

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

Being 25.11 acres of land situated in the Maria Ignacio Leal Survey No. 180, Abstract No. 298, Kendall County, Texas, recorded in Volume 1570, Pages 734, Official Records of Kendall County, Texas (O.R.K.C.TX); said 25.11 acre tract of land being more particularly described as follows:

BEGINNING at a point for the easterly common corner of the said 25.11 acre tract and a 17.00 acre tract recorded in Volume 1050, Page 371, O.R.K.C.TX, and on the east line of a 42.331 acre tract recorded in Volume 1607, Page 981, O.R.K.C.TX, said point being the southeast corner of the tract herein described;

Thence	N 89°30'39" W, 799.63 feet along the common line of said 25.11 acre tract and said 17.00 acre to a point at the common corner of said 17.00 acre tract, Champion Heights Unit 3 Subdivision, Volume 9, Page 61, Plat Records of Kendall County , Texas, and Bentwood Unit 7 Subdivision, Volume 3, Page 341, Plat Records of Kendal County , Texas, for the southwest corner of the tract herein described;
Thence	N 00°40'25" E, 1131.98 feet along the common line of the said 25.11 acre tract and the said Bentwood Unit 7, to an angle point;
Thence	N 00°40'22" E, 135.60 feet, to a point, in a cul-de-sac right-of-way of Bentwood Drive; said point being the first of two (2) of the northwest corners of herein described tract;
Thence	With a non-tangent arc to the left having curve data as follow: Delta of 106°15'42", a radius of 50.00 feet, an arc length of 92.73 feet, a tangent of 66.67 feet and a chord bearing and distance of S 89°31'08" E, 80.00 feet;
Thence:	S 89°31'08" E, 45.43 feet, along the common line between said the said 25.11 acre tract and said Bentwood Unit 7 Subdivision to re-entrant point;
Thence	N 00°28'00" E, 120.39 feet, along the common line of the said 25.11 acre tract and said Bentwood Unit 7 Subdivision, to a point on the south line of a 165.16 acre tract recorded in Volume 459, Page 754, O.R.K.C.TX, for the northeast corner of the tract herein described;
Thence	S 89°32'00" E, 674.81 feet, along the common line of said 25.11 acre tract and said 165.16 acre tract to point on the west line of a 56.392 acre tract recorded in Volume 1389, Page 572 , O.R.K.C.TX, for the northeast corner of the tract herein described;

Thence S 00°40'51" W, 1388.25 feet, along the common line between the said 25.11 acre tract and the said 56.392acre tract and said 42.331 acre tract to the **POINT OF BEGINNING** and containing 25.11 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.

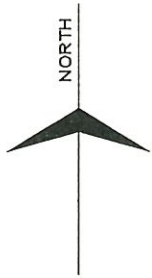


Victor Mendez, Jr.
Registered Professional Land Surveyor No. 6056
TBPLS FIRM #100423-00
June 11, 2019

