

NOTES:

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 2) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

**CASCADE CAVERNS ROAD
(VARIABLE WIDTH R.O.W.)**

S21° 03' 39"W 24.26'
NORTHWEST CORNER OF
LOT 2, BLOCK 2
S89° 59' 41"E 40.49'
P.O.B.
(APPROXIMATE
SURVEY LINE)

RED MATKIN-HOOVER CAP

0.417 ACRE R.O.W. DEDICATION
TO THE CITY OF BOERNE

**A. CRUZ SURVEY NO. 170
ABSTRACT NO. 97**

LOT 2, BLOCK 2, MILLERS
SUBDIVISION, VOL. 9, PG. 82-83,
P.R.K.C.T.

499.40'

N00° 33' 25"E

**0.651 AC.
N. STAR ROAD (VOL. 65, PG. 343, D.P.R.K.C.T.)**

S00° 04' 52"W 649.19'

0.417 ACRE R.O.W. DEDICATION
TO THE CITY OF BOERNE

RED MATKIN-HOOVER CAP

2.967 ACRES
PORTION OF BLOCK 3
MILLER'S SUBDIVISION
VOL. 65, PG. 343, P.R.K.C.T.

ORANGE PLASTIC
CAP "MDS"

S89° 13' 36"W 40.37'

7.338 ACRES
VOL. 1635, PG. 1119
O.P.R.K.C.T.

S00° 46' 24"E 153.94'
TO SOUTHWESTERLY
CORNER OF LOT 6-A

17.84'

LOT 6-A
MILLER'S SUBDIVISION
AMENDING PLAT
VOL. 5, PG. 124
P.R.K.C.T.

LOT 5A
MILLER'S SUBDIVISION
AMENDING PLAT
VOL. 9, PG. 271
P.R.K.C.T.

3.775 ACRES
VOL. 124, PG. 855, O.R.K.C.T.



LOCATION MAP



SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD
- ⊙ FOUND 1" PIPE
- ▲ POINT
- P.O.B. POINT OF BEGINNING
- P.R.K.C.T. PLAT RECORDS, KENDALL COUNTY, TEXAS

EXHIBIT OF

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.

MATKINHOOVER

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GEORGETOWN, TEXAS 78628
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**ENGINEERING
& SURVEYING**

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND,
AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT
CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS
SURVEY.

Kyle L. Pressler
KYLE L. PRESSLER DATE: JULY 2, 2021
REGISTERED PROFESSIONAL LAND SURVEYOR
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