

**Field Notes
For A
11.40 Acre Tract of Land**

Being 11.40 acres of land; the same property called 11.409 acres situated in the J. M. McCulloch & Co. Survey No. 184, Abstract No. 730, Kendall County, Texas, recorded in Volume 1101, Page 181, Official Records of Kendall County, Texas; said 11.40 acre tract being more particularly described as follows:

BEGINNING at a point located on the northeast right-of-way line of Old San Antonio Road; said point being the common most westerly corner of the said 11.409 acre tract and of a remaining portion of a 44.376 acre tract recorded in Volume 1668, Page 1, Official Records of Kendall County, Texas; said point also being the most southwesterly corner of the said 11.409 acre tract and of the tract herein described;

Thence The following calls along the said northeast right-of-way line:

N 30°35'00" W, 31.37 feet to an angle point;

N 31°16'00" W, 27.35 feet to an angle point;

N 33°14'00" W, 142.80 feet to an angle point;

N 33°30'00" W, 50.05 feet to an angle point;

N 33°50'00" W, 297.05 feet to a point being the common most southwesterly corner of the said 11.409 acre tract and of a remaining portion of a 23.31 acre tract recorded in Volume 110, Page 579, Official Records of Kendall County, Texas; said point also being the most westerly corner of the said 11.409 acre tract and of the tract herein described;

Thence The following calls along the common line between the said 11.409 acre tract and of the said remaining portion of a 23.31 acre tract:

N 62°56'00" E, 216.10 feet departing the said northeast right-of-way line to an angle point;

S 61°19'00" E, 420.95 feet to an angle point;

N 62°55'00" E, 215.90 feet to an angle point;

S 89°35'00" E, 189.00 feet to an angle point;

N 00°01'00" W, 205.35 feet to a point being the common corner of the said 11.409 acre tract, of the said remaining portion of a 23.31 acre tract, and of a 11.022 acre tract recorded in Volume 1558, Page 522, Official Records of Kendall County, Texas;

Thence S 89°51'00" E, 207.60 feet departing the said common line and continuing along the common line between the said 11.409 acre tract and the said 11.022 acre tract to a point being the common corner of the said 11.409 acre tract, of the said 11.022 acre tract, and of the said remaining portion of a 44.376 acre tract; said point also being the most northeasterly corner of the said 11.409 acre tract and of the tract herein described;

Thence The following calls along the common line between the said 11.409 acre tract and the said remaining portion of a 44.376 acre tract:

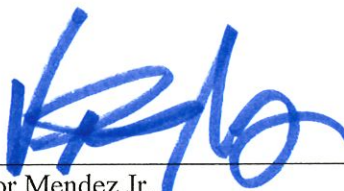
S 00°17'30" E, 657.70 feet departing the common line between the said 11.409 acre tract and the said 11.022 acre tract to an angle point being the most southeasterly corner of the said 11.409 acre tract and of the tract herein described;

N 89°54'30" W, 852.40 feet to the **POINT OF BEGINNING** and containing 11.40 acres of land, more or less.

This Field Note Description is for Annexation Purposes Only.

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. The bearing and distance data described herein reflect those described in the recorded legal documents found for the subject property(s); said data is not intended to represent, nor to imply, that an actual on the ground boundary survey was made.




Victor Mendez Jr.
Registered Professional Land Surveyor No. 6056
TBPLS FIRM #100423-00
June 11, 2019

