN L. REININGER R.P. L.S. 24633



BETTERS WORTH & ASSOCIATES, INC.

1111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155

PH: 830.379.5552

email: ken@bettersworthassoc.com

ENGINEERING FIRM NO. F-1731 SURVEYING FIRM NO. F-10728700

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS 1917 S. INTERSTATE 35 AUSTIN, TX 78741-3702 PH. 512-440-7723

**A 0.467 ACRE TRACT &
A 0.470 ACRE TRACT
A.M. ESNAURIZAR SURVEY, A-20
GUADALUPE COUNTY, TEXAS**

ALSO BEING KNOWN AS LOTS 7A, 8A AND PART OF
LOT 9A OF ISLE OF VIEW ANNEX, AN UNRECORDED
SUBDIVISION REFERENCE IN 741/563

BEING THOSE CERTAIN TRACTS CALLED 0.467
ACRE TRACT AND 0.469 ACRE TRACT IN DEED
FROM JUDY E. DIAL, NOW KNOWN AS JUDY E.
MCKEE TO JAMES S. SCHAEFER AND SHAWN M.
DIAL ON 8-23-04 IN 2052/339

ADDRESS: ISLE OF VIEW DRIVE

JOB: 30607-C-G

THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT; THERE
MAY BE EASEMENTS, RESTRICTIONS OR
OTHER ENCUMBRANCES OF RECORD
NOT SHOWN ON THIS SURVEY.
NOTE: THE LOT LINES FOR THE
"ISLE OF VIEW ANNEX" ARE
APPROXIMATE.

REGARDLESS OF THE TONE
DESIGNATION, THIS IS NO
GUARANTEE THAT THE
PROPERTY WILL OR WILL
NOT FLOOD.

THE TRACT OF LAND SHOWN
HEREON APPEARS TO BE
SITUATED IN ZONE(S) AS
SHOWN ON F.E.M.A.'S F.I.R.M.
DATED: 11/30/2007

