



SCALE: 1" = 50'

LEGEND

- P.O.B. POINT OF BEGINNING
- FOUND 1/2" IRON ROD WITH A "LANDMARK SURVEYING" CAP
- FOUND TXDOT CONCRETE MONUMENT TYPE I
- CALCULATED POINT
- P.R.K.C.T. PLAT RECORDS, KENDALL COUNTY, TEXAS
- O.R.K.C.T. OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

21.13 ACRES  
VOLUME 536,  
PAGES 162-165  
O.R.K.C.T.

JOHN SMALL SURVEY NO. 183,  
ABSTRACT NO. 441

COUGHRAN  
(50' R.O.W.)

3.351 ACRES  
VOLUME 1113,  
PAGES 646-651  
O.R.K.C.T.

EXHIBIT SHOWING: A 0.464 OF ONE ACRE TRACT OF  
LAND LOCATED IN THE JOHN SMALL SURVEY NO. 183,  
ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, BEING  
A PORTION OF UPPER BALCONES RIGH-OF-WAY.

INTERSTATE 10  
HIGHWAY  
(R.O.W. VARIES)

S67° 22' 14"E  
45.91'

P.O.B.

N00° 19' 01"E 463.57'

UPPER BALCONES ROAD (65' R.O.W.)

S00° 11' 57"E 445.74'

0.157 ACRE  
VOLUME 730,  
PAGES 620-622  
O.R.K.C.T.

LOT 1  
BOERNE CHRUCH OF  
CHRIST SUBDIVISION  
VOLUME 5, PAGES 50-51  
P.R.K.C.T.

LOT 2  
BOERNE CHRUCH OF  
CHRIST SUBDIVISION  
VOLUME 5, PAGES 50-51  
P.R.K.C.T.

**MATKINHOOVER**

P.O. BOX 54  
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BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM F-094512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

**ENGINEERING  
& SURVEYING**

NOTES:

- 1) FIELD WORK PERFORMED ON: 1/7/2016 & 1/21/2016
- 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) 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.