

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

Being 139.51 acres of land; the same 139.447 acres described as an easement situated in the Nicolas Flores Survey No. 174, Abstract No. 166, Kendall County, Texas, recorded in Volume 109, Page 624, Deed Records of Kendall County, Texas; said 139.51 acre tract being more particularly described as follows:

**BEGINNING** at a point being the common most southerly corner of the said 139.51 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 lines of the said 139.447 acre tract:

N 77°11'00" W, 824.88 feet to a point (L1);  
N 85°45'00" W, 149.51 feet to a point (L2);  
N 88°56'00" W, 179.76 feet to a point (L3);  
N 88°48'00" W, 285.03 feet to a point (L4);  
N 88°36'00" W, 137.32 feet to a point (L5);  
N 89°01'00" W, 196.37 feet to a point (L6);  
S 01°21'00" W, 421.69 feet to a point (L7);  
S 66°03'00" W, 80.78 feet to a point (L8);  
N 89°11'00" W, 73.37 feet to a point (L9);  
N 82°07'00" W, 187.32 feet to a point (L10);  
N 81°39'00" W, 364.68 feet to a point (L11);  
N 81°17'00" W, 452.89 feet to a point (L12);  
N 82°32'00" W, 100.62 feet to a point (L13);  
N 80°33'00" W, 500.87 feet to a point (L14);  
N 13°03'00" W, 127.92 feet to a point (L15);  
N 36°57'00" W, 191.99 feet to a point (L16);  
N 37°16'00" W, 170.28 feet to a point (L17);  
N 44°48'00" W, 195.11 feet to a point (L18);  
N 52°54'00" W, 84.40 feet to a point (L19);  
N 54°33'00" W, 87.25 feet to a point (L20);  
S 67°43'00" W, 140.35 feet to a point (L21);  
S 05°14'00" W, 276.07 feet to a point (L22);  
S 08°21'00" W, 217.55 feet to a point (L23);  
S 28°21'00" W, 349.81 feet to a point (L24);  
N 89°47'00" W, 401.67 feet to a point (L25);  
N 80°53'00" W, 123.36 feet to a point (L26);  
N 73°11'00" W, 381.42 feet to a point (L27);  
N 63°51'00" W, 88.04 feet to a point (L28);  
N 70°27'00" W, 109.37 feet to a point (L29);  
N 63°01'00" W, 345.73 feet to a point (L30);  
N 77°28'00" W, 266.99 feet to a point (L31);  
N 81°51'00" W, 93.24 feet to a point (L32);  
N 86°47'00" W, 210.00 feet to a point (L33);  
N 89°34'00" W, 236.40 feet to a point (L34);

