

EXECUTED AND EFFECTIVE as of this ____ day of _____, 2024.

GRANTOR:

By: _____
ALICIA CORISE CORYELL MORRISON

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

BERORE ME, the undersigned authority, on this day personally appeared **ALICIA CORISE CORYELL MORRISON** known to me to be the person whose name is subscribed to the foregoing instrument; and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2024.

Notary Public Signature

(seal)

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 _____, 2024, 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 a Right-of-Way
Boerne, Kendall County, Texas**

Being a Right-of-Way containing 0.0635 acres of land, situated in the Maria Ibnacio Leal Survey, Abstract 298, City of Boerne, Kendall County, Texas, out of a called 8.5 acre tract as described by deed recorded in Volume 1034, Page 607, Official Public 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 north Right-of-Way (R.O.W.) line of Adler Street (variable width R.O.W.) and the south boundary line of said 8.5 acre tract, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod found on the north R.O.W. line of Adler Street at the southwest corner of said 8.5 acre tract bears N 89°26'00" W, a distance of 64.07 feet;

THENCE departing the north R.O.W. line of Adler Street, over and across said 8.5 acre tract the following courses and distances:

N 00°42'22" E, a distance of 22.22 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set for the northwest corner of the tract described herein;

S 89°34'31" E, a distance of 82.75 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set for an exterior corner of the tract described herein;

S 00°42'22" W, a distance of 18.63 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set for an interior corner of the tract described herein;

S 89°26'00" E, a distance of 240.80 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set on the west boundary line of a 38.863 acre tract as described by deed recorded in Volume 1146, Page 942, Official Public Records of Kendall County, Texas, and the east boundary line of said 8.5 acre tract, for the northeast corner of the tract described herein;

THENCE S 19°21'38" E, coincident with the west boundary line of said 38.863 acre tract and the east boundary line of said 8.5 acre tract, a distance of 4.04 feet to the southwest corner of said 38.863 acre tract and the southeast corner of said 8.5 acre tract, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod found on the north R.O.W. line of Adler Street at a southeasterly corner of said 38.863 acre tract bears S 89°26'00" E, a distance of 991.03 feet;

THENCE N 89°26'00" W, coincident with the north R.O.W. line of Adler Street and the south boundary line of said 8.5 acre tract, a distance of 324.93 feet to the POINT OF BEGINNING and containing 0.0635 acres, or 2,766 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement 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 September 6, 2023, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

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



EXHIBIT "A"

LEGEND

IRF = IRON ROD FOUND
 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

SCALE 1" = 50'

CORYELL HARRY JOSEPH
 (VOL. 1242, PG. 1008, O.P.R.K.C.T.)
 80.99 ACRES

1/2" IRF
 (R.M.)

P.O.B.

RIGHT-OF-WAY
 0.0635 ACRES
 (2,766 SQ. FT.)

MARIA IBNACIO LEAL SURVEY
 ABSTRACT 298

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

N89°26'00"W 324.93'
 S89°26'00"E 240.80'

ALICIA CORISE CORYELL MORRISON
 (VOL. 1034, PG. 607, O.P.R.K.C.T.)

8.5 ACRES

520 ADLER ST., BOERNE, TX 78006

CITY OF BOERNE
 (VOL. 1146, PG. 942, O.P.R.K.C.T.)

38.863 ACRES

524 ADLER ST., 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, RPLS
 TEXAS NO. 6271

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°42'22"E	22.22'
L2	S89°34'31"E	82.75'
L3	S00°42'22"W	18.63'
L4	S19°21'38"E	4.04'
L5	N89°26'00"W	64.07'
L6	S89°26'00"E	991.03'

NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.00011.
- SURVEY WAS PERFORMED ON SEPTEMBER 06, 2023.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT OF EVEN DATE.
- 5/8-INCH IRON RODS WITH GREEN CAP STAMPED "MAESTAS" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

MAESTAS		8122 DATAPoint DR., STE. 840 SAN ANTONIO, TX 78229 (210) 366-1988
TBPE No.: F-333		TBPLS No.: 10194506
RIGHT-OF-WAY		
BEING 0.0635 ACRES OF LAND OUT OF A CALLED 8.5 ACRE TRACT AS RECORDED IN VOL. 1034, PG. 687, OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TEXAS 520 ADLER ST., BOERNE, TX 78006		
PROJECT NO.: M309	DATE: 01-30-2024	
DRAWN BY: KCK	CHECKED BY: KCK	SHEET NO.: 3 OF 3

NOTICE OF CONFIDENTIALITY RIGHTS: 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 OR YOUR DRIVER'S LICENSE NUMBER.

