

FIELD NOTES FOR A 1.122 OF ONE ACRE TRACT OF LAND

A **1.122 of one acre** tract of land located in the Newton & Taylor Survey No. 179, Abstract No. 360, Kendall County, Texas, and being across the existing Spencer Road right-of-way, no record found. Said **1.122 of one acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation Right-of-Way Monument, Type I, at the intersection of the south right-of-way line of Spencer Road and the northwest right-of-way line of State highway 46, at the northeast 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 and for the southeast corner of the tract described herein;

THENCE: Departing the northwest right-of-way line of State Highway 46 and with the southerly right-of-way line of Spencer Road and the north line of said 5.059 acre tract, the following three (3) courses:

1. **N 87° 47' 13" W**, a distance of **565.35 feet** to a found ½" iron rod for corner,
2. **S 46° 48' 01" W**, a distance of **92.17 feet** to a fence post for corner, and
3. **S 01° 27' 38" W**, a distance of **49.47 feet** to a found fence post for a northeast corner of a called 20.115 acre tract of land as conveyed and described of record in Document No. 2021-359756 of the Official Public Records of Kendall County, Texas and for the most southerly corner of the tract described herein, from which a found ½" iron rod for a westerly corner of said 5.059 acre tract bears, **S 00° 30' 57" W**, a distance of 498.69 feet;

THENCE: **N 89° 34' 55" W**, with the southerly right-of-way line of Spencer Road and a northerly line of said 20.115 acre tract, a distance of **49.35 feet** to a found ½" iron rod at the southeast corner of a called 27.276 acre tract of land as described of record in Volume 398, Page 138 of the Official Records of Kendall County, Texas, a northerly corner of said 20.115 acre tract, for the southwest corner of said Spencer Road right-of-way and the tract described herein;

THENCE: **N 00° 38' 49" W**, with the west right-of-way line of Spencer Road and the east line of said 27.276 acre tract, a distance of **145.20 feet** to a found ½" iron rod in the south line of a called 13.422 acre tract of land as described of record in Volume 1418, Page 664 of the Official Records of Kendall County, Texas, an easterly corner of said 27.276 acre tract, at the northwest corner of said Spencer Road right-of-way and the tract described herein;

THENCE: **N 73° 50' 05" E**, with the south line of said 13.422 acre tract and with the north right-of-way line of Spencer Road, a distance of **77.06 feet** to a found ½" iron rod at the southeast corner of said 13.422 acre tract, the southwest corner of a called 4.691 acre tract of land as described of record in Volume 891, Page 134 of the Official Records of Kendall County, Texas and for an angle of the tract described herein;

THENCE: Continuing with the north right-of-way line of Spencer Road and the south line of said 4.691 acre tract, the following two (2) courses:

1. **N 74° 14' 41" E**, a distance of **33.77 feet** to a found 2" pipe post for angle, and
2. **S 87° 38' 55" E**, a distance of **124.78 feet** to a found ½" iron rod at the southeast corner of said 4.691 acre tract, the southwest corner of a called 2.9 acre tract of land as described of record in Volume 116, Page 907 of the Deed Records of Kendall County, Texas and for an angle of the tract described herein;

THENCE: **S 87° 28' 35" E**, with the south line of said 2.9 acre tract and continuing with the north right-of-way line of Spencer Road, a distance of **331.87 feet** to a found ½" iron rod at the southeast corner of said 2.9 acre tract, the southwest corner of Spencer Hill Executive Offices Subdivision of record in Volume 6, Page 24 of the Plat Records of Kendall County, Texas and for an angle of the tract described herein;

THENCE: **S 87° 37' 01" E**, with the south line of said Spencer Hill Executive Offices Subdivision and continuing with the north right-of-way line of Spencer Road, a distance of **124.26 feet** to a point for the northeast corner of the tract described herein;

THENCE: S 02° 22' 59" W, into said Spencer Road right-of-way, a distance of **60.62 feet** to the **POINT OF BEGINNING** and containing **1.122 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 1.122 Acres-Area 3