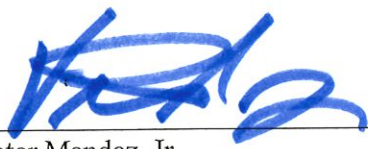
S 85°19'00" W, 212.71 feet to a point (L35);  
S 87°28'00" W, 91.13 feet to a point (L36);  
S 86°03'00" W, 229.32 feet to a point (L37);  
S 78°31'00" W, 185.91 feet to a point (L38);  
N 02°31'00" E, 125.30 feet to a point (L39);  
N 71°16'00" E, 69.13 feet to a point (L40);  
N 86°50'00" E, 167.66 feet to a point (L41);  
N 83°30'00" E, 135.24 feet to a point (L42);  
N 88°21'00" E, 179.47 feet to a point (L43);  
N 82°57'00" E, 218.65 feet to a point (L44);  
N 85°21'00" E, 293.00 feet to a point (L45);  
N 43°14'00" E, 86.05 feet to a point (L46);  
S 73°46'00" E, 181.82 feet to a point (L47);  
N 86°51'00" E, 136.83 feet to a point (L48);  
N 87°22'00" E, 85.59 feet to a point (L49);  
S 56°46'00" E, 56.11 feet to a point (L50);  
S 61°55'00" E, 148.45 feet to a point (L51);  
S 55°50'00" E, 165.38 feet to a point (L52);  
S 56°52'00" E, 301.19 feet to a point (L53);  
S 77°20'00" E, 246.57 feet to a point (L54);  
N 85°05'00" E, 324.75 feet to a point (L55);  
N 54°36'00" E, 158.17 feet to a point (L56);  
N 10°03'00" E, 612.72 feet to a point (L57);  
N 62°55'00" W, 120.74 feet to a point (L58);  
N 18°17'00" W, 92.32 feet to a point (L59);  
N 08°40'00" W, 121.25 feet to a point (L60);  
N 37°33'00" W, 157.27 feet to a point (L61);  
N 07°08'00" W, 287.76 feet to a point (L62);  
N 59°31'00" E, 348.43 feet to a point (L63);  
N 72°57'00" E, 63.33 feet to a point (L64);  
N 89°30'00" E, 127.14 feet to a point (L65);  
N 85°00'00" E, 66.45 feet to a point (L66);  
N 61°48'00" E, 172.84 feet to a point (L67);  
N 84°48'00" E, 74.36 feet to a point (L68);  
N 34°01'00" E, 148.80 feet to a point (L69);  
N 04°19'00" W, 124.45 feet to a point (L70);  
N 55°25'00" E, 31.30 feet to a point (L71);  
S 10°01'00" E, 120.92 feet to a point (L72);  
S 55°10'00" E, 127.18 feet to a point (L73);  
S 55°21'00" E, 182.92 feet to a point (L74);  
S 38°44'00" E, 106.16 feet to a point (L75);  
S 21°49'00" E, 119.00 feet to a point (L76);  
S 43°25'00" E, 108.04 feet to a point (L77);  
N 73°56'00" E, 134.91 feet to a point (L78);  
N 42°38'00" E, 190.48 feet to a point (L79);  
S 33°09'00" E, 53.90 feet to a point (L80);  
S 29°51'00" E, 125.82 feet to a point (L81);  
S 37°20'00" W, 128.97 feet to a point (L82);  
S 47°36'00" E, 98.72 feet to a point (L83);

S 57°56'00" E, 137.88 feet to a point (L84);  
S 36°56'00" E, 155.93 feet to a point (L85);  
S 52°25'00" E, 183.12 feet to a point (L86);  
N 80°00'00" E, 178.45 feet to a point (L87);  
N 37°08'00" E, 94.45 feet to a point (L88);  
N 30°28'00" E, 258.44 feet to a point (L89);  
N 76°30'00" E, 194.99 feet to a point (L90);  
S 86°27'00" E, 234.86 feet to a point (L91);  
S 83°50'00" E, 266.24 feet to a point (L92);  
S 79°30'00" E, 233.43 feet to a point (L93);  
S 60°39'00" E, 244.28 feet to a point (L94);  
S 76°33'00" E, 144.02 feet to a point (L95);  
N 87°48'00" E, 263.25 feet to a point (L96);  
S 81°25'00" E, 230.26 feet to a point (L97);  
S 80°24'00" E, 177.05 feet to a point (L98);  
S 85°58'00" E, 156.07 feet to a point (L99);  
N 86°28'00" E, 197.30 feet to a point (L100);  
S 00°59'00" W, 75.74 feet to a point (L101);  
S 01°34'00" E, 950.80 feet to the **POINT OF BEGINNING** (L102) and containing 139.51  
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.



