

FIELD NOTES FOR A 2.967 ACRE TRACT OF LAND

A **2.967 acre** tract of land, being a portion of Block 3 of the Miller's Subdivision, a plat of record in Volume 65, Page 343 of the Plat Records of Kendall County, Texas. Said **2.967 tract** being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " 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 said Block 3 and for the southeast corner of the tract described herein;

THENCE: Departing said right-of-way line and with the northerly and easterly lines of said 7.338 acre tract, the following two (2) courses:

1. **N 89° 58' 22" W**, a distance of **770.71 feet** to a found $\frac{1}{2}$ " iron rod with an orange plastic cap stamped "MDS" for an interior corner of said 7.338 acre tract and the southwest corner of the tract described herein, and
2. **N 00° 01' 38" E**, a distance of **168.16 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the south line of Lot 1, Block 2 of the Replat of Miller Subdivision of record in volume 9, Pages 82-83 of the Plat Records of Kendall County, Texas and for the northwest corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with an orange plastic cap stamped "MDS" bears, N 04° 24' 49" E, a distance of 1.42 feet;

THENCE: **S 89° 58' 35" E**, with the south line of said Replat, a distance of **766.33 feet** to a found $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the west right-of-way line of North Star Road, for the southeast corner of a R.O.W. Dedication to the City of Boerne as shown on said Replat, at the northeast corner of said Block 3 and for the northeast corner of the tract described herein;

THENCE: **S 01° 27' 54" E**, with said right-of-way line and the east line of Block 3, a distance of **168.26 feet** to the **POINT OF BEGINNING** and containing **2.967 acres** 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 2.967 Acres

Date: April 29, 2021