

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006

Phone: 830-249-3385

FIELD NOTES FOR A 0.927 ACRE TRACT OF LAND

Being a **0.927 acre** tract of land (including a portion of Cascade Caverns Road, a county maintained road) out of the J. R. Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas being a portion of that certain 1.382 acre tract of land recorded in Volume 533, Pages 728-734, Official Records, Kendall County, Texas and a portion of that certain 50.78 acre tract of land recorded in Volume 79, Pages 225-226, Deed Records, Kendall County, Texas, said **0.927 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found in the west line of the above mentioned 1.382 acre tract at the northeast corner of a 0.022 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas, the southeast corner of that certain 11.305 acre tract recorded in Volume 1745, Pages 703-707, Official Records, Kendall County, Texas, said point being the northwest corner of the tract herein described;

Thence, crossing the 1.382 acre tract and Cascade Caverns Road with the north line of the tract herein described, **North 89 degrees 50 minutes 12 seconds East**, a distance of **51.14 feet** to a calculated point in the east line of said 1.382 acre tract, the west line of that certain 26.278 acre tract recorded in Volume 731, Pages 609-612, Official Records, Kendall County, Texas, said point being the northeast corner of the tract herein described;

Thence, with multiple east lines of said 1.382 acre tract, and multiple west lines of said 26.278 acre tract and the west line of that certain 0.631 acre tract recorded in Document No. 2023-381500, Official Records, Kendall County, Texas, the following three (3) courses and distances:

South 12 degrees 16 minutes 54 seconds East, a distance of **238.82 feet** to a calculated point for angle;

South 01 degrees 49 minutes 30 seconds East, a distance of **207.83 feet** to a calculated point for angle;

and **South 22 degrees 58 minutes 35 seconds East**, a distance of **86.63 feet** to a calculated point at the southeast corner of said 1.382 acre tract, the southwest corner of said 0.631 acre tract, said point being in a northerly line of the above mentioned 50.78 acre tract;

Thence, crossing said 50.78 acre tract with multiple east lines of the tract herein described, the following two (2) courses and distances:

South 22 degrees 58 minutes 35 seconds East, a distance of **8.68 feet** to a calculated point for angle;

and **South 12 degrees 38 minutes 34 seconds East**, a distance of **265.68 feet** to a calculated point for the southeast corner of the tract herein described;

Thence, continuing to cross said 50.78 acre tract and Cascade Caverns Road with the south line of the tract herein described, **South 89 degrees 54 minutes 11 seconds West**, a distance of **51.22 feet** to a ½" iron rod with a "Matkin-Hoover" plastic cap found in a west line of said 50.78 acre tract for the southwest corner of the tract herein described, said point being the southeast corner of a 0.014 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas;

Thence, with the west line of the 50.78 acre tract, in part with the east line of said 0.014 acre tract and in part with the east line of Southglen, Phase 11B, recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas and in part with the east line of a 0.075 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas, **North 12 degrees 38 minutes 34 seconds West**, a distance of **250.03 feet** to a ½” iron rod found for angle at the southwest corner of the aforementioned 1.382 acre tract;

Thence, with the west line of the 1.382 acre tract, in part with the east line of said 0.075 acre tract and in part with the east line of Southglen Phase 11B and in part with the east line of the aforementioned 0.022 acre tract, the following three (3) courses and distances:

North 22 degrees 58 minutes 35 seconds West, a distance of **100.13 feet** to a mag nail found for angle;

North 01 degrees 49 minutes 30 seconds West, a distance of **212.59 feet** to a ½” iron rod found for angle;

and **North 12 degrees 16 minutes 54 seconds West**, a distance of **244.98 feet** to the **Point of Beginning** containing **0.927 acres** of land.

Notes:

The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83.

An exhibit of the above described tract was prepared.

