

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

Being 44.95 acres of land; a remaining portion of a 146.831 acre tract situated in the Nicolas Flores Survey No. 174, Abstract No. 166, Kendall County, Texas, recorded in Volume 1431, Page 263, Official Records of Kendall County, Texas; said 44.95 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 most southerly corner of the said 44.95 acre tract and of a 23.135 acre tract recorded in Volume 1646, Page 789, Official Records of Kendall County, Texas;

Thence The following calls along the common line between the said 44.95 acre tract and of the said 23.135 acre tract:

N 00°00'00" E, 211.44 feet to a point at the beginning of a tangent curve to the left;

111.72 feet along the said curve to the left having a central angle of 11°15'01", a radius of 568.97 feet, and whose chord bearing and distance are N 05°37'31" W, 111.54 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;

288.59 feet along the said curve to the right having a central angle of 38°21'53", a radius of 430.99 feet, and whose chord bearing and distance are N 07°55'56" E, 283.23 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;

265.95 feet along the said curve to the left having a central angle of 26°46'50", a radius of 569.00 feet, and whose chord bearing and distance are N 13°43'27" E, 263.54 feet to a point for the end of this curve;

N 89°47'10" W, 219.14 feet to an angle point;

S 86°01'41" W, 205.47 feet to an angle point;

N 89°47'08" W, 639.56 feet to a point being the common corner of the said 44.95 acre tract, of the said 23.135 acre tract, of a 46.744 acre tract recorded in Volume 1035, Page 350, Official Records of Kendall County, Texas, and of a 1.84 acre tract recorded in Volume 1216, Page 1002, Official Records of Kendall County, Texas;

Thence N 00°01'12" E, 1185.42 feet departing the said common line and along the common line between the said 44.95 acre tract and the said 1.84 acre tract to a point being the common corner of the said 44.95 acre tract, of the said 1.84 acre tract, and of a 6.00 acre tract recorded in Volume 1116, Page 102, Official Records of Kendall County, Texas;

Thence The following calls along the common line between the said 44.95 acre tract and of the said 6.00 acre tract:

S 89°52'26" E, 60.00 feet departing the said common line between the said 44.95 acre tract and the said 1.84 acre tract to a point for an interior corner;

N 00°08'59" E, 236.37 feet to an angle point;

N 89°56'19" E, 681.60 feet to an angle point;

N 23°42'45" E, 218.76 feet to a point being the common corner of the said 44.95 acre tract, of the said 6.00 acre tract, and of a land feature known as "Boerne Lake";

Thence The following calls along the common line between the said 44.95 acre tract and of the said Boerne Lake:

N 30°59'00" E, 98.47 feet departing the said common line between the said 44.95 acre tract and the said 6.00 acre tract to an angle point;

N 16°03'54" E, 76.82 feet to an angle point;

S 62°48'32" E, 579.07 feet to an angle point;

S 11°48'05" E, 311.08 feet to an angle point;

S 30°15'01" E, 179.50 feet to a point being the common corner of the said 44.95 acre tract, of the said Boerne Lake, and of a 0.986 acre tract recorded in Volume 1646, Page 789, Official Records of Kendall County, Texas;

Thence S 40°26'07" W, 232.18 feet departing the said common line between the said 44.95 acre tract and the said 0.986 acre tract to a point being the common corner of the said 44.95 acre tract, of the said 0.986 acre tract, and of a 31.013 acre tract recorded in Volume 1646, Page 789, Official Records of Kendall County, Texas;

Thence The following calls along the common line between the said called 44.95 acre tract and of the said 31.013 acre tract:

S 72°39'17" W, 126.55 feet departing the said common line between the said called 44.95 acre tract and the said 0.986 acre tract to an angle point;

S 67°38'44" W, 98.96 feet to an angle point;

N 64°15'47" W, 131.98 feet to a point at the beginning of a non-tangent curve to the left;

361.36 feet along the said curve to the left having a central angle of 36°19'25", a radius of 570.00 feet, and whose chord bearing and distance are S 07°34'29" W, 355.34 feet to a point for the end of this curve;

S 10°35'13" E, 311.18 feet to an angle point;

S 11°20'44" E, 75.55 feet to a point at the beginning of a non-tangent curve to the right;

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

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

247.08 feet along the said curve to the left having a central angle of 38°21'50", a radius of 369.01 feet, and whose chord bearing and distance are S 07°55'57" W, 242.49 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;

