

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

Being 10.94 acres of land situated in the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, recorded in Volume 1112, Page 482, Official Records of Kendall County, Texas; said 10.94 acre tract being more particularly described as follows:

**BEGINNING** at a point located on the southwest right-of-way line of IH-10; said point being the common most easterly corner of the said 10.94 acre tract and of a 1.481 acre tract recorded in Volume 346, Page 485, Official Records of Kendall County, Texas;

Thence            S 51°24'00" E, 91.95 feet along the said southwest right-of-way line to a point being the common most northerly corner of the said 10.94 acre tract and of a 1.034 acre tract recorded in Volume 1112, Page 482, Official Records of Kendall County, Texas;

Thence            The following calls alone the common line between the said 10.94 acre tract and the said 1.034 acre tract:

S 00°54'00" W, 274.66 feet departing the said southwest right-of-way line to a point for an interior corner of the said 10.94 acre tract and of the tract herein described;

S 89°09'00" E, 261.89 feet to a point being a common corner of the said 10.94 acre tract, of the said 1.034 acre tract, and of a 34.24 acre tract recorded in Volume 695, Page 710, Official Records of Kendall County, Texas; said point being the common most easterly corner of the said 10.94 acre tract and of the said 1.034 acre tract;

Thence            The following calls alone the common line between the said 10.94 acre tract and the said 34.24 acre tract:

S 01°51'00" W, 283.90 feet departing the common line between the said 10.94 acre tract and the said 1.034 acre tract to a point being the southeast corner of the said 10.94 acre tract and of the tract herein described;

N 89°59'43" W, 924.91 feet partially along the said common line and partially along the common line between the said 10.94 acre tract and a 7.163 acre tract recorded in Volume 1479, Page 827, Official Records of Kendall County, Texas to a point being the common corner of the said 10.94 acre tract, of the said 7.163 acre tract, and of a 3.101 acre tract recorded in Volume 1557, Page 317, Official Records of Kendall County, Texas; said point also being the southwest corner of the said 10.94 acre tract and of the tract herein described;

Thence N 03°50'00" E, 623.57 feet departing the common line between the said 10.94 acre tract and the said 7.163 acre tract and partially along the common line between the said 10.94 acre tract, along the said 3.101 acre tract, along a 0.435 acre tract recorded in Volume 1526, Page 794, Official Records of Kendall County, Texas, and along a 1.19 acre tract recorded in Volume 1526, Page 794, Official Records of Kendall County, Texas to a point being the common corner of the said 10.94 acre tract, of the said 1.19 acre tract, and of a 2.004 acre tract recorded in Volume 1507, Page 821, Official Records of Kendall County, Texas; said point also being the northwest corner of the said 10.94 acre tract and of the tract herein described;

Thence S 89°44'00" E, 562.99 feet departing the said common line and partially along the common line between the said 10.94 acre tract, along the said 2.004 care tract , and along the said 1.481 acre tract to the **POINT OF BEGINNING** and containing 10.94 acres of land, more or less.

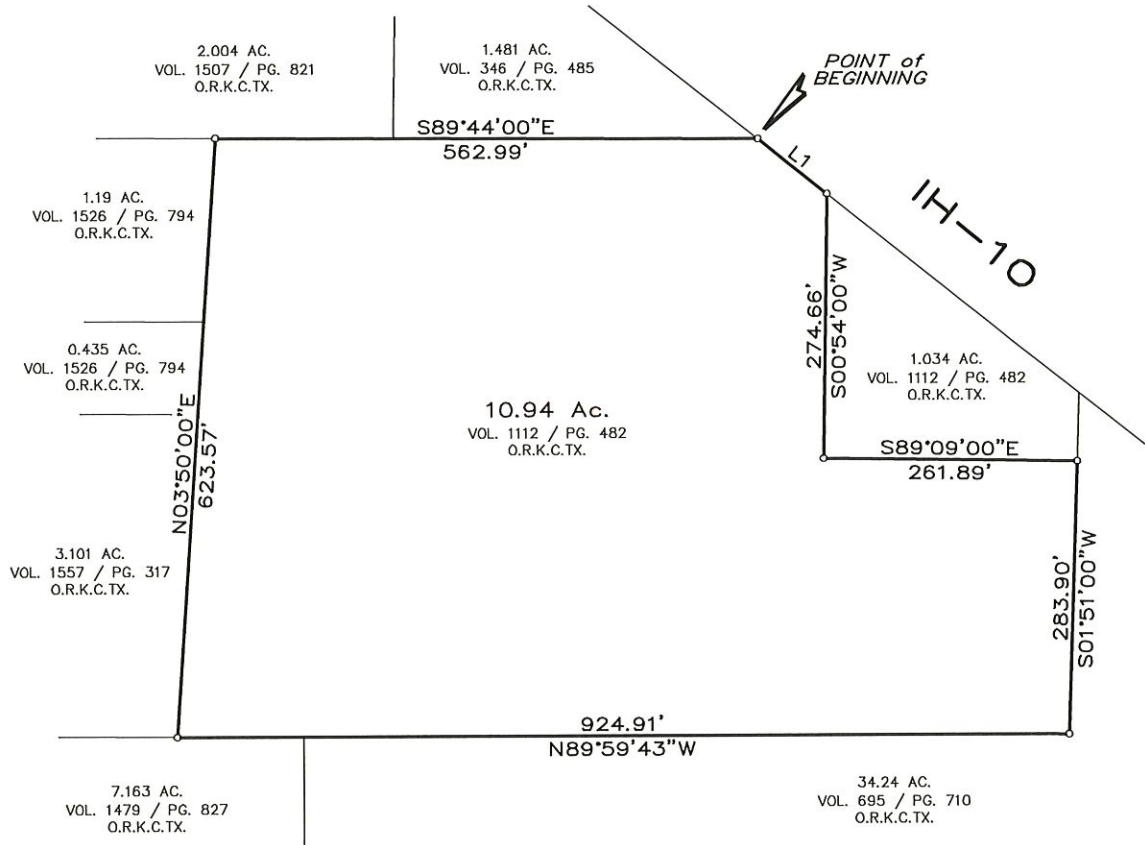
**This Field Note Description is for Annexation Purposes Only.**

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.



A handwritten signature in blue ink, appearing to read "V. Mendez", written over a horizontal line.

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



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S51°24'00"E	91.95'

**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 10.94 ACRES OF LAND SITUATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1112, PAGE 482, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



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

*[Signature]*  
VICTOR MENDEZ, JR., R.P.L.S. NO. 6056  
SHEET 3 OF 3



Coordinate system is assumed.

North: 2280.1146 East: 2466.7456

Segment #1 : Line

Course: S51°24'00"E Length: 91.95'

North: 2222.7489 East: 2538.6064

Segment #2 : Line

Course: S00°54'00"W Length: 274.66'

North: 1948.1228 East: 2534.2922

Segment #3 : Line

Course: S89°09'00"E Length: 261.89'

North: 1944.2377 East: 2796.1534

Segment #4 : Line

Course: S01°51'00"W Length: 283.90'

North: 1660.4857 East: 2786.9883

Segment #5 : Line

Course: N89°59'43"W Length: 924.91'

North: 1660.5600 East: 1862.0733

Segment #6 : Line

Course: N03°50'00"E Length: 623.57'

North: 2282.7349 East: 1903.7617

Segment #7 : Line

Course: S89°44'00"E Length: 562.99'

North: 2280.1146 East: 2466.7456

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Perimeter: 3023.87' Area: 476,661 Sq. Ft. 10.94 Ac.