

MATKIN HOOVER

ENGINEERING & SURVEYING

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TEXAS REGISTERED SURVEYING FIRM F-10024000

FIELD NOTES FOR A 7.89 ACRE TRACT OF LAND

A **7.89 ACRE** TRACT OF LAND LOCATED IN THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2 AND BEING ALL OF A CALLED 7.893 ACRE TRACT AS CONVEYED TO STEPHANIE PORTER LAU OF RECORD IN VOLUME 1290 PAGE 962 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. SAID **7.89 ACRE** TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the westerly right-of-way line of Cascade Caverns Road, for an angle in the north line of a called 6.001 acre tract of land as conveyed to Elizabeth Sams Page of record in Volume 533 Page 710 of the Official Public Records of Kendall County, Texas, for the southeast corner of said 7.893 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod in the westerly right-of-way line of Cascade Caverns Road and for the northeast corner of said 6.001 acre tract bears, S 89° 32' 56" E, a distance of 30.49 feet;

THENCE: Departing the westerly right-of-way line of Cascade Caverns Road and along and with the common line between the 6.001 acre tract and the 7.893 acre tract, the following four (4) courses:

1. S 89° 52' 38" W, a distance of **193.98 feet** to a found $\frac{1}{2}$ " iron rod for an angle of the tract described herein,
2. N 89° 55' 44" W, a distance of **88.44 feet** a found $\frac{1}{2}$ " iron rod for an angle of the tract described herein,
3. N 89° 51' 30" W, a distance of **217.07 feet** to a found $\frac{1}{2}$ " iron rod for an angle of the tract described herein, and
4. S 89° 54' 59" W, a distance of **387.45 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for the northwest corner of said 6.001 acre tract, the southwest corner of said 7.893 acre tract and the tract described herein;

THENCE: Along and with the westerly and northerly lines of said 7.893 acre tract, the following eight (8) courses:

1. N 03° 31' 54" E, a distance of **4.87 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for an angle of the tract described herein,
2. N 00° 57' 54" E, a distance of **186.08 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for an angle of the tract described herein,
3. N 01° 07' 40" E, a distance of **143.18 feet** to a found $\frac{1}{2}$ " iron rod for an angle of the tract described herein,
4. N 00° 37' 39" E, a distance of **226.80 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for the northwest corner of said 7.893 acre tract and the tract described herein,
5. N 89° 26' 05" E, a distance of **164.89 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for an exterior corner of the tract described herein,
6. S 35° 26' 13" E, a distance of **327.68 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for an interior corner of the tract described herein,
7. N 77° 34' 07" E, a distance of **350.66 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" for an interior corner of the tract described herein, and
8. N 65° 31' 54" E, a distance of **86.69 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "Pfeiffer" in the westerly line of a called 1.82 acre tract of land as conveyed to Kendall County, Texas of record in Volume 533 Page 728 of the Official Public Records of Kendall County, Texas, now being the apparent westerly right-of-way line of Cascade Caverns Road, for the northeast corner of said 7.893 acre tract and the tract described herein, from which a found pk nail in rock for an exterior corner of said 1.82 acre tract and an interior corner of a called 29.873 acre tract of land as conveyed to ML&E – Landquest Cascade Caverns, LLC., of record in Volume 1478 Page 492 of the Official Public Records of Kendall County, Texas bears, N 23° 05' 12" W, a distance of 40.85 feet;

THENCE: S 22° 58' 06" E, along and with the westerly line of said 1.82 acre tract, Cascade Caverns Road, and the northeast line of said 7.893 acre tract, a distance of **59.20 feet** to a found ½" iron rod for the southwest corner of said 1.82 acre tract, an exterior corner of said 7.893 acre tract and the tract described herein;

THENCE: S 12° 37' 52" E, continuing along and with the westerly right-of-way line of Cascade Caverns Road and the easterly line of said 7.893 acre tract, a distance of **360.79 feet** to the **POINT OF BEGINNING** and containing **7.89 acres** of land, more or less, 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.



Job # 17-4069 7.89 Acres
Date: June 20, 2017

THE HIGHLY CREDITED & ESTABLISHED TITLE GUARANTY COMPANY,
LAWYER/ACQUISITION, LLC, A TEXAS LIMITED LIABILITY COMPANY,
AND STEPHANIE PORTER (LAW)

THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT
THE TIME THIS SURVEY WAS CONDUCTED TO THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A
CONCRETE ISLAND TITLE SURVEY.

Stephanie Porter
STEPHANIE PORTER DATE: APRIL 26, 2017
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8638
A09 NO. 17-4046
ANY REQUESTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED
TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
1210 PEARL DR. 300 LEVEL 4, SUITE 100 MC-200 AUSTIN, TEXAS 78703
PHONE: 512 220-5854 FAX: 512 220-5553