

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

Being 1.49 acres of land situated in the A. Lockmar Survey No. 177, Abstract No. 310, Kendall County, Texas, recorded in Volume 257, Page 482, Official Records of Kendall County, Texas; said 1.49 acre tract being more particularly described as follows:

**BEGINNING** at a point situated on the north right-of-way line of Johns Road; said point being the common south corner of the said 1.49 acre tract and of a 3.00 acre tract recorded in Volume 1031, Page 663, Official Records of Kendall County, Texas; said point also being the southeast corner of the tract herein described;

Thence        N 89°05'00" W, 104.10 feet along said north right-of-way line to a point being the common south corner of the said 1.49 acre tract and of a 0.8 acre tract recorded in Volume 1141, Page 556, Official Records of Kendall County, Texas; said point being the southwest corner of the tract herein described;

Thence        N 00°10'00" E, 625.00 feet departing said north right-of-way line and partially along the common line between the said 1.49 acre tract, along the said 0.8 acre tract, and along a 2.158 acre tract recorded in Volume 1141, Page 556, Official Records of Kendall County, Texas to a point situated on the south line of a 2.127 acre tract recorded in Volume 1606, Page 410, Official Records of Kendall County, Texas; said point being the common north corner of the said 1.49 acre tract and of the said 2.158 acre tract and also being the northwest corner of the tract herein described;

Thence        S 89°05'00" E, 104.10 feet departing the said common line and partially along the common line between the said 1.49 acre tract, along the said 2.127 acre tract, and along a 4.0 acre tract recorded in Volume 1598, Page 1035, Official Records of Kendall County, Texas to a point being the common north corner of the said 1.49 acre tract and the said 3.00 acre tract; said point also being the northwest corner of the tract herein described;

Thence        S 00°10'00" W, 625.00 feet departing the said common line and along the common line between the said 1.49 acre tract and the said 3.00 acre tract to the **POINT OF BEGINNING** and containing 1.49 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.: 14495  
NO.: 289059

2.127 AC.  
VOL. 1606 / PG. 410  
O.R.K.C.TX.

4.0 AC.  
VOL. 1598 / PG. 1035  
O.R.K.C.TX.

**POZNECKI**  
**INC**  
**AMARILLO**

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



2.158 AC.  
VOL. 1141 / PG. 556  
O.R.K.C.TX.

1.49 AC.  
VOL. 257 / PG. 482  
O.R.K.C.TX.

3.00 AC.  
VOL. 1031 / PG. 663  
O.R.K.C.TX.

0.8 AC.  
VOL. 1141 / PG. 556  
O.R.K.C.TX.

N00°10'00"E  
625.00'

ID 289059  
0.14 AC.

S00°10'00"W  
625.00'

ID 14495

104.10'  
N89°05'00"W

POINT of  
BEGINNING

JOHNS ROAD

BEING 1.49 ACRES OF LAND SITUATED IN THE A. LOCKMAR  
SURVEY NO. 177, ABSTRACT NO. 310, KENDALL COUNTY, TEXAS,  
RECORDED IN VOLUME 257, PAGE 482, 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.



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

*[Signature]*

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

SHEET 3 OF 3

JOB NO.: 19045

ID 14495 & ID 289059 STANLEY J. & NANCY SCOTT.txt

Note: Coordinate system is assumed.

North: -1159.9981 East: 1482.5360

Segment #1 : Line

Course: N89°05'00"W Length: 104.10'

North: -1158.3327 East: 1378.4493

Segment #2 : Line

Course: N00°10'00"E Length: 625.00'

North: -533.3354 East: 1380.2674

Segment #3 : Line

Course: S89°05'00"E Length: 104.10'

North: -535.0008 East: 1484.3541

Segment #4 : Line

Course: S00°10'00"W Length: 625.00'

North: -1159.9981 East: 1482.5360

---

Perimeter: 1458.20' Area: 65,057 Sq. Ft. 1.49 Ac.