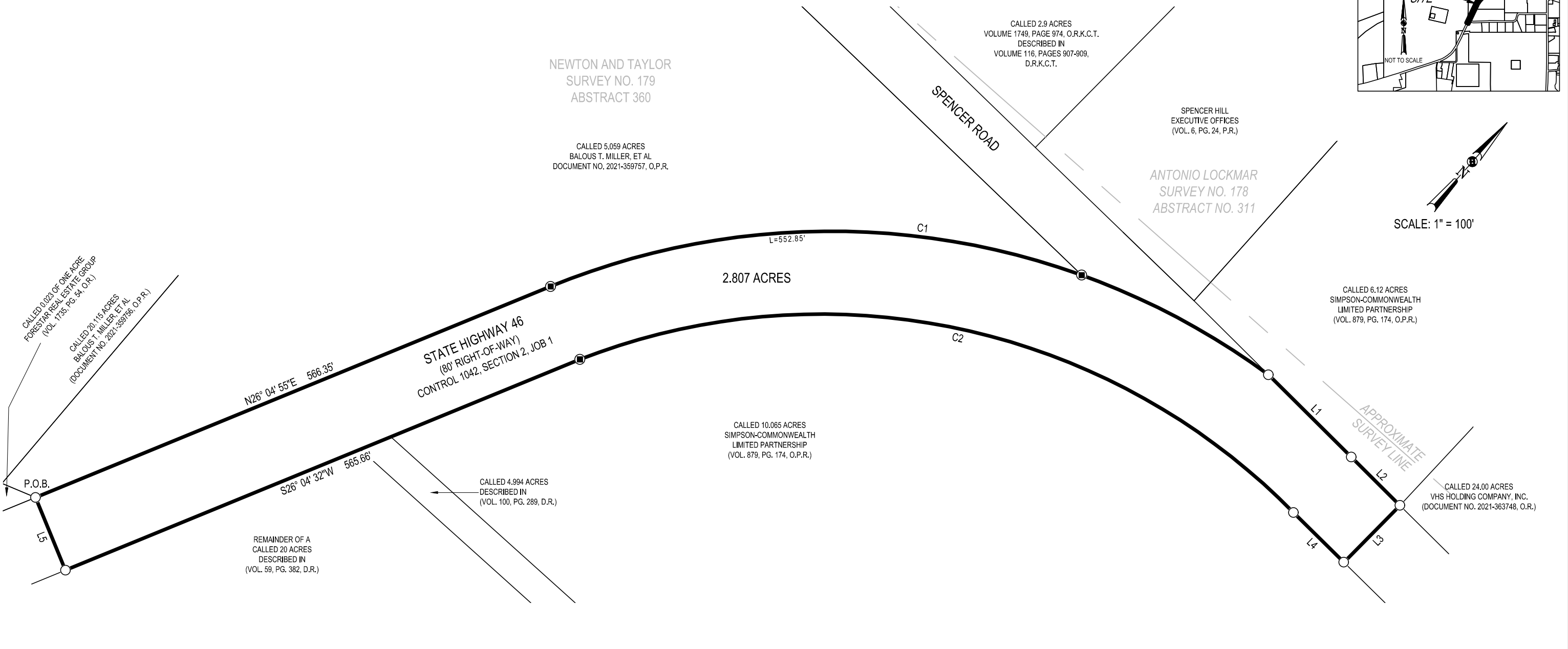
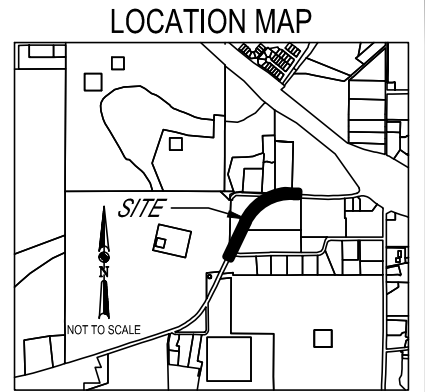


NOTES  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.  
 2. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT OF  
 A 2.807 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING STATE HIGHWAY (S.H.) 46, AN 80' WIDE RIGHT-OF-WAY PER THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY MAP, CONTROL 1042, SECTION 2, JOB 1.



