

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR A 1.633 ACRE TRACT OF LAND

Being a 1.633 acre tract of land out of the Antonio Lockmar Survey No. 178, Abstract No. 311, Kendall County, Texas, being a portion of Interstate Highway No. 10 right of way, said 1.633 acre tract of land being more particular described by metes and bounds as follows:

Beginning at a point in the southwest right of way of Interstate Highway No. 10 at the east corner of a 10.022 acre tract recorded in Volume 104, Pages 824-827, Deed Records, Kendall County, Texas, the westernmost north corner of a 13.422 acre tract recorded in Volume 1418, Pages 664-670, Official Records, Kendall County, Texas, the south corner the City of Boerne Ordinance No. 2022-09, annexing an 8.621 acre tract of land, said point being the west corner of the tract herein described;

Thence, crossing Interstate Highway No. 10 right of way with the southeast line of said 8.621 acre tract, **North 38 degrees 49 minutes 49 seconds East**, a distance of **435.03 feet** to a point in the northeast right of way of Interstate Highway No. 10, the southwest line of The Woods of Frederick Creek, Unit 2, recorded in Volume 6, Pages 323-327, Plat Records, Kendall County, Texas, said point being the north corner of the tract herein described;

Thence, with the northeast right of way of Interstate Highway No. 10, in part with the southwest line of The Woods of Frederick Creek, Unit 2 and the southwest line of a 14.908 acre tract recorded in Volume 1130, Pages 565-571, Official Records, Kendall County, Texas, **South 51 degrees 10 minutes 11 seconds East**, a distance of **163.55 feet** to a point for the east corner of the tract herein described;

Thence, crossing Interstate Highway No. 10 right of way with the southeast line of the tract herein described, **South 38 degrees 49 minutes 49 seconds West**, a distance of **435.03 feet** to a point in the southwest right of way of Interstate Highway No. 10 at the north corner of a 24.00 acre tract recorded in Document No. 363748, Official Records, Kendall County, Texas, the easternmost north corner of the aforementioned 13.422 acre tract, said point being the south corner of the tract herein described;

Thence, with the southwest right of way of Interstate Highway No. 10, the northeast line of said 13.422 acre tract, **North 51 degrees 10 minutes 11 seconds West**, a distance of **163.55 feet** to the **Point of Beginning** containing **1.633 acres** of land.

Notes:

The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83.

An exhibit of the above described tract was prepared.

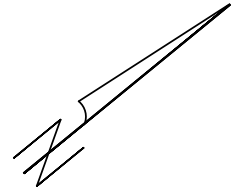
This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



David M. Klein
Registered Professional Land Surveyor No.5528
Job Number: 05-22 (1.633 Acre Tract)

NOTES:

- 1) WORK PERFORMED FOR THE CITY OF BOERNE.
- 2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE PURPOSE OF ANNEXATION OF THE AREA SHOWN HEREON.



SCALE: 1" = 300'

LEGEND

⊗ CALCULATED POINT

THE WOODS OF
FREDERICK CREEK, UNIT 2
VOLUME 6, PAGES 323-327
PLAT RECORDS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°49'49" E	435.03'
L2	S 51°10'11" E	163.55'
L3	S 38°49'49" W	435.03'
L4	N 51°10'11" W	163.55'

10/46 BOERNE LAND VENTURE, LTD.
127.027 ACRES
DOCUMENT NO. 363240
OFFICIAL RECORDS

JAMES WYATT JR.
10.022 ACRES
VOLUME 104, PAGES 824-827
DEED RECORDS

ORDINANCE NO.
2022-09
8.621 ACRES

MATKIN PROPERTIES, LP
13.422 ACRES
VOLUME 1418, PAGES 664-670
OFFICIAL RECORDS

POINT OF
BEGINNING

VHS HOLDING
COMPANY, INC
24.00 ACRES
DOCUMENT NO. 363748
OFFICIAL RECORDS

HARBOR GROUP, LLC
14.908 ACRES
VOLUME 1130, PAGES 565-571
OFFICIAL RECORDS

ORDINANCE
NO. 2001-40
10.26 ACRES



Exhibit showing a 1.633 acre tract of land out of the Antonio Lockmar Survey No. 178, Abstract No. 311, Kendall County, Texas, being a portion of Interstate Highway No. 10 right of way.

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