

# NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 40N, NORTH AMERICAN DATUM (NAD) OF 1983.
2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE 40N OTHER AREAS, DETERMINED TO BE OUTSIDE THE 5.24 ANNUAL CHANGE E-000PM AND 40-INDICATED ON FLOOD MAP 40020415, PANEL 415 OF 525, DATED DECEMBER 17, 2010.
3. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL CITY OF BOERNE AND KENDALL COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
5. ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT WAS MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONTENT, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCY. UNDERGROUND GAS AND WATER LINES SHOWN HEREON ARE APPROXIMATE. SURVEYOR ADVISES CLIENT TO CONTACT AN APPROPRIATE LOCATE COMPANY TO IDENTIFY EXACT LOCATIONS BEFORE DIGGING.
6. FENCES ALONG BOUNDARY LINES MISLEADING.
7. TITLE COMMITMENT PROVIDED BY ALAMO TITLE INSURANCE COMPANY, OF NO. 4378, EFFECTIVE DATE MAY 24, 2011, ISSUED DATE MAY 27, 2011.

LEGAL DESCRIPTION OF LAND:  
 SHELLEY LOT 109 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN ON PLAT OF THE CITY OF BOERNE, RECORDED IN PAGE 112 OF THE TRANSCRIBED RECORDS OF COMAL COUNTY, TEXAS.

SCHEDULE 9  
 1. THIS EXCEPTION TO HEREBY DELETED.

10.  
 A. VOLUME 571, PAGE 818, O.R. - APPLIES  
 - UTILITY EASEMENT TO GTE SOUTHWEST - SHOWN HEREON

**MATKINHOOPER**  
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 LICENSE NO. 11444  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS  
 EXPIRATION DATE 12/31/2014

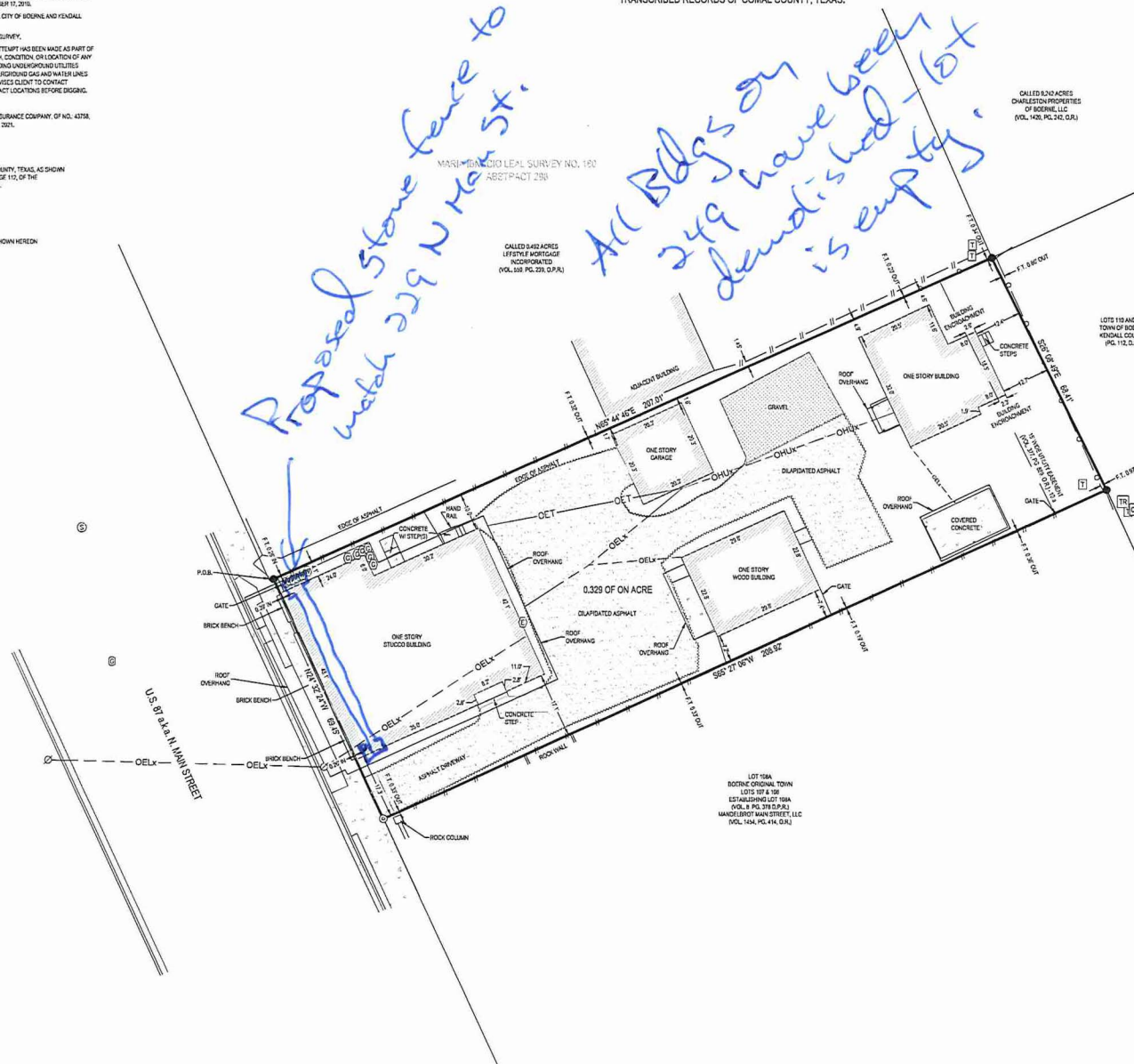
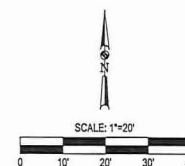
## LAND TITLE SURVEY OF

