

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

Being 2.00 acres of land situated in the M. I. Leal Survey No. 180, Abstract No. 298, Kendall County, Texas, recorded in Volume 1485, Page 1035, Official Records of Kendall County, Texas; said 2.00 acre tract being more particularly described as follows:

BEGINNING at a point situated on the easterly right-of-way line of Sharon Drive East; said point being the common most westerly corner of the said 2.00 acre tract and of a 2.001 acre tract recorded in Volume 1318, Page 721, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

Thence N 00°34'34" E, 167.22 feet along the said easterly right-of-way line to a point being the common most westerly corner of the said 2.00 acre tract and of a 2.503 acre tract recorded in Volume 754, Page 839, Official Records of Kendall County, Texas; said point also being the northwest corner of the tract herein described;

Thence S 89°16'00" E, 522.32 feet departing the said easterly right-of-way line and along the common line between the said 2.00 acre tract and the said 2.503 acre tract to a point being the common corner of the said 2.00 acre tract, of the said 2.503 acre tract, and of the west boundary line of The Woods Of Boerne Unit 5 Subdivision, Kendall County, Texas, recorded in Volume 8, Page 351, Plat Records of Kendall County, Texas; said point also being the northeast corner of the tract herein described;

Thence S 00°53'39" W, 167.54 feet departing the said common line and along the common line between the said 2.00 acre tract and the said west boundary line to a point being the common corner of the said 2.00 acre tract, of the said west boundary line, and of the said 2.001 acre tract; said point also being the southeast corner of the tract herein described;

Thence N 89°13'53" W, 521.39 feet departing the said common line and along the common line between the said 2.00 acre tract and the said 2.001 acre tract to the **POINT OF BEGINNING** and containing 2.00 acres of land, more or less.

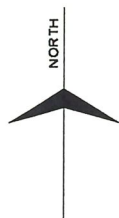
This Field Note Description is for Annexation Purposes Only.

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 "Victor Mendez, Jr.", written over a horizontal line.

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



SHARON DRIVE EAST

N00°34'34"E
167.22'

POINT of
BEGINNING

2.503 AC.
VOL. 754/ PG. 839
O.R.K.C.TX.

S89°16'00"E
522.32'

2.00 AC.
VOL. 1485/ PG. 1035
O.R.K.C.TX.

521.39'
N89°13'53"W

2.001 AC.
VOL. 1318/ PG. 721
O.R.K.C.TX.

167.54'

S00°53'39"W
THE WOODS OF BOERNE UNIT 5
SUBDIVISION

VOL. 8/ PG. 351
P.R.K.C.TX.

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 2.00 ACRES OF LAND SITUATED IN THE M. I. LEAL
SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY,
TEXAS, RECORDED IN VOLUME 1485, PAGE 1035, OFFICIAL
RECORDS OF KENDALL COUNTY, TEXAS.



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

VICTOR MENDEZ, JR., R.P.L.S. NO. 6056

ID 21881 BRANDON NANCE AND JUDY M. NANCE.txt

Note: Coordinate system is assumed.

North: 10232.5197 East: 21001.9425

Segment #1 : Line

Course: N00°34'34"E Length: 167.22'

North: 10399.7302 East: 21003.6239

Segment #2 : Line

Course: S89°16'00"E Length: 522.32'

North: 10393.0452 East: 21525.9011

Segment #3 : Line

Course: S00°53'39"W Length: 167.54'

North: 10225.5256 East: 21523.2865

Segment #4 : Line

Course: N89°13'53"W Length: 521.39'

North: 10232.5197 East: 21001.9425

Perimeter: 1378.47' Area: 87,348 Sq. Ft. 2.00 Ac.