

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

Being 1.48 acres of land situated in the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, recorded in Volume 346, Page 485, Official Records of Kendall County, Texas; said 1.48 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 1.48 acre tract and of a 10.941 acre tract recorded in Volume 1112, Page 482, Official Records of Kendall County, Texas; said point also being the most easterly corner of the said 1.48 acre tract and of the tract herein described;

Thence            N 89°30'51" W, 400.22 feet departing the said southwest right-of-way line and along the common line between the said 1.48 acre tract and the said 10.941 acre tract to a point being the common corner of the said 1.48 acre tract, of the said 10.941 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 southwest corner of the said 1.48 acre tract and of the tract herein described;

Thence            N 00°16'51" W, 322.36 feet departing the common line between the said 1.48 acre tract and the said 10.941 acre tract and along the common line between the said 1.48 acre tract and the said 2.004 acre tract to a point located on the southwest right-of-way line of IH-10; said point being the most common northerly corner of the said 1.48 acre tract, of the said 2.004 acre tract, and of the tract herein described;

Thence            S 50°58'00" E, 517.25 feet departing the said common line and along the said southwest right-of-way line to the **POINT OF BEGINNING** and containing 1.48 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.



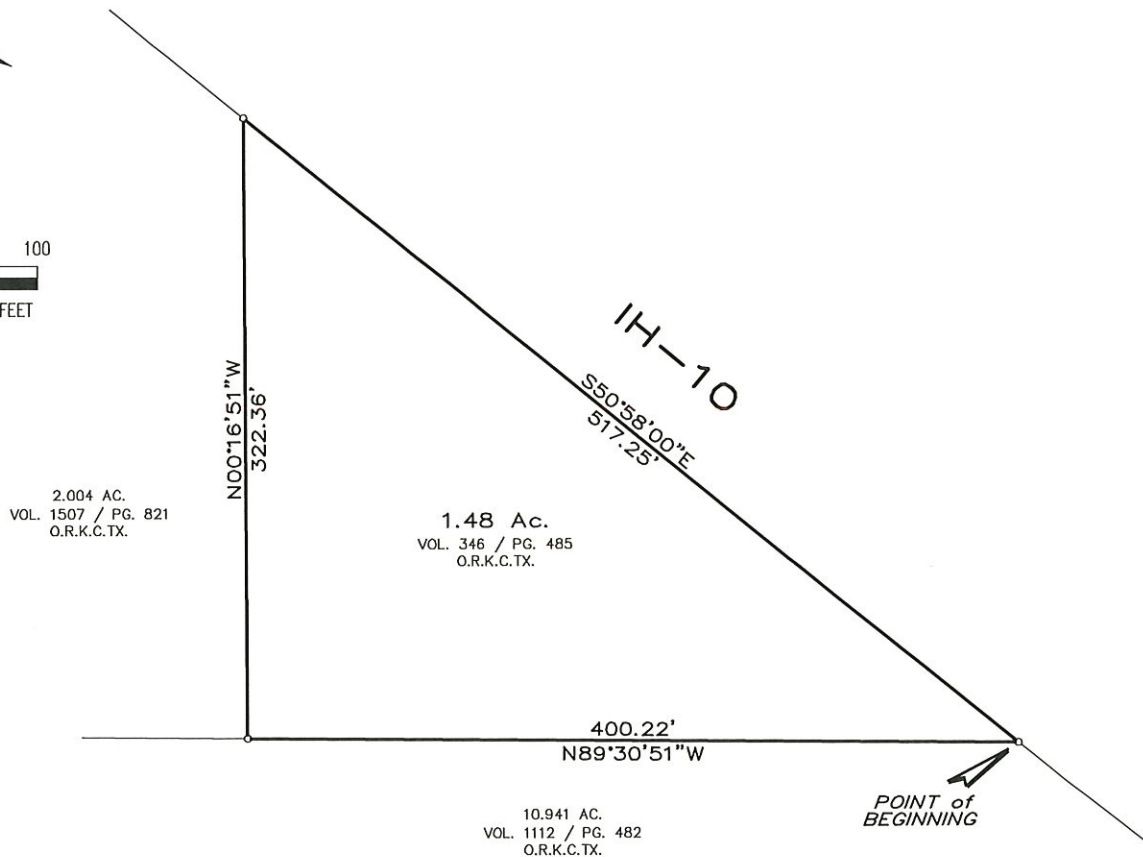
A handwritten signature in blue ink, appearing to read "V. Mendez", written over a horizontal line.

Victor Mendez, Jr.

Registered Professional Land Surveyor No. 6056

TBPLS FIRM #100423-00

June 11, 2019



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 1.48 ACRES OF LAND SITUATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 346, PAGE 485, 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

ID 15859 HILL COUNTRY CLASSICS INC.txt

Note: Coordinate system is assumed.

North: 2861.5730 East: 2644.3975

Segment #1 : Line

Course: N89°30'51"W Length: 400.22'

North: 2864.9666 East: 2244.1883

Segment #2 : Line

Course: N00°16'51"W Length: 322.36'

North: 3187.3227 East: 2242.6082

Segment #3 : Line

Course: S50°58'00"E Length: 517.25'

North: 2861.5730 East: 2644.3975

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Perimeter: 1239.83' Area: 64,502 Sq. Ft. 1.48 Ac.