

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

Being 2.45 acres of land situated in the M. I. Leal Survey No. 180, Abstract No. 298, Kendall County, Texas, recorded in Volume 1514, Page 780, Official Records of Kendall County, Texas; said 2.45 acre tract being more particularly described as follows:

**BEGINNING** at a point located on the easterly right-of-way line of Sharon Drive West; said point being the common most westerly corner of the said 2.45 acre tract and of a 1.241 acre tract recorded in Volume 361, Page 417, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

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

N 08°24'07" E, 102.10 feet to an angle point;

N 00°05'42" E, 144.41 feet to a point being the common most westerly corner of the said 2.45 acre tract and of a 2.500 acre tract recorded in Volume 1582, Page 383, Official Records of Kendall County, Texas; said point also being the northwest corner of the tract herein described;

Thence           S 89°20'19" E, 432.44 feet departing the said easterly right-of-way line and along the common line between the said 2.45 acre tract and the said 2.500 acre tract to a point being the common corner of the said 2.45 acre tract, of the said 2.500 acre tract, and of a 2.50 acre tract recorded in Volume 148, Page 639, Deed Records of Kendall County, Texas; said point also being the northeast corner of the tract herein described;

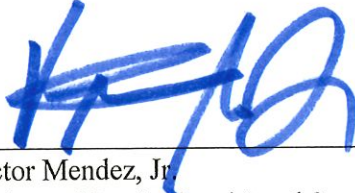
Thence           S 00°41'29" W, 245.97 feet departing the said common line and partially along the common line between the said 2.45 acre tract, along the said 2.50 acre tract, and along a 1.00 acre tract recorded in Volume 1578, Page 781, Official Records of Kendall County, Texas to a point being the common corner of the said 2.45 acre tract, of the said 1.00 acre tract, of a 1.461 acre tract recorded in Volume 839, Page 97, Official Records of Kendall County, Texas, and of the said 1.241 acre tract; said point also being the southeast corner of the tract herein described;

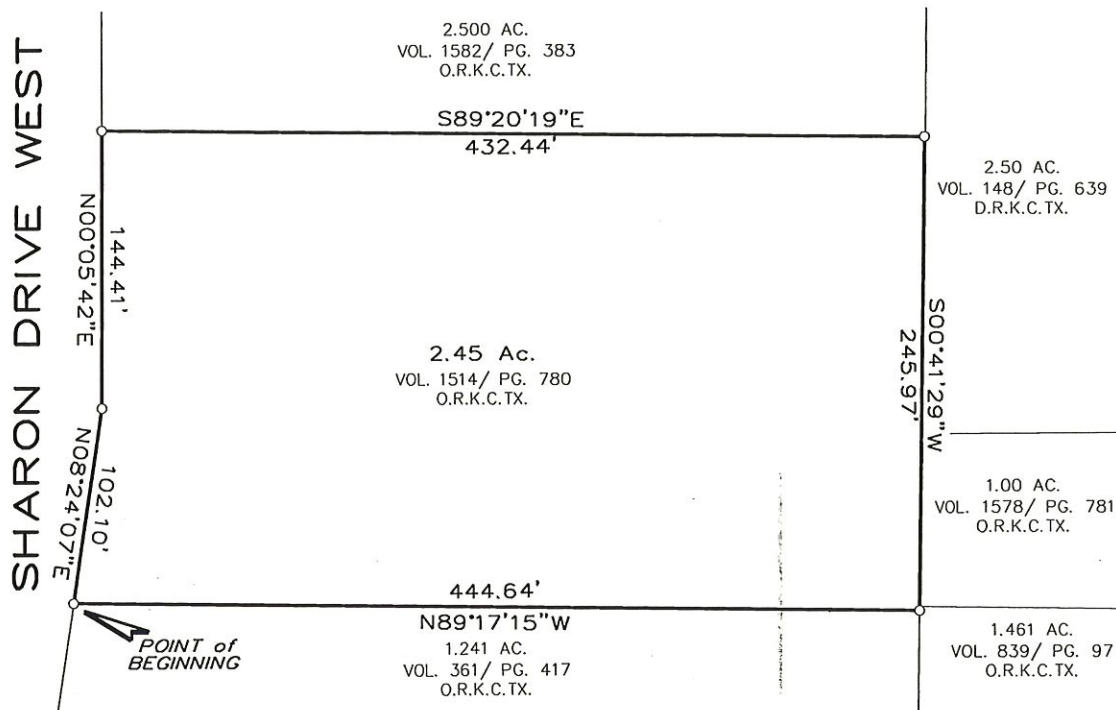
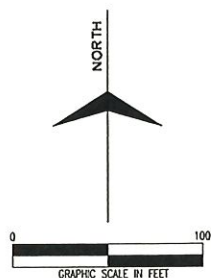
Thence           N 89°17'15" W, 444.64 feet departing the said common line and along the common line between the said 2.45 acre tract and the said 1.241 acre tract to the **POINT OF BEGINNING** and containing 2.45 acres of land, more or less.

**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.**



  
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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 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 2.45 ACRES OF LAND SITUATED IN THE M. I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1514, PAGE 780, 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: 10017.6436 East: 20063.4769

Segment #1 : Line

Course: N08°24'07"E Length: 102.10'

North: 10118.6478 East: 20078.3954

Segment #2 : Line

Course: N00°05'42"E Length: 144.41'

North: 10263.0576 East: 20078.6349

Segment #3 : Line

Course: S89°20'19"E Length: 432.44'

North: 10258.0659 East: 20511.0461

Segment #4 : Line

Course: S00°41'29"W Length: 245.97'

North: 10012.1138 East: 20508.0780

Segment #5 : Line

Course: N89°17'15"W Length: 444.64'

North: 10017.6436 East: 20063.4769

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Perimeter: 1369.56' Area: 106,716 Sq. Ft. 2.45Ac.