

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

Being 2.17 acres of land situated in the M. I. Leal Survey No. 180, Abstract No. 298, Kendall County, Texas, recorded in Volume 1002, Page 908, Official Records of Kendall County, Texas; said 2.17 acre tract being more particularly described as follows:

BEGINNING at a point located on the west right-of-way line of Sharon Drive West; said point being the common east corner of the said 2.17 acre tract and of a 1.249 acre tract recorded in Volume 529, Page 235, Official Records of Kendall County, Texas of the Esser Addition, Unit 2, recorded in Volume 2, Page 387, Plat Records of Kendall County, Texas; said point also being the northeast corner of the tract herein described;

Thence S 00°42'00" W, 240.00 feet along the said west right-of-way line to a point being the common east corner of the said 2.17 acre tract and of a 2.498 acre tract recorded in Volume 863, Page 846, Official Records of Kendall County Texas; said point being the southeast corner of the tract herein described;

Thence N 89°18'00" W, 393.90 feet departing the said west right-of-way line and along the common line between the said 2.17 acre tract and the said 2.498 acre tract to a point being the common corner of the said 2.17 acre tract, of the said 2.498 acre tract, of a 1.327 acre tract recorded in Volume 1523, Page 28, Official Records of Kendall County, Texas of the Schleyer Addition recorded in Volume 2, Page 241, Plat Records of Kendall County, Texas, and of a 1.425 acre tract recorded in Volume 634, Page 1114, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

Thence N 00°42'00" E, 240.00 feet departing the said common line and partially along the common line between the said 2.17 acre tract, along the said 1.425 acre tract, and along a 1.00 acre tract recorded in Volume 1062, Page 584, Official Records of Kendall County, Texas to a point being the common most westerly corner of the said 2.17 acre tract and said 1.249 acre tract; said point also being the northwest corner of the tract herein described;

Thence S 89°18'00" E, 393.90 feet departing the said common line and along the common line between said 2.17 acre tract and said 1.249 acre tract to the **POINT OF BEGINNING** and containing 2.17 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.



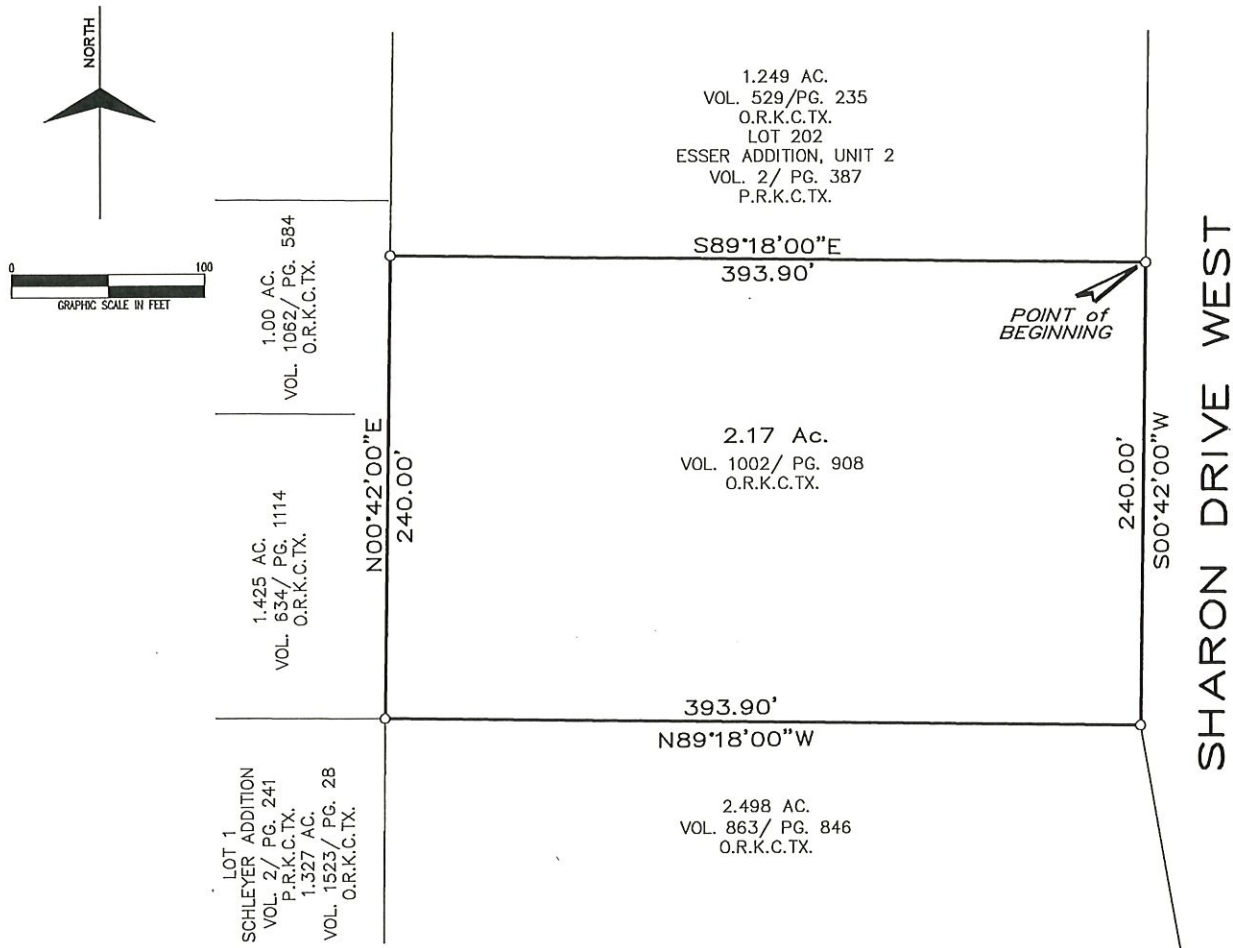
A handwritten signature in blue ink, appearing to read "Victor Mendez, Jr.", written over a horizontal line.

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

KENDALL COUNTY
APPRAISAL DISTRICT
PROPERTY ID
NO.: 21858

POZNECKI
AMARILLO

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



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 2.17 ACRES OF LAND SITUATED IN THE M. I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1002, PAGE 908, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



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

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

ID 21858 MILBURN DEARING AND LAVERNE DEARING.txt

Note: Coordinate system is assumed.

North: 11020.7142 East: 19986.8361

Segment #1 : Line

Course: S00°42'00"W Length: 240.00'

North: 10780.7321 East: 19983.9040

Segment #2 : Line

Course: N89°18'00"W Length: 393.90'

North: 10785.5444 East: 19590.0334

Segment #3 : Line

Course: N00°42'00"E Length: 240.00'

North: 11025.5265 East: 19592.9655

Segment #4 : Line

Course: S89°18'00"E Length: 393.90'

North: 11020.7142 East: 19986.8361

Perimeter: 1267.80' Area: 94,536 Sq. Ft. 2.17 Ac.