

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 **CLAYSON HOLDINGS LLC, a Limited Liability Company**, in the County of Kendall Texas, whose address is 15303 Huebner Rd., Bldg 16, San Antonio, Texas 78248 ("Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to 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.

Signatures to follow.

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

GRANTOR:

**Clayson Holdings LLC,
a Limited Liability Company**

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

BERORE ME, the undersigned authority, on this day personally appeared _____, as the _____ of Clayson Holdings LLC, a Limited Liability Company, 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.

Notary Public Signature

(seal)

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

**Metes and Bounds Description
of 0.0076 Acres out of Lot 1, Glynn Rose Subdivision
Boerne, Kendall County, Texas**

Being a 0.0076 acre tract (331 square feet) of land situated in the Anton Lockmar Survey Number 177, Abstract 310, City of Boerne, Kendall County, Texas, out of Lot 1, Glynn Rose Subdivision as recorded in Volume 1, Page 270, Plat Records of Kendall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found at the intersection of the north Right-of-Way (R.O.W.) of Johns Road and the west R.O.W. line of N School Street, being the southeast corner of said Lot 1, for the southeast corner of the tract described herein;

THENCE N 87°06'33" W, coincident with the north R.O.W. line of Johns Road and the south boundary line of said Lot 1, a distance 26.81 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the point of curvature of a non-tangent curve to the left, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod found at the southwest corner of a called 0.977 acre tract as described by deed recorded in Volume 371, Page 463, Official Public Records of Kendall County, Texas, bears N 88°10'30" W, a distance of 462.11 feet;

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

Along said curve to the left, having a radius of 35.00 feet, a delta angle of 59°45'28", and an arc length of 36.50 feet, with a chord bearing of N 42°30'37" E, a distance of 34.87 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the end of said curve;

N 00°26'40" W, a distance of 11.77 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the northwest corner of the tract described herein;

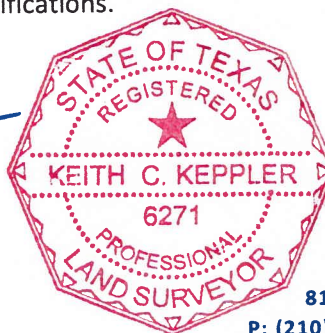
N 89°34'36" E, a distance of 3.20 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set on the west R.O.W. line of N School Street and the east boundary line of said Lot 1, for the northeast corner of the tract described herein, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 bears N 00°08'55" W, a distance of 357.74 feet;

THENCE S 00°08'55" E, coincident with the west R.O.W. line of N School Street and the east boundary line of said Lot 1, a distance of 38.85 feet to the POINT OF BEGINNING and containing 0.0076 acres, or 331 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). A 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
Registered Professional Land Surveyor
Texas No. 6271

