

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

Being 32.00 acres of land recorded in Volume 1646, Page 789, Official Records of Kendall County, Texas, situated in the Nicolas Flores Survey No. 174, Abstract No. 166, Kendall County, Texas, and being out of a 146.831 acre tract recorded in Volume 1431, Page 263, Official Records of Kendall County, Texas; said 32.00 acre tract being more particularly described as follows:

**BEGINNING** at a point situated on the north right-of-way line of Ranger Creek Road; said point being the common south corner of the said 32.00 acre tract and of a 302.271 acre tract recorded in Volume 115, Page 52, Deed Records of Kendall County, Texas;

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

N 89°52'12" W, 279.84 feet to an angle point;

N 89°45'30" W, 492.19 feet to a point being the common southerly corner of the said 32.00 acre tract and of a 34.9 acre tract recorded in Volume 1431, Page 263, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

Thence            Departing said north right-of-way line and along the common line between said 32.00 acre tract and said 34.9 acre tract for the following calls:

N 00°00'00" E, 211.71 feet to a point at the beginning of a tangent curve to the left;

123.90 feet along the said curve to the left having a central angle of 11°15'01", a radius of 631.00 feet, and whose chord bearing and distance are N 05°37'31" W, 123.70 feet to a point for the end of this curve;

N 11°15'00" W, 148.56 feet to a point at the beginning of a tangent curve to the right;

247.08 feet along the said curve to the right having a central angle of 38°21'54", a radius of 369.00 feet, and whose chord bearing and distance are N 07°55'57" E, 242.49 feet to a point for the end of this curve;

N 27°06'52" E, 29.47 feet to a point at the beginning of a tangent curve to the left;

415.21 feet along the said curve to the left having a central angle of 37°42'06", a radius of 631.00 feet, and whose chord bearing and distance are N 08°15'49" E, 407.76 feet to a point for the end of this curve;

N 11°20'44" W, 75.55 feet to an angle point;

**Kendall County Property ID 302218 & ID 302219**  
**Owner: KB Home Lone Star, Inc.**

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N 10°35'13" W, 311.18 feet to a point at the beginning of a tangent curve to the right;

361.46 feet along the said curve to the right having a central angle of 36°37'12", a radius of 565.54 feet, and whose chord bearing and distance are N 07°34'29" E, 355.34 feet to a point for the end of this curve;

S 64°15'47" E, 131.98 feet to an angle point;

N 67°38'44" E, 98.96 feet to an angle point;

N 72°39'17" E, 126.55 feet to an angle point;

N 40°26'07" E, 232.18 feet to a point being the common corner of the said 32.00 acre tract, of the said 34.9 acre tract, and of a land feature known as "Boerne Lake";

Thence Departing the common line between the said 32.00 acre tract and the said 34.9 acre tract, the following calls along the common line between the said 32.00 acre tract and the said Boerne Lake:

S 34°04'42" E, 96.46 feet to an angle point;

S 20°36'49" E, 72.27 feet to an angle point;

S 33°42'33" E, 57.64 feet to an angle point;

S 47°05'37" E, 108.83 feet to a point being the common corner of the said 32.00 acre tract, of the said Boerne Lake, and of the said 302.271 acre tract;

Thence S 01°53'34" E, 1811.54 feet departing the said common line and along the common line between the said 32.00 acre tract and the said 302.271 acre tract to the **POINT OF BEGINNING** and containing 32.00 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.

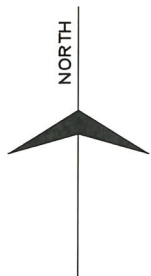


A handwritten signature in blue ink, appearing to read "V.M.J.", written over a horizontal line.

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



KENDALL COUNTY  
APPRAISAL DISTRICT  
PROPERTY ID  
NO.: 302218  
NO.: 302219



0 300  
GRAPHIC SCALE IN FEET

34.9 AC.  
VOL. 1431 / PG. 263  
O.R.K.C.TX.

**POZNECKI**  
**AMARILLO**

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

CURVE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD B/D
C1	11°15'01"	631.00'	123.90'	N05°37'31"W 123.70'
C2	38°21'54"	369.00'	247.08'	N07°55'57"E 242.49'
C3	37°42'06"	631.00'	415.21'	N08°15'49"E 407.76'
C4	36°37'12"	565.54'	361.46'	N07°34'29"E 355.34'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N11°15'00"W	148.56'
L2	N27°06'52"E	29.47'
L3	N11°20'44"W	75.55'
L4	S64°15'47"E	131.98'
L5	N67°38'44"E	98.96'
L6	N72°39'17"E	126.55'
L7	S34°04'42"E	96.46'
L8	S20°36'49"E	72.27'
L9	S33°42'33"E	57.64'
L10	S47°05'37"E	108.83'

23.135 AC. TRACT  
VOL. 1646 / PG. 789  
O.R.K.C.TX.

PROPERTY  
ID 302218

32.00 Ac.  
VOL. 1646 / PG. 789  
O.R.K.C.TX.

CITY OF BOERNE  
302.271 AC.  
VOL. 115 / PG. 52  
D.R.K.C.TX.

