

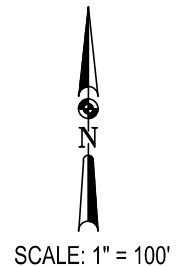
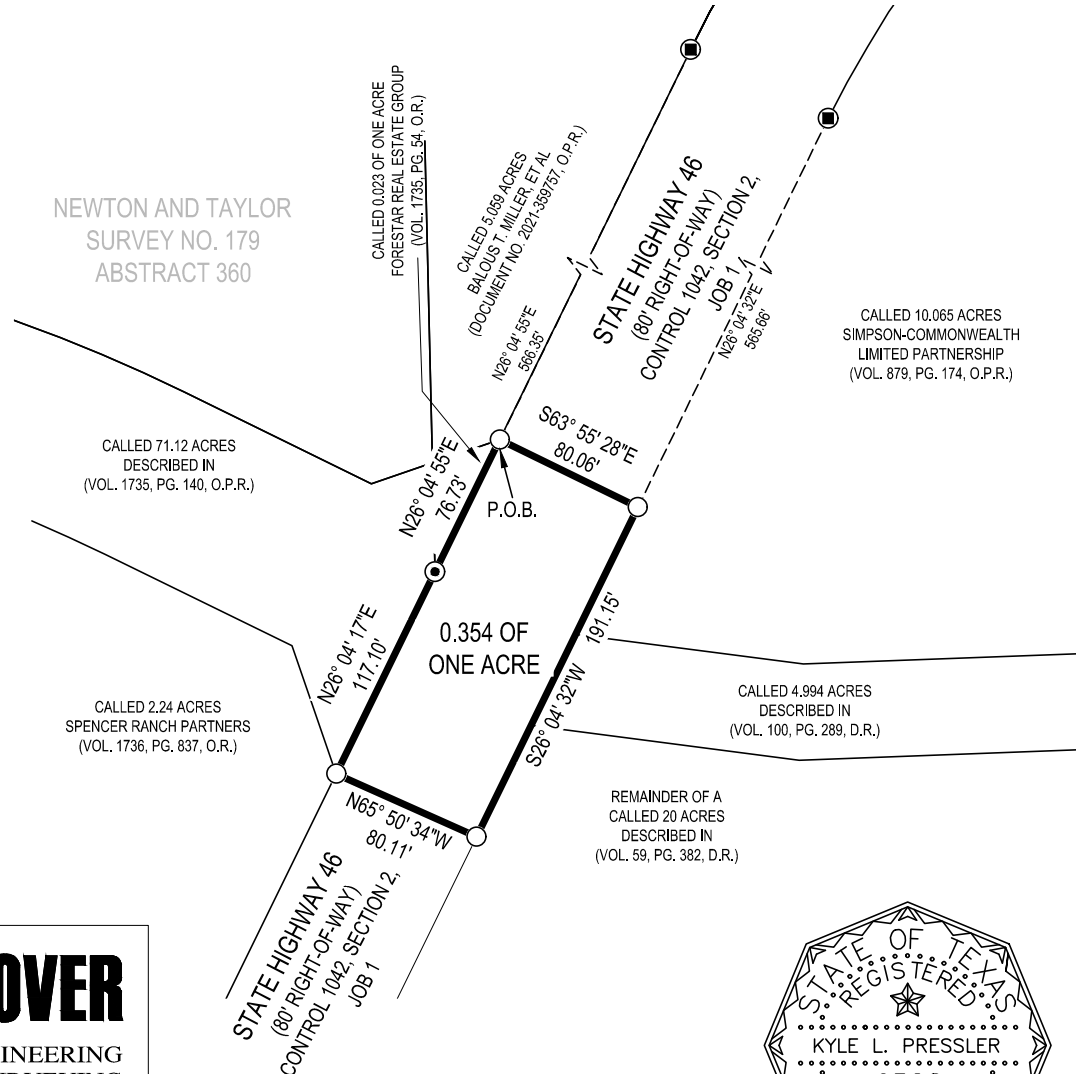
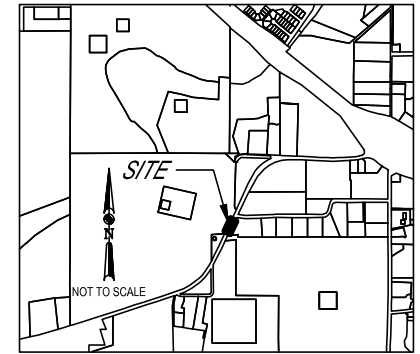
# NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. "THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