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 creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



David M. Klein
Registered Professional Land Surveyor No.5528
Job Number: 186-24 (0.927 Acre Tract)

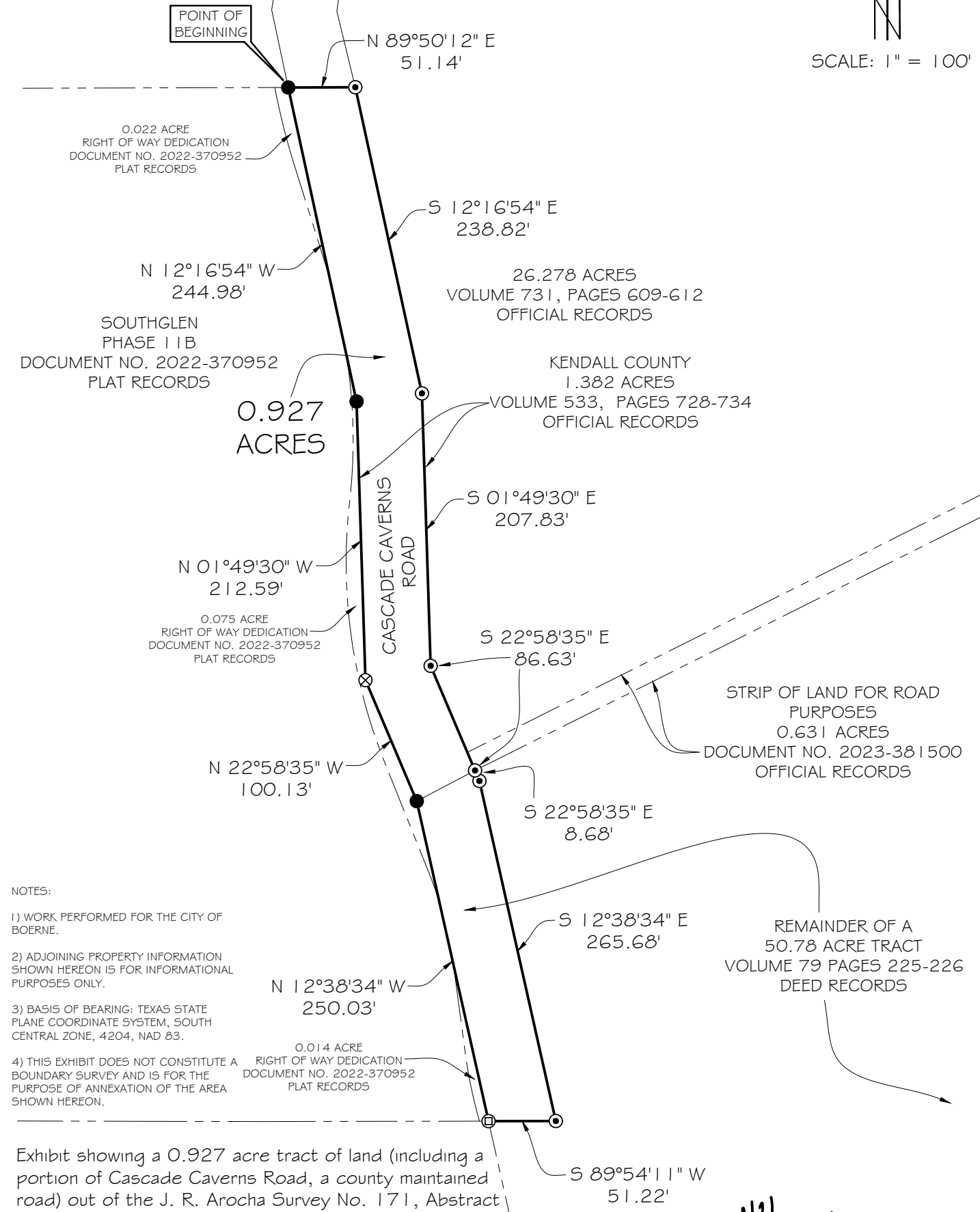
11.305 ACRES
VOLUME 1745, PAGES 703-707
OFFICIAL RECORDS

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ FOUND MAG NAIL
- ⊙ CALCULATED POINT (NOT SET)
- ⊕ FOUND 1/2" IRON ROD WITH A "MATKIN-HOOVER" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP



SCALE: 1" = 100'



NOTES:

- 1) WORK PERFORMED FOR THE CITY OF BOERNE.
- 2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE PURPOSE OF ANNEXATION OF THE AREA SHOWN HEREON.

Exhibit showing a 0.927 acre tract of land (including a portion of Cascade Caverns Road, a county maintained road) out of the J. R. Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas being a portion of that certain 1.382 acre tract of land recorded in Volume 533, Pages 728-734, Official Records, Kendall County, Texas and a portion of that certain 50.78 acre tract of land recorded in Volume 79, Pages 225-226, Deed Records, Kendall County, Texas,

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