PERMANENT DRAINAGE EASEMENT

Grantor: Alicia Corise Coryell Morrison

Grantor's Mailing Address (including county):

PO Box 176
Kendall County
Boerne, Texas 78006

Grantee: City of Boerne

Grantee's Mailing Address (including county):

447 N. Main Street
Kendall County
Boerne, Texas 78006

Property:

All those certain tracts, pieces, or parcels of land, lying and being situated in the County of Kendall, State of Texas, described as being more or less 8.5 acres of land out of Lot 46 and Lot 50 in an apparent division of the M. I. Leal Survey No. 180, Abstract 298, City of Boerne (the "Property").

Grant of Easement:

For and in consideration the sum of TEN AND NO/100 DOLLARS (\$10.00), the benefits to be derived herefrom, and other good and valuable consideration, all paid to and received by the undersigned from the Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned Grantor GRANTS, SELLS, and CONVEYS unto the Grantee an easement and right-of-way over, across, under, and upon the Property (the "Easement") for the following purposes:

Drainage and water diversion, including without limitation, walls, bed, embankments, spillways, appurtenances, and other engineered devices (the "Drainage System").

Said easement being a +/- 0.3181-acre (13,856 square feet) tract of land, described in Exhibits "B" attached hereto and made a part hereof for all purposes. Said easement is conveyed subject to all matters recorded in the Official Public Records of Kendall County, Texas.

Together with the right of ingress and egress over passable areas of the Grantor's adjacent land, when the delineated entrance point that abuts public right-of-way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the Easement for the purpose of constructing,

reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Drainage System; the right to change the size of the Drainage System within the Easement; the right to relocate along the same general direction of the Drainage System; the right to create and/or dredge a stream course, refill, or dig out such stream course, establish or change stream embankments within the Easement, install storm sewer systems, culverts, water gaps, and protecting rails; the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the Drainage System; and the right to place temporary structures for use in constructing or repairing the Drainage System.

With respect to the Drainage System, it is expressly agreed and understood by all parties hereto, that the Grantee intends to improve conditions of water drainage control on the Property for the benefit of the Property, adjacent property, and the community, but the Grantee does not guarantee or warrant that such control work will be effective, nor does the Grantee assume any liability whatsoever for the effects of flood, standing water, or drainage on or to the Property, or any other property or persons that might be affected by said stream, wash, or gully in its natural state or as changed by the Grantee.

TO HAVE AND TO HOLD the above described Easement unto the Grantee, its successors and assigns, until the Easement shall be abandoned by the Grantee, as evidenced by a Certificate of Abandonment executed by the Mayor of the City of Boerne or his designated representative. This Easement is MADE and ACCEPTED subject to the following:

1. The Grantor specifically reserves the right to use all or any part of the Easement for any purpose, which does not damage, destroy, injure, and/or unreasonably interfere with the Grantee's use of the Easement.
2. The Grantee shall make commercially reasonable efforts to ensure the damage to the Property is minimized and will at all times, after doing any work in connection with the Drainage System, restore the Property to the condition in which the Property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the Grantee's usual and customary practices.
3. The Grantee shall make necessary modifications and improvements to conform with the City of Boerne Drainage Policy and Plan at such a time as the said plan and policy are enacted by City Council of the City of Boerne, Texas.
4. The Grantee shall install adequate structures to allow the unhindered passage of all storm and drainage flows wherever fences cross the Easement.

Each person signing this Permanent Drainage Easement represents and warrants that he or she is duly authorized and has the legal capacity to enter into and execute this Permanent Drainage Easement. Grantor warrants and represents to Grantee that execution of this Permanent Drainage Easement and the performance of such Grantor's obligations hereunder have been duly authorized and that the Permanent Drainage Easement is valid and legally binding on such Grantor and is enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of _____, 2024.

