

**Metes and Bounds Description
of 0.0208 Acres out of Lot 1, Buffalo Creek Subdivision
Boerne, Kendall County, Texas**

Being a 0.0208 acre tract (906 square feet) of land situated in the Anton Lockmar Survey Number 178, Abstract 311, city of Boerne, Kendall County, Texas, out of Lot 1, Buffalo Creek Subdivision as recorded in Volume 2, Page 164, Plat Records of Kendall County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with orange cap stamped "MAESTAS" set on the west Right-of-Way (R.O.W.) line of School Street (variable width R.O.W.) and the east boundary line of said Lot 1, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod found at the southeast corner of said Lot 1 bears S 00°27'26" E (record call of S 00°24' E), a distance 154.25 feet;

THENCE over and across said Lot 1 the following courses and distances:

S 89°32'34" W, a distance 13.27 feet to a MagNail set in concrete at the southwest corner of the tract described herein;

N 00°27'26" W, a distance of 35.81 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the point of curvature of a curve to the left;

Along said curve to the left, having a radius of 120.75 feet, a delta angle of 13°16'03", and an arc length of 27.96 feet, with a chord bearing of N 39°09'12" W, a distance of 27.90 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set on the south R.O.W. line of Johns Road and the north boundary line of said Lot 1, for the northwest corner of the tract described herein;

THENCE S 86°34'26" E, coincident with the south R.O.W. line of Johns Road and the north boundary line of said Lot 1, a distance of 30.78 feet to a MagNail set in concrete at the northeast corner of said Lot 1, being at the intersection with the west R.O.W. line of School Street, for the northeast corner of the tract described herein;

THENCE S 00°27'26" E, coincident with the west R.O.W. line of School Street and the east boundary line of said Lot 1, a distance of 55.50 feet to the POINT OF BEGINNING and containing 0.0208 acres, or 906 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An survey plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on October 24, 2024, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler 3/3/2025

Keith C. Keppler
Registered Professional Land Surveyor
Texas No. 6271



JOHNS ROAD
(VARIABLE WIDTH R.O.W.)

SCALE 1" = 60'

0.0208 ACRES
(906 SQ. FT.)

THE BOERNE ENGLISH
CONGREGATION OF JEHOVAHS WITNESSES
(VOL. 904, PG. 697, O.P.R.K.C.T.)

LOT 1
BUFFALO CREEK
(VOL. 2, PG. 164, P.R.K.C.T.)

LOT 2
BUFFALO CREEK
(VOL. 2, PG. 164, P.R.K.C.T.)

P.O.B.

SCHOOL STREET
(VARIABLE WIDTH R.O.W.)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89° 32' 34"W	13.27'
L2	N00° 27' 26"W	35.81'
L3	S86° 34' 26"E	30.78'
L4	S00° 27' 26"E	55.50'

S00°27'26"E 154.25'

1/2" IRF
(RM)

S00°27'26"E 110.00'

5/8" IRF
(RM)**LEGEND**

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND WITH CAP
IRSC = IRON ROD SET WITH CAP STAMPED "MAESTAS ASSOC"
MON = MONUMENT
SMN = SET MAG NAIL
RM = RECORD MONUMENT
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
P.R.K.C.T. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
4. SURVEY WAS COMPLETED ON OCTOBER 24, 2024.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.96'	120.75'	13°16'03"	N39° 09' 12"W	27.90'

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

Keith C. Keppler 3/3/2025
KEITH C. KEPPLER, RPLS TEXAS NO. 6271

**MAESTAS**

8122 DATAPOINT DR., STE. 840
SAN ANTONIO, TX 78229
(210) 366-1988

TBPE No.: F-333

TBPLS No.: 10194506

BOUNDARY SURVEY

BEING 0.0208 ACRES
OUT OF LOT 1
BUFFALO CREEK SUBDIVISION
VOLUME 2, PAGE 164

PLAT RECORDS OF KENDALL COUNTY, TEXAS
304 N SCHOOL STREET, BOERNE, TX 78006

SCALE 1" = 60'

PROJECT NO.: M354

DATE: 2024-10-24

DRAWN BY: JAE

CHECKED BY: KCK

SHEET NO.: 2 OF 2

EXHIBIT "B"

Special Warranty Deed

See Attached.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KENDALL §

That Jonathan P. Copeland, Brett Thomas Fedor, and Richard Webster, Jr., **all in the capacities of Trustees of the Board of Trustees for ENGLISH CONGREGATION OF JEHOVAH'S WITNESSES**, Boerne, Texas, in the County of Kendall Texas, whose address is 304 N. School Street, Boerne, Texas 78006 ("Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the **CITY OF BOERNE, TEXAS**, a home-rule municipality located in Kendall County, Texas ("Grantee"), whose mailing address is 447 N. Main Street, Boerne, Texas 78006, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto, Grantee, the property depicted on Exhibit "A" attached hereto and incorporated herein by reference ("Property") subject to all of the reservations, exceptions and other matters set forth or referred to herein.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, 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 the Exceptions to Conveyance and Warranty.

No responsibility for validity of real estate title assumed by attorney preparing this instrument unless a written title opinion rendered.

Reservation from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, other instruments, other than liens and conveyances that affect the property; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

Signatures to follow

EXECUTED AND EFFECTIVE as of this ____ day of _____, 2025.

GRANTOR:

**ENGLISH CONGREGATION OF JEHOVAH'S
WITNESSES, BOERNE, TEXAS**

By: _____
Jonathan P. Copeland, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan P. Copeland, as the Trustee of English Congregation of Jehovah's Witnesses, Boerne, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

(seal)

Notary Public Signature

GRANTOR:

**ENGLISH CONGREGATION OF JEHOVAH'S
WITNESSES, BOERNE, TEXAS**

By: _____
Brett Thomas Fedor, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Brett Thomas Fedor, as the Trustee, of English Congregation of Jehovah's Witnesses, Boerne, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

(seal)

Notary Public Signature

GRANTOR:

**ENGLISH CONGREGATION OF JEHOVAH'S
WITNESSES, BOERNE, TEXAS**

By: _____
Richard Webster, Jr., Trustee

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Webster, Jr., as the Trustee, of English Congregation of Jehovah's Witnesses, Boerne, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

(seal)

Notary Public Signature

GRANTEE:

CITY OF BOERNE, TEXAS,

a Texas home-rule municipality

By: _____
Ben Thatcher, City Manager

ATTEST:

By: _____
Lori Carroll, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

This instrument was acknowledged before me on _____, 2025, by Ben Thatcher, City Manager of the City of Boerne, Texas, a Texas home-rule municipality, on behalf of said municipality.

(seal)

Notary Public Signature

After recording, please return to:
City of Boerne
Attn: Ben Thatcher, City Manager
447 North Main Street
Boerne, Texas 78006