

SKLAW

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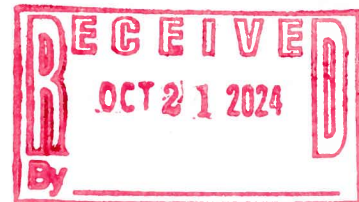
JULIANNE B. KUGLE

kugle@sklaw.us

October 17, 2024

Via FedEx

Ben Thatcher
City Manger
City of Boerne
447 N Main Street
Boerne, Texas 78006



RE: Kendall County Water Control and Improvement District No. 2B (the "District")

Dear Mr. Thatcher:

I hope all is well with you. As you know, Lookout Boerne Holdings, L.P. ("Lookout") has activated the captioned District for continuation of the Esperanza Development. As required by Chapters 49 and 51 of the Texas Water Code, and Chapter 42.0425 of the Texas Local Government Code, enclosed is a *Petition for Consent to Annex Land into a Water Control and Improvement District* submitted by the District and Lookout requesting the City's Consent for the annexation of the 116.458 acres into the District. This land is being excluded from Kendall County Water Control and Improvement District No. 2 (the "Master District") as it will be developed into single family residential in the District.

We respectfully request that you place the matter on the City Council Agenda and, upon approval by the City, provide an original Consent Resolution to us for the District's files.

Thank you for your assistance in this matter. If you have questions, please do not hesitate to contact me at 713-850-9000 with any questions. On behalf of the District and Lookout, we appreciate and value the partnership with the City.

Very truly yours,

Julianne B. Kugle

Enclosure

Cc: Kristy Stark, Assistant City Manager
Danny Zincke, Assistant City Manager

**PETITION FOR CONSENT TO
ANNEX LAND INTO A WATER CONTROL AND IMPROVEMENT DISTRICT**

THE STATE OF TEXAS	§
	§
COUNTY OF KENDALL	§
	§
TO THE HONORABLE MAYOR	§
AND CITY COUNCIL OF	§
THE CITY OF BOERNE, TEXAS:	§

The undersigned, KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B, a political subdivision of the State of Texas (the “District”) and LOOKOUT BOERNE HOLDINGS, L.P., a Texas limited partnership (the “Property Owner”), respectfully petition the City of Boerne, Texas for its consent to the addition of land to the District. In support of this Petition, the District would show the following:

I.

The land sought to be added to the District (the “Tract”) is described by metes and bounds in Exhibit “A”, attached hereto and made a part hereof for all purposes.

II.

The Tract lies wholly within Kendall County, Texas, and not within the boundaries of any incorporated city or town. The Tract lies wholly within the exclusive extraterritorial jurisdiction of the City of Boerne, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

Property Owner is the holder of title to the Tract as shown by the Kendall County Tax Rolls and conveyances of record. No person or entity holds a lien on the Tract, except for Prosperity Bank, (as lender to Petitioner, “Lender”) pursuant to that certain Deed of Trust dated July 7, 2021, and recorded in the Official Public Records of Kendall County, Texas, as Document No. 2021-358709.

IV.

The District was organized, created, and established pursuant to that certain Order Providing for the Terms of Division of the District Into Two Districts (the “Division Order”) and adopted on June 19, 2023, pursuant to the provisions of Chapter 49.316, Texas Water Code, as amended, to provide for:

- (1) the control, storage, preservation, and distribution of its storm water and floodwater, the water of its rivers and streams for irrigation, power and all other useful purposes;
- (2) the reclamation and irrigation of its arid, semiarid, and other land needing irrigation;
- (3) the reclamation and drainage of its overflowed land and other land needing drainage;
- (4) the conservation and development of its forests, water, and hydroelectric power;
- (5) the navigation of its inland and coastal water;
- (6) the control, abatement, and change of any shortage or harmful excess of water;
- (7) the protection, preservation, and restoration of the purity and sanitary condition of water within the state;
- (8) the preservation of all natural resources of the state;
- (9) the collection, transportation, processing, disposal, and control of all domestic, industrial, or communal wastes, whether fluids, solids, or composites,
- (10) to gather, conduct, divert, and control local storm water or other local harmful excesses of water; and
- (11) the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads, to the extent authorized by Article III, Section 52, of the Texas Constitution.

The District is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the District at the present time is the (i) construction, maintenance and operation of a waterworks system for residential and commercial purposes; (ii) the construction, maintenance and operation of a sanitary sewer collection system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads, to the extent authorized by Article III, Section 52, of the Texas Constitution; and (v) such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities, road facilities and services. The health and welfare of the future inhabitants of the Tract require the acquisition and installation of an

adequate waterworks, sanitary sewer, storm drainage and road system. The purchase, construction, extension, improvement, maintenance and operation of such waterworks, sanitary sewer, storm drainage and road systems will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks, sanitary sewer, storm drainage and road systems can be constructed at a reasonable cost; and said land will be rapidly developed for commercial, multi-family and residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated by those filing this Petition, from such information as they have at this time, that the ultimate cost of the development contemplated will be approximately \$40,400,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Boerne, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED THIS 10th DAY OF September, 2024.

“DISTRICT”

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B



By: [Signature]

Name: Stephen Tiller

Title: President

ADDRESS:

c/o Sanford Kuhl Hagan Kugle Parker Kahn L.L.P.
1980 Post Oak Boulevard, Suite 1380
Houston, Texas 77056

ADDRESS Effective after October 1, 2024:

c/o Sanford Kuhl Hagan Kugle Parker Kahn L.L.P.
1330 Post Oak Boulevard, Suite 2650
Houston, Texas 77056

THE STATE OF TEXAS

§

COUNTY OF KENDALL

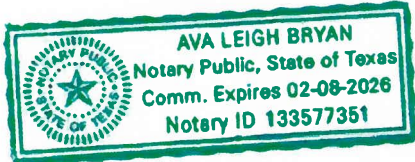
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§

This instrument was acknowledged before me on the 10 day of September, 2024, by Stephen Tiller as President of the Board of Directors of Kendall County Water Control and Improvement District No. 2B, a political subdivision of the State of Texas, on behalf of said political subdivision.

[Signature]
Notary Public in and for
the State of Texas

(SEAL)



“PROPERTY OWNER”

LOOKOUT BOERNE HOLDINGS, L.P.,
a Texas limited partnership

By: Morningside Land & Cattle Company, LLC,
a Texas limited liability company, its General Partner

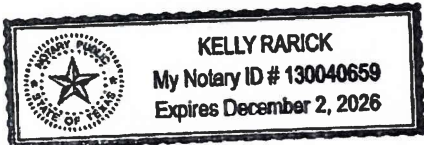
By: 
William R. Hinckley
Operating Manager

THE STATE OF TEXAS

COUNTY OF Williamson

§
§
§

This instrument was acknowledged before me on the 7th day of October, 2024, by **WILLIAM R. HINCKLEY**, Operating Manager of **MORNINGSIDE LAND & CATTLE CO., LLC**, a Texas limited liability company, General Partner of **LOOKOUT BOERNE HOLDINGS, L.P.**, a Texas limited partnership, in the capacity herein stated.



