

# PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385

## FIELD NOTES FOR A 10.484 ACRE TRACT OF LAND

**Being** a **10.484 acre** tract of land out of the Newton and Taylor Survey No. 181, Abstract No. 361, Kendall County, Texas, said **10.484 acre** tract of land also being all of that certain 7.471 acre tract of land and all of that certain 3.013 acre tract of land recorded in Volume 966, Pages 566-568, Official Records, Kendall County, Texas, said **10.484 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a ½" iron rod found in the west right-of-way line of F.M. 1376 for the northwest corner of the above referenced 7.471 acre tract, the northwest corner of the herein described tract and the southeast corner of that certain 6.003 acre tract recorded in Volume 459, Pages 485-488, Official Records, Kendall County, Texas;

**Thence**, with easterly lines of said 7.471 acre tract and the above referenced 3.013 acre tract and the westerly right-of-way line of F.M. 1376, the following three (3) courses and distances:

**South 00 degrees 14 minutes 48 seconds West**, a distance of **157.99 feet** to a Texas Department of Transportation concrete right-of-way marker;

around a curve in a clockwise direction having a central angle of **00 degrees 51 minutes 53 seconds**, an arc distance of **345.03 feet**, a radius of **22858.30 feet**, and a chord of **South 00 degrees 34 minutes 16 seconds West**, a distance of **345.02 feet** to a Texas Department of Transportation concrete right-of-way marker;

and **South 00 degrees 56 minutes 37 seconds West**, a distance of **79.23 feet** to a ½" iron rod found at the southeast corner of said 3.013 acre tract, the southeast corner of the herein described tract and the northeast corner of Heartsong Memory Care Facility – 4.00 acre tract recorded in Volume 8, Pages 140-141, Plat Records, Kendall County, Texas;

**Thence**, departing the westerly right-of-way line of F.M. 1376 with the south line of said 3.013 acre tract and the north line of said 4.00 acre tract, **South 88 degrees 33 minutes 14 seconds West**, a distance of **500.77 feet** to a ½" iron rod found with an orange "Pfeiffer Survey" plastic cap at the southwest corner of said 3.013 acre tract and the southernmost southeast corner of said 7.471 acre tract;

**Thence**, continuing with the north line of said 4.00 acre tract and a south line of said 7.471 acre tract, **South 88 degrees 38 minutes 02 seconds West**, a distance of **154.62 feet** to a ½" iron rod found at the southernmost southwest corner of said 7.471 acre tract and the southernmost southwest corner of the herein described tract, said point also being in the east line of Lot 27, Block C in Durango Reserve, Phase 1 recorded in Volume 8. Pages 321-323, Plat Records, Kendall County, Texas;

**Thence**, with the east line of said Lot 27, Block C and a west line of said 7.471 acre tract, **North 01 degrees 23 minutes 51 seconds East**, a distance of **13.49 feet** to a ½" iron rod found with a "Matkin-Hoover" plastic cap at the northeast corner of said Lot 27, Block C and the southeast corner of Open Space, Lot 904, Block B;

**Thence**, continuing with a west line of said 7.471 acre tract and an east line of said Open Space, Lot 904, Block B, **North 01 degrees 25 minutes 12 seconds East**, a distance of **24.55 feet** to a ½" iron rod found for the easternmost northeast corner of said Open Space, Lot 904, Block B, an interior corner of said 7.471 acre tract and the interior corner of the herein described tract;

**Thence**, with a south line of said 7.471 acre tract and a north line of said Open Space, Lot 904, Block B, **North 87 degrees 40 minutes 37 seconds West**, a distance of **116.93 feet** to a ½" iron rod with a red "Matkin-Hoover" plastic cap for the westernmost southwest corner of the herein described tract, the westernmost southwest corner of said 7.471 acre tract and the interior corner of said Open Space, Lot 904, Block B;

**Thence**, with multiple easterly lines of the aforementioned Durango Reserve, Phase 1, the following six (6) courses and distances:

**North 00 degrees 34 minutes 20 seconds East**, a distance of **85.03 feet** to a found concrete nail at the northernmost northeast corner of said Open Space, Lot 904, Block B and the southeast corner of Lot 26, Block B;

