



± 1/4 Sec
± 1/2 Sec
± 1/4 Sec
± 1/8 Sec
± 1/16 Sec
± 1/32 Sec

POINT OF
BEGINNING

FENCE IS 21.8' EASTERLY OF LINE —

PER KCAD
PID: 11448
A&W, LTD
CALLED 198.316 ACRES
VOL. 1339 PG. 974
OFFICIAL PUBLIC RECORDS

N0307°37'W 1662.71'
(N0279°4'33"W 1662.71' W01)

FENCE IS 8.1' EASTERLY OF LINE —

57376.39"W 499.90'

GENERAL SURVEY NOTES

[illegible]

3351
OF 1000

JOB NO.: 1262-20
DRAWN BY: C.JJ
CHECKED BY: C.JJ
SHEET: 1 OF 1

**FIELD NOTE DESCRIPTION OF A
20.19 ACRE TRACT OF LAND**

Being a **20.19 acre** tract of land situated in the D. L. Richardson Survey No. 7, Abstract No. 1, Kendall County, Texas and being the remaining part of a called 26.22 acre tract of land recorded in Volume 1023, Page 654, Official Public Records, Kendall County, Texas, said **20.19 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with an orange "PFEIFFER" plastic cap in or near the east line of a called 198.316 acre tract of land recorded in Volume 1339, Page 974, Official Public Records, Kendall County, Texas, the westernmost southwest corner of a called 26.22 acre tract of land recorded in Volume 1023, Page 662, Official Public Records, Kendall County, Texas, the northwest corner of the above referenced 26.22 acre tract and herein described tract;

THENCE with a south line of said 26.22 acre tract (Vol. 1023 Pg. 662) and the north line of said 26.22 acre tract (Vol. 1023 Pg. 654), **N 86° 52' 47" E**, a distance of **754.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for an interior corner of said 26.22 acre tract (Vol. 1023 Pg. 662), the northeast corner of said 26.22 acre tract (Vol. 1023 Pg. 654) and herein described tract;

THENCE with a west line of said 26.22 acre tract (Vol. 1023 Pg. 662) and the east line of said 26.22 acre tract (Vol. 1023 Pg. 654), **S 04° 45' 33" E**, a distance of **782.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for the northeast corner of a called 6.028 acre tract of land recorded in Volume 1714, Page 402, Official Public Records, Kendall County, Texas and the easternmost southeast corner of the herein described tract;

THENCE with the northerly and westerly line of said 6.028 acre tract the following courses and distances:

S 73° 16' 39" W, a distance of **499.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for the northwest corner of said 6.028 acre tract and the interior corner of there herein described tract;

and **S 07° 51' 29" E**, a distance of **600.79'** to an iron rod found with an orange "PFEIFFER" plastic cap in the northwesterly right-of-way line of F.M. 3351, being the southeasterly line of said 26.22 acre tract (Vol. 1023 Pg. 654), for the southwest corner of said 6.028 acre tract and the southernmost southeast corner of the herein described tract;

THENCE with the northwesterly right-of-way line of F.M. 3351 and the southeasterly line of said 26.22 acre tract (Vol. 1023 Pg. 654), **S 61° 12' 28" W**, a distance of **378.18'** to a 1/2" iron rod found at or near the southeast corner of the aforementioned 198.316 acre tract, the southwest corner of said 26.22 acre tract (Vol. 1023 Pg. 654) and herein described tract;

THENCE along the easterly line of said 198.316 acre tract and with the westerly line of said 26.22 acre tract (Vol. 1023 Pg. 654), **N 03° 07' 37" W**, a distance of **1662.71'** to the **POINT OF BEGINNING** containing **20.19 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



11/11/2020

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Job No. 1262-20

PFEIFFER LAND SURVEYING

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

FIELD NOTES FOR A 6.028 ACRE TRACT OF LAND

Being a 6.028 acre tract of land out of the D.L. Richardson Survey No. 7, Abstract No. 1, Kendall County, Texas, said 6.028 acre tract also being all of that certain 6.028 acre tract of land recorded in Volume 1555, Pages 927-931, Official Records, Kendall County, Texas, said 6.028 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found with an orange "Pfeiffer Survey" plastic cap in the northwest right-of-way line of F.M. 3351 for the southeast corner of the herein described tract, the southeast corner of the above referenced 6.028 acre tract and the southernmost southwest corner of that certain 26.22 acre tract recorded in Volume 1023, Pages 662-668, Official Records, Kendall County, Texas (hereinafter referred to as the Wilson Tract), said point bears South 61 degrees 13 minutes 06 seconds West, a distance of 273.74 feet from a Texas Department of Transportation concrete right-of-way marker;

Thence, with the northwest right-of-way line of F.M. 3351 and the southeast line of said 6.028 acre tract, **South 61 degrees 13 minutes 06 seconds West**, a distance of **499.97 feet** to a ½" iron rod set with an orange "Pfeiffer Survey" plastic cap for the southwest corner of the herein described tract and the southwest corner of said 6.028 acre tract, said point bears North 61 degrees 13 minutes 06 seconds East, a distance of 404.52 feet from a Texas Department of Transportation concrete right-of-way marker;

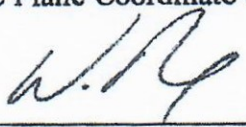
Thence, with the westerly line of said 6.028 acre tract, **North 07 degrees 51 minutes 35 seconds West**, a distance of **600.81 feet** to a ½" iron rod set with an orange "Pfeiffer Survey" plastic cap for the northwest corner of the herein described tract and the northwest corner of said 6.028 acre tract;

Thence, with the northerly line of said 6.028 acre tract, **North 73 degrees 16 minutes 50 seconds East**, a distance of **499.96 feet** to a ½" iron rod found with an orange "Pfeiffer Survey" plastic cap in a west line of the aforementioned Wilson Tract for the northeast corner of the herein described tract and the northeast corner of said 6.028 acre tract, said point bears South 04 degrees 45 minutes 56 seconds East, a distance of 782.95 feet from a ½" iron rod found with an orange "Pfeiffer Survey" plastic cap at the interior corner of the Wilson Tract;

Thence, with the east line of said 6.028 acre tract and a west line of the Wilson Tract, **South 04 degrees 45 minutes 56 seconds East**, a distance of **500.01 feet** to the **Point of Beginning** containing **6.028 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract.




Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 169-16 (6.028 acre tract)