(SEAL)

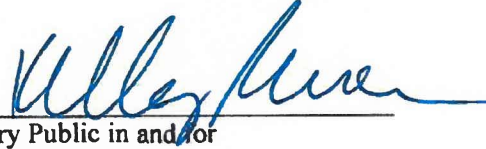

Notary Public in and/or
the State of Texas

EXHIBIT "A"

The Tracts

[attached]

**A METES AND BOUNDS
DESCRIPTION OF
A 1.061 ACRE TRACT OF LAND**

BEING A 1.061 ACRE (46,203 SQUARE FEET) TRACT OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY TEXAS; BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOOKOUT BOERNE HOLDINGS, LP IN VOLUME 1389, PAGE 572 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON COMMON BOUNDARY LINE OF THAT CERTAIN 132.503 ACRE TRACT CALLED WCID 2 TRACT 2 AND THAT CERTAIN 149.204 ACRE TRACT CALLED WCID 2B-1, BOTH RECORDED IN DOCUMENT NO. 2023-381408 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 132.503 ACRE TRACT AND 149.204 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 64°55'28" WEST, 112.83 FEET TO A POINT FOR CORNER;
2. NORTH 50°34'48" WEST, 70.00 FEET TO A POINT FOR CORNER;
3. NORTH 21°41'20" WEST, 79.95 FEET TO A POINT FOR CORNER;
4. NORTH 74°42'14" WEST, 150.37 FEET TO A POINT FOR CORNER;
5. SOUTH 79°42'11" WEST, 49.75 FEET TO A POINT FOR CORNER;
6. SOUTH 66°16'44" WEST, 172.43 FEET TO A POINT FOR CORNER;
7. SOUTH 20°28'02" WEST, 140.78 FEET TO A POINT FOR CORNER;
8. NORTH 83°17'35" WEST, 51.88 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE COMMON BOUNDARY LINE OF SAID 132.503 ACRE TRACT AND 149.204 ACRE TRACT, AND CROSSING INTO SAID 800.258 ACRE TRACT AND SAID 132.503 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 15°30'02" EAST, 152.58 FEET TO A POINT FOR CORNER;
2. NORTH 74°31'10" EAST, 201.72 FEET TO A POINT FOR CORNER;
3. NORTH 74°31'10" EAST, 287.62 FEET TO A POINT FOR CORNER;
4. SOUTH 29°48'27" EAST, 128.93 FEET TO A POINT FOR CORNER;
5. SOUTH 40°36'50" EAST, 95.20 FEET TO **POINT OF BEGINNING**, AND CONTAINING 1.061 ACRES OF LAND IN KENDALL COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

John G. Mosier
8-1-2024

**EXHIBIT OF A
1.061 ACRE
TRACT OF LAND
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS**

Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	7/30/2024	068686332	1 OF 2

CALLED 123.29 ACRES
 LEMM THEODORE C. JR. & DORIS
 ELOIES ESTATE
 VOL.67, PG.639
 76-249
 DRKC

LEGEND:
 O = CALCULATED POINT UNLESS OTHERWISE NOTED
 POB = POINT OF BEGINNING
 OPRK = OFFICIAL PUBLIC RECORDS KENDALL COUNTY
 DRKC = DEED RECORDS KENDALL COUNTY



0 150 300
 GRAPHIC SCALE IN FEET

WCID 2
 TRACT 2
 132.503 ACRES
 DOC# 2023-381408
 OPRKC

TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572 OPRKC
 (REMAINDER)

WCID 2B-1
 149.204 ACRES
 DOC# 2023-381408
 OPRKC
 TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572
 OPRKC
 (REMAINDER)

**1.061 ACRES
 46,203 SQ. FT.**

THIS DOCUMENT WAS PREPARED UNDER 22
 TAC §663.21, DOES NOT REFLECT THE
 RESULTS OF AN ON THE GROUND SURVEY,
 AND IS NOT TO BE USED TO CONVEY OR
 ESTABLISH INTERESTS IN REAL PROPERTY
 EXCEPT THOSE RIGHTS AND INTERESTS
 IMPLIED OR ESTABLISHED BY THE CREATION
 OR RECONFIGURATION OF THE BOUNDARY OF
 THE POLITICAL SUBDIVISION FOR WHICH IT
 WAS PREPARED.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S64°55'28"W	112.83'
L2	N50°34'48"W	70.00'
L3	N21°41'20"W	79.95'
L4	N74°42'14"W	150.37'
L5	S79°42'11"W	49.75'
L6	S66°16'44"W	172.43'
L7	S20°28'02"W	140.78'
L8	N83°17'35"W	51.88'
L9	N15°30'02"E	152.58'
L10	N74°31'10"E	201.72'
L11	N74°31'10"E	287.62'
L12	S29°48'27"E	128.93'
L13	S40°36'50"E	95.20'
L14	S64°55'28"W	634.48'
L15	S20°44'11"W	469.60'
L16	S49°39'24"W	1115.28'

**EXHIBIT OF A
 1.061 ACRE
 TRACT OF LAND
 JUAN ORTIZ SURVEY NO. 190
 SURVEY, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS**

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 10101 Reardon Place, Suite 400
 San Antonio, Texas 78216
 Tel. No. (210) 541-9168
 www.kimley-horn.com

Scale	N/A	Drawn by	DJG	Checked by	JGM	Date	7/30/2024	Project No.	066666332	Sheet No.	2 OF 2
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SHEET NOTE:
 SEE SHEET 1 OF 2
 FOR SURVEYOR'S
 SIGNATURE AND SEAL

**A METES AND BOUNDS
DESCRIPTION OF
A 2.455 ACRE TRACT OF LAND**

BEING A 2.455 ACRE (106,926 SQUARE FEET) TRACT OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY TEXAS; BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOOKOUT BOERNE HOLDINGS, LP IN VOLUME 1389, PAGE 572 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF THAT CERTAIN 48.199 ACRE TRACT DESCRIBED IN INSTRUMENT TO THERESA MUTCHLER FRASER TRUSTEE IN DOCUMENT NO. 2022-370696 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY;

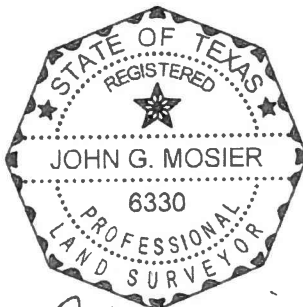
THENCE, NORTH 89°29'09" WEST, 162.18 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID 48.199 ACRE TRACT TO A POINT FOR CORNER;

THENCE, DEPARTING THE NORTHERLY BOUNDARY LINE OF SAID 48.199 ACRE TRACT, AND CROSSING SAID 800.258 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00°43'22" EAST, 329.92 FEET TO A POINT FOR CORNER;
2. NORTH 49°30'20" EAST, 159.80 FEET TO A POINT FOR CORNER ON THE WESTERLY BOUNDARY OF THAT CERTAIN 118.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO CLIFF AND RHONDA WHEELER, IN VOLUME 717, PAGE 656 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY;

THENCE, SOUTH 32°10'06" EAST, 516.41 FEET TO A POINT FOR CORNER ALONG THE WESTERLY BOUNDARY LINE OF SAID 118.00 ACRE TRACT;

THENCE, NORTH 89°31'01" WEST, 238.46 FEET DEPARTING THE WESTERLY BOUNDARY LINE OF SAID 118.00 ACRE TRACT AND CROSSING SAID 800.258 ACRE TRACT TO THE **POINT OF BEGINNING**, AND CONTAINING 2.455 ACRES OF LAND IN KENDALL COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