KENDALL COUNTY
APPRAISAL DISTRICT
PROPERTY ID
NO.: 40207

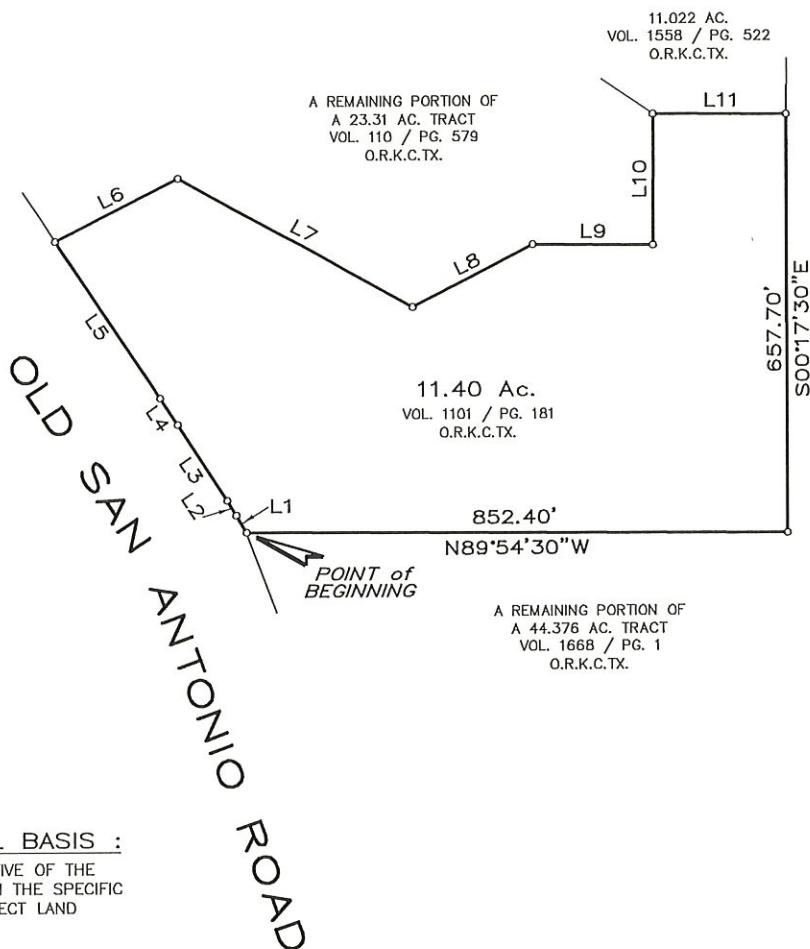
POZNECKI
AMARILLO

TBPLS FIRM REGISTRATION #100423-00
5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.3273



0 300
GRAPHIC SCALE IN FEET

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N30°35'00"W	31.37'
L2	N31°16'00"W	27.35'
L3	N33°14'00"W	142.80'
L4	N33°30'00"W	50.05'
L5	N33°50'00"W	297.05'
L6	N62°56'00"E	216.10'
L7	S61°19'00"E	420.95'
L8	N62°55'00"E	215.90'
L9	S89°35'00"E	189.00'
L10	N00°01'00"W	205.35'
L11	S89°51'00"E	207.60'



DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE REFLECTIVE OF THE BEARING SYSTEM DESCRIBED IN THE SPECIFIC DEED/PLAT RECORDS OF THE SUBJECT LAND REFERENCED HEREIN.

NOTES:

1. "O.R.K.C.TX." - OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
2. "P.R.K.C.TX." - PLAT RECORDS OF KENDALL COUNTY, TEXAS.
3. THIS EXHIBIT IS FOR ANNEXATION PURPOSES ONLY.
4. ADJOINING PROPERTY INFORMATION DESCRIBED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS EXHIBIT WAS PREPARED WITHOUT ANY TITLE ABSTRACT/RESEARCH. EXISTING EASEMENTS, BUILDING SETBACK LINES, DEED RESTRICTIONS, OR OTHER PROPERTY CONSIDERATIONS MAY APPLY.
6. 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. THE BEARING AND DISTANCE DATA DESCRIBED HEREIN REFLECT THOSE DESCRIBED IN THE RECORDED LEGAL DOCUMENTS FOUND FOR THE SUBJECT PROPERTY(S); SAID DATA IS NOT INTENDED TO REPRESENT, NOR TO IMPLY, THAT AN ACTUAL ON THE GROUND BOUNDARY SURVEY WAS MADE.

BEING 11.40 ACRES OF LAND; THE SAME PROPERTY CALLED 11.409 ACRES SITUATED IN THE J. M. McCULLOCH & CO. SURVEY NO. 184, ABSTRACT NO. 730, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1101, PAGE 181, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



THIS 11th DAY OF JUNE 2019, A.D.

VICTOR MENDEZ, JR., R.P.L.S. NO. 6056
SHEET 3 OF 3

Note: Coordinate system is assumed.

North: 3447.1639 East: 6517.4259

Segment #2 : Line

Course: N30°35'00"W Length: 31.37'

North: 3474.1688 East: 6501.4659

Segment #3 : Line

Course: N31°16'00"W Length: 27.35'

North: 3497.5465 East: 6487.2706

Segment #4 : Line

Course: N33°14'00"W Length: 142.80'

North: 3616.9910 East: 6409.0091

Segment #5 : Line

Course: N33°30'00"W Length: 50.05'

North: 3658.7270 East: 6381.3847

Segment #6 : Line

Course: N33°50'00"W Length: 297.05'

North: 3905.4747 East: 6215.9935

Segment #7 : Line

Course: N62°56'00"E Length: 216.10'

North: 4003.8060 East: 6408.4257

Segment #8 : Line

Course: S61°19'00"E Length: 420.95'

North: 3801.7634 East: 6777.7192

Segment #9 : Line

Course: N62°55'00"E Length: 215.90'

North: 3900.0596 East: 6969.9447

Segment #10 : Line

Course: S89°35'00"E Length: 189.00'

North: 3898.6852 East: 7158.9397

Segment #11 : Line

Course: N00°01'00"W Length: 205.35'

North: 4104.0352 East: 7158.8800

Segment #12 : Line

Course: S89°51'00"E Length: 207.60'

North: 4103.4917 East: 7366.4793

Segment #13 : Line

Course: S00°17'30"E Length: 657.70'

North: 3445.8002 East: 7369.8273

Segment #1 : Line

Course: N89°54'30"W Length: 852.40'

North: 3447.1639 East: 6517.4259

Perimeter: 3513.62' Area: 496,897 Sq. Ft. 11.40 Ac.