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S86° 50' 14"E | 118.77'  |
| L2         | S86° 45' 49"E | 69.88'   |
| L3         | S02° 59' 30"W | 81.30'   |
| L4         | N87° 00' 30"W | 72.10'   |
| L5         | N63° 55' 28"W | 80.06'   |

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 751.99' | 768.96' | 58°35'19" | N55° 22' 34"E | 735.89'      |
| C2          | 673.93' | 786.44' | 66°51'40" | S60° 28' 16"W | 742.57'      |

LEGEND  
 P.O.B. POINT OF BEGINNING  
 ○ POINT  
 ● FOUND TXDOT TYPE I MONUMENT

**MATKINHOOVER**  
 ENGINEERING & SURVEYING  
 HEADQUARTERS  
 8 SPENCER ROAD SUITE 300  
 BOERNE, TEXAS 78006  
 OFFICE: 830.249.0600 FAX: 830.249.0099  
 3303 SHELL ROAD SUITE 3  
 GEORGETOWN, TEXAS 78628  
 OFFICE: 512.868.2244  
 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
 BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-094512  
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
 CONSTRUCTION MANAGERS CONSULTANTS



*Kyle L. Pressler*  
 KYLE L. PRESSLER DATE: JANUARY 16, 2023  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6528  
 KYLE.PRESSLER@MATKINHOOVER.COM  
 JOB NO. 16-4072 - 2.807 ACRES

**FIELD NOTES FOR A 2.807 ACRE TRACT OF LAND**

A **2.807 acre** tract of land located in the Newton & Taylor Survey No. 179, Abstract No. 360, Kendall County, Texas, and being across the existing State Highway (S.H.) 46, an 80' wide right-of-way per the Texas Department of Transportation (TxDOT) right-of-way map, Control 1042, Section 2, Job 1. Said **2.807 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the westerly right-of-way line of said S.H. 46, at the southeast corner of a called 5.059 acre tract of land as described of record in Document No. 2021-359757 of the Official Public Records of Kendall County, Texas, the northeast corner of a called 0.023 of one acre tract of land as described of record in Volume 1735, Page 54 of the Official Public Records of Kendall County, Texas and for the southwest corner of the tract described herein;

**THENCE:** With the common lines between said S.H. 46 and said 5.059 acre tract, the following two (2) courses:

1. **N 26° 04' 55" E**, a distance of **566.35 feet** to a found TDOT Right-of-Way Monument, Type I, for a point of curvature, and
2. With a tangent curve to the right having a radius of **751.99 feet**, at an arc length of 552.85 feet, passing a found TxDOT Right-of-Way Monument, Type I, at the intersection of the northwesterly right-of-way line of said S.H. 46 and the south right-of-way line of Spencer Road and continuing for a total arc length of **751.99 feet**, a delta angle of **058° 35' 19"** and a chord bears, **N 55° 22' 34" E**, a distance of **735.89 feet** to a point at the intersection of the north right-of-way line between said Spencer Road and the northwest right-of-way line of said S.H. 46, in the south line of a called 6.12 acre tract of land as described of record in Volume 879, Page 174 of the Official Public Records of Kendall County, Texas, for a northerly corner and a point of non-tangency of the tract described herein;

**THENCE:** Continuing with the north right-of-way line of said State Highway 46 and the south line of said 6.12 acre tract, the following two (2) courses:

1. **S 86° 50' 14" E**, a distance of **118.77 feet** to a point for angle, and
2. **S 86° 45' 49" E**, a distance of **69.88 feet** to a point at the southwest corner of a called 24.00 acre tract of land as described of record in Document No. 2021-363748 of the Official Records of Kendall County, Texas, for the southeast conre of said 6.12 acre tract and for the northeast corner of the tract described herein;

**THENCE:** **S 02° 59' 30" W**, into said S.H. 46 right-of-way, a distance of **81.30 feet** to a point in the south right-of-way line of said S.H. 46 and for a northeasterly corner of the tract described herein;

**THENCE:** With the southeast right-of-way line of said S.H. 46, the following three (3) courses:

1. **N 87° 00' 30" W**, a distance of **72.10 feet** to a point of curvature,
2. With a non-tangent curve to the left having a radius of **673.93 feet**, an arc length of **786.44 feet**, a delta angle of **066° 51' 40"** and a chord bears, **S 60° 28' 16" W**, a distance of **742.57 feet** to a found TDOT Right-of-Way Monument, Type I for a point of non-tangency, and
3. **S 26° 04' 32" W**, a distance of **565.66 feet** to a point for a southwest corner of the tract described herein;

**THENCE:** **N 63° 55' 28" W**, into said S.H. 46 right-of-way, a distance of **80.06 feet** to the **POINT OF BEGINNING** and containing **2.807 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. "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 reconfiguration of the boundary of the political subdivision for which it was prepared."



Job#16-4072 Annexation 2.807 Acres

Date: January 16, 2023