

# **MATKIN HOOVER**

## **ENGINEERING & SURVEYING**

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006  
PHONE: 830-249-0600 FAX: 830-249-0099  
TEXAS REGISTERED SURVEYING FIRM F-10024000

### **FIELD NOTES FOR A 21.688 ACRE TRACT OF LAND**

**BEING A 21.688 ACRE TRACT OF LAND LOCATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS, SAID 21.688 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF THAT CERTAIN 30 ACRE TRACT OF LAND RECORDED IN VOLUME 1372, PAGES 582-586, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, SAID 21.688 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**Beginning at a calculated point for the southeast corner of the herein described tract, in the north right-of-way line of State Highway No. 46, at the southwest corner of a called 7.926 acre tract of land recorded in Volume 1540, Pages 181-187, Official Records of Kendall County, Texas;**

- (1) Thence, with the north right-of-way line of State Highway No. 46, the south boundary line of the herein described tract, the following courses and distances:**
  - a. N 89° 35' 04" W, 410.28' to a calculated point at the beginning of a curve to the right;**
  - b. with the arc of a curve to the right with a radius of 1859.71', a central angle of 10° 14' 44", an arc length of 332.55', and a chord which bears N 84° 26' 30" W, 332.10' to a calculated point for the southwest corner of the herein described tract, at the southeast corner of a called 26.956 acre tract of land, recorded in Volume 1243, Pages 691-699, Official Records of Kendall County, Texas;**
- (2) Thence, N 00°58'27" E, departing the north right-of-way line of State Highway No. 46, with the east boundary line of the called 26.956 acre tract, the west boundary line of the herein described tract, a distance of 1222.06' to a calculated point for the northwest corner of the herein described tract, at a southwest corner of the called 1,243.359 acre tract of land, recorded in Volume 1389, Pages 572-588, Official Records of Kendall County, Texas;**
- (3) Thence, N 89°51'22" E, departing the east boundary line of the called 26.956 acre tract, with a south boundary line of the called 1,243.359 acre tract, the north boundary line of the herein described tract, a distance of 815.59' to a calculated point for the northeast corner of the herein described tract, at the northwest corner of the called 7.926 acre tract;**
- (4) Thence, departing a south boundary line of the called 1,243.359 acre tract, with the west boundary line of the called 7.926 acre tract, the east boundary line of the herein described tract the following courses and distances:**
  - c. S 08° 26' 59" W, 666.92' to a calculated point for angle;**
  - d. S 00° 14' 01" E, 599.39' to the POINT OF BEGINNING and containing 21.688 acres of land, more or less.**

Note: This description was prepared using the combination of the description of a 30 acre tract of land recorded in Volume 1372, Pages 582-586, Official Records, Kendall County, Texas, a 7.926 acre tract of land recorded in Volume 1540, Pages 181-187, Official Records, Kendall County, Texas, a 26.956 acre tract of land recorded in Volume 1243, Pages 691-699, Official Records, Kendall County, Texas and TX DOT Right of Way Maps. A survey plat was prepared by a separate document. "This document was prepared under 22 TAC §663.21, 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."



EXHIBIT SHOWING: A 21.688 ACRE TRACT OF LAND LOCATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS, SAID 21.688 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF THAT CERTAIN 30 ACRE TRACT OF LAND RECORDED IN VOLUME 1372, PAGES 582-586, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

LEGEND  
P.O.B.

POINT OF BEGINNING  
CALCULATED POINT

1243.359 ACRES  
VOLUME 1340  
PAGES 572-688  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS

N89° 51' 22"E 815.59'

MARIA IBNACIO LEAL  
SURVEY NO. 180  
ABSTRACT NO. 298

JUAN ORTIZ  
SURVEY NO. 190  
ABSTRACT NO. 363

28.956 ACRES  
VOLUME 1243  
PAGES 691-699  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS

21.688 ACRES

7.928 ACRES  
VOLUME 1340  
PAGES 181-187  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS

N00° 58' 27"E 1222.06'

S08° 26' 59"W 666.92'

S00° 14' 01"E 599.39'

P.O.B.

N89° 35' 04"W 410.28'

R=1859.71'  
L=332.55'  
Δ=10° 14' 44"  
CB=N84° 26' 30"W  
CH=332.10'

STATE HIGHWAY NO. 46  
(100' ROW)  
RIVER ROAD

PARCEL EXHIBIT  
21.688 ACRES  
CITY OF BOERNE ANNEXATION

**MATKINHOOVER**

P.O. BOX 54  
5 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFFICE: 817.247.1100 FAX: 817.247.1100  
TELEFAX: 817.247.1100  
TELEFAX: 817.247.1100  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING  
& SURVEYING

NOTES:

- 1) DATE: 04/2016
- 2) CLIENT: CITY OF BOERNE
- 3) ADDRESS: 1700 RIVER ROAD
- 4) THIS SURVEY 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.
- 5) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) BEARINGS AND DISTANCES WERE ESTABLISHED USING THE COMBINATION OF THE DESCRIPTION OF A 30 ACRE TRACT OF LAND RECORDED IN VOLUME 1372, PAGES 582-586, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, A 2.928 ACRE TRACT OF LAND RECORDED IN VOLUME 1340, PAGES 181-187, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, A 28.956 ACRE TRACT OF LAND RECORDED IN VOLUME 1243, PAGES 691-699, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND TX DOT ROW MAPS.
- 8) THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21. 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.
- 9) JOB NUMBER: 16-1126

