

Field Notes
For A
2.69 Acre Tract of Land

Being 2.69 acres of land situated in the M. I. Leal Survey No. 180, Abstract No. 298, Kendall County, Texas, recorded in Volume 334, Page 125, Official Records of Kendall County, Texas; said 2.69 acre tract being more particularly described as follows:

BEGINNING at a point located on the east right-of-way line of Sharon Drive West; said point being the common most westerly corner of the said 2.69 acre tract and of a 2.494 acre tract recorded in Volume 1610, Page 1054, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

Thence N 00°42'00" E, 250.00 feet along the said east right-of-way line to a point being the common most westerly corner of the said 2.69 acre tract and of a 2.70 acre tract recorded in Volume 123, Page 173, Official Records of Kendall County, Texas; said point also being the northwest corner of the tract herein described;

Thence S 89°18'00" E, 470.20 feet departing the said east right-of-way line and along the common line between the said 2.69 acre tract and the said 2.70 acre tract to a point being the common corner of the said 2.69 acre tract, of the said 2.70 acre tract, of a 2.276 acre tract recorded in Volume 1225, Page 893, Official Records of Kendall County, Texas, and of a 2.670 acre tract recorded in Volume 1225, Page 897, Official Records of Kendall County, Texas; said point also being the northeast corner of the tract herein described;

Thence S 00°42'00" W, 250.00 feet departing the said common line and along the common line between the said 2.69 acre tract and along the said 2.670 acre tract to a point being the common corner of the said 2.69 acre tract, of the said 2.670 acre tract, of a 2.500 acre tract recorded in Volume 1225, Page 901, Official Records of Kendall County, Texas, and of the said 2.494 acre tract; said point also being the southeast corner of the tract herein described;

Thence N 89°18'00" W, 470.20 feet departing the said common line and along the common line between the said 2.69 acre tract and the said 2.494 acre tract to the **POINT OF BEGINNING** and containing 2.69 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.



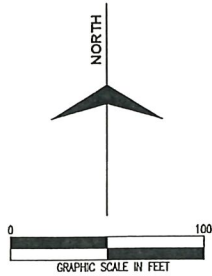
A handwritten signature in blue ink, appearing to read "VRA", written over a horizontal line.

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

KENDALL COUNTY
APPRAISAL DISTRICT
PROPERTY ID
NO.: 21905

POZNECKI
AMARILLO

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



SHARON DRIVE WEST

N00°42'00"E

250.00'

2.70 AC.
VOL. 123/ PG. 173
O.R.K.C.TX.

S89°18'00"E
470.20'

2.276 AC.
VOL. 1225/ PG. 893
O.R.K.C.TX.

2.69 AC.
VOL. 334/ PG. 125
O.R.K.C.TX.

S00°42'00"W
250.00'

2.670 AC.
VOL. 1225/ PG. 897
O.R.K.C.TX.

470.20'
N89°18'00"W
2.494 AC.
VOL. 1610/ PG. 1054
O.R.K.C.TX.

2.500 AC.
VOL. 1225/ PG. 901
O.R.K.C.TX.

POINT of
BEGINNING

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 2.69 ACRES OF LAND SITUATED IN THE M. I. LEAL
SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY,
TEXAS, RECORDED IN VOLUME 334, PAGE 125, 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

JOB NO.: 19045

ID 21905 JOSEPH BICKNELL AND MARILYN S. BICKNELL.txt

Note: Coordinate system is assumed.

North: 11218.7618 East: 20052.0493

Segment #1 : Line

Course: N00°42'00"E Length: 250.00'

North: 11468.7431 East: 20055.1036

Segment #2 : Line

Course: S89°18'00"E Length: 470.20'

North: 11462.9987 East: 20525.2685

Segment #3 : Line

Course: S00°42'00"W Length: 250.00'

North: 11213.0173 East: 20522.2142

Segment #4 : Line

Course: N89°18'00"W Length: 470.20'

North: 11218.7618 East: 20052.0493

Perimeter: 1440.40' Area: 117,550 Sq. Ft. 2.69 Ac.