## EXHIBIT OF

A 0.354 OF ONE ACRE TRACT OF LAND, LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING STATE HIGHWAY (S.H.) 46, 80' WIDE RIGHT-OF-WAY PER THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP, CONTROL 1042, SECTION 2, JOB 1.

## LOCATION MAP



## LEGEND

- |        |   |
|--------|---|
| P.O.B. | POINT OF BEGINNING  |
| ○      | POINT   |
| ●      | FOUND TXDOT TYPE I MONUMENT                               |
| ⊙      | FOUND 1/2" IRON ROD W/ YELLOW CAP STAMPED "DYE ENT SA TX" |



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 JOB NO. 16-4072 - 0.354 OF ONE ACRE

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 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
 CONSTRUCTION MANAGERS CONSULTANTS

**FIELD NOTES FOR A 0.354 OF ONE ACRE TRACT OF LAND**

A **0.354 of one acre** tract of land, located in the Newton & Taylor Survey No. 179, Abstract No. 360, Kendall County, Texas, and being across the existing State Highway (S.H.) 46, 80' wide right-of-way per the Texas Department of Transportation (TxDOT) right-of-way map, Control 1042, Section 2, Job 1. Said **0.354 of one acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the northwest right-of-way line of said S.H. 46, at the southeast corner of a called 5.059 acre tract of land as described of record in Document No. 2021-359757 of the Official Public Records of Kendall County, Texas, for the northeast corner of a called 0.023 of one acre tract of land as described of record in Volume 1735, Page 54 of the Official Records of Kendall County, Texas and for the north corner of the tract described herein, from which a found TxDOT Right-of-Way Monument, Type I, for a point of curvature in said right-of-way line and said 5.059 acre tract bears, N 26° 04' 55" E, a distance of 566.35 feet;

**THENCE: S 63° 55' 28" E**, into said S.H. 46 right-of-way, a distance of **80.06 feet** to a point in the southeast right-of-way line of said S.H. 46 and for the east corner of the tract described herein, from which a found TxDOT Right-of-Way Monument, Type I, for a point of curvature of said right-of-way line bears, N 26° 04' 32" E, a distance of 565.66 feet;

**THENCE: S 26° 04' 32" W**, with the southeast right-of-way line of S.H. 46, a distance of **191.15 feet** to a point for the south corner of the tract described herein;

**THENCE: N 65° 50' 34" W**, into said S.H. 46 right-of-way, a distance of **80.11 feet** to a point in the northwest right-of-way line of S.H. 46, at the most easterly corner of a called 2.24 acre tract of land as described of record in Volume 1736, Page 837 of the Official Records of Kendall County, Texas, a southeast corner of a called 70.12 acre tract of land as described of record in Volume 1735, Page 140 of the Official Public Records of Kendall County, Texas and for the southwest corner of the tract described herein;

**THENCE: N 26° 04' 17" E**, with the common line between said S.H. 46 and said 70.12 acre tract, a distance of **117.10 feet** to a found ½" iron rod with a yellow cap stamped "Dye Ent SA TX" at an easterly corner of said 70.12 acre tract, the south corner of said 0.023 of one acre tract, for angle of said right-of-way and the tract described herein;

**THENCE: N 26° 04' 55" E**, with a common line between said S.H. 46 and said 0.023 of one acre tract, a distance of **76.73 feet** to the **POINT OF BEGINNING** and containing **0.354 of one acre** of land, situated in Kendall County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. "This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the political subdivision for which it was prepared."



Job#16-4072 Annexation 0.354 of One Acre

Date: January 18, 2023