

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
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TEXAS REGISTERED SURVEYING FIRM F-10024000

FIELD NOTES FOR A 4.987 ACRE TRACT OF LAND

BEING A 4.987 ACRE TRACT OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, SAID 4.987 ACRE TRACT BEING THAT CERTAIN CALLED 4.986 ACRE TRACT RECORDED IN VOLUME 1488, PAGE 1114, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, SAID 4.987 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" iron rod found with red "Schwarz" cap in the east right-of-way line of Scenic Loop Road, at the western southwest corner of the herein described tract, said point being the northwest corner of a called 4.776 acre tract recorded in Volume 1414, Page 1061, Official Records of Kendall County, Texas;

- (1) Thence, N 01° 09' 51" W**, with the east right-of-way line of Scenic Loop Road, a west boundary line of the herein described tract, **a distance of 40.36'** (N 01° 34' 34" W, 40.19' record) to a ½" iron rod found for the northwest corner of the herein described tract, the southwest corner of a called 1.257 acre tract recorded in Volume 1475, Page 471, Official Records of Kendall County, Texas;
- (2) Thence, S 89° 18' 56" E**, departing the east right-of-way line of Scenic Loop Road, with the north boundary line of the herein described tract, the south boundary line of the called 1.257 acre tract, and the south boundary line of a called 2.000 acre tract recorded in Volume 106, Page 75, Deed Records of Kendall County, Texas, **a distance of 909.97'** (S 89° 18' 48" E, 910.17' record) to a ½" iron rod found for angle at the southeast corner of the called 2.000 acre tract, the southwest corner of a called 5.169 acre tract recorded in Volume 1394, Page 495, Official Records of Kendall County, Texas;
- (3) Thence, N 89° 57' 26" E**, continuing with the north boundary line of the herein described tract, the south boundary line of the called 5.169 acre tract, **a distance of 149.14'** (N 89° 56' 11" W, 149.07' record) to a ½" iron rod found for angle;
- (4) Thence, N 89° 45' 56" E**, continuing with the north boundary line of the herein described tract, the south boundary line of the called 5.169 acre tract, **a distance of 234.13'** (N 89° 43' 58" E, 233.92' record) to a ½" iron rod found for corner at the northeast corner of the herein described tract, the southeast corner of the called 5.169 acre tract, the southwest corner of a called 5.079 acre tract recorded in Volume 1143, Page 1035, Official Records of Kendall County, Texas, the northwest corner of a called 2.000 acre tract recorded in Volume 1400, Page 985, Official Records of Kendall County, Texas;
- (5) Thence, S 02° 24' 30" E**, with the east boundary line of the herein described tract, the west boundary line of the called 2.000 acre tract, **a distance of 332.49'** (S 02° 25' 05" E, 332.66' record) to a ½" iron rod found with a yellow "RPLS 5578" cap for corner at the southwest corner of the called 2.000 acre tract, said point being in the north boundary line of Lot 9, Scenic Loop Business Park, recorded in Volume 5, Pages 217-218, Plat Records of Kendall County, Texas;

- (6) **Thence, N 89° 03' 13" W**, with the south boundary line of the herein described tract, a portion of the north boundary line of said Lot 9, and a portion of the north right-of-way line of Enterprise Parkway, **a distance of 233.69'** (N 89° 02' 32" W, 233.62' record) to a ½" iron rod found for angle;
- (7) **Thence, N 89° 03' 46" W**, continuing with the south boundary line of the herein described tract, and the north right-of-way line of Enterprise Parkway, **a distance of 342.61'** (N 89° 04' 44" W, 342.72' record) to a found "Mag" nail at the southern southwest corner of the herein described tract, the southeast corner of the called 4.776 acre tract;
- (8) **Thence, N 02° 34' 42" W**, with the west boundary line of the herein described tract, the east boundary line of the called 4.776 acre tract, **a distance of 284.28'** (N 01° 34' 35" W, 284.42' record) to a ½" iron rod found with a red "Schwarz" plastic cap for interior corner of the herein described tract, the northeast corner of the called 4.776 acre tract;
- (9) **Thence, N 89° 20' 48" W**, with the south boundary line of the herein described tract, the north boundary line of the called 4.776 acre tract, **a distance of 717.37'** (N 89° 20' 13" W, 717.02' record) to the **POINT OF BEGINNING** and containing **4.987 acres** of land, more or less.