**North 00 degrees 32 minutes 34 seconds East**, a distance of **79.93 feet** to a ½" iron rod with a red "Matkin-Hoover" plastic cap at the northeast corner of said Lot 26, Block B and the southeast corner of Lot 25, Block B;

**North 00 degrees 35 minutes 41 seconds East**, a distance of **80.06 feet** to a ½" iron rod with a red "Matkin-Hoover" plastic cap at the northeast corner of said Lot 25, Block B and the southeast corner of Lot 24, Block B;

**North 00 degrees 47 minutes 40 seconds East**, a distance of **79.70 feet** to a ½" iron rod with a red "Matkin-Hoover" plastic cap at the northeast corner of said Lot 24, Block B and the southeast corner of Lot 23, Block B;


**North 00 degrees 27 minutes 39 seconds East**, a distance of **150.20 feet** to a ½" iron rod with a red "Matkin-Hoover" plastic cap at the northeast corner of said Lot 23, Block B and the easternmost southeast corner of Lot 22, Block B;

and **North 00 degrees 30 minutes 00 seconds East**, a distance of **93.04 feet** to a ½" iron rod found at the northeast corner of said Lot 22, Block B and the northwest corner of said 7.471 acre tract;

**Thence**, with the north line of said 7.471 acre tract, **South 89 degrees 05 minutes 47 seconds East**, a distance of **771.04 feet** to the **Point of Beginning** containing **10.484 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.



  
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Wes Rexrode  
Registered Professional Land Surveyor No.6001  
Job Number: 170-18 (10.484 Acre Tract)



SCALE: 1" = 100'

RAYMOND R. GOODMAN AND  
CYNTHIA L. GOODMAN  
6.003 ACRE TRACT  
VOLUME 459, PAGES 485-488  
OFFICIAL RECORDS

S 89°05'47" E 771.04'

POINT OF  
BEGINNING

7.471 ACRE TRACT  
VOLUME 966, PAGES 566-568  
OFFICIAL RECORDS

10.484  
ACRES

NEWTON & TAYLOR  
SURVEY NO. 181  
ABSTRACT NO. 361

3.013 ACRE TRACT  
VOLUME 966, PAGES 566-568  
OFFICIAL RECORDS

HEARTSONG MEMORY CARE FACILITY  
4.00 ACRE TRACT  
VOLUME 8, PAGES 140-141  
PLAT RECORDS

LOT 22  
BLOCK B

LOT 23  
BLOCK B

LOT 24  
BLOCK B

LOT 25  
BLOCK B

LOT 26  
BLOCK B

OPEN SPACE  
LOT 904  
BLOCK B

BLOCK B  
BLOCK C

LOT 27  
BLOCK C

LOT 28  
BLOCK C

DURANGO RESERVE, PHASE I  
VOLUME 8, PAGES 321-323  
PLAT RECORDS

Boundary Survey showing a 10.484  
acre tract of land out of the Newton and  
Taylor Survey No. 181, Abstract No.  
361, Kendall County, Texas, said  
10.484 acre tract of land also being all  
of that certain 7.471 acre tract of land  
and all of that certain 3.013 acre tract  
of land recorded in Volume 966, Pages  
566-568, Official Records, Kendall  
County, Texas.

PFEIFFER LAND SURVEYING

918 ADLER STREET

BOERNE, TX 78006

830-249-3385

FIRM NO. 10193761



#### LEGEND



FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
CALCULATED POINT  
FOUND CONCRETE NAIL  
FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER" PLASTIC CAP  
FOUND TXDOT CONCRETE RIGHT-OF-WAY MONUMENT  
FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP

#### NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.
- 2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) IMPROVEMENTS, ROADS, FENCES, UTILITIES, ETC. ARE NOT SHOWN HEREON.
- 5) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 6) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.
- 7) THE PURPOSE OF THIS SURVEY IS FOR CITY OF BOERNE ANNEXATION AND SHOULD NOT BE USED FOR TITLE TRANSACTION.
- 8) SEE VOLUME 966, PAGES 566-568, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS FOR COURSES AND DISTANCES OF RECORD.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND AND THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE TIME OF  
THIS SURVEY.

*Wes Rexrode*

Wes Rexrode - Pfeiffer Land Surveying  
Registered Professional Land Surveyor No. 6001  
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 170-18  
DATE: DECEMBER 4, 2018