Date: September 21, 2022

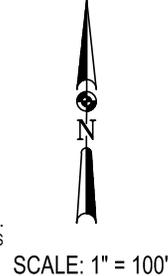
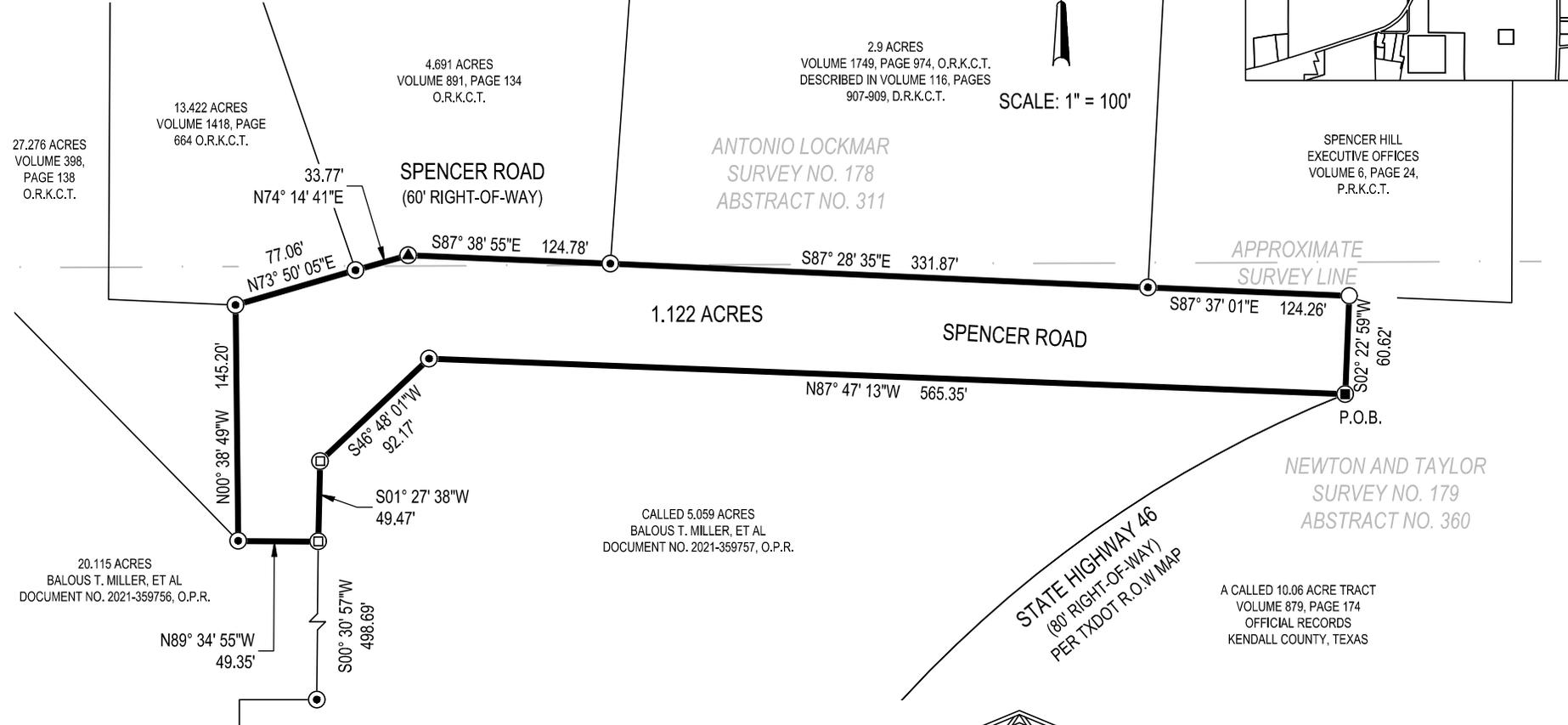
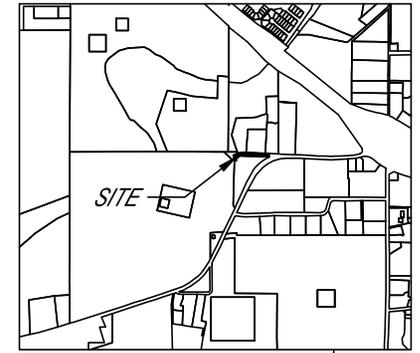
NOTES

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 EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
3. "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 1.122 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING ACROSS THE EXISTING SPENCER ROAD RIGHT-OF-WAY, NO RECORD FOUND.

LOCATION MAP



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-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

LEGEND

○	P.O.B.	POINT OF BEGINNING
○	POINT	POINT
⊕	FOUND FENCE POST	FOUND FENCE POST
⊙	FOUND TXDOT MONUMENT	FOUND TXDOT MONUMENT
⊗	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD
⊚	FOUND 2" PIPE POST	FOUND 2" PIPE POST



Kyle L. Pressler
 KYLE L. PRESSLER DATE: SEPTEMBER 21, 2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6528
 KYLE.PRESSLER@MATKINHOOVER.COM
 JOB NO. 16-4072 - 1.122 ACRES - AREA 3