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



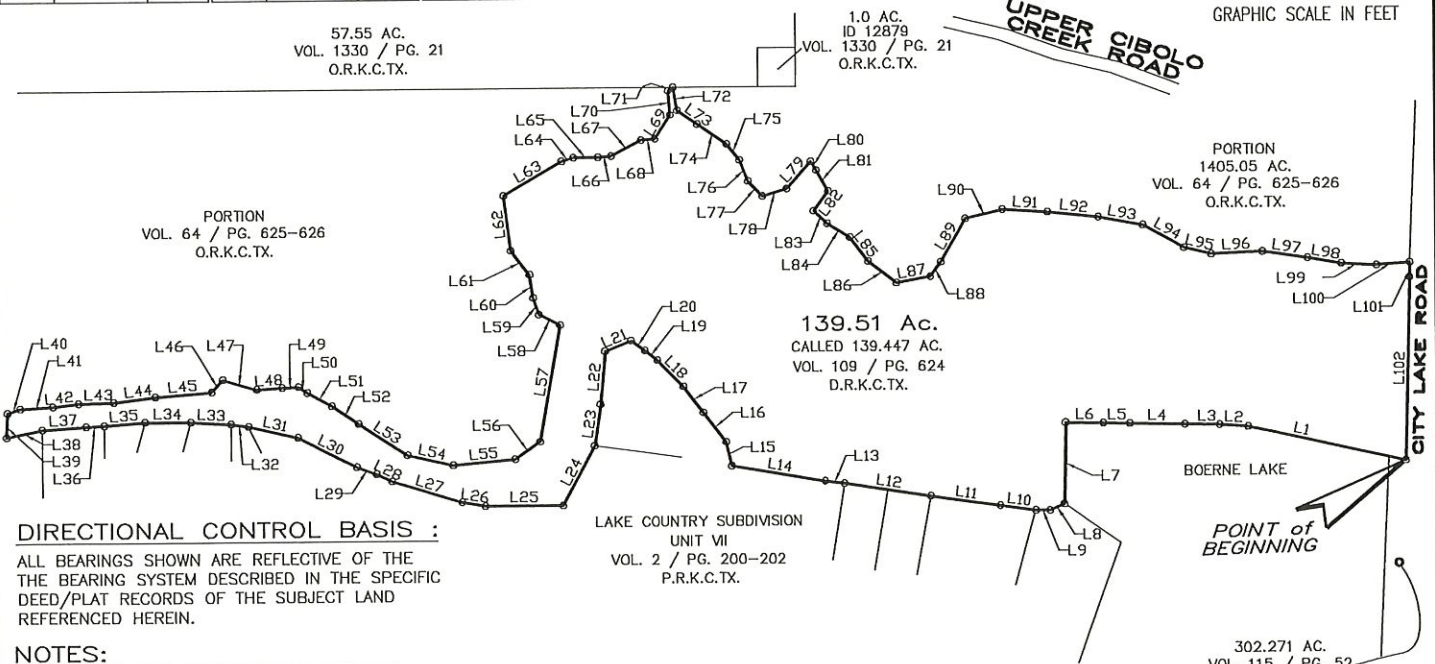
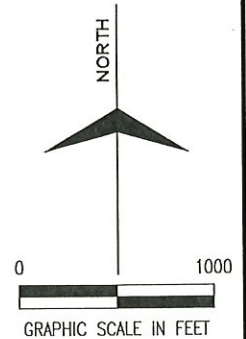
KENDALL COUNTY  
APPRAISAL DISTRICT  
PROPERTY ID  
NO.: 12876



