

MATKIN-HOOVER

ENGINEERING & SURVEYING

8 Spencer Road, Suite 300, Boerne, Texas 78006
Phone: 830-249-0600 FAX: 830-249-0099

FIELD NOTES FOR A 10.521 ACRE TRACT

BEING a 10.521 acre tract out of the William Klinger Survey No. 894, Abstract 928, Comal County, Texas and being out of a 817.3651 acre tract recorded in Document #200506026654, Official Public Records, Comal County, Texas, said 10.521 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar "MATKIN-HOOVER ENG & SURVEY" found for the southeast corner of this tract and being in the north right-of-way (ROW) line of Geronimo Point, a road in Cross Canyon Ranch, Unit 1, recorded in Document #200606027496, Official Public Records, Comal County, Texas, said point bears N 17°03'00" W, a distance of 3050.47' from a ½" rebar found at the southeast corner of said 817.3651 acre tract;

THENCE, along the common boundary line of this tract and said ROW line of Geronimo Point the following two (2) bearings and distances;

1. N 76°52'22" W, a distance of 70.99 feet (called N 77°00'40" W, 70.74' in Doc. #200606027496 OPR) to a ½" rebar found for the beginning of a curve to the left;

2. along said curve to the left, having a radius of 330.00', a central angle of 20°43'38", a chord length of 118.73 feet, a chord bearing of N 87°29'41" W, an arc length of 119.38 feet to a ½" rebar "MATKIN-HOOVER ENG & SURVEY" at end of said curve and being the southwest corner of this tract;

THENCE, departing said ROW line of Geronimo Point into said 817.3651 acre tract the following three (3) bearing and distances;

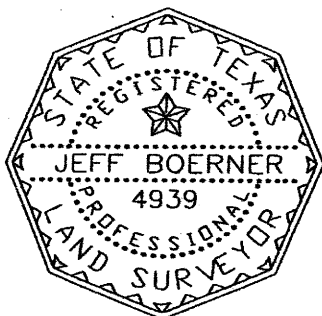
1. N 00°19'54" E, a distance of 1065.23 feet to a ½" rebar No ID found for the northwest corner;

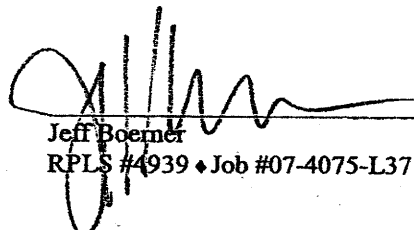
2. S 89°39'28" E, a distance of 662.29 feet to a cotton spindle found for the northeast corner;

3. S 23°56'35" W (Reference Bearing), a distance of 1184.49 feet to the POINT OF BEGINNING, and containing 10.521 acres, more or less.

NOTES:

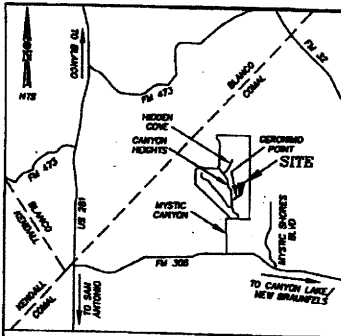
1. This description was prepared from a survey made on the ground October 12, 2007 under my supervision. (Plat Prepared)
2. Basis of Bearing: Texas State Plane Coordinate System, (1983) South Central Zone




Jeff Boerner
RPLS #4939 • Job #07-4075-L37

EXHIBIT

A



Scale: 1" = 200'

BOUNDARY SURVEY PLAT
A 10.521 ACRE TRACT OUT OF THE WILLIAM KLINGER SURVEY
NO. 894, ABSTRACT 928, COMAL COUNTY, TEXAS, AND BEING
OUT OF A 817.3651 ACRE TRACT RECORDED IN DOC.
#200506026654, OFFICIAL PUBLIC RECORDS, COMAL COUNTY,
TEXAS
(LEGAL DESCRIPTION PREPARED)

POB POINT OF BEGINNING
● FOUND MONUMENT
○ SET 1/2" REBAR
 "MATKIN-HOOVER ENG. & SURVEY"
 (UNLESS SPECIFIED)
OPR OFFICIAL PUBLIC RECORDS
P.U.E. PUBLIC UTILITY EASEMENT

PEZZUILLO
12.488 ACRES
DOC. #200606046137 OPR

REMAINDER OF
817.3651 ACRES
DOC. #200506026654 OPR

MALOT
13.158 ACRES
DOC. #200606050420 OPR

10.521
ACRES

REMAINDER OF
817.3651 ACRES
DOC. #200506026654 OPR

REMAINDER OF
817.3651 ACRES
DOC. #200506026654 OPR

L=119.38
R=330.00
Δ=201°43'38"
CB=N87°29'41"W
CH=118.73

1/2" REBAR
 "MATKIN-HOOVER"

20'
 P.U.E.

1/2" REBAR
 "MATKIN-HOOVER"

N 76°52'22" W 70.99'
 (CALLED N77°00'40" W 70.74' IN
 DOCUMENT 200606027496 OPR)

WILLIAM KLINGER SURVEY NO. 894, ABSTRACT 928
 ADOLPH HASS SURVEY NO. 736, ABSTRACT NO. 938

APPROXIMATE SURVEY LINE

GERONIMO POINT
(60' ROW)
UNIMPROVED

ROADS RECORDED IN
CROSS CANYON RANCH, UNIT 1
DOC. #200606027496 OPR

POB
 BEARS N 17°03'00" W 3050.47'
 FROM SOUTHEAST CORNER OF
 817.3651 ACRE TRACT

NOTES:
 1. DATE SURVEYED: OCTOBER 12, 2007
 2. BASIS OF BEARINGS IS THE STATE PLANE
 COORDINATE SYSTEM, TEXAS SOUTH CENTRAL
 ZONE.
 3. REFERENCES:
 DOC. #200506026654, OFFICIAL PUBLIC
 RECORDS, COMAL COUNTY, TEXAS
 4. THIS SURVEY WAS DONE WITHOUT THE
 BENEFIT OF A CURRENT TITLE REPORT. THERE
 MAY BE OTHER MATTERS OF RECORD AFFECTING
 THIS PROPERTY THAT WOULD BE SHOWN ON
 SAID REPORT. THE SURVEYOR HAS NOT
 ABSTRACTED THE SUBJECT PROPERTY.

Matkin-Hoover Engineering & Surveying

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