

NOTICE OF CONFIDENTIALITY RIGHT: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

DATE: July ____, 2024

GRANTOR: CITY OF BOERNE, TEXAS, a home-rule municipal corporation

GRANTOR'S MAILING ADDRESS (including county):

447 N. Main Street
Boerne, Kendall County, Texas 78006

GRANTEE: CITY OF FAIR OAKS RANCH, TEXAS, a home-rule municipal corporation

GRANTEE'S MAILING ADDRESS (including county):

7286 Dietz Elkhorn
Fair Oaks Ranch, Kendall County, Texas 78015

CONSIDERATION:

Ten Dollars (\$10.00) and other good and valuable consideration

PROPERTY (including any improvements):

Being a 14.00' wide right-of-way dedication containing 0.234 acres out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas, said 0.234 acre tract being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM CONVEYANCE:

All valid matters of record in Kendall County, Texas, and all ordinances and regulations of governmental authorities, if any, to the extent that any of the foregoing relate to the Property and remain in force and effect.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: None.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to warrant

and forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

CITY OF BOERNE, TEXAS

A home-rule municipal corporation

By: _____
Ben Thatcher, City Manager

STATE OF TEXAS }

COUNTY OF KENDALL }

This instrument was acknowledged before me on the _____ of July by Ben Thatcher, City Manager of the City of Boerne, Texas on behalf of the Grantor.

Notary Public, State of Texas

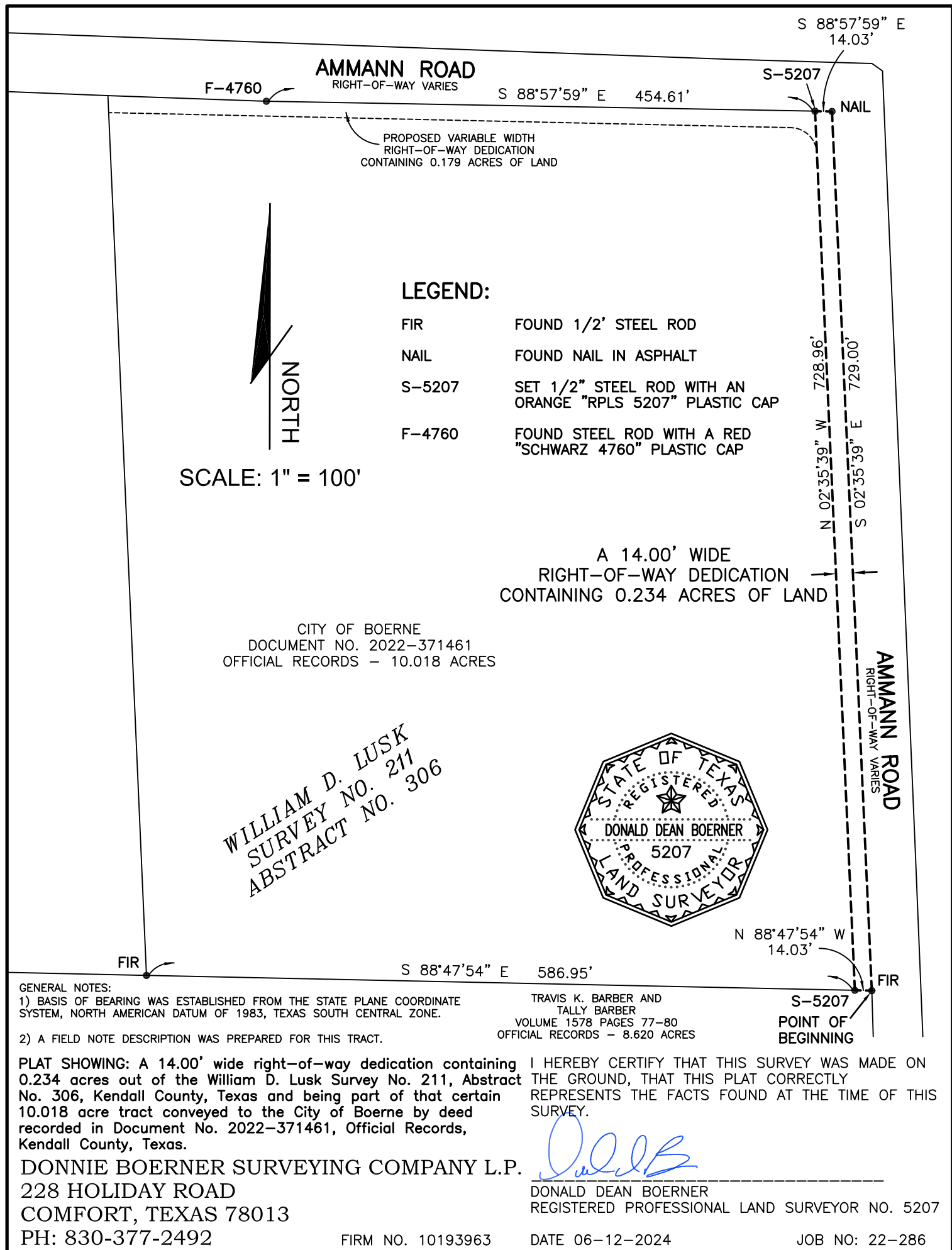
[Seal]