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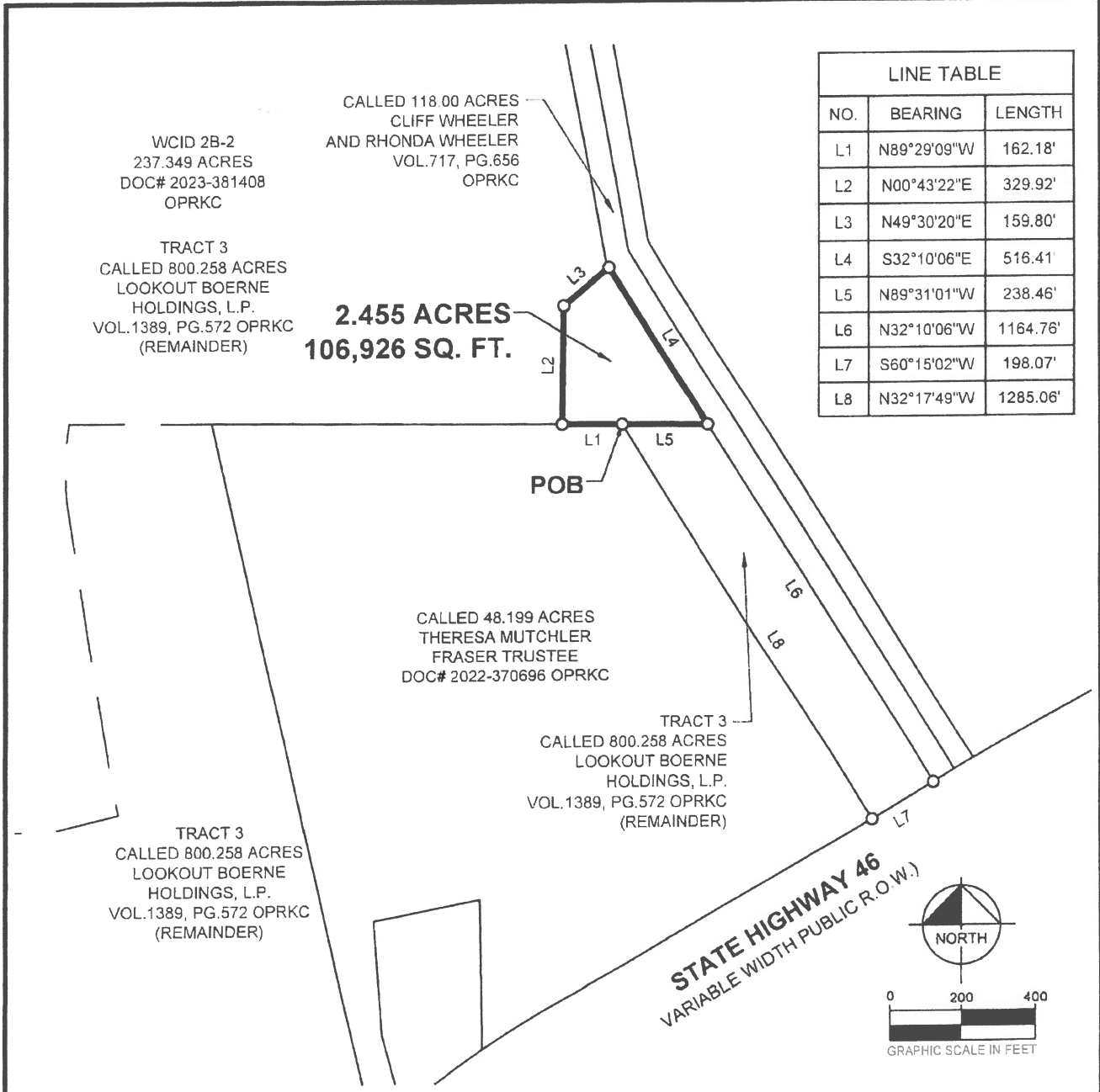
John G. Mosier
7-31-2024

**EXHIBIT OF A
2.455 ACRE
TRACT OF LAND**
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9168 www.kimley-horn.com

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LEGEND:

O = CALCULATED POINT UNLESS OTHERWISE NOTED
 POB = POINT OF BEGINNING
 OPRKC = OFFICIAL PUBLIC RECORDS KENDALL COUNTY

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SHEET NOTE:
 SEE SHEET 1 OF 2
 FOR SURVEYOR'S
 SIGNATURE AND SEAL

**EXHIBIT OF A
 2.455 ACRE
 TRACT OF LAND
 JUAN ORTIZ SURVEY NO. 190
 SURVEY, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS**

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	DJG	JGM	7/30/2024	068686332	2 OF 2

**A METES AND BOUNDS
DESCRIPTION OF
A 7.750 ACRE TRACT OF LAND**

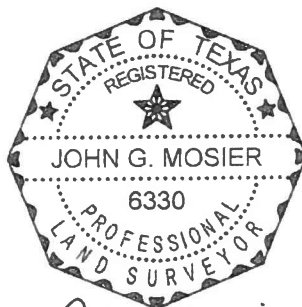
BEING A 7.750 ACRE (337,589 SQUARE FEET) TRACT OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY TEXAS; BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOOKOUT BOERNE HOLDINGS, LP, IN VOLUME 1389, PAGE 572 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 46 AND THE SOUTHWEST BOUNDARY LINE OF SAID 800.258 ACRE TRACT;

THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2819.02 FEET, A CHORD SOUTH 59°02'01" WEST, 209.16 FEET, A CENTRAL ANGLE OF 04°15'07", AND AN ARC LENGTH OF 209.21 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE, AND CROSSING SAID 800.258 ACRE TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. NORTH 13°03'02" EAST, 56.24 FEET TO A POINT FOR CORNER;
2. NORTH 31°56'58" WEST, 102.68 FEET TO A POINT AT THE BEGINNING OF A CURVE;
3. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 563.00 FEET, A CHORD OF NORTH 02°18'59" WEST, 556.74 FEET, A CENTRAL ANGLE OF 59°15'58", AND AN ARC LENGTH OF 582.36 FEET TO A POINT FOR CORNER;
4. NORTH 27°19'00" EAST, 121.08 FEET TO A POINT AT THE BEGINNING OF A CURVE;
5. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 437.00 FEET, A CHORD OF NORTH 07°12'53" EAST, 300.39 FEET, A CENTRAL ANGLE OF 40°12'14", AND AN ARC LENGTH OF 306.64 FEET TO A POINT FOR CORNER;
6. NORTH 12°53'14" WEST, 150.25 FEET TO A POINT AT THE BEGINNING OF A CURVE;
7. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5063.00 FEET, A CHORD OF NORTH 12°06'12" WEST, 138.52 FEET, A CENTRAL ANGLE OF 01°34'03", AND AN ARC LENGTH OF 138.52 FEET TO A POINT FOR CORNER;
8. NORTH 76°10'55" EAST, 96.95 FEET TO A POINT AT THE BEGINNING OF A CURVE;
9. IN A NORTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1467.00 FEET, A CHORD NORTH 11°21'22" WEST, 126.04 FEET, A CENTRAL ANGLE OF 04°55'27", AND AN ARC LENGTH OF 126.08 FEET TO A POINT FOR CORNER;
10. NORTH 08°53'38" WEST, 711.06 FEET TO A POINT AT THE BEGINNING OF A CURVE;
11. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 767.00 FEET, A CHORD OF NORTH 00°17'08" EAST, 244.72 FEET, A CENTRAL ANGLE OF 18°21'33", AND AN ARC LENGTH OF 245.77 FEET TO A POINT FOR CORNER;
12. SOUTH 89°28'03" EAST, 385.99 FEET TO A POINT FOR CORNER;
13. SOUTH 12°53'14" EAST, 286.31 FEET TO A POINT FOR CORNER;
14. SOUTH 01°06'15" WEST, 409.47 FEET TO A POINT FOR CORNER;
15. SOUTH 08°53'45" EAST, 523.92 FEET TO A POINT AT THE BEGINNING OF A CURVE;
16. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4937.00 FEET, A CHORD OF SOUTH 10°53'30" EAST, 343.85 FEET, A CENTRAL ANGLE OF 03°59'29", AND AN ARC LENGTH OF 343.92 FEET TO A POINT FOR CORNER;
17. SOUTH 12°53'14" EAST, 150.25 FEET TO A POINT AT THE BEGINNING OF A CURVE;
18. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 563.00 FEET, A CHORD OF SOUTH 07°12'53" WEST, 387.00 FEET, A CENTRAL ANGLE OF 40°12'14", AND AN ARC LENGTH OF 395.05 FEET TO A POINT FOR CORNER;
19. SOUTH 27°19'00" WEST, 121.08 FEET TO A POINT AT THE BEGINNING OF A CURVE;
20. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 437.00 FEET, A CHORD OF SOUTH 02°18'59" EAST, 432.14 FEET, A CENTRAL ANGLE OF 59°15'58", AND AN ARC LENGTH OF 452.03 FEET TO A POINT FOR CORNER;
21. SOUTH 31°56'58" EAST, 102.68 FEET TO A POINT FOR CORNER;
22. SOUTH 76°56'58" EAST, 61.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.750 ACRES OF LAND IN KENDALL COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



