

# PFEIFFER LAND SURVEYING

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## FIELD NOTES FOR A 5.032 ACRE TRACT OF LAND

Being a **5.032 acre** tract of land out of the Newton and Taylor Survey No. 179, Abstract No. 360, Kendall County, Texas, said **5.032 acre** tract of land also being a portion of the eastern end of Coughran Road in Kendall County, Texas, all of that certain 2.107 acre tract - Tract 1 recorded in Volume 1603, Pages 948-953, Official Records, Kendall County, Texas and all of that certain 2.117 acre tract - Tract 2 recorded in Volume 1603, Pages 948-953, Official Records, Kendall County, Texas, said **5.032 acre** tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½" iron rod in the south right-of-way line of Coughran Road and being at the northwest corner of the above referenced 2.107 acre tract;

**Thence**, crossing Coughran Road, **North 00 degrees 14 minutes 03 seconds West**, a distance of **47.27 feet** to a calculated point in the south line of a 10' R.O.W. Dedication recorded in Volume 4, Page 66, Plat Records, Kendall County, Texas, said point also being the northwest corner of the herein described tract;

**Thence**, with the south line of said R.O.W. Dedication, **North 89 degrees 45 minutes 57 seconds East**, a distance of **714.79 feet** to a ½" iron rod found at the southeast corner of said R.O.W. Dedication in the present westerly line of Upper Balcones Road for the northeast corner of the herein described tract;

**Thence**, along the eastern end of Coughran Road, same being the westerly line of Upper Balcones Road, **South 01 degrees 40 minutes 52 seconds West**, a distance of **49.60 feet** to a ½" iron rod found with a "Landmark" plastic cap at the easternmost southeast corner of the herein described tract, said point also being at the northeast corner of that certain 3.351 acre tract recorded in Volume 1113, Pages 646-651, Official Records, Kendall County, Texas and at the intersection of the south right-of-way line of Coughran Road and the west right-of-way line of Upper Balcones Road;

**Thence**, along the south right-of-way line of Coughran Road and the north line of said 3.351 acre tract, **South 89 degrees 42 minutes 59 seconds West**, a distance of **412.83 feet** to a ½" iron rod found at the northwest corner of said 3.351 acre tract, the interior corner of the herein described tract and the northeast corner of the above referenced 2.117 acre tract;

**Thence**, along east, south and west lines of said 2.117 acre tract, the following six courses and distances:

**South 01 degrees 02 minutes 24 seconds East**, a distance of **334.00 feet** to a ½" iron rod found;

**South 01 degrees 51 minutes 55 seconds East**, a distance of **23.66 feet** to a ½" iron rod found at the southwest corner of said 3.351 acre tract;

**South 00 degrees 58 minutes 11 seconds East**, a distance of **239.62 feet** to a ½" iron rod found at the southeast corner of said 2.117 acre tract for the southernmost southeast corner of the herein described tract;

**South 89 degrees 14 minutes 57 seconds West**, a distance of **312.98 feet** to a ½" iron rod found at the southwest corner of said 2.117 acre tract for the southwest corner of the herein described tract;

**North 00 degrees 06 minutes 57 seconds West**, a distance of **31.59 feet** to a ½" iron rod found with an orange "Pfeiffer Survey" plastic cap;

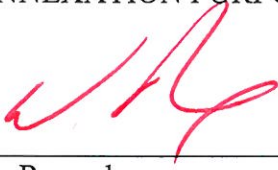
and **North 00 degrees 12 minutes 03 seconds East**, a distance of **234.85 feet** to a ½" iron rod found at the westernmost northwest corner of said 2.117 acre tract and the southwest corner of said 2.107 acre tract;

**Thence**, along the west line of said 2.107 acre tract, **North 00 degrees 10 minutes 11 seconds East**, a distance of **336.27 feet** to the **Point of Beginning** containing **5.032 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract.

THIS FIELD NOTE DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY.



  
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Wes Rexrode  
Registered Professional Land Surveyor No. 6001  
Job Number: 100-17 (5.032 acre tract)