

# MATKIN HOOVER

## ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006  
PHONE: 830-249-0600 FAX: 830-249-0099  
TEXAS REGISTERED SURVEYING FIRM F-10024000

### FIELD NOTES FOR A 0.464 OF ONE ACRE TRACT OF LAND

**BEING 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 ROAD, SAID 0.464 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**Beginning** at a Texas Department of Transportation Type 1, concrete marker found at the southeast end of a cutback line at the intersection of the south right-of-way line of Interstate Highway No. 10, with the west right-of-way line of Upper Balcones Road, said point being an angle point in the east line of a called 21.13 acre tract recorded in Volume 536, Pages 162-165, Official Records of Kendall County, Texas;

- (1) Thence, S 67° 22' 14" E, a distance of 45.91'** to a calculated point for corner at the southwest end of a cutback line of the south right-of-way line of Interstate Highway No. 10, said point being in the northwest corner of a called 0.157 of one acre tract recorded in Volume 730, Pages 620-622, Official Records of Kendall County, Texas;
- (2) Thence, S 00° 11' 57" E,** along the west line of the called 0.157 of one acre tract, **a distance of 445.74'** to a calculated point for corner;
- (3) Thence, S 89° 48' 03" W,** departing the west line of the called 0.157 of one acre tract, **a distance of 46.49'** to a ½" iron rod with "Landmark Surveying" cap found for corner at the intersection of the west right-of-way line of Upper Balcones Road, with the south right-of-way line of Coughran Road, said point being the northeast corner of a called 3.351 acre tract recorded in Volume 1113, Pages 646-651, Official Records of Kendall County, Texas;
- (4) Thence, N 00° 19' 01" E,** along the west right-of-way line of Upper Balcones Road, **a distance of 463.57'** to the **POINT OF BEGINNING** and containing **0.464 of one acre** of land, more or less.

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. An exhibit was prepared by a separate document. Date: 01-25-2016. Job #15-4166 0.464 ACRES. Upper Balcones Road.