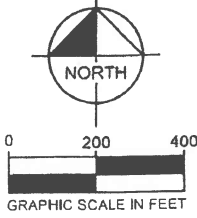
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

John G. Mosier
7-31-2024

**EXHIBIT OF A
7.750 ACRE
TRACT OF LAND**
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	7/30/2024	068686332	1 OF 3



TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572 OPRKC
 (REMAINDER)

WCID 2B-2
 237.349 ACRES
 DOC# 2023-381408
 OPRKC

WCID 2B-2
 237.349 ACRES
 DOC# 2023-381408
 OPRKC

TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572 OPRKC
 (REMAINDER)

CALLED 48.199 ACRES
 THERESA MUTCHLER
 FRASER TRUSTEE
 DOC# 2022-370696 OPRKC

7.750 ACRES
337,589 SQ. FT.

TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572 OPRKC
 (REMAINDER)

TRACT 3
 CALLED 800.258 ACRES
 LOOKOUT BOERNE
 HOLDINGS, L.P.
 VOL.1389, PG.572 OPRKC
 (REMAINDER)

LEGEND:
 O = CALCULATED POINT UNLESS OTHERWISE NOTED
 POB = POINT OF BEGINNING
 OPRKC = OFFICIAL PUBLIC RECORDS KENDALL COUNTY

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SHEET NOTES:
 SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

STATE HIGHWAY 46
 VARIABLE WIDTH PUBLIC R.O.W.)

EXHIBIT OF A
7.750 ACRE
TRACT OF LAND
 JUAN ORTIZ SURVEY NO. 190
 SURVEY, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Raunian Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No (210) 541-8168 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	DJG	JGM	7/30/2024	05855332	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N13°03'02"E	56.24'
L2	N31°56'58"W	102.68'
L3	N27°19'00"E	121.08'
L4	N12°53'14"W	150.25'
L5	N76°10'55"E	96.95'
L6	N08°53'38"W	711.06'
L7	S89°28'03"E	385.98'
L8	S12°53'14"E	286.31'
L9	S81°06'15"W	409.47'
L10	S08°53'45"E	523.92'
L11	S12°53'14"E	150.25'
L12	S27°19'00"W	121.08'
L13	S31°56'58"E	102.68'
L14	S76°56'58"E	61.32'
L15	S53°01'02"W	527.99'
L16	N12°53'14"W	1705.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°15'07"	2819.02'	209.21'	S59°02'01"W	209.16'
C2	59°15'58"	563.00'	582.36'	N02°18'59"W	556.74'
C3	40°12'14"	437.00'	306.64'	N07°12'53"E	300.39'
C4	1°34'03"	5063.00'	138.52'	N12°06'12"W	138.52'
C5	4°55'27"	1467.00'	126.08'	N11°21'22"W	126.04'
C6	18°21'33"	767.00'	245.77'	N00°17'08"E	244.72'
C7	3°59'29"	4937.00'	343.92'	S10°53'30"E	343.85'
C8	40°12'14"	563.00'	395.05'	S07°12'53"W	387.00'
C9	59°15'58"	437.00'	452.03'	S02°18'59"E	432.14'
C10	3°52'42"	2819.02'	190.82'	N54°58'06"E	190.78'

**EXHIBIT OF A
7.750 ACRE
TRACT OF LAND
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS**

<h1>Kimley»»Horn</h1>					
10101 Reunion Plaza, Suite 400 San Antonio, Texas 78216			FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	7/30/2024	068685332	3 OF 3

**A METES AND BOUNDS
DESCRIPTION OF
A 28.341 ACRE TRACT OF LAND**

BEING A 28.341 ACRE (1,234,520 SQUARE FEET) TRACT OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY TEXAS; CONTAINING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOOKOUT BOERNE HOLDINGS, LP, IN VOLUME 1389, PAGE 572, AND A PORTION OF THAT CERTAIN 23.27 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOOKOUT DEVELOPMENT GROUP, LP, IN DOCUMENT NO. 2023-379746, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN 42.31 ACRE TRACT DESCRIBED IN INSTRUMENT TO RICHARD KEVIN ASHER, RECORDED IN VOLUME 1312, PAGE 328, SAME POINT MARKING THE NORTHEAST CORNER OF LOT 10, SPRING CREEK ESTATES, PLAT OF WHICH IS RECORDED IN VOLUME 4, PAGE 59, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY; AND MARKING THE NORTHWEST CORNER OF THE SAID 800.258 ACRE TRACT;

THENCE, SOUTH 89°42'50" EAST, 585.71 FEET ALONG THE NORTHERLY BOUNDARY OF SAID 800.258 ACRE TRACT TO A POINT FOR CORNER;

THENCE, DEPARTING THE NORTHERN BOUNDARY LINE OF, AND CROSSING INTO SAID 800.258 ACRE TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. SOUTH 00°17'10" WEST, 736.08 FEET TO A POINT AT THE BEGINNING OF A CURVE;
2. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET, A CHORD OF SOUTH 15°55'28" EAST, 260.74 FEET, A CENTRAL ANGLE OF 32°25'17", AND AN ARC LENGTH OF 264.26 FEET TO A POINT FOR CORNER;
3. SOUTH 32°08'06" EAST, 268.85 FEET TO A POINT FOR CORNER;
4. SOUTH 57°51'54" WEST, 395.44 FEET TO A POINT FOR CORNER;
5. SOUTH 74°24'36" WEST, 81.20 FEET TO A POINT FOR CORNER;
6. SOUTH 88°26'44" WEST, 81.21 FEET TO A POINT FOR CORNER;
7. NORTH 75°51'38" WEST, 107.46 FEET TO A POINT FOR CORNER;
8. SOUTH 14°08'22" WEST, 28.68 FEET TO A POINT FOR CORNER;
9. NORTH 75°51'38" WEST, 194.00 FEET TO A POINT FOR CORNER;
10. SOUTH 14°08'22" WEST, 315.02 FEET TO A POINT FOR CORNER;
11. NORTH 75°51'38" WEST, 194.00 FEET TO A POINT FOR CORNER;
12. SOUTH 14°08'22" WEST, 30.31 FEET TO A POINT FOR CORNER;
13. NORTH 75°51'38" WEST, 154.87 FEET TO A POINT FOR CORNER ON THE EASTERLY BOUNDARY OF SAID SPRING CREEK ESTATES;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID SPRING CREEK ESTATES, AND THE WESTERLY BOUNDARY OF SAID 800.258 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 14°07'55" EAST, 622.96 FEET TO A POINT FOR CORNER;
2. NORTH 14°16'38" EAST, 1084.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.341 ACRES OF LAND IN KENDALL COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