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

Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N77°11'00"W	824.88'	L21	S67°43'00"W	140.35'	L41	N86°50'00"E	167.66'	L61	N37°33'00"W	157.27'	L81	S29°51'00"E	125.82'
L2	N85°45'00"W	149.51'	L22	S05°14'00"W	276.07'	L42	N83°30'00"E	135.24'	L62	N07°08'00"W	287.76'	L82	S37°20'00"W	128.97'
L3	N88°56'00"W	179.76'	L23	S08°21'00"W	217.55'	L43	N88°21'00"E	179.47'	L63	N59°31'00"E	348.43'	L83	S47°36'00"E	98.72'
L4	N88°48'00"W	285.03'	L24	S28°21'00"W	349.81'	L44	N82°57'00"E	218.65'	L64	N72°57'00"E	63.33'	L84	S57°56'00"E	137.88'
L5	N88°36'00"W	137.32'	L25	N89°47'00"W	401.67'	L45	N85°21'00"E	293.00'	L65	N89°30'00"E	127.14'	L85	S36°56'00"E	155.93'
L6	N89°01'00"W	196.37'	L26	N80°53'00"W	123.36'	L46	N43°14'00"E	86.05'	L66	N85°00'00"E	66.45'	L86	S52°25'00"E	183.12'
L7	S01°21'00"W	421.69'	L27	N73°11'00"W	381.42'	L47	S73°48'00"E	181.82'	L67	N61°48'00"E	172.84'	L87	N80°00'00"E	178.45'
L8	S66°03'00"W	80.78'	L28	N63°51'00"W	88.04'	L48	N86°51'00"E	136.83'	L68	N84°48'00"E	74.36'	L88	N37°08'00"E	94.45'
L9	N89°11'00"W	73.37'	L29	N70°27'00"W	109.37'	L49	N87°22'00"E	85.59'	L69	N34°01'00"E	148.80'	L89	N30°28'00"E	258.44'
L10	N82°07'00"W	187.32'	L30	N63°01'00"W	345.73'	L50	S56°46'00"E	56.11'	L70	N04°19'00"W	124.45'	L90	N76°30'00"E	194.99'
L11	N81°39'00"W	364.68'	L31	N77°28'00"W	266.99'	L51	S61°55'00"E	148.45'	L71	N55°25'00"E	31.30'	L91	S86°27'00"E	234.86'
L12	N81°17'00"W	452.89'	L32	N81°51'00"W	93.24'	L52	S55°50'00"E	165.38'	L72	S10°01'00"E	120.92'	L92	S83°50'00"E	266.24'
L13	N82°32'00"W	100.62'	L33	N86°47'00"W	210.00'	L53	S56°52'00"E	301.19'	L73	S55°10'00"E	127.18'	L93	S79°30'00"E	233.43'
L14	N80°33'00"W	500.87'	L34	N89°34'00"W	236.40'	L54	S77°20'00"E	246.57'	L74	S55°21'00"E	182.92'	L94	S60°39'00"E	244.28'
L15	N13°03'00"W	127.92'	L35	S85°19'00"W	212.71'	L55	N85°05'00"E	324.75'	L75	S38°44'00"E	106.16'	L95	S76°33'00"E	144.02'
L16	N36°57'00"W	191.99'	L36	S87°28'00"W	91.13'	L56	N54°36'00"E	158.17'	L76	S21°49'00"E	119.00'	L96	N87°48'00"E	263.25'
L17	N37°16'00"W	170.28'	L37	S86°03'00"W	229.32'	L57	N10°03'00"E	612.72'	L77	S43°25'00"E	108.04'	L97	S81°25'00"E	230.26'
L18	N44°48'00"W	195.11'	L38	S78°31'00"W	185.91'	L58	N62°55'00"W	120.74'	L78	N73°56'00"E	134.91'	L98	S80°24'00"E	177.05'
L19	N52°54'00"W	84.40'	L39	N02°31'00"E	125.30'	L59	N18°17'00"W	92.32'	L79	N42°38'00"E	190.48'	L99	S85°58'00"E	156.07'
L20	N54°33'00"W	87.25'	L40	N71°16'00"E	69.13'	L60	N08°40'00"W	121.25'	L80	S33°09'00"E	53.90'	L100	N86°28'00"E	197.30'

Line Table		
Line #	Direction	Length
L101	S00°59'00"W	75.74'
L102	S01°36'20"W	950.80'



**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE REFLECTIVE OF 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 139.51 ACRES OF LAND; THE SAME 139.447 ACRES DESCRIBED AS AN EASEMENT SITUATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS, RECORDED IN VOLUME 109, PAGE 624, DEED RECORDS OF KENDALL COUNTY, TEXAS.

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

*[Signature]*

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

SHEET 4 OF 4