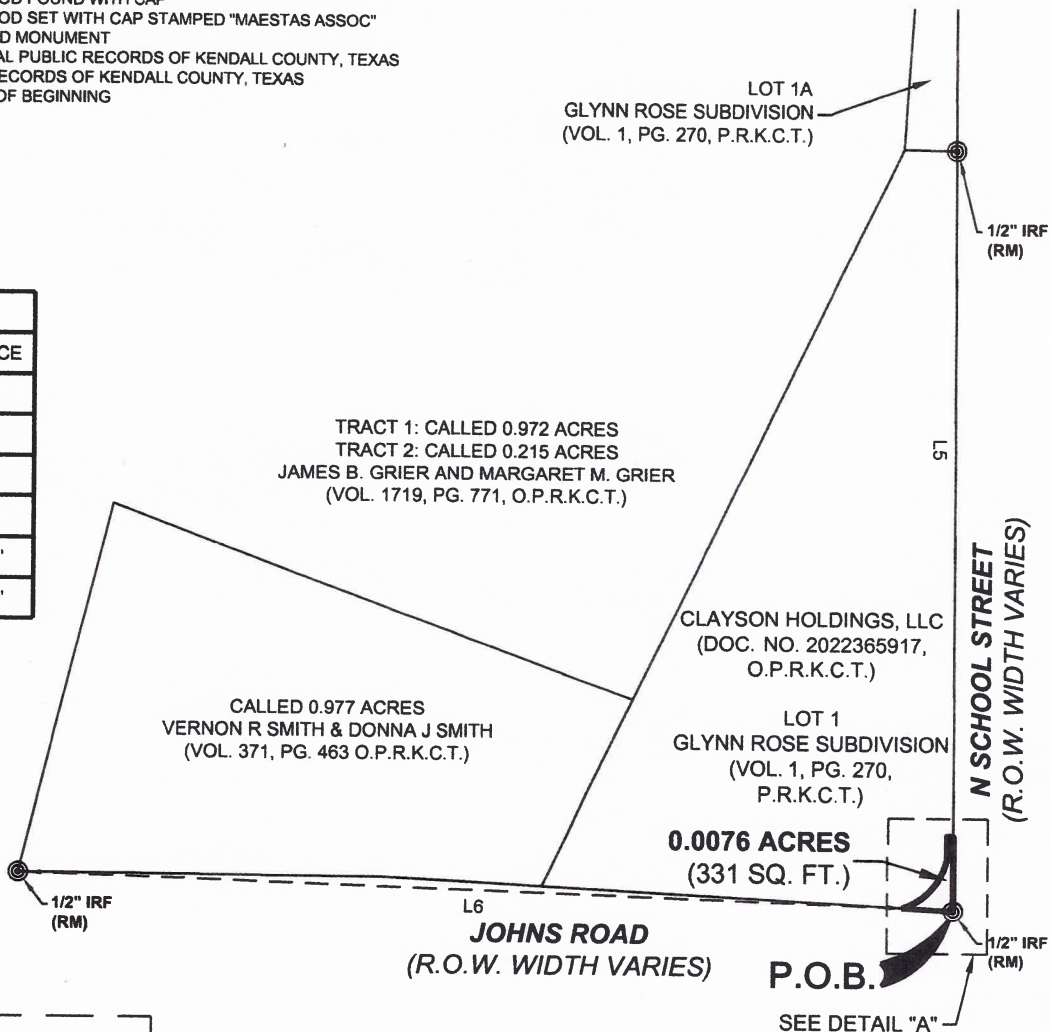


LEGEND

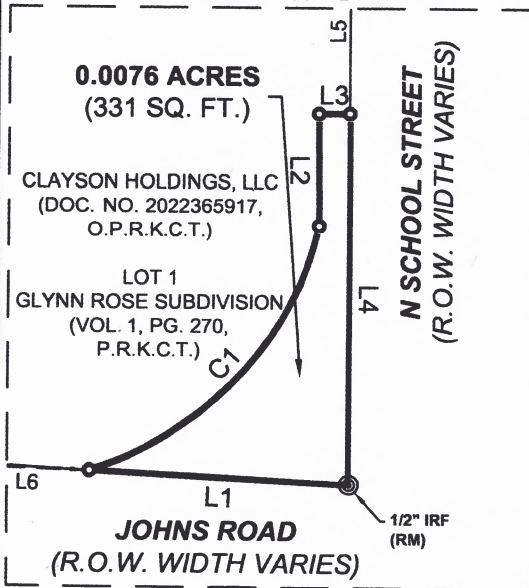
IRF = IRON ROD FOUND
 IRFC = IRON ROD FOUND WITH CAP
 IRSC = IRON ROD SET WITH CAP STAMPED "MAESTAS ASSOC"
 RM = RECORD MONUMENT
 O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
 P.R.K.C.T. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
 P.O.B. = POINT OF BEGINNING

SCALE 1" = 100'

| LINE TABLE | | |
|------------|---------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | N87° 06' 33"W | 26.81' |
| L2 | N00° 26' 40"W | 11.77' |
| L3 | N89° 34' 36"E | 3.20' |
| L4 | S00° 08' 55"E | 38.85' |
| L5 | N00° 08' 55"W | 357.74' |
| L6 | N88° 10' 30"W | 462.11' |



DETAIL "A"
 NOT TO SCALE



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 36.50' | 35.00' | 59°45'28" | N42° 30' 37"E | 34.87' |

GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED BY MULTIPLYING NAD 83 GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF EVEN DATE.
- SURVEY WAS COMPLETED ON OCTOBER 24, 2024.
- 5/8-INCH IRON ROD WITH CAP STAMPED "MAESTAS" SET AT ALL CORNERS UNLESS DENOTED OTHERWISE.



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

TBPE No.: F-333 TBPLS No.: 10194506

BOUNDARY SURVEY

BEING 0.0076 ACRES
 OUT OF LOT 1
 GLYNN ROSE SUBDIVISION
 VOLUME 1, PAGE 270, P.R.K.C.T.
 410 N SCHOOL STREET, BOERNE, TX 78006

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

| | | |
|-----------------|-------------------|-------------------|
| SCALE 1" = 100' | PROJECT NO.: M354 | DATE: 2024-11-05 |
| DRAWN BY: JAE | CHECKED BY: KCK | SHEET NO.: 2 OF 2 |