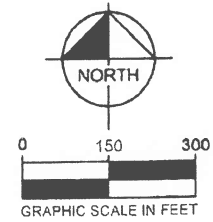
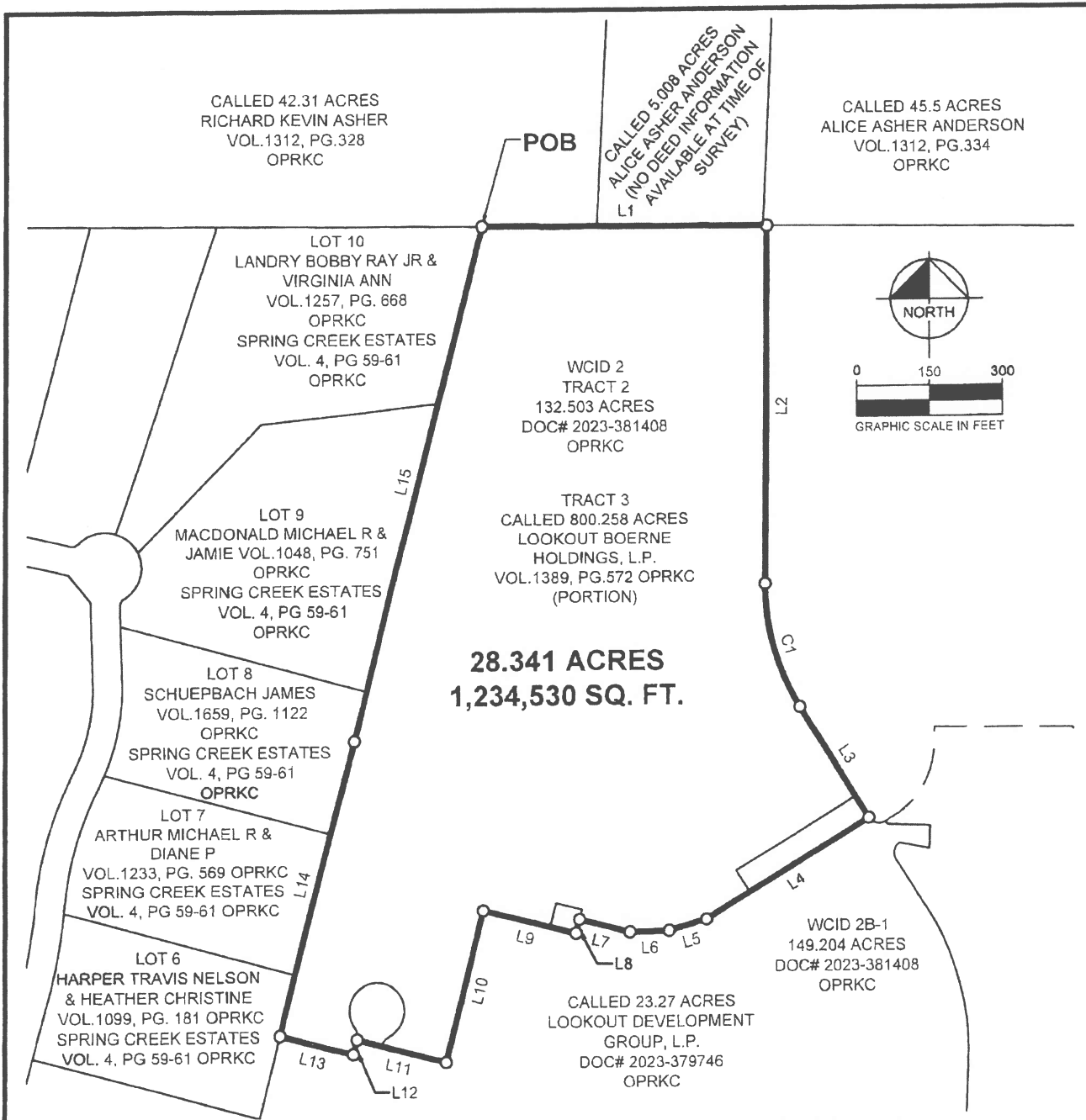
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

John G. Mosier
7-31-2024

**EXHIBIT OF A
28.341 ACRE
TRACT OF LAND
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS**

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	7/30/2024	068688332	1 OF 3



LEGEND:
 O = CALCULATED POINT UNLESS OTHERWISE NOTED
 POB = POINT OF BEGINNING
 OPRKC = OFFICIAL PUBLIC RECORDS KENDALL COUNTY

EXHIBIT OF A
28.341 ACRE
TRACT OF LAND
 JUAN ORTIZ SURVEY NO. 190
 SURVEY, ABSTRACT NO. 363
 KENDALL COUNTY, TEXAS

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SHEET NOTES:
 SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL
 SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

Kimley»Horn

10101 Reunion Place, Suite 400
 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	DJG	JGM	7/30/2024	068686332	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°42'50"E	585.71'
L2	S00°17'10"W	736.08'
L3	S32°08'06"E	268.85'
L4	S57°51'54"W	395.44'
L5	S74°24'36"W	81.20'
L6	S88°26'44"W	81.21'
L7	N75°51'38"W	107.46'
L8	S14°08'22"W	28.68'
L9	N75°51'38"W	194.00'
L10	S14°08'22"W	315.02'
L11	N75°51'38"W	194.00'
L12	S14°08'22"W	30.31'
L13	N75°51'38"W	154.88'
L14	N14°07'57"E	622.96'
L15	N14°16'38"E	1084.99'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°25'17"	467.00'	264.26'	S15°55'28"E	260.74'

EXHIBIT OF A
28.341 ACRE
TRACT OF LAND
JUAN ORTIZ SURVEY NO. 190
SURVEY, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

SHEET NOTES:
 SEE SHEET 1 OF 3
 FOR SURVEYOR'S
 SIGNATURE AND SEAL

SEE SHEET 3 OF 3 FOR
 LINE AND CURVE TABLE

<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: small; margin: 0;">10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973</p>		<p style="font-size: small; margin: 0;">Tel. No. (210) 541-3166 www.kimley-horn.com</p>				
		Scale	Drawn by	Checked by	Date	Project No.
1" = 300'		DJG	JGM	7/30/2024	05868332	3 OF 3

