

# 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 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** to 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

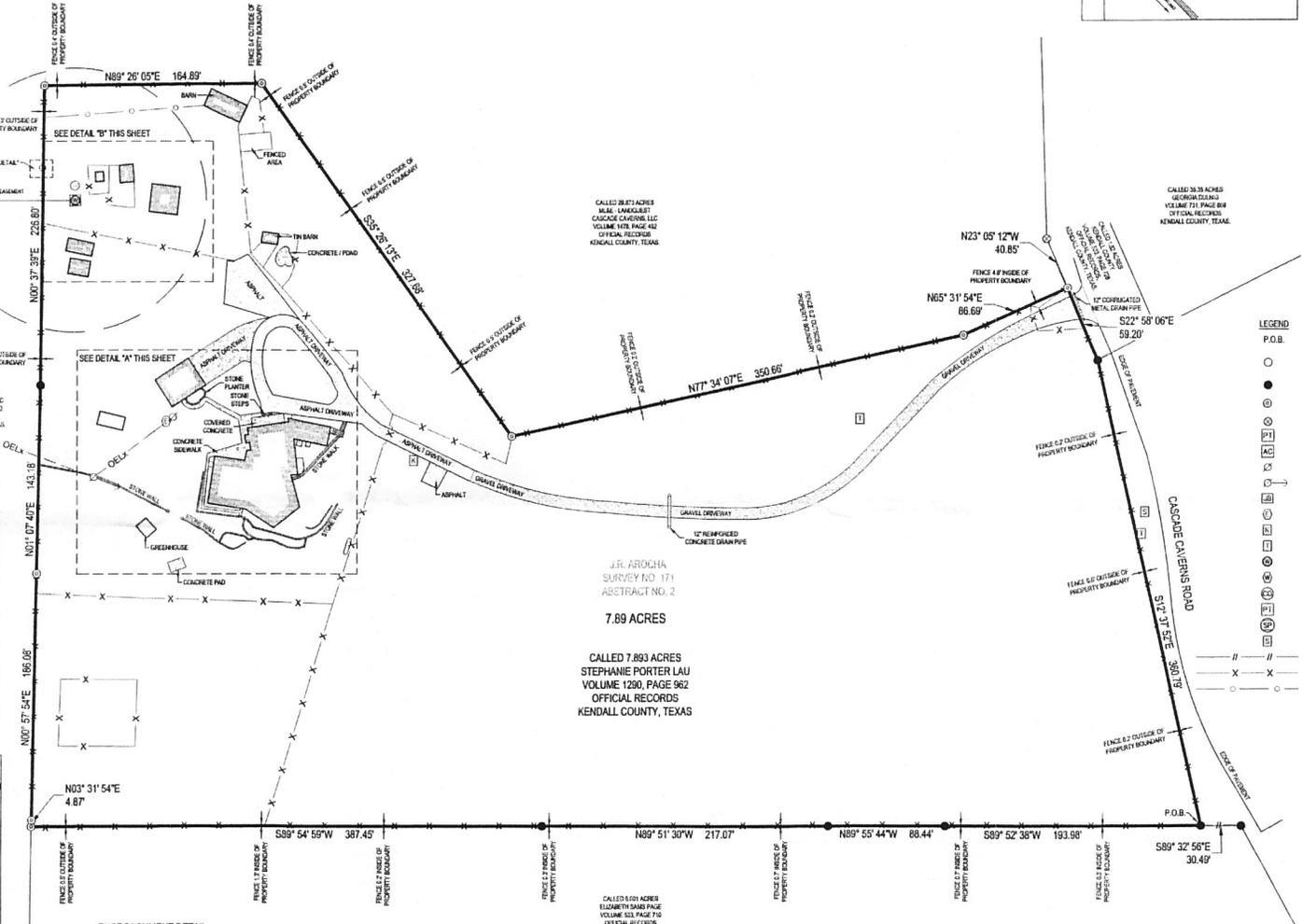
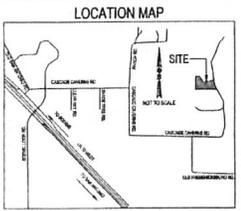
NOTES

- 1) FIELD WORK PERFORMED ON 08/01/2017
2) ADDRESS 214 CASCADE CAVENERS ROAD, KENDALL COUNTY, TEXAS 76849
3) BEARING AND DISTANCE TO THE TRIANGLE VLS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, ADK, US SURVEY FOOT, GRS12
4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, L.P. NUMBER 2017004, ISSUED DATE OF MAY 12, 2017, EFFECTIVE DATE OF APRIL 22, 2017 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
5) BEING 7.89 ACRES OF LAND MORE OR LESS, OUT OF THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2, LOCATED IN KENDALL COUNTY, TEXAS, AND BEING A PART OF A 14.25 ACRES TRACT CONVEYED TO W.A. PORTER BY DEED RECORDED IN VOLUME 27, PAGE 16, DEED RECORDS OF KENDALL COUNTY, TEXAS.