AFTER RECORDING RETURN TO:

City Secretary
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

EXHIBIT "A" LEGAL DESCRIPTION

[See attached pages]



S 88°57'59" E
14.03'

AMMANN ROAD

RIGHT-OF-WAY VARIES

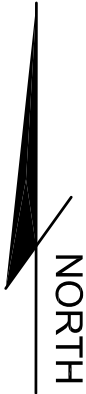
S 88°57'59" E 454.61'

S-5207

NAIL

F-4760

PROPOSED VARIABLE WIDTH
RIGHT-OF-WAY DEDICATION
CONTAINING 0.179 ACRES OF LAND



LEGEND:

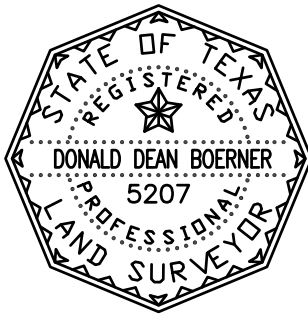
- FIR FOUND 1/2' STEEL ROD
- NAIL FOUND NAIL IN ASPHALT
- S-5207 SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- F-4760 FOUND STEEL ROD WITH A RED "SCHWARZ 4760" PLASTIC CAP

SCALE: 1" = 100'

A 14.00' WIDE
RIGHT-OF-WAY DEDICATION
CONTAINING 0.234 ACRES OF LAND

CITY OF BOERNE
DOCUMENT NO. 2022-371461
OFFICIAL RECORDS - 10.018 ACRES

WILLIAM D. LUSK
SURVEY NO. 211
ABSTRACT NO. 306



AMMANN ROAD
RIGHT-OF-WAY VARIES

N 02°35'39" W 728.96'
S 02°35'39" E 729.00'

FIR

S 88°47'54" E 586.95'

N 88°47'54" W
14.03'

FIR

GENERAL NOTES:

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

PLAT SHOWING: A 14.00' wide right-of-way dedication containing 0.234 acres out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

TRAVIS K. BARBER AND
TALLY BARBER
VOLUME 1578 PAGES 77-80
OFFICIAL RECORDS - 8.620 ACRES

S-5207
POINT OF
BEGINNING

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207

FIRM NO. 10193963

DATE 06-12-2024

JOB NO: 22-286

Donnie Boerner Surveying Company L.P.

228 Holiday Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for a 14.00' Wide Right-of-Way Dedication Containing 0.234 Acres of Land

Being a 14.00' wide right-of-way dedication containing 0.234 acres out of the William D. Lusk Survey No. 211, Abstract No. 306, Kendall County, Texas and being part of that certain 10.018 acre tract conveyed to the City of Boerne by deed recorded in Document No. 2022-371461, Official Records, Kendall County, Texas, said 0.234 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” steel rod found in the west line of Ammann Road for the southeast corner of the herein described tract, the southeast corner of the above referenced 10.018 acre tract;

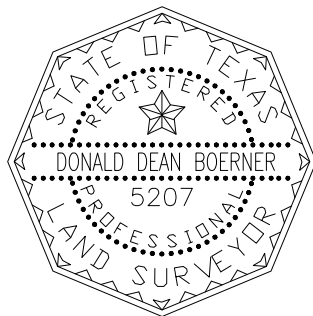
Thence, departing the west line of Ammann Road, with the south line of said 10.018 acre tract, North 88 degrees 47 minutes 54 seconds West, a distance of 14.03 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for the southwest corner of the herein described tract, said point bears, South 88 degrees 47 minutes 54 seconds East, a distance of 586.95 feet from a ½” steel rod found at the southwest corner of said 10.018 acre tract;

Thence, severing said 10.018 acre tract, North 02 degrees 35 minutes 39 seconds West, a distance of 728.96 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the south line of Ammann Road, the north line of said 10.018 acre tract for the northwest corner of the herein described tract, said point bears, South 88 degrees 57 minutes 59 seconds East, a distance of 454.61 feet from a steel rod found with a red “SCHWARZ 4760” plastic cap;

Thence, with the south line of Ammann Road, the north line of said 10.018 acre tract, South 88 degrees 57 minutes 59 seconds East, a distance of 14.03 feet to a nail found in asphalt for the northeast corner of the herein described tract, the northeast corner of said 10.018 acre tract;

Thence, with the west line of Ammann Road, the east line of said 10.018 acre tract, South 02 degrees 35 minutes 39 seconds East, a distance of 729.00 feet to the **Place of Beginning** and containing 0.234 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



Donald Dean Boerner
Registered Professional Land Surveyor No. 5207