

FIELD NOTES FOR A 0.651 OF ONE ACRE TRACT OF LAND

A **0.651 of one acre** tract of land, being a portion of the existing right-of-way of North Star Road, as shown on the Miller's Subdivision Plat of record in Volume 65, Page 343 of the Deed Records of Kendall County, Texas. Said **0.651 tract** being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe at the intersection of the southerly right-of-way line of Cascade Caverns Road and the easterly right-of-way line N. Star Road, for the northwest corner of Block 5 of said Miller's Subdivision, also being the northwest corner of a called 3.775 acre tract of land as described in Volume 124, Page 855 of the Official Records of Kendall County, Texas and for the northeast corner of the tract described herein;

THENCE: S 00° 04' 52" W, with the easterly right-of-way line of N. Star Road, the westerly line of said Block 5 and said 3.775 acre tract, at 424.90 feet the northwest corner of Lot 5A of the Amending Plat of Miller's Subdivision of record in Volume 9, Page 271 of the Plat Records of Kendall County, Texas, and continuing with the easterly right-of-way line of N. Star Road and the westerly line of said Lot 5A, for a total distance of **649.19 feet** to a found ½" iron rod for the southwest corner of said Lot 5A, the northwest corner of Lot 6A of the Amending Plat of Miller's Subdivision of record in Volume 5, Page 124 of the Plat Records of Kendall County, Texas, and for an angle of the tract described herein;

THENCE: S 00° 46' 32" E, continuing with the easterly right-of-way line of N. Star Road and the westerly line of said Lot 6A, a distance of **17.84 feet** to a point for the southeast corner of the tract described herein, from which a found ½" iron rod in said right-of-way line and for a southwesterly corner of said Lot 6-A bears, S 00° 46' 32" E, a distance of 153.94 feet;

THENCE: S 89° 13' 36" W, into said N. Star Road right-of-way, a distance of **40.37 feet** to a found ½" iron rod with an orange plastic cap stamped "MDS" in the west right-of-way line of North Star Road, for the most easterly northeast corner of a called 7.338 acre tract of land as described in Volume 1635, Page 1119 of the Official Public Records of Kendall County, Texas, in the east line of Block 3 said Miller's Subdivision, and for the southwest corner of the tract described herein;

THENCE: N 01° 27' 54" W, with the west right-of-way line of North Star Road and the east line of said Block 3, a distance of **168.26 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of a 0.417 Acre R.O.W. Dedication as shown on the Replat of Miller Subdivision of record in Volume 9, Pages 82-83 of the Plat Records of Kendall County, Texas, for the northeast corner of Block 3 and an angle of the tract described herein;

THENCE: N 00° 33' 25" E, with the east line of said R.O.W. Dedication and continuing with the west right-of-way line of North Star Road, a distance of **499.40 feet** to a point at the intersection of the west right-of-way line of North Star Road and the south right-of-way line of Cascade Caverns Road and for the northwest corner of the tract described herein, from which a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of said R.O.W. Dedication and the northeast corner of Lot 2, Block of said Replat bears, S 21° 03' 39" W, a distance of 24.26 feet;

THENCE: S 89° 59' 41" E, a distance of **40.49 feet** to the **POINT OF BEGINNING** and containing **0.651 of one acre** of land situated in the City of Boerne, 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 # 16-4167 0.651 Acres

Date: July 2, 2021