123.90 feet along the said curve to the right having a central angle of 11°14'59", a radius of 631.03 feet, and whose chord bearing and distance are S 05°37'31" E, 123.70 feet to a point for the end of this curve;

S 00°00'00" E, 211.71 feet to a point situated on the north right-of-way line of Ranger Creek Road; said point being the common most southerly corner of the said 44.95 acre tract and of the said 31.013 acre tract;

Thence N 89°16'54" W, 62.14 feet departing the said common line between the said called 44.95 acre tract and the said 31.013 acre tract and along the said north right-of-way line to the **POINT OF BEGINNING** and containing 44.95 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. Mendez", 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.: 12852
NO.: 12851

POZNECKI
AMARILLO

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

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



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

6.00 AC.
VOL. 1116 / PG. 102
O.R.K.C.TX.

44.95 Ac.

REMAINING PORTION OF
A 146.831 AC. TRACT
VOL. 1431 / PG. 263
O.R.K.C.TX.

PROPERTY
ID NO. 12852

PROPERTY
ID NO. 12851

BEING 44.95 ACRES OF LAND; A REMAINING PORTION OF
A 146.831 ACRE TRACT SITUATED IN THE NICOLAS FLORES
SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY,
TEXAS, RECORDED IN VOLUME 1431, PAGE 263, OFFICIAL
RECORDS OF KENDALL COUNTY, TEXAS.

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.

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

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

CURVE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD B/D
C1	11°15'01"	568.97'	111.72'	N05°37'31"W 111.54'
C2	38°21'53"	430.99'	288.59'	N07°55'56"E 283.23'
C3	26°46'50"	569.00'	265.95'	N13°43'27"E 263.54'
C4	36°19'25"	570.00'	361.36'	S07°34'29"W 355.34'
C5	37°42'06"	631.00'	415.21'	S08°15'49"W 407.76'
C6	38°21'50"	369.01'	247.08'	S07°55'57"W 242.49'
C7	11°14'59"	631.03'	123.90'	S05°37'31"E 123.70'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°00'00"E	211.44'
L2	N11°15'00"W	148.56'
L3	N27°06'52"E	29.47'
L4	S86°01'41"W	205.47'
L5	S89°52'26"E	60.00'
L6	N00°08'59"E	236.37'
L7	N23°42'45"E	218.76'
L8	N30°59'00"E	98.47'
L9	N16°03'54"E	76.82'
L10	S40°26'07"W	232.18'
L11	S72°39'17"W	126.55'
L12	S67°38'44"W	98.96'
L13	N64°15'47"W	131.98'
L14	S11°20'44"E	75.55'
L15	S27°06'52"W	29.47'
L16	S11°15'00"E	148.56'
L17	S00°00'00"E	211.71'
L18	N89°16'54"W	62.14'



RANGER CREEK ROAD



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

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

ID 12851 & 12852 BOERNE LAKEFRONT PARTNERS, LLC.txt

Note: Coordinate system is assumed.

North: -17780.1183 East: 3948.4446

Segment #1 : Line

Course: N00°00'00"E Length: 211.44'

North: -17568.6783 East: 3948.4446

Segment #2 : Curve

Length: 111.72' Radius: 568.97'

Delta: 011°15'01" Tangent: 56.04'

Chord: 111.54' Course: N05°37'31"W

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

RP North: -17568.6783 East: 3379.4739

End North: -17457.6748 East: 3937.5114

Segment #3 : Line

Course: N11°15'00"W Length: 148.56'

North: -17311.9683 East: 3908.5284

Segment #4 : Curve

Length: 288.59' Radius: 430.99'

Delta: 038°21'53" Tangent: 149.94'

Chord: 283.23' Course: N07°55'56"E

Course In: N78°45'00"E Course Out: N62°53'07"W

RP North: -17227.8850 East: 4331.2413

End North: -17031.4493 East: 3947.6150

Segment #5 : Line

Course: N27°06'52"E Length: 29.47'

North: -17005.2181 East: 3961.0465

Segment #6 : Curve

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Length: 265.95' Radius: 569.00'

Delta: 026°46'50" Tangent: 135.45'

Chord: 263.54' Course: N13°43'27"E

Course In: N62°53'08"W Course Out: S89°39'58"E

RP North: -16745.8866 East: 3454.5832

End North: -16749.2024 East: 4023.5708

Segment #7 : Line

Course: N89°47'10"W Length: 219.14'