GRANTOR:

By: _____
ALICIA CORISE CORYELL MORRISON

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

This instrument was acknowledged before me on the _____ day of _____, 2024, by **ALICIA CORISE CORYELL MORRISON** known to me to be the person whose name is subscribed to the foregoing instrument; and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

(seal)

Notary Public Signature

**Metes and Bounds Description
 of a Permanent Drainage Easement
 Boerne, Kendall County, Texas**

Being a Permanent Drainage Easement, containing 0.3181 acres of land, situated in the Maria Ilnacio Leal Survey, Abstract 298, City of Boerne, Kendall County, Texas, out of a called 8.5 acre tract as described by deed recorded in Volume 1034, Page 607, Official Public Records of Kendall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set on the north Right-of-Way (R.O.W.) line of Adler Street (variable width R.O.W.) and the south boundary line of said 8.5 acre tract, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found on the north R.O.W. line of Adler Street at the southwest corner of said 8.5 acre tract bears N 89°26'00" W, a distance of 46.95 feet;

THENCE departing the north R.O.W. line of Adler Street, over and across said 8.5 acre tract the following courses and distances:

N 00°42'22" E, a distance of 146.02 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set for the northwest corner of the easement described herein;

N 67°27'33" E, a distance of 42.58 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set for north corner of the easement described herein;

S 38°28'04" E, a distance of 82.60 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set for an angle point;

S 14°34'31" E, a distance of 78.97 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set for an angle point;

S 00°42'22" W, a distance of 11.33 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set for an interior corner of the easement described herein;

S 89°26'00" E, a distance of 225.91 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set on the west boundary line of a 38.863 acre tract as described by deed recorded in Volume 1146, Page 942, Official Public Records of Kendall County, Texas, and the east boundary line of said 8.5 acre tract, for the northeast corner of the easement described herein;

THENCE S 19°21'38" E, coincident with the west boundary line of said 38.863 acre tract and the east boundary line of said 8.5 acre tract, a distance of 7.66 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the northeast corner of a proposed R.O.W. line, surveyed this same date, for the southeast corner of the easement described herein;

THENCE coincident with the north, east, and west lines of said proposed R.O.W., over and across said 8.5 acre tract the following courses and distances:

N 86°26'00" W, a distance of 240.80 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at an interior corner of said R.O.W., for an exterior corner of the easement described herein;

EXHIBIT "B"

N 00°42'22" E, a distance of 18.63 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at an exterior corner of said R.O.W., for an interior corner of the easement described herein;

N 89°34'31" W, a distance of 82.75 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set at the northwest corner of said R.O.W., for an interior corner of the easement described herein;

S 00°42'22" E, a distance of 22.22 feet to a 5/8-inch iron rod with orange cap stamped "MAESTAS" set on the north R.O.W. line of Adler Street, being the southwest corner of said R.O.W., for an exterior corner of the easement described herein;

THENCE N 89°26'00" W, a distance of 17.11 feet to the POINT OF BEGINNING and containing 0.3181 acres, or 13,856 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement 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 September 6, 2023, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.