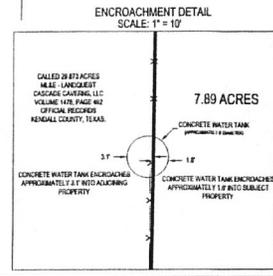
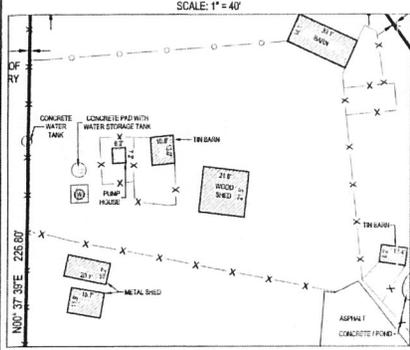
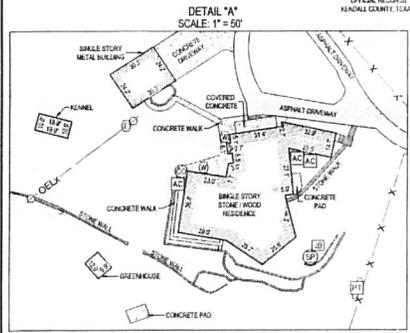
SCHEDULE B EXCEPTIONS

- 1) RESTRICTIONS OR EASEMENTS OF RECORDS: NONE LISTED
2) RIGHTS OF PARTIES IN POSSESSION: NONE LISTED
3) VOLUME 84 PAGE 335 - APPLIES: HOUSEHOLD SEWER EASEMENT - UNABLE TO PLOT - INSTRUMENT LACKS SUFFICIENT DESCRIPTION TO ACCURATELY PLACE EASEMENT
4) VOLUME 84 PAGE 621 - APPLIES: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT - UNABLE TO PLOT - INSTRUMENT LACKS SUFFICIENT DESCRIPTION TO ACCURATELY PLACE EASEMENT
5) VOLUME 271 PAGE 14 AS AFFECTED BY VOLUME 272 PAGE 283: DOES NOT APPLY - SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT - NOT SHOWN
6) HEALTH REGULATIONS, REQUIREMENTS AND ORDERS OF KENDALL COUNTY, LOW GROUND, GROUNDWATER CONTAMINATION DISTRICT AND/OR THE STATE OF TEXAS CONCERNING PLATING, SET BACKS OF LOCATION, SANITATION, SEPTIC, WASTE DISPOSAL, AND THE ERECTION, CONSTRUCTION AND USE OF WATERS, WELLS - WELL NO. 8943 - 107 SANITARY CONTROL EASEMENT - SHOWN
7) VOLUME 84 PAGE 842 - NOT A SURVEY MATTER - MINERAL LEASE - NOT SHOWN
8) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT
9) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR KENDALL COUNTY, TEXAS, MAP NUMBER 48060C02, EFFECTIVE DATE DECEMBER 17, 2010, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM POLICIES AND DOES NOT CONSTITUTE A GUARANTEE OF FLOODING, PARTICULARLY FROM LOCAL DRAINAGE COURSES OF SMALL SIZE. (SMALL PLANNING FEATURES OUTSIDE SPECIAL FLOODED AREAS). THIS FLOOD STATEMENT DOES NOT APPLY TO THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FINE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERFLOWS OR CHANGE CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
10) FENCES ALONG BOUNDARY LINE REMAINS
11) IF 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.
12) THE IMPROVEMENTS SHOWN HEREIN ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.
13) ENCUMBRANCES SHOWN HEREIN ARE FOR CURRENT KENDALL COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

CATEGORY 1A CONDITION III LAND TITLE SURVEY OF 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



LEGEND table listing symbols for various features: P.O.B., POINT OF BEGINNING, SET 1/2" IRON ROD WITH A RED 'MATHIN-HOOVER ENG. & SURVEY' PLASTIC CAP, FOUND 1/2" IRON ROD, FOUND 1/2" IRON ROD WITH A 'TWO FEET' PLASTIC CAP, FOUND P.N. NAIL, PROPANE TANK, A.C. PAD, UTILITY POLE, UTILITY POLE WITH GUY WIRE, JUNCTION BOX, ELECTRIC METER, KEY PAD, TELEPHONE PEDESTAL, WINDMILL / WELL, WATER METER, SANITARY SEWER CLEANOUT, PROPANE TANK, POOL EQUIPMENT AREA, LOOSE LIVESTOCK SIGN, WIRE FENCE, CHAIN-LINK FENCE.



MATKINHOOPER ENGINEERING & SURVEYING logo and contact information.



THESEY COUNTY TO STEWART TITLE GUARANTY COMPANY, LANDCOLLECT ACQUISITION, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AND CUYAHONE FORTER, L.L.C. 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, AND CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY. FILED: JUNE 26, 2017 DATE: JUNE 26, 2017 REGISTRATION NO. 8428 JOURNAL: 15-008 ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING: 12100 PARK 36 CIRCLE, SUITE 100, MCCOY AVENUE, AUSTIN, TEXAS 78733 PHONE: 512-294-0844 FAX: 512-294-0553