NOTE:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

LEGEND

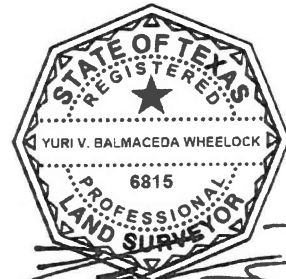
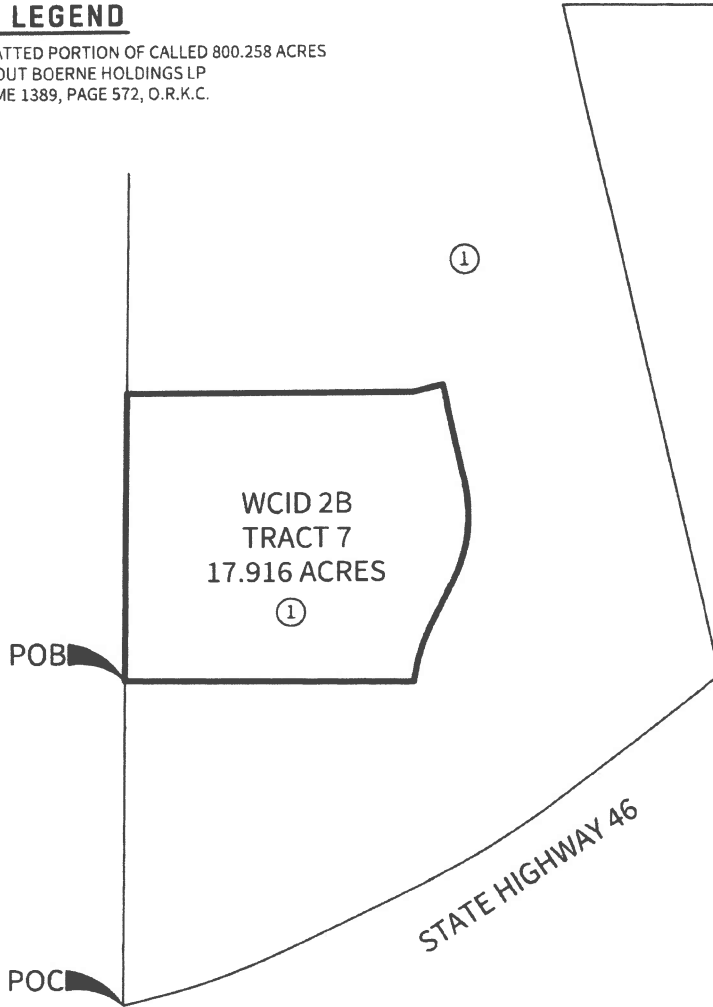
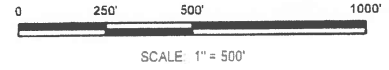
POB = POINT OF BEGINNING

POC = POINT OF COMMENCING

O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS

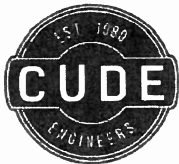
KEY LEGEND

- ① UNPLATTED PORTION OF CALLED 800.258 ACRES
LOOKOUT BOERNE HOLDINGS LP
VOLUME 1389, PAGE 572, O.R.K.C.



09/05/2024

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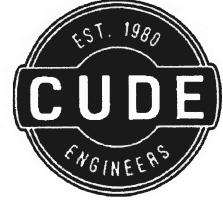
CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF

17.916 ACRES
 WATER CONSERVATION AND IMPROVEMENT DISTRICT 2B - TRACT 7
 CITY OF BOERNE
 KENDALL COUNTY, TEXAS

P:\03154\000\0-Survey\Drawings\TX 03154.000 - WCID 2B-TRACT 7 - 17.916 AC.dwg 2024/09/05 5:34pm dblair

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



**LEGAL DESCRIPTION
17.916 ACRES OF LAND**

17.916 ACRES OF LAND LOCATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS AND OUT OF THAT CALLED 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS; SAID 17.916 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND TXDOT TYPE I MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 46 AND A SOUTH CORNER OF SAID 800.258 ACRE TRACT;

THENCE, N 00°34'51" E, ALONG AND WITH A WEST LINE OF SAID 800.258 ACRE TRACT, A DISTANCE OF 932.02 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG AND WITH A WEST LINE OF SAID 800.258 ACRE TRACT, A DISTANCE OF 832.09 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 800.258 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°59'51" E, A DISTANCE OF 823.41 FEET TO A POINT;

N 76°10'55" E, A DISTANCE OF 88.07 FEET TO A POINT;

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 78°40'49" E, WITH A RADIUS OF 5063.00 FEET, A CENTRAL ANGLE OF 01°34'03", AN ARC LENGTH OF 138.52 FEET, AND A CHORD BEARING AND DISTANCE OF S 12°06'12" E, 138.52 FEET, TO A POINT;

S 12°53'14" E, A DISTANCE OF 150.25 FEET TO A POINT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 40°12'14", AN ARC LENGTH OF 306.64 FEET, AND A CHORD BEARING AND DISTANCE OF S 07°12'53" W, 300.39 FEET, TO A POINT;

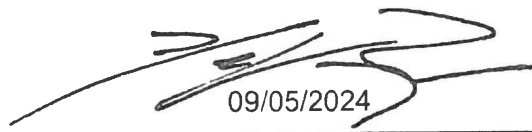
S 27°19'00" W, A DISTANCE OF 121.08 FEET TO A POINT;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 563.00 FEET, A CENTRAL ANGLE OF 18°41'58", AN ARC LENGTH OF 183.74 FEET, AND A CHORD BEARING AND DISTANCE OF S 17°58'01" W, 182.93 FEET, TO A POINT;

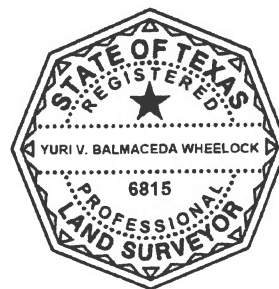
N 89°25'18" W, A DISTANCE OF 830.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.916 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

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09/05/2024

YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 03154.000



NOTE:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

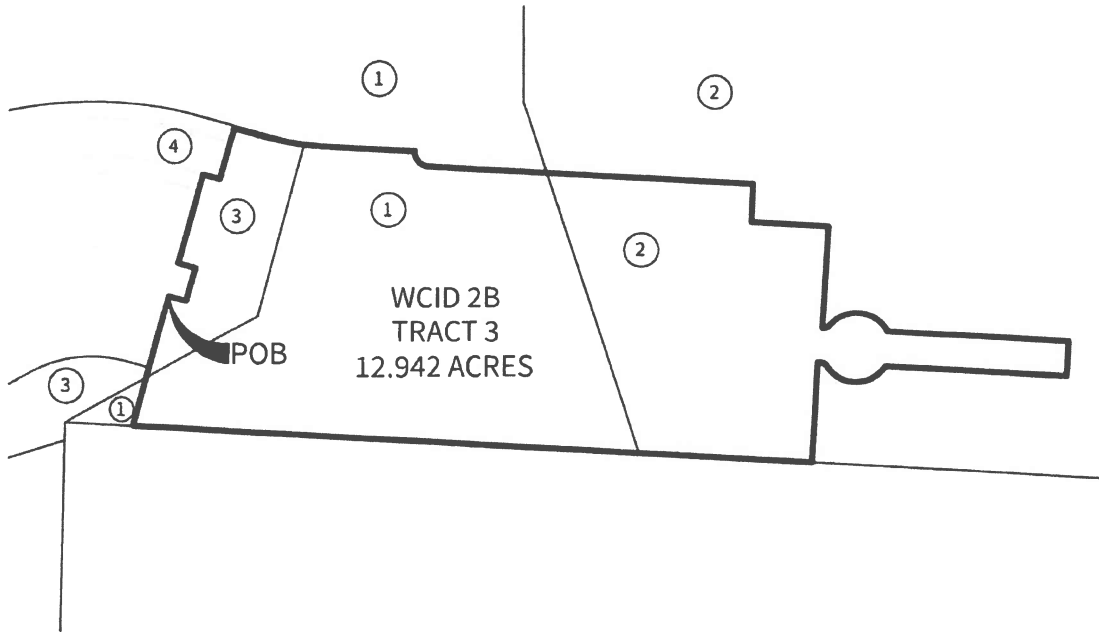
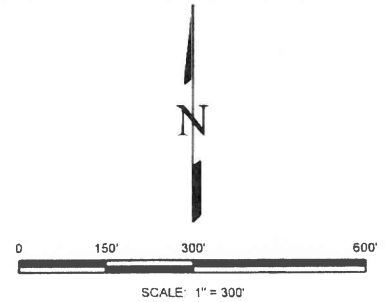
LEGEND