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

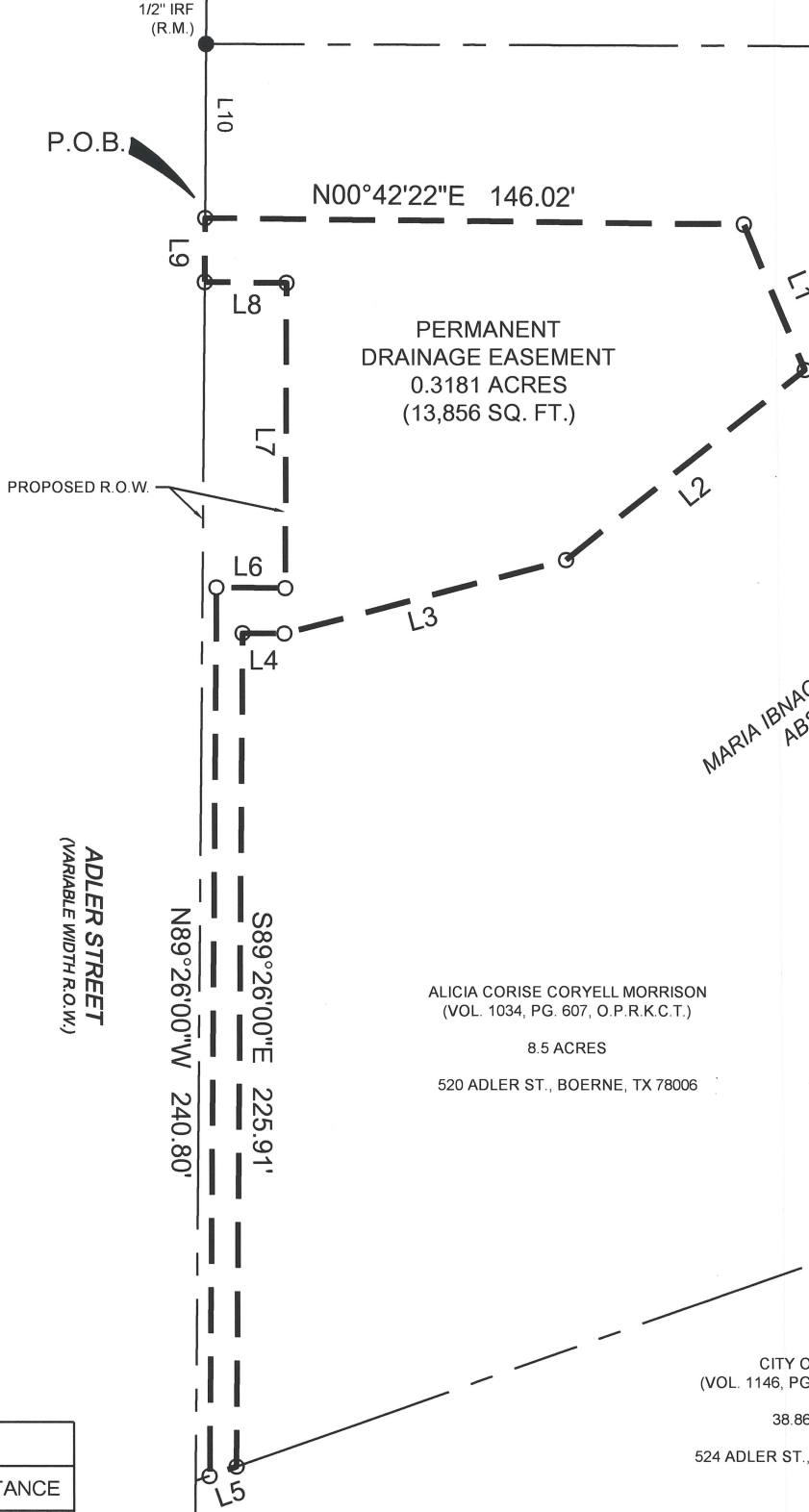
EXHIBIT "B"

LEGEND

IRF = IRON ROD FOUND
 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

SCALE 1" = 50'

CORYELL HARRY JOSEPH
 (VOL. 1242, PG. 1008, O.P.R.K.C.T.)
 80.99 ACRES



ALICIA CORISE CORYELL MORRISON
 (VOL. 1034, PG. 607, O.P.R.K.C.T.)

8.5 ACRES

520 ADLER ST., BOERNE, TX 78006

CITY OF BOERNE
 (VOL. 1146, PG. 942, O.P.R.K.C.T.)

38.863 ACRES

524 ADLER ST., 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.

STATE OF TEXAS
 REGISTERED
 KEITH C. KEPPLER
 6271
 PROFESSIONAL
 LAND SURVEYOR

11/30/2024

Keith C. Keppler

KEITH C. KEPPLER, RPLS
 TEXAS NO. 6271

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N67°27'33"E	42.58'
L2	S38°28'04"E	82.60'
L3	S14°34'31"E	78.97'
L4	S00°42'22"W	11.33'
L5	S19°21'38"E	7.66'
L6	N00°42'22"E	18.63'
L7	N89°34'31"W	82.75'
L8	S00°42'22"W	22.22'
L9	N89°26'00"W	17.11'
L10	N89°26'00"W	46.95'
L11	S89°26'00"E	991.03'

NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
- ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.00011.
- SURVEY WAS PERFORMED ON SEPTEMBER 06, 2023.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT OF EVEN DATE.

