

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

Being 33.26 acres of land; a remaining portion of a called 44.376 acre tract situated in the J. M. McCulloch & Co. Survey No. 184, Abstract No. 730, Kendall County, Texas, recorded in Volume 1668, Page 1, Official Records of Kendall County, Texas; said 33.26 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 southwesterly corner of the said remaining portion of a called 44.376 acre tract and of a 0.058 acre tract recorded in Volume 631, Page 625, Official Records of Kendall County, Texas; said point also being the most southerly corner of the said remaining portion of a called 44.376 acre tract and of the tract herein described;

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

N 20°55'02" W, 215.57 feet to an angle point;

N 20°27'05" W, 624.29 feet to a point being the common most westerly corner of the said remaining portion of a called 44.376 acre tract and of a 11.409 acre tract recorded in Volume 1101, Page 181, Official Records of Kendall County, Texas; said point also being the most westerly corner of the said called 44.376 acre tract and of the tract herein described;

Thence S 89°41'05" E, 853.29 feet departing the said northeast right-of-way line, along the common south line between the said remaining portion of a called 44.376 acre tract and the said 11.409 acre tract to a point for an interior corner of the said remaining portion of a called 44.376 acre tract and of the tract herein described; said point also being the southeast corner of the said 11.409 acre tract;

Thence N 00°04'50" W, 658.23 feet along the common line between the said remaining portion of a called 44.376 acre tract and the said 11.409 acre tract to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 11.409 acre tract, and of a 11.022 acre tract recorded in Volume 1558, Page 522, Official Records of Kendall County, Texas; said point also being the angle point of the called 44.376 acre tract and of the tract herein described;

Thence N 00°48'00" E, 62.69 feet with the common line between the said remaining portion of a called 44.376 acre tract and of the said 11.022 acre tract to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 11.022 acre tract, and of a remaining portion of a 41.264 acre tract recorded in Volume 113, Page 9, Deed Records of Kendall County, Texas; said point also being the most northwesterly corner of the said remaining portion of a called 44.376 acre tract and of the tract herein described;

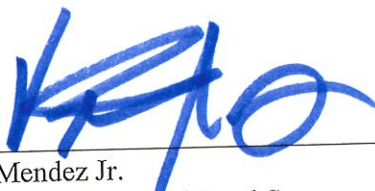
- Thence N 85°33'48" E, 647.14 feet with the common line between the said called 44.376 acre tract and the said remaining portion of a 41.264 acre tract to an angle point;
- Thence N 39°30'44" E, 144.35 feet partially continuing along the said common line and partially along the common line between the said remaining portion of a called 44.376 acre tract and a 1.0863 acre tract recorded in Volume 1364, Page 247, Official Records of Kendall County, Texas to an angle point;
- Thence S 77°48'09" E, 156.57 feet continuing along the said common line to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 1.0863 acre tract, and of a 0.3945 acre tract recorded in Volume 1364, Page 252, Official Records of Kendall County, Texas;
- Thence The following calls along the common line between the said called 44.376 acre tract and the said 0.3945 acre tract:
- S 12°37'13" W, 30.04 feet to an angle point;
- S 78°21'23" E, 144.48 feet to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 0.3945 acre tract, and of a 500.0 acre tract recorded in Volume 1135, Page 273, Official Records of Kendall County, Texas;
- Thence S 15°57'30" W, 992.58 feet along the common line of the said remaining portion of a said 44.326 acre tract and said 500.0 acre tract to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 500.0 acre tract, and of a 39.676 acre tract recorded in Volume 1585, Page 68, Official Records of Kendall County, Texas;
- Thence The following calls along the common line between the said remaining portion of a called 44.376 acre tract and the said 39.676 acre tract:
- S 64°54'29" W, 367.57 feet to an angle point;
- S 64°36'39" W, 422.27 feet to an angle point;
- S 64°43'39" W, 608.75 feet to a point being the common corner of the said remaining portion of a called 44.376 acre tract, of the said 39.676 acre tract, and of the said 0.058 acre tract;

Thence S 64°43'28" W, 50.21 feet along the common line between the said remaining portion of a called 44.376 acre tract and the said 0.058 acre tract to the **POINT OF BEGINNING** and containing 33.26 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.: 38829

POZNECKI
INC
AMARILLO

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



OLD SAN ANTONIO ROAD

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N20°55'02"W	215.57'
L2	N00°48'00"E	62.69'
L3	N39°30'44"E	144.35'
L4	S77°48'09"E	156.57'
L5	S12°37'13"W	30.04'
L6	S78°21'23"E	144.48'
L7	S64°43'28"W	50.21'

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE REFLECTIVE OF THE 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 33.26 ACRES OF LAND; A REMAINING PORTION OF A CALLED 44.376 ACRE TRACT SITUATED IN THE J. M. McCULLOCH & CO. SURVEY NO. 184, ABSTRACT NO. 730, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1668, PAGE 1, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

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

VICTOR MENDEZ, JR., R.P.L.S. NO. 6056
SHEET 4 OF 4

JOB NO.: 19045

Note: Coordinate system is assumed.

North: 474.1299 East: 4061.8370

Segment #1 : Line

Course: N20°55'02"W Length: 215.57'

North: 675.4932 East: 3984.8744

Segment #2 : Line

Course: N20°27'05"W Length: 624.29'

North: 1260.4336 East: 3766.7397

Segment #3 : Line

Course: S89°41'50"E Length: 853.29'

North: 1255.9236 East: 4620.0193

Segment #4 : Line

Course: N00°04'50"W Length: 658.23'

North: 1914.1564 East: 4619.0945

Segment #5 : Line

Course: N00°48'00"E Length: 62.69'

North: 1976.8403 East: 4619.9698

Segment #6 : Line

Course: N85°33'48"E Length: 647.14'

North: 2026.9012 East: 5265.1706

Segment #7 : Line

Course: N39°30'44"E Length: 144.35'

North: 2138.2656 East: 5357.0122

Segment #8 : Line

Course: S77°48'09"E Length: 156.57'

North: 2105.1851 East: 5510.0477

Segment #9 : Line

Course: S12°37'13"W Length: 30.04'

North: 2075.8709 East: 5503.4843

Segment #10 : Line

Course: S78°21'23"E Length: 144.48'

North: 2046.7118 East: 5644.9895

Segment #11 : Line

Course: S15°57'30"W Length: 992.58'

North: 1092.3886 East: 5372.0926

Segment #12 : Line

Course: S64°54'29"W Length: 367.57'

North: 936.5124 East: 5039.2108

Segment #13 : Line

Course: S64°36'39"W Length: 422.27'

North: 755.4581 East: 4657.7252

Segment #14 : Line

Course: S64°43'39"W Length: 608.75'

North: 495.5682 East: 4107.2401

Segment #15 : Line

Course: S64°43'28"W Length: 50.21'

North: 474.1299 East: 4061.8370

Perimeter: 5978.03' Area: 1,448,870 Sq. Ft. 33.26 Ac.