POB = POINT OF BEGINNING

POC = POINT OF COMMENCING

O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS

P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS



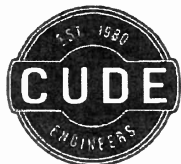
KEY LEGEND

- ① UNPLATTED PORTION OF CALLED 800.258 ACRES
LOOKOUT BOERNE HOLDINGS LP
VOLUME 1389, PAGE 572, O.R.K.C.
- ② UNPLATTED PORTION OF CALLED 210.136 ACRES
LOOKOUT BOERNE HOLDINGS LP
VOLUME 1389, PAGE 572, O.R.K.C.
- ③ CALLED 15.935 ACRES
LOOKOUT DEVELOPMENT GROUP, LP
DOCUMENT 2023-376972, O.R.K.C.
- ④ ESPERANZA PHASE 2G
DOCUMENT 2023-383465, P.R.K.C.



09/05/2024

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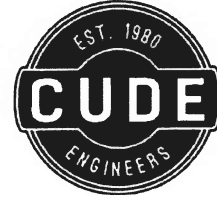
CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 T: 210.681.2951 • F: 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF

12.942 ACRES
 WATER CONSERVATION AND IMPROVEMENT DISTRICT 2B - TRACT 3
 CITY OF BOERNE
 KENDALL COUNTY, TEXAS

P:\03154\000\0-Survey\Drawings\EX 03154.000 KCWCID 2B TRACT 3 12.942 AC.dwg 2024/09/05 5:06pm dblair

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**LEGAL DESCRIPTION
12.942 ACRES OF LAND**

12.942 ACRES OF LAND LOCATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS AND OUT OF A CALLED 800.258 ACRE TRACT AND A CALLED 210.136 ACRE TRACT BOTH RECORDED IN VOLUME 1389, PAGE 572 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF A CALLED 15.935 ACRE TRACT RECORDED IN DOCUMENT 2023-376972 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS. SAID 12.942 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 14, BLOCK 24 OF ESPERANZA PHASE 2G RECORDED IN DOCUMENT 2023-383465 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS;

THENCE, ALONG AND WITH THE EAST LINE OF SAID ESPERANZA PHASE 2G, THE FOLLOWING BEARINGS AND DISTANCES:

- S 74°33'04" E, A DISTANCE OF 31.00 FEET TO A FOUND 1/2" IRON ROD WITH "KHA" CAP;
- N 15°26'56" E, A DISTANCE OF 60.00 FEET TO A FOUND 1/2" IRON ROD WITH "KHA" CAP;
- N 74°33'04" W, A DISTANCE OF 31.00 FEET TO A POINT;
- N 15°26'56" E, A DISTANCE OF 160.00 FEET TO A POINT;
- S 74°33'04" E, A DISTANCE OF 31.00 FEET TO A FOUND 1/2" IRON ROD WITH "CUDE" CAP;
- N 15°26'56" E, A DISTANCE OF 91.00 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 15.935 ACRE TRACT, SAID 800.258 ACRE TRACT AND SAID 210.136 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

- S 74°33'04" E, A DISTANCE OF 62.66 FEET TO A POINT;
- SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 441.65 FEET, A CENTRAL ANGLE OF 12°10'01", AN ARC LENGTH OF 93.79 FEET, AND A CHORD BEARING AND DISTANCE OF S 80°38'05" E, 93.61 FEET, TO A POINT;
- S 86°43'06" E, A DISTANCE OF 157.78 FEET TO A POINT;
- SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF S 86°44'29" E, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°56'06", AN ARC LENGTH OF 39.24 FEET, AND A CHORD BEARING AND DISTANCE OF S 41°42'32" E, 35.34 FEET, TO A POINT;
- S 86°43'06" E, A DISTANCE OF 562.76 FEET TO A POINT;
- S 03°16'32" W, A DISTANCE OF 66.38 FEET TO A POINT;
- S 86°43'28" E, A DISTANCE OF 135.00 FEET TO A POINT;
- S 03°16'32" W, A DISTANCE OF 180.00 FEET TO A POINT;
- NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIAL BEARING OF N 03°16'32" E, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 52°45'08", AN ARC LENGTH OF 14.73 FEET, AND A CHORD BEARING AND DISTANCE OF N 66°53'59" E, 14.22 FEET, TO A POINT;
- SOUTHEASTERLY, ALONG A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 112°45'09", AN ARC LENGTH OF 118.07 FEET, AND A CHORD BEARING AND DISTANCE OF S 83°06'01" E, 99.92 FEET, TO A POINT;

S 86°43'28" E, A DISTANCE OF 313.11 FEET TO A POINT;
 S 03°16'32" W, A DISTANCE OF 60.00 FEET TO A POINT;
 N 86°43'28" W, A DISTANCE OF 313.11 FEET TO A POINT;
 SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 56°43'28" W, WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 112°45'08", AN ARC LENGTH OF 118.07 FEET, AND A CHORD BEARING AND DISTANCE OF S 89°39'06" W, 99.92 FEET, TO A POINT;
 NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 52°45'08", AN ARC LENGTH OF 14.73 FEET, AND A CHORD BEARING AND DISTANCE OF N 60°20'54" W, 14.22 FEET, TO A POINT;
 N 86°43'26" W, A DISTANCE OF 4.50 FEET TO A POINT;
 S 03°16'32" W, A DISTANCE OF 169.33 FEET TO A POINT, A SOUTH LINE OF SAID 210.136 ACRE TRACT;
 THENCE, N 86°44'38" W, ALONG AND WITH A SOUTH LINE OF SAID 210.136 ACRE TRACT, A DISTANCE OF 299.67 FEET TO A FOUND 1/2" IRON ROD WITH "PAPE DAWSON" CAP FOR A WEST CORNER OF SAID 210.136 ACRE TRACT AND AN EAST CORNER OF SAID 800.258 ACRE TRACT;
 THENCE, N 86°44'55" W, ALONG AND WITH A SOUTH LINE OF SAID 800.258 ACRE TRACT, A DISTANCE OF 875.52 FEET TO A POINT;
 THENCE, N 15°26'56" E, OVER AND ACROSS SAID 800.258 ACRE TRACT AND SAID 15.935 ACRE TRACT, ALONG AND WITH THE EAST LINE OF SAID ESPERANZA PHASE 2G, A DISTANCE OF 232.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.942 ACRES OF LAND, MORE OR LESS.
 BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).