North: -16748.3843 East: 3804.4323

Segment #8 : Line

Course: S86°01'41"W Length: 205.47'

North: -16762.6168 East: 3599.4559

Segment #9 : Line

Course: N89°47'08"W Length: 639.56'

North: -16760.2231 East: 2959.9003

Segment #10 : Line

Course: N00°01'12"E Length: 1185.42'

North: -15574.8032 East: 2960.3163

Segment #11 : Line

Course: S89°52'26"E Length: 60.00'

North: -15574.9352 East: 3020.3162

Segment #12 : Line

Course: N00°08'59"E Length: 236.37'

North: -15338.5660 East: 3020.9338

Segment #13 : Line

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Course: N89°56'19"E Length: 681.60'

North: -15337.8357 East: 3702.5335

Segment #14 : Line

Course: N23°42'45"E Length: 218.76'

North: -15137.5446 East: 3790.5072

Segment #15 : Line

Course: N30°59'00"E Length: 98.47'

North: -15053.1285 East: 3841.1962

Segment #16 : Line

Course: N16°03'54"E Length: 76.82'

North: -14979.3074 East: 3862.4546

Segment #17 : Line

Course: S62°48'32"E Length: 579.07'

North: -15243.9192 East: 4377.5299

Segment #18 : Line

Course: S11°48'05"E Length: 311.08'

North: -15548.4218 East: 4441.1513

Segment #19 : Line

Course: S30°15'01"E Length: 179.50'

North: -15703.4788 East: 4531.5787

Segment #20 : Line

Course: S40°26'07"W Length: 232.18'

North: -15880.2001 East: 4380.9894

Segment #21 : Line

Course: S72°39'17"W Length: 126.55'

North: -15917.9283 East: 4260.1942

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Segment #22 : Line

Course: S67°38'44"W Length: 98.96'

North: -15955.5663 East: 4168.6712

Segment #23 : Line

Course: N64°15'47"W Length: 131.98'

North: -15898.2553 East: 4049.7840

Segment #24 : Curve

Length: 361.36' Radius: 570.00'

Delta: 036°19'25" Tangent: 186.98'

Chord: 355.34' Course: S07°34'29"W

Course In: S64°15'48"E Course Out: S79°24'47"W

RP North: -16145.7688 East: 4563.2400

End North: -16250.4934 East: 4002.9430

Segment #25 : Line

Course: S10°35'13"E Length: 311.18'

North: -16556.3762 East: 4060.1152

Segment #26 : Line

Course: S11°20'44"E Length: 75.55'

North: -16630.4499 East: 4074.9779

Segment #27 : Curve

Length: 415.21' Radius: 631.00'

Delta: 037°42'06" Tangent: 215.44'

Chord: 407.76' Course: S08°15'49"W

Course In: S79°24'46"W Course Out: S62°53'08"E

RP North: -16746.3853 East: 3454.7199

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End North: -17033.9758 East: 4016.3717

Segment #28 : Line

Course: S27°06'52"W Length: 29.47'

North: -17060.2070 East: 4002.9402

Segment #29 : Curve

Length: 247.08' Radius: 369.01'

Delta: 038°21'50" Tangent: 128.37'

Chord: 242.49' Course: S07°55'57"W

Course In: S62°53'08"E Course Out: S78°45'02"W

RP North: -17228.3895 East: 4331.3935

End North: -17300.3767 East: 3969.4753

Segment #30 : Line

Course: S11°15'00"E Length: 148.56'

North: -17446.0821 East: 3998.4579

Segment #31 : Curve

Length: 123.90' Radius: 631.03'

Delta: 011°14'59" Tangent: 62.15'

Chord: 123.70' Course: S05°37'31"E

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

RP North: -17569.1909 East: 3379.5481

End North: -17569.1875 East: 4010.5830

Segment #32 : Line

Course: S00°00'00"E Length: 211.71'

North: -17780.8975 East: 4010.5830

Segment #33 : Line

Course: N89°16'54"W Length: 62.14'

ID 12851 & 12852 BOERNE LAKEFRONT PARTNERS, LLC.txt

North: -17780.1183 East: 3948.4446

Perimeter: 8322.82' Area: 1,958,292 Sq. Ft. 44.95 Ac.