MAESTAS

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

TBPE No.: F-333

TBPLS No.: 10194506

PERMANENT DRAINAGE EASEMENT

BEING 0.3181 ACRES OF LAND OUT OF A CALLED 8.5 ACRE TRACT AS RECORDED IN VOL. 1034, PG. 687, OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TEXAS 520 ADLER ST., BOERNE, TX 78006

DRAWN BY: KCK	PROJECT NO.: M309	DATE: 01-30-2024
CHECKED BY: KCK	SHEET NO.: 3 OF 3	

Agreement for Temporary Construction Easement

Date: _____

Grantor: Alicia Corise Coryell Morrison

Grantor's Mailing Address: PO Box 176
Boerne, Kendall County, Texas 78006

Grantee: City of Boerne, Texas , a home-rule municipality

Grantee's Mailing Address: 447 N. Main Street
Boerne, Kendall County, Texas 78006

Easement Property: Being a +/- 0.0975-acre temporary construction easement and a +/- 0.0060-acre temporary construction easement and being more particularly depicted and described by metes and bounds in Exhibit "C" attached to this Temporary Construction Easement Agreement and by this reference incorporated in it.

Easement Purpose: The purpose of this easement is to provide Grantee, its employees, representatives, and contractors reasonable pedestrian and vehicular ingress and egress across the Easement Property to perform the installation and construction of certain water line, drainage, and/or roadway and pedestrian improvements and related facilities (collectively, the "Facilities") within the area depicted and described by metes and bounds in Exhibit "C".

Consideration: Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors and assigns an easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's successors and assigns for the duration set forth below. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, when the claim is by, through or under Grantor but not otherwise and except as to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is nonexclusive and irrevocable.
2. *Duration of Easement.* The duration of the Easement is temporary. The Easement shall expire and revert to Grantor upon the earlier of (a) the completion of all phases of the City's planned construction of the Facilities or (b) twenty-four (24) months from the date construction begins on the Facilities (the "Construction Start Date").
3. *Reservation of Rights.* City's right to use the Easement Property is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to use all or part of the Easement Property in conjunction with City as long as such use by Grantor and Grantor's heirs, successors, and assigns does not interfere with the use of the Easement Property by City for the Easement Purpose, and the right to convey to others the right to use all or part of the Easement Property in conjunction with City, as long as such further conveyance is subject to the terms of this agreement.
4. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.
5. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.
6. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
7. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.
8. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.
9. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
10. *Legal Construction.* If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement.

Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

11. *Recitals.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement.

12. *Time.* Time is of the essence.

Signatures to follow.

GRANTOR:

By: _____
ALICIA CORISE CORYELL MORRISON

STATE OF TEXAS §

COUNTY OF KENDALL §

This instrument was acknowledged before me on the ____ day of _____, 2024 by **ALICIA CORISE CORYELL MORRISON** known to me to be the person whose name is subscribed to the foregoing instrument; and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

(seal)

Notary Public Signature

GRANTEE:

CITY OF BOERNE, TEXAS

By: _____
Ben Thatcher, City Manager

ATTEST:

By: _____
Lori Carroll, City Secretary

STATE OF TEXAS §

COUNTY OF KENDALL §

This instrument was acknowledged before me on _____, 2024, 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)

**Metes and Bounds Description
Temporary Construction Easements No. 1 & 2
Boerne, Kendall County, Texas**

Being two Temporary Construction Easements, hereafter referred to Temporary Construction Easement No. 1 and Temporary Construction Easement No. 2, containing 0.0975 and 0.0060 acres respectively, for a total of 0.1035 acres, or 4,508 square feet, of land situated in the Maria Ilnacio Leal Survey, Abstract 298, City of Boerne, Kendall County, Texas, out of a called 8.5 acre tract as described by deed recorded in Volume 1034, Page 607, Official Public Records of Kendall County, Texas, and being more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT NO. 1

