

METES AND BOUNDS DESCRIPTION
ANNEXATION TRACT
103 Old San Antonio Rd., Boerne, TX

Description of a 8.869 acre tract of land out of the J. M. McCullough Survey Number 184, Abstract Number 346, Kendall County, Texas being a portion of a tract described as 8.216 acres in deed recorded in Volume 277, Page 325, Kendall County Official Records and all of a tract described as 0.3185 of an acre in deed recorded in Volume 483, Page 101, Kendall County Official Records; plus a portion of Old San Antonio Road which adjoins said 8.216 acre tract; said 8.869 acre tract being more fully described as follows:

Beginning at an existing 1/2" steel rod in an east line of Old San Antonio Road for the northwest corner of this tract, said steel rod being the northwest corner of said 8.216 acre tract and the southwest corner of Priscilla Jean Heard, Trustee of the Falkner Heard Jr. Trust tract, being the remainder of a tract described as 15.090 acres in deed recorded in Volume 683, Page 154, Kendall County Official Records;

Thence, with northern lines of said 8.216 acre tract and southern lines of said 15.090 acre tract as follows:

- North 56 degrees 46 minutes 50 seconds East¹, 315.21 feet (record: N 56°12'40" E, 314.61 feet) to an existing 1/2" steel rod
- South 89 degrees 16 minutes 32 seconds East, passing the southwest corner of and continuing with southerly lines of the Cibolo Preserve tract described as 11.022 acres in deed recorded in Volume 1558, Page 522, Kendall County Official Records, a distance of 597.62 feet (record: S 89°35'40" E, 597.23 feet) to a 4" steel fence post and
- South 50 degrees 38 minutes 03 seconds East, 286.31 feet (record: S 51°17'30" E, 287.03 feet) to an existing 1/2" steel rod being a northeast corner of said 8.216 acre tract, a southwest corner of said Cibolo Preserve tract and a northeast corner of the Friends of Cibolo Wilderness tract described as 44.376 acres in deed recorded in Volume 1731, Page

1051, Kendall County Official Records;

Thence, with eastern and southern lines of said 8.216 acre tract and western and northern lines of said Friends of Cibolo Wilderness tract as follows:

- South 00 degrees 27 minutes 25 seconds West, 205.28 feet (record: South, 205.74 feet) to an existing 1/2" steel rod,
- North 89 degrees 35 minutes 11 seconds West, 188.99 feet (record: N 89°35'50" W, 189.47 feet) to an existing 1/2" steel rod and
- South 63 degrees 33 minutes 56 seconds West, 215.44 feet (record: S 62°54'10" W, 216.00 feet) to an existing 1/2" steel rod being an angle point in southern lines of said 8.216 acre tract and the east corner of the above mentioned 0.3185 of an acre tract;

Thence, with southern lines of said 0.3185 of an acre tract, joining a northeastern line of a tract described as a 0.0172 of an acre portion of said 8.216 acre tract, described in deed recorded in Volume 483, Page 109, Kendall County Official Records, and northern lines of said Friends of Cibolo Wilderness tract as follows:

- North 84 degrees 14 minutes 32 seconds West, 197.24 feet (record: N 84°33'16" W, 197.26 feet) to an existing 1/2" steel rod and
- North 36 degrees 45 minutes 19 seconds West, 245.76 feet (record: N 37°13'03" W, 190.65 feet plus N 37°07' W, 55.39 feet) to an existing 1/2" steel rod being the north corner of said 0.0172 of an acre tract and a north corner of said Friends of Cibolo Wilderness tract;

Thence, with the northwest line of said 0.0172 of an acre tract and a northwest line of said Friends of Cibolo Wilderness tract, South 63 degrees 51 minutes 52 seconds West, 27.38 feet (record: S 62°56' W, 27.45 feet) to an existing 1/2" steel rod for the west corner of said 0.0172 of an acre tract;

Thence, with a southern line of said 8.216 acre tract and a northern line of Friends of

Cibolo Wilderness tract, South 63 degrees 11 minutes 26 seconds West, 215.53 feet (record: S 62°54'13" W, 216.06 feet) to an existing 1/2" steel rod in a northeast line of Old San Antonio Road being the southwest corner of said 8.216 acre tract and a northwest corner of said Friends of Cibolo Wilderness tract, for the southwest corner of this tract;

Thence, crossing Old San Antonio Road, South 56 degrees 32 minutes 03 seconds West, 61.18 feet to a point in a southwest line of Old San Antonio Road and the northeast line of the Roy C. Faz and wife, Mellanie C. Faz, 2.779 acre tract described in deed recorded in Volume 243, Page 178, Kendall County Official Records;

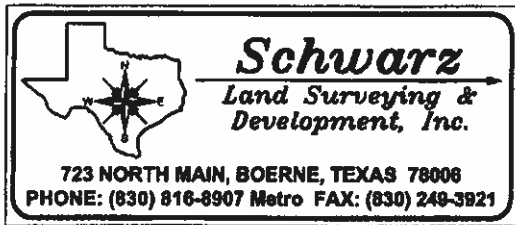
Thence, with southwest lines of Old San Antonio Road, the northeast line of said Faz tract and joining en route the northeast line of the Amanda Whiting tract described as 1.126 acres in deed recorded in Volume 1381, Page 1093, Kendall County Official Records, North 33 degrees 27 minutes 57 seconds West, 239.31 feet to an existing pipe for the north corner of said Whiting tract and the east corner of the Faz-Neutze, Inc. tract described as 5.368 acres in deed recorded in Volume 1440, Page 735, Kendall County Official Records;


Thence, with a southwest line of Old San Antonio Road and the northeast line of the Faz-Neutze, Inc. tract, North 33 degrees 16 minutes 50 seconds West, 11.67 feet to a point, an existing 1/2" steel rod at the north corner of said Faz-Neutze tract bears North 33 degrees 16 minutes 50 seconds West, 162.08 feet;

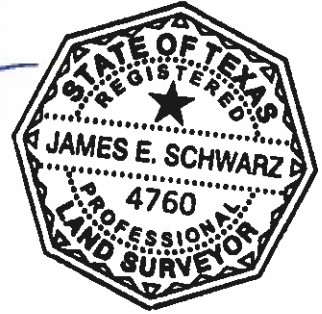
Thence, crossing Old San Antonio Road, North 56 degrees 43 minutes 10 seconds

East, 60.52 feet to the place of beginning and containing 8.869 acres of land.

I, James E. Schwarz, a Registered Professional Land Surveyor, hereby certify that the above description is from a survey completed on the ground under my supervision on July 31, 2020.




James E. Schwarz
Registered Professional
Land Surveyor No. 4760
Job No. 19-110
Firm License No. 10132600



1. This bearing, used as the bearing basis for this survey, was established by GPS.

August 5, 2020 (4:04pm)