#### 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:

- "O.R.K.C.TX." - OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
- "P.R.K.C.TX." - PLAT RECORDS OF KENDALL COUNTY, TEXAS.
- THIS EXHIBIT IS FOR ANNEXATION PURPOSES ONLY.
- ADJOINING PROPERTY INFORMATION DESCRIBED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS EXHIBIT WAS PREPARED WITHOUT ANY TITLE ABSTRACT/RESEARCH. EXISTING EASEMENTS, BUILDING SETBACK LINES, DEED RESTRICTIONS, OR OTHER PROPERTY CONSIDERATIONS MAY APPLY.
- 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 32.00 ACRES OF LAND RECORDED IN VOLUME 1646, PAGE 789, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, SITUATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS, AND BEING OUT OF A 146.831 ACRE TRACT RECORDED IN VOLUME 1431, PAGE 263, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

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

VICTOR MENDEZ, JR., R.P.L.S. NO. 6056  
SHEET 4 OF 4

JOB NO.: 19045

Note: Coordinate system is assumed.

North: -16995.0232 East: 17323.0628

Segment #1 : Line

Course: N89°52'12"W Length: 279.84'

North: -16994.3883 East: 17043.2224

Segment #2 : Line

Course: N89°45'30"W Length: 492.19'

North: -16992.3123 East: 16551.0368

Segment #3 : Line

Course: N00°00'00"E Length: 211.71'

North: -16780.6023 East: 16551.0368

Segment #4 : Curve

Length: 123.90' Radius: 631.00'

Delta: 011°15'01" Tangent: 62.15'

Chord: 123.70' Course: N05°37'31"W

Course In: N90°00'00"W Course Out: N78°44'59"E

RP North: -16780.6023 East: 15920.0368

End North: -16657.4970 East: 16538.9117

Segment #5 : Line

Course: N11°15'00"W Length: 148.56'

North: -16511.7915 East: 16509.9290

Segment #6 : Curve

Length: 247.08' Radius: 369.00'

Delta: 038°21'54" Tangent: 128.37'

Chord: 242.49' Course: N07°55'57"E

Course In: N78°45'00"E Course Out: N62°53'06"W

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RP North: -16439.8032 East: 16871.8388

End North: -16271.6218 East: 16543.3940

Segment #7 : Line

Course: N27°06'52"E Length: 29.47'

North: -16245.3906 East: 16556.8255

Segment #8 : Curve

Length: 415.21' Radius: 631.00'

Delta: 037°42'06" Tangent: 215.44'

Chord: 407.76' Course: N08°15'49"E

Course In: N62°53'08"W Course Out: N79°24'46"E

RP North: -15957.8002 East: 15995.1737

End North: -15841.8647 East: 16615.4317

Segment #9 : Line

Course: N11°20'44"W Length: 75.55'

North: -15767.7910 East: 16600.5690

Segment #10 : Line

Course: N10°35'13"W Length: 311.18'

North: -15461.9082 East: 16543.3967

Segment #11 : Curve

Length: 361.46' Radius: 565.54'

Delta: 036°37'12" Tangent: 187.14'

Chord: 355.34' Course: N07°34'29"E

Course In: N79°15'53"E Course Out: N64°06'55"W

RP North: -15356.5650 East: 17099.0418

End North: -15109.6701 East: 16590.2377

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Segment #12 : Line

Course: S64°15'47"E Length: 131.98'

North: -15166.9811 East: 16709.1250

Segment #13 : Line

Course: N67°38'44"E Length: 98.96'

North: -15129.3432 East: 16800.6480

Segment #14 : Line

Course: N72°39'17"E Length: 126.55'

North: -15091.6149 East: 16921.4432

Segment #15 : Line

Course: N40°26'07"E Length: 232.18'

North: -14914.8936 East: 17072.0325

Segment #16 : Line

Course: S34°04'42"E Length: 96.46'

North: -14994.7888 East: 17126.0815

Segment #17 : Line

Course: S20°36'49"E Length: 72.27'

North: -15062.4318 East: 17151.5252

Segment #18 : Line

Course: S33°42'33"E Length: 57.64'

North: -15110.3805 East: 17183.5141

Segment #19 : Line

Course: S47°05'37"E Length: 108.83'

North: -15184.4722 East: 17263.2285

Segment #20 : Line

Course: S01°53'34"E Length: 1811.54'

ID 302218 & 302219 KB HOME LONE STAR, INC.txt

North: -16995.0232 East: 17323.0628

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Perimeter: 5432.56' Area: 1,393,955 Sq. Ft. 32.00 Ac.