BEGINNING at a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at the northwest corner of a proposed drainage easement, surveyed this same date, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found on the north R.O.W. line of Adler Street (variable width R.O.W.) at the southwest corner of said 8.5 acre tract bears S 18°31'09" W, a distance of 153.49 feet;

THENCE over and across said 8.5 acre tract the following courses and distances:

N 18°44'34" W, a distance of 100.00 feet to the northwest corner of the easement described herein;

N 67°27'33" E, a distance of 42.58 feet to the northeast corner of the easement described herein;

S 18°44'34" E, a distance of 100.00 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set the northmost corner of said drainage easement, for the southeast corner of the easement described herein;

S 67°27'33" E, coincident with a north line of said drainage easement, a distance of 42.58 feet the POINT OF BEGINNING and containing 0.0975 acres, or 4,247 square feet, of land.

TEMPORARY CONSTRUCTION EASEMENT NO. 2

BEGINNING at a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at an interior corner of said drainage easement, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found on the north R.O.W. line of Adler Street (variable width R.O.W.) at the southwest corner of said 8.5 acre tract bears S 86°48'19" W, a distance of 159.44 feet;

THENCE over and across said 8.5 acre tract the following courses and distances:

N 00°42'22" E, coincident with an east line of said drainage easement, a distance of 11.87 feet to a 1/2-inch iron rod with green cap stamped "MAESTAS EASEMENT" set at an angle point of said drainage easement, for the northwest corner of the easement described herein;

S 90°00'00" E, a distance of 21.78 feet to the northeast corner of the easement described herein;

S 00°12'48" W, a distance of 12.04 feet to a point on a north line of said drainage easement, for the southeast corner of the easement described herein;

N 89°34'31" W, coincident with a north line of said drainage easement, a distance of 21.88 feet to the POINT OF BEGINNING and containing 0.0060 acres, or 261 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement 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 September 6, 2023, 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
- 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

SCALE 1" = 30'

CORYELL HARRY JOSEPH
(VOL. 1242, PG. 1008, O.P.R.K.C.T.)
80.99 ACRES

MARIA IBNACIO LEAL SURVEY
ABSTRACT 298

TEMPORARY CONSTRUCTION
EASEMENT NO. 1
0.0975 ACRES
(4,247 SQ. FT.)

ALICIA CORISE CORYELL MORRISON
(VOL. 1034, PG. 607, O.P.R.K.C.T.)

8.5 ACRES

520 ADLER ST., BOERNE, TX 78006

P.O.B.
TCE 1

PROPOSED DRAINAGE
EASEMENT

TEMPORARY CONSTRUCTION
EASEMENT NO. 2
0.0060 ACRES
(261 SQ. FT.)

PROPOSED R.O.W.

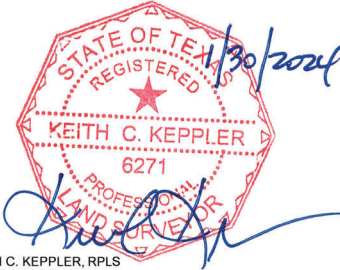
1/2" IRF
(R.M.)

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

P.O.B.
TCE 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N67°27'33"E	42.58'
L2	S67°27'33"W	42.58'
L3	N00°42'22"E	11.87'
L4	S90°00'00"E	21.78'
L5	S00°12'48"W	12.04'
L6	N89°34'31"W	21.88'
L7	S18°31'09"W	153.49'
L8	S86°48'19"W	159.44'

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, RPLS
TEXAS NO. 6271

NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. SURVEY WAS PERFORMED ON SEPTEMBER 06, 2023.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT OF EVEN DATE.

MAESTAS

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

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

TEMPORARY CONSTRUCTION EASEMENTS

BEING 0.0060 & 0.0975 ACRES OF LAND OUT OF A CALLED 8.5 ACRE TRACT AS RECORDED IN VOL. 1034, PG. 687, OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TEXAS
520 ADLER ST., BOERNE, TX 78006

PROJECT NO.: M309	DATE: 01-30-2024
DRAWN BY: KCK	CHECKED BY: KCK
SHEET NO.: 3 OF 3	