 09/05/2024

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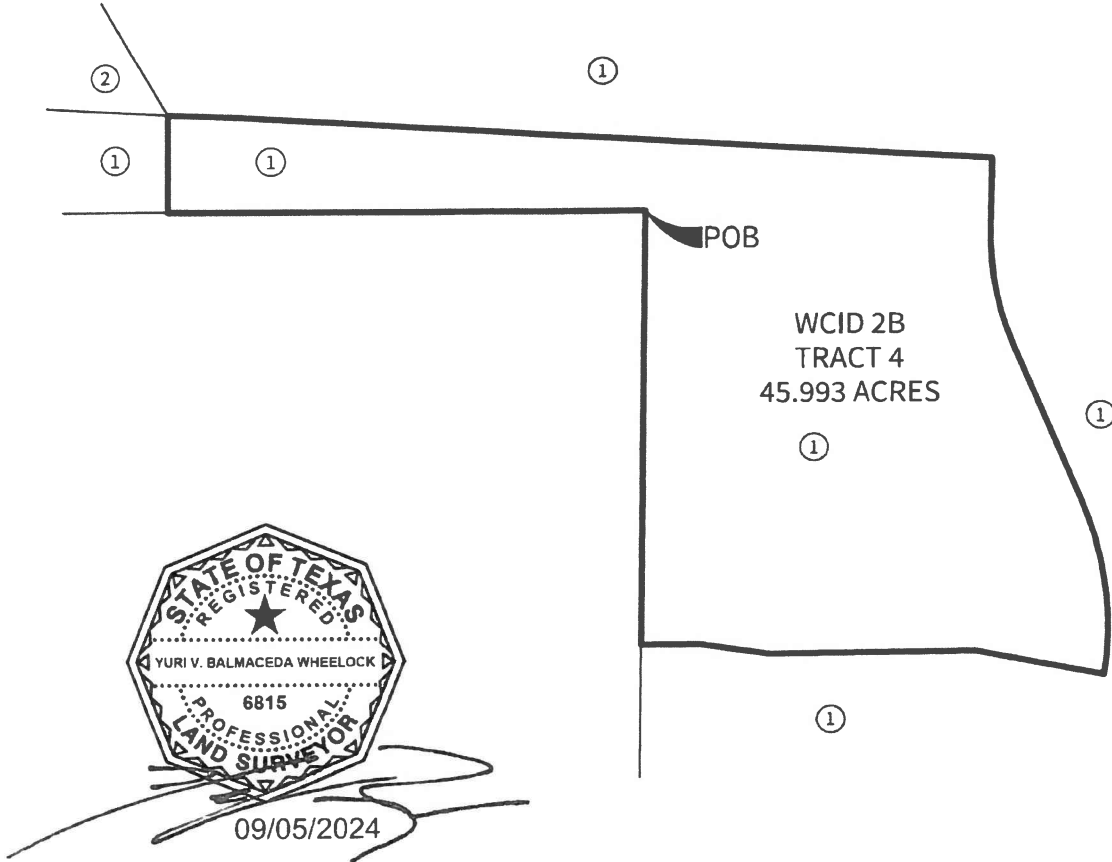
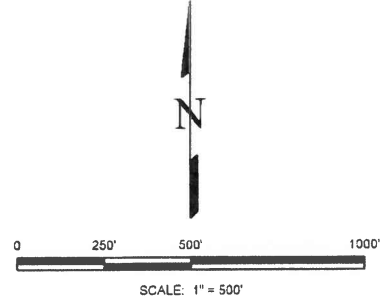


NOTE:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

LEGEND

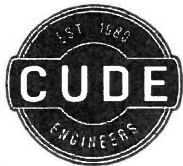
- POB = POINT OF BEGINNING
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS



KEY LEGEND

- ① UNPLATTED PORTION OF CALLED 800.258 ACRES
LOOKOUT BOERNE HOLDINGS LP
VOLUME 1389, PAGE 572, O.R.K.C.
- ② ESPERANZA AMENITY CENTER SUBDIVISION PLAT
VOLUME 8, PAGES 389-390, P.R.K.C.
AMENDED
VOLUME 9, PAGES 344-346, P.R.K.C.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



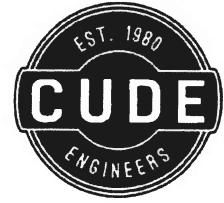
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 TBPE FIRM #455

EXHIBIT OF

45.993 ACRES
 WATER CONSERVATION AND IMPROVEMENT DISTRICT 2 - TRACT 4
 CITY OF BOERNE
 KENDALL COUNTY, TEXAS

P:\03154\00010-Survey\Drawings\EX 03154.000 KCWCID 2B-TRACT 4 45.993 AC.dwg 2024/09/05 5:17pm dbliar

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**LEGAL DESCRIPTION
45.993 ACRES OF LAND**

45.993 ACRES OF LAND LOCATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS AND OUT OF A CALLED 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS; SAID 45.993 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD AT AN INTERIOR CORNER OF SAID 800.258 ACRE TRACT, FROM WHICH A TXDOT TYPE 1 MONUMENT BEARS S 00°34'51" W, A DISTANCE OF 5,289.80 FEET BEING THE SOUTHWEST CORNER OF SAID 800.258 ACRE TRACT;

THENCE, N 89°59'26" W, ALONG AND WITH A SOUTH LINE OF SAID 800.258 ACRE TRACT, A DISTANCE OF 1,368.67 FEET TO A POINT;

THENCE, N 00°00'34" E, DEPARTING A SOUTH LINE OF SAID 800.258 ACRE TRACT, OVER AND ACROSS SAID 800.258 ACRE TRACT, A DISTANCE OF 275.34 FEET TO A POINT, THE SOUTHEAST CORNER OF THE ESPERANZA AMENITY CENTER SUBDIVISION RECORDED IN VOLUME 9, PAGES 344-349 OF THE MAP AND PLAT RECORDS OF KENDALL COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 800.258 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 88°11'52" E, A DISTANCE OF 198.14 FEET TO A POINT;

S 86°40'43" E, A DISTANCE OF 2171.85 FEET TO A POINT;

S 01°23'45" W, A DISTANCE OF 189.78 FEET TO A POINT;

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 813.00 FEET, A CENTRAL ANGLE OF 24°41'24", AN ARC LENGTH OF 350.34 FEET, AND A CHORD BEARING AND DISTANCE OF S 10°56'58" E, 347.64 FEET, TO A POINT;

S 23°17'40" E, A DISTANCE OF 508.26 FEET TO A POINT;

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 887.00 FEET, A CENTRAL ANGLE OF 32°14'29", AN ARC LENGTH OF 499.13 FEET, AND A CHORD BEARING AND DISTANCE OF S 07°10'25" E, 492.57 FEET, TO A POINT;

N 79°44'14" W, A DISTANCE OF 379.15 FEET TO A POINT;

S 89°31'55" W, A DISTANCE OF 589.97 FEET TO A POINT;

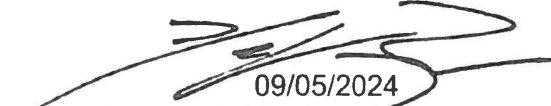
N 81°43'59" W, A DISTANCE OF 205.91 FEET TO A POINT;

S 89°18'29" W, A DISTANCE OF 167.44 FEET TO A POINT, A WEST LINE OF SAID 800.258 ACRE TRACT;

THENCE, N 00°34'51" E, ALONG AND WITH A WEST LINE OF SAID 800.258 ACRE TRACT, A DISTANCE OF 1252.83 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 45.993 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).

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