

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

Being 23.13 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 23.13 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 23.13 acre tract and of a 46.744 acre tract recorded in Volume 1035, Page 350, Official Records of Kendall County, Texas; said point also being the southwest corner of the tract herein described;

Thence N 00°00'57" W, 1016.06 feet departing the said right right-of-way line and along the common line between the said 23.13 acre tract and the said 46.744 acre tract to a point being the common corner of the said 23.13 acre tract, of the said 46.744 acre tract, of a 1.84 acre tract recorded in Volume 1216, Page 1002, Official Records of Kendall County, Texas, and of a 2.0 acre tract recorded in Volume 1431, Page 263, Official Records of Kendall County, Texas; said point also being the northwest corner of the tract herein described;

Thence S 89°47'08" E, 639.56 feet departing the said common line and partially along the common line between the said 23.13 acre tract, the said 2.0 acre tract, and a said 34.9 acre tract recorded in Volume 1431, Page 263, Official Records of Kendall County, Texas, to an angle point being common to the said 23.13 acre tract and the said 34.9 acre tract.

Thence Continuing along said common line, for the following calls:

N 86°01'41" E, 205.47 feet to an angle point;

S 89°47'10" E, 219.14 feet to a point at the beginning of a non-tangent curve to the right;

Along the said non-tangent curve to the right having curve data as follows: Delta of 26°46'52", a radius of 569.00 feet, an arc length of 265.96 feet, a tangent of 135.46 feet, and a chord bearing and distance of S 13°43'27" W, 263.55 feet to a point for the end of this curve;

S 27°07'01" W, 29.46 feet to a point at the beginning of a tangent curve to the left;

Along the said tangent curve to the left having curve data as follows: Delta of 38°22'09", a radius of 430.95 feet, an arc length of 288.59 feet, a tangent of 149.94 feet, and a chord bearing and distance of S 07°55'56" W, 283.23 feet to a point for the end of this curve;

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

Along the said tangent curve to the right having curve data as follows: Delta of 11°14'59", a radius of 568.99 feet, an arc length of 111.72 feet, a tangent of 56.04 feet, and a chord bearing and distance of S 05°37'31" E, 111.54 feet to a point for the end of this curve;

S 00°00'00" E, 211.44 feet to a point situated on the said north right-of-way line;

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

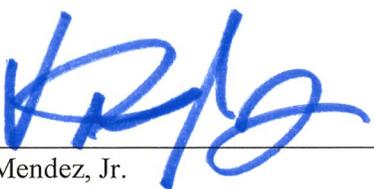
N 89°45'30" W, 277.36 feet to an angle point;

N 89°47'07" W, 710.91 feet to the **POINT OF BEGINNING** and containing 23.13 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.: 302217

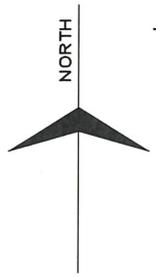
1.84 AC.
VOL. 1216 / PG. 1002
O.R.K.C.TX.

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

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

POZNECKI
ING
AMARILLO

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



0 200
GRAPHIC SCALE IN FEET

46.744 AC.
VOL. 1035 / PG. 350
O.R.K.C.TX.

N00°00'57"W
1016.06'

S89°47'08"E
639.56'

N86°01'41"E
205.47'

S89°47'10"E
219.14'

29.46'
S27°07'01"W

C2

C1

C3

211.44'
S00°00'00"E

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

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

148.56'
S11°15'00"E

POINT of
BEGINNING

710.91'
N89°47'07"W

277.36'
N89°45'30"W

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.

RANGER CREEK ROAD

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.

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	26°46'52"	569.00'	265.96'	135.46'	S13°43'27"W 263.55'
C2	38°22'09"	430.95'	288.59'	149.94'	S07°55'56"W 283.23'
C3	11°14'59"	568.99'	111.72'	56.04'	S05°37'31"E 111.54'

BEING 23.13 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.

[Handwritten Signature]

VICTOR MENDEZ, JR., R.P.L.S. NO. 6056
SHEET 3 OF 3

JOB NO.: 19045

ID 302217 KB HOME LONE STAR, INC.txt
ID 302217 KB HOME LONE STAR INC

Note: Coordinate system is assumed.

North: -16144.5625 East: 10330.2826

Segment #1 : Line

Course: N00°00'57"W Length: 1016.06'

North: -15128.5026 East: 10330.0019

Segment #2 : Line

Course: S89°47'08"E Length: 639.56'

North: -15130.8963 East: 10969.5574

Segment #3 : Line

Course: N86°01'41"E Length: 205.47'

North: -15116.6638 East: 11174.5339

Segment #4 : Line

Course: S89°47'10"E Length: 219.14'

North: -15117.4819 East: 11393.6723

Segment #5 : Curve

Length: 265.96' Radius: 569.00'

Delta: 026°46'52" Tangent: 135.46'

Chord: 263.55' Course: S13°43'27"W

Course In: N89°39'59"W Course Out: S62°53'07"E

RP North: -15114.1682 East: 10824.6820

End North: -15373.5029 East: 11331.1467

Segment #6 : Line

Course: S27°07'01"W Length: 29.46'

North: -15399.7288 East: 11317.7165

Segment #7 : Curve

ID 302217 KB HOME LONE STAR, INC.txt

Length: 288.59' Radius: 430.95'

Delta: 038°22'09" Tangent: 149.94'

Chord: 283.23' Course: S07°55'56"W

Course In: S62°52'59"E Course Out: S78°44'52"W

RP North: -15596.1575 East: 11701.2925

End North: -15680.2478 East: 11278.6300

Segment #8 : Line

Course: S11°15'00"E Length: 148.56'

North: -15825.9543 East: 11307.6129

Segment #9 : Curve

Length: 111.72' Radius: 568.99'

Delta: 011°14'59" Tangent: 56.04'

Chord: 111.54' Course: S05°37'31"E

Course In: S78°45'00"W Course Out: N89°59'59"E

RP North: -15936.9601 East: 10749.5519

End North: -15936.9578 East: 11318.5461

Segment #10 : Line

Course: S00°00'00"E Length: 211.44'

North: -16148.3978 East: 11318.5461

Segment #11 : Line

Course: N89°45'30"W Length: 277.36'

North: -16147.2279 East: 11041.1886

Segment #12 : Line

Course: N89°47'07"W Length: 710.91'

North: -16144.5625 East: 10330.2826

ID 302217 KB HOME LONE STAR, INC.txt

Perimeter: 4124.24' Area: 1,007,748 Sq. Ft. 23.13 Ac.