

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

Being 2.37 acres of land situated in the J. Small Survey No. 183, Abstract No. 441, Kendall County, Texas, recorded in Volume 1122, Page 842, Official Records of Kendall County, Texas; said 2.37 acre tract being more particularly described as follows:

**BEGINNING** at a point on the southwest right-of-way line of Herff Road; said point being the common most northeasterly corner of said 2.37 acre tract and of a 4.37 acre tract recorded in Volume 1343, Page 189, Official Records of Kendall County, Texas; said point also being the most easterly corner of said 2.37 acre tract and of the tract herein described;

Thence            The following calls along the common line between said 2.37 acre tract and said 4.37 acre tract:

S 58°22'04" W, 169.05 feet departing said southwest right-of-way line to an angle point;

S 76°28'31" W, 18.17 feet to an angle point;

S 09°54'52" E, 117.96 feet to an angle point;

S 60°56'10" W, 224.91 feet to a point being the common corner of said 2.37 acre tract, and of said 4.37 acre tract, and in the northeast line of a 1.899 acre tract recorded in Volume 1530, Page 1108, Official Records of Kendall County, Texas; said point also being the most southerly corner of said 2.37 acre tract and of the tract herein described;

Thence            The following calls along the common line between said 2.37 acre tract and said 1.899 acre tract:

N 27°50'26" W, 248.30 feet to an angle point;

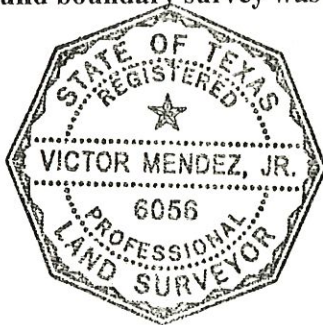
N 35°54'48" W, 17.19 feet to a point being the common corner of said 2.37 acre tract, of said 1.899 acre tract, of a 5.79 acre tract recorded in Volume 1063, Page 402, Official Records of Kendall County, Texas, and of a 2.962 acre tract recorded in Volume 1671, Page 525, Official Records of Kendall County, Texas; said point also being the most westerly corner of said 2.37 acre tract and of the tract herein described;

Thence N 57°09'29" E, 457.43 feet along the common line between said 2.37 acre tract and said 2.962 acre tract to a point on the southwest right-of-way line of Herff Road; said point being the common most northeasterly corner of said 2.37 acre tract and of said 2.962 acre tract and also being the most northerly corner of said 2.37 acre tract and of the tract herein described;

Thence S 26°00'10" E, 181.57 feet along said southwest right-of-way line to the **POINT OF BEGINNING** and containing 2.37 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.



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

KENDALL COUNTY  
APPRAISAL DISTRICT  
PROPERTY ID  
NO.: 15868  
NO.: 34998

**POZNECKI**  
**AMARILLO**

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



0 100  
GRAPHIC SCALE IN FEET

2.962 AC.  
VOL. 1671 / PG. 525  
O.R.K.C.TX.

5.79 AC.  
VOL. 1063 / PG. 402  
O.R.K.C.TX.

17.19'  
N35°54'48"W

1.899 AC.  
VOL. 1530 / PG. 1108  
O.R.K.C.TX.

N57°09'29"E  
457.43'

PROPERTY ID  
NO. 15868

2.37 Ac.  
CALLED 2.37 AC. TRACT  
VOL. 1122 / PG. 842  
O.R.K.C.TX.

169.05'  
S58°22'04"W

18.17'  
S76°28'31"W

S09°54'52"E  
117.96'

PROPERTY ID  
NO. 34998

224.91'  
S60°56'10"W

4.37 AC.  
VOL. 1343 / PG. 189  
O.R.K.C.TX.

HERFF ROAD  
S26°00'10"E  
181.57'

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 2.37 ACRES OF LAND; SITUATED IN THE J. SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1122, PAGE 842, 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

JOB NO.: 19045



ID15868 & 34998 GD FENSTEMAKER INVESTMENTS LLC.txt

Coordinate system is assumed.

North: -8182.9890 East: 8826.4508

Segment #1 : Line

Course: S58°22'04"W Length: 169.05'

North: -8271.6498 East: 8682.5162

Segment #2 : Line

Course: S76°28'31"W Length: 18.17'

North: -8275.8991 East: 8664.8500

Segment #3 : Line

Course: S09°54'52"E Length: 117.96'

North: -8392.0975 East: 8685.1601

Segment #4 : Line

Course: S60°56'10"W Length: 224.91'

North: -8501.3556 East: 8488.5711

Segment #5 : Line

Course: N27°50'26"W Length: 248.30'

North: -8281.7961 East: 8372.6119

Segment #6 : Line

Course: N35°54'48"W Length: 17.19'

North: -8267.8738 East: 8362.5289

Segment #7 : Line

Course: N57°09'29"E Length: 457.43'

North: -8019.7988 East: 8746.8478

Segment #8 : Line

Course: S26°00'10"E Length: 181.57'

North: -8182.9890 East: 8826.4508

Perimeter: 1434.58' Area: 103,421 Sq. Ft. 2.37 Ac.