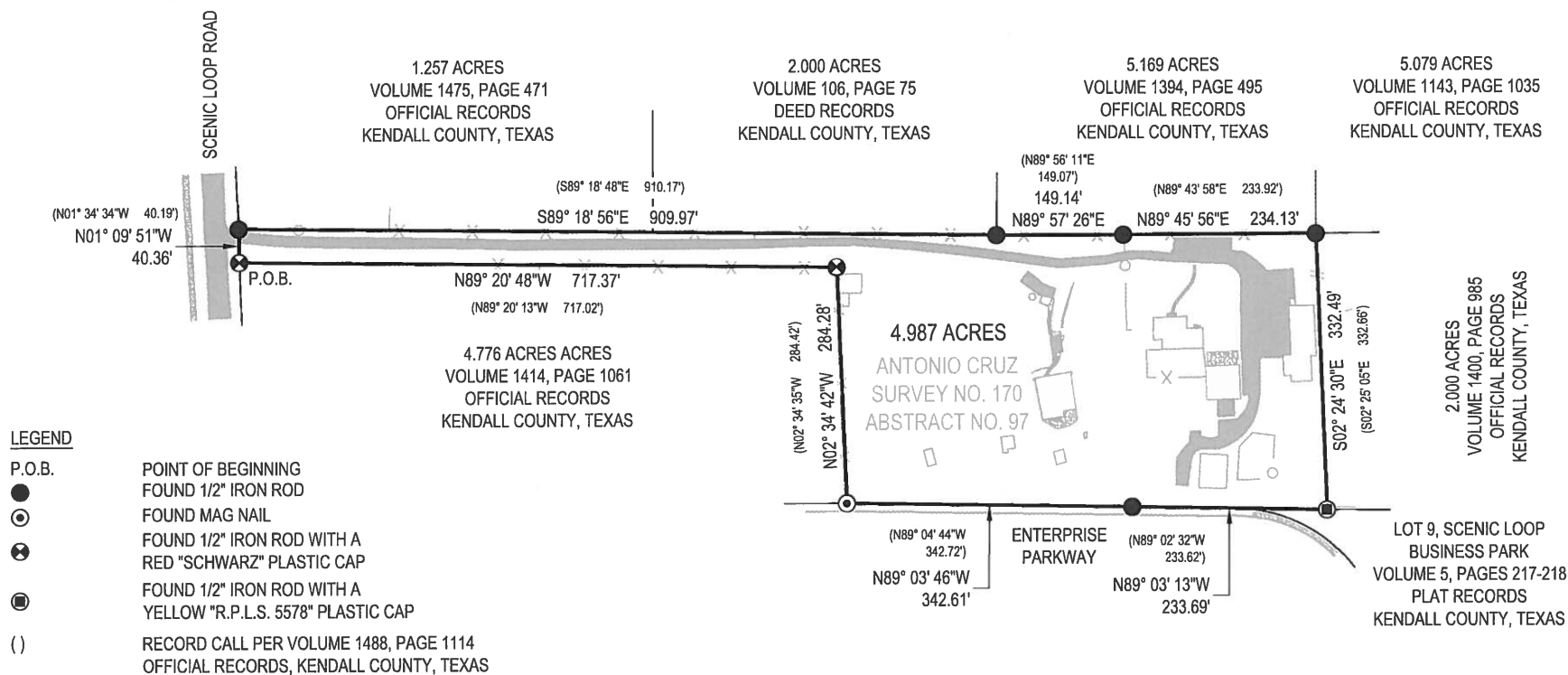
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. This description is intended for annexation only and shall not be used for conveyance or severance of property.

Date: 04-05-2016
Job #07-4044 4.987 ACRES

EXHIBIT SHOWING:
4.987 ACRES LOCATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, SAID 4.987 ACRES BEING THAT CERTAIN 4.986 ACRE TRACT OF LAND RECORDED IN VOLUME 1488, PAGE 1114, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.



SCALE: 1" = 200'



NOTES:

- 1) FIELD WORK PERFORMED ON: APRIL 01, 2016
- 2) CLIENT: HBA MOTORS, LLC
- 3) ADDRESS: 23 SCENIC LOOP ROAD
- 4) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 5) 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.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) FENCES ALONG BOUNDARY LINE MEANDER.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THIS EXHIBIT IS INTENDED FOR ANNEXATION ONLY AND SHALL NOT BE USED FOR CONVEYANCE OR SEVERANCE OF PROPERTY.
- 10) JOB NUMBER - 16-4044 4.987 ACRES.

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TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
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