

# PFEIFFER LAND SURVEYING

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

## FIELD NOTES FOR A 13.327 ACRE TRACT OF LAND

**Being** a **13.327 acre** tract of land out of the J.M. McCulloch & Co. Survey No. 184, Abstract No. 730, Kendall County, Texas, said **13.327 acre** tract being a portion of that certain 15.090 acre tract of land recorded in Volume 683, Pages 154-157, Official Records, Kendall County, Texas, a portion of that certain 12.500 acre tract of land recorded in Volume 1124, Pages 84-88, Official Records, Kendall County, Texas and a portion of Old San Antonio Road, said **13.327 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod in the northeasterly right-of-way line of Old San Antonio Road at the southwest corner of the above referenced 12.500 acre tract and the westernmost northwest corner of the above referenced 15.090 acre tract and the west end of a boundary line agreement recorded in Volume 1527, Pages 912-917, Official Records, Kendall County, Texas, said point bears North 33 degrees 35 minutes 39 seconds West, a distance of 308.84 feet from a 5/8" iron rod found at the southwest corner of said 15.090 acre tract;

**Thence**, crossing Old San Antonio Road, **South 56 degrees 56 minutes 13 seconds West**, a distance of **58.22 feet** to a calculated point on the southwesterly right-of-way line of Old San Antonio Road for the southwest corner of the herein described tract;

**Thence**, with the southwesterly right-of-way line of Old San Antonio Road, the following five (5) courses and distances:

**North 33 degrees 03 minutes 47 seconds West**, a distance of **99.82 feet** to a ½" iron rod found;

**North 31 degrees 56 minutes 30 seconds West**, a distance of **128.00 feet** to a ½" iron rod found at the northeast corner of that certain 2.811 acre tract recorded in Volume 1585, Pages 876-880, Official Records, Kendall County, Texas and the southeast corner of that certain 0.110 acre tract of land (Tract B) recorded in Volume 1470, Pages 231-239, Official Records, Kendall County, Texas;

**North 26 degrees 14 minutes 28 seconds West**, a distance of **33.62 feet** to a ½" iron rod found at the northeast corner of said 0.110 acre tract and the southeast corner of that certain 10.794 acre tract of land (Tract A) recorded in Volume 1470, Pages 231-239, Official Records, Kendall County, Texas;

**North 26 degrees 20 minutes 24 seconds West**, a distance of **118.66 feet** to a ½" iron rod found at the southernmost corner of that certain 1.183 acre tract of land recorded in Volume 1417, Pages 389-393, Official Records, Kendall County, Texas;

and **North 24 degrees 09 minutes 03 seconds West**, a distance of **197.11 feet** to a calculated point for the northwest corner of the herein described tract;

**Thence**, crossing Old San Antonio Road, **North 65 degrees 50 minutes 57 seconds East**, a distance of **66.09 feet** to a ½" iron rod found at the northwest corner of said 12.500 acre tract and the southwest corner of that certain 14.113 acre tract of land recorded in Volume 1353, Pages 636-642, Official Records, Kendall County, Texas;

**Thence**, with the southeasterly line of said 14.113 acre tract and a northwesterly line of said 12.500 acre tract, **North 73 degrees 24 minutes 06 seconds East**, a distance of **1008.28 feet** to a ½" iron rod for the northeast corner of the herein described tract, said point also being at the northeast corner of said 12.500 acre tract, the southeast corner of

said 14.113 acre tract and an angle in a southwesterly line of that certain 5.874 acre tract (Tract 2) recorded in Volume 1147, Pages 932-943, Official Records, Kendall County, Texas;

**Thence**, with a southwesterly line of said 5.874 acre tract and a northeasterly line of said 12.500 acre tract, **South 23 degrees 34 minutes 19 seconds East**, a distance of **168.08 feet** to a ½” iron rod found;

**Thence**, crossing through said 12.500 acre tract with multiple northerly and westerly lines of said 5.874 acre tract, the following two (2) courses and distances;

**South 35 degrees 00 minutes 44 seconds West**, a distance of **13.18 feet** to a calculated point;

and **South 31 degrees 16 minutes 27 seconds East**, a distance of **28.52 feet** to a ½” iron rod found at the southwest corner of said 5.874 acre tract;

**Thence**, with a southeasterly line of said 5.874 acre tract, **North 84 degrees 28 minutes 22 seconds East**, a distance of **7.88 feet** to a ½” iron rod with an orange “Pfeiffer Survey” plastic cap found at the northwest corner of that certain 11.022 acre tract of land recorded in Volume 1558, Pages 522-527, Official Records, Kendall County, Texas and at the north end of the aforementioned boundary line agreement, said point bears South 84 degrees 28 minutes 22 seconds West, a distance of 467.71 feet from a 60D nail found at the northeast corner of said 11.022 acre tract and the southeast corner of said 5.874 acre tract;

**Thence**, with multiple westerly lines of said 11.022 acre tract and multiple lines of said boundary line agreement, the following four (4) courses and distances:

**South 21 degrees 15 minutes 30 seconds East**, a distance of **103.52 feet** to a ½” iron rod found;

**South 03 degrees 05 minutes 33 seconds West**, a distance of **69.40 feet** to a ½” iron rod found;

**South 09 degrees 43 minutes 51 seconds West**, a distance of **51.91 feet** to a 1.25” iron pipe found;

and **South 09 degrees 35 minutes 18 seconds West**, a distance of **266.80 feet** to a ½” iron rod with an orange “Pfeiffer Survey” plastic cap found for the southeast corner of the herein described tract, said point bears North 09 degrees 35 minutes 18 seconds East, a distance of 3.22 feet from a ½” iron rod found at the southeast corner of said 12.500 acre tract;

**Thence**, continuing with multiple lines of said boundary line agreement, the following three (3) courses and distances:

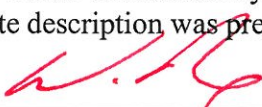
**South 89 degrees 54 minutes 09 seconds West**, a distance of **186.56 feet** to a ½” iron rod found;

**South 89 degrees 54 minutes 09 seconds West**, a distance of **389.44 feet** to a 40D nail found;

and **South 57 degrees 46 minutes 41 seconds West**, a distance of **229.71 feet** to the **Point of Beginning** containing **13.327 acres** of land.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract. This field note description was prepared for annexation purposes only.



  
\_\_\_\_\_  
Wes Rexrode  
Registered Professional Land Surveyor No. 6001  
Job Number: 25-16 (13.327 acre tract)