

## FIELD NOTES FOR A 71.12 ACRE TRACT OF LAND

A **71.12 acre** tract of land located in the Newton & Taylor Survey No. 179, Abstract No. 360, Kendall County, Texas, and being a portion of a called 148.247 acre tract of record in Volume 1558 Page 748, a portion of a called 6.00 acre tract of record in Volume 1558 Page 738, and a portion of a called 5.082 acre tract of record in Volume 1555 Page 39, all of the Official Records of Kendall County, Texas. Said **71.12 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northwest right-of-way line of State Highway No. 46, at an angle point in the easterly boundary line of said 148.247 acre tract, the south corner of said 5.082 acre tract and for an angle of the tract described herein;

**THENCE:** **S 26° 04' 17" W**, with the westerly right-of-way line of State Highway No. 46 and the southeast line of said 148.247 acre tract, a distance of **117.10 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most easterly southeast corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the westerly right-of-way line of State Highway No. 46 and for the northeast corner of a called 1.061 acre tract of record in Volume 602 Page 97 of the Official Records of Kendall County, Texas bears, **S 26° 04' 17" W**, a distance of 323.03 feet;

**THENCE:** Departing the westerly right-of-way line of State Highway No. 46 and into and across said 148.247 acre tract and said 6.00 acre tract, the following twenty-one (21) courses:

1. **N 19° 00' 49" W**, a distance of **70.58 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
2. **N 63° 55' 43" W**, a distance of **108.50 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
3. With a curve to the left having a radius of **753.00 feet**, an arc length of **146.25 feet**, a delta angle of **011° 07' 42"** and a chord bears, **N 69° 29' 34" W**, a distance of **146.02 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
4. **N 75° 03' 25" W**, a distance of **259.73 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
5. With a curve to right having a radius of **447.00 feet**, an arc length of **306.89 feet**, a delta angle of **039° 20' 13"** and a chord bears, **N 55° 23' 18" W**, a distance of **300.90 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
6. **N 35° 43' 12" W**, a distance of **102.73 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
7. With a curve to the left having a radius of **353.00 feet**, an arc length of **270.17 feet**, a delta angle of **043° 51' 07"** and a chord bears, **N 57° 38' 45" W**, a distance of **263.63 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
8. **N 79° 34' 19" W**, a distance of **261.76 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of the tract described herein,
9. **S 10° 00' 07" W**, a distance of **397.96 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
10. **S 00° 56' 05" W**, a distance of **329.95 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
11. **S 23° 37' 40" W**, a distance of **314.45 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
12. **S 55° 17' 49" W**, a distance of **148.07 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
13. **S 46° 36' 51" W**, a distance of **184.08 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,

14. **S 36° 58' 43" W**, a distance of **370.86 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
15. **S 35° 41' 56" W**, a distance of **230.68 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
16. **S 47° 16' 08" W**, a distance of **374.44 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
17. **S 35° 23' 38" W**, a distance of **240.65 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a southeast corner of the tract described herein,
18. **S 76° 58' 14" W**, a distance of **31.04 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
19. **S 87° 47' 44" W**, a distance of **88.77 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most southerly southwest corner of the tract described herein,
20. **N 07° 11' 32" W**, a distance of **195.48 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of the tract described herein, and
21. **N 66° 47' 16" W**, a distance of **137.91 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the east line of a called 117.634 acre tract as described in Volume 569 Page 617 of the Official Records of Kendall County, Texas, in the west line of said 148.247 acre tract and for the most westerly southwest corner of the tract described herein, from which a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northerly right-of-way line of State Highway No. 46, for the southwest corner of said 148.247 acre tract and at the southeast corner of a called 2.604 acre tract as described in Volume 471 Page 225 of the Official Records of Kendall County, Texas bears, **S 00° 15' 06" W**, a distance of 586.82 feet;

**THENCE:** With the common line between said 117.634 acre tract and said 148.247 acre tract, the following four (4) courses:

1. **N 01° 11' 49" W**, a distance of **136.03 feet** to a found ½" iron rod for an angle of the tract described herein,
2. **N 00° 47' 41" E**, a distance of **453.30 feet** to a found ½" iron rod for an angle of the tract described herein,
3. **N 02° 10' 01" E**, a distance of **235.72 feet** to a found fence post for an angle of the tract described herein, and
4. **N 01° 29' 28" E**, a distance of **523.56 feet** to a found ½" iron rod at the northeast corner of said 117.634 acre tract, at the southeast corner of a called 14.64 acre tract as described in Volume 576 Page 55 of the Official Records of Kendall County, Texas, an angle for said 148.247 acre tract and the tract described herein;

**THENCE:** **N 00° 13' 59" W**, with the common line between said 14.64 acre tract and said 148.247 acre tract, a distance of **296.70 feet** to a found ½" iron rod at the northeast corner of said 14.64 acre tract, at the southeast corner of a called 419.1 acre tract as described in Volume 78 Page 442 of the Deed Records of Kendall County, Texas, for an angle of said 148.247 acre tract and the tract described herein;

**THENCE:** **N 00° 06' 11" W**, with the common line between said 419.1 acre tract and said 148.247 acre tract, a distance of **752.53 feet** to a found ½" iron rod at the southwest corner of a remaining portion of a called 162.395 acre tract as described in Volume 984 Page 838 of the Official Records of Kendall County, Texas, for the northwest corner of said 148.247 acre tract and the tract described herein;

**THENCE:** With the common line between said 162.395 acre tract and said 148.247 acre tract, the following three (3) courses:

1. **S 89° 18' 37" E**, a distance of **505.43 feet** to a found ½" iron rod for an angle of the tract described herein,
2. **S 88° 40' 21" E**, a distance of **658.77 feet** to a found ½" iron rod for an angle of the tract described herein, and
3. **S 88° 58' 55" E**, a distance of **348.30 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northeast corner of the tract described herein;

**THENCE:** Into and across said 148.247 acre tract, said 6.00 acre tract and said 5.082 acre tract, the following ten (10) courses:

1. **S 00° 12' 10" E**, a distance of **182.89 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein,
2. **S 05° 51' 43" W**, a distance of **179.36 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of the tract described herein,
3. **S 79° 34' 19" E**, a distance of **259.08 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
4. With a curve to the right having a radius of **447.00 feet**, an arc length of **342.12 feet**, a delta angle of **043° 51' 07"** and a chord bears, **S 57° 38' 45" E**, a distance of **333.83 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
5. **S 35° 43' 12" E**, a distance of **102.73 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
6. With a curve to the left having a radius of **353.00 feet**, an arc length of **242.36 feet**, a delta angle of **039° 20' 13"** and a chord bears, **S 55° 23' 18" E**, a distance of **237.62 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
7. **S 75° 03' 25" E**, a distance of **259.73 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of curvature of the tract described herein,
8. With a curve to the right having a radius of **847.00 feet**, an arc length of **164.51 feet**, a delta angle of **011° 07' 42"** and a chord bears, **S 69° 29' 34" E**, a distance of **164.25 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of tangency of the tract described herein,
9. **S 63° 55' 43" E**, a distance of **108.50 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an angle of the tract described herein, and
10. **N 71° 04' 11" E**, a distance of **70.71 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the northwest right-of-way line of State Highway No. 46, the east line of said 5.082 acre tract and for a northeast exterior corner of the tract described herein;

**THENCE:** **S 26° 04' 55" W**, with the northwest right-of-way line of State Highway No. 46, the east line of said 5.082 acre tract, a distance of **76.73 feet** to the **POINT OF BEGINNING** and containing **71.12 acres 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.

Job # 16-4072 71.12 Acres  
Date: July 18, 2019