A 0.329 OF ONE ACRE TRACT OF LAND, LOCATED IN THE MARIA IBNACIO LEAL SURVEY NO. 180, ABSTRACT 298, KENDALL COUNTY, TEXAS AND LOT 109 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AS SHOWN ON PLAT OF THE CITY OF BOERNE, RECORDED IN PAGE 112 OF THE TRANSCRIBED RECORDS OF COMAL COUNTY, TEXAS.

## LOCATION MAP



ADDRESS: 249 N. MAIN ST.,  
 BOERNE, TEXAS, 78006



## LEGEND

P.O.B.	POINT OF BEGINNING
F.T.	FENCE TIE
T.R.	TRANSCRIBED RECORDS
●	FND. 1/2" IRON ROD
○	FND. PK. NAIL
⊙	WATER METER
⊕	GAS METER
⊖	ELECTRIC METER
⊗	UTILITY POLE
⊘	TELEPHONE PEDESTAL
⊙	CABLE TELEVISION PEDESTAL
⊕	ELECTRIC TRANSFORMER
⊖	SANITARY SEWER MANHOLE
⊗	GAS VALVE
⊘	WOOD FENCE
⊙	CHAIN-LINK FENCE
⊕	ELECTRIC (OVERHEAD)
⊖	ELECTRIC TELEPHONE (OVERHEAD)
⊗	GENERAL OVERHEAD UTILITY



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.  
 Kyle L. Pressler  
 DATE: JUNE 10, 2011  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6528  
 KYLE.PRESSLER@MATKINHOOPER.COM  
 2025-10-31-2019

## FIELD NOTES FOR A 0.329 OF ONE ACRE TRACT OF LAND

A **0.329 of one acre** tract of land, located in the Maria Ignacio Leal Survey No. 180, Abstract 298, Kendall County, Texas and being all of Lot 109 in the City Of Boerne, Kendall County, Texas, as shown on Plat of The City of Boerne, recorded in Page 112 of the Transcribed Records of Comal County, Texas. Said **0.329 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" iron rod in the east right-of-way line of U.S. Highway 87, a.k.a. N. Main Street, for the southwest corner of a called 0.492 acre tract of land as described in Volume 559, Page 239 of the Official Public Records of Kendall, Texas, the northwest corner of said Lot 109 and the tract described herein;

**THENCE: N 65° 44' 46" E**, departing said right-of-way line, with the south line of said 0.492 acre tract and the north line of said Lot 109, a distance of **207.01 feet** to a found ½" iron rod for the southwest corner of a called 9.242 acre tract of land as described in Volume 1420 Page 242 of the Official Records of Kendall County, Texas, the northwest corner of Lot 110 of said Plat of the City of Boerne, the southeast corner of said 0.492 of one acre tract, the northeast corner of said Lot 109 and the tract described herein;

**THENCE: S 26° 08' 49" E**, with the west line of said Lot 110 and the east line of said Lot 109, a distance of **68.41 feet** to a found ½" iron rod for the northeast corner of Lot 108A of the Boerne Original Town Lots 107 & 108 Establishing Lot 108A Subdivision Plat as recorded in Volume 8, Page 378 of the Deed and Plat Records of Kendall County, Texas, the southeast corner of said Lot 109 and the tract described herein;

**THENCE: S 65° 27' 06" W**, with the north line of said Lot 108A and the south line of said Lot 109, a distance of **208.92 feet** to a found pk nail in said right-of-way line of U.S. 87, a.k.a. N. Main Street, for the northwest corner of said Lot 108A, the southwest corner of said Lot 109 and the tract described herein;

**THENCE: N 24° 32' 24" W**, with the said east right-of way line of U.S. 87, a.k.a. N. Main Street and the west line of said Lot 109, a distance of **69.45 feet** to the **POINT OF BEGINNING** and containing **0.329 of one acre** tract 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. Field work completed on June 7, 2021.



Job # 21-4079

Date: June 10, 2021