

**A METES AND BOUNDS
DESCRIPTION OF A
8.352 ACRE TRACT OF LAND**

BEING a 8.352 acre (363,826 square feet) tract of land situated in the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas; containing all of that certain 7.963 acre tract described in instrument to Morningside Ministries Foundation, Inc., is recorded in Volume 1479, Page 827 of the Official Public Records of Kendall County, also containing a portion of street right-of-way of Upper Balcones Road (variable width); and being more particularly described as follows:

BEGINNING at a 2-1/2 inch iron pipe found on the easterly right-of-way line of Upper Balcones Road, marking the western-most northwestern corner of said 7.963 acre tract and the southern-most corner of a called 0.696 acre tract described in instrument to Cisneros Interest, L.P. in Volume 1632, Page 166 of the Official Public Records of Kendall County;

THENCE, departing the easterly right-of-way line of Upper Balcones Road and along the common line between the said 7.963 acre tract and said 0.696 acre tract, the following two (2) courses and distances:

1. North 58°03'50" East, 245.34 feet to a 1/2 inch iron pipe found for corner;
2. North 0°44'42" West, 78.37 feet to a point for corner marking the northern-most northwest corner of said 7.963 acre tract on the southerly line of a called 3.101 acre tract described in instrument to Bergheim Holdings, L.P., recorded in Volume 1557, Page 317 of the Official Public Records Kendall County;

THENCE, along the common line between the said 7.963 acre tract and the said 3.101 acre tract, the following two (2) courses and distances:

1. South 89°34'04" East, 315.71 to a 2-1/2 inch iron rod found for corner;
2. South 89°52'21" East, 130.38 feet along the common line between the said 7.963 acre tract and the said 3.101 acre tract to a 1/2 inch iron rod found marking the northeastern-most corner of the said 7.963 acre tract, same being the northwestern corner of a called 34.24 acre tract of land described as Morningside Ministries, Boerne Campus III, plat of which recorded in Volume 8, Page 332-335 of the Plat Records of Kendall County;

THENCE, South 0°02'03" West, 574.21 feet along the common line between the said 7.963 acre tract and the said 34.24 acre tract to a 1/2 inch iron rod found for southeastern-most corner of said 7.963 acre tract;

THENCE, North 89°54'59" West, continuing along said common line; at a distance of 652.93 passing the southwestern-most corner of said 7.963 acre tract situated on the easterly right-of-way line of aforesaid Upper Balcones Road; continuing for a total distance of 701.44 feet to a point for corner on the westerly right-of-way line of said Upper Balcones Road;

THENCE, North 0°01'22" West, 367.79 feet along the westerly right-of-way line of said Upper Balcones Road to a point for corner;

THENCE, South 89°54'58" East, 48.66 feet, crossing the right of way of said Upper Balcones Road to the **POINT OF BEGINNING**, and containing 8.352 acres of land in Kendall County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

John G. Mosier 2/8/2019

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com



8.352 ACRE TRACT
JOHN SMALL SURVEY NO. 183,
ABSTRACT NO. 441,
KENDALL COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	2/8/2019	068713801	1 OF 2