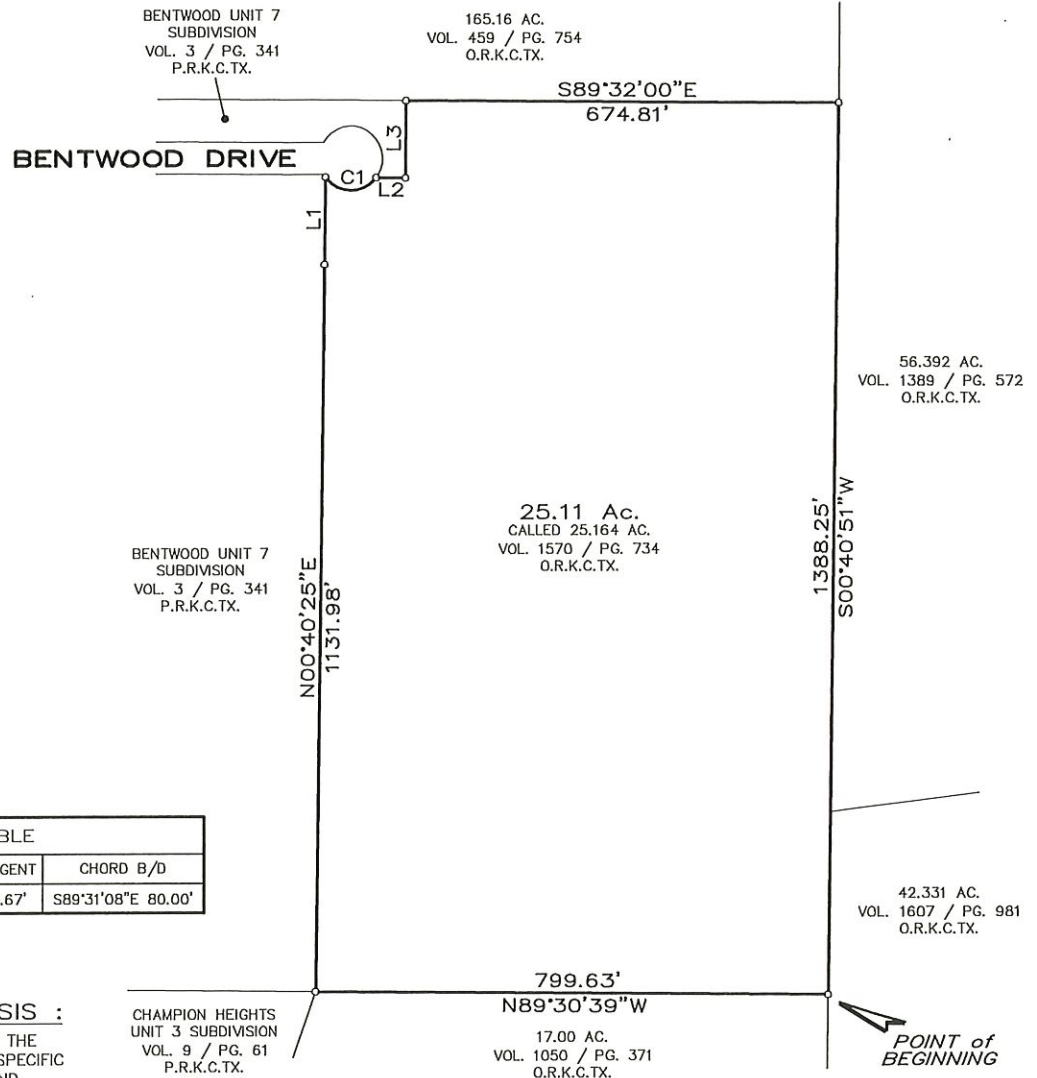
KENDALL COUNTY
APPRAISAL DISTRICT
PROPERTY ID
NO.: 297996

POZNECKI
INC
AMARILLO

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



0 300
GRAPHIC SCALE IN FEET



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N00°40'22"E	135.60'
L2	S89°31'08"E	45.43'
L3	N00°28'00"E	120.39'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	106°15'42"	50.00'	92.73'	66.67'	S89°31'08"E 80.00'

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 25.11 ACRES OF LAND SITUATED IN THE MARIA IGNACIO LEAL SURVEY NO. 180, ABSTRACT NO. 298, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 1570, PAGES 734, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS (O.R.K.C.TX)



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

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

SHEET 3 OF 3

JOB NO.: 19045

Note: Coordinate system is assumed.

North: 1091.7200 East: 2157.3743

Segment #1 : Line

Course: N89°30'39"W Length: 799.63'

North: 1098.5468 East: 1357.7734

Segment #2 : Line

Course: N00°40'25"E Length: 1131.98'

North: 2230.4486 East: 1371.0815

Segment #3 : Line

Course: N00°40'22"E Length: 135.60'

North: 2366.0392 East: 1372.6737

Segment #4 : Curve

Length: 92.73' Radius: 50.00'

Delta: 106°15'42" Tangent: 66.67'

Chord: 80.00' Course: S89°31'08"E

Course In: N53°36'43"E Course Out: S52°38'59"E

RP North: 2395.7018 East: 1412.9246

End North: 2365.3675 East: 1452.6716

Segment #5 : Line

Course: S89°31'08"E Length: 45.43'

North: 2364.9860 East: 1498.1000

Segment #6 : Line

Course: N00°28'00"E Length: 120.39'

North: 2485.3720 East: 1499.0806

Segment #7 : Line

Course: S89°32'00"E Length: 674.81'

North: 2479.8758 East: 2173.8682

Segment #8 : Line

Course: S00°40'51"W Length: 1388.25'

North: 1091.7200 East: 2157.3743

Perimeter: 4388.82' Area: 1093887 Sq. Ft. 25.11 Ac.